

A - STRUCTURE

New opening within walls - brickwork supported by a suitable lintel fitted in strict accordance with manufacturers recommendations - with cavity tray, stop ends & weep holes where appropriate.

Front infill brickwork to be supported on 'exterior quality' precast concrete ground beams/ (based on standard engineers design: 2No 100x140mm, min SWL 6kN/m - *if clay sub-soil found, a compressible material ie Clayboard must be installed beneath precast ground beam*) - bearing on to existing footings min 150mm each end. A cast foundation to match the existing will be required if this min bearing cannot be achieved.

Front infill brickwork to garage opening to be toothed into brickwork on either side unless gal. frame cramps specified.

During excavation - check existing floor slab & DPM for suitability for any loadbearing partitions.

Non loadbearing walls - drylining timber studwork fixed at ceiling and floor to provide structural integrity. Clad with moisture resistant plasterboard in bathrooms etc.

Where bricking up and installing window typically construct as follows : 100mm brick (to match existing), 50mm min cavity, 100mm block, DPC ideally min 150mm above ground level, 50mm Celotex turf-R GA3050 with foil taped joints as VCL, 25mm cavity formed with 25x50mm impregnated battens @ 400mm cts., fixed through insulation into inner leaf of masonry with hammerfix fixings, 12.5mm plasterboard, U value 0.3W/m² K. This method of insulation/lining also applies to existing non-insulated external single brick and cavity walls; for half-brick walls (103mm) first fix a breather membrane against the internal brick face & use 55mm thick Celotex insulation.

Where roof structure is being repaired or replaced - allow for suitably sized timber to span over clear openings - based on TRADA timber size charts.

B - FIRE SAFETY

At threshold point from garage to new room - provide 100mm high step or 100mm threshold. Fit fire door FD30s with smoke seals and 3No hinges grade C or greater, rising butt or self closer. Fit FD20 leading off stairway in 3-storey property.

Internal linings to be plasterboard - to provide Class 0 spread of flame. Fire rated stud partitions to consist 2x12.5mm plasterboard to 'warm' side & 2x12.5mm Gyproc Fireline MR board to 'cold' side, staggered joints both sides. Fire stop at head & junctions and seal with tape or caulking.

Provisions for means of escape will be met where new habitable room opens directly to another room in existing house - a provision for escape window should be allowed for. Minimum clear opening area of 0.33m2 - 450 x 750mm - maximum of 1.1m above external ground level.

Smoke detection required within 7.5m of the conversion entrance unless exterior access provided. New detectors to be mains supply with battery back-up and interlinked with any existing.

New windows and doors in external wall are to be at least 1m from relevant boundary with maximum of 5.6m² total area, including any existing doors & windows on elevation; or 12m² if 2m from boundary.

C - SITE PREPARATION

Prepare existing concrete floor to apply a painted bitumen DPM and lap up walls minimum 300mm when applied to cavity - or see flooring note.

Adequate provision for a vertical DPC at window and door reveals should be made.

Cavity Walls : Where bricking up openings - close cavity with vertical insulated DPC (eg Rockwool 'Rockclose or Rockreveal') at window and door reveals.

Solid walls : Form stud work around solid walls - creating cavity. Ensure vertical DPC at points of contact between timber and masonry (ie piers).

Roof : existing roof to be checked for integrity against weather resistance.

Condensation controls:

Where an existing pitched roof is being insulated at ceiling level - the following should be applied :

- For roof pitches below 15 degrees a 25mm vent at each side with high level vents
- For roof pitches above 15 degrees a 10mm vent at each side with high level vents

For new pitched roofs a permeable underlay should be specified to reduce the requirements in accordance with the manufacturers requirements.

E - SOUND INSULATION

Internal partitions to achieve 40Rw dB rating consisting of 75x50mm timber studs with 12.5mm plasterboard on each side, taped joints and absorbent material suspended between studs.

Separating (party) walls to achieve 43Rw dB rating consisting 25mm cavity, 100x50mm timber studs built off DPC with 100mm Rockwool Flexi slab between studs clad with 2x12.5mm plasterboard (staggered joints) to 'warm' side only, taped and skimmed. Fire stopped at ceiling or roof and sealed at head & junctions with tape or caulking.

F - VENTILATION

Allow for mechanical extraction as follows:

Kitchens: 60 litres per sec otherwise 30 litres per sec (*when adjacent to hob*).
Utility Room: 30 litres per sec
Bathroom: 15 litres per sec
Cloak Room (no window): 6 litres per sec

Fans to be fitted in strict accordance with manufacturers recommendations and compliance with Part P of the Building Regulations.

To achieve purge ventilation to any new room:

I, opening area of window(s) and doors with 30 degrees or more opening, should be no less than 1/20th of floor area.

II, opening area of window(s) and doors with less than 30 degrees opening, should be no less than 1/10th of floor area.

In creating a new room - provide background ventilation of 8000 mm².

G - SANITATION/HYGIENE

Within new adjoining Bathrooms/WC, wash basins to be provided with hot and cold running water.

H - DRAINAGE

Sanitary pipework - when connecting into existing soil system or new drain runs - as below:

Washbasins - 32mm dia trap 75mm deep seal trap
Bath/Shower - 40mm dia trap 50mm deep seal trap
Sink 40mm dia trap 75mm deep seal trap
WC 100mm dia trap 50mm deep seal trap

Where appropriate provide macerator (ie SaniFlo) to be installed in strict accordance with manufacturers recommendations and hold a BBA Certificate.

New Drain Runs:

In situations of drain runs passing through walls - provide adequate support over and seal against entry from fill or vermin. Fill void with compressible material to prevent entry of gas.

Maximum pipe runs as follows:

Sinks - up to but not exceeding 3m use 40mm pipes
- distances greater than 3m < 4m use 50mm pipes (to a fall of 18 - 90mm per metre)

Wash basin - up to but not exceeding 1.7m use 32mm pipes
- distances greater than 1.7m < 3m use 40mm pipes (to a fall of 20 - 120mm per metre)

Bath/shower - up to but not exceeding 3m use 40mm pipes
- distances greater than 3m < 4m use 50mm (to a fall of 18 - 90mm per metre)

WC - up to but not exceeding 6m use 100mm pipes (to a fall of 18 - 90mm per metre)

All branch pipes connecting to soil pipe to have 200mm offsets - from opposite directions.

Provide sufficient access points or chambers for cleaning; any internal covers to have sealed, screw down covers.

J - COMBUSTION APPLIANCES VENTILATION

Where a cupboard is required to enclose a boiler, ventilation must be provided to meet the manufacturers requirements.

L - CONSERVATION OF FUEL + POWER

To achieve the required thermal efficiency and improvement works to achieve:

External Walls 0.30W/m² K - (Cavity/All walls)
Pitched Roof 0.16W/m² K - (Insulation at ceiling level)

Flat Roof 0.18W/m² K - (allow 50mm vented air gap over insulation for 'cold deck')
Floor 0.25W/m² K - (Site conditions determine insulation thickness)

Windows/Doors/ Roof Lights 1.8 W/m² K - Not greater than 25% of floor area (including their frames)

Roof void insulation using Rockwool Roll glass mineral wool, one layer between joists, second layer cross laid over joists - 270mm total thickness with a thermal conductivity value of 0.044W/mK.

When decking is required - Celotex insulation boards laid between joists with 5mm min clearance from decking, plus a second layer cross laid over the joists - 160mm total thickness.

Loft hatches of the pre-formed insulated type with fastener.

When insulating roof voids (between ceiling joists), ensure cross ventilation with 25mm continuous eaves ventilators and equivalent to a 10mm continuous vents at abutments - tile vents for 'lean-to' roofs, 50mm air gap between insulation & sarking.

All efforts to ensure continuous insulation elements to run/lap each other at floor and ceiling with wall insulation.

All new windows & doors to be fitted with draught proofed seals.

Internally - all replacement lighting should be fluorescent or compact fluorescent to meet requirements of Part L and have a luminous efficacy of 40 lumens per circuit watt.

All new radiators to be fitted with Thermostatic Radiator Valves, and electric Dimplex heaters to be thermostatically controlled.

M - ACCESS TO AND USE OF BUILDINGS

All replacement switches or sockets to new room to be at a minimum height of 450mm but not greater than 1200mm.

When existing ground floor WC facilities which comply with Part M are changed/altered/relocated (the facility cannot be withdrawn) - new WC facilities in conversions are to meet standards set out in Document M.

N - GLAZING

All replacement glazing to comply with Part N.

Safety Glazing to be fitted upto a height 1500mm above finished floor level in doors and side lights.

Safety Glazing to be fitted in windows upto a height of 800mm above finished floor level.

Safety glass (toughened) to conform to BS 6206 1981.

P - ELECTRICAL SAFETY

All electrical work to be carried out in accordance with Part P of the Building Regulations and will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the Approved Inspector should be satisfied that part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

Luminaires for bathrooms - are to meet the following minimum requirements: IPX5 rated in zone 1 (directly above bath or shower); IPX4 rated in zone 2 (perimeter 0.6m wide around zone 1); Lighting switches located beyond zone 2.

FLOORING

Floating - timber: 18mm T+G chipboard on 500g vapour barrier on 70mm Celotex fast-R FF3000 insulation on 1200g DPM turned up walls.

- screeded: 65mm cement/sand screed with chicken wire on 500g vapour barrier on 70mm Celotex fast-R FF3000 insulation on 1200g DPM turned up walls.

Sand, rapid set conc. oversite or additional insulation to raise/level site as required.

Suspended - 18mm T+G chipboard on floor joists sized from TRADA size charts. Joists supported on s/s hangers attached to wall plates rawl bolted to existing walls with vertical DPC between wall & wall plate. 100mm Celotex Extra-R XR3000 insulation fitted on clips between joists. 150mm min clear air void below joists to be ventilated through two opposite walls.

Note - use moisture resistant flooring grade chipboard in wet areas such as bathrooms, kitchens and utility rooms.

NOTES:

This drawing is the copy/right of Anglian Home Improvements and must not be reissued, loaned or copied without their consent.
This drawing is to be read in conjunction with the Existing and Proposed drawings.

NEW EXTERIOR WINDOWS & DOORS

The windows / doors selected are Anglian products.
Unless you have Anglian product already installed, the new windows will not match the profile of the property's existing windows; the colour of the new Anglian product will also not match the property's existing windows as these will have been subject to discolouration due to weathering etc.

WORKMANSHIP

All construction work to The Building Regulations 2000 (SI 2000/2531).

All workmanship to BS8000.

All drainage to be carried out to the satisfaction of the Approved Inspector & Part H of the Building Regulations.

Glazing in accordance with BS6262: sealed units conform to BS 5713: safety glass (toughened) conforms to BS 6206 1981.

Property is in domestic use.
All building work to comply with the building standards (Scotland) regulations & the small buildings guide.

Insulated DPC's fitted at all junctions & abutments to prevent cold bridging.

Door/window frames sealed to jambs & doors/windows fully draught proofed to limit air infiltration.

All downtakings to be adequately needed & supported prior to work commencing.

All electrical work to comply with BS 7671: 2001 & 16th Edition IEE regulations. All electrical goods to bear CE marking & all electrical work to be carried out in accordance with Part P of the Building Regulations.

All concrete grade C30. All reinforced concrete grade C35.

No HAC to be used.

All timber grade SC4.

Rockwool 'Rockclose' & 'Rockreveal' (or similar) insulated cavity closures at all wallheads & jambs.

All facing brick to be frost resistant.

STANDARD NOTES

CONTRACT No.: 097/07558

date: 04-05-2012

PROPOSED: GARAGE CONVERSION
AT: 21 HEATHERFOLD WAY
(INSTALLATION ADDRESS) PINNER
MIDDLESEX
HA5 2LG

FOR:..... MRS STILES