without delay.
This drawing is to be read in conjunction with all relevant engineers and specialist's drawings, details and specifications.
Check all levels and locations of existing foul and surface water drains and other services prior to commencing the works.

TO BE CONSTRUCTED USING ACCREDITED CONSTRUCTION DETAILS

Construction Design and Management Regulations (CDM) 2015
Generally: The Main Contractor must ensure a Principal Designer is appointed.
The Main Contractor should:
• Prepare the Construction Phase Plan
• Implement the Plan
• Monitor the progress of the plan
• Secure the site
• Provide welfare facilities
• Provide a site induction
• Liaise with the Principle Designer
The attention of the Contractor is drawn to the following hazards:
• Working at height
• Working adjacent to glazed areas
• Painting, adhesives and other hazardous substances in use in poorly ventilated areas
• Deep excavations and concealed structures
• Existing services including drainage, gas, electricity and water
• Handling of heavy materials such as boilers, steelwork and bulk masonry
• Working in confined spaces such as roof voids
• Demolition works related to existing structures
• The stability and structural integrity of the works
• Overloading
The Main Contractor should provide fire protection to timber frame during and after construction, all in accordance with United Kingdom Timber Frame Association guidance. Consideration to be given to the risk of fire or radiant heat spreading to neighbouring properties.

FOUNDATIONS
1. All foundations to be to depth determined in consultation with local Building Inspector upon opening up the site, taking into consideration the ground types and distance from the trees and shrubs on and adjacent to the site. All in accordance with current practice notes for building near trees.
2. Where adverse ground conditions are encountered, specialist advice is to be sought from an approved structural engineer.
3. All foundations to be inspected by the Building Control Officer prior to pouring concrete.
4. Loadbearing walls onto 600mm wide concrete GEN1 mix trench fill foundations min 1000mm below finished ground level.
5. Foundations adjacent to sewer to be to a depth equal to or greater than the invert.

SUBSTRUCTURE
6. Class B engineering bricks below DPC which is to be a minimum of 150mm above finished ground level.
7. DPC to be RIW Sheetseal 9000 complying with the relevant clauses of BS 8000 part 3, section 3.3, laid in continuous strips bedded on mortar with full width laps at corners and junctions.
8. Infill cavity with weak mix, to underside of DPC, with fall to outside. Cavity fill to be at least 225mm below DPC.
9. Galvanised steel straps set into brickwork/blockwork @ 900mm centres to secure wall plate
10. 2 No. coats RIW Flexiseal lapped over DPM and taken up to DPC level.
11. 100mm high-density concrete blocks
12. Terracotta ventilation bricks with telescopic ducting to floor void.
13. 150mm void below beam and block floor which is to be ventilated by openings providing not less than 1500mm² per metre run of external wall OR 500mm² per m² of floor area, whichever gives the greater opening area. Ventilation openings should be provided on at least two opposite sides. Where this is not possible, effective cross ventilation from opposite sides is to be provided by a combination of openings and air ducts. Offset ventilation ducts within cavity to be utilised with Terracotta ventilation bricks. Ducting through sleeper walls to be formed to maintain airflow. A vent is to be positioned a maximum of 1200mm from any corner.

GROUND FLOOR
14. Concrete beam and block floor, designed by specialist. The bearings for the beams should be clean, level and free from debris. The mortar in the masonry must be cured and have sufficient strength to support the floor. A continuous damp-proof course should be laid along the support wall below the floor in accordance with CP 102:1973. For masonry construction the beams should have a nominal bearing of 100mm. Where supported by steel the nominal bearing can be reduced to 75mm. In cavity construction, beams should not project into the cavity. Where two or more beams are placed side by side, the space between the beams above the flanges must be filled with in-situ concrete of minimum compressive strength 30N/mm2 with 10mm maximum sized aggregate. The concrete must be allowed to cure to the necessary strength before loads, such as partition walls, are applied. The beam shall not be worked on site in any way ie, by drilling, notching, cutting or in any other manner, without the permission of the specialist supplier. Place floor beams at the centres shown on the drawings, positioning infill blocks between the extreme ends of the beams as work progresses in order to ensure the correct spacing. A 1:4 cement sand slurry mix grout should be well brushed into the floor. Prior to grouting, the floor should be thoroughly cleaned and wetted to ensure effective seal
15. Two coat RIW LAC (liquid asphaltic composition) DPM with all voids and hollows made good and any sharp edges eliminated. Internal angles to be eased with a sand/cement fillet. Surfaces to be clean and dry. RIW Sheetseal 226 angle strip to be utilised. Ensure that the new membrane is bonded to the new or existing DPC and/or DPM.
16. PermaSEAL Flexible Tanking Slurry

WALLS
17. 100mm. High-density concrete blocks. 7N.
18. Clay Terca Olde Essex red fair-faced brickwork
19. Wall ties to be vertically twisted stainless steel variety with insulation retaining clips. Ties to be at 450mm centres vertically and 750mm horizontally spaced not more than 300mm apart vertically within 225mm from the sides of all openings with unbonded jambs. Minimum embedment in each leaf to be 50mm.
20. 50mm cavity fill
21. Construct partition walls from 50mm x 100mm SW studs to C16 @ 400mm centres on 50mm x 100mm sole plate with 50mm mineral fibre insulation between studs of a density equal to or greater than 10 kg/m³ and clad on both sides with 12.5mm SoundBloc plaster board (minimum 10kg/m²), scrimmed and 2 No. coat multi plaster finish.
22. Moisture resistant GTEC Aqua board, or similar, to any areas of bathrooms and shower rooms where there will be a fully tiled finish and to any other areas of exceptionally high humidity. The board to have a min density of 10kg/m².
23. 47mm x 147mm SW to C16 studs @ 400mm centres with noggins at 900mm above floor level and 50mm x 150mm SW top and base plates strapped at 900mm centres. 10mm OSB3 board to BS5268 part 2 fixed to studs with galvanized flat head nails, max 400mm centres, clad with Protect TF200 Vapour Permeable Membrane (or equal to).
24. Externally studs to be clad with 25mm x 50mm tanalized battens and 150mm pre-treated and decorated featheredge board achieving 0.26 W/m²K and 1 hour Class O spread of flame protection. Insect mesh to be securely fixed along bottom edge of air cavity.
25. Internally tightly fix 140mm Knauf Earthwool FrameTherm 32 insulation batts (0.032W/mK) secured between studs to prevent slump and secure YBS SuperQuilt membrane (foil surface facing plasterboard) with 38 x 47mm softwood batten fixed vertically to studs finished with screw fixed 12.5mm plasterboard. All joints scrimmed. Two coat multi plaster set. (Void between plasterboard and Superquilt to be used for services). [NB: U-Value increases to 0.14 W/m²K if used with YBS BreatherFoil reflective breather membrane externally]

CEILINGS
26. Ceiling to be 2 layers of 10mm Glassroc with staggered joints and intumescent jointing mastic at perimeter.

ROOF
27. 150 mm rafters, Kloeber Permo air vapour and air permeable membrane underlay with a minimum drop of 10mm between rafters/battens. Butyl tape to be utilised to seal the underlay at roof perimeters and at all penetrations. All laid according to manufacturer's instructions. Do not leave exposed to weather. 100mm PIR insulation (0.022 W/mk) tightly fitted between rafters and 62.5mm PIR-plasterboard thermal laminate insulation (50mm insulation, 12.5mm plasterboard) helical screw fixed below. All joints sealed with aluminium foil tape achieving 0.16 W/m²K. Surface fixed lighting only.
28. 25mm x 50mm tanalized fully graded battens to BS.5534 and slates to match the existing.

JOINERY
29. New external door to be ½ hour fire resistant, with DDA compliant vision panel and overhead closer fitted with automatic holdback connected to fire detection system.

PLUMBING
30. All taps etc. to have in line valves to allow for maintenance.
31. No joints to be used in inaccessible pipework (eg where run in screed).
32. Protect copper pipework from concrete with Densotape. Do not run hot and cold pipework together. Where pipes run through joists allow adequate cut out and sleeve pipes to allow for expansion.
33. Sanitary installation to BS.5572 and design of soil/waste pipe systems in accordance with relevant COP and BRE Digest No.80. Generally, basins with branch length up to 1.7m and 75 deep seal and 32 dia branch. Basins with branch length between 1.7 and 3.0m to have 40 dia branch and 125 deep seal trap. Sinks with branch length up to 3.0m to have 40 dia trap, 75 deep seal and 40 dia branch. Sinks with branch length between 3.0 and 4.0m to have 50 dia branch and sinks with 125 deep seal trap. Basin waste to connect above WC. Waste pipes and traps to be unobtrusive and concealed where possible. Waste pipes to entire soil pipe direct with access above floor for cleaning.
33A. Disabled toilets are to be fitted out in accordance with diagrams 18 and 19 of Approved Document M.
34. Wastes to be connected to existing SVPs.

RAINWATER GOODS
35. External goods to be 100mm uPVC gutters laid to falls and 61mm uPVC down pipes with roddable access shoe at base.
36. All surface water drainage to connect to existing as indicated in drawings.
36A. Form level access with Aco drain at base of ramp.

DRAINAGE
37. Existing drain runs to be utilised as indicated.
37 A. New drains to be 110mm uPVC (to BS.8310 for foul water and BS.6367 for surface water) and to stand water test, all laid true to line and fully bedded and surrounded with pea shingle to BS.882 and below driveway (if there is to be less than 900mm cover) they are to be surrounded with lean mix concrete. Minimum bedding and surround to be 150mm. Foul drains to be laid to a minimum fall of 1:40 and surface water drains to a minimum of 1:80.
Provide pre-cast concrete lintels over pipes passing through foundations and/or walls with 50mm gas resistant flexible surround. Drains are not to pass through or below foundations/walls at less than 45° to the face of the wall.

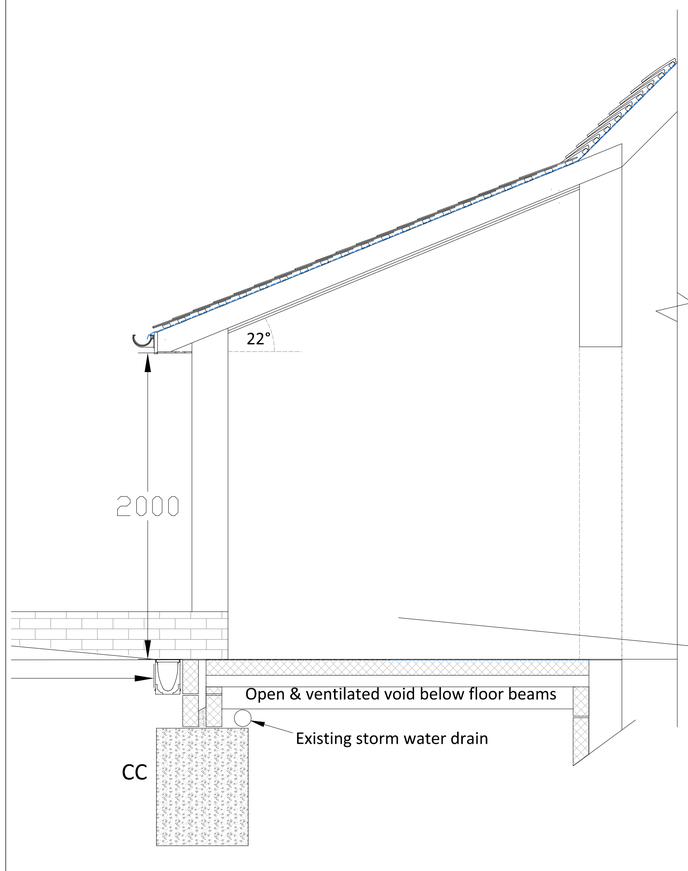
EXTERNAL WORKS
38. Ramps to be to a maximum incline of 1:12 and minimum width of 1200mm.

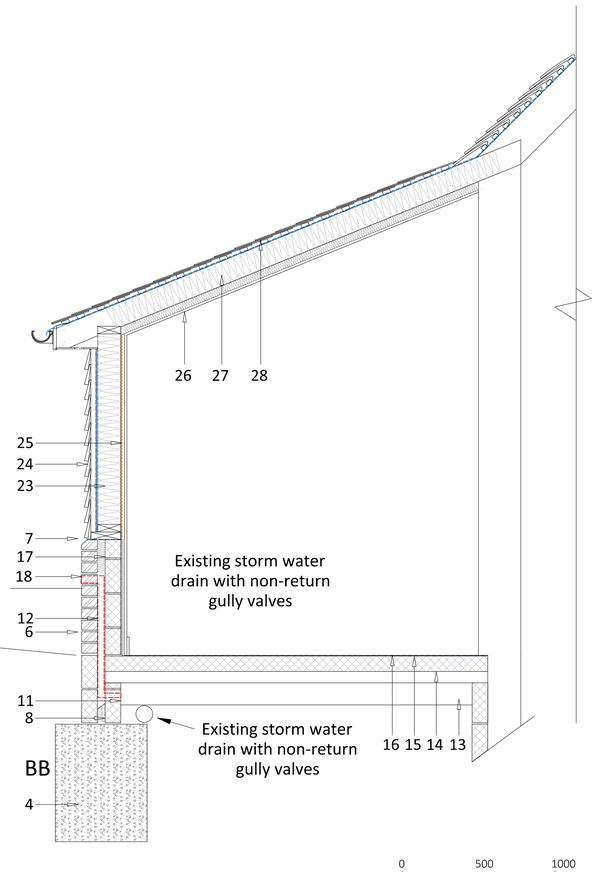
SERVICES
HEATING AND HOT WATER
39. Extend existing heating system with radiators sized to provide a minimum ambient temperature of 21°C and to be fitted with thermostatic valves. All pipework to be insulated with material not exceeding 0.035W/m²K.

ENHANCED SYSTEMS AND FIRE PREVENTION
40. Fire exit signage to BS.5499-1:2002 or equivalent European standard to be provided.
41. Provide illuminated 'Emergency Exit' signs and emergency lighting to building with three hour battery back up to BS.5266-1:2011 and on completion provide a commissioning certificate signed by a person competent to do so and registered with the NICEIC or equivalent body to the occupier and the Building Control Body.

VENTILATION
42. Mechanical extract fans giving 30 l/s adjacent to hob, 60 l/s elsewhere in kitchen, 6 l/sec in WC. Intermittent extracts to be commissioned and air flows measured within 5 days of completion.
43. 10mm air gap to be provided under doors to internal WC.

TIMBER
• Unless noted otherwise all timber shall be grade C24.
• All timbers to be pressure treated against insect and fungal attack and all cut ends to be treated on site.
• Unless noted otherwise all joists shall be supported using proprietary hangers or minimum 100mm bearing onto loadbearing walls / beams.
• Unless noted otherwise all multiple joists shall be connected using 12mm diameter bolts and suitable washers at max 600mm centres.
• Unless noted otherwise all joist shall be connected to wall plates using proprietary truss clips.
• All wall plates shall be secured using 30mm x 5mm x 1200mm long holding down straps at max 1500mm centres plugged and screwed to masonry.
• Provide 30mm x 5mm lateral restraint straps to edges of all roofs at max 1500mm centres fixed to minimum 3 No. joist via suitable timber noggins.
• All joists exceeding 2.5m span shall be provided with continuous timber noggins or herringbone strutting at mid-span. For spans exceeding 4.5m provide continuous noggins / strutting at third points.
• Where applicable all JJI joists shall be installed strictly in accordance with manufacturer's recommendations.





A	30/04/'21 B Reg notes

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Drg. Title	SECTION BB CC		
Job Title	SIDE EXTENSION MINOR INTERNAL ALTERATION		
Drg. No.	20 79 06		A
Site Address	CROWN HILL, ASHDON SAFFRON WALDEN ESSEX, CB10 2HA		
Client	ASHDON VILLAGE HALL		
CONDITIONAL APPROVAL			
Drawn to print @A1			
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