0 0.5 1 1.5 2 2.5m
1:50

GENERALLY
Building Regulations: Serve Building Commencement Notice and pay Building Regulations Fee to the local Council. Maintain the property in a secure state at all times and particularly during working hours. Form secure enclosure for materials etc. Provide all necessary scaffolding and allow for modifying to suit and striking and clearing the same on completion. Provide all necessary skips for rubbish removal and allow for carting to and loading. Skip licence to be organized and paid for by the contractor. Investigate and locate all underground services and drainage prior to commencement of the works including any external electrical cabling. Provide and erect secure temporary screens across openings in ply with taped edges/joints until such time as extension is erected and weathertight/secure. Reroute existing SVP/waste pipes temporarily as/if necessary until new drainage complete. Reroute existing rainwater pipes temporarily as/if necessary until new drainage complete.

FOUNDATIONS
All foundation details to be established following trial pit investigations. Bottom of foundation level to be agreed with Building Inspector following submission of detailed calculations. Care to be taken in vicinity of existing drains and adjoining Party Walls. Hand digging only until exact location established. Foundations to be as per Structural Engineer's Specification and to Building Inspector and Engineer's approval. Where necessary, 150mm dia. Pvcu sleeves to be cast in foundations to accept drainage.

LINTELS
All lintels to be cripple studs to suit timber construction. Steel beams as noted on plan.

STRUCTURAL STEELWORK (As detailed by Structural Engineer)
Provide and fix steelwork to Structural Engineer's drawings details and calculations. Steelwork to be cleaned/ primed/ painted/ galvanised/ finished in accordance with Structural Engineer's requirements. Provide and fix steel mesh and bar reinforcement to Structural Engineer's drawings details and calculations for new lintels as above. Provide and fix all necessary steel ancillary items as per Structural Engineer's drawings, details and calculations by way of straps connectors etc. Steelwork to be pre-drilled to allow bolting through for securing timber plates, packing etc. All structural steelwork to be fire protected to achieve one hour fire resistance as detailed.

VENTILATION
Provide mechanical ventilation to ensuite as follows: Shower and wc: mechanical extract to 15litres/sec, linked to light switch with 20minute overrun and twin motors. Ventilation to pitched roof facilitated by use of Tyvek SUPRO Plus breather membrane as sarking layer. Windows to provide openable ventilation area of minimum 1/20th floor area. One window to each room to have 8000 square mm trickle vent for background ventilation. Provide 15 litres/sec electric extract fan to showers, bathrooms, and en-suite. Provide 60 litres/sec electric extract fan to kitchen.

SMOKE DETECTORS
Mains powered and battery backed up must installed on each storey in accordance with BS5839-6: 2004 - Grade D - category LD3 standard.
All detectors must be interlinked together so that all sound even if only one is triggered, and must be placed in circulation spaces.
Smoke detectors to be mains powered to a single independent circuit on the dwellings main consumer unit or a single regularly used local lighting unit. Provide a means of isolating power to the smoke alarms without isolating the power.
Detectors to be placed so that they can be reached for maintenance and testing.

WALL TIES
Inner and outer walls of cavity wall to be connected with wall ties at 900mm horizontal centres and and 450mm vertical centres.

PLASTER FINISHES GENERALLY
All new internal stud partitions to be finished using 12.5mm Gyproc Wallboard and Thistle scim plaster finish (Minimum mass 10kg/m2). Internal face of shower room, including s.w. framing sections behind w.c. and inset basin to be finished using 20mm WEDI Tilebacker Board installed all in accordance with manufacturer's instructions (Tel. 01706-47333). Ceiling to single storey pitched roof extension to be finished using 13mm Gyproc Duplex plasterboard together with vapour barrier and 5mm Thistle plaster finish. Repairing plastering to external walls to be generally: 11mm Thistle Hardwall plaster with Thistle Multi-Finish. Supply and fix angle beads to all external corners.

PLASTERBOARD FOR NEW STEEL ENCASEMENT (if required)
Line with two layer 12.5 Gyproc Fireline board with vapour barrier. Tape joints and finish with 2mm Thistle multi finish. CEILINGS To be finished using12.5mm Gyproc wallboard together with vapour barrier and 5mm Thistle plaster finish to give half an hour fire resistance.

INTERNAL JOINERY
New door linings to be 32x130mm finished treated s.w. with planted 13x25mm s.w.stops. All architraves and skirtings to be pre-finished MDF. Architraves to be 75x25mm and skirtings to be 150x18mm. Window boards to be 30mm MDF with rounded front edge and returns extending 50mm each side of the window openings. Supply and hang FD20 doors as specified. Hang using 1.5 prs. BZP hinges and provide and fix Perkomatic self-closers (if required) and door ironmongery all as per client specification.

WINDOWS GENERALLY
Works to comply with BS644 Parts 1 and 2 and include :- All assemblies to be set in dpc to head, jamb and cills. All cills to be in hardwood, weathered, rebated, grooved and oiled at completion (other than pvcu or powder coated thermally broken aluminium systems).
Apply two part polysulphide sealants around perimeters at completion. Colour to match frame paint colour. Include for pointing up and fitting necessary backing strips. All windows to have appropriate systems to permit cleaning from inside. All opening casement windows on upper floors to be fitted with safety restrictors. Install windows into prepared openings maintaining a maximum gap of 10mm between the frame edge and the surrounding construction. Draught stripping to be provided to all new windows/external doors. All frames, sections, members sized and of cross section profile to be suitable for proposed application. Frame heads/transoms over external doors/fanlights/sidelights to be fitted with suitable drip section. To include thresholds, water bars, pair per leaf hinge bolts to outward opening doors. Provide precast recon stone stooled and weathered cills to all new windows in masonry construction. All openable windows (above FFL) less than 800mm in height should be provided with suitable guarding (internally). New windows and external doors to be supplied with trickle ventilators in frames as required by current Building Regulations to achieve the following background a. Habitable room: 8000mm2 b. Kitchen: 4000mm2 c. Utility Room: 4000mm2 d. Bathroom: 4000mm2 sound deadening quilt hung in cavity.

PLUMBING
To BS 5572 1978. Bath & shower wastes to be 40mm diafor max. 3m length (50mm dia. for max. 4m length) at fall of 18-90mm/m and basin wastes to be 32mm dia. for max. 1.7m length (40mm dia. for max. 3m length & 50mm dia. for max. 4m length) at fall of 18-90mm/m uPVC pipes with 75mm deep seal traps and cleaning eyes at waste bends. Re-sealing traps to be provided where waste pipe length exceeds 1650mm. 100mm diameter uPVC soil pipes terminated with tile vent min 900mm above openings within 3000mm. All wastes to be accessible throughout their length. Stub stacks to be fitted with air admittance valves terminating above highest overflow level. Combined wastes to be 50mm dia.. Cold water storage tanks and all pipework in roof space to be fully insulated.

GLAZING
All glazing up to 800mm above FFL in windows and up to 1500mm in doors and laterally within 300mm of a door to be in laminated safety glass to BS 6206: 1981. (Both inner and outer panes where double glazed). All new purpose made windows and doors to receive double glazed units to comply with BS 5713: 1979 and to the following specification :- Inner pane : 6.4mm laminated Pilkington float glass. Outer pane : 6mm toughened soft coat Low-E glass. Cavity : 16mm gap filled with Argon gas. All new purpose made windows and French doors to receive double glazed units to comply with Part L of the Building Regulations and to achieve a better U value than 1.6 W/mK for windows/fully glazed doors and 1.8 W/m2K for 50%%% glazed, and solid doors.

LEADWORK
To be carried out strictly in accordance with the recommendations laid out in the Lead Development Association's handbook. Apply patination oil to all new leadwork immediately sections of work are completed. Provide perimeter flashings in Code 4 milled lead with adjoining properties and to side wall abutments, gutter outlets and hopperhead junctions. Provide Code 4 milled lead stepped flashings to abutments of main roof.

PIPES THROUGH ROOFS
Pipes passing through slated roofs to be weathered with proprietary neoprene / lead weathering slate. Pipes / flues passing through flat roofs to be fitted with metal sleeve extending to 150mm above finished roof surface and wire flange at base screwed to plywood decking. Expanded metal lath to be tack welded to metal sleeve to receive asphalt skirting, neatly dressed and protected by weathering skirt fitted to pipe or flue. Ensure minimum 50mm clearance between boiler flues and roof timbers. S.V.P.'s and W.V.P.'s to terminate minimum 900mm above adjacent ventilated rooflights, if within 3000mm of rooflight.

BELOW GROUND DRAINAGE
Construct new manholes as follows :- Base: 150 mm (minimum) plain in situ concrete. Wall thickness: 215 mm. Bricks: Lay with frogs facing upwards. Steps: Bed in joints to chambers over 900 mm deep at 300mm vertical centres staggered 300 mm horizontally, with top step not more than 450 mm below top of cover. Conventional channels, branches and benching: Main channel: Bed solid in 1:3 cement:sand mortar. Connect branches to main channel at half channel level, so that discharge flows smoothly in direction of main flow. Benching: Place concrete to rise vertically from main channel to a height not lower than soffit of outlet pipe, then slope upwards at 10%%% to walls. Trowel to dense smooth uniform finish. Cover slabs: 150 mm (minimum) in situ concrete. Openings: to suit required access covers. Bedding and haunching to access covers: solid in 1:3 cement:sand mortar, square with joints in surrounding finishes. Cut back top of haunching to 30 mm below top of cover. All drain pipes and fittings to be from Hepworth 'Supersleve' range. All drains to be 100mm dia. laid to fall at 1 in 60, on 100mm bed of pea shingle. All work to be strictly in accordance with BS 8301:1985, and the Hepworth Technical handbook. Where modifications and amendments to existing drainage connections are specified, the contractor must include for ascertaining the exact position of existing drain runs, for all opening up, new connecting pieces etc. to enable new drainage connections to be made.

ABOVE GROUND DRAINAGE
Supply and fix new Osma or similar rainwater gutters and down pipe system to all new roof edges on front building connect to existing below ground drainage system via back inlet gulleys where specified.

RAINWATER
Supply and fix new 80mm white pvcu rainwater down pipes with 100mm pvcu gutter to rear elevation and connect to back inlet gulley as indicate on the plan.

HEATING SERVICES
Extend existing hot and cold water plumbing and oil fired central heating systems to new rear extension. Positions and sizes of radiators indicative at present - to be finalized by contractor. Add 'fernox' or similar approved additive after successful final testing of system. (Subject to agreement). The temperature requirements will need to be as follows: - Heating system to rapidly achieve the following temperatures when outside the temperature is -1°C. Room Air Temperature Air Change °C (Per Hour) Ensuite shower 22°C 2 Bedroom Other rooms 21ºC 1 The contractor shall design, manufacture, deliver to site, install, and commission and leave the system in perfect working order. The contractor shall allow for ensuring that any gas appliances are provided with the required fresh air supplies for combustion. New Radiators Supply and fix Barlo or similar and approved radiator(s) in locations shown on drawings: Allow for a white finish prior to painting Supply and fix chrome combined towel radiator in ensuite (To have electric heating element included). All locations to be confirmed on site by Client prior to installation. All new radiators shall be supplied with 'Drayton' thermostatic valves. Exposed pipework between floor and radiator valve to be chromium plated or to client specification.

ELECTRICAL SERVICES
Provide power and light socket outlets shown on the drawings. Including fused spurs for shower, towel rail, extract fan, water heater and pump (should this be required for the power shower). Provide shaver socket outlet to ensuite and termination plate for mirror light. Allow for telephone points, incoming fax/modem line to provide, T.V. aerial system as detailed on drawings/schedules. Supply and fix interconnected smoke alarms as per Means of Escape requirements. Client to supply low voltage light fittings, Electrical Contractor to wire to positions shown and connect fittings. All switches and sockets to be from the MK Logic range. Power socket outlets, low voltage lighting circuit outlets and fused spurs generally to be set 450mm from FFL. Switches to be set at 1150mm above FFL, wall lights and mirror light generally at 1800mm above FFL, or nearest tread (in staircase area). Low voltage lights in ensuite to be waterproof. 100%%% of new light fittings to extension are to be dedicated low energy (min. lamp efficacy 40 lumens/circuit watt). All fittings and installation to be carried out to Current British Standard Codes of Practice and the current Edition of the IEE Regulations and as following:- 1. All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th Edition Wiring Guidance and Building Regulations Part P (electrical safety). On completion of the works a copy of the Installer's Electrical Installation Test Certificate compliant with BS7671 is to be given to the client and the local authority. 2. Prior to covering all wiring/cables the applicant is to ensure that the installation is inspected by a competent person and on completion of the work, in addition to the Installation Test Certificate, a competent pesons's Electrical Installation Certificate compliant with BS7671 is to be given to the client and the local authority.

GENERAL NOTES
All works to be carried out in accordance with the drawings, all relevant current Building Regulations, Statutory Requirements, British Standards, Current Codes of Practice and to the satisfaction of the Building Control Officer. Do not scale this drawing. All dimensions are in millimetres. The CA should be informed if there are any discrepancies arising from dimensions taken on site and dimensions indicated for setting out on the drawing and instructions sought before proceeding with any changes from the design as indicated. Approval must be sought from the CA for any changes to materials or standards that have been specified on the drawings and approved by the Building Control Officer. (H1) - Above and below ground drainage to be agreed with the BCO on site. (H3) - Rainwater drainage is to be agreed with the BCO on site.

LIGHTING
75% of light fittings are to be low energy must have a light output of 45 lumens per circuit watt

Do not scale from this drawing

This drawing has been prepared based upon survey and other information supplied by others.

All dimensions and labels are to be checked on site by contractors and inconsistencies reported immediately to Colchester Planning Services prior to works being undertaken.

Contractors are to ensure that all works under their responsibility or the responsibility of their sub-contractors are constructed and / or manufactured to comply with all relevant national and / or local authority statutory requirements and in accordance with local building control and codes of practice.

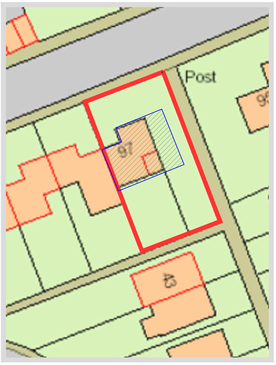
This drawing is to be read in conjunction with all other relevant drawings, specifications, schedules and so forth, relating to the project or projects for which this drawing has been prepared.

This drawing is to be read in conjunction with all other relevant drawings, specifications, schedules and so forth, prepared by others and which are relevant to the project or projects identified on this drawing.

This drawing is for planning application status only and is not to be used for construction on site.

Revision:	Date:	Description:	Drw:	Chk:

REVISIONS:



Client:
MR & MRS BELSEY

Project:
97 LONGMEADOWS
HARWICH
ESSEX

Drawing Title:
REGULATION PLANS

Project No:	Drawing No:	REV.	Paper Size:
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DATE	**SCALE**	**DRAWN**	**CHECKED**
SEP 2018	AS Ind.	AF	AF

WORK STAGE:

[ ] Concept Design
[ ] Planning Application
[x] Building Regulations
[ ] Tender Issue
[ ] Contract Issue
[ ] Working drawings

architecture + consultation + PM

CPS ARCHITECTURE & DESIGN