

NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.
For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
For all other works – constructed 15% of the overall work.

NOTICE OF COMPLETION

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic Clients

The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not your duties will automatically be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT

Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

A Party Wall Notice is also required for:

- Any excavations within 3 metres of any part of a neighbouring owner’s building or structure, where any part of that work will go deeper than the neighbour’s foundations; or
- Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner’s building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour’s foundations, see diagram 7 in the following Government guidance,

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases, e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by Building Control.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer’s calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1200mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 (+A1:2016), straps to be screw fixed, built into walls at max 2000mm centres, and taken across a minimum of 3 rafters. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1200mm galvanized metal straps or other approved to BS EN 845-1 (+A1:2016) at maximum 2m centres.

STRAPPING OF FLOORS

Lateral restraint to be provided where joists run parallel to walls. Floors to be strapped to walls at max 2.0m centres with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved, in compliance with BS EN 845-1 (+A1:2016). Straps to be taken across minimum of 3 joists and built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions.

OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1:2023 Eurocode 2, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS EN 845-2:2013. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer’s standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel. Unless only supporting a roof, lintels to be encased in 12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance. All fire protection to be installed as detailed by specialist manufacturer.

PITCHED ROOF INSULATION AT RAFTER LEVEL

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 0.15 W/m²K
150x50mm C24 Rafters (to St Eng Design) @ 400mm Ctrs. Roofing tiles (to clients pref) on 25 x 38mm tanalised sw treated battens on breathable felt supported on Rafter members as per St Engineer design. Rafters supported 100 x 75mm sw wall plates. Provide 120mm Celotex GA4000 between rafters and a further 40mm Celotex insulation board under rafters. Underdraw with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide cavity tray where roof meets existing wall.

Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanised straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres.

ROOF VOID INSULATION (INCLUDING BOARDED STORAGE AREA)

Provide 300mm Rockwool insulation laid above existing retained ceiling joists to front section of roof.

DORMER FLAT ROOF (SIZES TBC BY STRUCTURAL ENGINEER)

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m2
To achieve U value of 0.15 W/m²K
Flat roof covering to be single ply roofing membrane with BROOF (t4) fire rating in accord. with BS EN 13501-1:2018 and with a current BBA Certificate, or other approved accreditation, on 18MM exterior grade plywood, laid on firrings to give a 1:40 fall on 150mm roof grade celotex insulation board on 50x150mm C24 timber joists at 400 centres max span 3.77m. Provide 12.5mm plasterboard and 3mm plaster skim under with vapour barrier to underside of insulation.
Provide restraint to flat roof by fixing using of 30 x 5 x 1200mm MS galvanised lateral restraint straps @ max 2m centres fixed to 100 x 50mm wall plates and anchored to wall.

PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

DORMER CONSTRUCTION

To achieve minimum U Value of 0.18 W/m²K, structure to St Engineer’s details and calculations. Provide hung tile cladding on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other app.) Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Eng. details and calculations
Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide VCL and 12.5mm plasterboard over internal face of insulation with 3mm plaster skim finish.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.
Dormer walls built off existing masonry support to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc Fireline board internally to achieve 1/2hr fire resistance from both sides.

STUD ASHLAR/DWARF WALL

To achieve minimum U Value of 0.18 W/m²K
Construct stud wall using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm Ctrs or to St Eng Engineer’s details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide VCL and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

INTERMEDIATE FLOORS (SIZES TBC BY STRUCTURAL ENGINEER)
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on 47mm x 150mm C24 grade soft wood joists at maximum 400mm centres, max span 2.45m (Trada Span Table). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Fire-Line plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 (+A1:2016) at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1.
Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.
External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.
Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.
Internal doors should be provided with a 10mm gap below the door to aid air circulation.

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm²,
Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.
Background ventilators to be tested to BS EN 13141-1.
Background ventilator equivalent area and operation to be measured and recorded.
Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.
The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.
The bottom of the openable area should be not more than 1100mm above the floor.
The window should enable the person to reach a place free from danger from fire. Windows less than 800mm above floor level to be provided with suitable guarding and/or safety glass as appropriate.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing

Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

SMOKE DETECTION

Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D2 category LD3 standard. System to be mains powered with battery back up. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.
Mains-wired, interlinked heat detector to be provided to the kitchen and smoke detectors to principal living rooms, if required by Building Control.
A design, installation, and commissioning certificate for the fire detection and alarm system to be issued to Building Control upon completion of the works.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.
All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building’s form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.
Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.
The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2021 Management of moisture in buildings to be followed.

TITLE PROPOSED EXTENSION & ALTERATIONS. WRITTEN SPECIFICATION			
SITE ADDRESS	136 LEICESTER ROAD, GROBY LEICS, LE6 0DP	FOR: MR & MRS M O’SHEA	
			DRG. No.
SCALE N.T.S		DATE DEC 2025	001/8.