

These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the Building Regulations 2010. Should the owner or builder commence work without the above approval they do so at their own risk.

Dimensions given on foundations are only indicative for normal soil conditions. Should it be necessary to provide raft foundation or other construction the builder shall contact the surveyor as soon as possible. All goods and materials unless otherwise specified shall be in accordance with the latest British Standard and Code of Practice.

The contractor is to check the boundaries of the site and is not to build on land not owned by the client without obtaining the neighbours consent. No trial holes have been taken on site and the builder must acquaint himself with the ground conditions of both the site and adjoining areas.

The contractor must furnish the Local Authority with all statutory notices for inspections and must liaise with the statutory undertakers and comply with their requirements.

Strip footings shall be constructed of 25 N/mm concrete (sulphate resistant if necessary) with a min thickness of 200mm and a min width of 600mm. Foundations shall be founded on suitable sub-strata to the satisfaction of the BCO and below invert level of any drains within 1m of the building.

Cavity walls shall be 102mm outer leaf of approved facing brick, 100mm Dtherm insulation, 100mm Celcon Standard block inner leaf with 9.5mm plasterboard or gypcrete. Give a U-value of 0.27W/m². Movement joints to be provided in accordance with block and brick manufacturers recommendations. The cavity is to be concrete or filled up to 225mm below dpc. Wall ties are to be stainless steel to BS EN845-1 and D140-2 spaced at 900mm horizontally, 450mm vertically and 225mm vertically at corners. Hydrodip dpc to be 150mm min above ground level to coincide with top of slab level and laid on mortar bed above and below, and to all cavity closures. Dampcourse insulating dpc to all cavity closures around openings. Bond new brickwork to existing using Fuxfix or Crocodile, stainless steel profile ties bolted to wall with epoxy resin bolts.

150mm thick layer of mechanically compact hardcore; 25mm sand blinding; 1200g visqueen DPM, lapped with dpc to walls on 110mm Celotex XR4000) or similar insulation with 25mm thick vertical layer of insulation board to the external perimeter of the floor; 100mm thick 25N/mm concrete slab with 25mm asphalt or 65mm reinforced steel. Provide 50g visqueen above floor insulation.

PITCHED ROOF (Lounge)
 2xMarley Wessex interlocking tiles on 50 x 25mm battens on layer of Kingspan Nil vent roof underlay draped between the 50 x 100 mm rafters @ 600 mm centres.
 120mm plasterboard and skim to ceilings, 100mm Crown Wool insulation laid between 50 x 100 mm ceiling joists and 200mm Crown Wool across the ceiling joists to give a u-value of 0.13W/m2C. Provide vesique vapour barrier to BS 5250 immediately under plasterboard ceiling. Wallplates to be 50 x 100mm sw and to be anchored to blockwork at 1500mm centres, with 900 x 32 x 2.5mm galv., ms anchor straps.

PITCHED ROOF VAULTED CEILING (Dining)
Marley wesssex interlocking tiles on 50 x 25mm battens on layer Kingspan Nil vent roof tile underlay draped between the 50 x 200 mm rafters @ 600 mm centres all installed in accordance with instructions issued by Kingspan insulation Ltd. Double rafters to be provided each side of velux roof lights. 15mm Celotex XR4000 insulation laid between the rafters Waliplates to be 50 x 100mm x 50 to be anchored to blockwork at 1500mm centres, with 900 x 32 x 2.5mm galv., ms anchors. Rafters to be skimed/under over bearings and fixed with truss clips. Provide visqueen vapour control layer under the rafters then underwrap with 12.5mm plasterboard and birked to give u-value of 0.17W/m2C

Internal lighting shall incorporate a fixed light fitting that only takes lamps having a luminous efficiency greater than 40 lumens per circuit-watt e.g. fluorescent tubes and compact fluorescent lamps. Min 1 fitting to be provided and additionally 3 for every 4 fittings or 1 per 25m² of floor area whichever is greater.

The heating system shall be extended and controlled by the provision of either a room thermostat or thermostatic radiator valves, all in accordance with Approved Document L1B 2010, Conservation of Fuel and Power.

Habitable rooms shall have ventilated openings of at least 1/20 of the floor area. In addition it shall be provided with a controllable trickle ventilator not less than 8000 mm2. Kitchens shall have mechanical extract ventilation not less than 60 litres/sec and controllable trickle ventilator not less than 8000 mm2.

Doors to kitchen to be undercut by 10mm above fitted finished floor or 20mm above non-fitted floor.
Mechanical ventilation air flow rates shall be calculated in accordance with a procedure approved by the Secretary of State and a notice of the results given to the local

authority within 5 days of the testing

Where existing or proposed gas appliances are located in a dwelling the builder must ensure that a gas spillage test to BS5540 is carried out if he is installing any mechanical ventilation. Where a fan causes an appliance to spill the extract rate should be reduced to prevent any spillage.

The following measures are to be taken to limit infiltration: -

a) Fitting draught-stripping in the frames of operable elements of windows, doors and roof lights

c) Ensuring boxing for concealed services is sealed at floor and ceiling levels, and sealing piped services where they penetrate or project into hollow constructions or

voids.

Surface water drains shall be 100mm UPVC (or other approved) with flexible joints, laid to a min fall of 1 in 40 on 100mm granular bed. Any inspection chambers up to 0.6m deep to be 190mm diameter. Inspection chambers up to 1.2m deep to be 450mm diameter. Inspection chambers over 1.2m to be 450mm diameter and fitted with access restrictor to 350mm. Any drains under the building shall be encased in 150mm concrete. A reinforced concrete lintel shall protect any drains passing through walls over. Rainwater goods are to be UPVC, deep flow gutters, 75mm diameter drops.

Any soakaways are to be designed and installed in accordance with BRE Digest 365

PARTY WALL ACT
Prior to commencing work the builder shall ensure that neighbours have been given notice and consented to work under the Party Wall Act 1996. The following work is subject to the Act

1. Work carried out on an existing party wall
2. New buildings at or astride the boundary line
3. Excavations within 3m of a neighbours building if the new foundations are to go deeper than the neighbours.

All work to comply with the Construction, Design and Management Regulations 2015.
If you are working for a domestic client you the builder will be the 'Principal Contractor' and must carry out the clients duties, as well as the duties of contractor.

In practice, this involves managing the work to ensure Health & Safety at all times.

You will be responsible for:-

a) Preparing a plan
b) Organising the work

GENERAL

Catnic lintels or other approved are to be provided to all door and window openings. Lintels to be checked with manufacturer for suitability to take loading over span.

Walls are to be tied to all roof joists at max. 2m centres with galvanised m.s. straps.

Provide adequate flashings at roof abutments

New windows and doors to be double glazed (Low-E soft coat, $n=0.05$) with 16mm argon filled gap between panes (u-value 1.5W/m²C)

Headings to windows over 1200mm to be provided with head fixings into steel lintels using self-tapping screws. Mastic seal window and door frames externally.

The following to be safety glass to BS6206: -

a) Any glazing within 800mm of floor level
b) Any glazing in doors within 1500mm of floor level

c) Any glazing in side panels within 1500mm of floor level

Any hot water pipes shall be insulated with a material not exceeding 0.035 W/mK and a thickness equal to the outside diameter of the pipe
All electric switches, sockets and lighting positions to be agreed with client prior to commencement of work

FIRE SAFETY AND MEANS OF ESCAPE

Smoke alarms to BS 5446 to be provided to each storey. They should be mains operated and interlinked. The supply shall comprise of an independent circuit from the

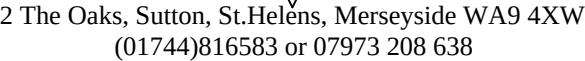
distribution board.

All electric work required to meet the requirements of Part P (Electrical Safety) should be either

a) Installed by an electrician who is registered with a Part P Self-Certification Scheme or

b) Installed/supervised by an electrician qualified to at least City and Guilds 2391 (17th edition)
In both cases a completion certificate to BS 7671 must be forwarded to the Local Authority within 30 days of installation.

All construction materials to be used in accordance with manufacturer's recommendations and appropriate British Standards or Agreement Certificates



Title
Proposed Plans & Elevations

Drg No 21/014

Scale 1:50 & 1:100

