

[2.0] **WALLS:**

[2.4] Walls internally be drylined using 15mm Savolit Wood Wool board on existing studs, retaining ancient reed infill. Or for external and other masonry walls on 25 x 50mm battens securely fixed to walls with dpm against wall face.

Savolit boarding to be mechanically fixed with 5mm dia screws and 50mm washers at min 6 screws per sq m, strictly in accordance with manufacturer's instructions.

Walls to be finished in specialist pre-mixed lime plaster, such as Mike Wye or equivalent, exact finish and spec to be confirmed.

[2.7] A specialist tanking system (Newton or similar) incorporating membrane fixed to inside face of outer walls, connected to channel drainage discharging to a sump pump to be installed in the basement as per specialist manufacturer's design. Walls to be drylined over tanking membrane using 25 x 50mm s.w. battens fixed using proprietary fittings supplied by tanking installer, and 25mm rigid slab insulation between battens, with 15mm Savolit boarding as previously specified.

[3.0] **FLOORS:**

[3.1] 75 mm sand/cement screed (mix 1:3 or 4) on min 40mm Xtratherm XT/UF rigid insulation slab on 100 mm concrete ground floor slab (1:2:4 mix) on 1200 gauge polythene damp proof membrane, on 50 mm sand blinding and min 100 mm well consolidated hardcore base. Carry maximum 25 mm thickness insulation vertically against external wall to prevent cold bridging. 'U' value of floor 0.20 w/m2k. (see calcs attached)

Re-lay stone floor finish at same level, in conjunction with Listed Building Consent (LBC), awaited.

[3.2] Upper Floors, boards to be removed and relaid as directed, sanded and finished in areas not being carpeted. All joists and joist ends to be checked for rot, new oak joists to be inserted to match originals in size and detail, as necessary.

[3.6] 22 mm flooring grade T&G chipboard on existing floor joists to be laid where required, glued and screwed.

[4.0] **ROOFS:**

[4.5] Provide joinery built double glazed atrium/skylight unit to be trimmed between rafters using flashing and weathering to suit roof structure as necessary, upon opening up. (Awaiting LBC)

[4.3] Flat roof covered with GRP over 'Thermazone Roof Board - XtraFall' tapered roof insulation board over a vapour control layer on plywood/OSB deck fixed to 147 x 47mm C24 flat roof joists @ 400 C/C. Minimum 'U' value to be 0.18 W/m2k or less.

[5.0] **BEAMS AND LINTELS:**

[5.1] For details of beams and replacement joists, together with bearings and padstones etc. refer to Structural Engineer's calculations sheets.

[5.5] Any existing lintels carrying additional loads to be exposed for inspection at commencement of work.

[5.7] Lead flashings to be generally ode 4 and fixed in accordance with recommendations of Lead Development Association.

[5.8] Foundations or lintels that will be accepting greater loading to be exposed for consideration of upgrading or replacement.

[6.0] **TIMBER TREATMENT:**

[6.1] All structural and exposed timber to be treated with preservative against rot and infestation in accordance with B.S. Code of Practice 98.

[6.2] All s.w. windows and door frames to be primed or base stained prior to building in.

[7.0] **JOINERY:**

[7.1] All joinery to be inspected when opening up, and replaced with same section and same material and in accordance with LBC.

[7.6] Skirtings and Architraves:- size and patterns to match existing.

[8.0] **THERMAL INSULATION:**

[8.2] Pitched roof voids to be insulated with 100mm Xtratherm XT/PR or similar rigid slab insulation over ceiling collars. 'U' value 0.30 W/m2k.

[8.3] 40mm Xtratherm XT/UF rigid insulation slab on 100 mm concrete ground floor slab to give 'U' value of floor 0.20 w/m2k.

See calculation sheet attached to application.

[9.0] **DRAINAGE AND PLUMBING:**

[9.1] All underground drainage constructed in 110 mm U.P.V.C. pipework to B.S. 4660 pipes min fall 1 in 40. Where drain passes through external wall provide 65 mm prestressed concrete lintel over. Mask opening both sides with 25 mm expanded polystyrene slab. All drains under building to be surrounded in min 150 mm concrete. Existing drain to be rodded clear, and tested to L.A. Building Inspector's approval. All drainage work to comply with B.S. 8301:1985.

[9.2] New inspection chambers to be constructed using 215 mm Class B Engineering brickwork on 150 mm concrete base. Provide medium duty steel covers and frames to suit.

Minimum size of chamber: invert 1.0 or less 450 x 450.
invert 1.0 to 2.7 1200 x 750.
invert over 2.7 1200 x 840.
Step irons to be provided in chambers over 1.0 deep.

[9.4] New inspection chambers to be constructed using 450 mm OSMA upvc universal inspection chambers. Provide medium duty steel covers and frames to suit.

[9.5] Existing inspection chamber(s) to be adapted to receive new branch drain.

[9.6] Inspection chambers within building to be fitted with double seal bolted cover. (With recessed lid to accommodate floor finish).

[9.7] New 110 mm diameter Upvc soil and vent stub stack, boxed in to terminate with an air admittance valve. Horizontal drain branch pipes to be adequately fixed to provide fall of 1 in 40. All above ground pipe work to B.S. 4514:2001.

[9.7] Existing 110 mm diameter Upvc soil and vent pipe to be repaired at rest bend, and to terminate 900 mm above opening windows within 3000 mm with pvc cage. Fit proprietary weathering collar/slate where pipe passes through tiled roof. Horizontal drain branch pipes to be adequately fixed to provide fall of 1 in 40. All above ground pipe work to B.S. 4514:2001.

[9.8] All fittings to be provided with trapped Upvc waste pipes as follows:- Sink, shower and bath: 40 mm diameter. Basin and bidet: 32 mm diameter. W.C. 100 mm diameter. Washing machine and dishwasher stand pipe: 50 mm diameter. All traps are to be 75 mm deep seal and all waste pipes are to be fitted with rodding access on tight bends.

[9.12]Rainwater to 100 mm half round pvc gutters with 65 mm downpipes as shown fixed strictly in accordance with manufacturers instructions, to discharge to 1000 mm diameter garden soakaway (of depth to L.A. approval) minimum 4500 mm from the building. Provide access shoe at base of R.W.P. and 100 mm upvc underground drain pipes to soakaway.

[10.0]**FIRE PROTECTION:**

[10.3] Provide mains interlinked smoke detectors in the entrance hall, first and second floor landing, and a heat detector in the kitchen. Smoke and heat detectors to be mains interlinked with battery back-up.

[10.4]All existing finishes disturbed by new work to be made good.

[12.0]**VENTILATION:**

[12.3]New bathroom, shower room and toilet to be mechanically ventilated by extract fan unit discharging to outside air and fitted with proprietary tile vent terminal. Ventilator to be controlled by light switch unit with timed overrun should be capable of extracting 15 l/s and should run for at least 15 minutes after room use stops. Ventilation will be intermittent.

[12.5]New Kitchen to be mechanically ventilated by extract fan unit discharging to outside air and fitted with proprietary wall vent terminal. Ventilator to be manually controlled and should be capable of extracting 30 l/s if built into cooker hood and 60 l/s if away from cooker. Ventilation will be intermittent.

[12.7]Install pre-fabricated insulated twin walled stainless steel flue, internal diameter to suit outlet diameter of appliance.

[13.0]**HEATING:**

[13.1]Reposition Gas fired balanced flue boiler to provide heating and hot water as shown on drawings. Balanced flue to be provided with a metal guard if within 2000 mm of external ground floor level. Radiators, fitted with thermostatic valves to be located as agreed.

[13.4]Existing heating system to be adapted/extended to serve new/repositioned radiators as shown or agreed with Client.

[13.9] Provide a Commissioning Notice for fixed building services (Heating and Hot Water) for depositing with Local Authority upon completion of works. A set of operating and maintenance instructions should be left for occupier. Installation by HETAS registered company.

[14.0]**ELECTRICAL:**

[14.1] 30 amp power ring mains and 5 amp lighting circuits to provide points as shown, to be installed strictly in accordance with the I.E.E. regulations. Provide 6 way fuse boxes.

[14.5] 75% of light fittings to be low energy.

[14.6] All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

[15.0]**GAS AND WATER:**

[15.1]Gas supply pipework, meters positions, and installation generally, to comply with gas board standards.

[15.2]Water supply pipework and installation to comply with water board standards.

THESE CONSTRUCTION NOTES ARE FOR THE PURPOSES OF BUILDING REGULATIONS APPROVAL ONLY AND DO NOT REPRESENT A DETAILED SPECIFICATION FOR REMEDIAL OR REFURBISHMENT WORKS WHICH MAY BE REQUIRED.

LISTED BUILDINGS

All historic building fabric to be unaltered, except where approved by Listed Building Consent. No holes within historic fabric for wireways, pipe runs or extract vents to be altered or created without prior approval.

Revisions

A Dec 17 Additional Information

 Chartered Surveyors Norton Studio, School Lane Arundel, West Sussex BN18 9DR tel: 01903 885444 email: info@fuller.co.uk www.andrewfuller.co.uk		
Job Title	44 Tarrant Street, Arundel	
Client	Mr & Mrs N Field	
Drawing Name	Construction Notes	
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Drawn by	AF	Date 11/17
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