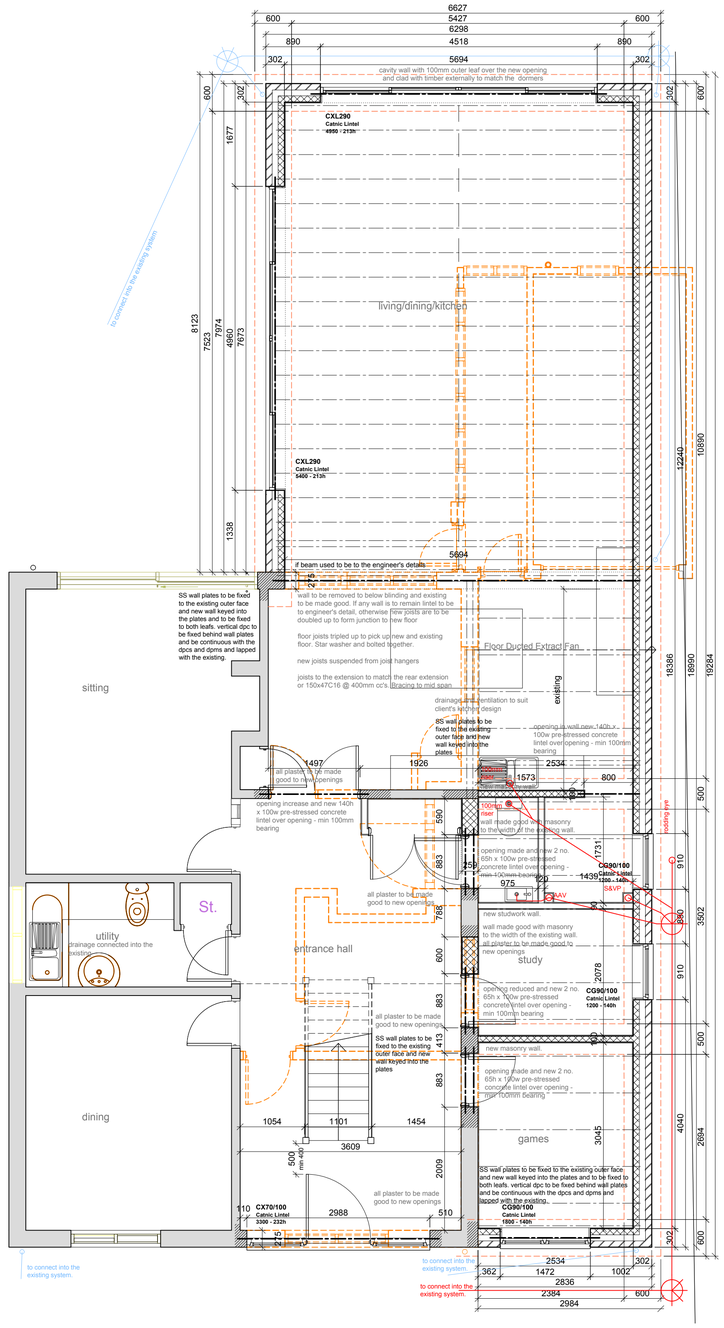
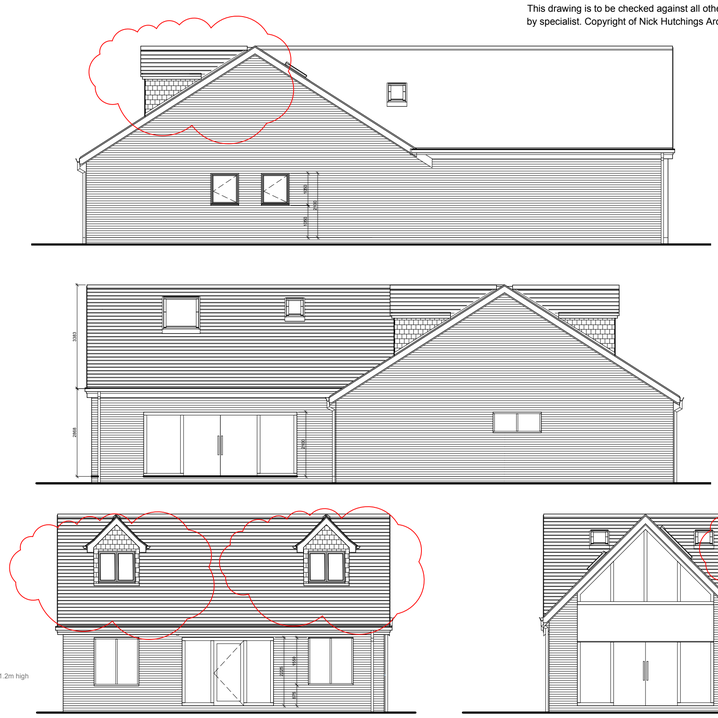
This drawing is to be checked against all other relevant drawings including those by specialist. Copyright of Nick Hutchings Architect Ltd. DO NOT SCALE

B'REGS





general notes -

foundations

Concrete trench fill to BS 8004:1986 600mm wide x 700mm thick to external and wall adjacent to existing property. All to the engineer's details if requested by B' Regs.
Foundations must be taken down to a suitable load bearing strata (minimum guide depth 1000mm below finished ground level) and in part under the existing foundations or as otherwise directed by the Building Control Officer or Specialist Engineers requirements.
Refer to engineer's dwg for full details if supplied. To be approved on site by the Building Control Officer.
Ready-mixed concrete (non-hazardous conditions) to be designated mix GEN1 or otherwise ordered to a detailed specification complying with BS 5328.
Where foundations are near trees or hedges, whether removed or left in position, their design shall meet the technical requirements laid down in Chapter 4.3 of the NHBC standards. Where required the inside of trenches to be lined with compressible board by approved manufacturer.
When trench fill foundations are stepped the length of overlap should not be less than twice the depth of step (or 1.0m, whichever is the larger).

ground floor

existing floor slab to be broken to allow for a good key and allow for starter bars in existing slab to key in new.
150mm minimum concrete slab keyed to the existing and laid over on 2000 gauge dpm on 150mm thick PUR floor insulation (Celotex XR4000 or similar), installed in accordance with manufacturer's instructions. 25mm upstand insulation to external perimeter and 5mm expansion foam to internal perimeter.
Ground to be prepared with 50mm sand blinding and 100mm well compacted hardcore.
Ground to be cleared of all vegetation and treated with Sodium Chlorate or other approved weed killer. Refer to engineer's dwg for full details. **U value 0.17 W/m²k**

external walls

102mm brickwork outer face to match the existing and to be approved by the Planning Dept.
100mm fully filled cavity with Crown Dritherm 32 mineral wool insulation (or similar approved)carried min 215mm below top of floor insulation. 225mm long HRTS s/s wall ties to BS 1243 or DD140 Type 2 at 450mm maximum vertical centres and 900mm staggered horizontal centres. Wall ties at 225mm maximum centres within 225mm from the sides of all openings with unbonded jambs and along the top of the cavity wall directly beneath the wall plate. Internal skin - 100mm 3.5N aerated concrete block - 0.11W/mk (or similar approved). Internal finish being lightweight plaster skim on 12.7mm plasterboard.
Cavity closers at door and window openings shall be an approved insulated reveal closer with minimum thermal resistance value of 0.45 W/m²K and fixed in accordance with the manufacturer's recommendations or returning blockwork with insulated dpc.
Catnic insulated lintels over openings in accordance with manufacturer's recommendations or similar approved. Cavity trays installed over lintels and to roof wall abutments in external walls where possible.
NOTE: lintels are without continuous base plates (unless otherwise stated) and have a min end bearing of 150mm. Allow for cavity trays over external lintels.
All abutments flashed with Code 4 lead with 75mm minimum up stand or stepped above tiling level and tucked into mortar joint 25mm minimum. Dpc cavity tray formed over wall lower wall, wall to roof abutments to new walls.
All dpc's to be min 150mm above adjacent ground level, walls below dpc are to be in brickwork or blockwork suitable for below ground use.
Cavities filled with weak mix mortar to within 225mm of Hyload or similar 2000g black polymer dpc. ECD MV01-F01 and laid over wall plate and over laid with roof insulation. Gable wall thermal insulation must extend 600mm above wall plate height..

internal walls and partitions

a) 100mm concrete aggregate blockwork partitions (if used), to be tied to external walls at 225mm centres with wall ties. Concrete blockwork to be tied to external wall at 225mm centres.
b) 90 x 38mm (118mm), studs at 600mm centres, single layer of 12.5mm plasterboard, taped joints and skim finish to each face, filled with 50mm Crown Acoustic partition roll or similar. Partitions in wet areas - studs to be at 450 centres and plasterboard to be moisture resistant.

first floor

22mm thick flooring grade T&G jointed Weyroc PROTECT P5 board to be glued and screw fixed (as recommended by joist manufacturer) onto engineered floor joists @ 600mm cc's Max spans:
5.694m : WS250 254 122x47 @ 400mm ccs.
To the supplier / manufacturer's details.
Joists tied to external walls at 2.0m maximum centres with 5 x 30mm galvanized m.s. straps 1.2m long with noggins under.
Noggins to be in accordance with specialist manufacturers design to spans greater than 2.5m.
Absorbent layer of mineral wool insulation laid in floor void, min 100m thick, min density density 10 kg/m³
12.5mm Gyproc wallboard ceiling screw fixed to joists, with plaster skim finish.
joists to be built into inner leaf of cavity wall.
Proprietary end caps to be fitted to joist ends and installed in accordance with manufacturer's instructions. Ensure that end caps do not project into the cavity.
Where apertures are formed in the ceilings, intumescent bags or light fittings that retaining min 30min FR resistance.

roof construction: unvented cold pitched roof

Concrete tiles as approved under the discharge of conditions approval compatible ridge tiles on 38 x 50mm treated battens on Tyvek Supro Plus (or similar approved) breather underlay fitted in accordance with manufacturers instructions (ie 15-20mm void to drap felt) with proprietary eaves carrier. Ridge tiles to be mechanically fixed and mortared on. eaves ventilation required to the perimeter as min 25mm continuous air gap.
Trussed rafters by licensed manufacturer, constructed, erected, fixed and braced in accordance with BS 5268: Part 3 plus any manufacturer's instructions. Trusses to be set out from loft hatch position and not the gable wall. allow for water storage tank support as required. Steel purlins to be to the engineer's details.
Top and bottom chords tied to gable ends at 2.0m maximum centres with 5 x 30mm galvanized mild steel straps 1.2 m long with noggins under between trusses. 75 x 100mm C 24 grade wall plate strapped down at 2.0m maximum centres with 5 x 30mm galvanized mild steel straps fixed to masonry.
Insulation to be 100mm thick enhanced mineral wool quilt laid between truss bottom chords and then a further 350mm - 450mm thick enhanced mineral wool quilt insulation cross layered over (Crown Loftroll 40 or similar) and carried over wall plate to marry with cavity wall insulation.
sloping soffits: rafters to be say min 170mm @ 600mm cc's. Breather membrane draped into cavity (low emissivity) between rafters 15-20mm air gap, 100mm of mineral wool insulation over 50mm Celotex XR4000 between rafters and Celotex PL4060 (60 + 12.5mm) and an additional layer of 15mm plasterboard and lightweight skim. U-value = 0.11W/m²K. Provide 530 x 700 mm Manthorpe, or similar approved roof access to be allowed to each roof compartment where appropriate fixed in position with and including locking device, insulated and draught proofed.
Extract fans and/or vent pipes where passing through roof voids, must be lagged to prevent the formation of condensation in the ductwork.
Eaves ventilation either side of the flat roof to provide a min 25mm continuous.
New dormer roofs: roof and insulation to inspected and approved on site.
dormer cheeks to be formed with:
timber boarding cladding finish to dormer cheeks on slating battens , breather membrane over sheathing board. 150x50mm timber stud frame and 150mm mineral wool insulation to voids. vapour control layer and Celotex PL4060 (60 + 12.5mm) and an additional layer of 15mm plasterboard over and plaster skim.
Lead aprons and soakers to the dormer cheeks, window cills etc. to dormer and around the existing chimney.
All fascias and soffits to suit planning. Dry GRP valley preformed gutter -105mm upstand.

windows and doors

to be set back in opening to match the existing from the outside edge to outer face of brickwork or agreed with client. As planning approved details referenced on drawings.
All external doors and windows shall meet Secure by Design requirements (PAS24) and a copy of the SBD certificate to be provided for approval.
Double glazed units to front doors will comprise opaque laminated security glass and be appropriately etch signed. max U value 1.4 W/m²k.
All windows and external doors and frames shall be high performance with weather stripping suitable for the location but be within the frame and no extra detailing exposed externally.
Rebates to frames shall be constructed to accommodate both weather stripping and door thickness to ensure internal face of door and frame are fixed in same plane.
External frames shall be fixed into openings with proprietary screwed frame fixings or metal straps at maximum 600mm centres. Fixings into mortar joints will not be accepted.
External frames to be sealed all round with polysulphide (or equal and approved) coloured mastic to approval.
All glazing units : All glazing units: 4mm soft coat Low-E glass (Pilkington SN or similar) 20mm argon filled gap with warm edge spacers - 4mm glass (Pilkington Optifloat or similar) are to be sealed to BS 5713 and as below:
Ironmongery to the rear doors shall comply with the requirements of Secured by Design and include as a minimum a multi-point (three or more) deadlocking system where all lock cylinders are to be to BS EN 1303 Grade 3 incorporating anti-drill and pick resistance and be non-locking from outside without the key (fixed spindle).
Windows doors and screens are to be fixed in accordance with the system's manufacturer and window fabricator's recommendations and relevant recommendations of the Glass and Glazing Federation.
The system is to be either Kite-marked to the British Standard or have an independent BBA approval and must be Secured by Design certified and must provide drain facility externally.
Windows and rear doors and screens are to be fully weather-stripped with high performance seals or compressible sections and only have trickle vents installed where required as part of the ventilation design.
All windows and rear doors and screens to be sealed all round with polysulphide (or equal and approved) mastic. Proprietary backing rods to be used to all sealed joints
All openings shall be headed with timber batterns for curtain rails. These should extend beyond the opening by at least 150 mm and be at such a height (where possible) to provide for a standard curtain drop as required.
Reveals and sills in the kitchen and bathrooms should be tiled, to minimise the effects of condensation. Any upstand to the reveals should also be tiled.
Window boards will be MDF or of a thickness sufficient to prevent warping and shall be provided to all windows except kitchens and bathrooms. Window boards are to project 25mm over finished wall plaster and fixed with cleats.
Weather seals and threshold strips, where installed are to be flush with compressible rubber seals.
Safety security glass to be incorporated in the outer pane of all ground floor windows, glazed doors and rear screens.
Glazing below 800mm above finished floor level in windows or below 150mm in doors and sidelights are to be toughened or laminated as defined in BS 6202: 1981.
Draught stripping to be provided in frames of all openable elements.
Rapid ventilation is to be provided to all habitable rooms through the use of openable lights - a minimum of 1/20 of the room floor area where the window opens more than 30°. If a window opens less than 30° the ventilation rate shall increase to 1/10 of the floor area.
Background ventilation is to be provided via 'overhead' trickle ventilators to all rooms.
Emergency escape windows to be provided to all habitable rooms at first floor level as follows: - Clear opening of min 750mm x 450mm with bottom of opening between 800mm minimum and 1100mm maximum above floor level (the minimum opening area required is 0.33m²). Egress windows should if possible be fitted with non-key lockable fasteners.
Narrow module windows to be fitted with a central 'flying mullion' to allow unrestricted exit.
Units to Bathroom and WC windows are to incorporate obscured patterned glass on the inner leaf with smooth surface facing into the room. Pattern to be approved by CA.

mechanical ventilation

There should be a minimum distance of 0.5m between an extract and a background ventilator.
Kitchen - 30 litres/second adjacent to hob or 60 litres/second elsewhere.
Utility Room - 30 litres/second.
Bathroom and shower rooms - 15 litres/second.
Toilet - 6 litres/second.
Mechanical extract units serving rooms not containing open able windows are to be fitted with a 15 minute overrun and controlled either automatically or by the light switch.
Background ventilation is to be provided via trickle head ventilators to all rooms with windows as table 1.2a of Building Regulation Part F 2010.
All doors should be undercut by 10mm to aid ventilation flow throughout the dwelling.
Each door should have at least 7600mm² of undercut, so wider doors can be undercut by a smaller amount.
All ducts through ceiling voids to be boxed entirely with ½ hr fire resisting plasterboard.

staircase

220mm maximum rise, 220mm minimum going (twice the rise plus the going should be
between 550mm and 700mm).
Maximum stair pitch 42°.
Minimum clear width for full length of staircase to be 800mm with a clear vertical headroom above pitch line and landing of 2.0m.
Handrail height above pitch line and landing to be 900mm minimum.
There should be no opening in the balustrade, which are easily climbable and allow the passage through of a 100mm diameter sphere.
Both handrail and balustrade must be capable of resisting the horizontal force given in BS 6399: 1996.
Stairs to be designed to BS 585: Wood Stairs Part 1: 1989.

plumbing

Wholesome water supply is to be provided by the local water supply provider.
The use of wholesome water is to be restricted to 125 litres per person per day.
Calculations demonstrating a wholesome water use within the dwelling of 125 litres per person per day are to be provided on completion.
A notice/certificate confirming that the hot water supply has been properly commissioned and a certificate issued by a competent/qualified person on completion.
All baths are to be fitted with a suitable device to limit the hot water temperature to a maximum of 48° C.
All hot water taps are to be installed on the left of basins, sinks and baths
All traps to be 75mm deep.
W.C. traps 50 mm deep.
Sink - 40mmØ UPVC trap and waste (maximum branch length 3.0m).
Wash hand basin and Bidet - 32mmØ UPVC trap and waste (maximum branch length 1.7m) or 40mmØ UPVC trap and waste (maximum branch length 3.0m).
Washing Machine - 40mmØ UPVC trap and waste (maximum branch length 3.0m).
showers - 40mmØ UPVC trap and waste (maximum branch length 1.7m) or 40mmØ UPVC trap and waste (maximum branch length 3.0m).
Washing Machine - 40mmØ UPVC trap and waste (maximum branch length 3.0m).
If any of the above branch lengths are exceeded then a Hepworth HepvO waste valve is to be fitted replacing the standard trap, in accordance with the manufacturer's instructions.
W.C. - 110mmØ UPVC waste (light proof). Where required proprietary soil manifold system to be used for connecting branch pipes to svp and stub stack.
Stub stack - 110mmØ UPVC with easy bend to base and terminated with screw down cover or Durgo air admittance valve (with current BBA certificate) above spill over level of highest fitting or within roof space.
Soil and vent pipe - 110mmØ UPVC with easy bend to base and terminated 900mm minimum above head of highest opening (within 3.0m) via venting tile.
Provide an airtight access point above the spill over level of the lowest connected appliance at upper floor level.
Stub stack and soil and vent pipe within ducts to be surrounded with mineral wool insulation.
Note: vent pipe is to reduce to 75mmØ above last connection, through to termination.

smoke / heat rise detectors and alarms

Mains operated self contained optical smoke detectors/alarms to BS 5446: 1990 and/or heat rise detectors are to be ceiling mounted in the locations shown on plan and in accordance with the manufacturer's instructions.
Heat rise detectors/alarms to have a temperature rating of 57°C and comply with the relevant clauses of BS 5445: Part 5: 1977 and ENS4 Part 5.
All smoke and heat rise detectors are to be interlinked and permanently wired to a separately fused circuit at the distribution board.
If the alarms incorporate a standby power supply they can be connected to a regularly used local lighting circuit.
Note: There should be a smoke alarm in the circulation space within 7.5m of the door to every habitable room.

heating

To be agreed between the client and the contractor.

Lighting

Provide energy efficient lighting fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy greater than 45 lumens per circuit-Watt and a total output greater than 400 lumens.
Energy efficient light fittings is required throughout. See drawing for individual room/site requirement:
Fixed external lighting should enable effective control and/or the use of efficient lamps such that:
a. EITHER: Lamp capacity does not exceed 100W per light fitting and the lighting automatically switches off;
i. When there is enough daylight; and
ii. When it is not required at night
b. OR: the lighting fittings have sockets that can only be used with lamps having an efficacy greater than 45 lumens per circuit watt.
In accordance with BS 7671:2001 section 601-09, lighting to bathrooms or rooms containing a shower should be situated outside zoned areas where possible (i.e. a minimum of 600mm horizontally and 2250mm vertically away from the bath/shower), or within zone 3 ensuring that the fitting has a minimum IP coding of IP44.

means of access

All entrance doors to the dwelling to have a minimum clear opening width of 775mm (e.g. 838mm wide door), with proprietary mobility threshold.
a) Level Approach (if req'd) - Path gradient not steeper than 1 in 20 with a firm surface not less than 900mm wide. Cross-falls not greater than 1 in 40.
b) Ramped Approach (if req'd)- Path width and cross fall as (a). For gradients not steeper than 1 in 15 ramps may be 10.0 m long.
For gradients not steeper than 1 in 12 ramps may be 5.0m long. Provide 1.2m long top and bottom landing (intermediate landing if necessary) clear of any door or gate swing.
c) Stepped Approach - Minimum going = 280mm. Uniform rise between 75 -150mm. Approved nosing profiles to be used. (Diagram 20 Approved Document M2).
900mm unobstructed flight width with a maximum rise between landings of 1.8m.
Top, bottom and intermediate landings to be 900mm minimum length.
When flight exceeds two risers provide a continuous grip able handrail between 850-1000mm above pitch line and extending 300mm beyond top and bottom nosing.
Where a driveway provides a means of approach the access requirement will be satisfied if any of the above (a, b or c) can be accommodated beside a parked car.

switched and socket outlets

The electrical installation should be carried out by an installer registered with a Part P competent person self-certification scheme. A Building Regulations compliance certificate must be issued either by the installer or the installer's registration body within 30 days of the work being completed, and a copy provided to the building control body. The installer is also required to complete a BS 7671 installation certificate.
If the work is carried out by a person not registered with a Part P competent person self-certification scheme the work should be notified to building control before work starts. The building control body becomes responsible for checking compliance with the Building Regulations. Where installers are qualified to carry out inspection and testing and completing the appropriate BS 7671 installation certificate, they should do so. A copy of the certificate should then be given to the building control body. The building control body will take this certificate into account in deciding what further action (if any) needs to be taken to make sure that the work is safe and complies fully with all relevant requirements.
Switches and socket outlets for lighting and other equipment (e.g. entry phone, T.V., B.T. etc) to be located at appropriate heights between 450mm - 1200mm from finished floor level. (see electrical layout)
All wiring situated on walls adjoining Bathroom and En Suites should be fitted in accordance with BS 7671:2001 Section 601-07.
In accordance with BS 7671:2001 Section 601-08, shaver units to bathrooms or rooms containing a shower, should be located outside zoned areas where possible.
Where not possible, shaver units located within zone 3 should have a minimum IP coding of IPx3, where the shaver unit is located within zone 2, it should have a minimum IP coding IP44.
Kitchen electric's to be switched from multigang switch plate. Lounges are to have a TVC centre consisting of TV aerial point, Sky Plus, FM radio and 4 x 13amp socket outlets.

rainwater goods

Gutters are to be formed in half round 125mm on brackets fixed to the eaves fascias and the 89mm down pipes in round Ø black plastic black plastic.

below ground drainage

All pipes to be 110mmØ UPVC to BS 4660: 2000 and BS EN 1401 with flexible joints and 75mm minimum granular bed and surround.
Where this pipe is to pass through foundations a 50mm gap is to be provided around pipe (i.e. sleeved through in 200mmØ pipe) with surrounding, void filled with compressed mineral wool, and masked both sides of foundation with fibre cement sheet.
For further details of underground drainage please refer to the engineer's Drainage Layout Plan.
Note: Where flexible pipes are not under a road and have less than 0.6m cover they should, where necessary, have concrete paving slabs laid as bridging above the pipes, with a flexible filler under and at least 75mm of granular material between top of pipe and underside filler.

general

All materials, fittings and workmanship must be to current British Standards and where applicable Agreement Certificates and used in accordance with all relevant Codes 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 Local Conservation Officer Building Control Officer and supervising agent. The Developer will submit details of the wall type used prior to work commencing on site. The notification shall specify:
(i) the part or parts of the building in respect of which the design detail is used;
(ii) the design detail concerned; and
(iii) the unique number issued by Robust Details Ltd in respect of the specified use of that design detail.
The building work carried out in respect of the part or parts of the building identified in the notification shall be in accordance with the design detail specified in the notification.
The building works must incorporate infrastructure for high speed electronic communications networks.

Revision	Date	By	No
flat roof dormers amended for pitched roof	11.07.23	nh	A

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proposed works

451 C 01 A

scale - 1:50 / 1:100 **date - August 2021**

DRAWN : **NH**

A1