



BUILDING REGULATIONS CONSTRUCTION NOTES - PERGOLA EXTENSION

ROOFING The new roof covering will be existing natural clay pantiles with 10mm head-rip on 30 x 50mm preservative treated softwood raftering on a 150mm or similar breathable roofing membrane on tapered and graded timber boarding on top of 50mm x 50mm rafters at 500mm centres. Lead flash at the junction of the new roof and the house rear wall. The 25 degree roof pitch and upper of the roof rafters will be verified on site by the builder. All of the timber used will be oak to match that on the existing house porch to the rear side elevation.

FOUNDATIONS Foundations will be 750mm x 750mm min wide trench filled concrete taken down to the depth of the existing house foundations into good bearing ground.

DRAINAGE - Adjust all drainage to suit an site and connect the roof rainwater to the existing system via a rainwater pipe on the west elevation. Fit 100mm matching gutters. 82 diameter rainwater pipes. Surface water drains will be connected to the existing surface water drainage system as follows:

ENERGY LIGHTING Provide external lighting as required by the owners and fit 100% energy efficient lighting throughout using lamps which each have a maximum beam luminous efficacy of more than 40 lumens/watt. External lighting level to the building to have controls that ensure all lights go off when there is sufficient daylight and also extinguish in darkness when they are not needed for use. All electrical services will comply with the Domestic Building Services Compliance Guide and appropriate installers commissioning and certification will be provided to the BS 58 part completion.

ELECTRICAL WORK The Electrical installation to comply with current standards set by the BS and IECG and BS 7671:2001. The installation will be tested and certified upon completion to a Competent Part P registered installer/contractor and notified to the Building Control Authority and the property owner. All electrical work will be designed, installed, inspected and tested by the person. Prior to completion the Building Control Body must be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. The contractor will ensure that this is done for the client/property owner.

GENERAL - The contractor will comply with all Health and Safety requirements and Construction (Design and Management) Regulations and the Building Regulations 2010 (as Amended). The property owner is responsible for all site ownership issues and location of property boundaries. The contractor will check and confirm all constructional and relevant dimensions on site prior to commencing any work on site.

ESSENTIAL REQUIREMENTS The works are to comply in all respects with these notes and BS Codes of Practice. The Building Contractor is to ensure that the work is undertaken in accordance with the approved plans. The Building Contractor will be responsible for and adapt all measures necessary to comply with Health and Safety legislation for Building Sites and Work Places. The owner and contractor is advised that the works must comply with all aspects of the Construction (Design and Management) Regulations and will take responsibility for all health and safety matters during construction of the extension and associated works.

King Design Lincoln Ltd are not the Principal designers beyond the Planning Approval Stage.

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EXTENSION TO REAR OF KITCHEN-LIVING ROOM.	
Location: THE CLOISTERS, GRUNDYS LANE MINTING, HORNCastle, UNCS.	
owner: MR. + MRS. R. BAILEY	
drawing title: PROPOSED FLOOR PLAN + ELEVATIONS + SECTION.	
scale: 1:50, 1:100	drawing no.: RB/0105/2021.

S/12/21175/21