General

All dimensions to be checked on site before proceeding.
Any errors / discrepancies to be confirmed with clients agent.

All new works are to be constructed plumb, square vertical and accurate by reference to the project drawings and documents.
All works to be in accordance with current building standards and good practice, to the approval of the project inspecting body (Local Authority, Approved Inspector or NHBC).

Ventilation

Intermittent min. extract ventilation rates
- Kitchen: 30l/s adjacent hob
  60 l/s elsewhere (inc recirculating)
- Utility: 30 l/s
- Bathroom: 15 l/s
- Sanitary: 6 l/s

All mechanical ventilation systems to be commissioned by testing and a a notice provided to project inspecting body.
Air flow rates for mechanical ventilation to be measured after installation and notice given to the project inspecting body.
Intermittent extractors to be located as high as practical preferably max 400mm below ceiling
Intermittent extracts min. 500mm from background ventilator.
Intermittent extract controls may be automatic (eg humidity, occupancy / usage, pollutant release) but should provide manual override.
Humidity controls should not to be used for sanitary accommodation.
For rooms with no openable window extract fans should have a min 15 minute timed overrun.

Purge ventilation to be provided to all habitable rooms.
Purge ventilation requires min. 4 air changes per hour to exterior.

Back ground ventilation to be provided as per Approved Document 'F'.
Background vents should be located:
- typically 1.7m above FFL to avoid drafts.
- in all rooms with external walls.
- on adjacent / opposite walls to enhance cross venting.

Equivalent areas of background vents (Part F Table 1.7)
- Single Floor Dwelling
  - min. 10000mm² to habitable rooms (inc Kitchen).
  - min. 4000mm² wet rooms.
- Multiple Floor Dwellings
  - min. 8000mm² to habitable rooms (inc Kitchen).
  - min. 4000mm² wet rooms.
- Additionally
  - For kitchen/diners provide min. 3 habitable vents
  - Min. total of 5 vents per dwelling (4 if only 1 bed)
  - If no bathroom vent, add eq. vents to other room

Above ground drainage

Drains to be installed accurately as detailed in drawings.
Drains to be installed to manufacturers instructions & recommendations.
Drains services to comply with all relevant water authority regulations and relevant local bye laws.
All drainage to be tested and approved by relevant inspecting body.

Waste pipework to be sized appropriately according to location, run length & appliances served, in accordance with Approved Document 'H'.
Generally waste pipes should be minimum:
- 32mm basin, bidet, wash hand basin
- 40mm to showers, baths & kitchen sinks
- 100mm bore to wc's

traps to be fitted at all appliance / drain connection points
traps to be anti-siphon type with min. 75mm deep seal
traps to be removable to provide rodding access.

All new drain stacks to be min 100mm dia.
Stacks to be fitted with air admittance valves to manufacturers instructions
Air admittance valves to be removable to provide rodding access.
Rodding access to be provided to any sections of pipe which cannot be reached by removing traps.
Drain stack located furthest from branch drain to be extended to form svp and should comply with the following:
- terminates to atmosphere (open wire cage)
- terminates min 900mm above highest rooflight / window within 3m.
- not reduce in diameter unless specifically agreed.
- provide rodding access at low level.

Sanitation / hot water & water efficiency

Unsoftened water to be provided to kitchen sink and other food prep areas.

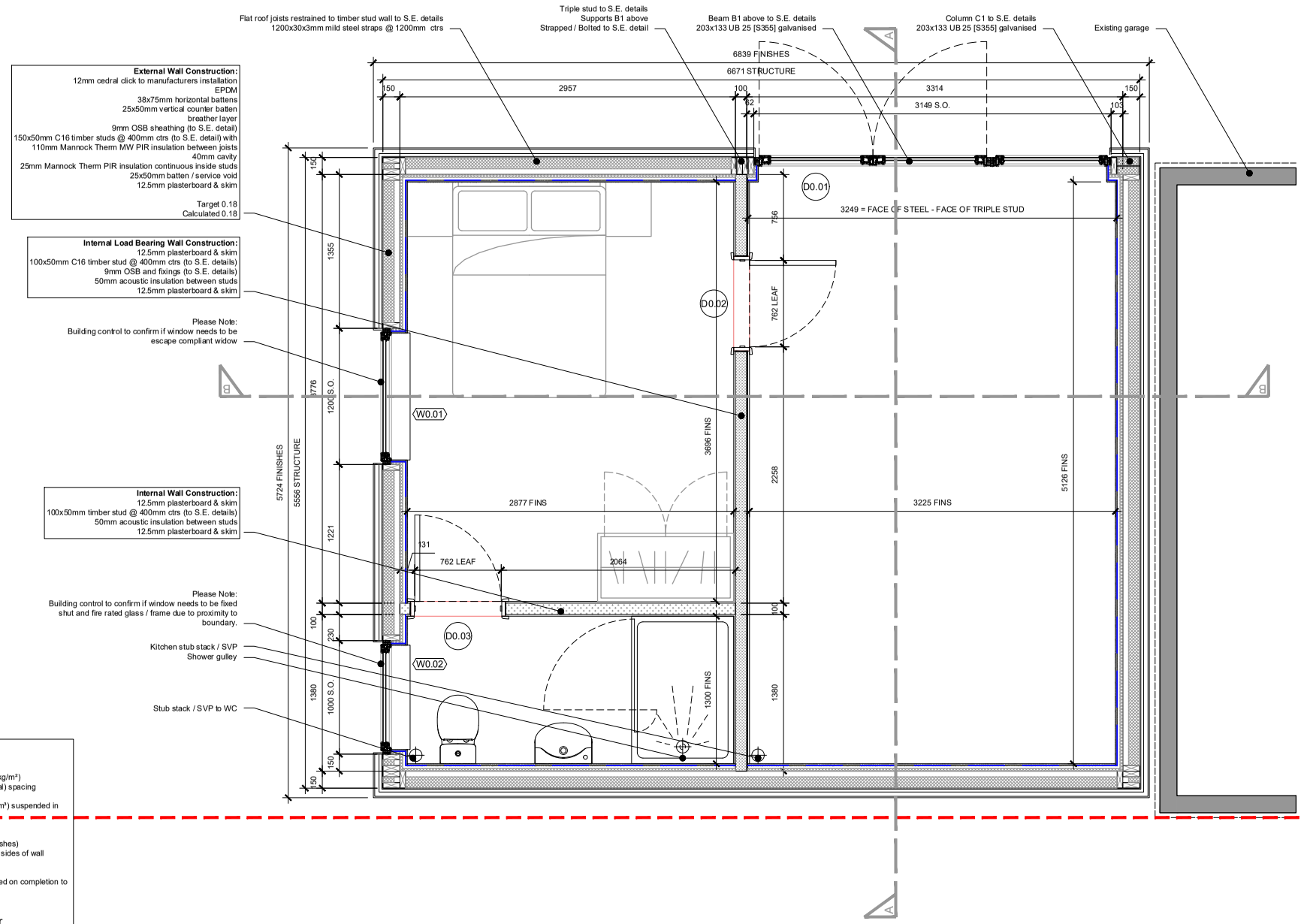
A suitable wholesome statutory water supply is to be provided to each dwelling, and details submitted to the project Inspecting body.

The estimated water usage should be 125 L / person / day.
A water efficiency calculation should be provided.
(Note - A planning can restrict this to 110 L / person / day.)

Hot water supply to all baths should be limited to 48°C

The hot water storage system should comply with BS 6700:2006 + A1:2009 or BS EN 12897:2006

Hot water storage vessels should conform to BS 853-1:1996, BS 1566-1:2002 or BS3198:1981



Resistance to sound

Internal timber stud walls:
- plasterboard linings (min. mass 10kg/m²)
- min. 75mm (timber) or 45mm (metal) spacing between linings
- min. 25mm absorbent layer (10kg/m³) suspended in cavity all sides well sealed

Internal masonry concrete block walls:
- min. mass 120kg/m² (excluding finishes)
- plasterboard / plaster finish to both sides of wall
- all joints well sealed

Sound tests details & results to be provided on completion to Building Inspecting Body as required.

Conservation of fuel / power

Notional specification for new elements in new buildings
Exact values will be dependent on SAP calculation

	min
External Walls	0.18 W/(m².k)
Party Walls	0.00 W/(m².k)
Floors	0.13 W/(m².k)
Roof	0.11 W/(m².k)
Opaque doors (<30% glazing)	1.00 W/(m².k)
Semi glazed doors (30-60%)	1.00 W/(m².k)
Glazed doors (>60%)	1.20 W/(m².k)
Windows	1.20 W/(m².k)
Roof Windows	1.20 W/(m².k)
Rooflights	1.70 W/(m².k)

Standards for new thermal elements in existing buildings:

	min
External walls	0.18 W/(m².k)
Roof	0.15 W/(m².k)
Floors	0.18 W/(m².k)
Swimming Pool basin	0.25 W/(m².k)

Upgrading retained thermal elements:
If an existing thermal element falls below the threshold value given, reasonable provision should be given to upgrading it:

	Threshold	Improved
Wall (cavity ins)	0.70	0.55 w/(m².k)²
Wall (ext / int ins)	0.70	0.30 w/(m².k)²
Floor	0.70	0.25 w/(m².k)²
Roof	0.35	0.16 w/(m².k)²

Please Note:

It has been necessary to change the height and format of the roof.
The height of the building has grown to approx 2.75m
The planning drawing indicated 2.5m

The parapet has been removed and external gutters substituted.

This is because the heights and construction shown were not achievable.

Notes & Revisions

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Figured dimensions only are to be used.
Contractor must verify all dimensions on site before commencing work.
Any discrepancies must be brought to the attention of the architect.

Revision:
A 2024/02/20 JC SCALE AND DISCLAIMER AMENDED

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17 Avon Way - Thornbury

Ground Floor Plan

0 250 500 750 1000 1250mm

Drawing: Ground Floor Plan
Scale: 1:50@A3 Drawn: MW / JC
Status: For Discussion Date: Feb 2023
Ref: 4105-110 Revision: A