



**BUILDING REGULATION NOTES**

**General**  
All materials, fittings and workmanship must be to current British Standards and where applicable BBA Agreement Certificates and used in accordance with all relevant Code of Practice and manufacturers instructions. All components/products are to be fitted in a manner and location for which they are intended by the manufacturer. All work must be to the satisfaction of the Building Control Officer and Supervising agent.

**Air Tightness**  
The construction will generally follow guidance in the 'Robust Details' to ensure continuity of insulation at roof/wall/floor junctions. Flexible sealant will be applied externally and internally between wall and window/door frames.

**NEW INTERNAL STUD WALLS**  
Non Loadbearing (where up to 2.4m height) > British Gypsum system reference A026012 (Achieves 41 Rw dB, exceeding requirement of Building Regulations Document E Table 0.2 for new internal walls within dwelling houses).  
15mm British Gypsum Wallboard and skim plaster each side of 69 x 38mm sw studs at 400mm centres, with 65mm Isover Acoustic Partition Roll (APR 1200) in the cavity.

Loadbearing / 2.4m height & higher: British Gypsum system reference A026012 Achieves 41 Rw dB, exceeding requirement of Building Regulations Document E Table 0.2 for new internal walls within dwelling houses).  
15mm British Gypsum Wallboard and skim plaster each side of 100 x 50mm sw studs at 400mm centres, with 100mm Isover Acoustic Partition Roll (APR 1200) in the cavity.

Noggins and Ply lining to stud walls where indicated by structural engineer (see details) and where required for fixtures/fittings, i.e. bathrooms, wc, kitchens.

Bathrooms and en suites to be boarded with 12.5mm moisture resistant plasterboard.  
Showers and baths lined with aquapanel cement based boards.

All Ground Floor studwork partitions to be built off concrete structural floor (on strip of DPC lapped with DPM in floor, with perimeter insulation and separating membrane), extended up to underside of first floor joists and be 30 minutes fire stopped.  
All First Floor studwork partitions to be built off first floor joists and (except to store in en suite) are to extend up to underside of rafters and be 30 minutes fire stopped.

**Structural Design**  
Structural steelwork, lintels, padstones, structural timber, Foundations and concrete ground floor structural design in accordance with engineers calculations and drawings and to Building Control approval.

**FOUNDATIONS**  
To Structural Engineers details taken down to loadbearing strata all to Structural Engineers and Building Control approval. Concrete lintels over drainage/duct positions where sleeved through walls.

**FIRE PROTECTION TO STEELWORK**  
Concealed structural steelwork to be encased to achieve 30 mins fire protection using 2 no. layers 12.5mm thick British Gypsum plasterboard. Joints staggered & skim plaster finish. Building control authority to inspect & approve fire encasements to structural elements prior to covering/finishing.

**LEAD FLASHINGS**  
Code 4 lead flashings all to be strictly in accordance with Lead Sheet Association details (www.leadsheet.co.uk).

**Damp Proofing to Steelwork**  
Bitumen steel paint finish to be applied to all steelwork below floor finish level for protection and to be concrete encased to engineers details. Adequately seal the DPM layer around all steel posts and all other penetrations using Visqueen DPM tape ensuring full seal to building control approval.

**DPCs & Cavity Trays**  
Visqueen Zedex High Performance DPCs (compatible with Damp Proof Membrane) and cavity trays.  
DPCs to be inserted 150mm min. above external ground level to all new external walls.  
To be fully lapped with DPM (see external wall section for detail) - taped and sealed in accordance with manufacturers instructions and proprietary tape products.  
Cavity trays at change of cavity insulation type and over all openings.

**Weepholes**  
Rytweep proprietary weepholes at 900mm centres at change of cavity insulation type and at 450mm centres over all openings (at least 2 per opening).

**THERMAL CAVITY CLOSERS**  
Thermabate or similar Part L approved thermal cavity closers at reveals of all new openings.

**General Notes**

- This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialist drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/client or relevant project manager before proceeding with the works.
- All workmanship and materials are to be carried out in accordance with current British Standards, Codes of Practice and good building practice.
- All work to be to the satisfaction of the Building Control checking authority.
- Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.
- Where existing elements are exposed or investigated during the building works and are found to be not as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.
- The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.
- All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
- This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

**RESIDUAL RISK TO HEALTH & SAFETY**

Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements, Current Code of Practice and compliance with CDM 2015 regulations.

Numbered triangles further highlight specific locations where residual risks remain:

- Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.
- The risks associated with working at height should be reduced by using appropriate scaffolds, platforms, mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractors review and assessment of the construction methodology & process.
- The locations of all existing services and utilities must be confirmed prior to commencement of the works.
- The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.
- Glazed roof to link poses fragile surface (not for foot traffic) and require cleaning maintenance via secure ladder.
- Works to Well structure - deep structure/water filled - protection from falling required & covering replaced when works not in progress.

DRAINAGE LAYOUT SHOWN AS INDICATIVE- DRAINAGE DESIGN & LAYOUT TO BE IN ACCORDANCE WITH ENGINEERS DETAILS

E 27.05.22 Amended with engineers details/setting out  
D 28.04.22 Amended with engineers details  
C 13.04.22 Amended for building control approval  
B 10.03.22 Updated for Bregis notes  
A 05.03.22 Updated for Bregis notes

Rev

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<b>CLIENT</b> Sholto & Sarah Lindsay-Smith			
<b>PROJECT</b> Tower House Freston Suffolk IP9 1AD			
<b>DRAWING</b> GROUND FLOOR GA PLAN			
<b>SCALE</b> 1:50 @ A1	<b>DATE</b> MAY 2021	<b>DRAWN BY</b>	<b>CHECKED</b>
<b>DRAWING NUMBER</b> WD02	<b>JOB NUMBER</b> 571	<b>STATUS</b> Not For Construction	<b>REV</b> E

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