

GENERAL NOTES

MATERIALS & PRODUCTS

All materials and products whether specifically named and specified or not, are to be installed to the manufacturer's written instructions.

PARTY WALL etc ACT - There is a requirement to comply with the procedures set down in the Party Wall (etc.) Act 1996 for some building works. These instances include :-

- New work over or on the boundary line with a neighbouring property owner.
- Works involving excavation which is within 3 metres of a shared boundary structure or neighbouring building or up to 6 meters for significant excavation.
- Alterations to an existing party wall structure. You should obtain further advice from a Party Wall Surveyor if there is any doubt regarding its application.

Further information can be found within an explanatory booklet found on the Department Of Communities & Local Government web pages.

Any building work within 3 metres of a public sewer or a lateral drain under the control of the local water authority needs consent by the water authority prior to commencement of work.

The CDM regulations 2015 apply to all construction projects. Clients, Designers and Contractors all have important duties under this act. If the project involves more than one contractor on site, then the client needs to appoint a Principal Designer and Principle Contractor. HSE must be notified if:

- work is expected to last longer than 30 days
- work will exceed more than 500 person days
- work will have more than 20 workers working simultaneously at any one time.

Before work begins the Principle Contractor is to complete a construction phase plan and continue compiling a Health and Safety file complying with the CDM 2015 regulations.

ASBESTOS

The contractor to arrange an asbestos Refurbishment and Development Survey and Sample Analysis by a trained competent and approved supplier, prior to commencing any construction work. The contractor to arrange any formal notifications to the HSE prior to commencing any asbestos removal via a Licensed supplier.

MISCELLANEOUS ITEMS

No part of the new building is to be constructed outside the boundaries of the site.

BUILDING REGULATIONS

All work to conform with the Current Addition of The Building Regulations, published NHBC Standards 2025 and Accredited Construction Details.

FOUNDATIONS

Concrete trench-fill foundations 1:3:6 mix (40mm agg) complying with Standardised Prescribed Mixes BS 8500-1 and BS EN 206, GEN 1 Ready Mix Concrete / ST2 Site Mixed Concrete, 600mm minimum wide below external walls. Depth of foundations to be minimum of 1000mm below finished ground level or to suit sub-soil conditions and inspected by Building Control Officer prior to pouring concrete. Excavations for foundations to be backfilled with good clean hard-core. Where ground floor slab is load bearing, concrete mix shall be GEN 1 Ready Mix Concrete / ST2 Site Mixed Concrete. Ad-mixes should only be used where permitted in the specification. When used Admixtures should comply with BS EN 934-2 Admixtures for concrete mortar and grout. Where steps in foundation are necessary to deal with sloping sites, the overlap of the foundation should not be less than 2 x step depth or 1.0m which ever is the greater.

Concrete should not be placed in or under water unless specifically design. The temperature of the concrete at the point of use should not be less than 5°C (41°F).

When building near trees, refer to Structural Engineer's designer foundation details.

Where services pass through foundations they should not affect the ability of the foundation to carry loads. Services should either be sleeved or pass through a suitable strengthened opening in the foundation. In the case of drains, it is important to leave sufficient space (min of 150mm around the entire drain) for movement to ensure to ensure the drain is capable of maintaining line and gradient.

BRICK / BLOCK WORK SUBSTRUCTURE

Cavity comprising of 150mm wide dense concrete blockwork complying with BS EN 771 with a durability designation of F2, S2 with an inner skin of block work also complying with BS EN 771 with a minimum density of 1500kg/m³ and a minimum compressive strength of 7.5N/mm² laid stretcher bond in cement mortar 1:3 mix. With weak mix concrete cavity fill terminated 150mm below d.p.c. level with splay finish towards external leaf. Common brickwork to terminate 2 courses below d.p.c.

INSULATED SOLID CONCRETE FLOOR

85mm screed (1:3 mix) on 100mm Kingspan Kooltherm K103 Floorboard insulation batts on 1200 gauge d.p.m. over a 125mm oversite concrete slab on 150mm thick clean blinded and consolidated hard-core sub-base D.P.M. to be continuous with D.P.C. Insulation should be turned up vertically at the edge of the slab adjacent to the internal skin of cavity walls, upto finish floor height.

UNDER FLOOR VENTILATION

Ventilation to suspended floors to be provided by 225 x 75mm air bricks positioned at min. 2000mm centres.

DAMP PROOF COURSE & DAMP PROOF MEMBRANE

D.P.C.'s to be bitumen fibre base to BS 6398 or polyethylene to BS 6515 spanning full width of wall and be a minimum of 150mm above finished external ground level. 100mm wide d.p.c. below window cills. Vertical and horizontal D.P.C.'s to window or door openings / reveals to be min. 150mm wide. D.P.M. to be min. 1200 gauge polyethylene sheeting laid over clean sharp sand blinding layer or quilted material.

RADON BARRIER

D.P.M. to be extended across cavity and trayed down and below external skin to form radon barrier.

EXTERNAL WALLS - PARTIAL FILLED CAVITY
Design of masonry walls to comply with BS EN 1996-1-1 Eurocode 6.
Cavity wall comprising of 105mm Bradstone face blocks to match existing bedded on 1:6 cement sand mortar, with a 150mm cavity partially filled with 100mm Kingspan Kooltherm K108 Cavity Board insulation built in as work proceeds, and positioned against the inner skin with suitable stainless steel wall ties. The internal skin shall comprise H+H Celcon standard block 3.6N/mm² or similar approved block work internal skin bedded on 1:6 cement : sand mortar, and finished with 12.5mm plasterboard lining dot and dabbed to wall with a plaster finish. New cavity walls to be continuous with existing. All new work to be properly bonded with and tied in to the existing structure.

EXPANSION / MOVEMENT JOINTS

Expansion joints in brick and block work to be provided to manufacturers specification at maximum 6m nominal spacing with a joint with width of 16mm for clay bricks and 10mm for all other bricks and blocks. Joints to be filled using correct materials, clay bricks - flexible cellular polyethylene and fibre board for concrete block work and finished with a 10mm sealant.

WALL TIES & WALL STARTERS

Walls ties should be in accordance with BS EN 845-1
Wall ties - 200mm stainless steel Stairfix wall ties (HRT 4) spaced at max. 750 mm horizontally and 450mm vertically 300mm min at reveals.

All new walls to be bonded to existing using "Furfix" wall starters or other similar approved system.

CAVITY TRAY

Cavity tray to be inserted within existing cavity wall above junction of new flat roof and existing wall abutment.

WALL PLATE

38 x 100mm tanalised softwood timber wallplate bedded to line and level and securely fixed to wall using 900 x 30 x 2.5mm galvanised restraining straps at 1500mm centres. Straps screwed fixed to new wall using 50mm No 10 screws with suitable plugs. The wall plate to be a minimum of 3m or extend over at least three joists, rafters or trusses. Joined using half lapped joints including corners.

PITCHED ROOF

Roof covering to match existing fixed on 50mm x 25mm tanalised s.w. battens over re-inforced Tyvek breathable roofing felt with 150mm laps and dressed over fascia into gutter. Half round ridge tiles in cement mortar 1:3 to manufacturers details. All roof carcassing timbers to be tanalised or similarly treated, all cut ends to be brush treated. Rafters and ceiling joists at 400mm centres, except where indicated otherwise on drawing. 900 x 30 x 5mm galvanised horizontal restraining straps to be fixed across rafters and built into new external wall at max 1500mm centres. 12.5mm foil-backed gypsum plasterboard and set to all ceilings. 275mm thick 'Crown' or similar fibre-glass quilt insulation between joists. 150mm x 18mm PVCu fascia boards, 9mm PVCu soffit with soffit ventilator to provide clear 25mm continuous eaves gap in tanalised s.w. bearers.

Provide min. 5mm continuous gap or equivalent at ridge or abutment.

LEAD FLASHINGS

All flashings to be formed using a minimum of "Code 4" lead carefully dressed into position.

STRUCTURAL TIMBER

In accordance with Eurocode 5 span tables
Use grade C24 to BS 4978 SS Grade of BS EN 338 according to BS5268:Part 2 tanalised carcassing for all structural timber work.

Rafters - 100 x 50mm @ 400mm centres

All multiple members to be bolted together with M12 bolts, 50mm dia double sided toothed plate connectors and 38mm dia washers at 500mm centres on centreline.

LINTELS.

For traditional cavity walls and depending on loading use galvanised steel lintels with minimum of 150mm bearing at each end.
In accordance with Structural Engineer's design and calculations

NEW PLASTER WORK

15mm o/a thickness plaster work to new or existing brick/block walls and partitions. Undercoat : 12mm Carlite Browning; Finish coat; 3mm finish plaster.

PROTECTION TO UNDERSIDE OF CHIMNEY OPENING

Install 100mm Rockwool Flexi insulation to underside of chimney opening overlaid with with two layers of 15mm A1 rated cement board staggering joints.

Pitched Roof U - Value 0.15W/m²K
In use with 150mm Rafters
100mm Kingspan Kooltherm K107 insulation board between rafters.
57.5mm Kingspan Kooltherm K118 insulated plasterboard over rafters.

Partial Fill Cavity U - Value 0.18W/m²K
100mm Kingspan Kooltherm K108 cavity board, in use with 150mm cavity. Wraptite self-adhesive breathable tape applied to outer face of insulation board.

Concrete Slab Floor U - Value 0.18W/m²K
100mm Kingspan Kooltherm K103 Floorboard.
Use Kingspan Kooltherm K103 Floorboard perimeter strip insulation up-stand from bottom surface of horizontal insulation layer.

FIRE DETECTION

The fire detection / alarm system is to comply with BS 5839-6: 2019+A1:2020.

Provide mains operated CO detector with battery back-up to provide a Category LD2 coverage level.

NOTE - CONTRACTOR TO CHECK ALL EXISTING AND PROPOSED DIMENSIONS BEFORE COMMENCING ANY CONSTRUCTION WORK OR PLACING MATERIAL ORDERS. ANY MEASUREMENT QUERIES OR DISCREPANCIES TO BE REPORTED TO "DIMENSION 22 LTD".

IF SCALING FROM PLANS CROSS REFERENCE WITH STATED DIMENSIONS & VISE-VERSA.



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Project Title:
Proposed Wood Burning Stove Installation.

Drawing Title:
Proposed Building Notes.

Drawn. J J Lear	Date. 11 March 2025
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Drawing No. 16CH/110325/02 - Rev 1	Scale.
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NOTE - All measurements to be checked & verified on site by the contractor before commencing construction. these plans are suitable for planning & or building control applications and do not incorporate detailed construction methods, formations and connections.

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