Scope of Works

19 Huddersfield Road
Ingbirchworth
S36 7GF

- **Construction of a two storey side extension with single storey rear extension.**

Misc

- All roof / structural steelwork calculations to be submitted to the local authority 28 days prior to commencement for approval.
- Existing roof drainage to be discharged directly into the existing surface water drainage system or into soak away.
- New roofs to be self discharging into soak away.
- No manhole to be built over. Any manhole within the envelope to be re sited.

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

Steel beam supports.

The structural engineer shall produce calculations / working details for all steel supports.
NO STRUCTURAL CALCULATIONS HAVE BEE PREPARED FOR THE BUILDING CONTROL SUBMISSION
THE BUILDER TO INCLUDE FOR THIS AND THE COST OF THE STEEEL / INSTALLATION WITHIN HIS QUOTATION.

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.

Mechanical air extraction.

Utility to be 15 l /sec min, wired to light pull cord
All with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

Facia / soffit boards

From 25 mm x 250 mm or similar
In timber or pvc. provide air vents as described all to match existing.

Concrete Ground Floor slabs.

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 Provide *75 mm kingspan kooltherm k3 insulation* underslab returning vertically around perimeter of slab.
Any existing airbricks to be ducted to air.

Timber First Floor

Softwood joists at 400 c/c sizes 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} 200 mm fibre insulation to be provided between joists. Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated .
Joists to be doubled up under bath and stud wall locations.

Roof Insulation

Rafter slopes / velux sides – 90 mm kingspan k7 between rafters and underdrawn with 37.5 mm kingspan k 18
Min 50 mm air gap required between insulation and roof covering
***Alternatively the use of proprietary* multi foil systems may be used in accordance with the manufacturers requirements as long as the required u values / cold bridging requirements are fulfilled.**

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 noggins at 450 c/c down cavity.

Roof Ventilation.

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

Roof design (Traditional.)

Natural stone to match existing.
on 50 x 25 battens and a layer of Tyvek fully breathable felt.
47 x 150 rafters at 600 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plates..
Purlins to be exposed timber – sizes as stated.

Valleys to have 5 lb lead flashing.
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

PLEASE NOTE

In exposed roof slope situations where horizontal triangulation is not achievable at eaves, the rafters at eaves to be fixed to wall plate with Simpson Strongtie glide shoes to allow lateral movement during construction of the roof.
On completion of the roof, the shoes to be securely nailed.

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 mm2 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

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

125 natural stone to match existing to front / rear.
100 mm rendered blockwork to side gable.
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.

Non load bearing walls

Walls to be from timber studding 75 mm x 50 mm with 12 mm plaster board and skim.
Studs @ 450 c/c horiz and noggins at 900 vert c/c
A minimum of 50 mm insulation to be provided to bathroom walls, with double skin of plasterboard to inside face of utility / shower room.
Ceilings to be finished with 12 mm plasterboard / skim
Shower room / utility wall to have a min of 10 kg /m2 density mineral insulation.

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 /roof lantern	1.6w/m2k

All roof and wall insulation to be continuous.

DPC's

To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Above all air bricks
Tray dpc to roof / wall junction.

Water supply

Hot water taps to be installed on the left.

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.

Means of escape.

1 No self contained operated smoke alarm to BS 5446 Part 1to be installed. Smoke detectors to be fitted a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

General

Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the structural calculations shall override any details shown on this drawing.

Plumbing and Drainage.

No existing drainage locations / details are available. The drainage indicated on the drawings is only a best guess.
The builder shall investigate and uncover the existing drains and advise the owner of any changes in work scope required along with any resultant cost implications.
All drain details to be agreed with the building inspector on site.

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
Foul – 1:80
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building
All drainage and protection details to existing shall be agreed with the Building inspector.
All internal drainage to connect into new s & v pipe. In turn which is connected to the exist drainage system.
Pipe sizes-Basin 32mm up to 1.7m run. Sink bath / shower 40mm up to 3m run 50mm up to 4m run
WC – 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve.
Head of foul drain runs to be vented naturally to external air.
External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage. Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.
All internal s&vp to be insulated with min 50mm rockwool.
On no account shall an existing manholes be built over.
Where possible the manhole to be relocated.

Heating.

The existing gas boiler heating system to be checked for suitability for extension.
Any gas pipework / installations to be carried out by a corgi registered contractor
Any new gas supply to be provided by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

If multi fuel stove is to be used – a chimney flue shall be fitted in accordance with the suppliers requirements.
An air vent to outside air shall be fitted to provide combustion air supply.
An information plate containing all relevant information shall be fitted.

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.