

PERFORMANCE SPECIFICATION:

No responsibility can be accepted for estimates of work or orders placed for materials based on the drawings while still being considered by the local authority pending amendments and works should not be commenced until such approval is granted.
All works adjacent to the boundary or party walls within 3m distance must not be started without the neighbour's having advanced notification and consents under the Party Wall Act 1996. Foundations must not encroach on the boundary.

General:
Drawings and details are prepared for purposes of Local Authority Building Control Approval only and are not intended as a complete and exhaustive specification of the works or of the client's requirements, reference should be made to all drawings made by the designer, Electrician and Plumbing contractors. Any omission of error contained within these proposals should be reported and brought to the attention of the designer for resolution before undertaking the works on site. The Local Authority Building Control Department should be informed if deviations from the approved plans are made during the course of works, or if unforeseen variations in the ground conditions are encountered.

All work is to be carried out with due regard to and according to the Building Regulations (including all supporting documentation), NHBC Standards, British Standards and Codes of Practice, Agreement certificates, all current and relevant Health & Safety Legislation and all manufacturer's requirements ensuring that a high standard of workmanship throughout the duration of the contract is provided. The use of propriety brand names for components in these notes should not suggest that they are the only products that will satisfy the intended construction, the substitution of them for equal and fit for purpose products can be permitted if approved by the designer and as appropriate to the Local Authority Building Control Surveyor.
The building contractor is to carefully consider the commitment required to undertake the works and agree the programme with the clients before the commencement of work on site. The contractor should make full allowance for the amenities of the adjacent properties during the construction period. In carrying out the works the contractor will need to ensure that as little disturbance, noise, nuisance and annoyance as practicable is to be caused to the clients, owners and occupiers of all properties close to the site. No vehicle connected with the site is to arrive before 7:30am or leave after 7pm (except in cases of emergency or prior agreement with the clients). Working hours are to be restricted between 8:00am and 6:00pm (Monday through and including Friday) or to the prior agreement by the client. The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228:1984 or any succeeding standards.

All work to be undertaken in strict accodance with the 'Accredited Construction Details'. The contractor is to ensure that the project is executed to the meaning and intent of the drawings and supporting documentation provided by the designer. If in doubt in any detail proposed ask before undertaking any works on site.

The main contractor is responsible to ensure all aspects of the Construction Design Management Regulations 2015 are adhered to in respect of undertaking all aspects of the works.

Demolitions Generally:
The building contractor should allow for all necessary temporary bracing and supports to the existing structure whilst any work is being undertaken. All temporary protection and ongoing security to parts of the existing building being retained should be provided and maintained during the duration of the contract unless specifically instructed otherwise by the client. Under no circumstance will the burning of rubbish, scrap or demolition items of no value or any surplus builder's materials be permitted on site. The positioning of all skips is to be agreed. Skips are to be covered whilst not in use and to be set on polythene material to reduce seepage on the existing adjacent hard and soft landscaped areas.

Structural Alterations:
To be provided as indicated on the supporting Structural Engineer's details. New steelwork and beams supporting elements of structure above require 30 minutes fire protection as standard with either two layers of 9.5mm plasterboard or a single layer of 12.5mm fireline board with a plaster skim coat finish. The contractor is responsible for all temporary works deemed necessary to maintain the stability of the existing structure during the works. All new work to be bonded to existing by metal profiles unless noted otherwise.

Foundations and Substructure:
Strip foundations to cavity walls & loadbearing internal walls min 450x800mm, min1.0m deep into natural ground. GEN3 mix concrete in accordance with BS 8500 Parts 1&2 2002 (BS EN 206-1), or in accordance with Structural Engineer's details and calculation, and to the Local Authority/ Approved Inspectors requirements. Foundations to comply with Approved Document A of the Building Regulations and all British Standards, BS EN CEN and Codes of Practice mentioned therein.

Where building near trees, depths of foundations to be in accordance with the NHBC Standards chapter 4.2 Building near Trees. All foundation depths are to be agreed with the building inspector on site before placing concrete. Presence and depth of sandstone to be established by making investigation holes before excavating for footings.

Provide heave protection to foundations with 75mm EPS sheet (Cordek Claymaster or similar). Apply in accordance with manufacturer's recommendations. Foundations should be excavated to the invert level of any adjacent foul or surface water drain and should be found into virginal ground void of any fill or contamination.

Below Ground Drainage:
Existing and proposed drainage systems are to be assumed only, and to be fully checked on site prior to the commencement of the works.
All new below ground drainage to comply with BS EN 752.

All foul drains shall commence with a gradient of 1:40 fall, with a minimum gradient elsewhere of 1:80 fall provided at least 1 WC is connected.

New inspection chambers to be polypropylene sectional type with BS 497 Grade C light duty single covers and frames of brickwork construction to BS 8301. Type of manhole/ inspection chamber will be dependent upon location with regards to possible overrun from vehicles.

Drain water to discharge into a soak-away positioned 5m from any building. Minimum size 1m3 dependent on percolation test undertaken by the contractor. If it is not possible to discharge surface water to soak-away then existing sewer may be used providing trapped gullies.

Foul drainage to discharge into the existing foul drains.

Surface and foul water drainage to be 110mm OSMA PVC bedded on 150mm pea shingle which is to be well compacted and trench to be backfilled with pea shingle within 225mm of the surface. Area under all joints, changes in direction etc, shall be well compacted and supported with pea shingle to prevent movement. All pea shingle to be well compacted at intervals not exceeding 150mm thickness throughout the depth on the excavation.

Where drains are within 450mm of ground level or within 1.0m of any building, under any building or within tree roots, they shall be encased in 150mm thick lean mix concrete, with flexible joints. Where pipes are within 1.0m of existing buildings they are to be encased in concrete to the lowest level of the existing foundation.

New Beam and Block floor:
30mm finishes zone over de-coupling membrane over 65mm fine screed over separating membrane over 90mm Kingspan Kooltherm K103 insulation over continuous DPM min 1200 guage, over proprietary beam and block floor system (Celcon or equivalent). All installed with manufacturer's recommendations. Beam and block system to comply with EN 771-3-2011. 150mm ventilation void below beams with concrete over-site.

DPM to be continued up wall to connect with DPC.
Ventilation duct openings to be provided in dwarf walls between existing and new construction to maintain cross ventilation from existing suspended timber construction to new beam and block floor.

Masonry in General:
Concrete blocks throughout to be solid, manufactured in accordance with BS EN 771 - 3&4 and designed by the manufacturer as suitable for the intended location.
Provided that ALL the specified structural , thermal and acoustic requirements are met, blocks may be aerated concrete, lightweight aggregate or medium dense.
All masonry construction is to be built in accordance with BS EN 771 - 1.

External Walls:
Render over brick/ block cavity wall construction:
102.5mm facing brickwork outer leaf (to match existing) below DPC level. Render over 102.5mm brickwork outer leaf (does not need to match existing) above DPC level.
100mm cavity with full-fill insulation. 90mm Kingspan Kooltherm K106 insulation adjacent to inner leaf with 10mm residual cavity. Wall insulation to be continued min 150mm below top of slab insulation.
100mm Thermalite Shield blockwork or similar to inner leaf.
12.5mm plasterboard on dabs with 3mm skim coat finish.
U-value 0.16W/m2K.

Damp proofing on Inner Face of Concrete Blockwork Wall:
Inner face of concrete blockwork wall to be damp-proofed with proprietary system to connect DPM (on top of new concrete slab) with DPC (in cavity wall). Drybase Liquid Applied DPM painted up inside face of concrete blockwork wall in accordance with manufacturer's recommendations. Work to be guaranteed.

DPC:
The brickwork will have horizontal DPC's to a minimum 150mm above the adjacent/ surrounding ground level and to be a ruberoid 2000 guage polythene type or similar to BS 6515:1981. DPC to be stepped as necessary to maintain 150mm clearance above entrance ramps or level platforms adjacent to the principle entrance.

Cavity Trays and Flashings:
Flashings to generally be in milled lead sheet to BS 1178.
Code 4 lead soakers and flashing (stepped where necessary) to be provided where roofs abut brickwork.
All lead soakers to be dressed up wall min 75mm above surface of tiles/ slates, with lead cover flashing dressed over soakers with 50-65mm lap.
Cavity trays are to be installed to all openings in cavity wall construction and where new roof construction abuts an external wall.
Cavity trays are to be linked to flashing in all cases and stepped in the case of a stepped flashing.
Cavity trays must raise min 140mm across cavity.
Code 4 lead soakers to be provided at each tile/ slate overlapped by flashing.

Cavity Closers:
Kingspan Thermabate insulated cavity closers (or similar) to all door and window openings, all window/ doors are to overlap the cavity closers by a minimum 30mm.

Wall Ties:
Wall ties generally to be stainless steel and to be provided in accordance with Approved Document A of the Building Regulations. Wall ties to be provided at maximum 900mm centres horizontally and 450mm vertically and staggered equivalent to 2.5m2 density to alternate vertical courses. Wall ties adjacent to openings in external walls to be placed at maximum 225mm vertical and horizontal centres.
Additional wall ties to be installed in the cavity wall max 225mm to each side of the movement joint at 225mm vertical centres in accordance with BS8103: Part 2 1996 and proprietary flat-strip debonded ties to be installed across joint at 150mm vertical centres.

REVISIONS		PROJECT	
A	Notes updated	24/08/2021	
STATUS		BUILDING REGS	
		WHITE OAKS LONDON ROAD	
		TITLE	
		OUTBUILDING BLDG CTRL NOTES 1 OF 2	
SCALE	DATE	DRAWING NUMBER	REV
NTS	2024.12.07	720	A

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