



Section AA 1:25

Building Regulations

All dimensions must be checked on site prior to commencement of works and any discrepancy to be reported immediately.

All works to comply with the current copy of the Building Regulations and all to the satisfaction of the Building Control Officer, Consultants, NHBC an BS codes.

The client is to be aware that the work shown should only be executed by qualified builders who have attended the latest CDM courses and are fully proficient in all forms of safety procedure relating to all aspects of building and the safe operation of all plant and equipment including personal protection. The builder and sub contractors should submit to the client his Method Statement of Operation outlining his Risk Assessments etc relating to the work shown on this drawing before commencing work.

FOUNDATIONS: Foundations provisionally 1.0m x 450mm wide or as shown on the section. Concrete to be GEN 3 grade. Place concrete to within 150mm of the G.L. If there are any trees within 15m of the proposed development a trial hole should be carried out prior to the comm of works for inspection by Building Control in order to determine the provisional depth and with the final depth determined by the Building Control Officer at the time of excavation.

OVERSITE : new floor to carry through level with the existing floor. 65mm sand and cement floor screed reinforced with chicken wire mesh over 120mm Celotex XR 4000 flooring grade insulation (U value 0.14w/m2K over 100mm concrete ground bearing slab reinforced with A142 mesh over 1200 gauge polythene damp proof membrane on 150mm clean hardcore well consolidated and blinded with 25mm sharp sand. Dpm to be dressed up and lapped beneath the DPC in the walls. Allow to duct any existing air-bricks beneath the new concrete slab to new air-bricks in the external wall.

DAMP PROOF COURSE : Provide a new Hyload or Astos damp proof course to both skins of the cavity walls and to be positioned a minimum of 150mm above the ground or adjacent path level. New dpc to be chassed in and overlap the existing Dpc by a minimum of 100mm.

EXTERNAL WALLS (Cavity walls) : Cavity wall construction comprising two coats of waterproof rendering to match the existing over 100mm Leca blockwork outer skin with a 100mm cavity filled with 90mm Kingspan Kooltherm K106 with a (U value >0.16.0.17) built in as the work proceeds in accordance with the manufacturers instructions. Stainless steel wall ties to BS1554 at 450mm centres vertically and 750mm horizontally and doubled to every block course around openings. Inner skin to 100mm lightweight Celcon or equiv insulating blockwork with a plaster skim coat finish. Provide Thermabate or Dampcore insulated reveal closers to all openings. New walls to be connected to existing walls with the use of stainless Furfix profiles to allow for any potential differential movement. Below DPC walls to be constructed using two courses of brickwork to BS2028 with the cavity filled with lean-mix concrete sloping outwards as shown on the section.

LINTELS : All existing lintels are to be exposed at the comm of works for inspection as required by Building Control. All new lintels above Dpc level if cavity walls to be Catnic steel lintels generally CG90/100 unless stated otherwise with a minimum of 150mm end-bearings and pre-insulated in accordance with the Robust construction details. Below ground provide concrete pre-stressed lintels above any pipes passing through the walls.

SEWERS : Please note that any sewer drainage which runs from next door and through the proposed site is owned by The Water Authority. As such it is necessary for the person carrying out the work to consult with the relevant Water Authority to obtain their permission to Build over any drainage runs more than 6.0m in length or manholes that exist on the run. Please provide full details and layout of the drainage if this applies. Anglian Water can be contacted at developerservices@anglianwater.co.uk or 01206 289470

ENERGY EFFICIENT LIGHTS : Provide energy efficient lights to a minimum of 100% of all new light fittings with a minimum efficiency of 45 lumens per circuit watt.

ELECTRICS : All electrical wiring is only to be undertaken by NIC qualified electricians conforming to the 18th edition of the IEE Regulations, Electricity at Work Act 1989 as amended and The Electricity Safety and Continuity Regulations 2002. Upon completion of the wiring the electrician must issue a Test Certificate in accordance with BS7671:2000 and a copy must be provided for the Building Control surveyor in order a Completion Certificate may be issued upon completion of the works.

LATERAL RESTRAINT : Provide 30 x 5mm mild steel restraint straps to wall plates and to all structural timbers where they run parallel to the external walls. Straps to be positioned at a maximum of 2.0m centers and be screwed to a minimum of 3 structural members. Provide a 100 x 50mm C24 wall plate at the top of the external walls and fixed down with vertical restraint straps at 2.0m centres

EXTRACT FANS : Kitchen to have a cooker hood fan rated at 30l/s capacity and ducted to the external air.

SMOKE DETECTION : Provide mains operated smoke detectors in the positions as shown on the proposed layout plans. Where more than one smoke detector is provided then ensure that they are interlinked. Mains operated smoke detector to conform to BS5446 and to be positioned centrally and a minimum of 300mm from any light fitting.

WINDOWS AND DOORS : provide new Upvc double glazed windows as shown. Double glazed units to have 16mm gap and incorporate Pilkington K glass to achieve a U value of 1.4. Opening portions of windows to be no less than 5% of the room served for ventilation purposes. Windows to habitable rooms to incorporate trickle ventilation of 8000mm2 and 4000mm to non-habitable rooms. All new external doors and easily accessible windows are to be designed to resist unauthorised access with all doors and windows being certificated to PAS 24:2012 or equivalent and including at least one layer of laminated glass

SAFETY GLAZING : any glazing within 800mm of the finished floor level is to be safety glazing to BS 6206:1981. Any glazing to doors and sidelights within 300mm are to be safety glazing to BS6206:1981. Bathrooms are to fitted with obscure glazing to clients choice.

BOILER ALTERATIONS : If the existing boiler needs to be re-positioned/adapted or re-placed then this work must be undertaken by a Gas Safe registered installer who will certificate the works and issue a copy to Building Control when the works have been completed.

RAINWATER DISPOSAL : Rainwater to be taken to the existing ditch running along the rear of the property (as per the existing rainwater drainage)

HEATING CONTROLS : Any new radiators are to be provided with TRVs to all for room temperature control. All new hotwater supply to appliances will need to be fitted with thermostic controls to limit hot water supply to 38 degree celcius to avoid scolding

BEAMS : All beams to be encased with two layers of 12mm plasterboard and skim to give 30 minutes fire resistance. All structural connections are to be welded on site by a qualified coded welder who has the appropriate insurance to carry out such work on site.

ROOF LIGHT : Allow to provide a new fixed roof light as shown on the plans and to be fitted in strict accordance with the Manufacturers instructions together with proprietary flashing kits etc or with a minimum of 150mm upstands .Provide trimming around the structural opening with min double glazed or as shown on the roof plan.

NOTES:-

1. The Contractor must ensure that the works are carried out in accordance with the stamped Building Control Approved drawings- if in doubt ask
2. Contractor is responsible for checking all dimensions before making decisions reliant upon them
3. Any discrepancies to be reported to Architect before work commences and materials ordered.
4. Any works carried out before Building Regulations Plan certificate Approval is obtained are carried out at your own risk.
5. Drawings to be read in conjunction with approved structural calculations.
- 6 Drawings to be read in conjunction with approved planning drawings and no work is to commence on site until all planning conditions are approved.
7. If in doubt ask.

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Project				
Proposed Rear Extension Lindfield Cottage Lucas Lane Beaumont ESSEX				
Drawing Title		Building Regulations		
Client				
Mr & Mrs Tisbury				
Scale	Drawing no.	Status	Date	Revision
As Shown	02	Provisional	Oct 23	