

## Scope of Works

**13 Rydal Close  
Penistone  
Sheffield  
S36 8HN**

- **Construction of an attached side garage and enclosure of front porch**

### Misc

- No manhole to be built over. Any manhole within the envelope to be re sited.
- The front face of the garage to be set back from the existing to enable a 2.1m door height. Taking into consideration lintol sizes etc.
- Fire door with automatic closer to be fitted between the garage and the dwelling.
- The existing gable window towards the rear to be removed and opening blocked up.
- The window towards the front of the gable to be either blocked up or made into a fire proof window / glazing

### Notes.

#### General

These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.

These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement; the builder shall satisfy himself that all details and dimensions are correct.

Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.

All dimensions to be taken to the nearest brick size.

His price shall be deemed to include for:  
Any additional calculations as required by building control resulting from any additional building works that may be required.

Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.

When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

### Lintols

All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.

End bearing for all lintols to be 150 mm.

### Facia / soffit boards

From 25 mm x 250 mm or similar

In timber or pvc. provide air vents as described all to match existing.

### Garage slab

To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face. on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore  
Ensure the slab falls towards the front of the garage.

A min of 100 mm step up, to be provided into the dwelling.

### Porch enclosure.

#### Slab

To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face. on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore

#### Walls

##### Internal skin

100 mm Thermolite shield or similar blockwork

##### Cavity

For 100 mm air gap filled with 50 gap + 50 kingspan k8.

Wall insulation to extend 150 mm below the top of the floor insulation.

Cavity to extend full height up into roof space

Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc  
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.

**All cavity wall returns to be 655 mm minimum.**

Insulated cavity closers to be provided to all reveals.

#### **External skin**

100 brickwork to match existing  
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.  
Weep holes to be provided where applicable.

#### **Porch U Values**

The builder shall ensure that the following values are achieved.

Flat roof level	0.16w/m2k
Walls	0.28w/m2k
g.f.	0.22 {with P/a 09}
Windows / doors / velux	1.6w/m2k

All roof and wall insulation to be continuous.

#### **Roof Ventilation.**

Eaves to be equivalent to a continuous gap strip of 25mm.

#### **Ceiling joists.**

Softwood joists as shown with herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297}  
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated.

#### **Electrical Installations.**

All installations to be subject to certification under the "competent persons scheme"  
Qualified to a min of Part P  
Lighting – 75 % to be low energy.  
Light switches to be fixed 1200 above ffl,  
Power sockets to be fixed at 450mm above ffl.

#### **Foundations**

All concrete to be grade C35  
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building Inspector.

Where foundations cross drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.

Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.

Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

It is assumed that the ground conditions facilitate the use of traditional strip foundations.

The building Inspector to advise otherwise.

#### **Lateral Restraint to gable roof**

Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggin at 450 c/c down cavity.

#### **Roof design (Traditional.)**

Timber purlins to be built into the walls (ends to be treated.)

Rafters at 600 c/c Tiles to match existing. on 50 x 25 battens and a layer of Tyvek fully breathable felt.

Rafters at 600 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plates.

Roof flashing to be 5 lb lead ..

Roof shall ensure a continued air flow.

Soffits shall be fitted with vents or a 25 mm gap with bird mesh.

Ridge vents shall be fitted where necessary and as directed by the Building Inspector.

Roof to be suitably wind braced to appendix A of BS 5268 PT 3.

Wall plates to be fixed by galv steel straps @ 1800 c/c

## **Doors / windows.**

All to be UPVC or aluminium double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating

Style and colour of all to match existing.

All windows to have 1/20 th floor area as open light.

Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.

Trickle vents to be provided to all new windows 8000 mm<sup>2</sup> min equivalent area

## **Radon Barrier**

Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

## **Garage Walls**

### **Internal skin**

100 mm Thermolite shield or similar blockwork

### **Cavity**

For 100 mm air gap

Cavity to extend full height up into roof space.

Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc

Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.

**All cavity wall returns to be 655 mm minimum.**

Insulated cavity closers to be provided to all reveals.

### **External skin**

100 brickwork to match existing

Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.

Weep holes to be provided where applicable.

## **DPC's**

To be provided to

External walls 150 mm above fgl.

All door and window jamb / heads

Under lintols

Tray dpc to roof / wall junction.

## **Drainage.**

Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.

## **Surface / Foul water drainage**

All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls

Surface water – 1:100

**All new surface water to be taken to a soakaway a min of 5m from any building Or into the existing drainage system as directed by the building inspector.**

**On no account shall an existing manholes be built over.**

**Where possible the manhole to be relocated.**

## **Construction (Design and Management) Regulations 1994**

Applicable to all projects except work to a persons own house other than that carried out by the developer.

The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.

The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.

If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.