

GENERAL NOTES

Make sure before commencing any building work, that the necessary planning approvals are in place and all pre-commencement conditions are discharged. Party Wall agreement resolved (where required), and approval sought from Highways engineers if you intend to deposit building materials/skips or erect a scaffold on the road or footpath or cut into/build highway retaining structures.

If you are planning to carry out demolition work greater than 50m³ in volume, you will need to notify Building Control before you start under Section 80 of the Building Act 1984. The applicant is directed to the following document for best practice during demolition and construction works: Worcestershire Regulatory Services 'Code of Best Practice for Demolition and Construction Sites' which can be found on the WRS website at <http://www.worcesterservices.gov.uk/media/448881/WRS-contractor-guidance.pdf>

A Refurbishment & Demolition Survey is required where the premises, or part of it, need upgrading, refurbishment or demolition. This aims to ensure that nobody will be harmed by work on Asbestos Containing Materials (ACM), and that any such work on ACMs will be done by the right contractor in the right manner.

Please inform Building Control at the relevant stages of work in order that the statutory inspections can be carried out. Notice must be given at least 48hrs before start of works.

CDM 2015 The Principal Contractor is to discharge its duties as prescribed within the Construction (Design & Management) Regulations 2015; and is to adopt the principles of prevention when assessing and managing the risks to health & safety during the planning, tendering, & execution of the construction works; provide a Health & Safety Plan prior to site setup; and compile a Health and Safety File for handover to the client at the end of the project, as required under CDM 2015.

Materials and workmanship

- All materials must comply with the following:
 - Building Regulations (and Amended) 2015
 - British Standards or European Standards
 - Product certification schemes (like marks)
 - Quality assurance schemes
 - British Board of Agreement certificates (BBA)
 - Local authority rational type approvals (system approval certification)

Part L - TER/DER and TFE/DFEE calculations:

Ensure TER / DER and TFE / DFEE calculations are submitted to Building Control before building work commences on site.

Structural Engineering

Refer to structural engineer's details for all elements of structure where noted and these shall take precedence over architectural details on elements of structure. If in any way in doubt, refer concern to contract administrator for resolution.

Party Wall Act

A Party Wall Notice may be required for works excavation works adjacent to the boundary, and if so must be served by the owner no less than the stipulated time (one month) before any works are planned to commence.

Severn Trent Water Authority - Excavation close to public sewer

STW may require a Building Over or Close to Agreement if any existing public (Section 24) sewer is located within the proximity of the works. Developers planning to build close or over a public sewer have to seek permission from the relevant sewerage company. It is illegal to interfere with a public sewer unless consent from the relevant sewerage company has been given.

Walls

Externally cavity wall construction comprising Silicone render system by Weber SBD or Krend or similar, 100mm outer blockwork, 100mm cavity and 100mm block (lambda 0.16) inner leaf. Cavity to be insulated with Dithem Ultimate 32 or similar approved full fill insulation on double triangle stainless steel cavity wall ties to BS 1243 with 50mm embedment in each leaf and sloped downwards to outer leaf, positioned at 750mm centres horizontally and 450mm centres vertically, additional wall ties within 225mm of reveals of unobstructed openings at 300mm centres vertically. Wall ties to be fitted with insulation retaining clips. Min 40mm insulated plasterboard mechanically fixed to inner skin and skim finish, to achieve min target U value of 0.18W/m²K.

Mortar

All mortar shall be of the mix proportions necessary to achieve adequate strength and durability in accordance with NHBC standards - Appendix 6.1, d.

Structural design

Refer to specialist design calculations and details by Structural Engineer. Structural details take precedence.

Structural steelwork

ALLOW PC SUM OF £2500.00 FOR THE SUPPLY OF STRUCTURAL STEELWORK

Structural timber

All structural timbers are to be machine graded timber which is to be vacuum impregnated with an approved preservative. Wall plates are also to be pressure impregnated with all cut ends treated on site with an approved brush applied preservative.

Structural steel fire protection

All structural steel is to be encased in 15mm Fireline board with all joints fully sealed to provide minimum 30min. fire resistance.

Openings

All cavities to be closed at eaves with blockwork and around openings with proprietary insulated cavity closers incorporating g.p.c. lintels to openings to be Catnic or similar with minimum 150mm end-bearings with stop-ends and are to be factory insulated. Weep holes through outer leaf above openings at maximum 450mm centres; minimum of 2 no. per opening & fitted with perpend joint plastic outlets.

Windows

- to be thermally broken double glazed upvc with Argon filled sealed double glazed units by specialist FENSA approved manufacturer and to provide a minimum 1.8W/m²K U value. Colour - to LPA approval. Frames to incorporate trickle vents to achieve background ventilation of 8000mm³ to habitable rooms. Ensure opening lights equal 5% of total floor area. Provide draught seals to all windows and doors. Safety glazing to BS6066 to windows less than 800mm and doors / sidelights less than 1500mm from finished floor level. Egress windows to be provided to all first floor habitable rooms and ground floor inner rooms; with a clear egress opening of 0.33m² with at least the width and the height being a minimum 450mm with sill heights between 800-1100mm from finished floor levels.

Internal partitions

Provide 75mm @ 600mm c/c timber studwork internal partitions; non load bearing; fully filled with Rockwool Soundquilt, with a layer of 12.5mm Soundboard and plaster skim each side to achieve a minimum 45db noise reduction. First floor stud walls (where indicated) to have minimum 18mm WBP plywood to both sides for lateral support to masonry. Use 100mm TN medium density concrete block on foundation where hatched on plan.

Flat roof construction

Required construction for target u value 0.15W/m²K: equivalent to 175mm of Celotex.

Flat roof to be carried out as detailed on the drawings. Moisture content of timber should not exceed 20% and to be kiln dried & grade C16. Workmanship to comply to BS 8004. All fixings to be proprietary stainless steel or galvanized steel.

Waterproof covering to be:

- Glass reinforced plastic (GRP) system with a current BBA or other approved accreditation

Waterproof covering to be laid in compliance with manufacturers details by flat roofing specialist onto separating layer over roof insulation layer in compliance with below to form a 'warm roof' fixed to 22mm external quality plywood decking or similar approved laid to 1:50/80 minimum gradient using living strips at spacing to match joints, fixed onto timber flat roof joists constructed of kiln dried structural grade timber with sizes and spacing suitable for the proposed

clear span as annotated on the drawing or in compliance with TRADA Span Tables.

Restrain flat roof to external walls by the provision of 30 x 5 x 1000mm lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and internal wall faces. Flat roof insulation is to be continuous with the wall insulation. Note: certain warm roof applications i.e. where the insulation is fixed above the structural deck do not require ventilation - only where permitted in accordance with product manufacturers details. The design, workmanship & selection of materials should comply with Model Specification Sheet P.L.1 Built-Up Roofing: Plywood Deck, published by The British Flat Roofing Council. Metallic roof trims to be of non-combustible material & resistant to sunlight & not fixed through the water proof covering. All timber to be treated using CCA vacuum/pressure or Q15 double vacuum to BS 5268-5, including all out ends of timber etc 300mm of any joint.

Work should not be carried out during wet weather or when the deck has not fully dried out. A 500p vapour control barrier is required on the underside of the roof below the insulation level. Fix 12.5mm full backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.

Roofing generally

roof covering to be concrete tiles, colour to match existing, fixed in accordance with manufacturer's recommendations as recommended for roof pitch, on 38mm x 25mm Type A treated sw battens at appropriate centres (gauge to suit the size) on 38mm x 38mm treated sw counter battens on breathable Tyvek or similar membrane. Additional battens to all unrestrained left overlaps. Clip all tiles to all perimeters of roof for at least 15% of the width of the building. All fixings to be in accordance with the manufacturer's recommendations and instructions. Ridge tiles to be mechanically fixed for first 500mm. All roof works to be carried out in accordance with BS5534.

Codes 4 & 5 lead will be adequate for flashings. Reference should be made to Lead Sheet Association for best use. A coat of patination oil should be applied to lead flashings after fixing.

Roof insulation

300mm glass fibre insulation target u-value 0.11W/m²K laid between and over the truss chords (2 x 150mm laid perpendicular).

Ceilings - all ceilings to be 12.5mm throughout, noting that 30 minute fire protection is required to new steelwork with either intumescent paint or 15mm min Fireline board encasement. All joints to be staggered then taped and filled as per manufacturer's recommendations and all ceilings to have plaster skim finish. Note: where a vaulted ceiling is constructed that the ceiling is to be plywood sheathed for roof spread in accordance with structural engineer's details.

Smoke Detection / Fire Alarm

Maina powered interlinked fully maintained smoke detection system is to be installed throughout the property and to be in accordance with BS5839 P1 2012 or the latest current legislation. All work is to be certified. Provide a carbon monoxide detector within room containing solid fuel burning appliances in accordance with Part J 2010 section 2 para 2.34-2.35 for suitable location.

Electrical

Sockets, switches, telephone sockets etc. to be located between 450mm & 1200mm above finished floor level and to be contrasting to wall background.

Decorations by contractor

Electrical work

To be designed and installed in accordance with the recommendations of the IEE wiring regulations and in compliance with BS7671 design, installation, inspection & testing by appropriate competent person all as defined & outlined in B Rags Parts P1 & P2. All work is to be certified. The electrical installation should include for all power, and lighting supplies.

Lighting

Provide 100% energy efficient lighting for fixed light fittings in accordance with Regulation L1. A single switch should normally operate no more than six fittings with a maximum total load of 100 circuit watts.

Hot and cold water services

To comply with the Health and Safety legislation for legionella precautions hot water must be generated at above 60 degrees Celsius and distributed at 55 degree Celsius. Thermostatic mixing valves to be provided. Hot tap on left where no combined tap. All pipework and installations to conform to Approved Document Part G with no scaling potential. Any unvented hot water storage system must not exceed 500 litres capacity and 45kw input. Additionally the storage vessel should incorporate:

- a thermostat
- at least 2 independent safety devices i.e. a temperature relief valve and a non-self resetting energy cut-out to prevent the temperature of stored water at any time exceeding 100 degrees Celsius
- a discharge pipe from the safety devices via a tundish to an appropriate place open to the atmosphere (refer to diagram 1 and paragraph 3.62 of approved document g).

Any unvented hot water storage unit is to be indelibly marked with the following information:

- the manufacturer's name and contact details;
- a model reference;
- the rated storage capacity of the storage heater;
- the operating pressure of the system and the operating pressure of the expansion valve;
- relevant operating data on each of the safety devices fitted; the maximum primary circuit pressure and flow temperature and indirect hot water storage systems units or packages.

In addition, the warning sign as 3.24 of AD Part G should be indelibly marked.

Heating controls

Time and temperature zone control shall be provided for SAP compliance. Under floor heating to entire ground floor. Radiators to upper floor.

Drainage

All drainage as indicated to be installed in strict accordance with approved Document Part H 2002 (2010 Amended) to the satisfaction of the local authority building inspector. New storm water connections to existing storm system. All drainage runs to be laid at min 1 in 40 falls. Ensure pea gravel bed and surround to all pipework; cast iron covers and frames to all new chambers. All existing drainage outfalls to be located and assessed for possible re-use. Provide an anti-siphon trap to second floor bathrooms to diagram 3 of Approved Document H.

Surplus surface water is to discharge in to soakaway located min 5m from any building or road - subject to percolation test by contractor in accordance with BRE Digest 365.

Foul water is to discharge via final manhole to existing foul drain

Drainage below ground to be 100mm PVCu with flexible joints at max. 5000mm centres laid to falls. Where drains pass through or below walls concrete relieving lintels are to be provided. All pipes running under floors or driveways are to be encased in 150mm concrete. Generally pipes are to be laid on and surrounded in 150mm class B bed of pea gravel. All inspection chambers to be 450mm diameter GRP in soft areas and 400x600mm brick built in hard areas.

Excavation near neighbouring buildings (Section 6 of the Party Wall Act)

If you excavate, or excavate for and construct foundations for a new building or structure, within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations; or excavate for and construct foundations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations you must inform the Adjoining Owner or owners by serving a Notice of Adjacent Excavation.

Excavation close to public sewer

Developers planning to build close or over a public sewer have to seek permission from the relevant sewerage company. It is illegal to interfere with a public sewer unless consent from the relevant sewerage company has been given.

Accredited Construction Details (ACDs)

The use of the ACDs during construction shall be used by the contractor to demonstrate that provision has been made to eliminate all reasonably avoidable thermal bridges in the insulation layers (so far as the details apply). Specific guidance may be found in each of the approved documents.

Boiler (if replaced)

Only boilers with an efficiency of 90% or above (SEDBUK 2005, previously known as SEDBUK BAND A) can be installed, fitted by a Competent Installer. If using SEDBUK 2009 data, the minimum efficiency is 88%. This applies to existing dwellings as well as new build. Contractor is to price for External Worcester Bosch mixing valve to suit property. New radiators are to be fitted with thermostatic radiator valves.

Plumbing

New rainwater goods to match existing with 65mm downpipes. New waste connections to all admittance valves shall 900mm aft. with rodding eye and access point at base. SVP to project 300mm above roof level with vermin proof cages and Code 4 lead aprons. sink, bath and shower 32mm waste and 76mm trap wash basin 32mm waste and 76mm trap w.c. and toilet 100mm branch connection. All above ground drainage to comply with BS 5572. Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening. All wastes to be UPVC with solvent welded joints.

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The unvented hot water storage system to be located in loft, must not exceed 500 litres capacity and 45kw input. Additionally the storage vessel should incorporate:

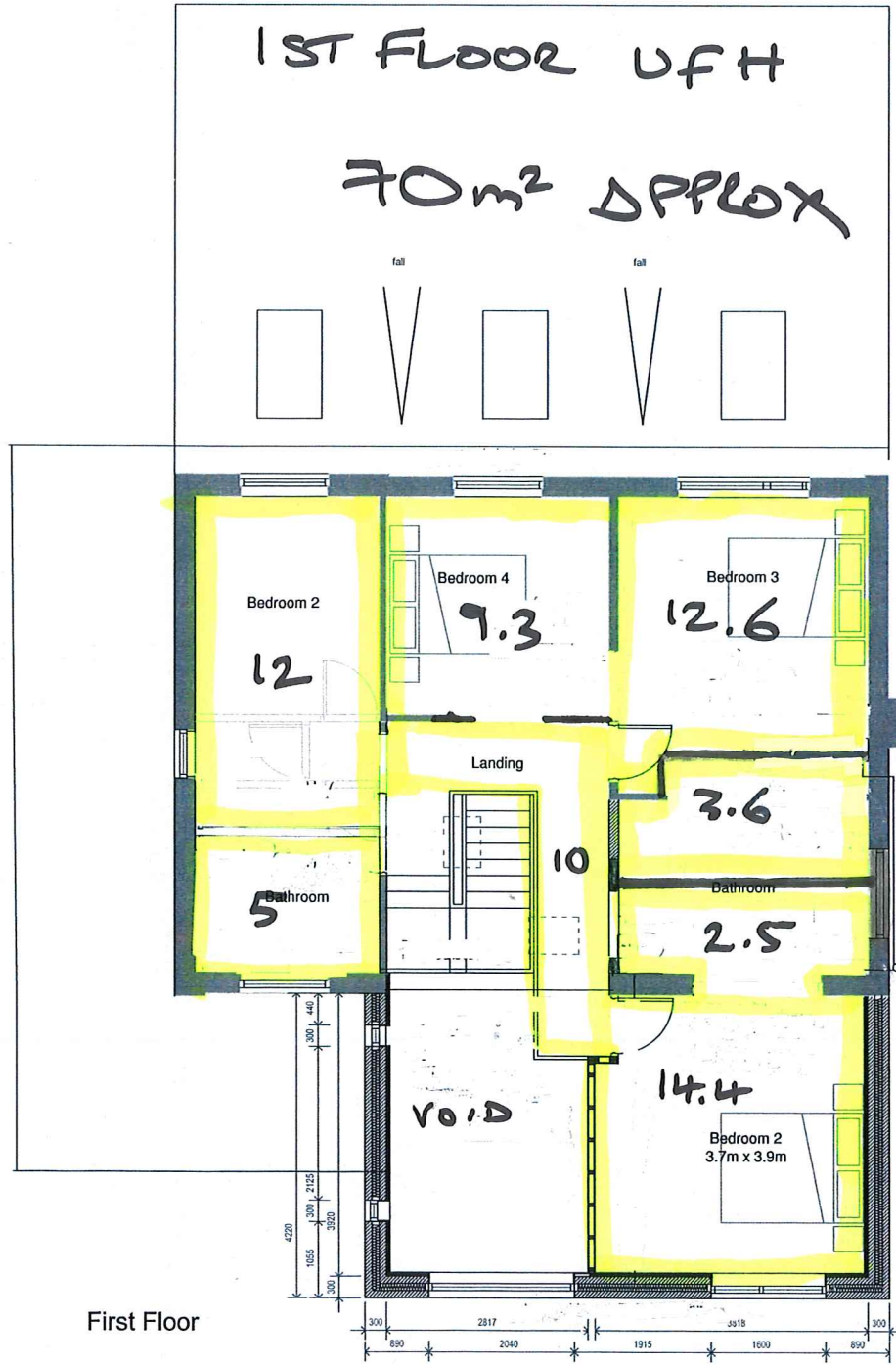
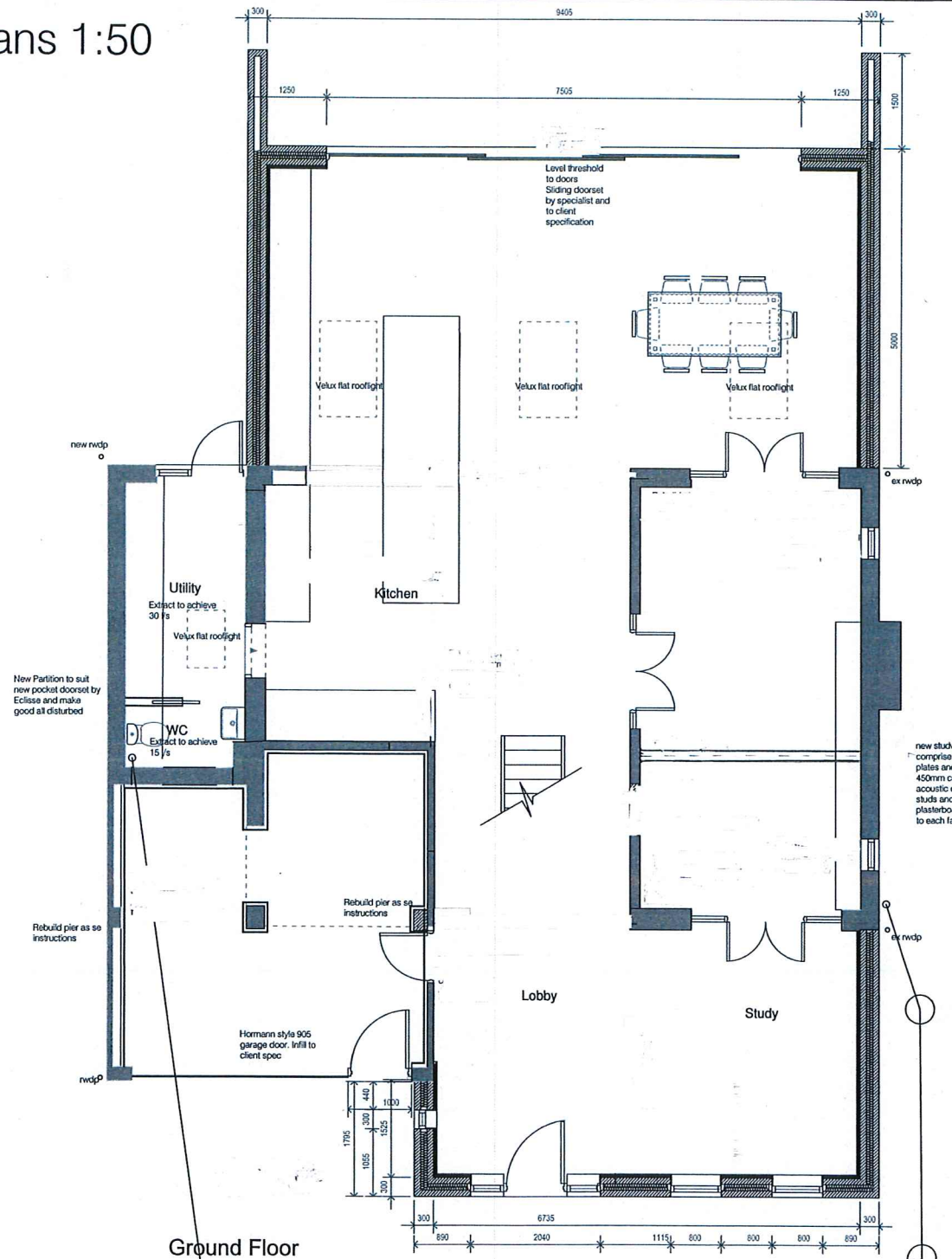
- a thermostat
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- relevant operating data on each of the safety devices fitted; the maximum primary circuit pressure and flow temperature and indirect hot water storage systems units or packages.

In addition, the warning sign as 3.24 of AD Part G should be indelibly marked

Plans 1:50



rev.	date	description	drawn
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project title

PROPOSED EXTENSIONS
TO 12 MOUNT ROAD, EVESHAM
FOR MR AND MRS M STEVENS

drawing title

Plans and elevations

scales

SHOWN

date

08.04.23

drawn

JT

number

780-010D

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