

DOORS AND WINDOWS

Windows to habitable rooms to achieve 1/20th of the room floor area in ventilation, some part of which is to be 1,750 above floor level. All windows and external glazed doors are to be double glazed. All windows & doors to be fitted with draught stripping. Windows to all habitable rooms to have min 800x800mm triple vents

INTERNAL DOORS: All doors excluding wet rooms on completion of loft conversion to be replaced with 172 hr doors 44mm thick with 25 x 18 mm plated stops screwed with brass fittings throughout all to LA approval - 3. Part B - Fire doors to be fitted with intumescent strips (B Appendix B)

Competent Scheme - If window and door installation is carried out by a member of a competent scheme such as Certass or Fenest then Building control need not be notified.

If this is not the case then window installation must be included in the building control notifications. Doors, Windows and Glazing must be tested and classified for air permeability, water tightness and wind resistance in accordance with the following standards BS 6375-1 BS EN 1026 and BS EN 12207, BS EN 1027 and BS EN 12208, BS EN 12211 and BS EN 12210.

Cavity Closers must be fitted to all new window and door reveals including replacement windows where cavity closers are not present. Cavity Closers must provide a thermal resistance of 0.45m2K/W. (See manufacturers specification for compliance).

Where windows or door frames are set behind the face of the external wall - frame must overlap the thermal cavity closer by a minimum of 30mm.

Critical locations:

where glass panels in doors or windows have a lower sill than 800mm from its associated floor level - safety glass must be used which can either be:

- 1. Safe Breaking (Windows) in compliance with BS EN 12600 section 4 and BS6206 Clause 5.3
- 2. Strengthened (Windows) in compliance with Class 3 BS EN 12600 and Class C of BS6206
- 3. Strengthened (Doors and side panels) with a with a pane width of 900mm + in compliance with Class 2 BS EN 12600 and Class B BS6206

(PLEASE NOTE: that compliant panes should have an Impact performance classification (BS and BS EN numbers) on the pane - see BS/EN numbers above)

Glass balustrade in critical locations:

should be annealed glass with a thickness in compliance with section 5.5 (diagram 5.2)

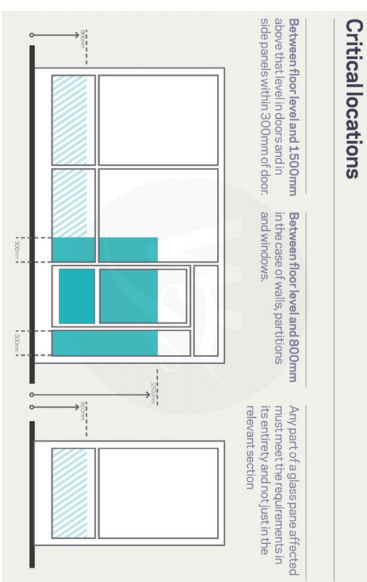
AKK

Up to 1.1m high and/or wide = 8mm
Up to 2.25m high and/or wide = 10mm
Up to 3m high and/or 4.5m wide = 12mm

INTERNAL WALLS

Non load bearing walls to be 100mm x 50mm sawn softwood studs at 400mm centres with 63 x 36mm sole & head plates & cross bracing. Partitions to be finished both sides with 12.7mm plasterboard with joints taped and filled. The plasterboard to the kitchen and bathroom is to be green water resistant. Partitions between habitable rooms & sanitary accommodation to have 75mm fibre glass sound deadening quilt in cavity/infill between studs with KINGSPAN or similar thermaphic TP10 (45mm) and cover thermally with KINGSPAN 25mm thick bonded to plasterboard .

Critical locations



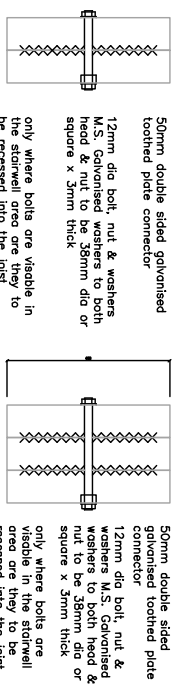
Internal Doors

Internal house doors shall be factory primed plywood faced doors to the employers approval with softwood linings, architraves and stops. Doors should be fire resisting/check as required and 10mm minimum hardwood lipped on all edges. Oil paint finish.

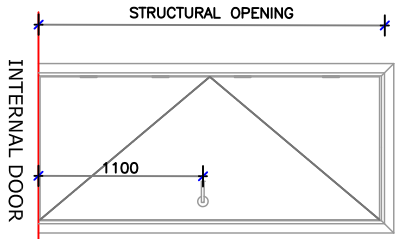
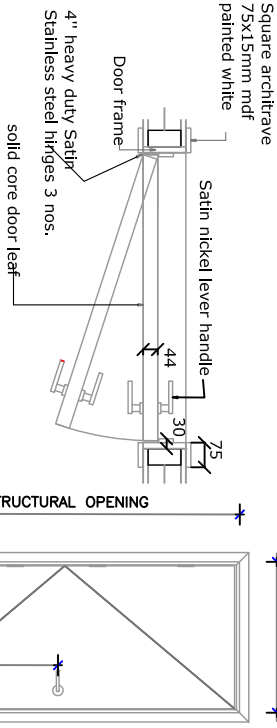
Linings etc shall be treated, primed and oil painted softwood. Door closers and intumescent strips to door frames shall be provided to satisfy the Fire Officer's requirements and Local Authority.

Care must be given to the hanging doors and the position of sitting and how this relates to light fittings, wall switches, outlets, heaters and other doors. A suitable gap should be left under door for the fitting of carpets and underlayment.

Cupboards large enough to permit children to enter and close the door should include a full lever set. Door thresholds to be stained hardwood and a maximum upstand of 15mm from finished floor level.



NOT TO SCALE



THE PARTY WALL ACT 1996

IF THE PROJECT AFFECTS A PARTY WALL, YOU MAY BE REQUIRED TO GIVE YOUR NEIGHBOR THE REQUIRED NOTICE UNDER THE PARTY WALL ACT.

TWO MONTHS NOTICE IN WRITING IS TO BE GIVEN TO ADJOINING OWNER(S) FOR THE FOLLOWING WORKS TO AN EXISTING PARTY

- * SUPPORT OF BEAM
- * INSERT D.P.C. THROUGH WALL
- * RAISE WALL OR CUT OFF PROJECTIONS
- * DEMOLITION AND REBUILDING
- * UNDERPINNING
- * INSERT LEAD FLASHINGS
- * EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE

WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS.

WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.

IN THE EVENT OF A DISAGREEMENT, A PARTY WALL SURVEYOR MAY BE REQUIRED TO RESOLVE THE DISPUTE UNDER THE TERMS OF THE PARTY WALL ACT.

COPIES OF THE PARTY WALL ACT CAN BE OBTAINED FROM THE COUNCIL OFFICES OR WWW.COMMUNITIES.GOV.UK

FOUNDATIONS

Foundation to be as per section detail drawing

New extension walls to be on suitable foundation to be agreed with the building inspector

No encroachment at any time to neighbors property

Walls below dpc to be in Durox supatrench for a minimum of 1m below GL. The sodium area below the suspended ground floor to be wall treated with a proprietary weed killer.

Part A - Existing foundations to be exposed to check suitability to support additional loads (A1/12)

Existing foundation to be exposed and confirmed to s. eng and l.a. approval

Foundations Designed to suit soil conditions (satisfactory by inspection by BCO) and to comply with LA requirements. Trench fill foundations to be constructed to produce a bearing surface of 20N/mmm2 and to conform to BS5528 part 1&2 1991. Use Concrete code ST14.

Trenches to be dug to a minimum of 1000mm below Ground Level and 600mm wide.

Where foundations are to be placed within 1500mm of below ground drainage, foundation depth should be 75mm below invert level.

Where non cohesive soils are found to be present suitable shuffling should be provided to create vertical sides and prevent trench collapse during the construction phase.

Where a high water table is present the use of pile and beam/rat foundations may be required. At a minimum standard no water should be present in the trench when the concrete is poured. (Ground Bearing slabs may be unsuitable for these conditions) Where possible ground drainage systems should be employed to keep the flow of water away from the foundations.

When new foundations are to be continued from existing foundations the use of a suitable amount of reinforcement bars should be included in the design to prevent differential settlement. (In a foundation with a cross section of 600 x 600mm use 4x 12mm rebar fixed to the existing foundation with chemical anchors at a minimum depth of 200mm a minimum of 100mm from external lateral surfaces of the foundation)

When a depth of more than 2500mm is required (or a depth specified by the LA BCO) an engineered solution must be provided.

FFI: If local trees are within an effective proximity to the proposed foundations a tree survey will be carried out and the depth of the foundation will be calculated in relation to the type of trees present. (to comply with BS5837: 2012) NHBS foundation calculator to be used in these circumstances.

A1/2 : No trees within 30m of the proposed works and design foundation depths in accordance with NHBC Chapter 4.2 building near trees. No tree survey information provided If roots are found at formation level the trench must extend 300mm below the root.

If mature trees are removed then a 50mm sheet of low density polystyrene should be placed on the inside of the trench 500mm from the formation level, and 1200 gauge DPM should be placed on the external face of the trench prior to pouring. Guidance: chp4.2 NHBC technical standards 2021 Foundation calculation necessary to identify the depth of trench necessary

If additional loading to existing walls is to take place the suitability of the existing foundations (and walls) must be proved and deemed satisfactory by inspection. If found to be inadequate either underpinning will be required for linear loads - or - for point loads, pad foundations at a suitable depth and width for the load must be provided.(engineers calculations required)

In clay soils where aggressive soluble sulphates are present a sulphur resistant cement may be required. Use concrete designation FNDZ-4 depending on the design Chemical class of the soil if necessary. Cement content to comply with BRE Digest 363 1991

Where ground conditions are found to be inconsistent along the plane of the proposed ground bearing surface, reinforcement may be required throughout the foundation (satisfactory by inspection) - or - stepped foundations may be required to satisfy the ground bearing forces required to achieve a typical safe bearing capacity.

If stepped foundation are specified the overlap at the step must be at least 2x the thickness/depth of the cross section of the foundation or 300mm for strip foundations and 1000mm for trench fill, whichever is the greatest. In all designs the thickness of the foundation must be uniform.

If ground contamination is suspected (any substance which is or could become toxic, corrosive, explosive, flammable or radio-active and likely to be a danger to health and safety) a desk top study followed by a suitable site investigation may be requested by the BCO and if found to be the case appropriate, remedial measures put in place to mitigate the conditions. Methods used to mitigate the contamination will affect the foundation design. Guidance for site investigation and standards: chapter 4, 1 NHBC technical standards 2021.

REGULATION 14 If any works are found to be over or adjacent to a public sewer a build over agreement must be entered into with Thames Water following their direct notice and confirmation.

INTERNAL DRAINAGE REQUIREMENTS

All s.w drainage to run to bi roddable gully and into soakaway to building inspectors approval as above

Where an inspection chamber is made redundant and no longer accessible, provide new I.C for rodding access to the non accessible inspection chamber once the extension has been built

Where an inspection chamber is made redundant and no longer accessible , inspection chamber to be grubbed out and pipework to be connected using like for like materials (part h)

Provide 1 pair of 100 x 150 mm concrete inlets min 150mm end bearing

Provide 25mm daymaster to inside face of foundations due to localised trees

Any drains passing through extension footings or under walls to have 2 no 150 x 100 mm concrete inlets over with min 225mm end bearings and encase in 100mm pea shingle under extension

Final foundation depth subject to building control approval

The assumed ground is clay at 100kn per 1 m sq gbp

Mass concrete trench fill using clay master detail as per s. eng documents

All new surface water to run into existing surface water system

DPC to be installed 150mm above external ground level

Build up sub floor wall to support as required

All existing linings subject to surcharge to be exposed & approved by the acting I.A. inspector to the satisfaction & shall be replaced on his request

Lap new & existing dpc's & dpm's maintain any sub floor ventilation as per notes

Provide cavity infill to within 150mm of d.p.c.

Provide concrete foundations as per notes min 150 mm between g.l. & d.p.c.. at all times

Any drains passing through extension to be exposed & encased in 150mm concrete Use two skins of brickwork below d.p.c.

JOB TITLE

PRO

JOB TITLE

26 Drake Close
Finchampstead
Wokingham RG40 4EQ

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REV	DATE	REVISION

DRAWING TITLE

SPECIFICATION
EXISTING &
PROPOSED

SCALE	NTS
DATE	2025/07/27
DRAWN	SDJ
DRAWING NO.	25/IV1\103
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