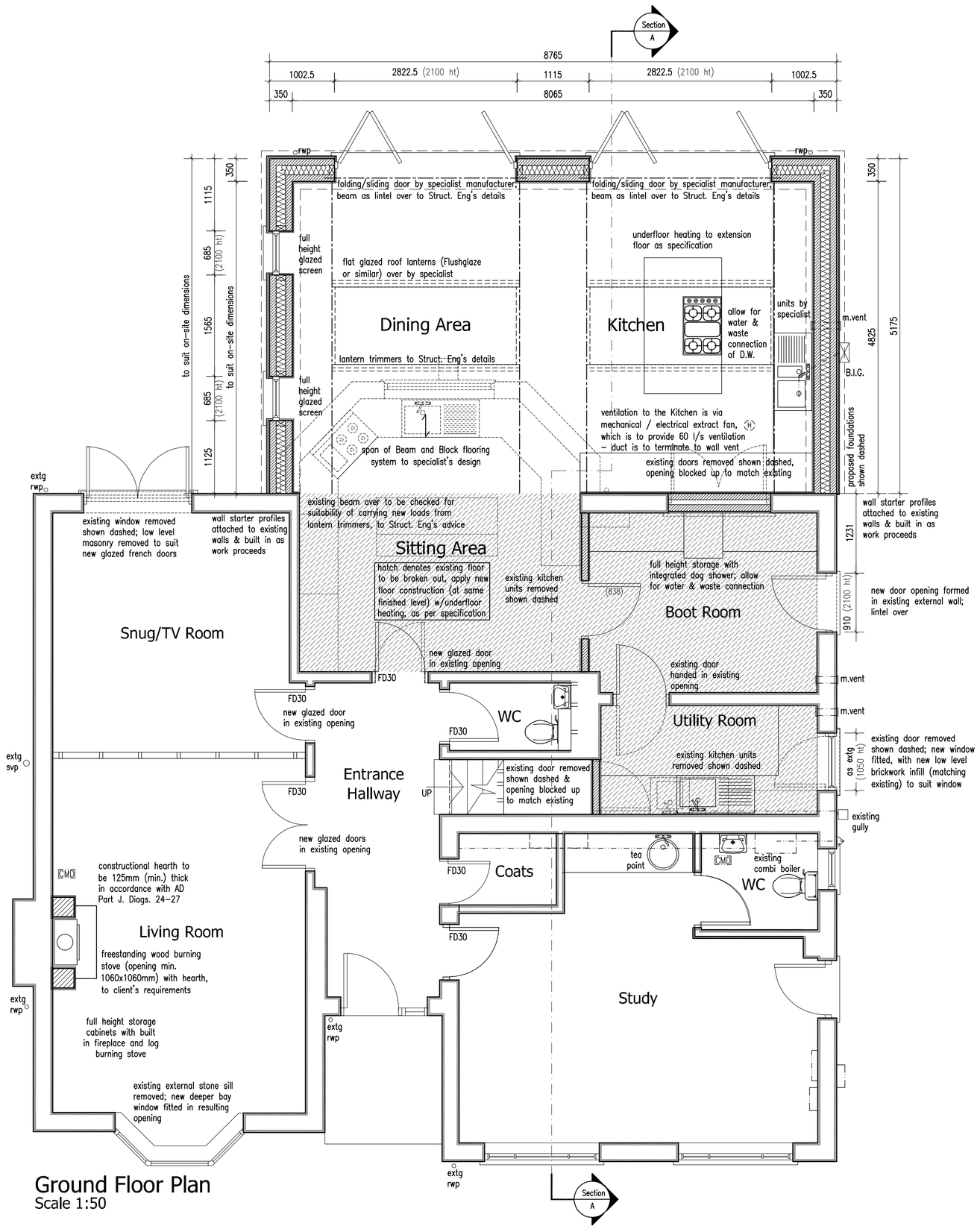
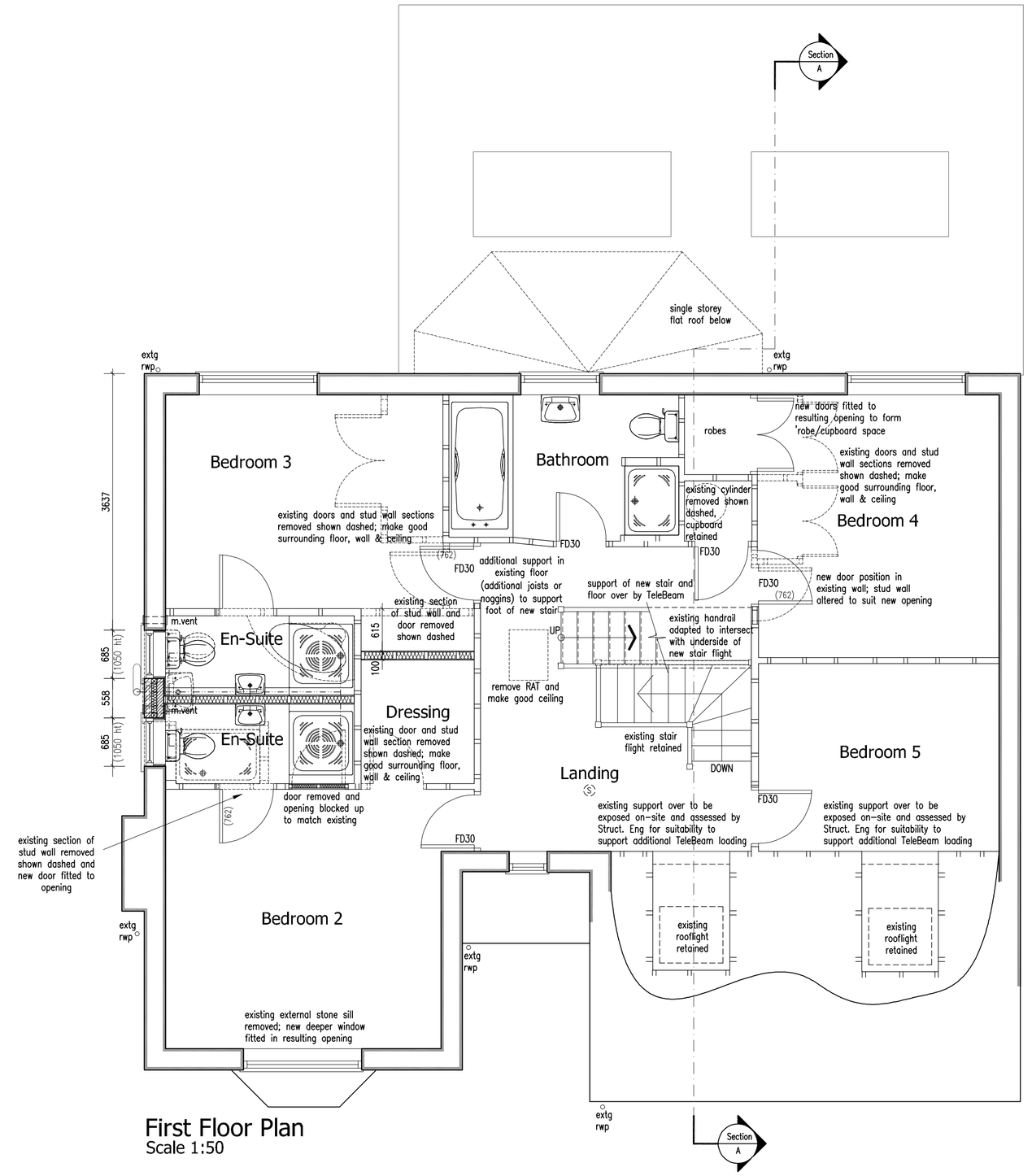
Notes





SPECIFICATION NOTES:

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, chimneys and internal load-bearing walls, minimum 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below dpc. - ensure min. 3 courses (or more if site conditions dictate) engineering brick below dpc. Visqueen Zedex dpc, or similar approved to be set minimum 150mm above external ground level comprising to BS6515 1984 to internal and external leaf. Additional dpc. to be fitted min 150mm above raised ground level around Part M approach and any raised ground levels. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector. NOTE: Trench fill foundations deeper than 2.5m to be designed by Structural Engineer, when designed as such all details supersede this specification.

GROUND FLOOR Maximum U-value 0.18W/m²K,
75mm conc. screed (incorporating underfloor heating coils to specialist's details) on 300mu. dpm. on 100mm Celotex GA4000 insulation board on Visqueen 300mu. dpm, lapped into horizontal dpc. on beam and block floor to specialists' design and specification. Beams to be placed on a DPC over blockwork. Ensure 25mm insulated upstand to perimeter of floor. Provide cross ventilation to sub-floor void with telescopic void ventilators at max. 2.0m c/c tape all joints. (NOTE: Ensure cross ventilation through internal load bearing and sleeper walls.) All non-load bearing ground floor walls to be built from beam and block floor. Exclude insulation board and additional layer of dpm and lay 100mm thick concrete slab to fall to garage floor construction. Where renovating an existing ground floor (EG. Garage conversions) floor to be upgraded to achieve a minimum threshold value of 0.70 W/(m²K) or an improved value of 0.25 W/(m²K) Celotex TB2000 20mm & GA4000 75mm respectively.

WALLS (Maximum U-value of 0.18W/m²K)
Externally of 350mm cavity construction comprising timber cladding (to client's choice) fixed to vertical timber battens (min. 38x38mm) affixed to 7N/mm² 100mm concrete blockwork outerskin through vapour barrier Tyvek or similar. 150mm fully insulated cavity and inner leaf of 100mm 3.6N/mm² load-bearing Thomas Armstrong Alnec Standard block thermal conductivity 0.11W/mK OR similar approved, DRI-THERM 32 or similar insulation to cavities. 250mm stainless steel Cavity ties to BS EN 845-1:2013 + A1:2016, staggered at 750mm horizontal and 450mm vertical centres. 225mm around openings. Internal finish of 12.5mm plasterboard & skim on drywall adhesive. Maintain drainage cavity behind. Make allowance for movement (joints - @6.0m c/c in blockwork, @ 12.0m c/c in brickwork, in accordance with manufacturer's details, BS 5628-3, BS 8093 and Structural Engineers advice.

Internal ground floor walls of 100mm blockwork (loadbearing where indicated) with 12.5mm plasterboard and skim on drywall adhesive. Studwork partitions where indicated of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivalent to 10kg/m³) and 12.5mm plasterboard (Gypsum wallboard 10 [10/g/m²] or similar approved) and skim either side.

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Lintels to openings to be Catnic or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Lintels to specialist design where indicated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening. All door openings to be fitted with a proprietary insulated cavity closers including at cill level and all sealed to masonry with silicon..

WINDOWS. (Maximum U-value of 1.4W/m²K)
Double glazed uPVC aluminium windows, style as indicated, with 16mm argon filled air gap and a low-E coating to inner pane. Energy rating band B
All new windows to be fitted with trickle vents set min 1700mm above floor level. Refer to background ventilation note for specific areas. Purge ventilation, top hung or pivot windows with an opening angle between 15 & 30 degrees 1/10th floor area of the room openable area, opening angle greater than 30 degrees, sash windows and doors 1/20th floor area of the room openable.
Provide draught seals to all windows, doors and rooflights. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the sill height 800-1100mm above FFL. First floor windows with a sill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL OR be fitted with with restrictors. Controls for all openable windows and skylights are to be located so that they may be opened, closed or adjusted safely. All windows to be mechanically fixed to the building structure.

ROOFLIGHTS (Maximum U Value 0.22W/m²K)
Velux, Keylite or similar installed with flashing kit to suit roof covering, glazed with 15mm double glazed unit G value 0.46 argon filled. Outer pane 4mm toughened glass, inner pane laminated float with low E coating.

GLAZING
Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981 + BS EN 12600:2002

EXTERNAL DOORS (Maximum U-value 1.4W/m²K)
Composite doors and frames. Style as shown. Bi fold / sliding doors, aluminium doors and frames, double glazed with 16mm argon filled air gap and a low-E coating to inner pane. External doors >60% glazing Band B & C Other external doors band B & B.

FIRE DOORS (FD30)
Ensure all new fire doors are installed as a complete door assembly consisting of the door frame, leaf or leaves, essential hardware, edge seals, glazing and any integral side panels. Doorsets are to be installed in strict accordance with manufacturers details to achieve door set performance. All door sets should be tested under BS 467-22 guidance. All fire doorsets should be classified in accordance with BS EN 13501-2 tested to the relevant. European method from the following: BS EN 1634-1, BS EN 1634-2 and BS EN 1634-3.

STEELWORK
Steel work & padstones as indicated to Structural Engineer's details and calculations. All exposed steelwork to be encased in plasterboard and skim to achieve a minimum ½ hr. fire resistance either 2 layers 12.5mm plasterboard or 1 layer 15mm fireline board and skim plaster finish. Alternatively apply intumescent paint coating to manufacturers specification ensure primer is compatible. Any steel fixed below ground to be treated with 2 coats bituminous paint RIW or similar approved, also in any hidden / concealed location ie cavity wall apply 2 coats RIW. All in accordance with British Steel handbook - 'The prevention of corrosion of structural steelwork'.

SECOND FLOOR
Floor to loft conversion of 22mm t + g moisture resistant chipboard on new TeleBeam metal flooring system fixed either side of every existing ceiling joist. Installation of TeleBeam joists and all sequencing, fixings, additional studwork all to be in strict accordance with TeleBeam instructions and details

STAIRCASE
Width of staircase and landings to be minimum 800mm, maximum pitch 42 degrees, minimum headroom of 2 metres above pitch line, hand rails minimum 900mm high; 100mm maximum spacings to balustrading. Maximum rise 220mm, minimum going 220mm. Minimum 50mm going on tapered treads at newel. Structural newel and bearing where required to engineers design. All staircase dimensions to be confirmed with stair manufacturer prior to commencement.

ROOF - VENTILATED (Maximum U value 0.15W/m²K)
Roof covering as specified on 38/50mm x 25mm Type A imported timber battens at appropriate centres on Tyvek Supro or similar breather membrane. Additional battens to all unrestrained felt overlaps. Nail all tiles/slates to roof. All fixings to be in accordance with tile/slate manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed dry ridge system. Roof void ventilation to be incorporated in all cases. to be 5mm continuous @ ridge, with 10mm @ eaves with insulation at ceiling level, or 25mm @ eaves with insulation at rafter (sloping ceiling) level. All roof works to be carried out in accordance with BS5534:2014 + A2:2018.
Traditional - Rafters, purlins and ceiling joists as specified at 450mm centres. 25mm ridge board.
100mm x 75mm wall plates. Fascia and soffit boarding as specified. Dormer and canopy roof areas of 100mm x 38mm C16 trill rafters and ceiling joists at 450mm centres or as specified. Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.
Roof areas insulated at ceiling level to receive 100mm fibreglass quilt insulation laid between ceiling joists & counter laid with 1 layer 200mm fibreglass quilt insulation over. Underdraw ceiling joist with 125MU polythene vapour control barrier & 12.5mm plaster board and plaster skim, or underdraw ceiling joist with 12.5mm foiled back plaster board and plaster skim finish.
Sloping ceilings to receive 1No. layer 100mm Kingspan K107 Pitched Roof Board between rafters with minimum 50mm clear air gap over to underside of roof felt with 1No. layer 50mm Kingspan K107 Pitched Roof Board (with taped joints) and plasterboard finish fixed to u/s of rafters. 12.5mm plaster board and plaster skim ceiling

Vertical studs (min 125mm thickness) within artic design to receive 100mm Celotex GA4000 between studs and fix 40mm Celotex GA4000 to the face of studs with plasterboard and skim to achieve U-value of 0.18W/m²K. Dormers of timber/Cedral cladding on 25x38mm vertical battens on breather membrane, all over 12mm marine plywood, 120mm Celotex XR4000 insulation (with taped joints) between 150mm x 50mm softwood framework with 25mm Celotex TB4000 (with taped joints) and 12.5mm plaster board and skim fixed internally. Code 4 lead flashing to roof junctions and abutments, and code 5 lead flashing to valleys in accordance with guidance from Lead Sheet Association, and BS EN 12588.

FLAT ROOF (Max U-value of 0.15W/m²K.) Warm deck.
IKO Armourplan SM (or similar approved) single ply membrane by specialist adhered to 18mm approved plywood deck on 150mm Kingspan Thermapoof TR27 insulation boards secured through 125MU polythene vapour barrier on 18mm plywood deck as manufacturer's requirements to flat roof joist as specified and flinting strips. 12.5mm plasterboard and skim coat ceiling all to form warm deck construction. Provide fining strips laid to a design fall of min 1 in 40 to suit. Ensure min 150mm upstand at perimeter, all in accordance with manufacturer's details.

NEW ROOF AREAS ABUTTING EXISTING CAVITY WALLS
Where extension roof meets existing external cavity walls incorporate new cavity tray into existing wall terminating minimum 75mm above highest point of roof (pitch it abuts wall. Provide weep holes at 450mm centres. Cavity tray to terminate above lead flashing.

BOILER
Existing combi boiler to be checked for suitability of additional cycling

HOT & COLD WATER
All accessible pipework to be insulated to achieve maximum U-value of 0.45W/m²K. All baths to be fitted with a suitable device limiting hot water temperature to a maximum of 48°C.

DRAINAGE
New foul and storm drains with outfall as site plan in 110mm below ground plastic pipes. Bed and surround in pea gravel at minimum 1 in 50 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

PLUMBING
110mm stub stacks and SVP's to have rodding eye and access point at base. Air admittance valves to stub stacks to be installed above height of adjacent wc pan, any encasing or boxing to be ventilated to the room, SVP's to be wrapped in insulation quilt prior to boxing. Boxing to consist of 12.5mm plasterboard and skim on min 38x38mm softwood framework. Pipes passing through garages to be double boarded or fitted with an intumescent fire collar.

Sink, Bath and Shower	40mm waste and 76mm trap
Wash Basin	32mm waste and 76mm trap
W.C. and Clotern	100mm branch connection

All above ground drainage to comply with BS EN 12056-2.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening and terminated with bird proof cowl.

RAINWATER GOODS
New rainwater goods to be uPVC HUNTER or similar half round or profiled with min 65mm downpipes.

BACKGROUND VENTILATION
All new windows and when replacing existing windows provide background (trickle) ventilation as below:-
Minimum 8000mm² to all habitable rooms
8000mm² to Kitchens
4000mm² Bathrooms with external walls).
All internal doors are to have a 10mm undercut. Ensure all new windows incorporate trickle vents at min 1700mm above floor level.

EXTRACT VENTILATION
Mechanical ventilation is to be Installed:

Kitchen	extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s
Utility	extractor fan capable of 30 l/s
Bathroom / En-suite / WC	extractor fan capable of 15 l/s

Internal Bathroom / En-suite / WC extractor fans to have 15 minute over run & connected to light via separate isolation switch.
Air flow testing to be carried out to all cooker hoods, intermittent extract fans and continuous inlet and extract fans and terminals. Certification of performance required on completion.
All ducts to be in rigic pipework where possible & insulated where passing through roof voids.
Full details of any new ventilation systems to be left with the owner.

SMOKE & HEAT ALARMS
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with BS EN 14604 & installed to BS 5839-6 & A1:2020, (min. Grade D, Cat. LD3) Large dwellings More than 1 storey & 1 storey exceeds 200sq m (min Grade B Cat. LD3)
Heat alarms mains operated and to conform to BS 5446-2

CARBON MONOXIDE ALARM
Carbon monoxide alarms to be fitted in all rooms with a solid fuel appliance. Alarm should comply with BS EN 50291-1:2018 and be powered by battery designed for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Alternatively, a mains powered Type A alarm to BS EN 50291 with fixed wiring (not plug in type) may be used provided they are fitted with a sensor failure warning device.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
All electrical work must be designed, inspected and tested by a person competent to co so and comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS7671:2018 & A2:2022 and certification to be provided.

LIGHTING EFFICIENCY
Any fixed lighting should achieve lighting levels appropriate to the activity in the space and spaces should not be over illuminated. Each internal light fitting to have lamps with a minimum luminous efficacy of 75 light source lumens per circuit watt. Internal light fittings to have local controls to allow for the separate control of lighting in each space or zone, controls may be manual automatic or both.
Fixed external lighting should have both the following controls:-
Automatic controls which switch off luminaires in response to daylight or if luminous efficacy is 75 light source lumens per circuit watt or less than a PIR detector should control, if the luminous efficacy is greater than 75 light source lumens per circuit watt then manual control is acceptable.

Reasonable provision of efficient light fittings in new buildings to number not less than 100% of total fittings to the dwelling. Fixed lighting capacity (lm) 185 x total floor area.
Efficient light fittings are those that only take lamps having a luminous efficacy of 80 lumens per circuit watt.

External lighting system to include;
Automatic extinguisher when there is enough daylight, and when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 80 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

PRODUCTION DRAWING

PROPOSED EXTENSIONS AND ALTERATIONS - 144 NEWBOLD ROAD - BARLESTONE - NUNEATON

1:50 Metres 0 1 2 3

Revisions: A Client Amendments 05.02.25

DAVID GRANGER ARCHITECTURAL DESIGN LTD

David Granger Architectural Design Ltd
The Old Cottage Hospital
Leicester Road
Ashby de la Zouch
Leicestershire
LE65 1DB

T 01530 560939
W www.davidgrangerdesign.com

Project
Proposed Extension & Alterations
144 Newbold Road
Barlestone
Nuneaton

Client
Mr T. Noble

Drawing
Production Drawing
Sheet 1 of 2

Drawing Number 23.4314.11 A

Date: May 2024

Scale: As Noted Drawn By: JAC Checked By: SF

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited. Oronance Survey Data © Crown Copyright, All rights reserved. Licence No. AK100020449. Landmark Ref. LIG0816
Company Reg. No. 5068912