

**EXISTING BLOCK PLAN** 

22 BIRCH GROVE POTTERS BAR EN6 1SY SCALE 1:200 @ A1 This drawing is the property of V WORKS LTD. It may not be duplicated or disclosed to any third party for any purpose except as authorised in writing by V WORKS LTD. All dimensions are to be verified on site before any work commences. Any errors or omissions are to be reported to the designer. If in doubt ask. The contractor is to provide full sized setting-out drawings based on the information contained within this drawing for the designer's approval prior to commencement of manufacture. This drawing is to be read in conjunction with the relevant consultants and/or specialist drawings/documents and any discrepancies or variations are to be notified to the designer before the affected work commences.

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JOE MORRIS

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PROPOSED BLOCK PLAN
22 BIRCH GROVE
POTTERS BAR
EN6 1SY SCALE 1:200 @ A1

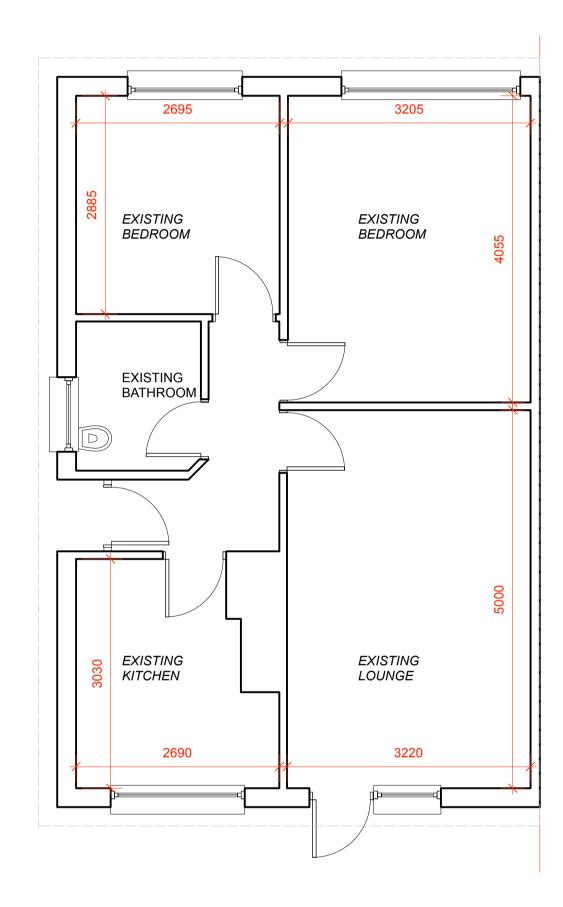
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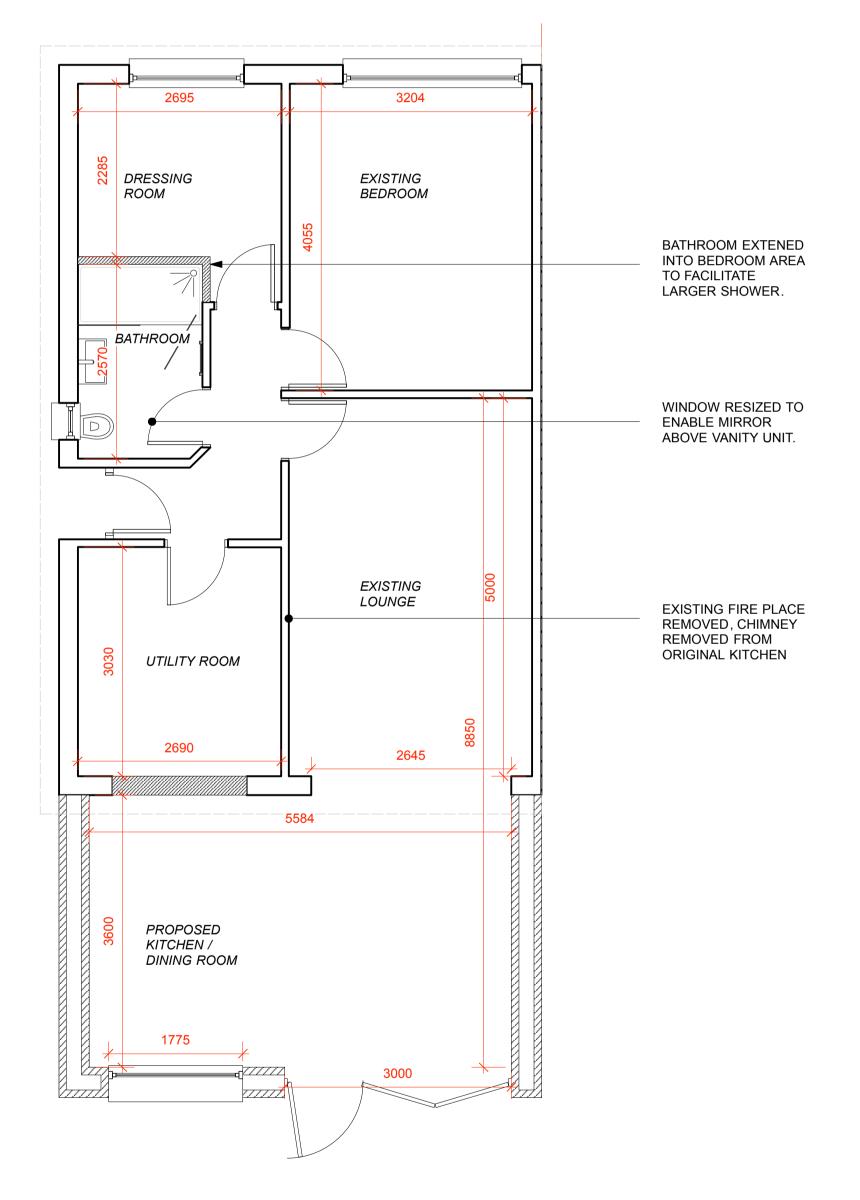


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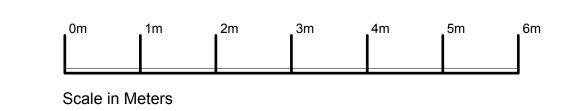
JOE MORRIS 



EXISTING
GROUND FLOOR PLAN
SCALE 1:50 @ A1



PROPOSED
GROUND FLOOR PLAN
SCALE 1:50 @ A1



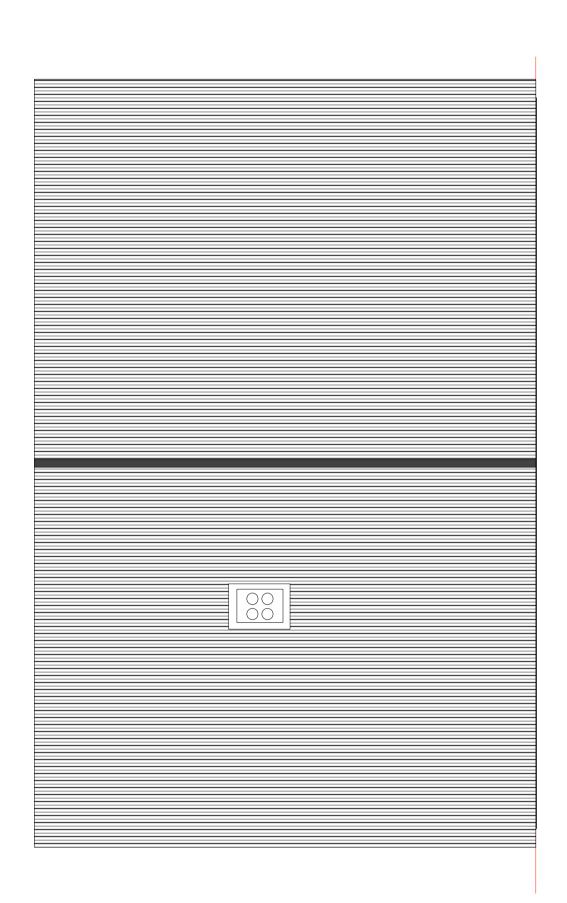
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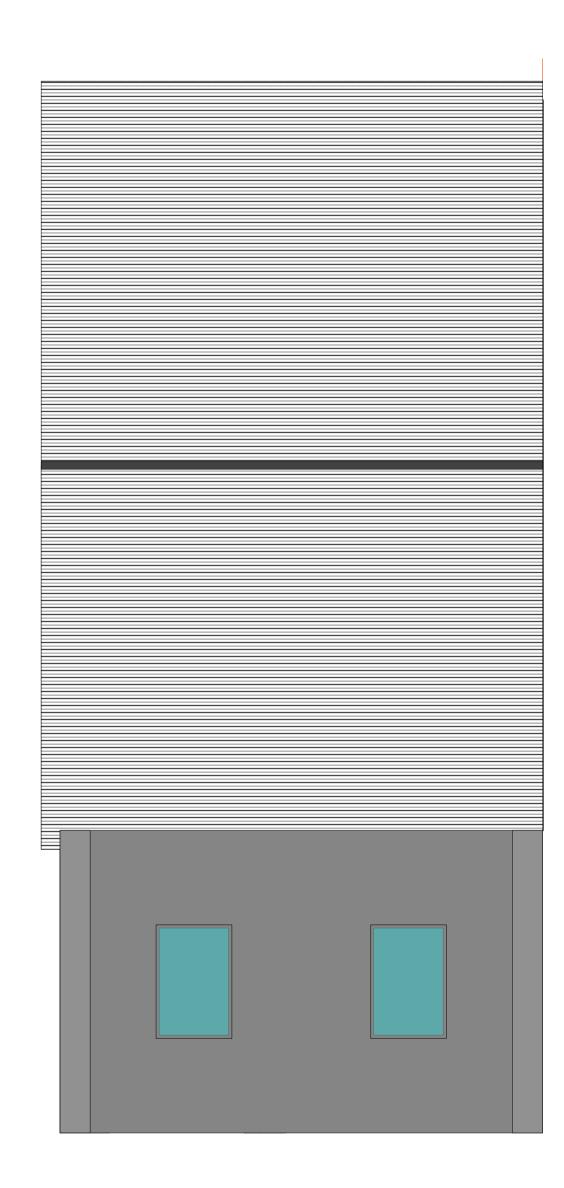
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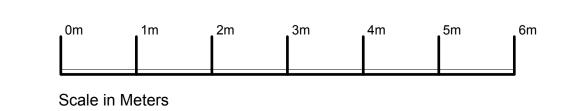




EXISTING ROOF PLAN SCALE 1:50 @ A1



PROPOSED ROOF PLAN SCALE 1:50 @ A1



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**EXISTING** FRONT ELEVATION SCALE 1:50 @ A1



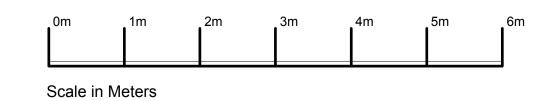
**EXISTING** REAR ELEVATION SCALE 1:50 @ A1



**PROPOSED** FRONT ELEVATION SCALE 1:50 @ A1

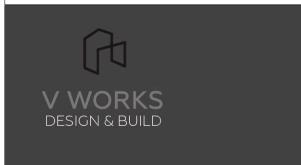


PROPOSED REAR ELEVATION SCALE 1:50 @ A1

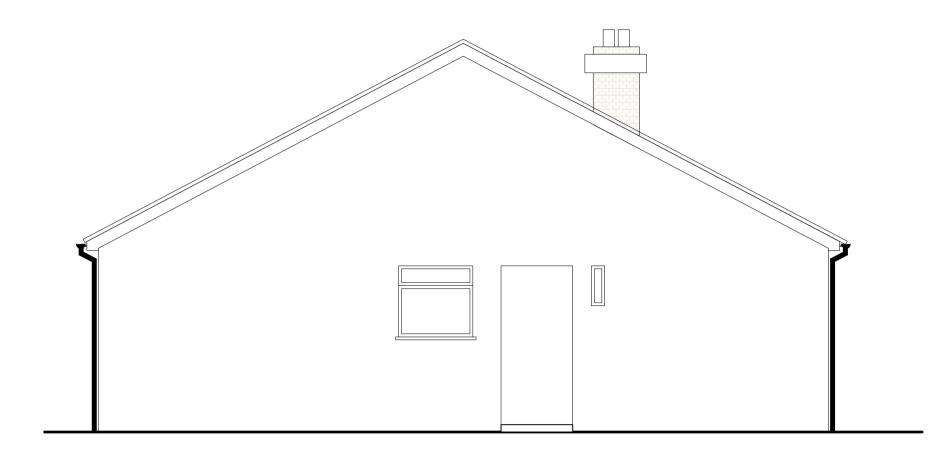


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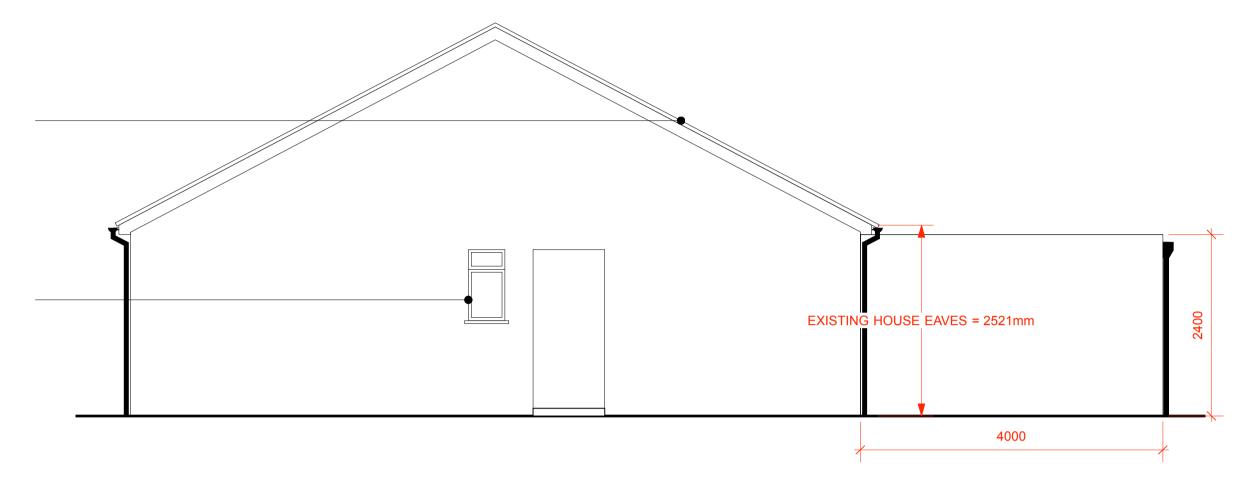






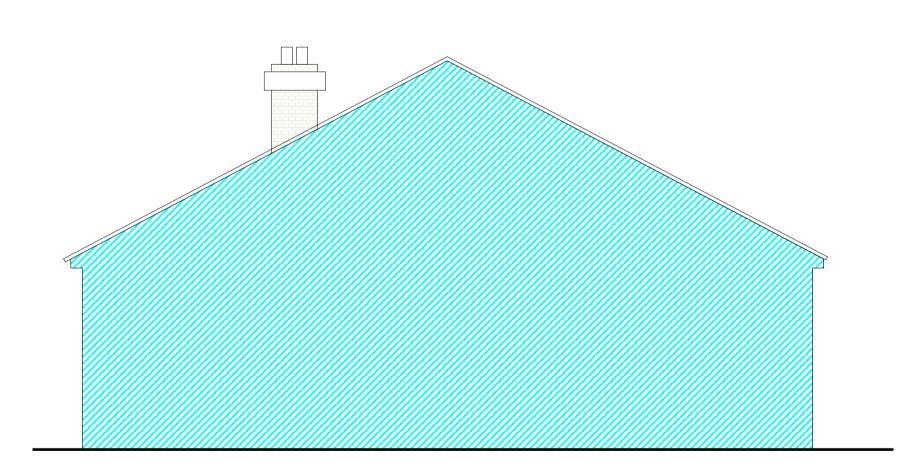
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CHIMNEY STACK
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MAKE GOOD,.

NOTE.
BATHROOM WINDOW
SIZE RESIZED.
BRICKWORK TO MATCH AND TO BE KEYED IN.
CONTRACTOR TO ADVISE



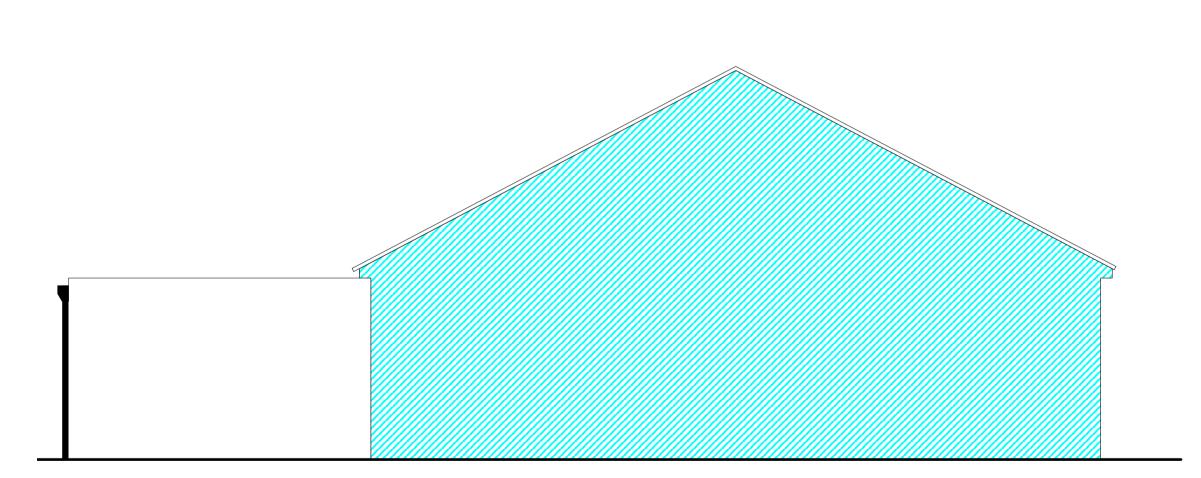
**EXISTING FLANK WALL ELEVATION** 

SCALE 1:50 @ A1

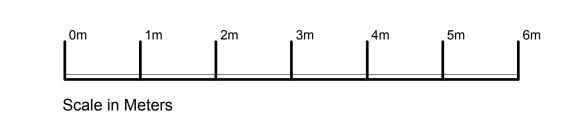


**EXISTING ADJOINING WALL ELEVATION** SCALE 1:50 @ A1

**PROPOSED** FLANK WALL ELEVATION SCALE 1:50 @ A1



**PROPOSED** ADJOINING WALL ELEVATION SCALE 1:50 @ A1

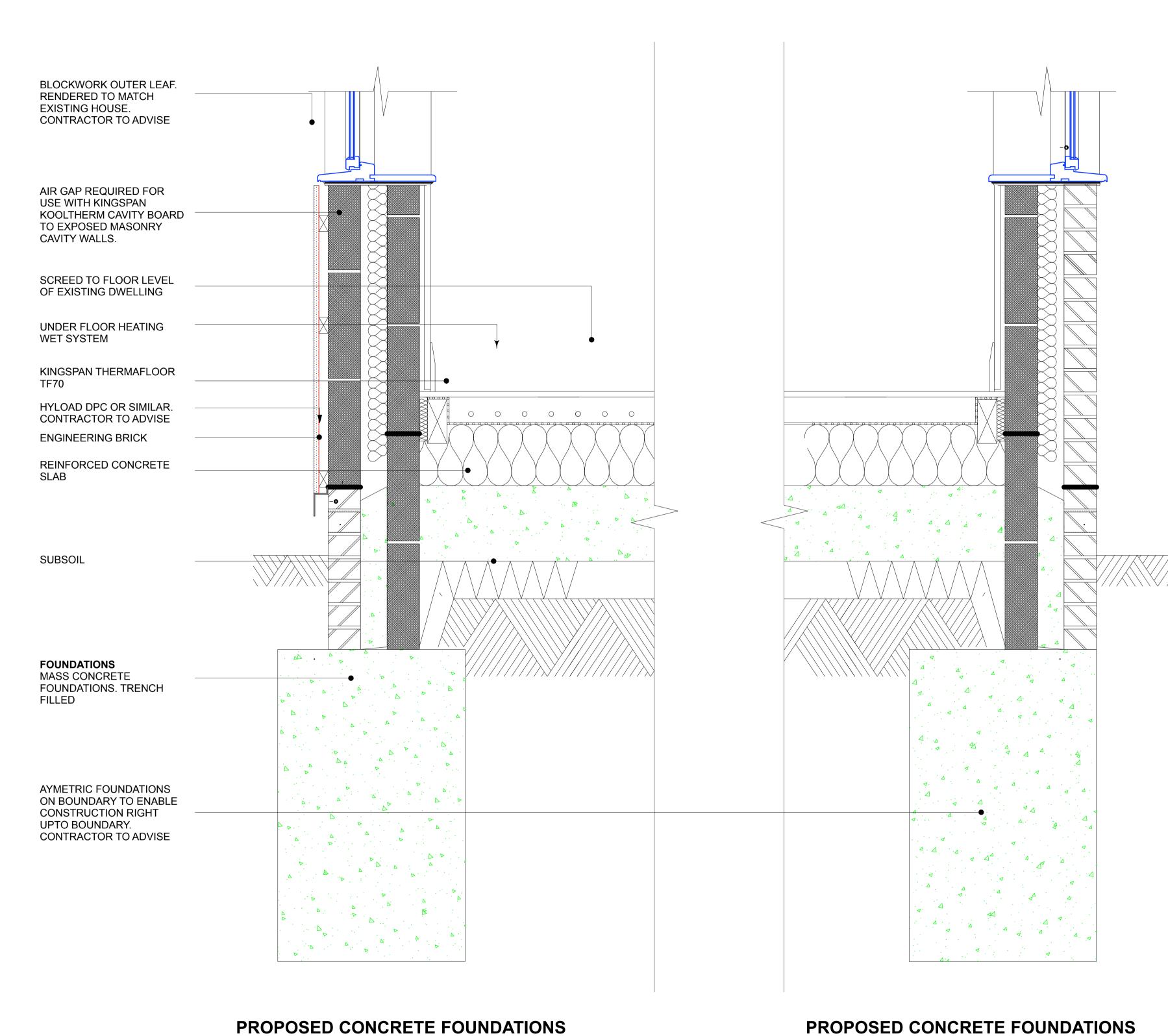


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Scale; NTS.

Hanger fixed onto steel beam

Backwall

Steel plate welded to top of beam flange

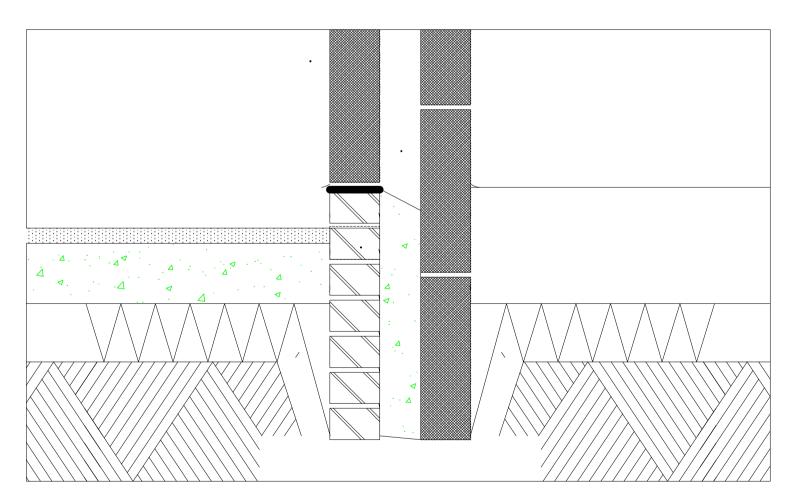
Hanger to be screwed, shot fired or welded to beam as required by manufacturer

Timber (minimum grade C16) is required in the web of the beam

Ensure that hangers are fully nailed

Joist to fit tightly into hanger (max 6mm gap). Hanger to be notched at bottom with a 75min bearing

**PROPOSED STEELBEAM SECTION** Scale; NTS.



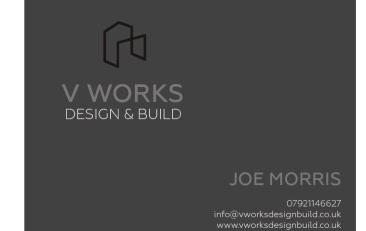
PROPOSED CONCRETE FOUNDATIONS
ASYMETRIC
Scale; NTS.

**PROPOSED PATIO SECTION DETAIL** Scale; NTS.

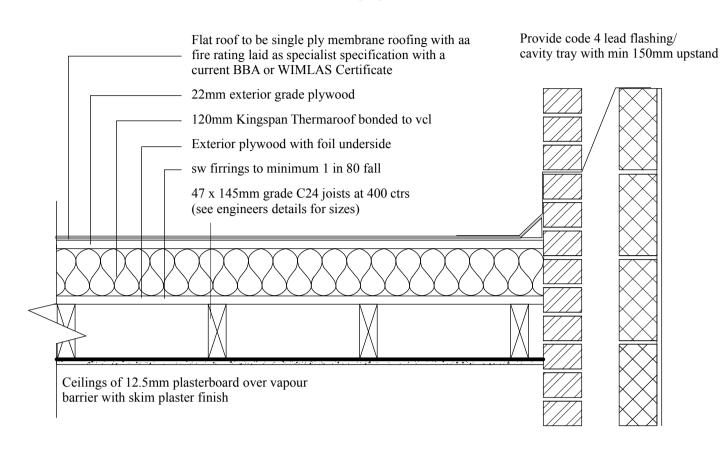
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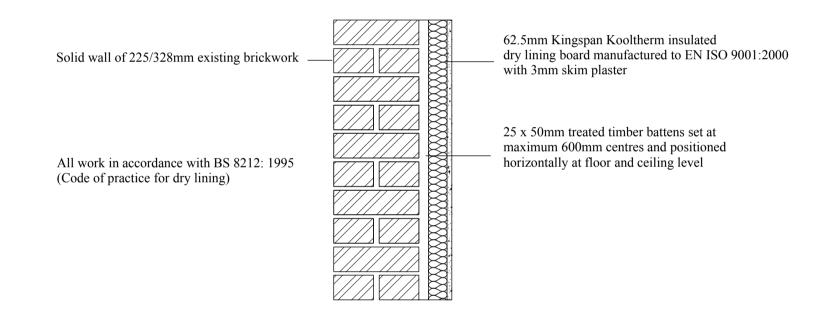
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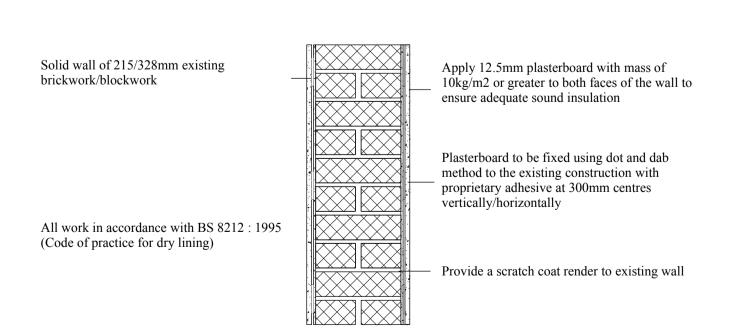
### WARM FLAT ROOF



## UPGRADING EXISTING SOLID WALL



# UPGRADING SOLID PARTY WALL



### WARM FLAT ROOF

(imposed load max 1.0 kN/m<sup>2</sup> - dead load max 0.75 kN/m<sup>2</sup>)

To achieve U value 0.18 W/m<sup>2</sup>K

Flat roof to be single ply membrane roofing providing as fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermaroof.

Insulation bonded to vcl on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 145mm flat roof C24 timber joists at 400mm ctrs to give a max span of 3.22m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house.

Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

## **UPGRADE OF SOLID EXTERNAL WALL**

To achieve min U-value 0.30W/m<sup>2</sup>K

Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 62.5mm Kingspan Kooltherm K118 insulated dry lining board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.

Fix a vapour control layer under the insulation. Finish with a plaster skim. All work in accordance with BS 8212 (Code of practice for dry lining).

# **INTERNAL STUD PARTITIONS (within flat)**

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

# PIPES PASSING THROUGH SEPARATING WALLS

Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic intumescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained.

### **UPGRADING SOLID PARTY WALL**

As detailed in Approved Document E Wall Type 1.1

The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Wall to be a minimum 215mm thick with a minimum block density of 1840kg/m³. Provide a scratch coat render to existing wall. Apply plasterboard with mass of 10kg/m² or greater, e.g. Gyproc Soundbloc, to the both wall faces to ensure adequate sound insulation in accordance with Approved Document E.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E

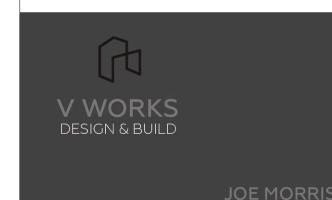
THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING FLOOR FROM AN EXISTING FLOOR BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

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#### CONSTRUCTION

All brickwork shall comply with BS 5628

All bricks shall have a minimum crushing strength of 20N/mm<sup>2</sup>

Blockwork shall have a minimum crushing strenght of 7N/mm<sup>2</sup>

Mortar shall be a class (ii) cement: Lime putty: Sand mix (1:1/2:4). unless indicated otherwise

#### **FOUNDATIONS**

Foundations to be 600mm wide, 1:2:4 concrete, trenchfilled type. 1100 minimum below ground to invert level of any adjacent drains, or 600mm minimum between any tree roots found in trench. whichever is deeper. exact final depth of foundations to be agreed with building inspector.

#### STRUCTURAL WORK

Any structural works installed as indicated in drawings, and shall be specified and calculated by the Structural Engineer and be adequately fire protected to ensure resistance to allow safe escape within 30 minutes

#### **BEAMS AND STRUCTURE**

Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

#### INTERNAL STUD PARTITIONS (within flat)

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

#### **DPC's and DPM's**

Dpc's will be provided in the following locations:

- Base of walls
- Base of wall built oversite where there is no dpm
- Base of wall built off beam/slab etc.
- At window levels
- At the horizontal abutment of all roofs over enclosed areas
- At sloping abutments of all roofs over enclosed areas to cavity walls
- Door steps, cills and jambs in cavity walls

### **HEATING AND ENERGY SAVING**

Boiler to be located to External wall in family bathroom unit. Flue outlets from this gas burning appliance to meet with requirements of J2. Boiler to be enclosed within 30minute fire resisting construction.

Any hot water cylinders to be insulated with factory applied insulation that restricts the heat loss to 1W/Litre or less

Hot water storage systems to be provided with a thermostal which shuts off the supply of heat when the storage temperature is reached, or a timer which enables the supply of heat to be shut off for the periods when water heating is not required.

Gas boiler to be condenser type, Sedbuk band A or B with minimum 86% efficiency. Condensate to be discharged to suitable outlet in accordance with manufacturers specification. If fitted externally pipe to be insulated where exposed.

Heating system to incorporate timing device, in order to control the periods when the heating system operates. Systems controlled by room thermostats should fire only when a space or a cylinder thermostat is calling for heat. Systems controlled by thermostatic radiation valves should be fitted with flow control or other device to prevent unneccessary boiler cycling.

All pipework not within habitable rooms or space (ie. roof space, under floor etc.) shall be insulated with a material having a thermal conductivity not exceeding 0.045w/mk and a thickness equal to the outside diameter of the pipe, upto a maximum of 40mm. Hot pipes connected to hot water storage vessels shall be insulated for atleast 1m from their points of connection, or upto the point where they become concealed. Material to have a conductivity as above and be 15mm minimum thick.

#### **GLAZING**

Windows & external glazed doors to be double glazed, in Low 'E', class b toughened, safety glass with 16mm gap between panes (argon filled).

All new windows to acheive a minimum of 1.6W/m2K or window energy rating band C or better. All new doors are achieveing 1.8W/m2K where glazed area to its internal face

#### LATERAL RESTRAINT TO WALLS

Provide 30mm x 5mm galvanised mild steel restraint straps at least 1m in length @ 2m centres to walls and roof levels. Lateral restraint straps hooked across walls and fixed across noggins to 3no. floor joists that are parallel to walls at a maximum of 2m, and across noggins to ceiling joists and rafters parallel to walls.

#### PLASTERWORK AND FINISHES

All plasterboard will be manufactured to BS1230, and will be finished with 3mm plaster skim (to BS1191) single coat to ceilings to provide a crack free surface. Provide all neccessary galvanised metal lath and angle beads to BS1369 to arisses.

All ceilings shall be 12.5mm plasterboard with 3mm plaster skim finish. Existing masonry walls where alterations are required are to be made good in lightweight base coat and skim finish to blend in with existing plasterwork. Allow for skim work to all kitchen area.

Walls and ceilings generally are to be finished in emulsion paint to client choice of colour and manufacture, with a watered down mist sealing coat follow by a minimum of 2 full coats of paint to complete.

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed in the hall way of each flat with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Interlinked smoke detection to be provided in the common ways if required by Building Control in accordance with Approved Document B and the Regulatory Reform (Fire Safety) Order 2005.

Grade D2, LD2 standard alarms to be provided if required by BCO.

Units are to be fitted atleast 300mm away from any wall or light fitting fixed to the ceiling, between 150mm and 300mm below the ceiling if designed to be wall mounted, in a position accessible for mainteneance

#### **ELECTRICAL WORKS**

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of the certificate to be given to Building Control on completion of the work.

Provide switches and socket outlets for lighting and other equipment in habitable rooms at heights between 450mm and 1200mm FFL to comply with Requirement M1.

### **ENERGY EFFICIENT LIGHTING**

Energy efficient lighting shall be provided in a minimum of one per four new fittings. The energy efficient lamps will be installed in fittings which comply with the requirement of only accepting lamps with a luminous efficacy in excess of 40 lumens per circuit watt. Lamps which achieve this rating shall be those such as flourescent tubes and compact flourescent lamps are NOT GLS tungsten lamps with a bayonet cap or Edison screw base.

### **FIXED EXTERNAL LIGHTING**

External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.

### Light fitting to be either:

a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.

Or

b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

### BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 5000mm<sup>2</sup>; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm<sup>2</sup>

Purge ventilation - Windows/rooflights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°

Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide.

#### RAINWATER DISPOSAL

Provide 100mm dia PVC half round guttering, connected to 63mm PVC diameter downpipes, discharging to roddable back inlet gullies and connected to existing surface water drains. The position of the surface water drains is to be located on commencement

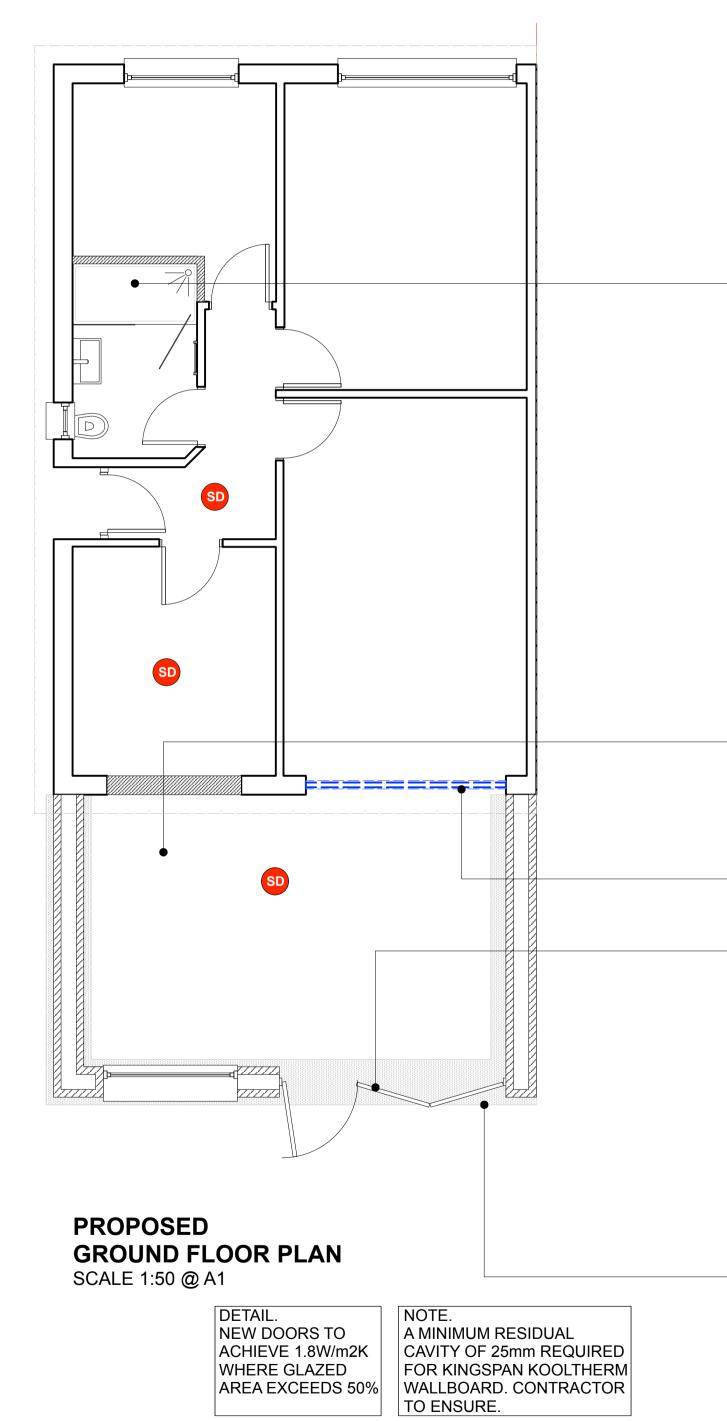
#### DRAINAGE

Above ground drainage: New soil and vent pipes to BS5572. 100mm PVC taken 1m above any window within 3m and fitted with wire cage.

SVP to be 100mm diameter to BS5572

In new toilets/shower provide 40mm diameter wastes to bath, shower and basins all with 75mm deep seal straps, connected to existing SVP provide rodding access at all changes in directions

No waste connections to be made within 200mm of WC pan connections into the SVP stub stack.



EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

ALL RSJ AND STRUCTURAL DETAILS TO BE CONFIRMED BY ENGINEER.

BI FOLD / SLIDING DOOR NOTE. INSULATED CAVITY CLOSERS @ REVEALS

NOTES.

ALL OPENING SIZES ARE NOMINAL ALL WINDOWS TO MEET BS6206. ALL GLAZING UNITS TO BE KITEMARKED. ONE WINDOW IN EACH ROOM TO HAVE 8000sqm TRICKLE VENT.

ALL DOUBLE GLAZED WINDOWS TO BE ARGON FILLED AND TO BE LOW E GLASS. TO HAVE 16mm AIR GAP ALL GLAZING IN CRITICAL LOCATIONS TO COMPLY WITH BUILDING REGULATIONS PART N (SAFETY GLASS TO MEET BS6206)

ALL LOW LEVEL WINDOWS TO COMPLY WITH BUILDING REGULATION PART K

FOUNDATION OUTLINE. 600mm WIDE. FOUNDATIONS BELOW GROUND LEVEL REFER TO BR03 FOR DETAILS

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Rev Date Amendment

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07/05/23	INFORMATION ISSUE	JM
13/07/23	UPDATED DRAWINGS	JM
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#### WATER EFFICIENCY

The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2. Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' and results submitted to building control before works commence on site.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below;

WC 5/3 (dual flush)
Taps (excluding kitchen taps) 4
Baths 180

Shower 8

Kitchen sink taps 6

Washing machine 8.17 (not supplied)

Dishwasher 1.25 (not supplied)

Water recycling 0 (not supplied)

Predicted per capita consumption (Code) 103.28

#### **COLD WATER SUPPLY**

There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared.

Supply of cold water to comply with section 67 of the Water Industry act 1991 and the Water Supply Regulations 2000.

#### HOT WATER SUPPLY

All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

#### CONTROL OF WATER TEMPERATURE

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

### HOT WATER STORAGE SYSTEMS

Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc and must be adequately supported.

Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply.

Outlets from domestic hot water storage vessels to be fitted with an in-line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB

### SOUND PROTECTION AND TESTING

(minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1. Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.

If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC

ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT

#### PART C

1 - Site Preparation and Resistance to Contaminants

Reasonable precautions must be taken to ensure protection from contaminants and ground gases e.g. landfill gases, radon, vapours etc. in accordance with Approved Document C. 2 - Resistance to Moisture

Assess all moisture risks including precipitation, wind driven spray, moisture emanating from the ground, as well as interstitial and surface condensation. Make appropriate provision to reduce all risks in accordance with the requirements of Approved Document C2.

Ventilation to roof voids to be provided and any new roof insulation should be kept sufficiently clear of the eaves to maintain adequate ventilation.

The ability of the walls, floors and roof to resist the passage of moisture to the inside of the building to be assessed and damp proof courses and membranes to be provided where

#### ENERGY PERFORMANCE CERTIFICATE AND DWELLINGS EMISSIONS RATES

A registered Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with SAP 2009 and Regulation 29 is to be given to the owner of the building and submitted to Building Control no later than 5 days after the work has been completed.

If required the annual CO2 emission rate of the completed dwelling calculated using The Standard Assessment Procedure (SAP) to be submitted to Building Control in compliance with SAP 2009 and Approved Document L1A before works commence on site.

#### AREA OF WINDOWS AND DOORS

Where new windows are to be provided; if the area of openings is more than 25 per cent of the total floor area either the area of opening should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in paragraph 4.15 Approved Document L1b and as agreed with Building Control.

#### PROVIDING INFORMATION

Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the own.er of the dwelling on completion in compliance with Approved Document L1b.

#### THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

### BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²

Purge ventilation - Windows/rooflights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°

Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide.

### EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

### EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

### EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

### SOLID WASTE STORAGE (REFUSE)

Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.

The new dwelling is to be provided with an area of 1.2m x1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority. Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuge more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

#### **EXTERNAL SURFACE WATER DRAINAGE**

Drainage of newly paved areas to be carried out in accordance with BS EN 12056-3 and Approved Document H.

Any new hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717 to allow for adequate drainage, or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building for a minimum of 500mm to a suitable soakaway.

Any new paths, driveways and other narrow areas of paving should be free draining away from

#### APPROVED DOCUMENT R

Physical infrastructure for high-speed electronic communications networks

any buildings to a pervious area such as grasslands or to a suitable soakaway.

Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.

So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point

If more than one dwelling must have a common access point for high-speed electronic communications networks

#### **NEW STAIRCASE** (Within flat)

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

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Α	07/05/23	INFORMATION ISSUE	JM
В	13/07/23	UPDATED DRAWINGS	JM
Client	i	JULIA	
Proje	ct		
	ct Date	tbc	
Venue		22 BIRCH GROVE, POTTERS	BAR
Job N		801/EN6	
Subje	ct		
Deta			
Date		MAY 2023	

V WORKS
DESIGN & BUILD

PL09

AS SHOWN @ A1

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Rev D