



**NOTE: PLANNING - BUILDING REGULATION DRAWINGS.**  
 All dimensions must be verified on site, all discrepancies to be reported to client agent at earliest opportunity. Do not scale. Dimensions are taken from plasterboard face of stud partitions, and internal block / brick face to masonry walls.  
**Note:**  
 The architectural services provided on this project are on a "partial services" basis and this drawing has been produced to submit for planning and building regulations approval only.  
 Others must give further consideration to construction or structural details either before or during the construction works, including the possible need to engage a structural engineer.  
 Where the client engages a structural engineer, this drawing must be read in conjunction with the structural engineer's information.  
 Drawings have been prepared for building regulations purposes only, the level of detail contained on this drawing being relevant to its scale and purpose.  
**Dimensions**  
 All dimensions shown are in millimeters.  
 Dimensions are taken from inner block leaf face of new external walls, and from plasterboard face to partitions. Where dimensions relate to existing buildings / structure / site features these are guide only and subject to confirmation on site - dimensions may change following stripping out or verification works.  
**Boundary Definitions**  
 Boundary positions shown represent interpretations of existing situations on site and do not constitute a legal definition. Landowners are advised to verify all boundary positions on site, agree locations with neighbours in advance of start of work, and satisfy themselves of their legal right to build prior to commencement of work on site, taking legal advice as required.  
 The Party Wall Act etc 1996  
 Note: these proposals may include works covered by the legal requirements of the party wall act 1996, notification should be given to relevant neighbouring landowners prior to commencement of work on site in compliance with the act. Refer to ODP explanatory booklet or consult party wall surveyor. It is the homeowner's or appointed main contractor project / site manager's responsibility to investigate and comply with this legislation.  
 CDM Regulations 2015  
 Designer is appointed to obtain planning and building regulations approval only, they are unable to act as PD in terms of the CDM regulations, as they have no involvement with selection and vetting of contractors, no input on final specifications and finishes, no knowledge of or access to the construction program, and no authority or appointment to visit site during the course of the building works. In this case responsibility falls to the principle contractor (PC), unless the homeowner chooses to appoint a separate CDM co-ordinator. It is the homeowner's or appointed main contractor project / site manager's responsibility to investigate and comply with this legislation.  
**Variations:**  
 The materials referred to on the drawing have been specified to ensure compliance with current building regulations, any changes or variations must be agreed with the council prior to building.  
 Contractors are advised not to commence work on site prior to receipt of building regulations approval.  
 Variations in technical specifications and building set out may be requested by building control during the course of the application, including:  
 Additional excavations and foundations may be requested by the building inspector on site pending discovery of sub-ground drainage and tree roots etc.  
 Building over agreements may need to be sought and obtained from Severn Trent upon discovery of mains drainage.  
 Gas protection may be required in the event of landfill within 250m of the site  
 All work is carried out at risk prior to receipt of approval.  
**Construction**  
 The contractor shall be fully responsible for establishing the client's written brief and specifications. The Contractor shall provide any and all other relevant details, drawings, specifications and calculations to complete the project and shall indemnify the client against all claims no matter how arising. The Contractor shall ensure that all statutory approvals are in place/ complied with, prior to and during works on site, including compliance with planning conditions particular to the project.

## GROUND FLOOR PLAN

### BUILDING REGULATIONS / CONSTRUCTION NOTES

#### GENERAL

All materials and components must be suitable for their intended purpose and location, and must be manufactured and installed in strict accordance with all relevant, current British standards and codes of practice, CE standards, robust details and manufacturers specification

Any reference to an Approved Document in these notes relates to the relevant approved document of the current Building Regulations. Only figured dimensions are to be taken from these drawings, errors arising from scaling drawings will not be acceptable

#### FOUNDATIONS

All foundations to be min 600 x 700mm trench fill type min mix of concrete to be ST1, laid minimum of 1000mm below ground level to soffit of foundation or as agreed on site with Local Authority, in strict accordance with BS 5928 1981, foundation trenches to be well tamped prior to pouring of concrete

#### SUB-STRUCTURE

Walls up to DPC to be constructed using Class B semi-engineering brickwork in 1 to 3 sand - cement mortar mix, with 100mm cavity filled with lean mix concrete to within 225mm of DPC, insert 100mm thick insulation board over up to DPC to maintain perimeter insulation in accordance with relevant robust detail 3.18.

#### GLAZING IN CRITICAL AREAS

All glazing in critical areas-ie 800mm above any ffl to windows and 1500mm above ffl to doors to be toughened in strict accordance with Approved document K and M

#### NEW HEATING

Heating system to comprise of radiators, heated by extg combi-gas-fired boiler, New radiators to be fitted with thermostatically controlled valves.  
 All new hot and cold pipework to be in copper piping of various diameter in strict accordance with BS 6700 1987  
 All new pipework to be fully insulated and must not exceed 0.035 W/mK in accordance with Approved document L1

#### ELECTRICAL INSTALLATION

All electrical installations to comply with guidelines set out in Approved Document P 2013 of the current Building Regulations, and upon completion be certified with certificates as set out in BS 7671 part 7 and IEE wiring regulations, appended with sufficient information to allow any future works and or maintenance  
 All work to be carried out by competent Electrical contractor  
 Provision to be made for fixed lighting that will only take lamps with a luminous efficacy greater than 40 lumens per circuit-watt, ie energy efficient, in strict accordance with Approved document L1

#### GROUND FLOOR CONSTRUCTION

65mm reinforced sand cement screed finish on DPM on 120mm Rockwool Rockfloor insulation, installed in strict accordance with manufacturers instructions, with perimeter insulation on reinforced concrete floor slab min ST1 mix laid over 2000 gauge DPM, Visqueen or similar approved with all joints lapped and taped laid over 50mm sand blinding on min 150mm well compacted hardcore. All to provide max U value of 0.20 W / Msq Deg C

#### LEAD FLASHINGS

Code 4 lead flashings with minimum 150mm upstand to be provided where roof abuts brickwork, with stepped lead flashings where pitched roof abuts wall at an angle. Cavity trays to be linked to all flashings in all cases and stepped in the case of a stepped lead flashing. Proprietary cavity tray to be provided over all openings / interruptions to the cavity  
 All leadwork to be treated with patination oil

#### NEW DOORS AND WINDOWS

Windows and doors to be white Upvc or Aluminium to match existing. All cills and thresholds to project over brickwork to prevent ingress of water and cold bridging.  
 All window and door frames to be fully draught stripped and all new glazing to comprise of sealed double glazed units of low emissivity type glass with minimum 16mm air gap in between panes of glass, ensuring a maximum U value of 1.6 W/Msq Deg c

#### EXTERNAL WALLS

300mm overall thickness, comprising 103mm facing brick work, nominal 100mm cavity incorporating 100mm mineral wool type insulation, installed in strict accordance with manufacturers instructions, max thermal conductivity of 0.022. Provide 100mm thick aerated concrete internal skin, min compressive strength of 7.0N/mm sq, finished internally with 12.5mm plaster and skim. Wall construction to achieve max U value of 0.28 w / Msq Deg C in accordance with approved document L1, inner leaf of wall to achieve min mass of 120kg/m/sq in accordance with approved document E section 2.  
 Wall ties to comprise of stainless steel, for use which suits full fill cavity as noted above and to BS 1243 1978 to be installed generally at 450mm centres vertically and 600mm centres horizontally, staggered and at 225mm centres at reveals. Top of cavity wall to be closed with either mineral wool or calcium silicate board in accordance with Robust detail 3.01. Cavity wall at door / window reveals to be closed using a proprietary insulated dpc/ thermal cavity closer in accordance with Robust detail 3.12. Window/ door head to have polystyrene backed plasterboard finish in accordance with Robust detail 3.10

#### VENTILATION

All new habitable rooms to naturally ventilated as follows, at least one twentieth of the floor area to be an openable window, also background ventilation to be provided by inclusion of trickle vents in new windows as follows: 8000mm sq to habitable room, 4000mm sq to kitchen, utility and toilets (en - suite).  
 Mechanical ventilation to be provided to kitchen, utility and sanitary areas by means of mechanical extractor with a capacity of not less than 60 Litres per second, operating, both intermittently and from light switch with 15 minute overrun.

Client

SHYQERI BAJRALIJA

Project

1 ST PAULS TERRACE  
 LINEN STREET WARWICK  
 CV34 4DX

Drawing Title

GROUND FLOOR PLAN

Drawn	Checked	Paper Size	Scale	Date
VC	W	A3	1:50	20-10-23
Project No.		Drawing No.		Revision
23142		002		-

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