

APPENDIX A

BUILDING REGULATION NOTES IN RELATIONSHIP TO 87 GOLDEN AVENUE EAST PRESTON

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All foundations, walls and lintels taken additional loads are to be exposed and checked for adequacy and suitable for ground conditions prior to commencement of works.

Careful inspection is to be carried prior to the removal of any structural elements to ensure proper and adequate support is provided by and maintained by new works.

All building works is to be carried out in accordance with all current building regulations and codes of practice in force at this time.

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for those areas including underground.

No work to encroach over boundary of the neighbour's property.

All electrics, heating, plumbing and decorations to be altered/extended all at property owner's choice.

These construction notes are for the purpose of Building Regulation approval only and do not represent a detailed specification.

Foundations

750 x 500mm trench fill foundations (1:2:4 concrete mix). All foundations to be a minimum of 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains. Internal load bearing walls to have 225 x 450mm strip concrete foundations (1:2:4 concrete mix) taken to at least 1.0m deep or suite to suite site conditions.

There are no trees present which will affect the depth or design of the foundation.

External Walls

Cavity walls comprising matching 102.5mm facing brick outer leaf up to first floor and above first floor 100mm Thermalite "Turbo 1200" or equal and approved blockwork min 3.5N/mm². Inner leaf 100mm Thermalite "Turbo 1200" Cavity filled with 100mm Rockwool batts. All walls constructed using 1:1:6 or 1:5 masonry cement mortar. Finish internally with 1 coat of undercoat gypsum plaster (13mm thick) and finish coat plaster (minimum 2mm thick). Providing a U value of 0.28W/m²K. Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with first floor DPM. Ensure that all openings no cold bridging occurs by using proprietary systems such as Thermabate Closers, or similar approved.

New walls to be bonded to existing wall using British Board of Agreement certificated stainless steel wall profiles, or brick wall to be toothed out to allow continuous wall.

Blockwork below ground level to be class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and minimum 225mm below damp proof course.

Where drains pass through external walls provide 65mm deep x thickness of wall pre-stressed concrete lintel over each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.

All walls constructed with stainless steel double triangle wall ties built in at 450mm centres vertically and 750mm centers horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous.

All external walls running parallel to roof to be restrained using 1000 x 30 x 5mm galvanized mild steel horizontal restraint straps built into walls at maximum 1200 centers and screw fixed to joists.

The building fabric will be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joists between elements and at the edges of elements such as those around window and door openings. Reasonable provision to be made to reduce unwanted air leakage through the new envelope parts.

Ground Floor

Suspended timber - to be 22mm floor grade T & G boards. 100 x 50mm treated floor joists at 400mm centres with solid strutting at mid span insulated with 110mm Celotex insulation, supported by timber battens, leaving a minimum 5mm air gap between the insulation board and floor boards, on 100 x 50mm treated timber plates, DPC honeycomb walling at 1.8m maximum built off thickened up oversite, 100mm concrete base, 1200 gauge polythene. DPM linked to all DPC's and 150 minimum consolidation clean hardcore. 75mm minimum airspace between concrete and u/side of wall plates and 150mm air gap between concrete and underside of floor joists. Suspended floor ventilation to be provided in external walls to provide cross ventilation with 225 x 75mm air bricks at 900mm centres. Providing a U value of 0.22W/m²K.

First floor

Floor to be 22mm floor grade T & G boards on joists with strutting at mid span as indicated on plan. All ceiling are of 12.5mm plasterboard and 5mm neat gypsum plaster and finish to provide the modified ½ hour fire resistance required.

Ventilation

All new windows to be double glazed UPVC with 16mm airgap and soft low E coating, windows to provide openable ventilation area not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm² Trickle ventilator. Providing a U value of 1.6W/m²K.

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Bath/Shower room to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.

Pitched Roof

Tiles to match existing 25 x 38mm sw treated battens on breathable sarking felt to BS747 on SC3 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm galvanized steel straps. SC3 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit fitted with continuous 25mm vent and fly proof screen. 175 x 50mm ridge, hip and valley boards. Insulate at ceiling level with 300mm Rockwool insulation quilt e.g. 150mm between joists and 150mm cross-laid. Ceiling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.16W/m²K

Internal Wall

Internal stud partition wall as shown to be constructed of minimum 75 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200mm centres. Studding faced both sides with 12.5mm plasterboard finished with set. Wall supported off doubled up ceiling joist where running parallel with ceiling joists.

Lintels

Catnic approved lintels to be used over door and window openings with minimum 150mm bearings. All voids within lintel to be filled with 150mm fiberglass.

Foul Water Drainage

All fittings to be provided with trapped waste pipes as follows:

- Shower/Bath – 40mm diameter
- Wash hand basin – 32mm diameter
- WC – 100mm diameter

All traps to be 75mm deep seal and all waste pipes are to be fitted with rodding access on tight bends. Common wastws or runs in excess of 1.7m long are to be fitted with anti-syphonic traps.

Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage.

New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions.

All drains to be 100mm dia UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm.

Surface Water Drainage

Rainwater to 100mm wide PVC gutter laid to falls to the 65mm down pipes as shown to discharge to soakaway.

New soakaway min 5m away from building to be 1m³ below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall 1 in 40, bedded and surrounded in pea beach.

Glazing

All glazing in critical locations to be toughened or laminated safety glass in accordance with clause 5.3, BS6206; 1981.

Heating

Heating to be controlled by room thermostat in living room and thermostatic radiator valve. If the boiler is to be moved or changed it must be a condensing type with a SEDBUK rating not less than 86%.

Electrical Works

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the council or approved inspector should be satisfied that the Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a competent person.

Please be advised that problems may occur when fitting down lighters. The areas of concern relate to fire prevention, sound insulation and thermal insulation. Advice should be taken from Building Control Officer to prevent incorrect installation.

Provide energy efficient light fittings to 75% of new locations with a luminous efficiency greater than 45 lamp lumens per circuit watt.

Water Supply

A wholesome supply of mains water (drinking) to be applied to: Drinking water taps, washbasins, baths, showers, bidets, sinks, and toilets. In accordance with the requirements of the Water Supply (water fittings) regulations 1999.

Suitable quality water must be supplied to flushing toilets (i.e. recycled water, grey or harvested, can be used instead of wholesome water).

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The fittings to all appliances must help prevent unnecessary water consumption.

Heated water systems must be designed, constructed and installed to prevent the temperature exceeding 100C.

Ensure discharge from safety devices safely convey water to places that are visible.

Hot water storage system should be designed and installed in accordance with BS 6700 + A1 2009 indirectly heated unvented (closed).

Storage water heater should comply with BS EN 12897:2006.

Smoke Detectors

At least one number mains operated self contained smoke alarm to BS 5446:Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. All smoke detectors to have an alternative battery power supply. They may operate at low voltage via a mains transform. Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarm should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.