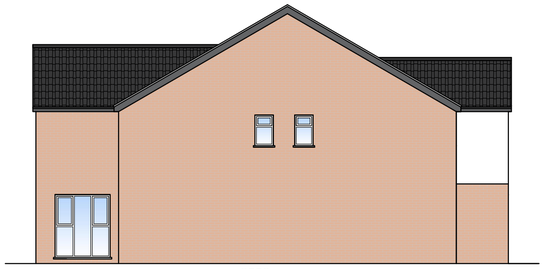
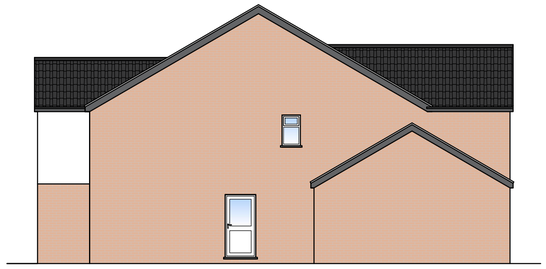
FRONT

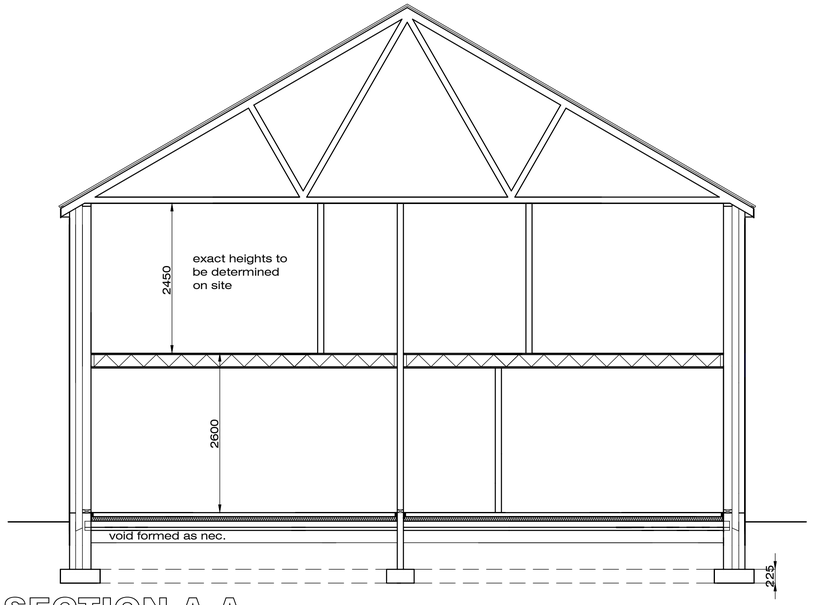
REAR



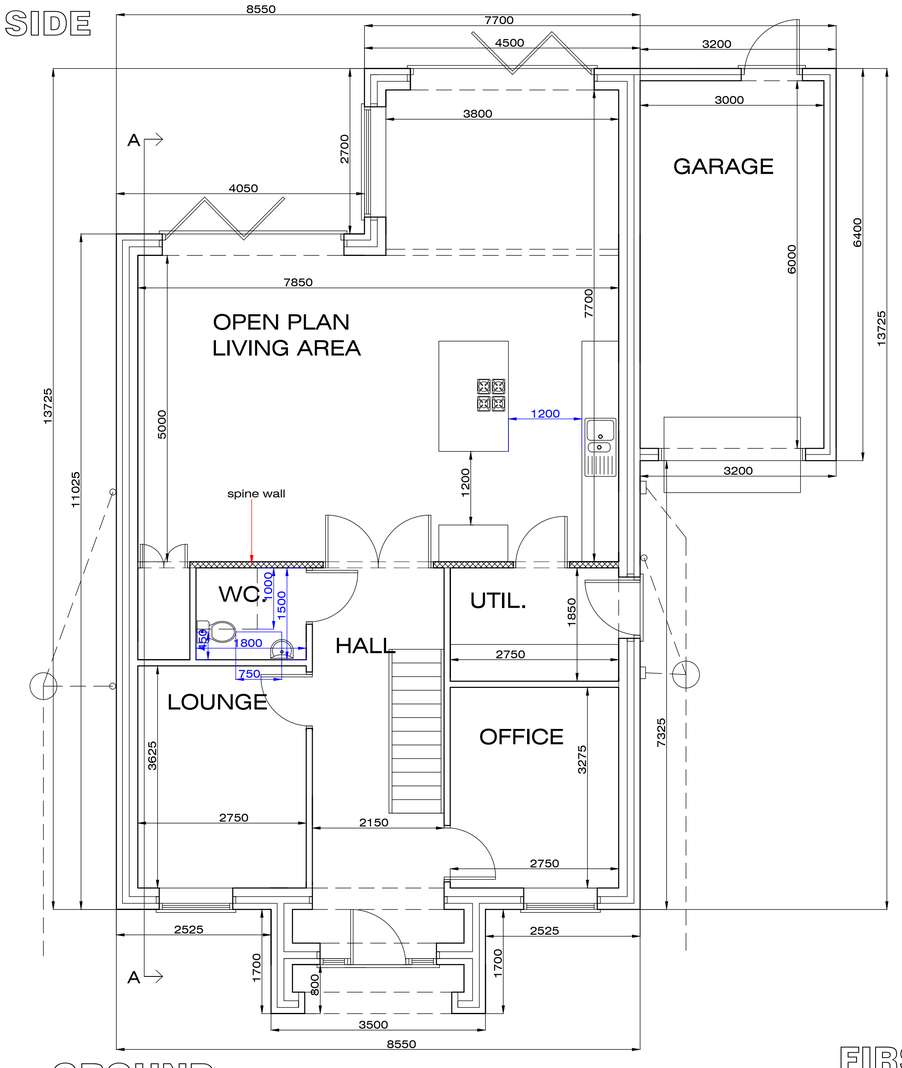
SIDE



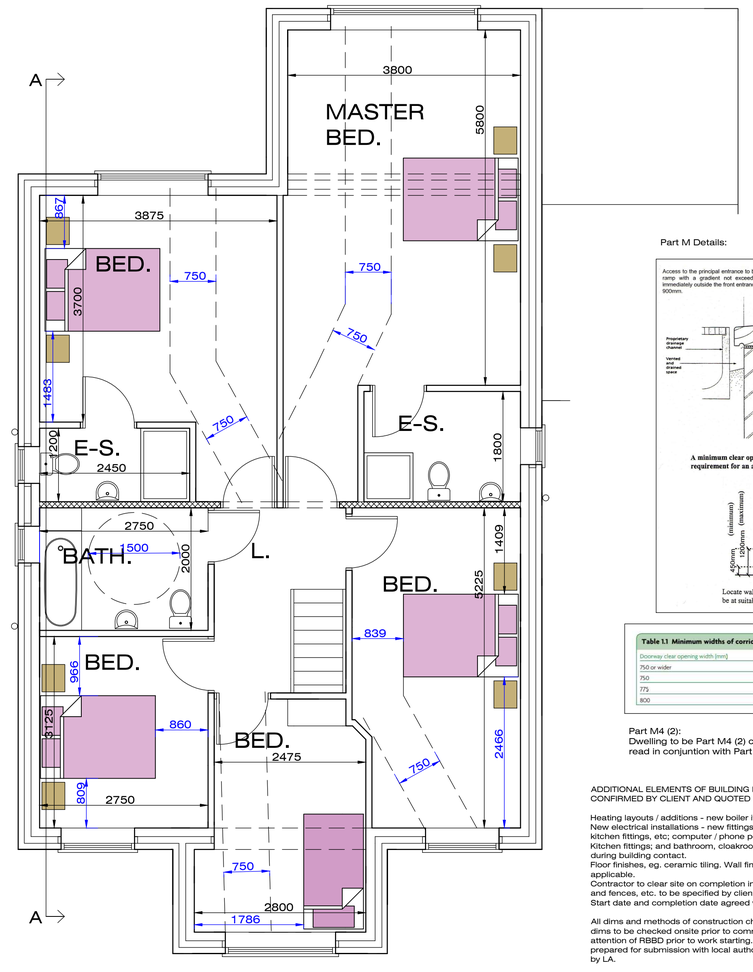
SIDE



SECTION A-A



GROUND FLOOR



FIRST FLOOR

Dwelling details:

- To be Part M 4 (2) compliant.
- Overall internal floor area = 208.18m2.
- Plot 9 handed.

Part M Details:

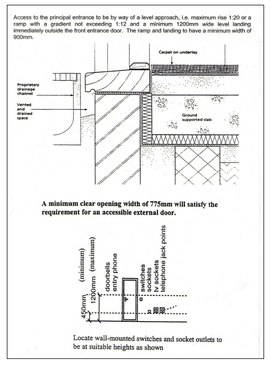


Table 1.1 Minimum widths of corridors and passageways for a range of doorway widths	
Doorway clear opening width (mm)	Corridor clear passageway width (mm)
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head-on)

Part M4 (2):
Dwelling to be Part M4 (2) compliant - plan to be read in conjuntion with Part M4(2) document.

ADDITIONAL ELEMENTS OF BUILDING BEYOND SCOPE OF WORK SPECIFIED IN BUILDING REGS NOTES, TO BE CONFIRMED BY CLIENT AND QUOTED FOR BY CONTRACTOR, AS AGREED, INCLUDING:

Heating layouts / additions - new boiler if nec., rad numbers / sizes / positions.
New electrical installations - new fittings per room, incl., power points; ceiling rose's; light switches; supplies for shower, kitchen fittings, etc; computer / phone points; alarms; tv point; etc.
Kitchen fittings; and bathroom, cloakroom, en-suite fittings - provisional sum agreed with contractor final choice made during building contract.
Floor finishes, eg. ceramic tiling. Wall finishes, eg. tiling in kitchen / bathroom - all to be agreed. Ditto decoration if applicable.
Contractor to clear site on completion including externally. External work including paths, patios, planters, boundary walls and fences, etc. to be specified by client if included in overall contract.
Start date and completion date agreed with approved contractor. Ditto interim (if applicable) and final payment dates.

All dims and methods of construction checked on site, work to landmark positions where applicable ie walls inline, etc. All dims to be checked onsite prior to commencement of work, if any discrepancies are found they must be brought to the attention of RBBD prior to work starting. All revisions cleared with LA and designer prior to construction on site. Plans prepared for submission with local authority applications only. All layouts / details subject to Building Regulations approval by LA.

Due to changes in ownership / classification of all private drains, all exact drainage locations / routes to be confirm onsite and it is to be established between client, contractor and LA BCO if a Build Over / Near Agreement with Anglian Water is required.

Plans / details produced for approval of building regulations requirements prior to changes to approved documents on 15th June 2022. Application submitted in May 2022. If start is not made before June 2023 then plans are to be altered accordingly.

GENERAL BUILDING REGS NOTES:

FOUNDATIONS
Width of foundations to be based on wall construction thickness - design by SIP panel manufacturer / supplier (see walls note) - all to be determined prior to work starting and details to be passed to LA BCO. Foundations for loadbearing internal walling and spine walling to be 450x225mm. Minimum depth of foundations to ensure loadbearing strata is found and no loadings are placed on drainage - all to be determined and agreed on site with LA BCO. Concrete blocks below gl with lean mix to cavity up to 225mm below dpc level.

BEAM & BLOCK GROUND FLOOR
80mm screed with anti-carck mesh on 110mm Celotex XR4000 on beam and block floor construction by specialist eg Trent Jetfloor using 175 beams with infill blocks all to BS8110 - beam and block design by supplier - details passed to LA BCO on site. 25mm upstand of insulation provided around perimeter of floors, incl where floor slab projects against outside wall. Uvalue of ground floor construction to be a max. 0.18W/m²K

Floor to garage to be designed accordingly by beam and block designer - no insulation required.

WALLS
Wall construction to be designed by SIP panel manufacturer / supplier - to comprise outer leaf, cavity (width to be determined by SIP panel manufacturer / supplier) and SIP panel inner leaf (width to be determined by SIP panel manufacturer / supplier) with pbd and skim finish. Uvalue of wall construction to be max 0.18W/m²K .

Timber frame ties to be specified by SIP panel manufacturer / supplier, ditto dpc details, insulated jambs, lintels, flashings, etc.

SIP panel design (by manufacturer / supplier) to be passed to LA BCO prior to work starting.

Wall abutting garage to have construction as per external wall construction. No insulation required to external garage walling.

ROOFS
Tiles on battens on breathable felt on trusses constructed and braced in accordance with BS 5268. 100x50mm wall plates with 30x5mm ms straps at 2m centre down 1m, over 3 trusses down 75mm. 12.5mm pbd and skim ceiling. Total 400mm fibreglass between ceiling members and laid over / across ceiling. Fibreglass valley gutters. Uvalue of roof to be max 0.13W/m²K.

DRAINS - ALL TO BE DETERMINED AND AGREED ON SITE WITH LA BCO - DRAINAGE LAYOUT FOR SITE BY OTHERS
100mm approved drains at self cleansing falls with 150mm granular bed and surround. 150mm concrete bed and surround under building with collars flexible. Lintols in walls over and rocker pipes as manufacturers details. Manholes approved type or 215mm engineering bwk. Rodent control measures where nec. 100mm gutters to 63mm downpipes taken to surface water drain as designed by others.

VENTILATION
1/20th floor area vent to rooms with trickle vents of 8000mm². 1/20th f a v / 4000m² trickle vents to kitchen (and utility) / bathroom with mech vent of 60L per sec / 15L per sec. Sanitary accommodation without window to have mech vent operated off light switch giving 3 air changes per hour with 15minute over-run.

SAFETY
Safety glazing to glazed doors and critical locations to BS 6206 1981. Interconnected smoke detectors wired into ring main to hall and landing with 7m of rooms / 3m of bedrooms.

ELECTRICAL WORK
All electrical work to be design, installed and certificates produced on completion by a person competent to do so to Part P.

HEATING
Method of heating to be determined on site with contractor. Details to be passed to LA BCO prior to ordering and installation.

WASTES
32mm waste to whb, 38mm to bath / shower / sink unit, 75mm deep seal traps / anti syphon traps. 100mm svp terminating 900mm above windows with birdcage. Steel cage to svp in areas with rodent control measures. WC pipework to be sealed. Boiler condensate connected to sanitary pipework if necessary, 22mm diam with 75mm trap. Rodding points to stack to be above sillage level of lowest appliance.

WINDOWS
Windows double glazed. Windows, doors roof lights max 25% or floor area. 16mm airgap and soft low E coating OR 12mm air gap argon filled and soft low E coating.

HEATING
All heating and hot water pipes insulated. Cylinder insulated with min 35mm factory applied foam or equivalent. Thermostatic controls and timers to space heating / hot water. Thermostats provided at gf level. Thermostatic rad valves fitted throughout. Boiler not to activate when space heating and hot water not needed. Heating / hot water system commissioned to ensure efficient running - certificate provided for client / LA BCO confirming such.

AIR LEAKAGE
Cavity wall insulation taken down below dpc level to same level as underside of floor insulation. Wall insulation and roof insulation to meet at eaves (vent to roof void maintained). Wall insulation to full height of gable walls. 25mm upstand of insulation provided around perimeter of floors, incl where floor slab projects against outside wall. All cavity closures to be insulated.

LIGHTING
Energy efficient lighting provided in areas where lighting used most. Light fittings provided taking only lamps with luminous efficiency greater than 40 lumens / circuit-watt as follows: rooms created 1-3 Number of light fittings as above 1, 4-6 rooms - fittings 2, 7-9 rooms - fittings 3, 10-12 rooms - fittings 4.

ESCAPE
First floor bedrooms to have windows giving escape - min 0.33m². Min 450mm horizontal and vertical dims to openings eg 450x740mm, max 1100mm off floor.

GENERAL DRAINAGE -DESIGN BY OTHERS
Building regs approval required for drainage up to sewer / septic tank.
Developments over 10 dwellings - 150mm diam drains. Saddle connections used only where mh's / prefab units not possible - saddles over drilled openings only on main run. Surcharging precautions used in areas of possible flooding. New drains / sewers to new developments to make allowance for future extensions.
Foul and surface water connections to sewer to be confirmed to LA to ensure taken to correct sewer type.

SOUND INSULATION
Studding walls around bathrooms / en suites to be in 100x50mm studding with 2 layers of pbd and skim both sides - density 10kg/m².

STRUCTURAL ELEMENTS
All structural elements in accordance with structural engineers calcs / details. Plans read in conjunction with engineers details. 19mm pbd and skim cladding to beams.

WATER EFFICIENCY / HOT WATER SAFETY
All baths to be fitted with thermostatic valves.
Water efficiency calculation must be carried out and submitted to Building Control (with-in 5 days of completion - but advisable to carry this out prior to purchases of any fittings or appliances that use water). The potential consumption of wholesome water used by persons occupying a dwelling must not exceed 125 litres per day when calculated in accordance with Part G.

SAP CALCS
Building regs spec on plans is provisional only - client / contractor to agree space and water heating mode, controls, insulation types and techniques, etc with thermal consultant in order that SAP calcs (submitted and approved prior to commencement) accurately specify actual details to be adopted on site.

PART R
Provision to made for the inclusion of high-speed-ready in-building physical infrastructure up to a network termination point for high-speed electronic communications networks - ducting to be incorporated in dwelling to allow for high-speed electronic communications networks provided by external supplier - all to be agreed on site with BCO.

PART Q
Windows and doors to be deigned in accordance with Part Q to provide reasonable standards for doors and windows to resist physical attack by a casual or opportunist burglar by being both sufficiently robust and fitted with appropriate hardware. Details of windows and doors passed to LA BCO prior to manufacture.

STAIRS
Rise and going as per design by stairs manufacturer - details to be passed to LA BCO prior to installation. Width as per PartM4(2) details / going to landings, min 50mm tread to winders, 900mm guarding to flight / landing. Vertical balusters to flight / landing at 100mm centres. Min 2m headroom.

FIRST FLOOR
21mm boarding on Eco-joists by specialist or SIP panels manufacturer / supplier - details to be passed to LA BCO prior to installation. Strutting at mid span over 3.5m spans. Pbd and skim ceiling. Double joists under stud walls, bath, around stairwell. 30x5mm ms straps over 2 joists down 75mm. 100mm fibreglass between joists for sound insulation.

Rob Bradley Building Design

Greetwell Place - 2 Limekiln Way - Greetwell Road - Lincoln - LN2 4US

Project: **PROPOSED RESIDENTIAL DEVELOPMENT**
Land to rear of 16 & 20, Dunston Rd., Metheringham, Lincoln.

Client: Lincs 1st Choice Homes Ltd

Scale @ A1:	Date:	Dwg No:
1:50 / 1:100	Apr.22	26/22/06/B

Plan: PLOTS 8 & 9

Revised:
Mar.23 A: Plan updated as discussed with client.
Nov.23 B: Solar panels added to roof as discussed with client.