#### GUIDANCE NOTES.

\*All construction to N.H.B.C. standards and to comply with building regulations and the current codes of practice. \*All sizes shown are excluding plaster i.e. brick, block and stud faces.

\*Floor finishes are to be negotiated. \*Joists or structural members must not be notched for services without agreement and all must be pressure treated against infestation and rot, tanalised or equal. If notching is agreed it must be in accordance with N.H.B.C., standards.

\*Site and formation of ground assumed by this drawing to be level and speculated capable of supporting building in accordance with the arrangement shown, to be to local authority approval \*Structure and structural members to be judged and calculated by structural engineer if required and amplified or modified by requirements if necessary

for stability and support. \*Heating, electrical and plumbing arrangements to be designed and installed by approved specialist contractors to satisfy codes of practice and regulations laid down by I.E.E., institute of heating and plumbing engineers and local

byelaws or authorised specification. \*The use and installation of all materials, goods and equipment and the preparation for and the use of decorative applications to be strictly in accordance with manufacturers recommendations and limitations irrespective of any notes contained upon this drawing. \*This drawing is only for use in conjunction with the site referred to and

contained upon the location plan.

# WALLS.

External Walls:- to consist of 102mm facing bricks (to be as agreed with planning authority) with 100mm Thermalite shield backing outer leaf. Both with 100mm Crown Dritherm 32 or equal full cavity fill and 100mm Thermalite shield or equal internal blockwork plastered.

Provide stainless steel wall ties to BS1243: 1978 or other acceptable standard certification to external walls at (max.) 450mm centres vertically and 300mm vertically at unbonded jambs and (max.) 900mm centres horizontally. Cavity insulation to be taken down level to underside of floor insulation. At all openings close cavity using Thermabate or equal cavity closer to prevent cold bridging and provide vertical d.p.c..

Internal Partitions:- To be 100mm load bearing lightweight Thermalite Shield or equal blockwork (to achieve min. 40dB) built off foundation and provide d.p.c.. Partitions to be bonded at all abutments.

Expansion Joints:- Provide expansion joints at centres (12-15m for clay brickwork and 7.5-9m for silicate brickwork and 6m for concrete blockwork), at positions recommended by the St. Eng. and agreed with by the Architect. Movement joints to be designed in accordance with BS5628: Part 3: Code of practice for use of masonry: Materials and Components, Design and Workmanship. Movement joints to be provided in accordance with the Enaineers design.

D.P.C.:- Provide Hyload or equal d.p.c. at floor level and vertically at openings. Provide d.p.c. under sills.

Lintels:- To be Catnic or similar from manufacturers tables to suit loadings and span and specified by St. Eng.. All lintels to be Installed in accordance with manufacturers recommendations. All external lintels to be packed with insulation and provide cavity tray.

★ Party Walls:- Party walls (where abutting to rear extension - not shown on this drawing) to comply with Robust Detail E-WM-23, comprising generally of 2No leaves 100mm Ytong 4N blocks, with Tie Type A Wall Ties, with 100mm cavity with full fill Superglass Party Wall Roll and with Gypsum based board (nominal 8kg/m<sup>2</sup>) mounted on dabs. Party walls to be taken up to underside of roofing and fire stopped to same.

X Sound Insulation:- Sound testing for walls and floor to be carried out. Endeavour to achieve good acoustic levels is proposed but due to listed building compliance with approved document levels may not be possible method for insulating floors and walls to be agreed with BCO prior to ★ Parapet:- To be constructed and dress polyroof up at abutment of roof and up brickwork (min.) 150mm. Top of parapet to have coping bedded on mortar and with d.p.c. and cavity tray.

### CONCRETE.

Foundations:- To be designed by Structural Engineer. Return, fill and ram in hard material to backs of walls and over foundations to the underside of hardcore - avoid undermining of the existing building.

Ground Floor Slab:- to consist of 65mm screed reinforced with fibrous reinforcement on 100mm Kingspan Kooltherm K3 or equal insulation board (provide 25mm width perimeter insulation to the screed) on Concrete floor slab laid on 1200 guage visqueen d.p.m. on blinded hardcore.

#### DRAINAGE.

Foul Drains:- to be 100mm diameter pipes with flexible joints laid to (max.) 1:40 falls. Protection to drain pipes to be carried out: \*Where drain run passes through external walls provide lintel support or

similar over with 50mm clearance gap around pipe and durable masking boards to cover the clearance gaps internally and externally. \*Where drain run passes under new building wrap in 100mm fibreglass and polythene around and surrounded in 150mm concrete. Movement joints to be formed with compressible material to correspond with the joints in the

\*Where drains are subject to vehicular loading provide reinforced concrete raft over and on 100mm (min) granular fill between raft and pipe. Alternative drainage system to be of soil quality p.v.c. patent drainage system laid to manufacturers recommendations.

Storm Drains:- to be 100mm diameter pipes with flexible joints laid to suitable falls and to connect into existing I.C. as existing arrangement. Stormwater drains to have trapped gullies set in concrete lump with grating under rainwater shoe. Alternatively use soil quality p.v.c. patent system laid in accordance with

manufacturers recommendations.

Internal Drainage:- provide anti-syphonic traps and waste outlets of the following sizes:-38mm waste 75mm tran sink

Sinternation waste,	/ommittap
basin32mm waste,	75mm trap
bath38mm waste,	75mm trap.
wc110mm waste,	50mm sea
shower42mm waste,	75mm trap
(shower trap to be fully accessible)	

All appliances to connect into s.v.p. as shown on plan. Wastes over 3m long and common wastes to be fitted with anti-siphon traps.

Soil Vent Pipe:- provide (min.) 100mm diameter plastic soil pipes with 'y' junctions and (min.) 200mm bends and cleaning access at bends. Provide 75mm diameter vent pipes above highest connection to discharge through roof to external air and with lead slate. Provide durable wire cage to top of the vent pipe to prevent the entry of

vermin. Outlet of soil pipe to be a (min.) of 900mm above any opening into the building within 3 metres. SVPs to be fitted with rodding access to base.

Provide Marley or equal fire collars in strict accordance with manufacturers instructions, preventing rigid contact between pipe and floor, to BS 476 Part 20: 1987, where the pipe passes through floors to ensure minimum 1 hour fire resistance is maintained.

Box soil pipes in 47x50mm timber framing clad with 2No layers 15mm Gypsum Wallboard or 100mm blockwork, with pipes wrapped in minimum 25mm mineral wool.

Rainwater Goods:- Provide Prefinished Alumasc gutter to discharge to mains drainage via 63mm diameter downpipes. Downpipes to be fitted with shoe discharging over trapped gullies.





HEATING.

Air Source Heat Pumps: To be finally confirmed - Provide Air Source Heat Pumps to each unit as designed by specialist to suit dwelling requirements and Building Regulations - location of external (and internal units) to be finally agreed with Client on site. The installer of the hot water system must be a competent person and provide suitable commissioning certificates, copies of which are to be supplied to the Council.

Heating System: all to be designed and installed by specialist. Concealed services should be adequately boxed and sealed at floor & ceiling levels & piped services should be sealed where they project into hollow constructions or void (ie. roof/floor voids).

ROOF.

Roof Construction:- Existing main roof consists of insitu roof members and to be reviewed by Structural Engineer (and with new timber members as specified by St. Eng.) to suit loads and span with 100\*65mm wallplates and to comply with building regulations. Provide insulation as shown in section.

Approved breather underlay is to be laid over rafters where new tiled finish, installed to manufacturers standards and recommendations Approved quality tiling battens of 38\*25mm are to be laid to a suitable guage to suit roof tiles and secured to the rafters with wire nails. Battens to be at least 1.2m in length supported at each end and intermediately by at least 3 trusses/rafters or wall. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Valley:- Form valleys with marine quality plywood layboard and leadwork valley or other suitable valley liner.

Provide roof finish (as agreed with planning authority).

Rooflights:- To be Velux Rooflight or similar standard sizes and installed in accordance with manufacturers written instructions and recommendations. Provide timber trimming around rooflights and double up rafters either side.

## TIMBERWORK.

Windows and Doors:- To be to windows (detail to be approved by the Planning/Conservation Officer prior to commencement) double glazed units fitted with patent frame ventilators to give min. 4000mm trickle ventilation (min. 8000mm to habitable rooms). Glazing to have an area weighted average u-value of 1.4W/m<sup>2</sup>K in timber

10m frames. Windows and doors to be set on d.p.c. and provide vertical d.p.c..

Doors and Windows to be to standard to comply with Approved Document Q of the Building Regulations.

Emergency Egress Windows:- Existing windows to first floor rooms to be checked for compliance to provide emergency egress, with unobstructed opening areas of at least 0.33m2 and at least 450mm high and 450mm wide. The bottom of the window openings should be positioned below 1100mm above floor level, and above 800mm above floor level to first floor windows.

Stone Detailing:- All reconstructed stone elements (Window sills) are to be sourced from same manufacturer to ensure continuity of colour and texture.

First Floor:- Provide C24 grade floor joists as designed by structural engineer supported on galvanised mild steel joist hangers or walls. Joists to be doubled up under first floor partitions and trimmed around staircase with 195\*50mm trimmer.

Provide lateral support to floor via galvanised mild steel anchor straps secured to two joists (min.) and turned and secured to walls. Provide herringbone strutting in at least two positions between joists. Joists to be topped with 22mm tongued and grooved flooring quality chipboard. Insulate between floor joists for acoustic measures - see detail.

Sound Insulation:- Separation between Flats and Shop limited by existing Listed Building therefore proposals shown are proposed to improve the existing circumstance but limited by the physical constraints.

Staircase:- Provide timber staircase, designed by specialist using standard parts, ensure  $2^*$ (riser) + (going) = 550 - 700. Minimum head from pitchline to be 2000mm - see section dimension for

reduction on winders. Staircase to be constructed in accordance with the requirements in part 'k' of the building regulations.

Check setting out of stairs before manufacture!!

Architrave:- All doors abutting walls at right angles to have a full architrave at abutments.

Stud Partitions:- To be 100\*50mm treated timbers at 600mm centres with

## ADDITIONAL INFORMATION.

Ceiling:- Provide 15mm plasterboard fixed to underside of floor joists, all joints to be taped and filled and plaster skim finish.

Extracts:- Provide mechanical extracts to the following rooms:

\*Bathrooms- mechanical extract to give 15l/sec extraction and to be operated by pull cord switch. \*Kitchen- cooker hood extract to give 30l/sec extraction, alternatively use

mechanical extract to give 60l/sec. All extracts to be wall mounted or ceiling mounted through roof to tile vent with insulated ducting. Mech. Extracts must be commissioned in accordance with Approved Document F of the Building Regulations. installed in accordance with the Domestic ventilation compliance guide incl. installation checklist and details

of background ventilation. Smoke Alarms:- To be self contained mains operated and to confirm to BS5446: part 1. Smoke alarms to be provided as shown and interconnected so that detection in one unit operates the alarm signal in all alarm units within

dwelling house <u>Glazing:-</u> All glazing in critical locations should be of a type that is unlikely to cause injury upon impact. This type of glass should be installed to areas

where. \*all glass lower than 1500mm above floor level to doors, adjacent sidelights and windows.

\*all glass lower than 800mm above floor level elsewhere. Where glass to be safety toughened to be manufactured to BS6206: 1981 and to satisfy building regulations.

Steelwork:- All exposed steels to be clad with 2 layers of 12.5mm plasterboard to give min. 1/2 hour fire resistance. Plasterboard joints to be staggered.

In Building physical Infrastructure:- Physical infrastructure for high-speed electroinic communications networks are to be installed to each dwelling in accordance with Approved Document R of the Building Regulations.

Lighting:- New lighting to comprise of lamps with an luminous efficiency greater than 45 lumens per circuit-watt and a total output greater than 400lamp lumens to 100% of light fittings - e.g. fluorescent tubes or compact fluorescent lamps, use low-energy fittings. GLS tungsten lamps with bayonet or Edison screw bases are not to be used

When multiple recessed light fittings are fitted, manufacturers instructions must be strictly followed and suitable precautions must be implemented to maintain the required period of fire resistance. Use either proprietary intumescent fittings or built in fire resistant boxing.

Electrical Works:- Electrical installation to be in accordance with the current IEE regulations providing power and lighting points as required by the client. Electrical work to be carried out by a suitably qualified electrician with an NICEIC certificate issued upon completion of the work. All electrical work required to meet the requirements of part p (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

All switches and sockets to be between 450mm and 1200mm above floor Electrical layout to be provided to client for their approval prior to

installation.

External Lighting:- Where providing external fixed lighting, the lamp capacity should not exceed 150watts/light fitting and the lighting will automatically extinguish when there is enough daylight and when they are not needed at night, or they have sockets that can be used with lamps having a luminous efficiency greater than 45 lumens per circuit-watt or lamp capacity not greater than 100lamp-watts per light fitting (ie fluorescent tubes and compact fluorescent lamps, not gls tungsten lamps with bayonet cap or Edison screw

Water Supply:- Provide water supply from statuary water undertaker or a licensed water supplier through an installation complying with the requirements of the water supply (water fittings) regulations 1999 allow for 75mm Kingspan K7 (confirm rafter depth to provide (SI999/1148 as amended) - all water installation to be in accordance with Part G of the Building Regulations.

Domestic hot water operating temperature where exceeding 80'c, install option to insulate more between and less to underside is an outlet from storage vessel fitted with a device i.e. inline hot water tempering option) valve to ensure the temperature of the domestic hot water supply does not

Prevention from Scalding: The hot water supply temperature to a bath must be limited to a maximum of 48deg., using inline blender valve or other appropriate temperature control device, with maximum temperature stop and a suitable arrangement of pipework.

Certification of hot water supply and system: Installation and commissioning certification for hot water system to be provided / installer

Water consumption: The contractor must ensue that the water used by all sanitary appliances and relevant white goods to the property must not exceed an estimated consumption of not more than 125 litres/head/day (including a fixed outdoor use of 5l/h/d). Full details as instated and calculations to show compliance to be provided to Architect for agreement with Building Control prior to construction from the contractor/plumber

Proposed rooflights at second floor level to provide openable areas suitable for emergency egress to ensure opening at least 0.33m<sup>2</sup> clear area (with a min. height and width dimension of 450mm) and for the bottom of the opening to be between

0

roof 900mm above

opening within 3m

(route of pipe to suit

existing structure and

to be confirmed on

site) - vent pipe 75m

diameter min.

Allow to dryline the existing external walls with 62.5mm Kingspan K118 Insulation board on treated timber battens on strip of





