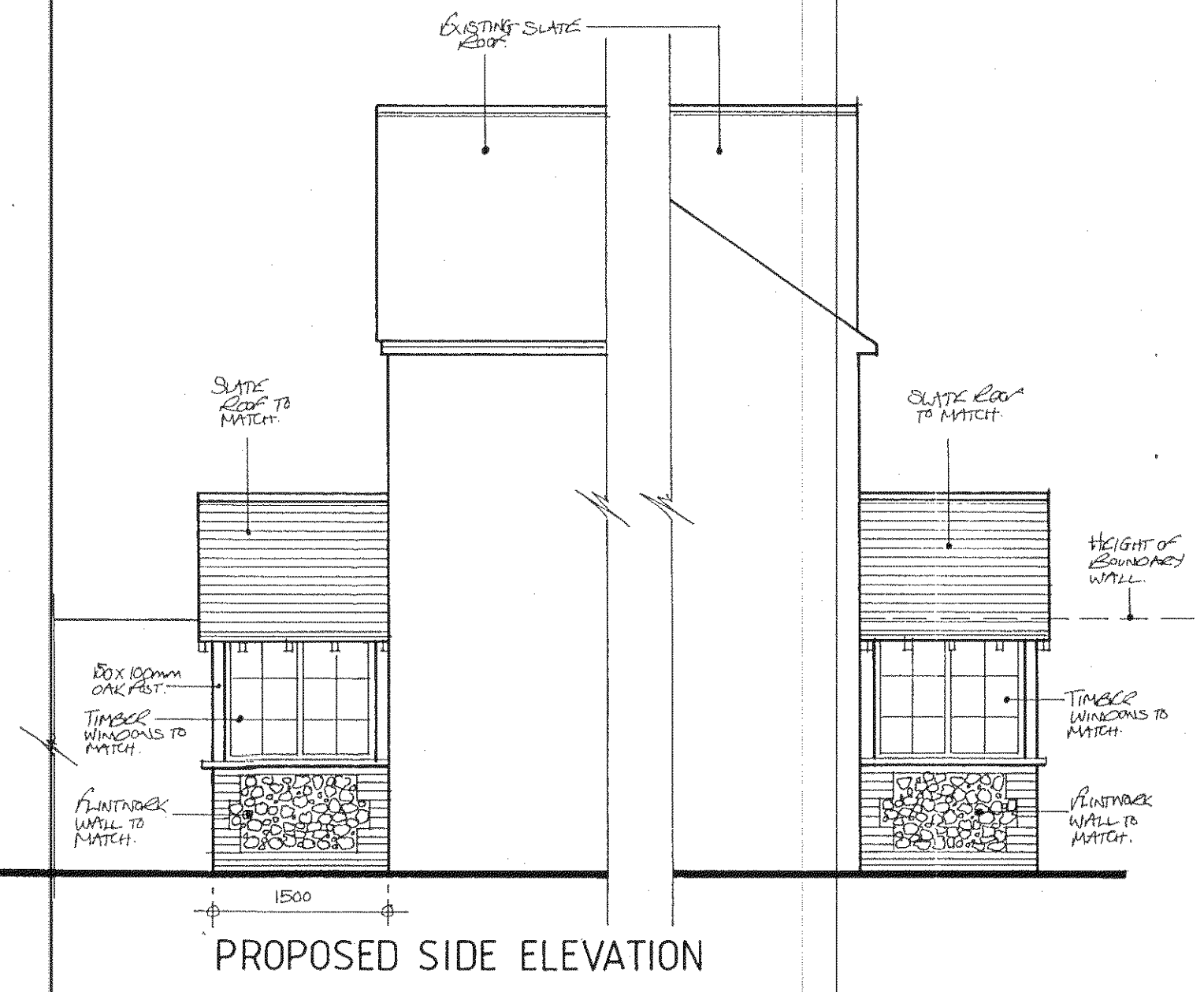
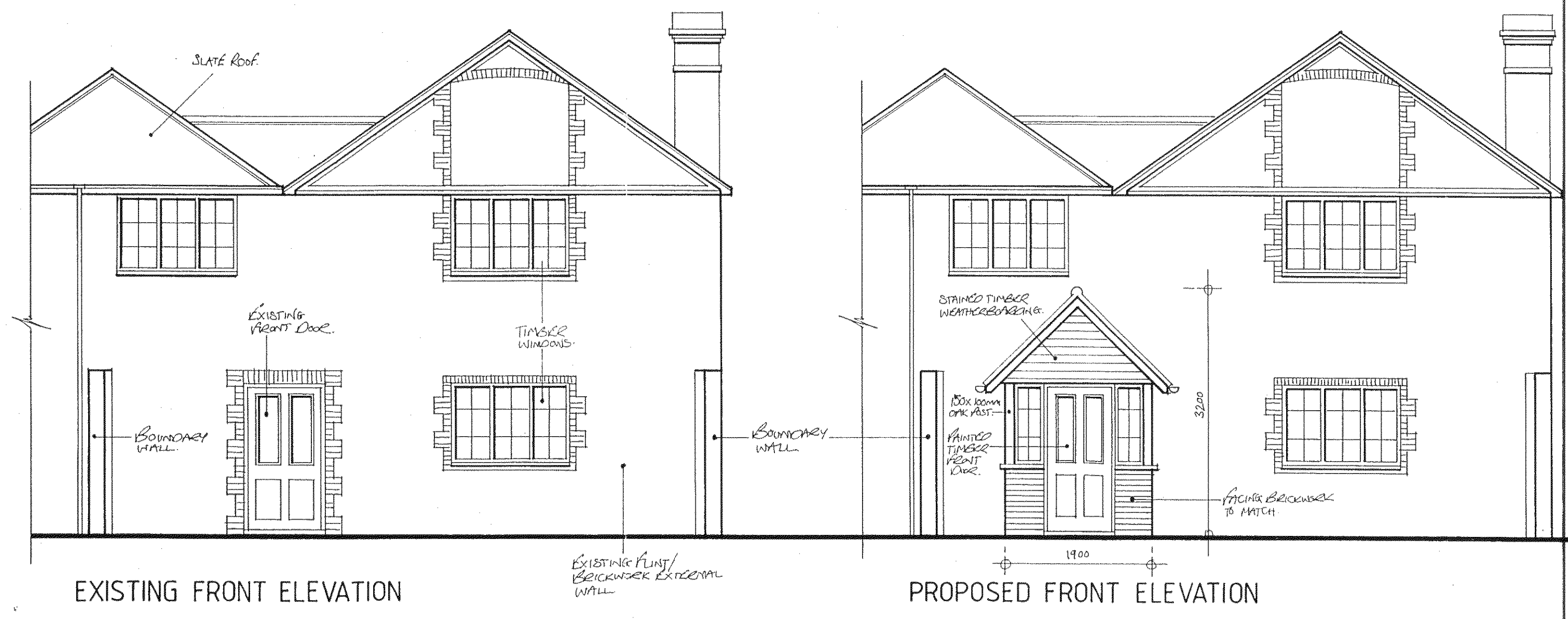
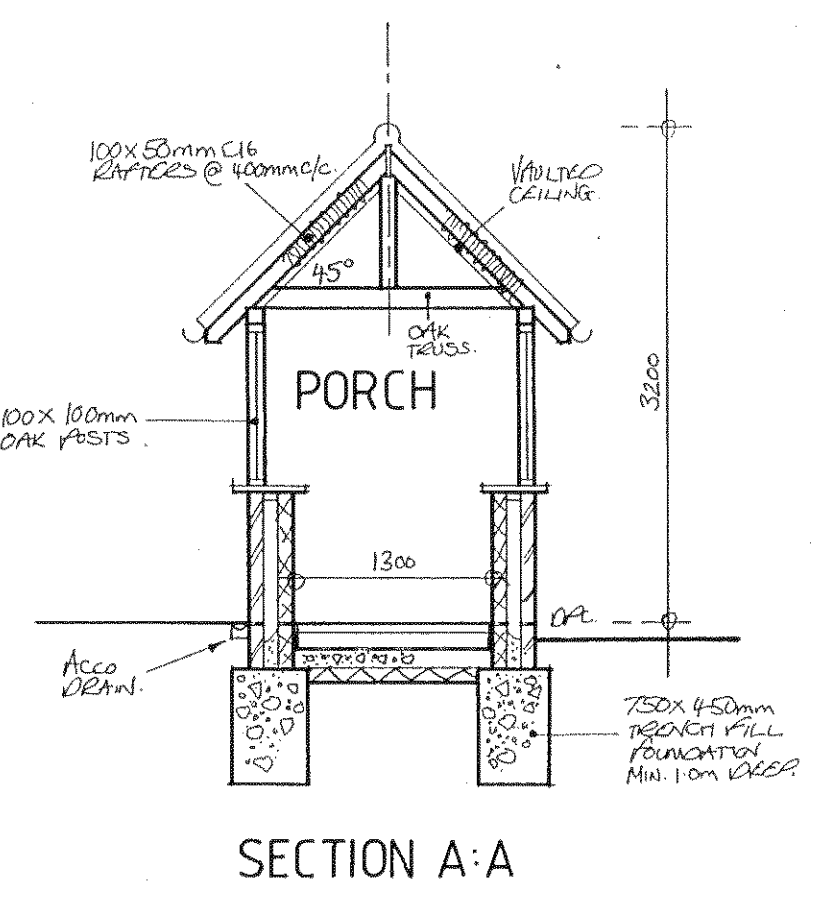
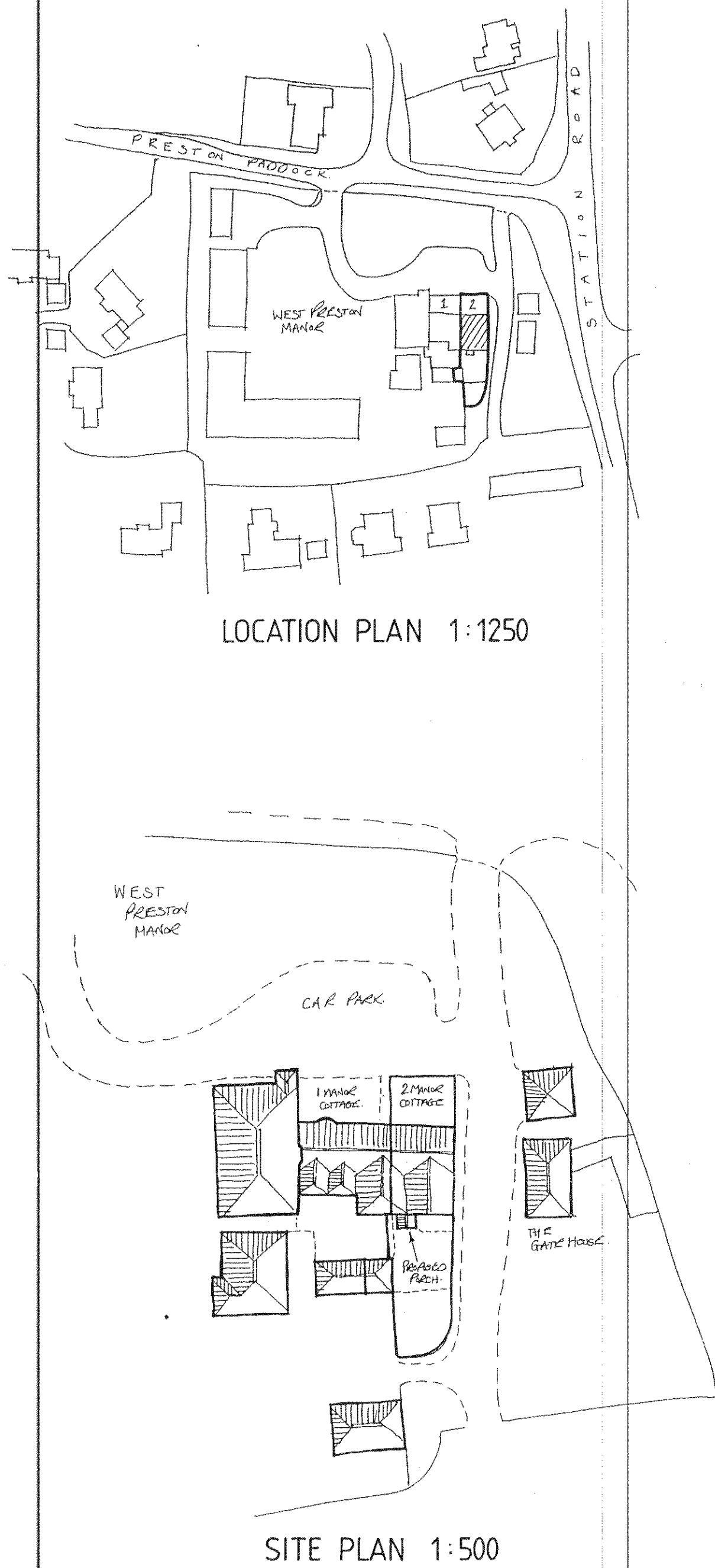
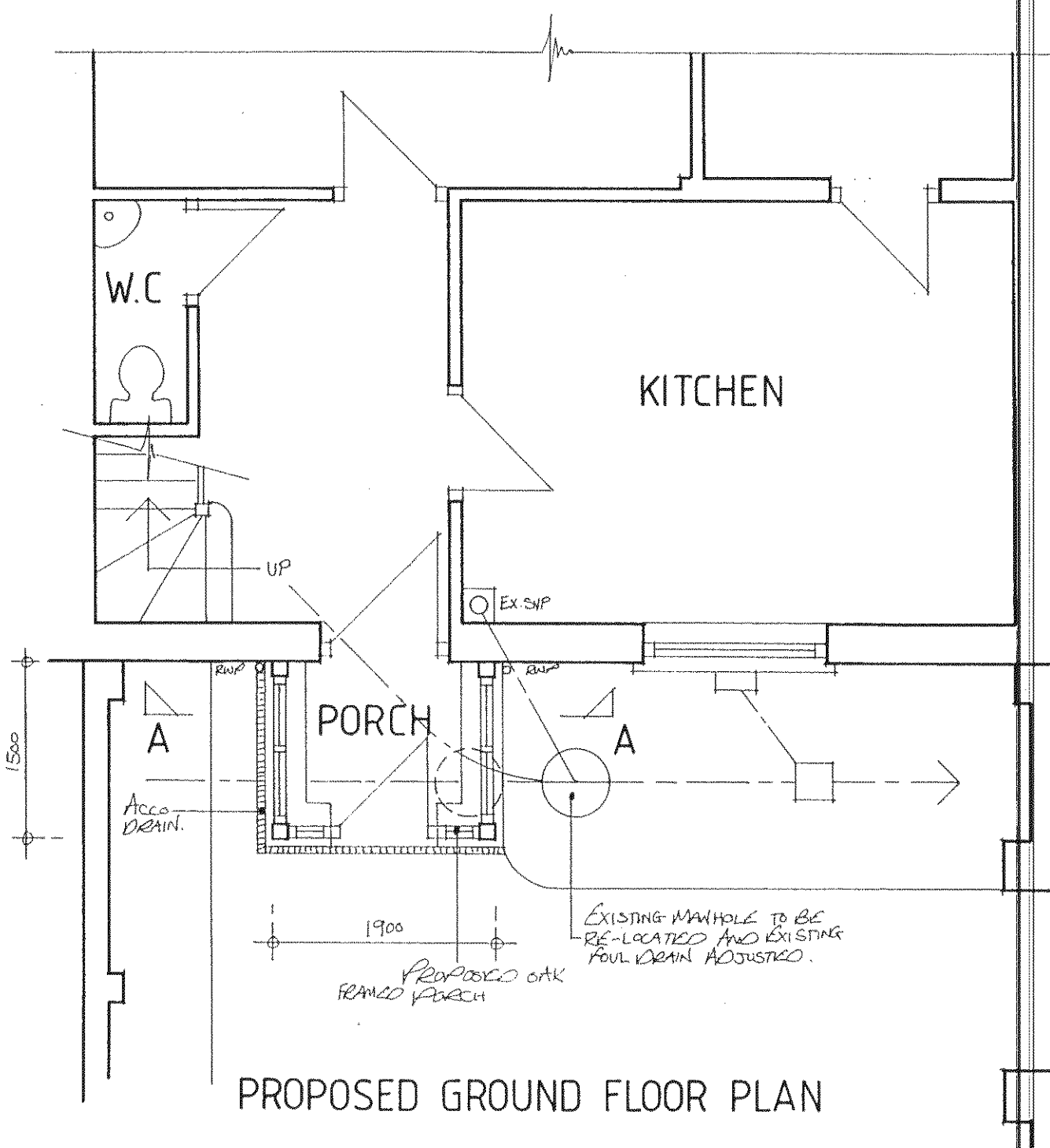
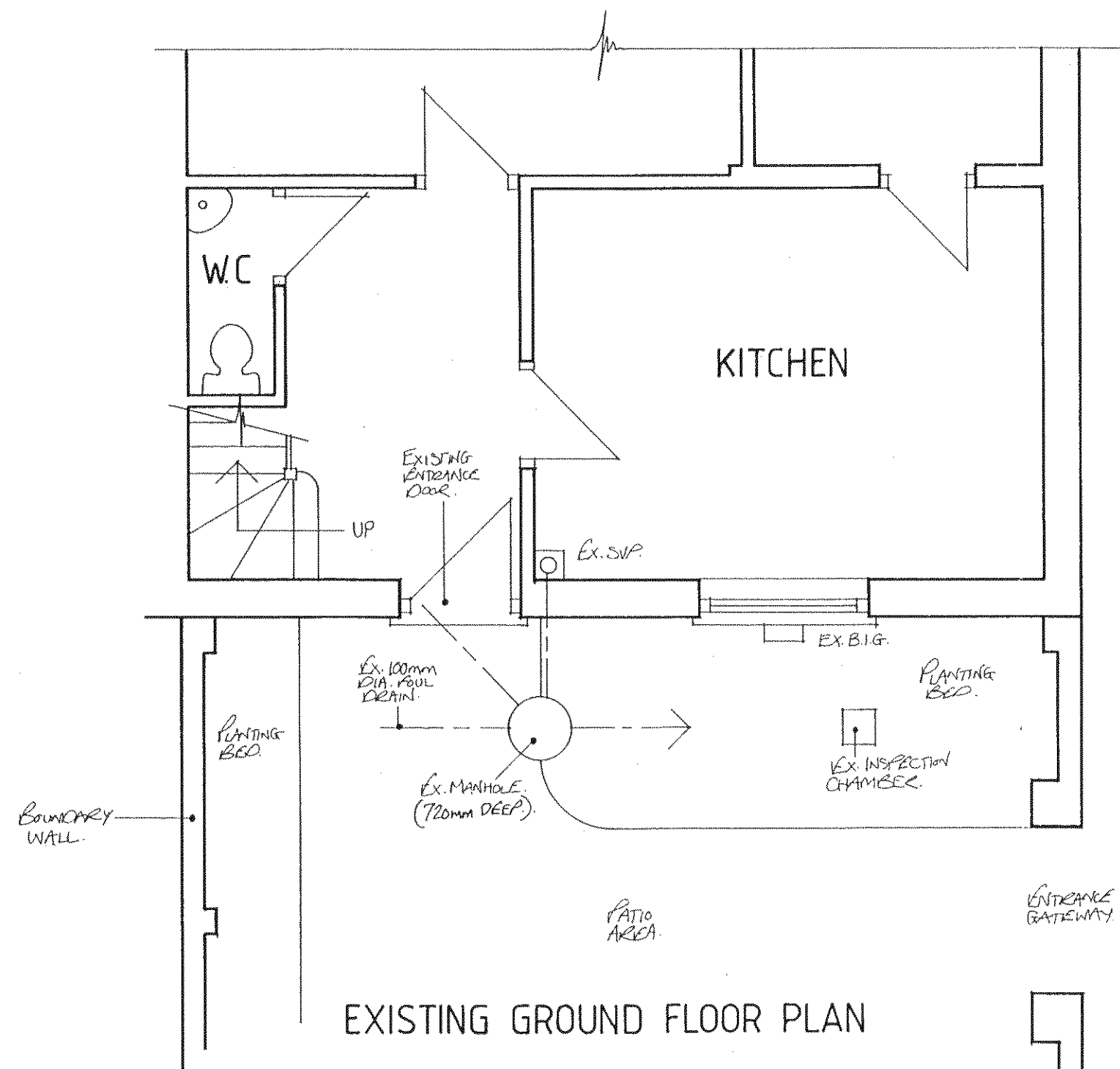




BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

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

All building work 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 these areas including underground.

If the proposed works are altered on site and deviate away from the plan then it is the responsibility of the builder to notify the Architect and the Local Authority to ensure the alterations do not have impact on the design or the Local Authority approvals. None of the measurements on this drawing should be exceeded for whatever reason without consulting the Local Authority. If they are it could result in further permission being required for the works.

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

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

This drawing and construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification or working site drawings.

All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.

Foundations

750 x 600mm trench fill foundations (1:2.4 concrete mix). All foundations to be minimum 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. The depth and size of the footings are the minimum specification to comply with the current Building Regulations. Depth/size and full details of the footing to be agreed with the Building Control on site.

All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

External Walls

Cavity walls comprising matching facing brick outer leaf with min. 100mm cavity filled with 100mm DriTherm Cavity Slab 32 Ultimate (0.032W/mK). Inner leaf 100mm Thermalite Shield block or equal and approved blockwork min. 2.8 N/m². All walls constructed using 1:1.5 mortar or 1.5 masonry cement mortar. Finished with 13mm lightweight plaster internally. Providing a U value of 0.28 W/m²K. Ensure stainless steel wall ties are used and are designed for a 100mm cavity. New walls to be bonded to the existing or certified stainless steel profiles to be used. Flintblocks to be used on the side elevations to match the existing external walls as shown on the plan.

Gable wall constructed of 100 x 50mm studding at 400mm centres. Studding to be clad externally with weatherboarding (treated as necessary) on 38 x 19mm vertical treated battens on treated softwood horizontal counter battens (cavity to be vented and drained) on breathable membrane, on 12.5mm WBP plywood sheathing, nailed to studwork at 200mm centres, and insulated with 65mm thick Celotex GA4065 insulation fitted between studwork (leaving a minimum service void behind the insulation and the plywood). Internally finish the wall with a 20mm layer of Celotex TB4000 (joints taped) and one layer of 12.5mm plasterboard with joints taped. All to achieve a U value of 0.26 W/m²K.

Horizontal strip polymer (tylond) 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 floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

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 min. 225mm below damp proof course.

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

Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved.

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

Ground Floors

Minimum 75mm reinforced screed (mix 1.3 or 4) on a 500g polythene barrier over 100mm Celotex GA4000 flooring grade insulation on 100mm concrete ground floor slab (1.2.4 mix) over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with perimeter insulation to slab. All to achieve a U value less than 0.20 W/m²K.

Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain.

Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.

Slates to match existing on 25 x 38mm sw treated battens on breathable roofing membrane on C16 grade rafters at max 400mm centres.

Skelings (sloping ceilings) to be insulated with Celotex 2 layer method. Fit securely 50mm thick Celotex GA4050 insulation between joists leaving a minimum airspace of 50mm between the insulation and roofing membrane. Fit a second board of 70mm Celotex GA4070 under rafters and secure with 25 x 47mm vertical battens fixed through batten / insulation into rafter. Tape all joints with Celotex insulation tape and vapour seal all perimeter boards with sealant. 12.5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens. All to achieve a U value of 0.18 W/m²K. Refer to Celotex for installation and fixing instructions.

Provide code 4 lead cover flashing at junction of pitch roof and existing cavity walling.

Ventilation

New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 800mm² trickle ventilator.

All new windows to be double glazed timber with a minimum U value of 1.6 W/m²K or WER (Window Energy Rating) band C or greater.

Foul Water Drainage

All below ground drainage to BS8301.

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 half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.

Glazing

Any glazing located in wall: less than 600mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671:2008 electrical installation certificate to be issued for the work. Work undertaken by a competent person.

Lighting

A minimum of 75% of all new internal fixed light fittings to be energy efficient type taking only low energy lamps or if standard fittings 75% of bulbs to be low energy lamps with integrated control gear (e.g bayonet or Edison screw base compact fluorescent lamp).

Scales:

- This drawing is drawn on A1 paper size.
- Floor plans and Sections are 1:50, Elevations are 1:100, Site Plan is 1:500 and Location Plan is 1:1250.

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Drawing title: Proposed Porch			
Date: February 2012	Revisions:		
Scales: 1:50,100,500,1250	Dwg No. 01	Job No.	AR-82