

PROPOSED EXTENSION:

7 RIVERBANK WAY, SHIREBROOK PARK, GLOSSOP

BUILDING REGULATION NOTES:

Standard Specification/Code of Practice Notes:

All works are to comply with current Building Regulations, relevant British Standards codes of practice etc as appropriate and to the Local Authority.

Drawings and notes issued for information and should be reviewed prior to construction work commencing all relevant information requested by the LA should also be provided prior to works commencing. Such as material approvals and any other conditions stipulated within the planning consent.

It is the contractors responsibility to confirm all dimensions of the existing structure and construction methods and satisfy himself of all conditions prior to commencement of the work.

These notes and attached drawings are issued for Planning and building regulation purposes only and any appointed contractor must satisfy himself of all site conditions and restrictions.

PITCHED ROOF:

Tiles are to match the existing and should be laid with the recommended head lap, on 38x25mm tanalised battens, laid to recommended gauge (but not to exceed 100mm) with bedded ridge construction, on roof trusses to manufacturers design, truss design to be issued to Local Authority Building Control prior to works commencing. Felt to run into guttering at eaves and over ridge board. 100x75mm timber wallplate to be held down with 30x5mm galvanised restraining straps at 2m maximum centres. At rafter position straps provided at 2 meter centres and to extend over 3 No rafters with timber noggins and securely fixed to the internal blockwork.

Valleys formed using 18mm WBP plywood fixed to rafters with code 5 lead in accordance with the Lead Development Association recommendations.

Facia and soffit to be constructed to match existing using UPVC

Ceilings to be formed with 12.5mm plasterboard and skim with 50x50 noggins at all board joints and insulated with 100mm glass fibre quilt between joists and 200mm quilt laid at 90 degrees providing overall depth of 300mm. To achieve U Value of 0.16 W/m2k

VENTILATION:

Allow for 10mm minimum continuous eaves ventilation to 2 sides of roof with mesh infill and allow for two number tile vents to each elevation.

DPC/CAVITY TRAYS:

Allow for a minimum code 5 lead flashings at abutments of wall and existing roof structures. Lead to be lapped over tiles and taken 150mm min up wall and chased 25mm into existing masonry, allow for stepped lead flashing and cavity trays where necessary. All lead work to be carried out in accordance with the Lead Development Associations recommendations. Allow for DPC cavity trays above openings with a minimum over sill 150mm cavity trays also used at all horizontal and slopping abutments with roofs etc and stepped where necessary.

WALL CONSTRUCTION:

Facing brickwork to match existing with 100mm cavity with 50mm Kingspan TW50. Inner leaf 100mm thermalite blocks with 12.5mm plasterboard doted and daded including skim. To achieve a U Value of 0.28 W/m2k

New brickwork/blockwork to be toothed to existing and all cavities to be continuous with 5 No stainless steel tie wires per meter squared. Where new brick piers are to butt up to existing brickwork two lines of stainless steel cramp ties are to be used at 450mm centres vertically and staggered 225mm.

Cavities to be closed at eaves and to include dpc. All openings to be closed with thermabate cavity closers. All internal lintels to be IG as specified, installed in accordance with manufactures instruction with a minimum of 150mm bearing. Internal door opening through existing structure to be provided with two number 100x150 concrete lintels with 150mm bearings

FOUNDATION:

Existing foundations to be exposed and inspected by local building control inspector prior to construction of new brick piers with garage to support lintels above and external and internal brickwork/blockwork. New piers to be supported on minimum C20 concrete foundations if existing foundation found not to be suitable.

FLOOR CONSTRUCTION:

First Floor Option 1 (Games room below)

18MM T & G plywood on C16 150x50mm joists at 450centres. Form ceiling below in 2 no layers of plasterboard and skim to garage and one layer to second floor. Fit 150mm thick sound insulation between joists.

First Floor Option 2 (Garage below)

18mm T & G plywood on C16 150x50mm joists at 450centres. Form ceiling below with one layers of 12.5mm plasterboard with 150mm thermal insulation between joist and a second layer of 40mm celotex bonded plasterboard board and skim. to achieve a U Value of 0.25 W/m2k

GROUND FLOOR (Games room)

18mm T & G plywood on 175x50 C16 Joists with 150mm thermal insulation between joist supported on netting to manufactures specification

UNDER FLOOR VENTILATION:

Ventilated air space measuring at least 75mm from the ground covering to the underside of any wall plates and at least 150mm to the underside of the suspended timber floor (or insulation if provided). Two opposing external walls should have ventilation openings placed so that the ventilating air will have a free path between opposite sides and to all parts. The openings should be not less than either 1500mm²/m run of external wall or 500mm²/m² of floor area, whichever gives the greater opening area. Any pipes needed to carry ventilating air should have a diameter of at least 100mm. Ventilation openings should incorporate suitable grilles which prevent the entry of vermin to the subfloor but do not resist the air flow unduly. If floor levels need to be nearer to the ground to provide level access sub-floor ventilation can be provided through offset (periscope) ventilators.

VENTILATION:

Habitable rooms to have ventilation at least 1/20th of the floor area of the room, bathroom provided with rapid ventilation with mechanical extract ventilation rated at 15 litres/second.

ROOF DRAINAGE:

Generally all rainwater goods to match existing use 100mm square section PVC gutters and 68mm PVC downpipe connected to existing allow for all necessary brackets, stop ends and angles etc. Gutters and downpipes to be fixed at 1m max ctrs with a recommended min fall of 25mm in 15m.

PARTITIONS:

All new partitions to be formed in 75x50mm studs faced both sided with 12mm plasterboard and skim with insulation.

LINTEL SCHEDULE:

IG lintels are used for reference similar approved can be used with agreement by the Local Authority Inspector

Ref	Position	Type
D1	New door opening bedroom	150x100 Concrete (2No)
D2	New door opening bedroom	150x100 Concrete (2No)
W1	Rear Bedroom	IG reference L1/S100
W2	Front Window	IG reference L1/S100
G1	Garage	IG 100 box lintel
G2	Garage	IG 100 box lintel
G3	Garage	IG reference L1/S100

Box lintels within the garage to be encased with fireline board and skimmed to provide ½ hr fire protection.

WINDOWS:

The 'U' Value of all windows should not exceed 2.0W/m2k. The air gap should be at least 16mm and the inner pane should have a low – coating (Pilkington"Optitherm" or similar)

HEATING:

All new radiators to be provided with thermostatic radiator valves (TRV's)

GENERAL

Interlinked mains powered smoke detectors with battery back up provided on landings and in the hall as shown on the drawings.

The project indicates two possible options for the works as the client wishes to look at the possibility of converting the garage into a playroom and consequently alternative options are shown for the structural supports and the treatment to the ceilings and floors.

For cost reasons an alternative option is also shown for the garage internal wall should the foundation /garage slab be found not to be suitable to support the internal block wall to the proposed family room then a timber structure will be considered combined with the box lintel to support the first floor structure as indicated on the first floor extension only option..

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