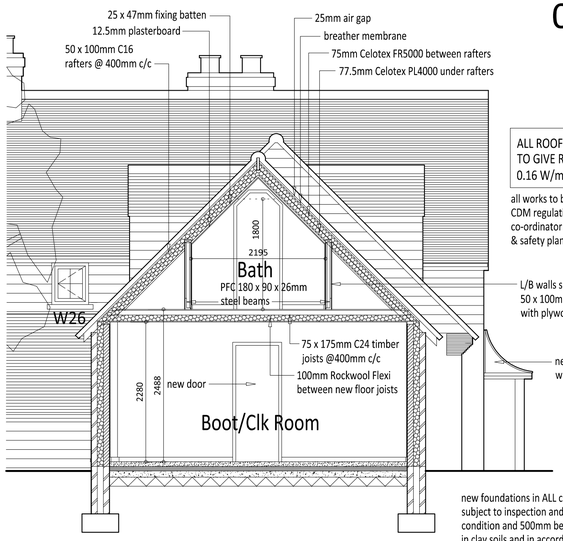


Section D-D
THROUGH NEW SIDE EXTENSION

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION
ALL STRUCTURAL CALCULATIONS TO BE APPROVED BY BUILDING CONTROL PRIOR TO COMMENCEMENT OF WORKS ON SITE

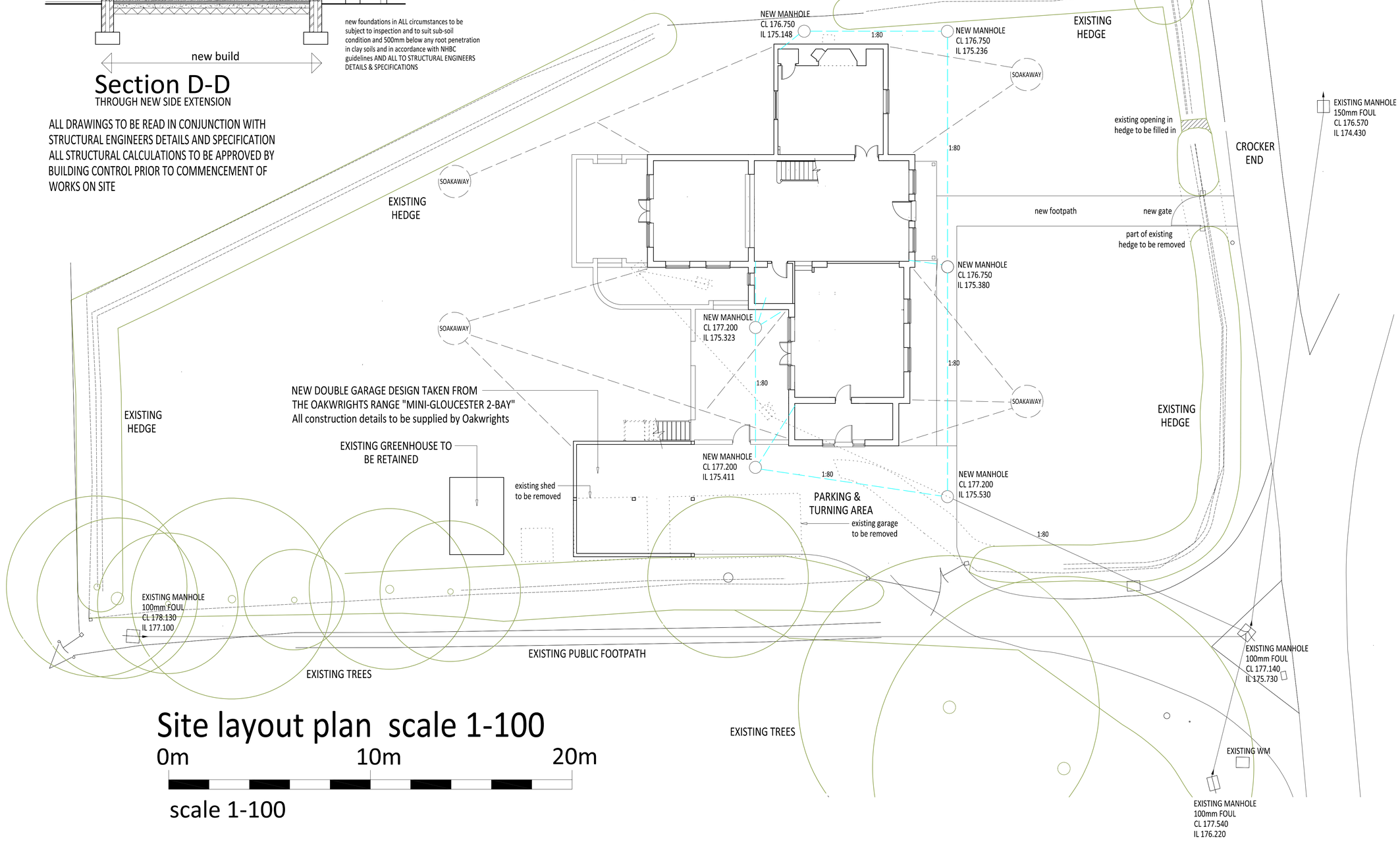
0m 5m 10m

scale 1-50

ALL ROOF INSULATION DETAILS TO GIVE REQUIRED U-VALUE OF 0.16 W/mK

all works to be carried out in accordance with the CDM regulations with the appointment of a CDM co-ordinator and preparation of pre-tender health & safety plans with risk assessments etc.

NORTH



Site layout plan scale 1-100

0m 10m 20m

scale 1-100

Notes

15. HOT WATER STORAGE SYSTEMS

15.1. A thermostat for hot water storage system to be provided which shuts off the supply of heat when the storage temperature is reached and which in the case of a hot water central heating system is interconnected with the room thermostat to switch off the boiler when no heat is required.

15.2. Insulation of hot water vessels for a 120 litre vessel (450mm dia. x 900mm high) The requirement will be met by providing factory applied insulation that restricts standing heat losses to 1W/litre or less in tests using the method in BS1566 Pt 1, Appendix B.4 or equivalent for other vessel sizes. The requirements will be met by providing the same insulation in terms of both material and thickness as required for a 120 litre vessel or equivalent. A way of satisfying the requirement would be to provide vessels with 35mm thick factory applied coating of Pu-foam having zero ozone depletion potential and a minimum density of 30kg/m.

15.3. Timing devices should be provided to control the periods when the heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced. Draught fans operate when heat is required. Timing systems would be inappropriate for systems with solid fuel boilers, which operate only by natural draught.

16. ELECTRICAL INSTALLATION

16.1. Electric installation to be provided in accordance with the requirements of the NHBC and the IEEC rules and regulations.

16.2. External lighting will be solely energy efficient and effective control measured are to be provided.

16.3. Energy efficient lighting to be provided at a reasonable number of locations where lighting can be expected to have the most use, fixed lighting that takes only lamps having a luminous efficiency greater than 40 lumens per circuit watt and is recommended to have a number not less than the greater of 1 per 25sq.m of dwelling floor area (excluding garages) or part thereof; or 75% of the total to comply with paragraphs 43-47 of Approved Document L1B. N.B. The exact number of fittings to be agreed on site with Building Inspector and Energy Consultant. This clause to be read in conjunction with details submitted with SAP rating.

16.4. Electrical work will meet the requirements of Approved Document P and be designed, installed, inspected and tested by personnel qualified to do so. Prior to completion of building works the Local Authority will be advised that an electrical installation certificate has been issued by a qualified/competent person in accordance with BS 7671:2001

17. STAIRS

17.1. Unless otherwise stated on plans standard timber staircase to be installed, comprising 11 up equal risers. Total rise to comprise existing ground floor to existing first floor with 223mm goings. Nosing to final step at first floor level and bullnose bottom tread. 2m minimum headroom with 900mm high balustrade. Balustrade with turned newel post and traditional "spindle" design balusters, spaced so as not to permit the passage of 100mm sphere. First floor joists to be trimmed in accordance with detail provided.
General specific for staircases to be as follows:-
Pitch 41 degrees, Risers 200mm, Goings 223mm,Width 900mm (800mm clear)
Handrail height 900mm above pitch line. 900mm above landing. Clear headroom – min of 2000mm
Balusters – to have a max gap in between of 99mm
Finished floor to floor height to be as existing
Handrail to be positioned on widest side of treads.
All Balustrades to be capable of withstanding 0.36 kN/M horizontal force.

18. REFUSE

18.1. Householders are not required to carry refuse further than 30 metres and containers are to be within 25 metres of collection vehicle access.

18.2. Wheeled bins are to be located at roadside edge of property on collection days.

18.3. Adequate access must be provided for refuse disposal.

18.4. A minimum clear width of 800mm is required and any over-hanging treads to steps are unsuitable for wheeled bins.

19. STEEL BEAMS

19.1. Half hour fire resistance achieved on steel beams by using two layers of 12.7mm plasterboard and skim coat of plaster.

20. FIRE DETECTION

20.1. Provide one self contained mains operated smoke detector to each floor, located in centre of hallways within 7m of a kitchen, dining or lounge doors and on landings within 3m of a bedroom door, 300mm from a wall or light fitting.

20.2. Provide permanent connection to mains electricity via fuse circuit at the distribution board. Cable connection to conform to IEE wiring regulations. Each unit to have a battery backup, and to be BS 5446; Part 1.

20.3. No smoke detectors to be positioned in the kitchen, rise of temperature detectors to be used as an alternative.

21. PART M –
MEANS OF ACCESS TO AND INTO THE DWELLING

21.1. An approach is considered level if the gradient is not steeper that 1:20, with a width not less than 900mm, with a firm and even surface.

21.2. If the route from the point of access towards the dwelling entrance has a plot gradient exceeding 1:20 but not a surface which is firm and even, unobstructed widths of at least 900mm, ramps up to 5m long to have a gradient not greater than 1:12, ramps up to 10m long to have a gradient not greater than 1:15, landings with an unobstructed length of 1.2m are required to the top and bottom of each ramp.

21.3. If the route from the point of access to the entrance has a plot gradient exceeding 1:15 a stepped approach will be acceptable, providing that the steps are designed to meet the needs of ambulant disabled persons by, unobstructed widths of 900mm, maximum rise between landings of 1800mm, associated landings to be not less than 900mm long, use of suitable tread nosing profiles, uniform height of risers throughout the flight(s) not less than 75mm, and not greater that 150mm where flights comprise three or more risers, a continuous handrail on one side of the flight extending 300mm beyond the top and bottom nosings is required.

21.4. The minimum clear opening width of the accessible entrance should be 775mm.

22. CIRCULATION WITHIN THE ENTRANCE STOREY
OF THE BUILDING

22.1. Corridors, passageways and doors should be sufficiently wide to allow convenient circulation by a wheelchair user. This requirement will be satisfied by, a correlation of door widths to corridors widths as outlined in table 1. limitation on the size and location of permanent obstructions within corridors, at these positions minimum of corridors is 750mm.

23. ACCESSIBLE SWITCHES AND SOCKETS OUTLETS IN THE DWELLING

23.1. Switches and socket outlets to be provided between 450mm and 1200mm from floor level.

24. RADON PROTECTIVE MEASURES

24.1. Radon precautions to be determined subject to a site survey by the National Geological Records Centre.

no	date	revision

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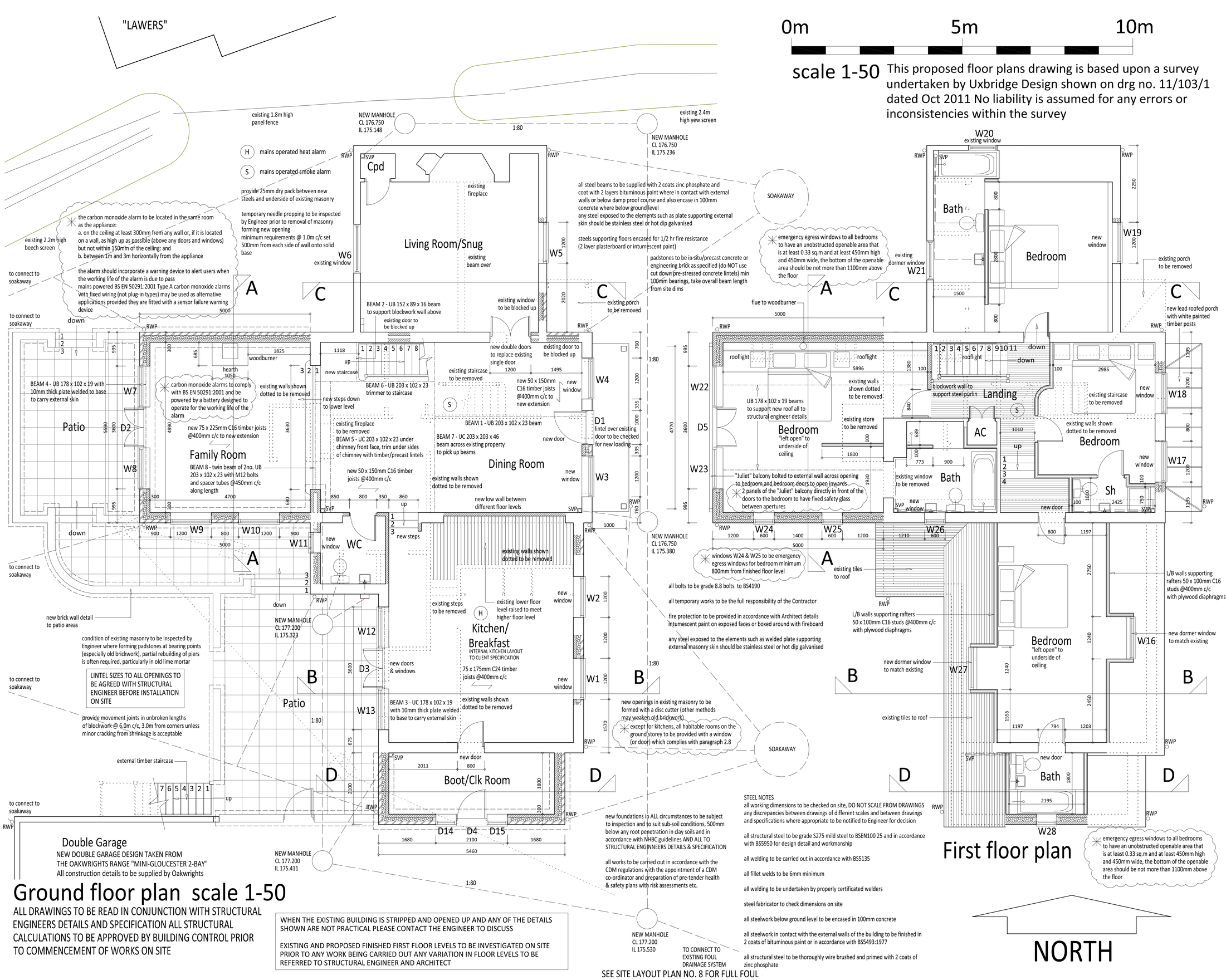
project: Extensions, alterations & new double garage at

title: section D-D & site layout plan

drawn: DCE	Project number: 1013
date: July 2012	
scale: 1-100 @ A1	plan no: 8



Notes

1. GENERAL

1.1. All work to be carried out in strict compliance with the Building Regulations 2000. NHBC Standards, all good building practice notes and all statutory service company rules and regulations

1.2. Before commencement of works the Contractor must check and verify all building and site dimensions, levels, including all relevant sewer outfalls, invert levels and connection points.

1.3. Each drawing must be read with all other project drawings, including the Structural Engineers drawings, where applicable, and any discrepancies must be reported to the Author.

1.4. The Contractor must satisfy himself with the adequacy of the site investigation and should ensure that adequate foundations appropriate to the actual ground conditions are used for every part of the work.

1.5. The drawings do not give any information regarding ground conditions or for dimension/design. Where applicable, refer to consulting Engineers drawings for this information.

2. FOUNDATIONS

2.1. The building area is to be stripped of all top soil, old foundations, concrete slabs and debris where applicable.

2.2. No concrete to be poured in foundations until after satisfactory inspection of trenches by Consulting Engineer, if applicable, and Local Authority Building Control Officer. Foundation excavation to be to a depth to suit sub-soil conditions and min of 1m deep.

2.3. Lintels to be provided in brickwork below ground level where drains pass through.

2.4. Bricks below dpc. Outer skin exposed to view, to be as facing brickwork suitable for below dpc.. Inner skin to be approved commons or 100mm solid concrete block to BS 2028, 1364 Type B lean mix fill to cavity. Solid concrete blockwork to both skins 150mm below ground level.

2.5. For all work to existing buildings, adequacy of existing foundations to be agreed on site with Local Authority Building Control Officer and consulting Structural Engineer following excavation and exposure of existing foundations. Foundations to be underpinned if necessary and/or new foundations dug to agreed depths and dimensions, in accordance with Structural Engineers design drawings.

3. GROUND FLOOR CONSTRUCTION

3.1. SOLID CONSTRUCTION: Carpet/floor tile finish on 75mm floor screed, on 75mm "Celotex GA4000" insulation, on 100mm concrete slab, 1200g polythene dpm including sand blinding, on 150mm consolidated hardcore. 25mm Celotex TB4000 up stand positioned on perimeter of screed.

3.2. Maximum U-value of floor construction on new dwellings to be rated at 0.20-0.22 w/m²k. U-value of floor construction on work to existing dwellings to be rated at 0.25 w/m²k and extensions to be 0.22w/m²k.

4. DAMP PROOFING (GENERAL)

4.1. 1200g polythene dpm. with joints lapped and taped, dressed with sealed around pipes and dressed under dpc's. DPC to BS 743 at minimum height of 150mm above ground level. All cavities to be closed with vertical dpc at windows and door openings. Cavity trays to be provided over all openings. Roof junctions and abutments to have soakers and stepped flashings min 150mm above roofs. Flashings to be code 4 lead unless otherwise specified on the drawings.

5. FIRST FLOOR CARCASSING

5.1. Unless specified on the drawings, 18mm tongue and grooved flooring/moisture Grade Type II chipboard generally. 18mm tongue and grooved flooring/moisture grade Type II/III chipboard to bathrooms on SC3 timber floor joists to sizes and centres as specified. 25mm air gap to internal wall face, 10mm expansion gap at chipboard junction with wall.

5.2. One run 175 x 50 SC3 solid strutting at mid-span clear spans exceeding 3500mm including solid strutting between joist and solid wall in accordance with NHBC standards. Two runs 175 x 50 SC3 solid strutting at third points for clear spans exceeding 4500mm including solid strutting between joist and solid wall in accordance with NHBC standards.

5.3. Noggins to be provided to all floor joists including perimeters, to provide support to ceilings, floor finishes and under the bath where floor joists are running at 90 degrees to the bath.

5.4. Where mild steel lateral straps occur, a SW noggin at least half the depth of the joist and at least 38mm thick to be fixed between the floor joists, and extent of the strap, with a s.w. package piece tightly fitted between the joist and the wall.

5.5. All ceilings with joists up to 600mm centres, 12.5mm Gypsum plasterboard to BS 1230 with skim coat smooth plaster finish unless otherwise specified on the drawings. Plasterboard supported in accordance with NHBC requirements.

5.6. Lateral restraint of 30 x 5mm m.s. straps @2000 c/c to roof trusses, rafters and ceiling joists including providing support noggins and packing piece equal to length of strap.

5.7. Notching and drilling to be minimum 300mm and max 1/5th span from bearing, limited to maximum 25mm deep in upper surface, min 100mm apart.

5.8. Where double joists are to be bolted together, use M12 bolts @750mm c/c with 63mm toothed connectors and 50mm square x 3mm plate washers.

5.9. Surface spread of flame to be classification 1 of all internal surfaces.

6. INTERNAL PARTITIONS

6.1. Unless otherwise stated on the Plans, non-load bearing vertical studs to be 75mm x 50 @400mm centres, with continuous 75mm x 50mm sole and head plates and intermediate noggins.

6.2. Voids to stud partitions between bedrooms and bathrooms to be filled with Rockwool Flexi sound insulation quilt.

6.3. Noggins to be fixed between truss chords where partition runs parallel with ceiling members at 400mm centres.

6.4. Unless otherwise indicated on the plans, studs to have 12.5mm plasterboard finish with joints taped with skim coat plaster finish.

no	date	revision
A	13 August 2012	amendments to building regulations

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project: Extensions, alterations & new double garage at

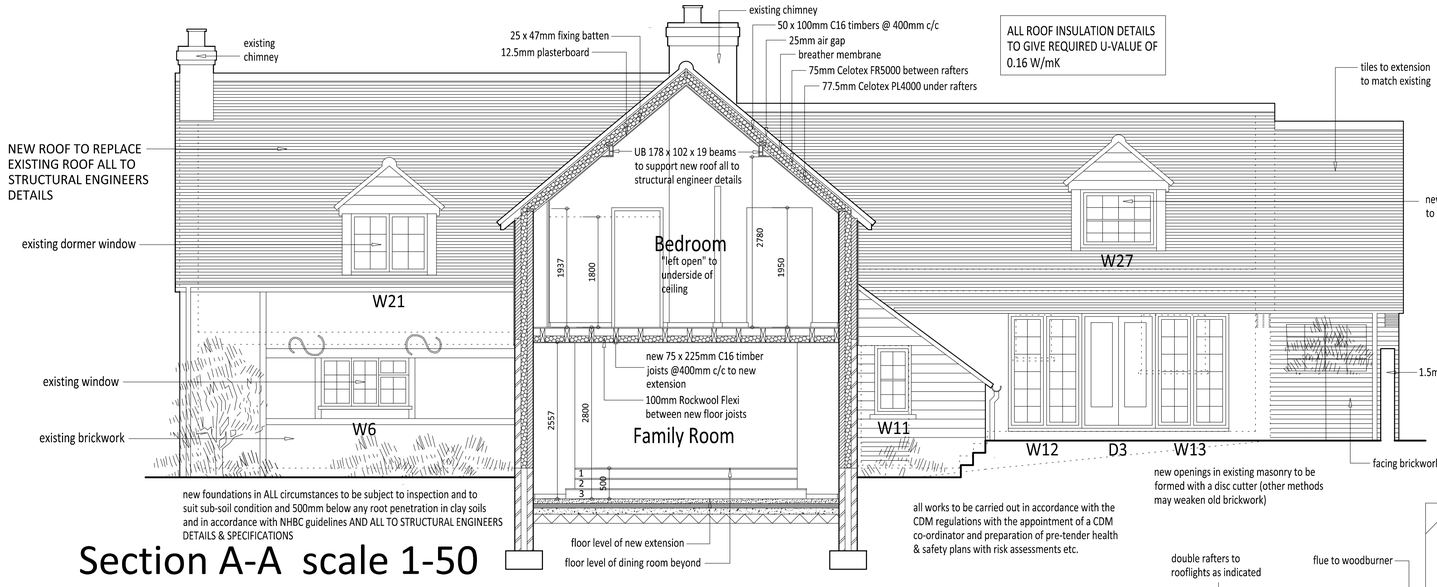
title: ground & first floor plans

drawn	DCE	Project number	1013
date	July 2012		
scale	1-50 @ A1	plan no	5 A

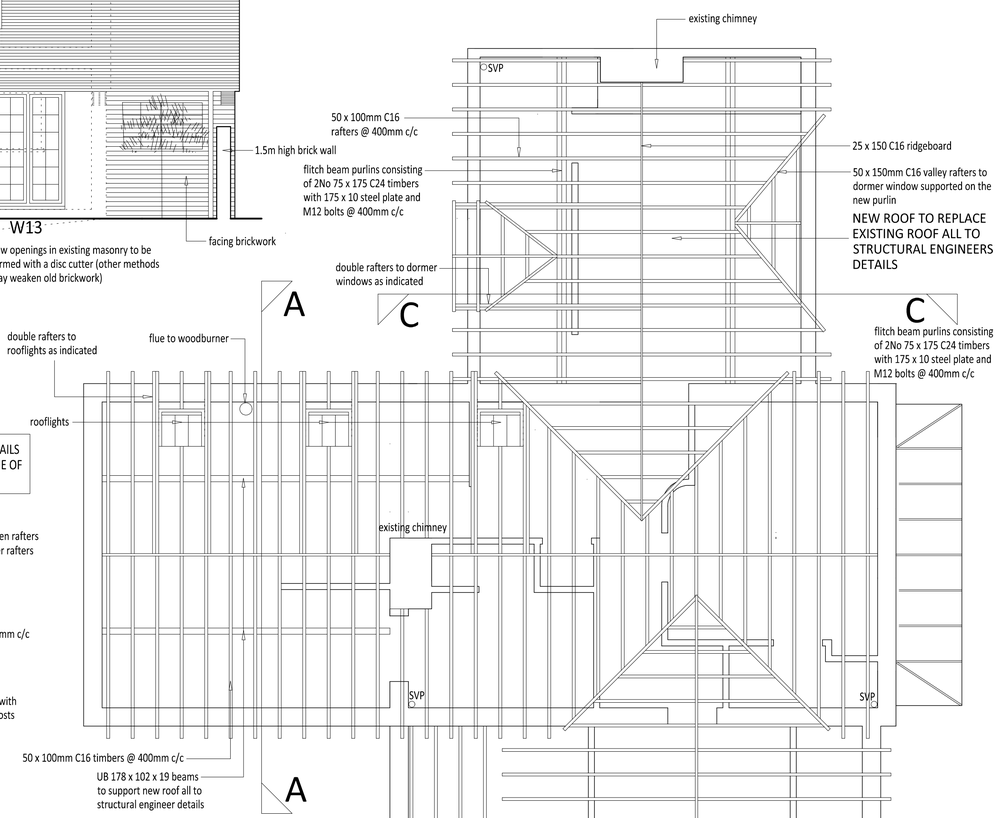
ALL ROOF INSULATION DETAILS TO GIVE REQUIRED U-VALUE OF 0.16 W/mK

WHEN THE EXISTING BUILDING IS STRIPPED AND OPENED UP AND ANY OF THE DETAILS SHOWN ARE NOT PRACTICAL PLEASE CONTACT THE ENGINEER TO DISCUSS

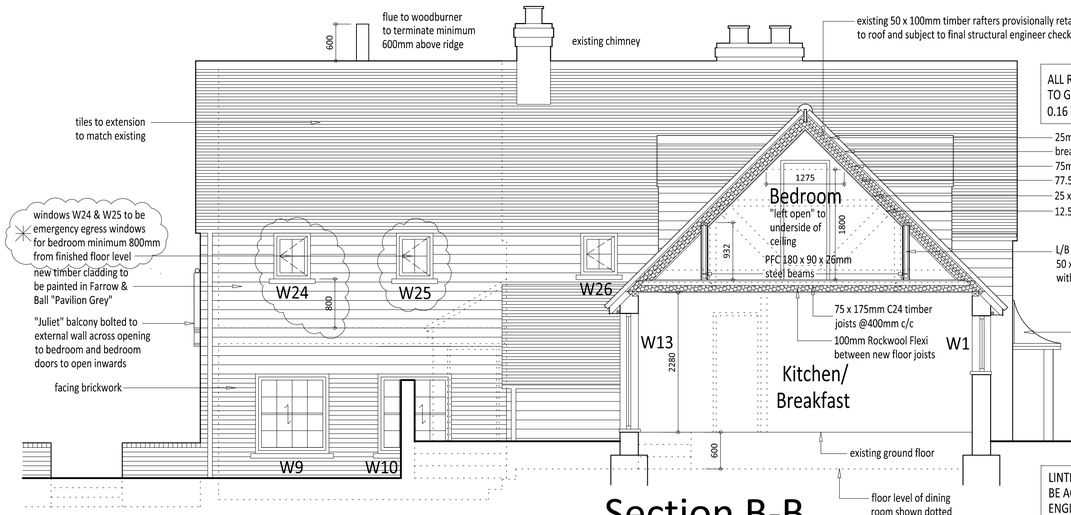
EXISTING AND PROPOSED FINISHED FIRST FLOOR LEVELS TO BE INVESTIGATED ON SITE PRIOR TO ANY WORK BEING CARRIED OUT ANY VARIATION IN FLOOR LEVELS TO BE REFERRED TO STRUCTURAL ENGINEER AND ARCHITECT



Section A-A scale 1-50

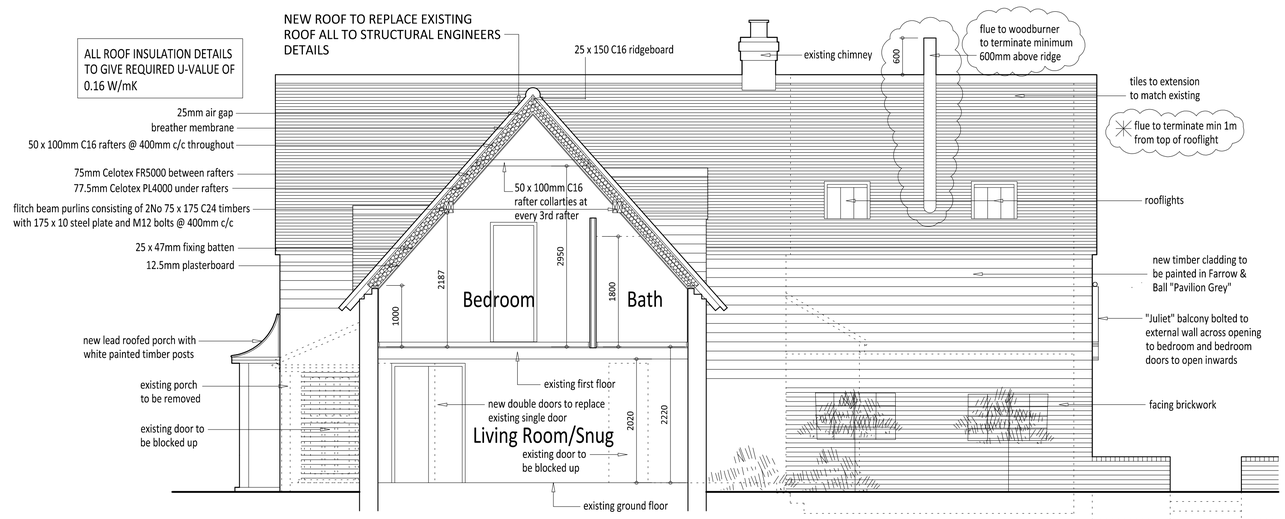


Roof layout plan



Section B-B
THROUGH NEW LOFT CONVERSION

LINTEL SIZES TO ALL OPENINGS TO BE AGREED WITH STRUCTURAL ENGINEER BEFORE INSTALLATION ON SITE



Section C-C
THROUGH NEW ROOF TO REPLACE EXISTING

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION ALL STRUCTURAL CALCULATIONS TO BE APPROVED BY BUILDING CONTROL PRIOR TO COMMENCEMENT OF WORKS ON SITE

Notes

7. ROOF CONSTRUCTION (Trussed Rafters)

7.1. Tiles to roof covering as specified in Planning Permission on treated SW battens on Tyvek breathable membrane to BS 747, or similar approved. Timber rafters to structural engineers details as specified on the drawings.

7.2. 100mm x 50mm wallplate at eaves level strapped down to internal walls with galvanised steel straps @2000mm centres. Wallplate to be softwood on 12mm bed and half jointed at corner and where runs link.

7.3. Longitudinal wind bracing and diagonal wind bracing to Structural Engineers requirements, as shown on the roof plan and truss manufacturers details.

7.4. At eaves, tiles to be supported on fillet and to overhang eaves fascia by minimum 57mm.

7.5. All roof insulation details as shown on the section drawings to achieve the required U-values.

7.6. Flashings: Cavity dpc trays and stepped lead cover flashings to be provided at all roof/wall abutments, up-stands to be 150mm minimum.

7.7. Where required for closed eave construction, a softwood fascia and external quality ply soffit with proprietary continuous strip eaves ventilator set into soffit and adequately, fire-stopped at party wall junction, with mineral wool.

7.8. Where required for open eaves construction, rafter feet to extend beyond face of brickwork with marine ply to top of rafters and all rafter feet built into brickwork incorporating proprietary eaves ventilating system providing cross ventilation of 0.3% of roof area.

7.9. Timber: All timber to be well seasoned with moisture content in accordance with C.P. 112 all external timber to be treated to NHBC. Clause 102(E).

7.10. Roof pitch to be as shown on plans.

7.11. Roof to have 32 x 5 galvanised mild steel straps @ maximum 2000 c/c secured to 3 No. end rafters and built into wall. A s.w. noggin to be fixed between these rafters and a SW pack tightly fitted between the wall and end rafter all in accordance with NHBC requirements.

7.12. Eaves ventilators to be provided in the soffit giving a minimum ventilation equal to a 10mm continuous gap (25mm on sloping roof) running the length of the eaves.

8. WALL CONSTRUCTION

8.1. EXTERNAL WALLS

8.2. Unless otherwise indicated on plans, new cavity wall construction to consist of 102.5mm facing brickwork/100mm thermalite shield outer skin of 3.5N/mm2 strength blocks, 100mm cavity with cavity insulation to be achieved by the use of 100mm Knauf to fully fill cavity, fixed in accordance with the manufacturer's instructions and not by means of injection, with 100mm thermalite shield inner skin of 3.5 N/mm2 strength blocks.

8.3. U-value through all external cavity walls to be rated at 0.25 w/m²k on new dwellings and 0.30w/m²k for extensions and alterations.

8.4. Where cavity terminates at wall plate level, wall insulation to continue vertically to meet roof insulation, ensure no thermal bridging and no obstruction of roof ventilation.

8.5. All cavity wall construction to have galvanised m.s. wall ties at maximum 450 c/c vertically and 900mm horizontally in staggered runs and maximum 225mm c/c around openings. Wall ties to comply with BS EN 845-1. Where appropriate, any feature soldier course runs around building, wall ties are required above and below the soldier course at maximum 800mm centres.

8.6. Cavity walls to have horizontal D.P.C. to inner and outer leaf, mortar bedded both sides and minimum 150mm above finished ground level, with cavity fill to within 225mm of lowest D.P.C. level.

8.7. Cavities to be closed at sills and jambs to openings with cavity closer and to extend 150mm

8.8. Proprietary brand thermal closers and vertical dpc's to all openings to reduce the risk of thermal bridging.

8.9. All openings in cavity walls to be provided with cavity trays immediately over the opening, vertically at the sides and over all vents, airbricks and meter boxes passing through or into the cavity, where cavity closer is not used.

8.10. Include galvanised mild steel lintels to all openings as specified on the Engineers drawings – manufacturer to be I.G. Lintels Limited or similar approved. Lintels to be compatible with load and spans and to have a minimum end bearing of 150mm with cavity dpc. tray over.

8.11. Existing walls and proposed walls to be block bonded or joined using exterior quality furfix.

9. WINDOWS AND DOORS

9.1. Unless otherwise stated on plans, all standard joinery by Proprietary Manufacturer. Sealed double glazing units to all windows and glazed external doors. Safety glass to BS 6206, to be fitted in all "Critical Locations", in accordance with Regulation N1. Annealed glass thickness/area limits, to comply with Table 2 Regulation N1.

9.2. Timber windows to provide minimum 1/20th floor area opening light All glass at low level (below 800mm from finished floor level) to windows and doors to be in tempered safety glass in accordance with BS 6206, glazed doors to have tempered safety glass. Windows to be fitted with head vents. Patio doors to have a minimum of 10,000mm² ventilation. All windows to be double-glazed and have locking furniture and fitted draught proofing. Window head vents to have a minimum 4000mm² controllable ventilation opening.

9.3. Double glazing to windows to include 16mm cavity and to achieve a U-value of 1.6W/m²K or better. U-value to front door to be 1.8W/m²K or better.

9.4. All habitable rooms to achieve a minimum of 1/20th of their floor area as ventilation openings and background ventilation of not less than 8000mm² which is controllable, secure and situated to avoid draughts by way of trickle ventilators.

no	date	revision
A	13 August 2012	amendments to building regulations

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project: Extensions, alterations & new double garage at

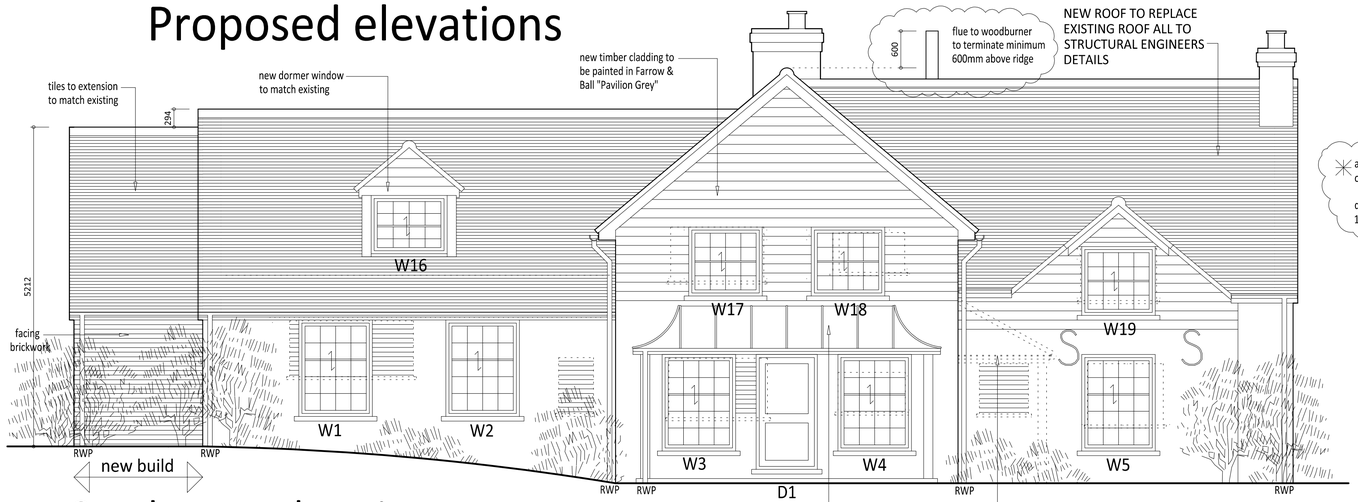
title: roof layout plan, sections A-A, B-B, C-C

drawn	DCE	Project number	1013
date	July 2012		
scale	1-50 @ A1	plan no	6 A

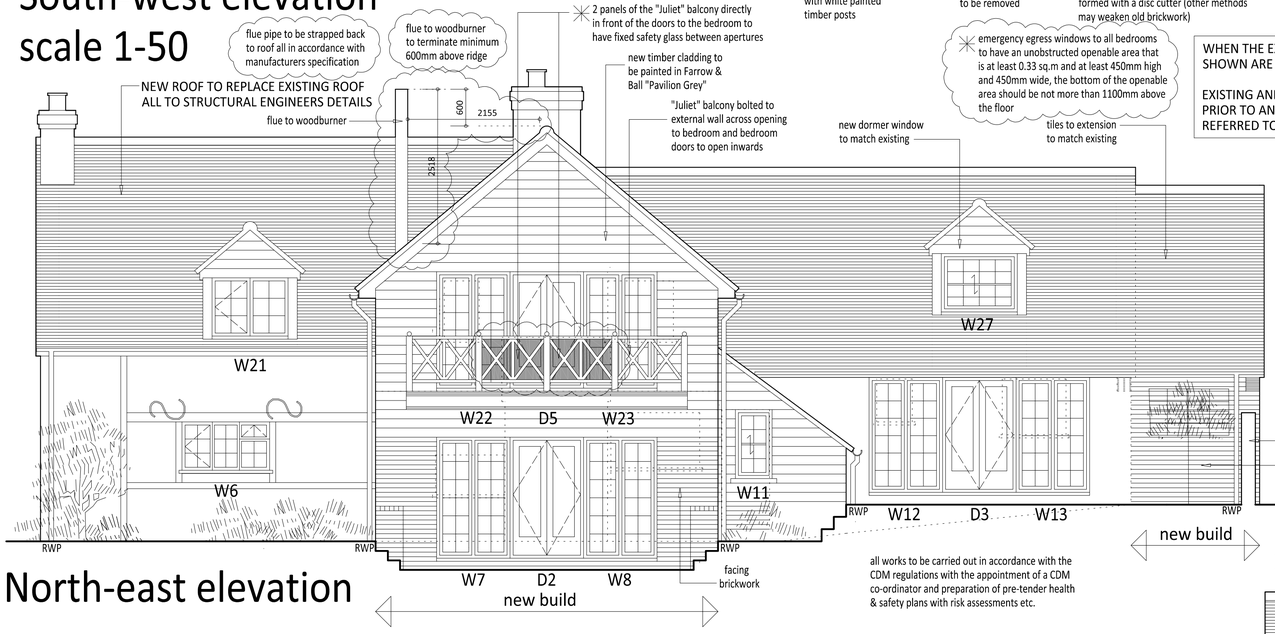
0m 5m 10m

scale 1-50

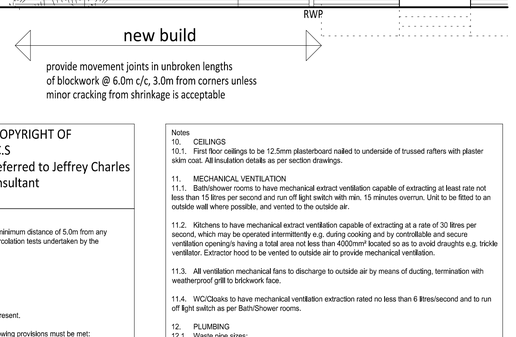
Proposed elevations



South-west elevation
scale 1-50



South-east elevation



WHEN THE EXISTING BUILDING IS STRIPPED AND OPENED UP AND ANY OF THE DETAILS SHOWN ARE NOT PRACTICAL PLEASE CONTACT THE ENGINEER TO DISCUSS

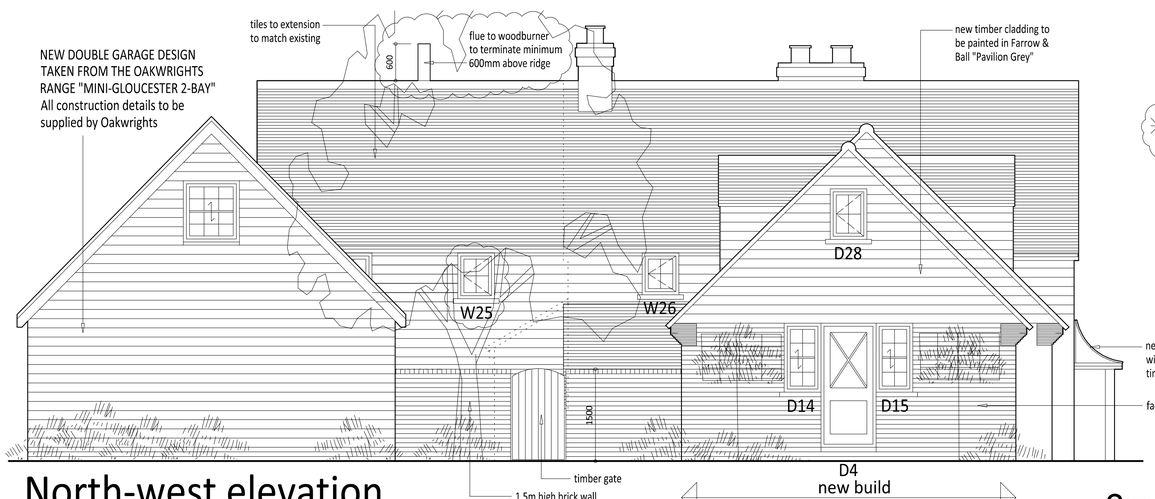
EXISTING AND PROPOSED FINISHED FIRST FLOOR LEVELS TO BE INVESTIGATED ON SITE PRIOR TO ANY WORK BEING CARRIED OUT ANY VARIATION IN FLOOR LEVELS TO BE REFERRED TO STRUCTURAL ENGINEER AND ARCHITECT

This proposed elevations drawing is based upon a survey undertaken by Uxbridge Design shown on drg no. 11/103/1 dated Oct 2011
No liability is assumed for any errors or inconsistencies within the survey

LINTEL SIZES TO ALL OPENINGS TO BE AGREED WITH STRUCTURAL ENGINEER BEFORE INSTALLATION ON SITE

all works to be carried out in accordance with the CDM regulations with the appointment of a CDM co-ordinator and preparation of pre-tender health & safety plans with risk assessments etc.

North-east elevation



North-west elevation
INTERNAL ELEVATION

North-west elevation

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION ALL STRUCTURAL CALCULATIONS TO BE APPROVED BY BUILDING CONTROL PRIOR TO COMMENCEMENT OF WORKS ON SITE

0m 5m 10m

scale 1-50

Notes
12.7. Where surface water to discharges to new soakaway, a minimum distance of 5.0m from any building must be achieved. Soakaways to be sized based on percolation tests undertaken by the contractor. The following formula should be applied:-

$$C = \frac{AR}{3}$$

Where C = capacity (m^3)
A = area on plan to be drained (m^2)
R = rainfall (m/h)

12.8. Connect to existing mains rainwater drainage if service present.

12.9. Cold water supply to Water Industry Act 1991 – The following provisions must be met:
a) Where drinking water is provided – wholesome water
b) Washbasin or bidet in or adjacent to a room containing a sanitary convenience – wholesome or softened wholesome water
c) Sink in any area where food is prepared – wholesome water
d) Washbasin, bidet, fixed bath or shower in a bathroom – wholesome or softened wholesome water

Any sanitary convenience fitted with a flushing device to have the provision of water of suitable quality.

12.10 Water efficiency – Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.

12.11 Water efficiency of New Dwellings – Maximum consumption of wholesome water by persons occupying a dwelling to not exceed 125 litres per person per day. To be calculated in line with "The Water Efficiency Calculator for New Dwellings" document.

12.12 In relation to the above, the person carrying out the works, must within 5 days after the completion of the work, give the Building Control body a notice specifying the potential consumption of wholesome water per person per day as calculated by the CLG's above document. This item is specific to new dwelling or dwelling created by conversion.

12.13 Hot water supply – The following provisions must be met:
a) Washbasin or bidet in or adjacent to a room containing a sanitary convenience – heated wholesome or heated softened wholesome water
b) Washbasin, bidet, fixed bath or shower in a bathroom – heated wholesome or heated softened wholesome water
c) Any sink provided in any area where food is prepared

12.14 Any hot water system, cistern or other vessel that supplies water to or receives expansion water from a hot water system, shall be designed, constructed and installed so as to resist the effects of temperature and pressure that may occur either in normal use or in the event of such malfunctions as may reasonably be anticipated, and must be adequately supported.

12.15 Any hot water system that has a hot water storage vessel shall incorporate precautions to:
a) prevent the temperature of the water stored in the vessel at any time exceeding 100 °c, and
b) ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause a danger to persons in or about the building.

12.16 The hot water supply to any fixed bath must be so designed and installed as to incorporate measures to ensure that the temperature of the water that can be delivered to that bath does not exceed 48 °c.

12.17 Adequate and suitable sanitary conveniences must be provided in rooms provided to accommodate them or in bathrooms.
12.18 Adequate hand washing facilities must be provided in rooms containing sanitary conveniences or rooms or spaces adjacent to rooms containing sanitary conveniences.
12.19 Rooms containing any sanitary conveniences, a bidet or any facility for washing hands provided in accordance with paragraph (2)(b) of Approved Document G (G4) must be separated from any kitchen or any area where food is prepared either with a door or wall.
12.20 All dwellings and buildings containing one or more rooms for residential purposes must be provided with a bathroom containing a wash basin and either a fixed bath or shower.

13. UNDERGROUND DRAINAGE

13.1. All drainage to be in accordance with CP 301 and approved drainage layout. Foul drainage in U.P.V.C. pipes of appropriate dia, laid to adequate falls trough inspection chambers to sewer connections as shown on plans, and in accordance with manufacturer's instructions. Drainage passing through external wall to have R.C. lintels over. Shallow drains to have 150mm concrete cover protection, otherwise to be laid on 150mm bed and surround of pea shingle.

13.2. Any "Adoptable" drainage runs to be constructed in accordance with Local Authorities "Sewers for Adoption" Specification.

13.3. All gullies to be trapped with sealing plates, back inlet type, bedded on 150mm concrete.

13.4. All inspection chambers to be P.V.C. pre formed inspection chambers, with C.I. covers by proprietary manufacturer.

14. HEATING (Gas)

14.1. Heating to be provided by Class II. Corgi approved, gas fired wall/floor-mounted boiler, room sealed with balanced flue through external wall with wire guard externally, L.P.H.W. system to indirect hot water cylinder of a size to meet N.H.B.C. and Water Authority regulations and also to have electric immersion heater fitted for summer use.

14.2. Where heating pipes pass through timber joists or solid walls, they are to be properly insulated and padded with mineral wool to allow for silent movement and expansion. Pipes should be at least 25mm from any combustible material and where passing through the floor and roof be separated from any combustible material by a non-combustible sleeve enclosing an air space of at least 25mm around the flue pipe.

14.3. All flue outlets from boilers to have a durable guard not less than 2m above ground level, and all outlets to be a minimum of 300mm from any opening into the building.

14.4. Boiler to have a permanent air entry opening or openings with a total free area equal to at least the combined areas of the primary and secondary air inlets to the appliance.

14.5. Where boiler is used for space heating and the provision of hot water they are to be fitted with interconnected controls so that the boiler is switched off when heat is not required.

14.6. Written information is to be provided to the occupier on the operation and maintenance of the heating and hot water system.

14.7. With the exception of very small dwellings the heating system should have at least 2 zone controls.

14.8. For LPG storage systems up to 1.1 tonne capacity (greater than 1.1 tonne to be installed in accordance with the appropriate Industry Code of Practice prepared in consultation with the HSE) comprising one tank standing in open air to comply with the LP Gas Association CODE OF PRACTICE 1 Bulk LPG storage at fixed installations Part 1 (see page 66 and 68) whilst adopting Building Regulations 2000 Approved Document J (J5).

Notes
10. CEILINGS
10.1. First floor ceilings to be 12.5mm plasterboard nailed to underside of trussed rafters with plaster skim coat. All Insulation details as per section drawings.

11. MECHANICAL VENTILATION
11.1. Bath/shower rooms to have mechanical extract ventilation capable of extracting at least rate not less than 15 litres per second and run off light switch with min. 15 minutes overun. Unit to be fitted to an outside wall where possible, and vented to the outside air.

11.2. Kitchens to have mechanical extract ventilation capable of extracting at a rate of 30 litres per second, which may be operated intermittently e.g. during cooking and by controllable and secure ventilation opening/s having a total area not less than 4000mm² located so as to avoid draughts e.g. trickle ventilator. Extractor hood to be vented to outside air to provide mechanical ventilation.

11.3. All ventilation mechanical fans to discharge to outside air by means of ducting, termination with weatherproof grill to brickwork face.

11.4. WC/Cloaks to have mechanical ventilation extraction rated no less than 6 litres/second and to run off light switch as per Bath/Shower rooms.

12. PLUMBING
12.1. Waste pipe sizes:
Bath and showers: 40mm PVC waste pipe 3 metres max run
50mm PVC waste pipe 4 metres max run
75mm deep seal pvc. trap complete with flexible pipe for overflow connection.
Washbasins: 32mm PVC waste pipe 1.7 metres max run
40mm PVC waste pipe 3 metres max run
75mm deep seal PVC bottle trap
102mm outlet with rodding access
50mm deep water seal
Sinks: 40mm PVC waste pipe 3 metres max run
50mm PVC waste pipe 4 metres max run
75mm deep seal PVC bottle trap

12.2. Where WC with flush volumes less than 5 litres is used, consideration should be given to the increased risk of blockages. Guidance on the design of sanitary pipework suitable for use with WC's with major flush volumes as low as 4 litres can be found in BS EN 12056 (see paragraph 1.39).

12.3. All drainage above ground to comply with BS 5572: 1987. Rodding eyes fitted at changes in direction. SVP's to be encased in double layer plasterboard on s.w. framing packet with Rockwool Flexi sound insulation. Plasterboard to be skimmed to give ½ hour fire resistance where passing through ½ hour fire ceiling.

12.4. SVP's to terminate in a durable cage minimum 900mm above window ventilation openings within 3m.

12.5. Cold water storage tanks and pipework in roof-space to be fully lagged and insulated to manufactures specifications.

12.6. Unless otherwise stated on the plans, roofwater: Gutters to be 100mm plastic "deepflow" system by Marley with 75mm via downpipes clipped to walls in positions shown on plans. All surface water to collect to system, and to connect to soakaways as shown on plans.

no	date	revision
B	3 September 2012	amendments to building regulations
A	13 August 2012	amendments to building regulations

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project: Extensions, alterations & new double garage at

title: proposed elevations

drawn	DCE	Project number	1013
date	July 2012		
scale	1-50 @ A1	plan no	7 B