

Carbon monoxide Detectors
New Carbon monoxide detectors to be fitted to all Kitchens and rooms requiring gas, oil or solid fuel burning appliances.

LEVEL ACCESS TO BE PROVIDED TO REAR OF DWELLINGS

Protected escape route to be formed with 30minute minimum fire resistance to walls, ceilings and floors with door and frames to habitable rooms off landings being 30minute fire resistance also with infusumetric strips as per Approved Document B volume 1.

LEVEL ACCESS TO BE PROVIDED TO REAR OF DWELLINGS

DRAINAGE:

Any drains new or existing to be encased in concrete under building and where they pass through external wall install concrete lintels over (allow 50mm clearance between drain and underside of lintels). Flexcell Colours to be fitted where drains are encased in concrete.

Ventilation: Mechanical extract ventilation which can be run intermittently but have a 15 minute over-run. Extract fans to be ducted to external air, via 100mm dia. Flexible duct to terminate on outside wall at fitted grille. Kitchens - 60 litres per second Bathrooms - 15 litres per second Utility Rooms - 30 litres per second W.c - 6 litres per second (W.c fan to have 15 minute over run) To conform with Approved Document F volume 1.

MECHANICAL EXTRACT FANS TO NEW DWELLINGS TO BE COMMISSIONED AND TESTED TO ENSURE INSTALLED SYSTEM MEETS MINIMUM EXTRACT RATES. COMPLETED COMMISSIONING SHEET TO BE PROVIDED BY OTHER.

DRAINAGE: Any drains new or existing that pass through external walls to have concrete lintels inserted over (allow 50mm clearance between drain and underside of lintels). Flexcell Colours to be fitted where drains are encased in concrete. Encase drains below slab with concrete if requested by Building Inspector. If there is an existing separate system this must be maintained on site. Drains may run under a building if at least 100mm of granular or other flexible filling is provided round the pipe. On sites where excessive subsidence is possible additional flexible joints may be advisable or other solutions such as suspended drainage, particularly where the pipe is adjacent to structures or where soil conditions change in the course of the pipe run. Where the crown of the pipe is within 300mm of the underside of the slab, special protection should be provided in accordance with Part H of Building Regulations

Smoke Detectors
New Smoke detectors to be mains powered with battery back-up, interlinked and hard wired to be provided to LD2 standard in circulation areas and principal living rooms with heat detector in kitchen to conform to BS 5839:2019 or BS EN 14604:2005 of Building Regulations Approved Document B.

Heat detector to be positioned in kitchen area and interlinked with smoke alarms. Detector to be positioned min 300mm away from wall or light fitting

All doors to habitable rooms and partitions off Hall and Landings are to form 1/2 hr FR protected route for means of escape. Doors to be FD30 doors fitted with Perko hinges or similar adjustable fittings.

Thermobate cavity closers or insulated vertical dpc's to all new openings

Minimum clear opening of 750mm to all other entrance floor doors.

level threshold to be provided to REAR entrance to dwellings

REAR entrance to dwellings to have min 775mm clear opening to door

PROPOSED GROUND FLOOR PLAN scale 1:50

All ground floor windows and doors to be of a design that has been certified to PAS24 or equivalent security standards and installed to manufacturer's details to conform to Approved Document Q. (Main doors require letter plates 250mm x 40mm maximum flap or other features to restrict access plus a door viewer with door chain or door limiter. Ground floor windows and doors should have laminated safety glass to class P1A to BS EN 356:2000.

ALL DWELLINGS TO BE FITTED WITH A HIGH SPEED COMMUNICATIONS NETWORK WITH PHYSICAL INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT.

Protected escape route to be formed with 30minute minimum fire resistance to walls, ceilings and floors with door and frames to habitable rooms off landings being 30minute fire resistance also with infusumetric strips as per Approved Document B volume 1.

WATER EFFICIENCY CALCULATION FOR EACH PROPERTY, 5 DAYS POST COMPLETION

CHIMNEY AND HEARTH DESIGNED BY OTHERS

SOUND AND PRESSURE TESTING TO BE SUBMITTED BY OTHER BEFORE COMPLETION

VENTILATION SYSTEM DESIGN BY OTHERS

HEATING SYSTEM DESIGN BY OTHERS

IT IS THE CONTRACTORS RESPONSIBILITY TO CONSULT UNITED UTILITIES FOR NEW SEWER CONNECTIONS.

38mm waste to be provided to kitchen for washer and 32mm waste for sink outlet. Position of sink to be agreed. Wastes connected to new gully connected to new manhole. Anti-vac traps to be fitted to all internal wastes

level threshold to be provided to principal entrance to dwellings

Customer to inform council with details if any other form of heating i.e. Heatable etc are to be installed

5no. new 75mm dia rwp to roddable back inlet gulleys connected to new inspection chambers

Note: Installation of heating system to be carried out by GAS SAFE approved contractor, new CONDENSING boiler with min SEDBUK rating of 90% to be installed

new timber stud partitions, 12.5mm plasterboard and skim both sides of 75 x 50mm softwood framing. 50mm ISOWOOL insulation slabs between studs.

NOTE: All insulation specified is fully compliant with Building Regulations, any other insulation that may be used as an alternative must be fully approved by BUILDING CONTROL prior to installation on site

Sound testing to party wall to be carried out on completion.

All glazing to critical zones to be toughened or laminated to BS 6206. i.e glass to doors within 1500mm of finished floor level, and to screens/windows within 800mm of finished floor level.

lay 100mm thick Iso wool General Purpose Roll (min density 10 kg/m³) between new party joists.

External wall construction: 100mm brickwork with compressive strength of 5N/mm² to match surroundings, 150mm cavity with 50mm airgap and Kingspan (100mm thick) insulation, 100mm Aercrete blockwork inner leaf, all built off NEW concrete strip foundations. Blockwork to have compressive strength of 2.8N/mm² and thermal conductivity of (0.16W/m² K or less) Blockwork used below dpc level to comply with BS 6073, to be sulphate resistant and have compressive strength not less than 4N/mm². Density exceeding 1500kg/m³. If depth of wall exceeds 1m below ground ensure 7mm² blockwork is used. stainless steel wall ties to be used to new cavity walls - refer to general notes for specification. Walls should be properly bonded and solidly put together with mortar

window opening lights to be min 1/20th total floor area

WINDOW - JAMB DETAIL

VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS

LATERAL SUPPORT DETAIL TO FLOOR

EFFECTIVE STRAPPING AT GABLE WALL

EAVES DETAIL - SLOPING CEILING

EAVES DETAIL

DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR

SUSPENDED TIMBER FLOOR DETAIL

ROBUST CONSTRUCTION DETAILS

GENERAL NOTES

1. FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 900mm in bottom of strip footing and then down to level below inner of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing, they may not be appropriate and it is the responsibility of the contractor to ensure that the foundations are suitable for the proposed building. Foundations to suit conditions to the satisfaction of the Local Authority once trial hole has been dug. Alternative Foundations to be designed by Structural Engineer.

2. Where new foundations arise in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth.

3. All exposed timbers to be treated with a suitable preservative to BS 1242:1975.

4. All new cavities to be closed with 5mm supalux, and new cavities to be level with existing.

5. All new drains to be Hapworth supervised and to be bedded and surrounded to min 150mm pea gravel. 100mm diameter drains to fall 1 in 40. 150mm diameter drains to fall 1 in 60. New drains to be encased in min 150mm concrete wherever they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete lintels inserted where new drains pass through existing walls. Solid vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to be 40mm, 45mm and 50mm diameter to suit S.V.P. to be taken up to a rigid terminal or roof vent the outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all parts of the soil system. All traps are to be 75mm deep sealed anti-vac traps. All the plumbing installations are to comply with BS 5572. All piping in the concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids, (Refer to item D in diagram 4 of the Approved Document L1) Deep flow gutters and 50/75mm diameter P.V.C. rainwater pipes.

6. Insulated D.P.C.'s inserted to all head, jumbs and eaves of new external openings or hermetically closed.

7. All insulated surfaces to be made good.

8. All new rain water pipes to be trapped to gullies.

9. 75 x 100mm wallplate to be strapped to wall at 2m centres with 38 x 6mm mild steel straps.

10. Opening lights to be min 1/20th total floor plan area.

11. All glazing to critical zones to be toughened or laminated to BS 6206. i.e glass to doors within 1500mm of finished floor level and within 300mm of other side of doors and greater than 250mm wide max 0.5m in depth, and to screened windows within 800mm of finished floor level.

12. Shallow as noted on plan to comply with BS449: BS5550 to be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 1/2 hour fire resistance. Lintels to have minimum 50mm end bearings at each end or as specified by Structural Engineer or fire rated manufacturer.

13. New concrete lintels over new openings to BS977 Part 2:1986 (150mm or 225mm) deep where shown.

14. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered above and below each other and 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.

15. D.P.C.'s to outer leaf to be min 150mm above ground level and at scaffold level to inner leaf.

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197. New concrete lintels over new openings to BS977 Part 2:1986 (150mm or 225mm) deep where shown.

198. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered above and below each other and 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.

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