

**CONSTRUCTION AND BUILDING REGULATION NOTES**

These notes do not comprise a full specification. They are for guidance only and have been produced for full plans building regulations application purposes only. Their primary function is to assist the Local Authority in determining full plans building regulations approval.

All details and dimensions are to be checked on site by the builder prior to commencing any works on site. All materials and components must be suitable for their intended purpose and location and must be installed in accordance with the manufacturers instructions, codes of practice and British Standards.

**PART A - STRUCTURE**

All structural timber to be SC3 and tanalised unless otherwise stated. Existing foundations are to be checked by local authority building inspector prior to any works starting on site.

New foundations are to be mass concrete trench fill 600mm wide x 800 deep min. Depth and design to suit the local ground conditions and to suit the Local Authority requirements. Foundations are to be taken down below the invert level of any adjacent drains.

**WALL CONSTRUCTION**

**External walls** - 102.5mm brick to match existing. 100mm cavity with 100mm Rockwool cavity insulation. 100mm blockwork inner skin value 0.13. Internals to receive 13mm lightweight plaster.

Stainless steel wall ties to be stainless steel - Horizontal spacing 750mm - vertical spacing 450mm and at 225mm centres at all reveals to BS 1243 1978.

Cavity closers to be used at all window and door reveals eg Thermabate. Cavity trays to be installed above all window and door openings. DPM and DPCs to be lapped and insulation is to be turned up sides level with DPC min 25mm thick. New walls to be tied to existing using Stainless steel Furfix brackets in accordance with manufacturers instructions.

**Internal stud partitions** - To be constructed in 100 x 50mm s/s studs at 400mm c/s with central horizontal noggins. To be clad with 13mm plasterboard and skim on both sides and infilled with 100mm mineral wool insulation.

New flat roofs to be strapped down using 6x30x900mm MS gully straps at 1.5m centres to walls and posts to be bolted to existing steel beams with suitable angle brackets.

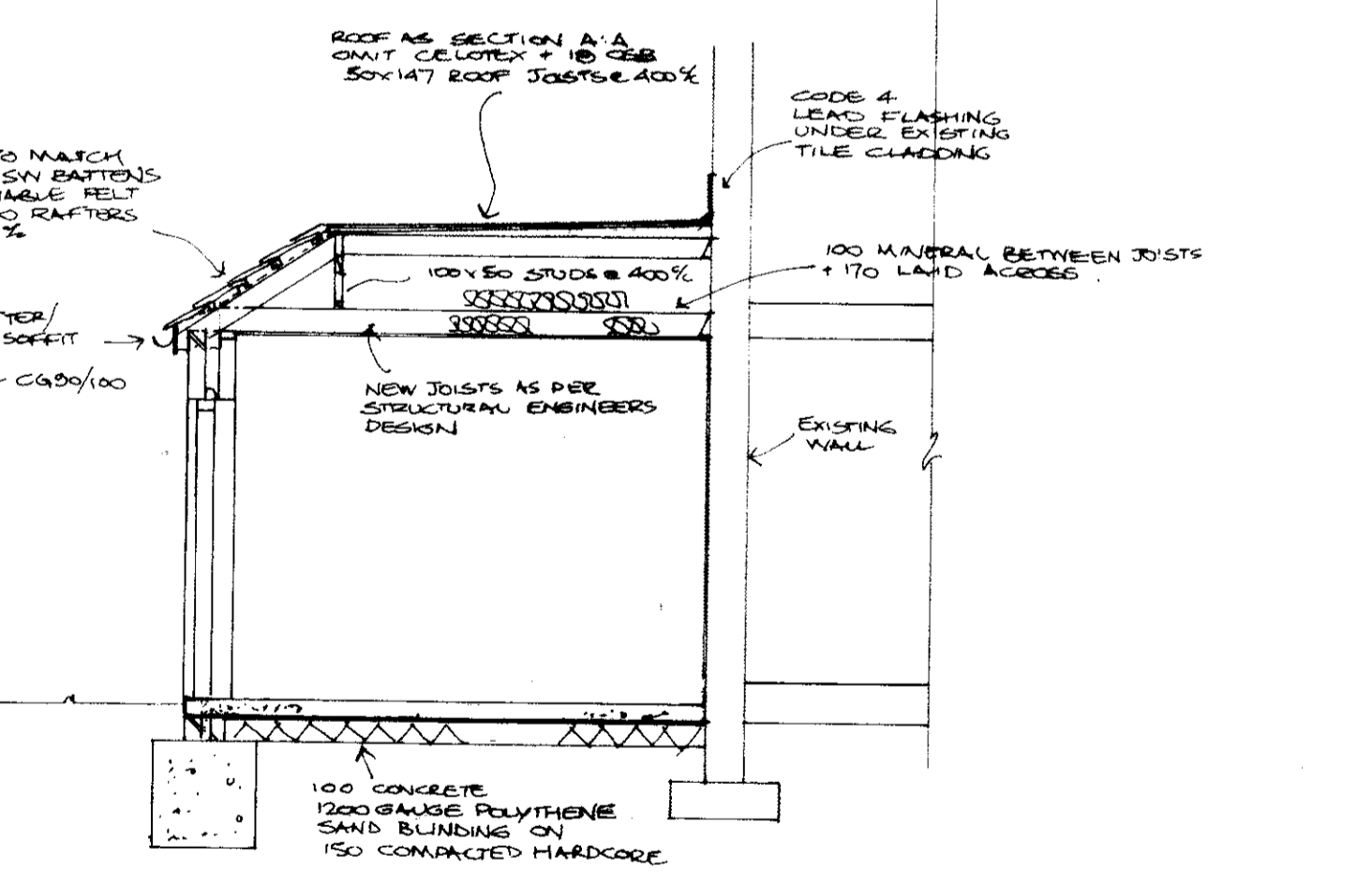
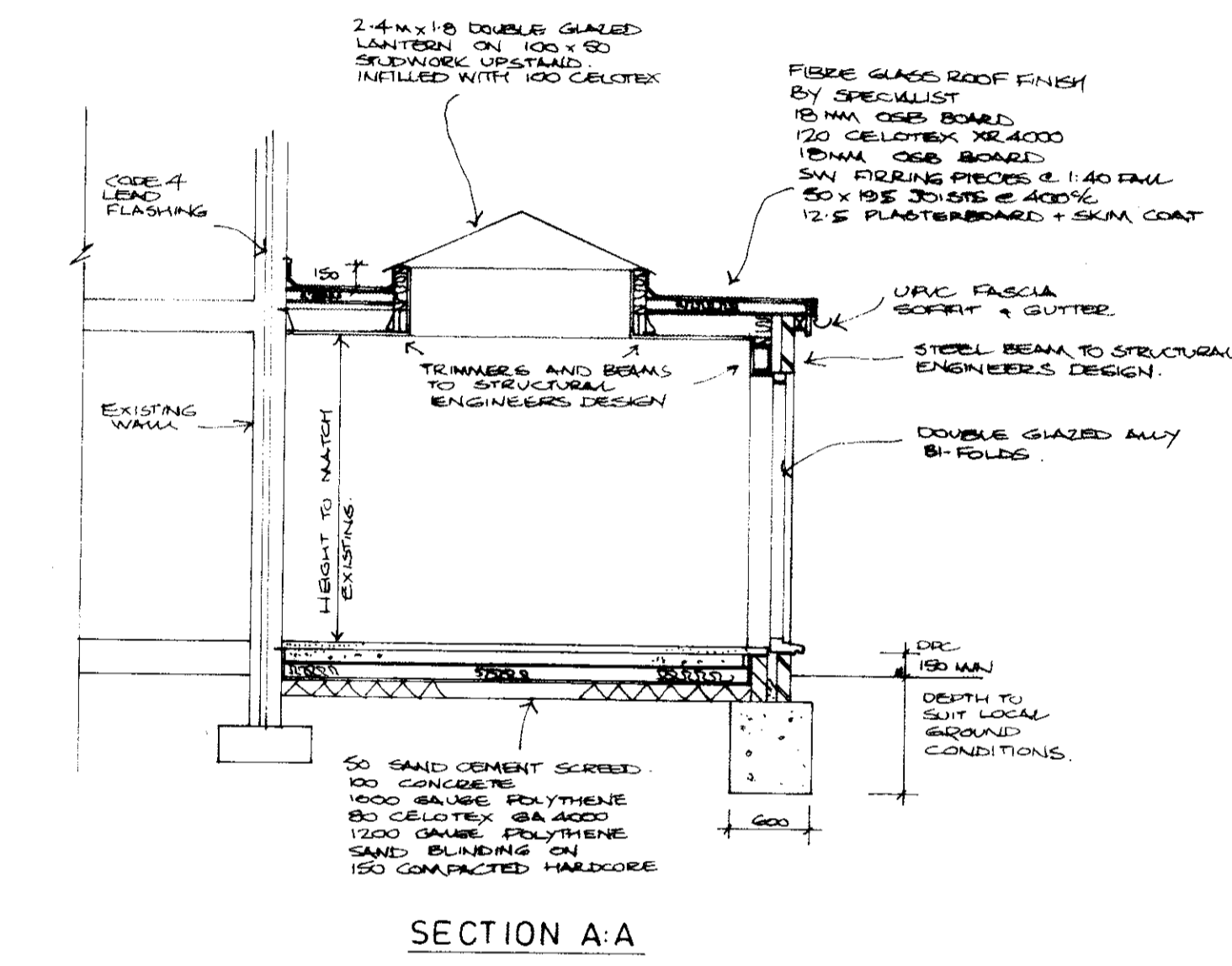
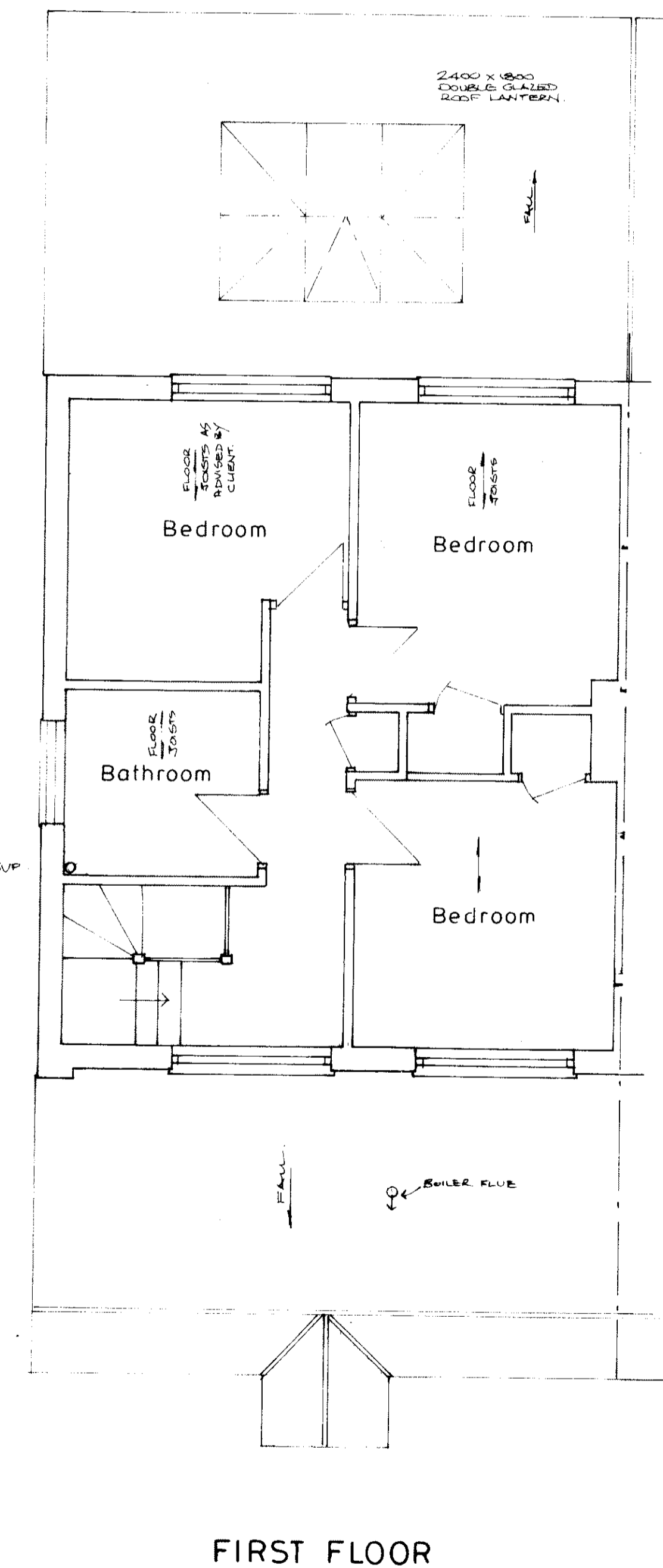
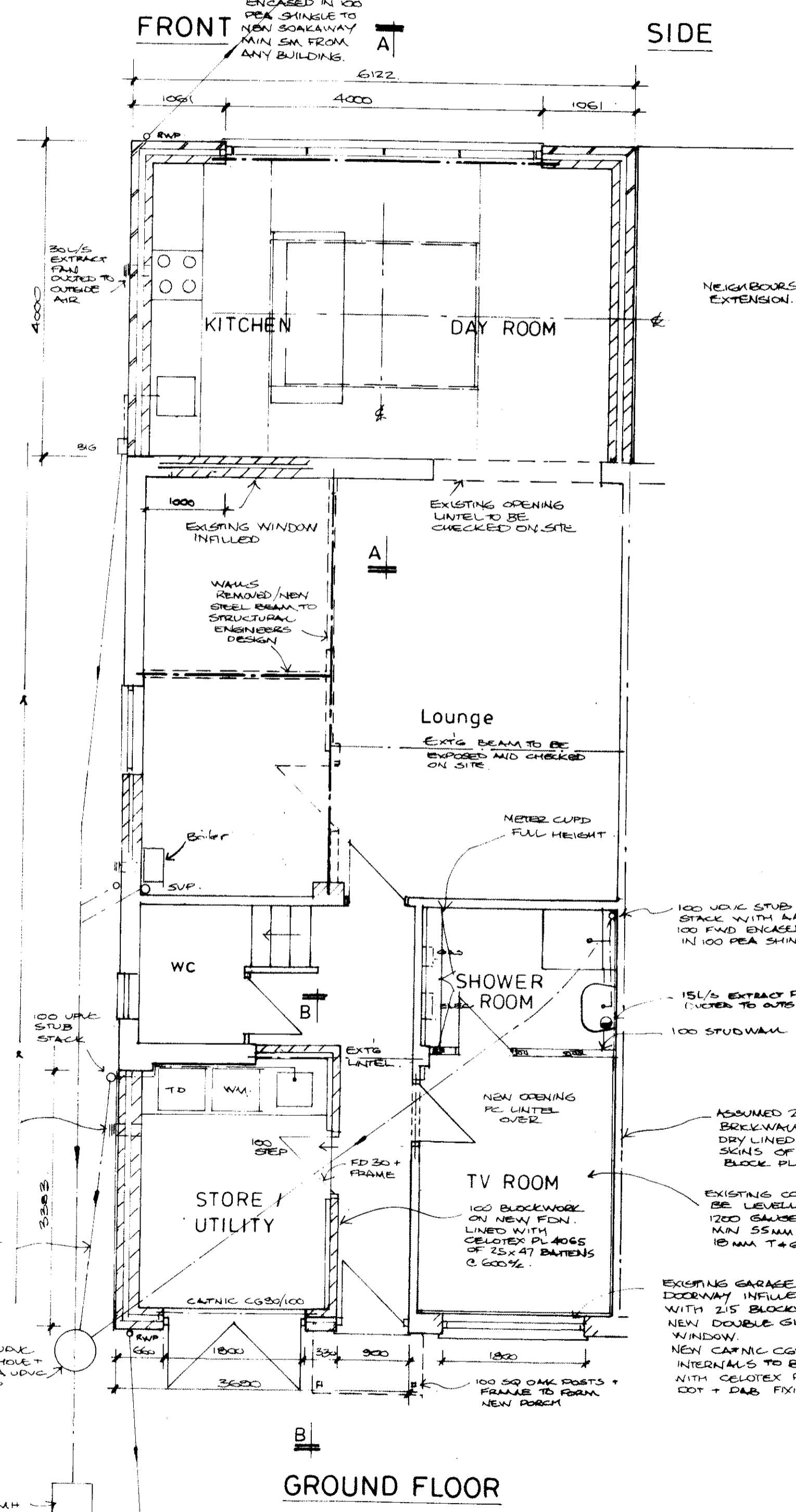
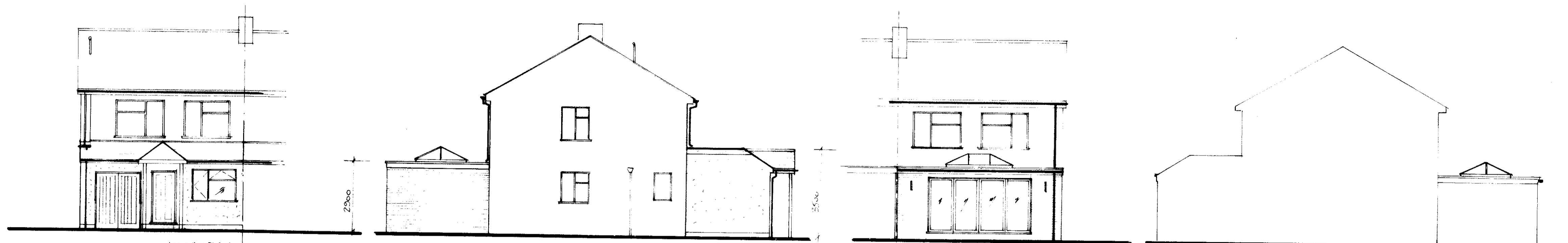
**PART F - VENTILATION**

Opening windows to be 1/20<sup>th</sup> of floor area served and back ground ventilation to be provided for all habitable rooms, providing 8000 sq mm trickle vent in window frames and 4000 sq mm to kitchens and bathrooms.

Where applicable existing sub floor ventilation is to be maintained by providing new 100mm upvc ducts in new floor slab to new air bricks in external walls.

**PART H - WASTE DISPOSAL AND DRAINAGE**

Waste pipe sizes - Kitchen sink 30mm. Traps to be 75mm deep seal. Rodding eyes to be provided at suitable locations. To be installed in accordance with BS 5572 1978. Any drains passing through or over foundations are to be tridged using PC concrete lintels.



**PART L - CONSERVATION OF FUEL AND POWER**

Glazing - all windows to double glazed, Min 16mm air gap and soft low 'E' coating. Min U value 0.16 and doors 0.18. Lighting - 75% of new light fittings to be provided to be energy efficient design.

New heating system to be installed by a suitably qualified person. The following should be provided to achieve compliance with the above regulation -

- Zone control by installing thermostatic radiator valves with
- Timing control by installing suitable timing device which provides controls for both hot water and heating plus
- Boiler interlocks should be provided to switch off the boiler when there is no demand for heating or hot water.

All new installations should be inspected at completion of installation by a Gas Safe approved installer and a commissioning certificate should be provided for the client and inspection by the local authority.

**PART K - GLAZING**

Safety glazing should be provided to all windows under 800mm from floor level and to all doors within 1500mm from floor level as well as all windows within 300mm of doors. All in accordance with recommendations in BS 6206.

**PART P - ELECTRICAL SAFETY**

All new electrical work is to be designed, installed, inspected and tested in accordance with the IEE Wiring Regulations 17<sup>th</sup> edition. The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, with a certificate of compliance to Building control on completion of the works.

**GENERAL NOTES**

All structural steelwork is to be encased in 15mm Gyproc fireline board fixed in accordance with manufacturers details.

**PARTY WALL ACT** Under the above Act owners are advised to consult and obtain approval from the neighbouring property for the proposed extension.

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|------------------|----------|
| B HEIGHT ADDED   | 15.11.21 |
| A REVISED LAYOUT | 23.7.21  |

Client

Job Title  
WILLOWMEAD  
PORTSMOUTH ROAD,  
RIPLEY,  
SURREY,  
GU 23 6EJ.

Drawing Title  
**PROPOSED EXTENSIONS  
TO FRONT AND REAR  
OF HOUSE**

Scale: 1/50/100

Date NOV '20 Drawn by

|         |               |
|---------|---------------|
| Dr. No. | Rev. <b>B</b> |
|---------|---------------|