General Description of Works with Details to Comply With Building Regulations 2008 Edition

Existing building and adjacent land is to be inspected by contractor to determine existing construction and details together with best method for undertaking new works with least disturbance to clients' and neighbours' property.
Nature of existing ground to be agreed with Building Inspector to determine depth of foundations
Existing outbuildings carefully removed and all re-usable materials stored to one side.
All underground services shown are assumed unless indicated otherwise. Actual routes to be determined on site before works commence.
All underground services to be investigated before works commence to determine actual route + course of action required as necessary.
Any Asbestos materials which need to be removed from site are to be properly and carefully removed and disposed of to an Authorised site in accordance with current Health & Safety Rules and Regulations.

PITCHED ROOF (Unventilated):-

Low Pitch (12°) Concrete tiles to match existing colour on 25 x 38mm treated s/w battens on *TYVEK (or similar B.B.A approved)* Breather Membrane *to B.S. 5534 : 1 1997* draped over 47x170mm C 16 grade Rafters at 400mm ctrs.
270mm Crown Wool insulation (in two layers laid at 90° to each other) over 47x 170mm C 16 grade ceiling joists at 400mm ctrs. 12.5mm pl. bd. + skim, U=0.16W/m²K.
150mm high code 4 lead flashing over felt upstand to roof / wall junction.
N.B. Insulation is to be pressed tightly into the eaves when NO ventilation is required.
47x97mm wall plates strapped to walls at max. 2M ctrs.
---- ---- ---- Heavy dotted lines show position of 5x30mm galvanised mild steel straps to B.S. 5268 to rafters & ceiling joists at max. 2M ctrs. built into wall to provide lateral restraint.
Code 4 lead flashings & soakers, min.150mm high at wall / roof junction.
Continuous roof and wall / wall and floor insulation as per: DEFRA / DTLR Robust construction details.

WALLS

Cavity Stronghold, or similar approved wall connectors between new external leaf and existing masonry.
Proprietory mastic seal to vertcal joint behind pointing.
linner leaf of new walls to extension properly bonded into existing building.
Facing Brickwork outer leaf, 75mm Crown Drytherm Cavity Slab 32 Insulation, 100mm Celcon blocks12.5mm Plasterboard and skim dry lining to manufacturers' instructions U = 0.30W/ M²K
Stainless steel wall ties to B.S. Specification at 750mm ctrs. horizontally and 450mm ctrs. vertically. and within 225mm of un-bonded jambs of openings, at 300mm ctrs. vertically.
Cavity below D.P.C. to be filled with lean mix conc. Min. 225 below D.P.C. weathered towards outer leaf, with weep holes @ 900mm Ctrs.
R.C.lintels over openings to internal blockwork walls.
Contractor to investigate existing lintels over G.F. openings and prove suitable for additional loadings.
(If not satisfactory, new 'relieving' lintels with weep holes and D.P.C. cavity tray installed at base of new work).

GROUND FLOOR: P/A = 0.67 ᴺ/ᵐ

Min. 150mm vegetable soil removed from site
Carpet, floor covering by suit client, on 65mm reinforced, sand - cement screed on polythene vapour control / slip layer on 90mm Celotex fast R FF3000 or 110 mm Jabfloor 70 Flooring grade S.D. insulation with perimeter insulation on 1200g. poly D.P.M. on 100mm oversite concrete 1200g. poly D.P.M. on sand blinded hardcore. U=0.22W/m²K.
Hand placed, well compacted hardcore laid in max. 150mm layers with sand blinding.
A142 steel mesh reinforcement to R.C. floor slab with min. 50mm cover.
Screed reinforcement:- zinc coated hexagonal wire netting to B.S. 1485 (chicken wire).
Under floor ducts to ventilate existing timber floor taken to air bricks in new external walls

D.P.C.

Min. 3 cos. Staffordshire blue brick D.P.C. 150mm above finished ground level. Stepped to suit finished ground levels.
Ruberoid Hyload or similar approved D.P.C. Continuous wall + floor D.P.C.

FOUNDATIONS

600mm x min. 1m. deep C20 grade concrete trench fill foundations.
Foundations taken down below invert of drains + to suit ground conditions to satisfaction of B.C.Officer.

WINDOWS / DOORS (U.P.V.C. or Timber Frames)

Any / All new or replacement double glazed windows to be manufactured / supplied / installed, by FENSA registered manufacturer / installer.
I.G., Keystone or similar approved insulated lintels over openings with D.P.C. and weep-holes, where not protected by the roof.
Damcor or similar approved insulated vertical D.P.C. around openings.
Window frames to be set back in opening. Internal face of window frame to be set 30mm inside internal face of outer leaf brickwork.
Double glazed windows with 16mm air gap & 'Soft' Low-E coating to sealed units. U = 1.8W/m²K or
Double glazed windows with 12mm ARGON Filled air gap & 'Soft' Low-E coating to sealed units. U = 1.8 W/m²K
Opening lights to provide 1/20th floor area – ventilation. Draught strips to opening door / window frames.
Lockable catches **and** Trickle vents to provide 8000mm² background ventilation .
Safety glazing in critical locations to B.S. 6206 :1981.

* Means of escape window to have min. clear opening area of 0.33M² Min. 750mm high x 450mm wide clear opening between 800mm min. and max. 1100mm above floor level.

VENTILATION

Extract fan to kitchen to provide 30 litres / second ventilation adjacent to hob. 60 l/s. elsewhere.
Extract fan to bathroom to provide 15 l/s. ventilation (Low Voltage type where less than 1.8M from shower).
Linked to light switch with 15minute overrun, 10mm gap under door as air inlet.
Extract system to kitchen to be designed in accordance with guidance given in CIBSE Guide B, Tables B2.3 + B2.11

PLUMBING

New Plumbing to BS 5572: 1994, & / or B. S. E.N. 12056 : 2000 for internal drainage systems.
75mm deep resealing traps to all fittings taken direct to S.V.P. or reduced fitting on drain.
100mm dia. waste to W.C. 32mm dia. waste to wash hand basin.
Approved air admittance valve to S.V.P. stub stack. Boxing in to have vented, screwed access panels.
Rodding access to bottom of S.V.P.& changes of direction and above spillover level of lowest connected appliance to S.V.P.
Hot & Cold water to wash hand basin.
N.B. In line Ball Control Valves on cold water supplies to toilets and hot and cold water supplies to all fittings and appliances.

DRAINAGE

Actual route of drains to be determined on site before works commence with rodding access points at direction changes, to satisfaction of B.C.O.
Existing drains adapted to suit new works.
New 100mm dia. drains to have granular bed + selected fill surround.
Concrete protection to drains within 300mm of underside of concrete floor slab. Integral with slab. Lintels to walls over drains.
Screw-down lid + frame to all new inspection Chambers.
Inspection Chamber to be min. 500mm dia. Approved proprietary prefabricated polypropylene chamber.
Any soakaway pit to be sited min. 5m. away from building, designed in accordance with guidance given in BRE Digest 365.
100mm dia. half round gutters with 69mm dia. rainwater pipes.

STEELWORK

Min. 100mm end bearing to steel beams with min 2 course engineering brick padstone.
30 minute fire resistance to steelwork = 2 layers 12.5mm pl.bd. with staggered joints + skim finish.

HEATING

Existing heating system extended as necessary - Boiler re-sited and / or up-rated as required to specialist Heating Engineers' design.
Approved room thermostats or thermostatic radiator valves to new radiators.
Approved timing device to heating system to control heating periods.
Approved Boiler Control interlocks to suit thermostats.
Existing Boiler/ heating system to be inspected + overhauled as necessary by specialist.
CORGI Installation Certificate to be issued after works completed

DISABLED FACILITY WORKS

Shower Room:-
Remove existing kitchen fixtures & fittings and keep to one side for re-use where appropriate, other fittings removed/ adjusted to suit.
Existing water supply pipes and wastes adapted to suit new arrangements.
Existing floor taken up as necessary to create new floor draining shower area (Min 1200mm x 1200mm) .
Existing drains adapted to suit Harmer (or similar approved) trapped outlet installed with slow bend connection onto adapted drains to existing system.
Altro Safety Flooring on Altro Speed Screed 10 Plus laid to manufacturers instructions on oversite concrete with D.P.M.
Altro Marine 20 textured 2mm flooring to shower area only. Altro Walkway 20 to remainder of floor with welded joint + integral coved skirtings .
Install Total Hygene **Clos-o-Mat Palma W.C.** to manufacturer's instructions with L.H. Side outlet for connection to stub stack S.V.P.

Kitchen

Re-fix existing units and appliances etc. in arrangement as shown or to suit client, with all appropriate utility supplies and switched spur power points together with appropriate connections to wastes and vents. 2 rows wall tiling above worktops with returns on side walls

ELECTRICAL

All electrical work to meet the requirements of approved document 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 may require an appropriate B.S.7671 electrical certificate to be issued for the work by a person competent to do so.
Contractor to be mindful of interaction with interaction of B.Regs. Part P with other parts of Regulations when installing and checking electrical installations.
Electrical installation to current I.E.E regulations.
All switches and sockets to be sited between 450mm and 1200mm above floor level.
Actual electrical layout to be agreed with client to specialist design.
220/240v single phase supply to Switched spur sited away from shower for Clos-o-mat toilet
Triton T100E Care Product electronic shower with controls + shower head sliding bar sited to suit Client + Occupational Therapist.
Min. 2m. high ceramic wall tiling to each wall around shower area.
Min. 2 rows ceramic wall tiled splash back above wash hand basin.
New shower curtain (polyester fabric for reduced static cling with double weighted bottom hem) and overhead track around shower area.
Wash hand basin set on substantial wall brackets to allow wheelchair access under - fitted with lever taps.
Eastbourne Showers Ltd.
(ref. No.) Adjustable length air assisted shower doors. With wall frame/doors cut to suit Altro coved skirting. Fitted to manufacturers' instructions.
E.S.L. Midlands (0116) 2551077.
Sliding door fitted with Henderson 'Marathon' sliding door gear .

RAMPS

1200mm x 1200mm level dais formed outside patio door with surrounding paving relaid to fall to existing level at Max. gradient of 1 in 20.
Pea gravel to gap between slabs and building.
Level dais slight cross fall to allow rainwater run-off.
Any variations to be discussed with Client, Occupational Therapist, Home Improvement Officer & Architect –Before Works Commence.

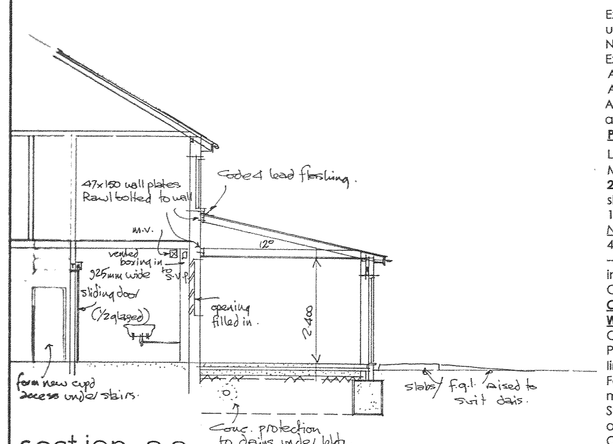
GENERAL NOTES

All timber sizes (C16 grade) obtained from TRADA log ² / span tables, unless otherwise stated.
See **KSA Consulting Engineers Ltd** (01530-560575) – consulting structural engineers – calculations & details Ref.no...
---- ---- ---- Heavy dotted lines show position of 5x30 mm galvanised mild steel straps to B.S. 5268 to rafters & ceiling joists at max. 2m. ctrs. & built into wall to provide lateral restraint.
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All underground services to be investigated before work commence to determine actual route + course of action required as necessary.
All works to be undertaken in professional and workmanlike manner with appropriate materials and finishes to match existing.
All surfaces made good where disturbed.
Decoration to be agreed with Ian Parsons (H & B. B. C.).
New woodwork : Knot, stop + prime, 2 coat undercoat, 1 coat gloss.
Disturbed walls/ new plaster:- 2 coat emulsion.
Actual internal room layout of fittings to suit client.
All products specified to be fitted/ installed to manufacturers' instructions.
Site to be cleared and left in tidy condition when works completed
No part of new works to project beyond boundary.
Actual boundary line to be agreed on site between adjoining parties- BEFORE WORKS COMMENCE.
All dimensions shown are to be fully checked on site before works commence. Any variation found to the details shown on this drawing are to be notified to Graham Harris Partnership Ltd. before works proceed.

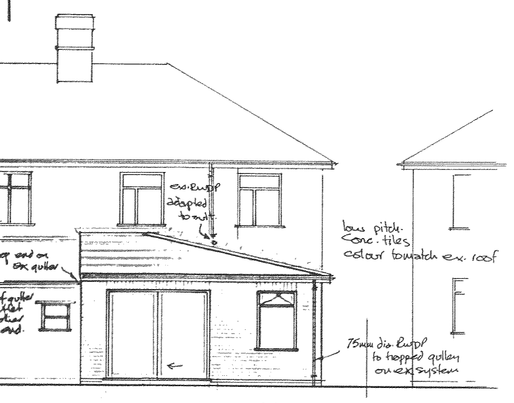
PARTY WALL etc. ACT 1996

If the works involve construction work within the scope of the Party Wall etc. Act 1996 the Property Owner as client is responsible for obtaining all necessary agreements and consents in accordance with the Act before the works commence.

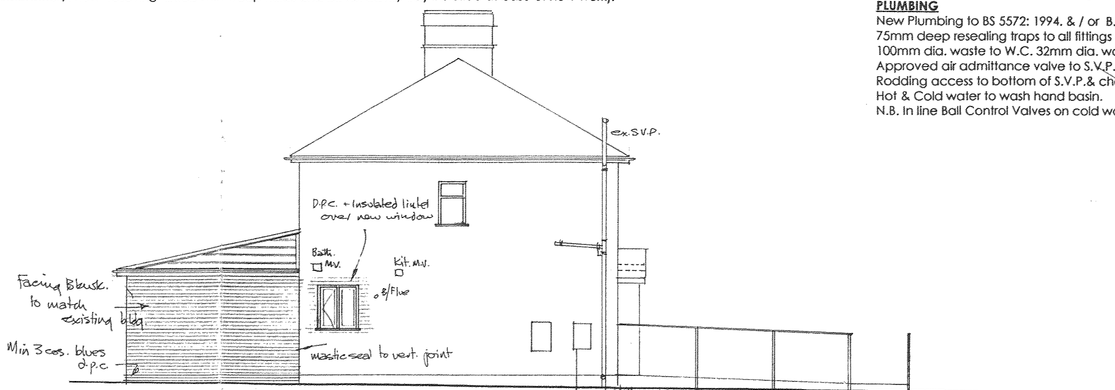
SHOULD ANY CHANGES TO THE SCHEME AND SPECIFICATION BE REQUIRED GHP Ltd. OR BUILDING CONTROL AUTHORITY SHOULD BE CONSULTED PRIOR TO ANY CHANGES BEING MADE OTHERWISE IT COULD LEAD TO THE PROJECT NOT BEING IN ACCORDANCE WITH THE APPROVED PLANS OR MEETING BUILDING REGULATION PERFORMANCE REQUIREMENTS



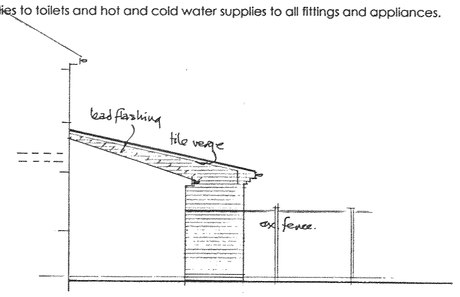
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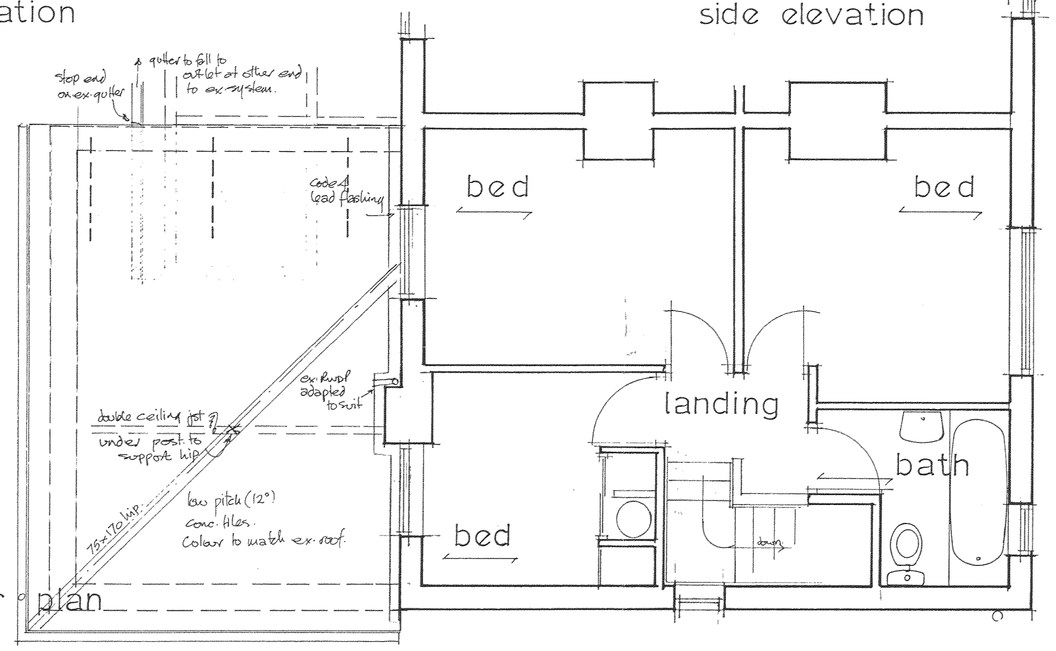
rear elevation



side elevation



side elevation



first floor plan

ground floor plan

Station Road

5A Shedwork size shown 20/10/2008
5B. Clos-O-Mat Palma W.C. specified 22/10/2008

DEVELOPMENT SERVICES
1 0 NOV 2008
RECEIVED

GRAHAM HARRIS PARTNERSHIP Ltd.
11 RIDGEWAY LITTLETHORPE
LEICESTERSHIRE LE19 2JJ
TELEPHONE / FAX: (0116 2752275)

Proposed Alterations & Extension To Property For Disabled Person

284 Station Road

BAGWORTH

Leicestershire

For Mrs S. Allsopp

18.315 Sq. M.

Drawing No. 5641 / GSA / 5B	Scale : 1 : 50 1 : 100
Drawn By G.W. H.	Date : 16 / 10 / 2008

This Drawing has been prepared for Local Authority Approval Only