

This is not a specification of works but has only been produced for gaining Planning & Building Regulation approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. The builder/client is also responsible for checking all structural elements (walls, foundations, lintels etc) prior to commencement. Structural design is to be in accordance with the structural engineers details. Client is to ensure that any Party Wall Act notices are signed and resolved prior to commencement. Prior to commencement the builder is to expose the existing foul and surface water drainage to ensure that the drainage positions/layout shown on the plans is correct. Client to submit the necessary application to the utility company for the relocation of the existing meter

Any existing lintels, walls and foundations taking additional load are to be exposed prior to commencement for Building Control Inspection. If Building Control consider the existing lintels, walls, foundations etc to be inadequate then these should be replaced, underpinned, strengthened etc to structural engineers design.

Foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1m. Actual depth of foundation to suit the subsoil conditions, to NHBC Table 4.2, a minimum 150mm below any drainage within 3m and to Building Control approval. Provide pcc lintels where pipes or services pass through the foundations and seal the void around with building board. Provide new pad foundations to the masonry piers and steel columns as detailed by the structural engineer. The existing foundations taking additional loads, or point loads from beams, are to be exposed prior to commencement for building control inspection and approval.

Make good the floors where removing walls/features.

Above Ground Walls - External brickwork and brick detailing to match existing. Provide 150mm cavity fully filled dry-thrill dpc 32 insulation with 100mm ThermaTite Shield insulating blocks, with plasterboard on dabs and skim finish. To areas which are tile hung - provide matching tile hanging on treated battens on breather membrane on dense concrete blocks. Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Provide wall ties (with de-bonding sleeves) at 300mm vertical centres from any steel posts to both the masonry skins. Insulated thermabate cavity closers to be used at reveals to prevent cold bridging. All cavities to be continuous with existing, and new work to be bonded to existing with Furrix slip connectors to create a movement joint and a vertical dpc. Provide a continuous horizontal dpc 150mm above ground level, and continuous with any existing membranes. Provide vertical restraint straps at 1.8m centres to the wall plates. Provide lateral restraint straps (with solid noggin below) over the rafters, ceiling joists and floor joists at 1800mm centres. Restraint straps to be 30x5x1200mm long galvanised straps. Lintels to be preformed, insulated, combined lintels with minimum 150mm end bearing. All lintels to be designed by the lintel manufacturers. Provide cavity trays with stop ends and weep holes over all lintels and external beams. Provide movement joints where the new walls meet the existing property and at 6m centres in the new external walls.

Roof Construction - Provide a 50x100 treated timber wall plate strapped to the external walls. Provide 47x125 C24 rafters and ceiling joists at 400mm ccs to the main roof (47x100 ceiling joists and rafters to the bay windows), with rafters birdsmouthed over the wall plates and pole plates. Rafter feet to be secured to the ceiling joists to prevent roof spread. Form a lead lined box gutter, to LDA guidelines, where the new roof abuts the existing. Form lead lined valley gutters with a fall of 1:60. Provide steps in the valley gutter at max 1500mm centres. Provide 300mm mineral wool to the level ceilings. To the ceilings provide a 500g vapour control layer then 12.5mm plasterboard and skim. Renew/repair existing ceilings as necessary. Over the rafters provide a breather membrane, 25x38mm treated battens and roof tiles/slates to match the existing. Tiles/slates must be suitable for the roof pitch. Where tiles are laid below their recommended roof pitch provide onduline underfelt vent in accordance with the manufacturers details. Provide lead flashing and cavity trays to all roof abutments. Provide a lead work in accordance with the LDA guidelines. Provide fascia, soffits and rainwater goods to match existing.

Maintain the existing smoke detection to the ground and first floor

First floor bedrooms windows to be means of escape windows with a minimum unobstructed width of 450mm and a minimum unobstructed height of 740mm. Provide egress hinges to the window. Cill height of opening window to be 800-1100mm above floor level. Windows to have a flying mullion to achieve the minimum opening area. Window manufacturer to prepare the detailed design for the windows and escape openers. Window manufacturer to confirm that the structural opening to the front bedrooms will allow a means of escape window to be installed prior to commencement.

Windows to be upvc double glazed units with a 20mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.4W/m2k. Provide safety glass in the critical areas. Windows/doors to habitable rooms to have trickle vents giving background ventilation of 8000mm2. Window to the non-habitable rooms to have 4000mm2 trickle vents. Habitable rooms to have rapid ventilation (i.e. an opening window) of an area equal to 1/20th of the floor area. Frames to be sealed externally and internally with mastic. Bay window to be loadbearing and to be designed by the glazing manufacturer. Sliding doors to be aluminium framed and to be designed by the glazing manufacturer.

Heating and hot water system to be designed, installed and commissioned by a competent engineer. Existing boiler to be assessed by a Gas Safe Engineer. Provide TRVs to radiators. All works to the boiler to be carried out by a Gas Safe Engineer. Type and position of radiators, or underfloor heating to be determined with the client prior to installation.

All finishes, including skirting boards, dado/picture rails, coving, doors, architraves, radiators, sanitaryware, tiles, lights, floor finishes etc are to be agreed with the client on commencement of the project.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

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