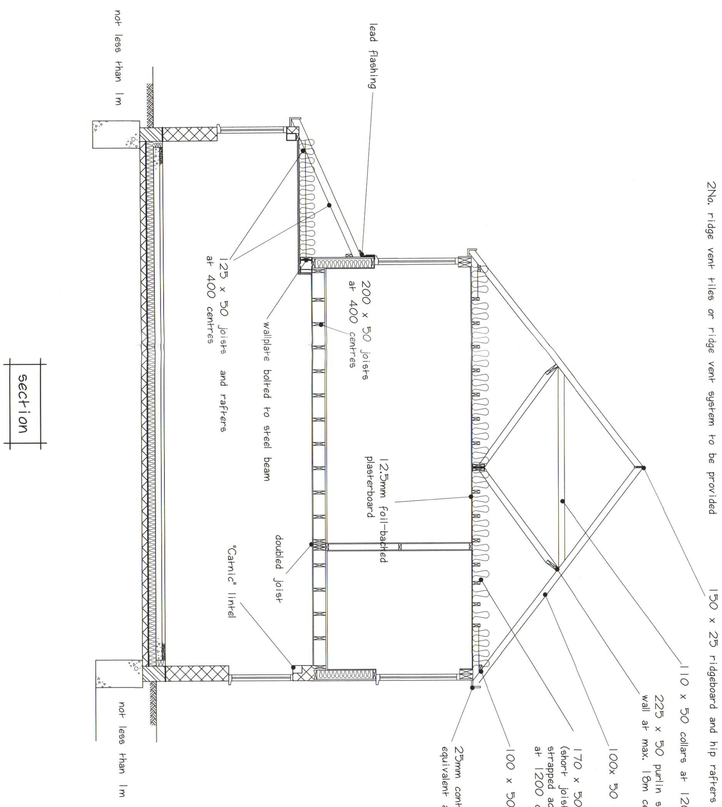

EITHER

All wiring and electrical work is to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE wiring guidance and Building Regulations Part P. On completion of the works a copy of the Installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and the Local Authority.

AND

Prior to covering all wiring/cables the applicant is to ensure that the installation is inspected by a competent person and, on completion of the work, in addition to the Installation Certificate, an additional Competent Person's Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and the Local Authority.

OR

All wiring and electrical work is to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE wiring guidance and Building Regulations Part P by a person who is a member of the Competent Person Scheme authorised by the Secretary of State.

AND

The person who is a member of the Competent Person Scheme is to send to the Local Authority a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

Notes

14/00707/FU

FOUNDATIONS

To comprise mass-fill concrete (1:2:4 mix) to a minimum depth of 1m and width of 450mm. Depth to be to invert level of sewer or to 600mm below tree roots if deeper. Face of foundation to be min. 600mm from any sewer. Depth and design to Local Authority satisfaction on site. No trees within 30m to affect foundations.

FLOORS

Ground floor to comprise min. 87mm sand/cement screed reinforced with chicken wire on min. 100mm concrete on 120mm 'Celotex' GA4000 insulation turned up at external walls on 1200 gauge polythene DPM on 50mm sand blinding on min. 100mm well consolidated hardcore. Sub-floor ventilation to be maintained via 100mm ducts to 150 x 215mm airbricks.

Upper floors to comprise min 22mm tongued and grooved flooring grade chipboard (type 11/11 in bathroom/w.c.) on joists at sizes and centres noted. Floor spans over 2.5m to be provided with solid strutting to 3/4 the depth of the joists at the centre point. 100mm rockwool sound insulation to be provided between joists.

WALLS

To comprise 215mm brickwork below DPC level and min. 215mm 'Thermalite Turbo' or similar thermal blockwork above lined with 50mm 'Kingspan Thermaline SUPER' Walls to be rendered externally to BS 5262, ensuring DPC is not bridged. Expansion joints to manufacturers specification to be provided at max. 6m centres and not more than 3m from corners.

OR

To comprise inner and outer skin of 112mm brickwork below DPC level and outer skin of brickwork and inner skin of thermal blockwork above with 100mm cavity. Cavity to be filled with lean mix concrete to ground level, then 50mm 'Celotex' TD4000 or similar from 225mm below DPC level upwards. DPC not to bridge cavity. Skins to be tied together using stainless steel butterfly ties at max. spacings of 450mm vertically and 900 mm horizontally with alternate rows staggered and doubled at openings. "Thermabate" or similar insulated cavity closures to be provided at openings.

'Carnic' lintels to be provided over openings with min. bearing of 150mm. Voids in lintels to be insulated. New walls to be tied to existing using 'Furfix' profiles or similar product. DPC to BS743 to be provided not less than 150mm above ground level and lapped with existing DPC and DPM. Walls to be plastered internally with 13mm lightweight plaster.

Stud walls to comprise 100 x 50 (125 x 50 for external walls) head and sole plates, studs and noggins. Studs to be at 400 centres with min. 2No. 100 x 50 above openings as lintel. Both sides to be faced with plasterboard and set coat. 100mm sound insulation quilt to be provided between studs in partition walls. External stud walls (including walls adjacent to roof voids and any doors into roof voids) to be insulated using min. 120mm 'Celotex' and provided with 1000 gauge vapour barrier.

PITCHED ROOF

To be tiled to match the existing where possible on suitably sized and spaced treated battens of min. size 38mm x 22mm on unbearable sarking felt on BS rafters at sizes and centres noted securely fixed to wallplates tied to walls using galvanised straps at 1.0m centres. 270mm fibreglass quilt laid in two layers at 90 degrees to be provided between/over ceiling joists. "Tyvek" breathable membrane to be provided where it is not possible to achieve conventional ventilation because of insulation. All flashings, valleys etc. to be provided in Code 4 lead.

DRAINAGE

New SVP to be provided in 110mm PVCu to existing gully connection to sewer with large radius rest bend at base, terminating 900mm above first floor window heads and fitted with vent cap and rodding access at ground level. Waste pipes to be in 38mm PVC unless otherwise specified, with rodding access at changes of fall or direction. 76mm deep seal traps to be provided to all appliances.

Rainwater drainage by 100mm gutters and 75mm downpipes to existing sewer unless otherwise specified.

MISCELLANEOUS

Energy efficient light fittings to be provided at the rate of 3 to every 4 fittings provided.

Any new boiler to be of the condensing type, to have a min. SEDBUK rating of 90% (natural gas) and to be installed and tested by a GAS SAFE registered installer. A copy of the test certificate is to be submitted to Building Control.

Fire protection to steel beams to comprise 2No. layers 9.5mm plasterboard and set coat or 3No. coats 'Nullifire' fire retardant paint.

Lateral restraint at first floor level by galvanised straps screwed to joists at 1200 centres and built into brick/blockwork.

All new windows to be double glazed with min. air gap of 20mm to sealed units, inner pane of low-E glass and argon fill to give a min. U-value of 1.6W/sqm/K. (WER band rating C). Windows to have a total area equal to 10% of the room floor area and a min. opening area equal to at least 5% of the room floor area. All glazing to doors and panels within 300mm of doors to consist of safety glass to 1500mm above floor level. All other glazing within 800mm of floor level to be safety glass to BS6206:1981.

Bathroom/w.c. to be mechanically ventilated by light switch activated fan rated at 15 l/sec min. and capable of giving 3 air changes per hour. Timer to be incorporated giving 15 minute overrun. 10mm gap to be left under door to allow input air.

Utility room to be ventilated by fan rated at 30l/sec.

5000 sq. mm ventilator to be provided to habitable rooms, 2500 sq. mm to others, measured as equivalent area.

Radiators to be fitted with thermostatic radiator valves.

Windows to first floor habitable rooms to have windows suitable for emergency egress with min. clear opening area of 0.33 sqm. and min dimension in any direction of 450mm. Sill height not to exceed 1100mm.

Smoke detectors to BS5839:Part 6 to be provided to hallway/landing at each floor level, linked to each other and to the lighting system, with battery backup.

GENERAL

The contractor is to work from the plans marked "APPROVED under the Building Regulations" by the Local Authority or satisfy himself that he is in possession of a plan showing all amendments.

Do not scale from plan. All sizes, dimensions, details etc. of new and existing structure to be verified by contractor prior to starting work and any discrepancies notified to ConstructAid for advice/amendment.

All structural details are provided on the understanding that they are to be checked and approved by Building Control prior to work starting.

All work to be carried out in accordance with the relevant British Standards and Codes of Practice and to comply with the requirements of the Building Regulations 2000 as amended.

Proprietary products, materials and appliances to be used or installed with the manufacturer's specification and instructions.

Gas, water and electrical installations to comply with the relevant statutory regulations.

ConstructAid can take no responsibility for estimating or construction errors due to misreading of plans. If in doubt, ASK!

The applicant is responsible for carrying out all requirements of the Party Wall etc. Act 1996, the Health and Safety Regulations relating to notification of construction works and notification of the Water Authority where necessary. If in any doubt, please contact ConstructAid for further information.

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Project	: Single/two storey side extension
Address	: 56 Southview Road Hockley
Client	: Mr. & Mrs. Andrews
Date	: June 2016
Drawing No.	: 1444/16/2
Scale @ A1	: 1/50, 1/100, 1/1250

Revisions

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