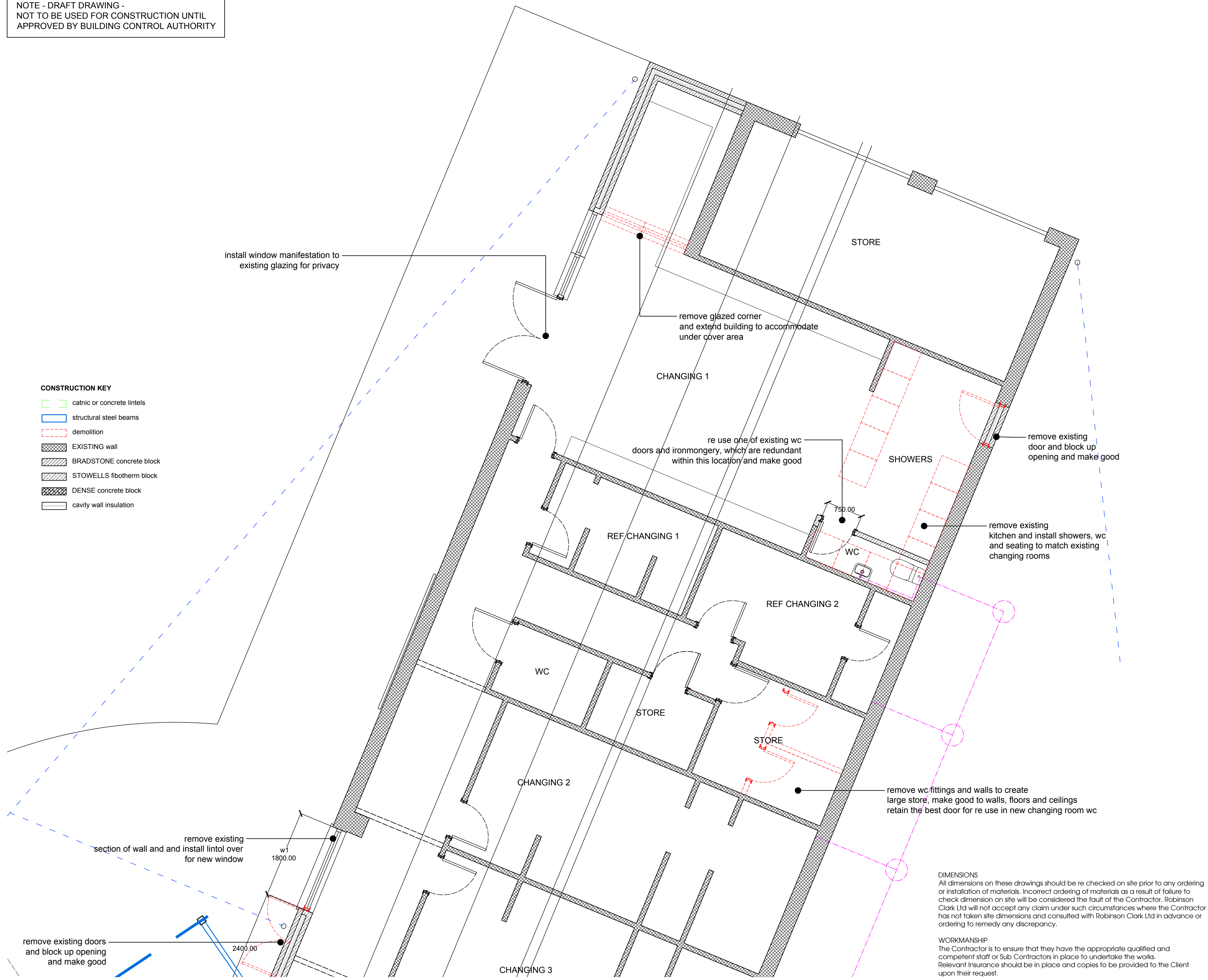


NOTE - DRAFT DRAWING -
NOT TO BE USED FOR CONSTRUCTION UNTIL
APPROVED BY BUILDING CONTROL AUTHORITY

GENERAL NOTES:

do not scale off this drawing, figured dimensions shown to be used for setting out.

all dimensions to be checked on site, any discrepancy to be reported to architect.
all works to be carried out in strict accordance with current Building Regulations requirements and legislation



DIMENSIONS
All dimensions on these drawings should be re checked on site prior to any ordering or installation of materials. Incorrect ordering of materials as a result of failure to check dimension on site will be considered the fault of the Contractor. Robinson Clark Ltd will not accept any claim under such circumstances where the Contractor has not taken site dimensions and consulted with Robinson Clark Ltd in advance or ordering to remedy any discrepancy.

WORKMANSHIP
The Contractor is to ensure that they have the appropriate qualified and competent staff or Sub Contractors in place to undertake the works. Relevant Insurance should be in place and copies to be provided to the Client upon their request.

All materials should be installed in a workmanlike manner, strictly in accordance with the manufacturer's instructions and to the latest British Standards, NHBC Guidance and Code of Practice. Where there is any doubt contact Robinson Clark Ltd for Clarification.

Where installation guidance is given within these specification notes in respect of trade products, then ensure the latest installation instructions are obtained from the manufacturer and that the latest installation instructions are adhered to in lieu of any instructions herein.

SPECIFICATION
The specification of this building project has been carefully designed to ensure compliance with current Building Regulations Standards. The basis of this specification has been used to inform the SAP Calculation or the SBEM Calculation. Whilst products specified can be changed to similar products, care needs to be given to ensure that inferior products or products of a lesser specification are not used, to ensure that the building doesn't fail to comply with minimum standard for building control Compliance.

Special care should be take where there is a Sap Calc or SBEM Calc as any changes may affect these Calculations

Any changes to the products specified may result in the Building Control Inspector requesting an As Built Calculation, which will result in additional fees for that additional calculation.

It is important to ensure that the project is managed correctly and that the building work is to a high standard and that materials abut and join without excessive gaps. This is imperative as upon completion the building may be subject to an Air Pressure Test. Poorly fitted elements during the build will result in a poor test result. High standard building work will achieve better Air Pressure Tests, Lower Energy Consumption and of better Energy Rating.

In general all elements of work are to be agreed with Building Control prior to installation on site and this could be done during a Building Inspector Visit prior to that element of works taking place. Contractors should keep a diary record of all Building Control Visits and what was discussed and agreed at those meetings. The same diary can be used to keep a record of weather and all general site issues.

The site should be kept clean and tidy and adhere to latest Health and Safety Practices.

All waste to be removed from site at the contractors expense unless otherwise agreed between Contractor and Client.

Upon completion of the works all instructions and warranties for elements within the build should be passed to the client. Where applicable the Client should be given a demonstration for appliances / installations.

Where reference is made to Structural Engineers details/design, the builder is to ensure that they have copies of the Structural Engineers Calculations and Drawings. If any discrepancies are found, please alert Robinson Clark Ltd in order to agree correct information and proceed.

Robinson Clark Ltd will not accept responsibility for building works proceeding without the Building Contractor having reference to the Structural Engineers Calculations and Drawings.

STRUCTURAL STEELWORK
Refer to structural engineers drawings and details for all information.

Ensure that all exposed steelwork is encased in two layers of plasterboard staggered with a skim finish to provide fire protection or coated with intumescent paint, all cladding / coatings should achieve 30 minutes fire rating

ROLLER SHUTTERS

To both of the kitchen servery hatches install 2no Fire rated electric shutters which are linked to the fire alarm, as per B&L Shutters Ltd ref 111104

ROOM MECHANICAL VENTILATION DETAILS
Kitchen to have extract fan providing 30 litres per sec if over hob, otherwise 60 litres per sec.
Provide integral extract fan within light fittings to all new was providing 15l/s connected to main light fitting with 15mins overrun.

FIRE DETECTION
Provide automatic fire detection system (L2 or M system) to the whole building, including warning people with impaired hearing to BS 5839-1:2017
Within the accessible wc provide detector/strobe/sounder.
Provide call points at all exits
Provide detectors within all rooms
Provide emergency signage and lighting over all doors to lighting to BS 5266 - 1:2016 signage to BS5499 - 1:2002

Existing and proposed fire strategy to be given to building control ensure that all internal doors are not lockable, provide a thumb turn to exit doors
Smoke detectors must be fitted so that they are located within 7.5m of all doors to habitable rooms and at least 300mm away from any wall and 300mm from any electrical source that may interfere with its operation.
The alarms must also be located so that maintenance of the backup battery is easily accessible.

Note any ceiling spot lights to be provided with fire resistant hoods

PART P

All electrical work will be designed, installed, inspected and tested by a competent person that is registered with one of the approved Part P electrical self certification schemes

NOTE electrical and heating layouts shown are schematic, exact layout to be confirmed / approved between appointed plumbing/electrical contractor and client
All works to comply with current building regs

LIGHTING, SOCKETS AND SWITCHES
All new fittings to be energy efficient light fittings. All switches and socket outlets to be within an accessible zone between 450mm and 1200mm above floor level.

Every room shall have at least one lighting outlet.

Multi media and IT cabling and socket requirements to clients specifications

EXTERNAL WALL CONSTRUCTION BELOW DPC
Masonry to be suitable for below ground application. Blockwork be 7N/mm2 strength with weep holes to the inner skin and Blue Engineering Brick to the outer skin. All dimensions of block/brick to suit dimensions of cavity wall construction above DPC.

Cavities to be filled with lean mix concrete, min 225mm below DPC

Horizontal DPCs to be min 150 above adjacent ground levels and continuous around walls with 100mm overlaps. DPC to be high load reinforced pitch polymer or other similar approved material which complies with relevant BS.

GROUND FLOOR CONSTRUCTION U VALUE 0.14W/M2K SOLID FLOOR

(insulation above slab)
Floor finishes as per schedule on drawing 488070
Below this is 75mm sand cement screed
500g vapour control separating layer
100mm G4000 catotex insulation board
DPM / radon barrier polythene 1000g with 150mm laps and all joints sealed with vapour resistant tape taken through cavity wall
Beam and block flooring on sleeper walls as per structural engineers details
200mm void

RADON GAS

A Radon Risk report has been obtained for this site from the British Geological Society which confirms that these works are in an area which The estimated probability of the property being above the Action Level for radon is 0.1%
Guidance for new buildings - What is the requirement under Building Regulations for radon protection in new buildings at the property location? - None

FOUNDATIONS

Refer to structural engineers drawings for details of foundation design and layout. In any case to be 1000mm min below existing ground level, exact size dependant on Local Authority Building Control approval and soil bearing capacity. Ensure that foundation depth is to a level of ground bearing soil.
Where footings are adjacent to existing drainage, bottom of footing should be a min 1000mm below ground level or below the depth of the drain whichever is greater.

Foundations in close proximity to trees need to comply with the requirements of Chapter 4.2 of the NHBC standards and foundation depth should be in accordance with the NHBC Foundation Depth Application. If in any doubt, assume worst conditions or consult a Structural Engineer.

Any trench fill foundation depth greater than 2.5m - an Engineer will need to be appointed.

Concrete mix where concrete is not reinforced, to be GEN (25N) to BS8500, if reinforced concrete is to be used then concrete mix to be in accordance with Structural Engineer design and calculations.

All runs of foundations of the same level to be cast in a single continuous pour.
All foundations to be cast true and level in a workmanlike manner and to the latest British Standards. Steps in foundations to work with block dimensions.

NOTE

Prior to building works starting onsite it is recommended that a trial hole investigation is undertaken to determine the ground condition, load bearing capacity and whether any foundation re design will be required. It is advised that Building Control are present for such an investigate in order to agree the way to proceed and the advice of a Structural Engineer sought if necessary.

DRAINAGE (STORM)

Roof water to discharge into box section aluminium guttering to match existing (colour to be grey) fitted with aluminium downpipes to match existing (colour to be grey)

For new surface water, a new soakaway a minimum of 5000mm away from any building is to be installed. Soakaway design and location is subject to a porosity test in accordance with paragraphs 3.26 to 3.30 of Approved Document H to the Building Regulations. The building contractor is to carry out percolation test to determine exact size and location once project starts on site. Ensure that client is happy with proposed soakaway location.

DRAINAGE (FOUL)

To be polypipe 100mm dia flexible jointed pipes laid to falls min 1:60. Drains under load bearing walls to be jointed either side of wall and surrounded with 150mm of 10mm pea gravel for a distance of 900mm from wall.
Drains under building to be surrounded in concrete min 100mm and where they pass under any load bearing wall to have lintels built in to wall/foundation structure.

UPVC waste pipes - sink waste 42mm dia, wash hand basin 36mm dia with 75mm deep seal trap. Install cleaning eyes at waste bends, anti syphon pipes or traps to be provided where wastes exceed 3m in 42mm dia pipes or 1.7m in 36mm dia pipes
Soil and vent pipe to be 100mm dia UPVC fitted with long radius bend at base and access of ground floor level for rodding purposes. SVP to terminate with approved cage 900mm min above nearest window opening. Provide a preforned lead flashing where stack passes through roof structure.

Where soil pipe passes through a room, pipe is to be clad with 25mm mineral wool insulation and held in place with chicken wire. Box in pipe with 38mm x 38mm soft wood framing finished with two layers of 12.5mm plasterboard.

Note all pipes in roof space to be lagged and all holes to be sealed where services pass into unheated spaces.

DEMOLITION AND SITE PREPARATION

The Local Authority is to be notified prior to demolition of structures.
If contaminated material or Asbestos be uncovered, suitable notifications to be put in place prior to removal by specialist contractors as required.
Demolition to be carried out by skilled operatives and to best practice and HSE codes and recommendations.

All works to be carried out 'Top Down' with materials not required or retained for incorporating in the new works to be removed from site to licensed disposal facility. Top soil to be removed from building footprint and ground treated with weed killer with all organic material removed. Should any made ground or signs of contamination be found, the Local Authority is to be notified which may lead to further investigative / remedial works being required

HEATING AND PLUMBING

The existing boiler is to be retained within the changing room wing and the appointed heating engineer is to confirm that due to the additional energy use from the alterations within the changing room wing, that it still complies with the Non Domestic Building Services Compliance Guide

A new boiler is to be installed within and to serve the new wing. The appointed heating Engineer is to confirm the exact make and model to comply with all current legislation and building regulations
The boiler will comply with the Non Domestic Building Services Compliance Guide and the heating system will be no more unsatisfactory to the requirements in G3 will be provided.
The boiler is to be suitably commissioned with a copy of the gas safe and commissioning certificates forwarded to building control

ROOF CONSTRUCTION 0.16W/M2K TRUSSES

(INSULATION OVER CEILING JOISTS)
Kingspan, type KS1000 RW 60mm thick, finished with metallic silver colourcoat Pvf2 to top sheet and underlayment. (ALL TO MATCH EXISTING ROOF)
Roof trusses to match existing roof pitch and to be from Manderwood Trusses @600mm centres as per manufacturers recommendations. Provide loft hatch access to the roof voids and install 100mm mineral wool insulation inbetween ceiling joists with 200mm cross laid over
Ceilings to be clad with 12.5mm plasterboard and finished to match existing, typically plaster skim
Wall plates are to be strapped to masonry walls @ 1200mm centres using straps at least 1m in length

Trusses to be wind braced and 30mm x 5mm mild steel studs @ max 2000mm centres across rafters and ceiling ties. Lateral restraint straps at first floor will be provided at every 2m and vertical restraint straps at least 1m in length at eaves levels every 2m also.

To the new extension provide fascias and soffits match with existing material and style on existing wing, replicate existing dimensions also.

Note eaves ventilation to be maintained.

INTERNAL STUD WALLS

100mm o/a width comprising of 75mm x 50mm timber studs @ 600mm centres with 12.5mm soundbloc plasterboard skimmed either side, cavity with 25mm URSA acoustic roll 25mm min thick, (note plasterboard to provide min density of 10Kg/m2)

INTERNAL BLOCK WALLS

100m concrete block, built off of foundations as indicated on drawing

LINTELS

Lintel widths to be equal to wall thickness. All lintels over 750mm sized internal doors openings to be 65mm deep pre stressed concrete lintel planks. 150mm deep planks to be used for 900mm size internal door openings. Where indicated on drawing, openings to be bridged with Catic Lintels or pre stressed concrete lintels with a min end bearing of 150mm and installed in strict accordance with the manufacturers recommendations. Pre cast or pre stressed lintels must not be used in cavity walls unless specifically specified.
To cavity walls allow for proprietary weep holes complete with insect guard at 450mm centres, (min 2 per lintel) over the lintels or cavity trays to allow moisture forming in the cavity or on the lintel to escape.

NEW WINDOWS U VALUE 1.6W/M2K AND NEW DOORS U VALUE 1.8W/M2K

All windows to have max U Values as shown above all to be double glazed with low E glass
External Doors and Windows to be Aluminium to match existing doors and windows sizes as per schedule
All glazing less than 800mm above floor level or 1500mm for doors and side panels within 300mm zone of doors shall have toughened or laminated glass for safety

For details of opening sizes refer to door and window schedule on drawing 488074

CAVITY WALL CONSTRUCTION U VALUE 0.27W/M2K BRADSTONE TO MATCH EXISTING

300mm overall wall construction comprising of
100mm dense concrete bradstone block with brick banding to match existing
100mm o/a cavity with 50mm Celotex CW4000 insulation board fixed back to inner leaf with Insulation Retaining Clips
Outer leaf fixed back to inner leaf @ 750mm centres horizontally and 450mm centres vertically with Ancon Stratix HR14 Housing Ties
Ties to be laid at a min of 7no per m2
Wall ties to be set level and never to be laid to fall towards inner leaf
Centres increased around openings and corners and ensure ties are staggered 100mm Stowells Fibrotherm concrete block inner leaf

Lay blockwork in max 9 course lifts during any 24 hour period. All perpend to be aligned.

Allow for forming movement control joints as indicated on drawings (subject to confirmation by Structural Engineer) - form a straight joint within masonry to both the inner and outer skin with stainless steel wall ties either side of joint laid at 225 vertical centres and set back 225mm from vertical joint in either direction. Allow for the insertion of stainless steel 50 x 3mm fish tail lateral stability ties, set at 450mm vertical centres across the joint, ensuring that one end is de bonded by a sleeve.

Construct the internal leaf ahead of the external leaf. Any mortar protruding into the cavity space from the back of the internal leaf shall be cleaned off before installing the insulation.

the outer leaf is to be built at the same level as the insulation boards. Upon completion of each section of wall leaf, excess mortar should be removed and mortar droppings should be cleaned from the exposed edges of the insulation board before installation of the next section.
It is essential that insulation boards are cut accurately to ensure a tight fit, so that no air gaps are left.
Where openings such as doors and windows are in close proximity it is recommended that continuous lintels be used. Damp proofing at lintel level must be provided with stop ends and weep holes.

Thermal bridging around openings to be reduced by ensuring lintels are insulated or use separate leaf lintels. Cavities to be closed with Kingspan Kootherm Cavity Closers 100 suitable for cavity size. Ensure cavity closers are installed at both jamb and all junctions