

Building Regulation Notes

FOUNDATIONS To be taken down to a suitable sub - strata. Foundations to be to Structural Engineers Details and agreed on site with Local Authority Building Inspector. If suitable sub - strata not found details and calculations for a more suitable foundation type must be submitted and approved by the Local Authority

GROUND FLOOR To comprise 20mm Ceramic/stone tile finish on adhesive on 75mm sand/cement screed reinforced with chicken wire mesh on 150mm concrete slab reinforced with A142 mesh on 1200 gauge Visqueen DPM on 100mm Celotex GA4000 underfloor insulation on 1200 gauge separating layer on 50mm sand blinding on 150mm well compacted hardcore. All to give a minimum Uvalue of 0.22 W/m²K DPC to be Hi-load or similar PVC type located a minimum of 150mm above Finished Ground Level DPM to be taken up sides of slab and tucked under DPC.

MASONRY WALLS BELOW DPC Outer leaf to have a minimum of 3 courses of Facing Brickwork below external ground level with semi engineering bricks below bedded in 1:3 cement mortar 85mm Cavity with lean mix concrete fill terminating at External Ground Level and slayed outwards 100mm dense concrete block to internal inner skin Brick and blocks to be to BS Clause FL and compressive strength to be a minimum 5.0N/mm

CAVITY WALL TIES To be Type A Double Triangle Stainless Steel Type and set at 750mm c/c horizontally and 450mm c/c vertically staggered and with additional ties at a max of 300mm c/c vertically with in 225mm of all openings all in accordance with BS 5628-3:2001 All to BS1243 1978 Ties to suit a 287.5mm thick wall Masonry wall connections to existing building to be via Crocodile type wall ties

DRAINAGE BELOW GROUND LEVEL All drains to be Hep sleeve or similar approved with a minimum dia of 100mm. Drains to be laid at minimum gradients of 1 in 40 for foul waste and 1 in 80 for surface water Intels to be installed over any drain that passes through walls with a 50mm space around pipe and be masked both sides with rigid sheet material

DRAINAGE ABOVE GROUND LEVEL Sink and washing machine waste pipes to be 38mm PVC and be fitted with 75mm Deep Seal Traps. Wastes to be connected to a trapped gully and terminate below grating level but above the water trap level.

EXTERNAL WALLS
To be 102.5 mm Facing Brickwork to match existing in 1:1.5 lime, cement, sand mortar with bucket handle joints.
50mm clear Cavity 35mm Celotex Tuff-R CW3000 insulation
100 mm Thermalite Turbo blockwork inner skin with skimmed plasterboard on dabs finish to achieve a minimum U value of 0.3 W/m²K (Actual U value 0.29W/m²K)
Provide proprietary plastic weep holes at approximately 450mm centres to brick course immediately above external openings with cavity trays, with a minimum of 2 weepholes per opening, and immediately above cavity fills below DPC level.
All Cavities to be maintained and closed with suitable cavity fire barriers at top below wall plate. Cavities around openings to be closed with a suitable thermal cavity closer.
All installed in accordance with manufacturers written instructions

FLAT ROOF CONSTRUCTION
12mm white spar chippings bedded in hot bitumen on 3 No layers BS747 type 5 bituminous felt on 19mm roofing grade plywood on firings on 50x25mm counter battens (to form ventilation gap) on 200x50mm joists at 450mm/c complete with herringbone strutting or 200x50 mm at 900mm centres. 100mm Kingspan board insulation laid between joists to achieve 0.25w/m²K.
25mm continuous ventilation to be provided complete with fly screens behind fascia boards
100x75 wall plate fixed to blockwork with 30x5mm stainless steel straps at 1500mm centres. straps to be taken down wall a minimum 900mm
Lateral restraint straps to be provided to both gables and comprise 30x5mm stainless steel straps at 1500mm centres taken over a minimum of 3 No joists and fixed blockwork.

INTELS
To be proprietary insulated type Catnic or similar complete with Cavity trays and stopped ends to external walls.
All Intels to have a minimum 150mm end bearings
Provide precast concrete Intels to all service ducts passing through foundations.

WINDOWS
Proprietary double glazed high performance Upvc windows with integrated draught seals
Provide proprietary mastic seal to frame/wall junction.
Provide trickle vents to head frames to give a minimum ventilation of 8000mm²

GLAZING
to be toughened or laminated glass to glazing below 800mm from floor level (1500mm to doors and side panels)
All new windows and external doors to be PVC-U hermetically sealed double glazing to meet latest Building Regulations
New windows to have a minimum U value of 1.8 w/m²K and specification submitted to Local Authority to prove compliance.

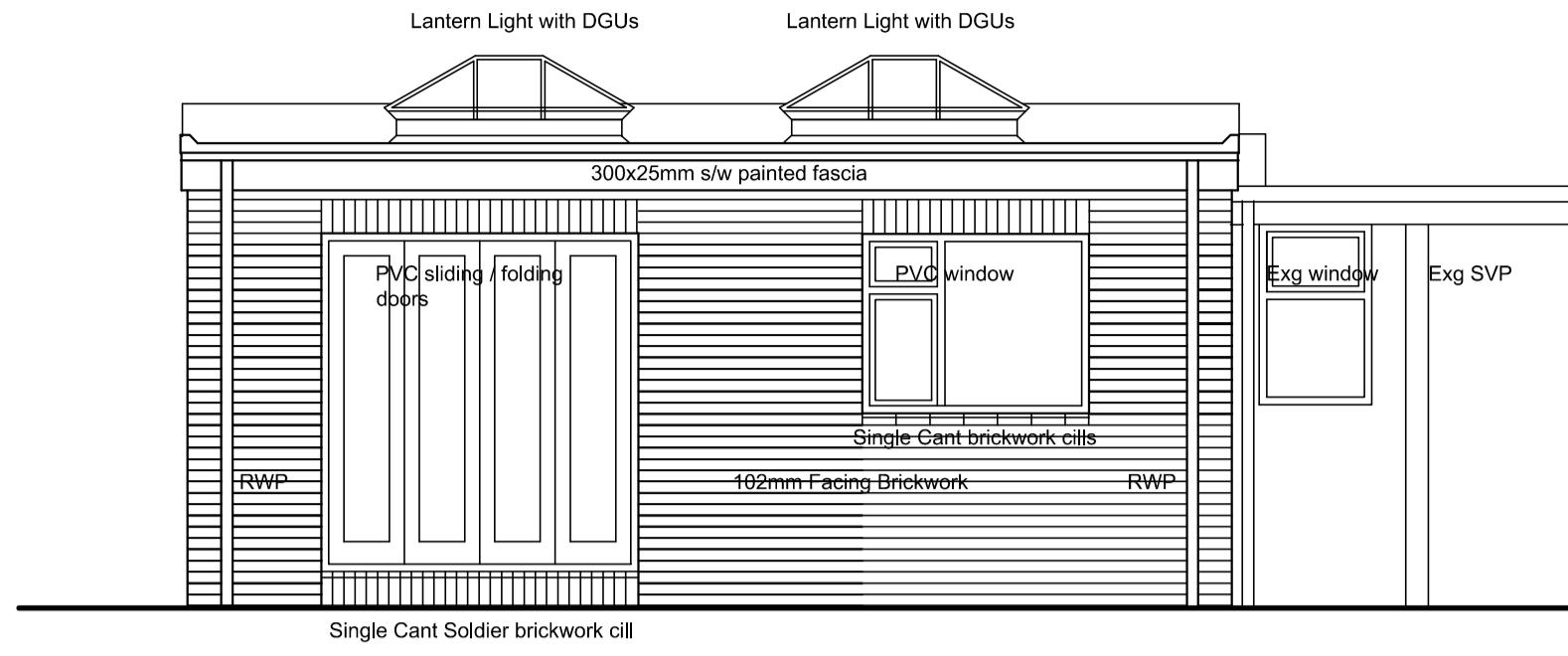
LANTERN LIGHTS
To be 1300x1500mm o/a Skypod by ATT fabrications or similar approved and glazed with Premium Active Blue double glazed self cleaning units to give a U value of 1.0w/m²K

RAINWATER GOODS
112mm half round gutters with 75mm square down pipes to match existing.
All to discharge into b.i.gulleys

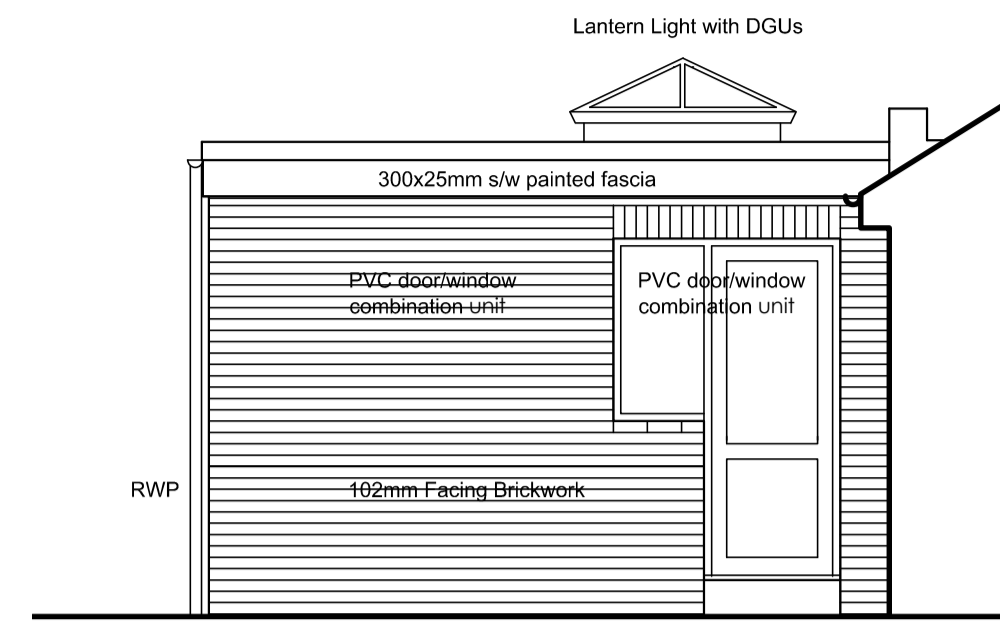
VENTILATION
Mechanical ventilation to be used giving 60 litres/second to Kitchen area (via Cooker Hood over hob unit Background ventilation of 8000m² to be achieved via trickle ventilators to top frame of doors and window

ELECTRICAL
An electrical self - certification declaration or BS7671 test certificate should be given to Building Control on completion.

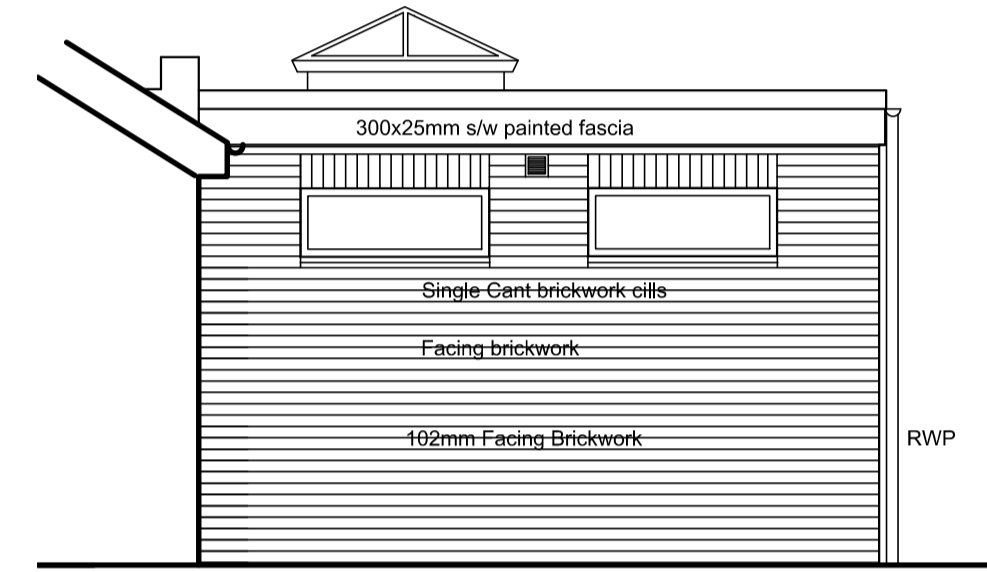
LIGHTING
All lighting to be of the energy efficient type



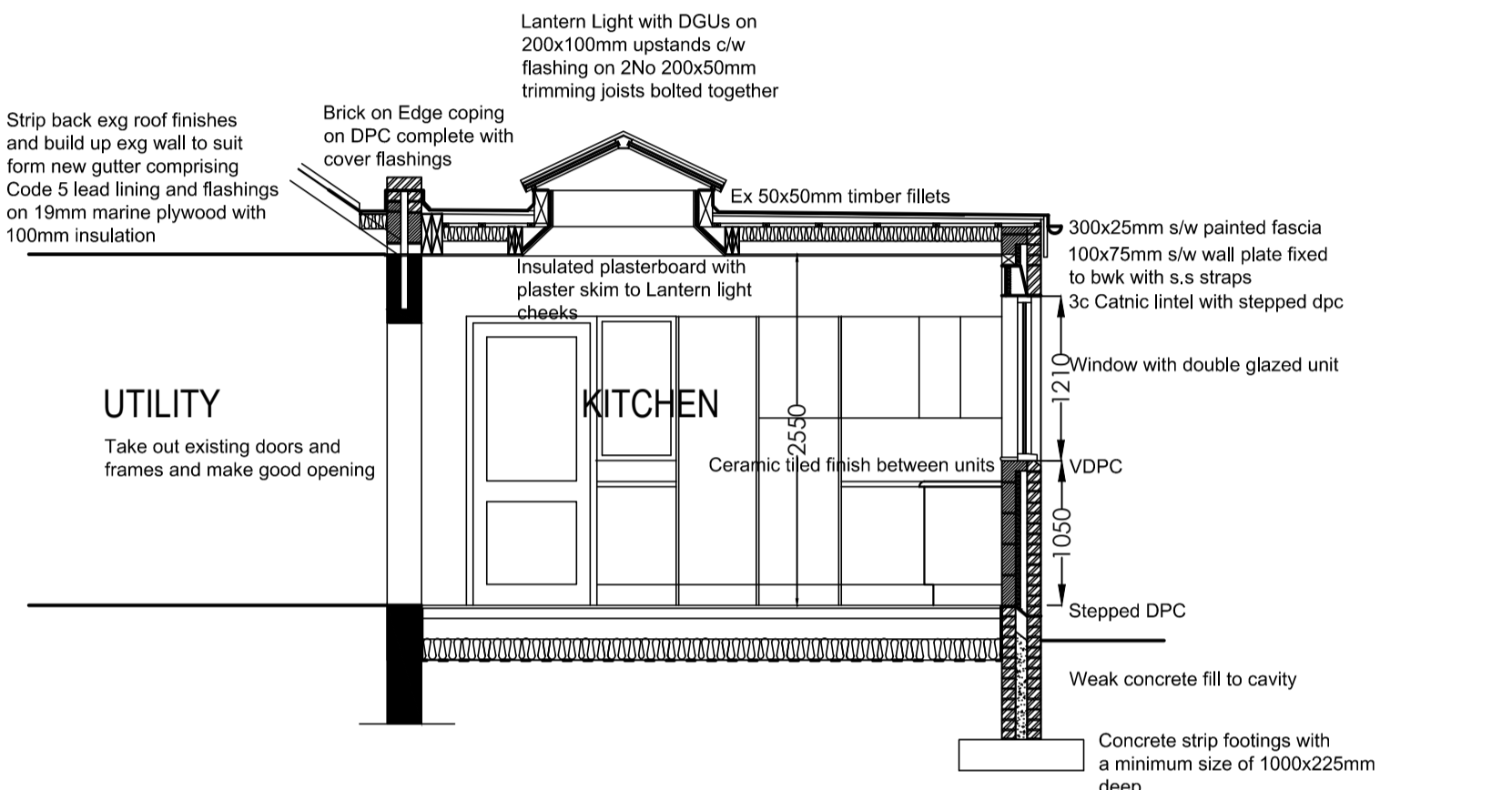
Elevation B



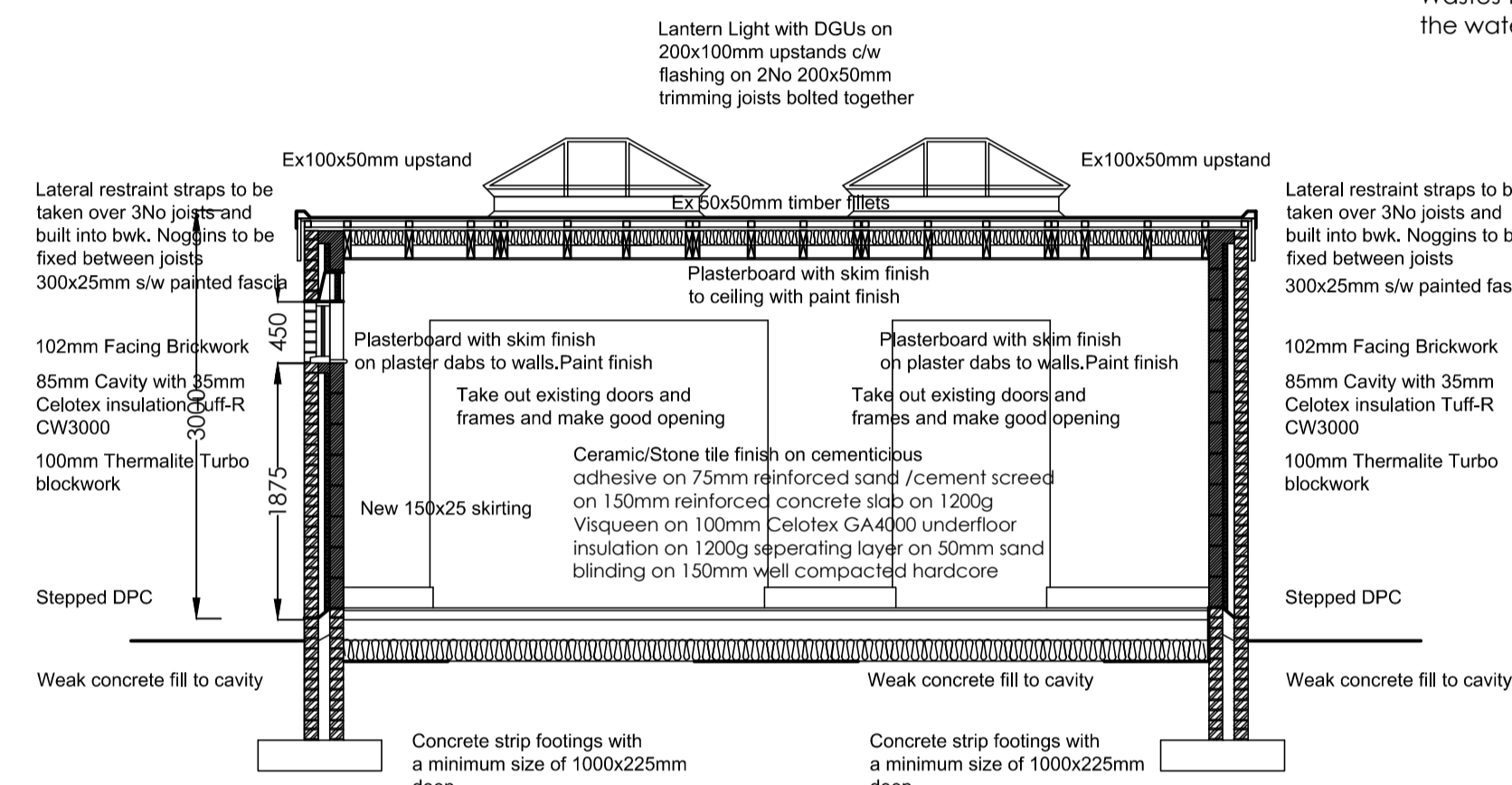
Elevation C



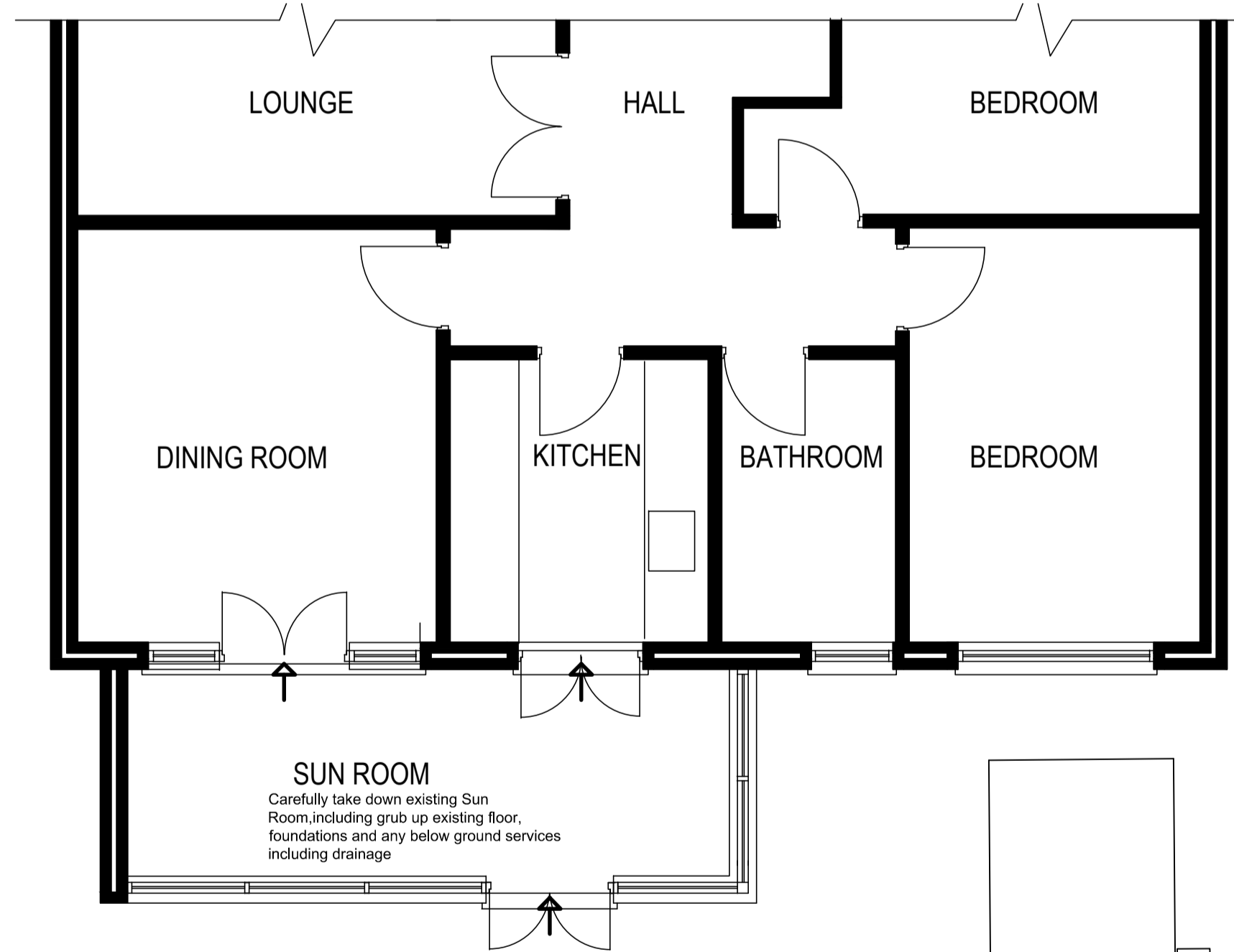
Elevation A



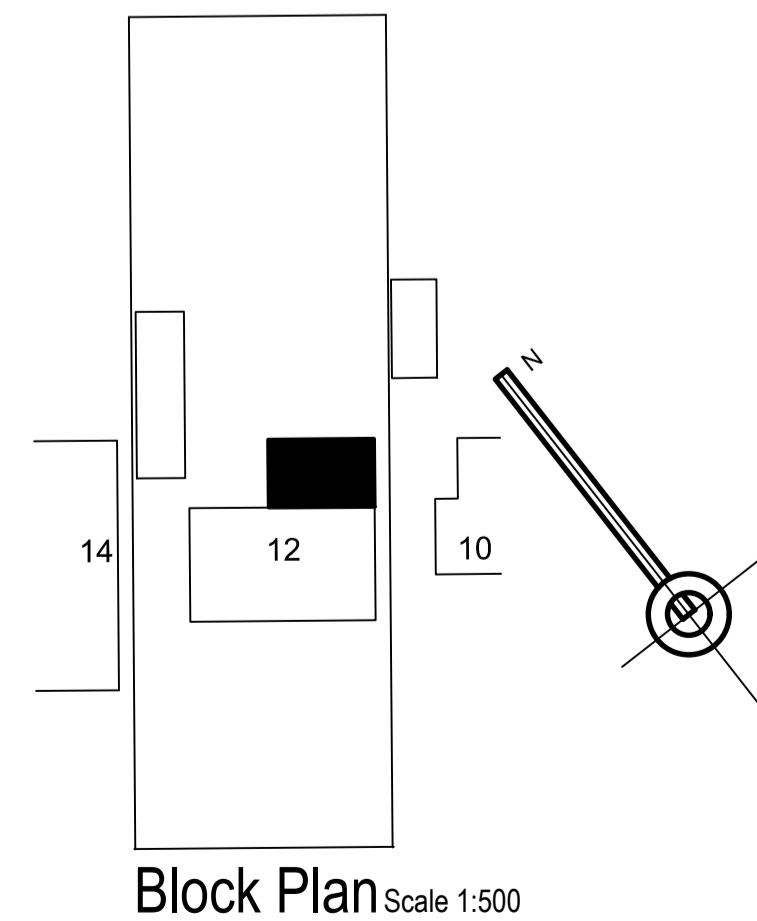
Section X X



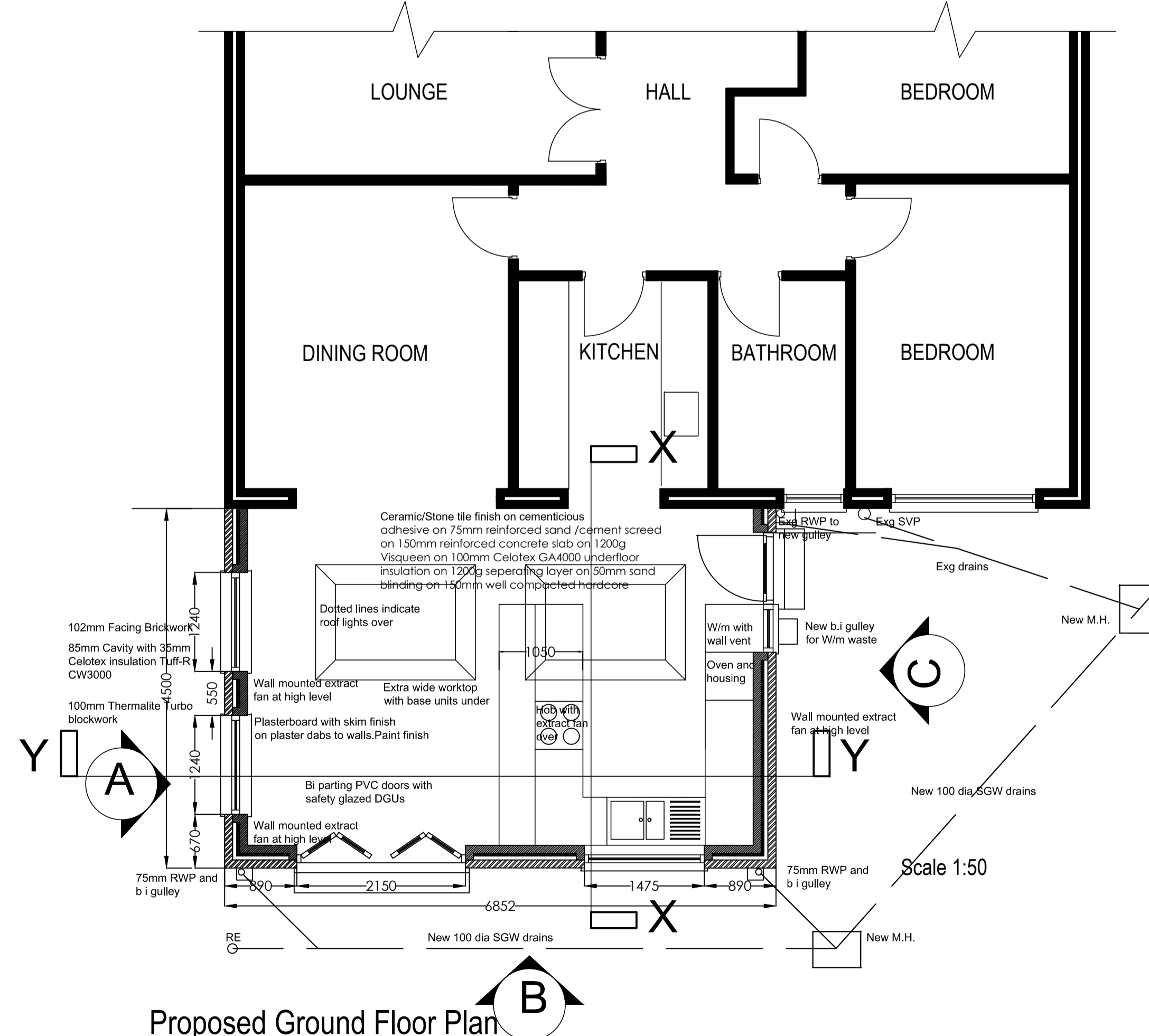
Section Y Y



Existing Ground Floor Plan



Block Plan Scale 1:500

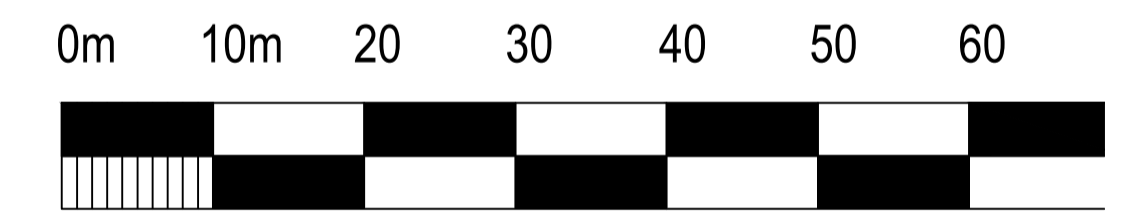


Proposed Ground Floor Plan

General Notes

- All works to be to the satisfaction of the District Building Control Officer
- All dimensions to checked on site prior to any works commencing and any discrepancies reported
- Flashings to be Code 5 lead with stepped cavity trays at all roof / wall abutments
- All works to comply with Building Regulations, and the latest British Standards and Codes of Practice
- All Structural Timbers to be pressure impregnated with an approved preservative. They should be strength graded and stamped Dry or K.D. (Kiln Dried), and not treated by any other process the re-introduces moisture to the timber.
- All hot water pipes to be adequately insulated
- Sockets to be positioned at heights 400 and 1000mm above FFL, switches to be positioned between 750 and 1200mm above FFL and light switches between 1000 and 1200mm above FFL
- All exg service runs to be site checked initially be Statutory Services searches and then confirmed by contractor prior to any excavation

Scale Bar 1:500



Revisions

A 30-03-21 Elevation A added, Annotations added to Sections and Elevations, Block Plan added, Section YY amended

Proposed New Kitchen Extension

Location
Mr and Mrs I Spencer
12 Virgins Lane
Thornton L23 4UD

Drawing Title

Proposed Plans Sections and Elevations

Drp No SPE 01 REV A

Scale 1:50 @ A1 and 1:500