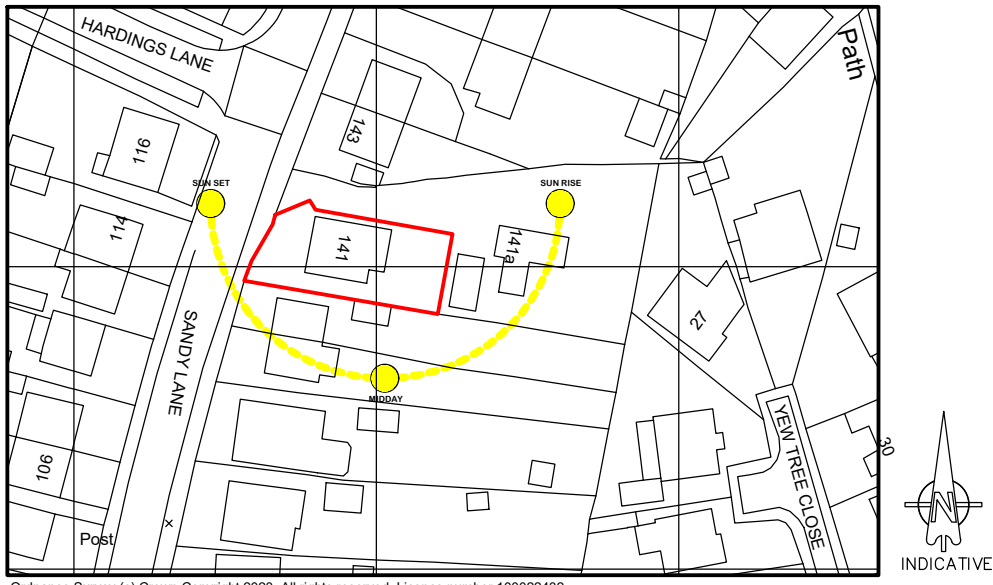




Location Plan 1:1250

Building Regulation Notes

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work as required by the Local Authority Building Control Officer.

FOUNDATIONS

285mm wide load bearing walls to have 600mm or 450mm wide concrete strip foundation.

Internal 100mm load bearing walls to have 450mm concrete strip foundation. Depths to Building Control recommendations as dictated by ground conditions on excavation.

SOIL CONTAMINATION

If the site is within 250 metres of a land fill site or registered contaminated area a desktop study is to be carried out to determine method of protection and ventilation of ground floor slab. Methane membrane to be installed in accordance with BRE 414.

GROUND FLOOR

70mm min fibre screed (underfloor heating pipework set within if required) on min 100mm concrete slab on 500 gauge polythene separating layer on 110mm Celotex XR4000 insulation on 1200 gauge polythene DPM on min 150mm sand blinded and well compacted hardcore, to achieve min U value of 0.18 W/m²K. Celotex TB4020 insulation to all perimeters to avoid thermal bridging. DPM's are to be fully lapped and taped with existing DPM and fully lapped with DPC's. Any existing sub floor vents blocked are to be ducted to the outside air, using 100mm dia. ducts, terminating at telescopic ventilators/air bricks.

OR

70mm screed on 500 gauge polythene separating layer on 150mm Celotex insulation on 1200 gauge polythene DPM on PC concrete Beam & Block floor system in accordance with manufacturer's design & details to be submitted to Local Authority Building Control for approval. All to achieve min U value of 0.18 W/m²K. Stepped ventilator in external wall to achieve 1500mm² vent/metre run of wall (or 500mm² per m² in floor area), to void of min 150mm below Beam & Block flooring.

OR

22mm moisture resistant t&g flooring sheets to BS5669 with all joints positioned over joists, glued and screwed to C24 S4V timber joists at 400mm ctrs to S.E. design supported by proprietary heavy duty galvanized joist hangers built into masonry walls. Where necessary, floor joists may be supported on treated wall plates & DPC onto masonry honeycombed sleeper walls onto oversite concrete. Proprietary galvanized steel strutting to be fixed at mid span for 2.5-4.5m span and 1/3rd points for larger spans. 150mm Celotex XR4000 to be supported by timber battens and friction fitted between joists, to achieve min U value of 0.18 W/m²K. Allow a ventilated air space at least 75mm from underside of any wall plates to top of oversite concrete and at least 150mm to the underside of the suspended timber floor or insulation. Provide sub floor ventilation using 225 x 75mm grilled air bricks & proprietary telescopic vents through two opposing external walls at 2.0m ctrs to vent all parts of the floor void (Ducts to be sealed using gas proof tape if they pass through a Radon barrier). 100mm thick un-reinforced concrete oversite ST2 or GEN1, on 1200 gauge polythene DPM (carried across entire building footprint), over min 150mm sand blinded hardcore laid onto topsoil-removed ground below.

Contractor to determine if gas protection membrane is required.

EXTERNAL WALLS

300mm cavity wall construction consisting of 102mm face brickwork external leaf, 100mm cavity fully filled with 95mm Xtratherm Cavitytherm CT/PIR, 100mm Toplite GT1 block inner skin (blockwork from foundation to DPC level to have density of 7.5N/mm³), 12.5mm plasterboard on dabs 0.18 W/m²K. Cavity below DPC to be filled with weakmix concrete up to 225mm below DPC level, finished to a slope to outer leaf. Position stainless steel ties in a staggered pattern, 750mm horizontally and 450mm vertically, 225mm vertically at all jamps, position DPC min 150mm above surrounding ground level, lapped with DPMs. 100x50mm SV wallplate strapped to wall using galvanised steel straps, 500mm from corners then at 1500mm centres, provide Thermabate or similar cavity closers at door and window reveals to prevent cold bridging. Lateral restraint above ground level to be provided at max 2000mm centres using galvanised steel straps of min cross section 30mm x 5mm, secured to 1st floor timbers with 50mm x No.10 woodscrews at max 110 centres, min 4 no. fixings per strap. For parallel joists, the final joist should be packed against the wall, with strapping carried over min of 3 joists and fixed into intermediate noggings of min 50% joists depth and min 38mm thickness.

INTERNAL WALLS

See Architects and Structural Engineers drawings for location of either blockwork or timber walls.

NON load-bearing walls to be 100mm overall width comprising of 75mm x 50mm studwork @ 400mm centres, two rows of intermediate noggings, faced both sides with 12.5mm Knauf Soundshield plasterboard with filled & taped joints and 3mm skim to both sides. An absorbent layer of un-faced mineral batts or quilt of minimum thickness 25mm and minimum density 10kg/m³ which may be wire reinforced suspended within the cavity. Sole and headplates are to be one continuous piece, 15mm Knauf Sound Moistureshield to all walls and ceilings to bathrooms & en-suites.

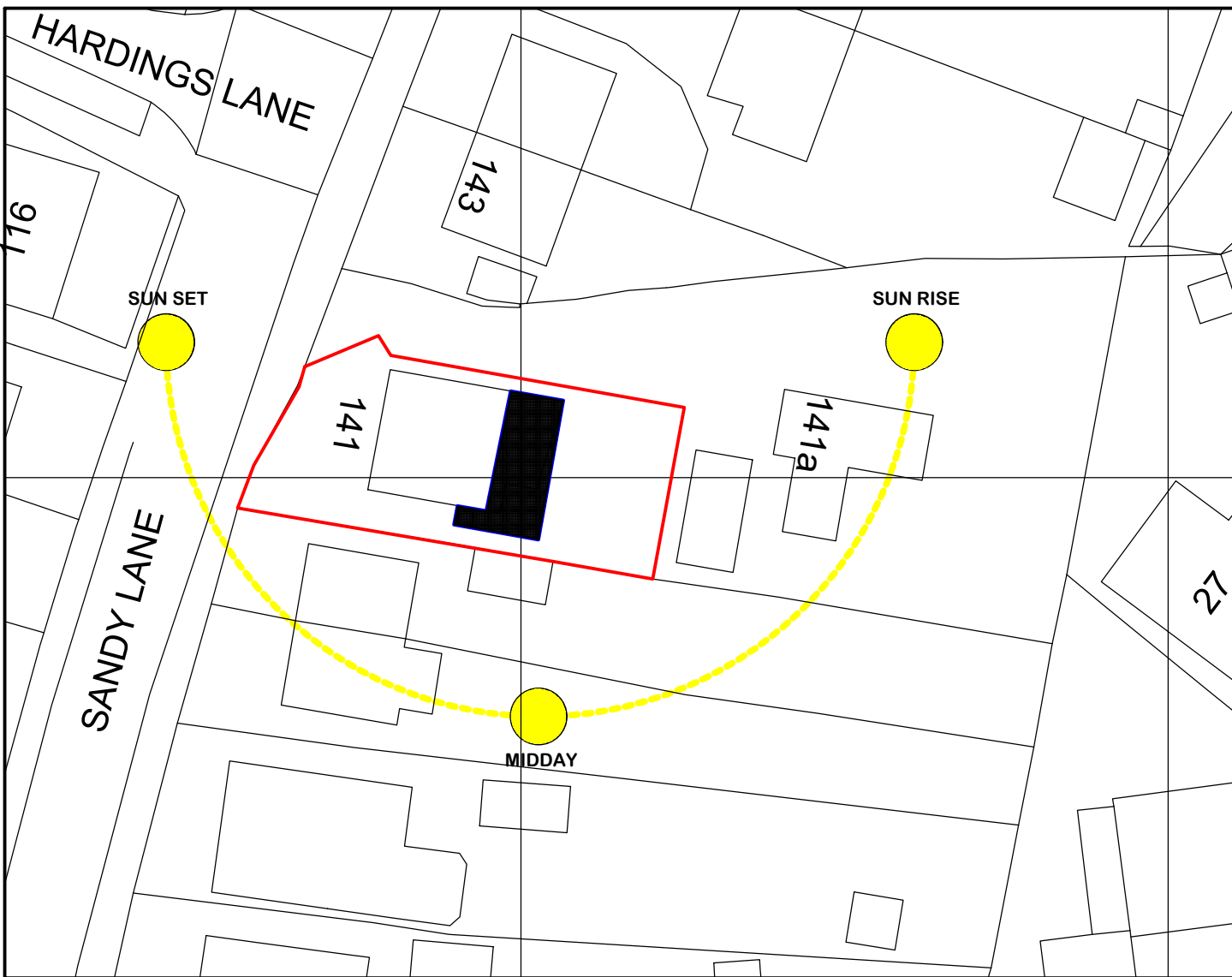
Load bearing blockwork to be 100mm Tarmac Topcrete Standard block with 13mm plaster finish.

FLAT ROOF CONSTRUCTION - UNVENTILATED

Single ply waterproofing membrane with 25 year guarantee, rated AA, AB or AC for fire-resistance & flame spread, adhered to 150mm Kingspan therma TR27 mechanically fixed using thermally broken fixings over 1000 gauge polythene VCL, to 18mm ply deck laid at min 1.80 fall, over roof joists at max 400mm centres (see S.E. details), underlaid with 15mm plasterboard (2x staggered layers of 12.5mm with 3mm skim or single 15mm fireline board with 5mm skim coat to give 30 minute fire protection where protecting steel beams). A vapour barrier will be provided between plaster board ceiling and underside of flat roof joists.

To provide U-value 0.15 W/m²K. Roofs to be designed, constructed and braced to the Structural Engineers designs.

Roof to be supported with steel beams where required by Structural Engineer.



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Site Plan 1:500

Proposed Section 1:50

0 1 2 3 4 5m

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CEILINGS

Underside of ceilings to be finished with 15mm Knauf Wallboard. All boards to be tapered edge, mechanically filled and jointed, with 3mm skim unless protecting Steel Beams- see 'Structural Steel Beams'.

FACIAS & SOFFITS

Provide upvc fascia and soffits to match existing, fixed in accordance with manufacturers instructions, with ventilation to suit applicable roof structure as detailed. Surface water drainage to discharge into existing system.

RAIN WATER GOODS (PVCu)

Rainwater goods to match existing, with 112mm upvc black round-line guttering with 68mm dia. square down pipes, Marley or similar, to positions indicated on plan, to discharge into 1.5m3 sink-away/existing drainage, min 5 metres from any building.

EXISTING DRAINS

Before starting work, check invert levels and positions of existing drains, sewers, inspection chambers and manholes against information shown on drawings and report any discrepancies. Adequately protect existing live drains and maintain informal flows during construction.

Please Note:

Where shared sewers are to be built over, Homeowner/Contractor to contact Southern Water to obtain any necessary permissions.

SURFACE WATER DRAINAGE

All surface water drainage laid to falls may be 1:100 min (1:80 preferred) to discharge into new soakaways min 5.0 meters from any part of the building. Having a min capacity of 1.5 m3 below lowest invert level. Porosity test results to be submitted by contractor.

FOUL DRAINAGE

ABOVE GROUND

To be plastic soil vent pipework and WC branches. Pipes, fittings and accessories to BS4514 Kitemark certified. Method of fixing stacks to be steel brackets at 1800mm c/c. Plastic branch pipework in MUPVC ABS polyethylene up to 50mm diameter for pipes, fittings and accessories to BS 5255. Cranked SVP laid to falls of 1:60.

Unless otherwise indicated -

Bath, sink and shower - 40mm dia. up to 3m max. length and 50mm dia. From 3m - 4m max. length

Wash basin - 32mm dia. Up to 1.7m max. length and 40mm dia. From 1.7m - 3m length.

BELOW GROUND

100mm Hepsleeve or similar drains in 150mm pea shingle surround. Backfill to manufacturers instructions to a min gradient of 1 in 40. Provide lintels over drains where passing under walls with min 50mm clearance all round and soft pack with sand. New Inspection Chambers Of 215mm Semi Engineering bricks Rendered Externally. On 150mm Concrete Base With Cover To Suit Situation.allow To Bench Around Inlets And Provide Easy Bands As Necessary To Discharge with The Flow. Connection to be made to new manholes as indicated, intercepting existing drainage run and onto mains sewer.

WINDOWS (inc. ROOF-LIGHTS) & EXTERNAL DOORS

Windows to be PVC-U/Aluminium with low 'E' or 'K' glass double glazed units with min U value of 1.4W/m²K (1.4W/m²K for Doors & 1.3W/m²K for rooflights), by specialist manufacturer. Frames to be positioned with a minimum 30mm overlap of cavity closer with 12mm air gap and insulated lintel to eliminate cold bridging and condensation. Insulated cavity closers Dacatex T221 or equivalent, integral with window interceptors subframe. All windows and doors to be draught stripped. Emergency egress windows should have an unobstructed opening, by easy clean hinges, that is at least 0.33m². A clear opening of 450mm x 750mm would be a min satisfying paragraph 2.11 of Approved Doc B. The bottom of the opening should not be more than 1100mm and not less than 800mm (600mm for a roof light in a loft conversion) above FFL unless fitted with an over-rideable restrictor to prevent opening greater than 100mm.

GLAZING

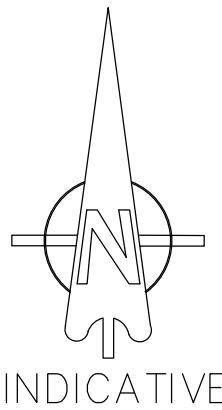
All glazing to be double glazed 24mm units with LOW E glass, by specialist manufacturer. All glazing below 800mm above finished floor level or within 300mm either side of a door, to be class C safety glass to BS 6206 and continue to a height of 1500mm, or if the smaller dimension of the pane is greater than 900mm class B to BS 6206. Glazing to doors where within 1.5m from floor level will be class C to BS 6206 or if the smaller dimension of the pane is greater than 900mm class B to BS 6206. Glazing to roof to have 'self-cleaning' external coating and opening panels to be have remote operation (manual or electric). All roof glazing minimum class C to BS 6206, or if the smaller dimension of the pane is greater than 900mm class B to BS 6206.

VENTILATION

Kitchen to be fitted with Over-Hob intermittent extract - vent to extract a minimum of 30 litres/sec to the external air. / Kitchen to be fitted with Over-Hob Recirculating Fan due to open-flued appliance fitted in same room. Utility to be fitted with intermittent extract - vent to extract a minimum of 30 litres/sec to the external air. Operated by a light switch and with suitable over-run or humidity sensor. Bathrooms & WC's to be fitted with intermittent extract - vent to extract a minimum of 15 litres/sec to the external air. Operated by a light switch and with suitable over-run or humidity sensor.

Mechanical extract fans to be commissioned and certified by installing engineer. Should extract ductwork enter the roof void it shall be insulated and incorporated with a condensation trap.

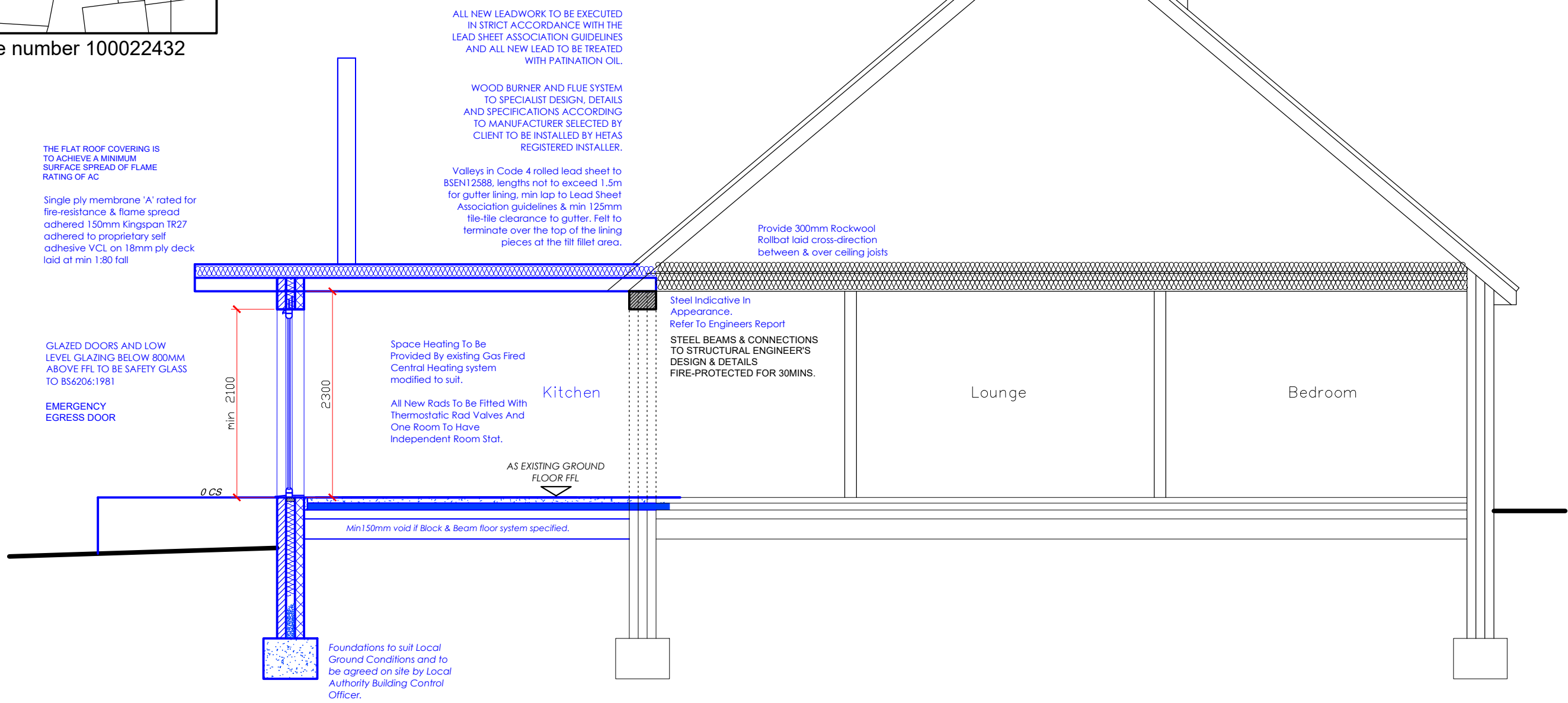
Background ventilation (trickle vents) of at least 8000mm³ is required to new habitable rooms or 10000mm for single storey dwellings (4000mm³ all other rooms) provided at a min of 1.7m above floor level and 0.5m away from any extract. Purge ventilation (openable window) should be provided to all habitable rooms equal to 5% floor area of windows that open 30° or 1/10th of floor area for other windows.



IMPORTANT NOTE

DIMS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR INSTALLATION

ROOF STRUCTURE INDICATIVE IN APPEARANCE. REFER TO ENGINEERS REPORT



ELECTRICS

All installations to IEE Edition 18 and NIC standards. To comply with PART P Building Regulations. All electrical work is to be designed, installed, inspected and tested in accordance with BS 7671. These installation works are to be undertaken by a person registered with an electrical self certificate scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of works - Where this is not the case, full installer details to be provided to Building Control PRIOR to commencement of any works. Switches/Socket's - placed in a zone between 450mm and 1200mm from finished floor slab. High efficiency light fittings, having a luminous efficacy greater than 75 lumens per circuit watt, to be provided in rooms or circulation areas most frequently used, which are affected by the building work, at a rate of 75% of new fixed light fittings.

HEATING AND HOT WATER SYSTEMS all to BS5572 - EXISTING

Existing system to be modified to suit, to be controlled by room thermostat and intermittent heating control in accordance with Part 1 Section 2 of the Building Regulations. Installations to pipes to have thermal conductivity no greater than 0.45 W/m²K, thickness to be equal to outer pipe diameter (up to 40 mm thick). Ducts to be insulated to BS8422:1972. Storage vessels to be insulated so that heat loss is no greater than 90W/m²K. Hot water storage systems of less than 500 litres to conform to Section G3 of the Building Regulations and to carry a BBA certificate of approval. (If opted for, wet underfloor heating system to be linked via additional zone valve from existing system to separate manifold & pump, with dedicated & zoned thermostatic controls as reqd.)

SMOKE ALARMS

Mains operated, interlinked smoke alarms to BS 5839-6:2004. A system of mains powered smoke alarms, be operated at a low voltage via a mains transformer, each with an integral standby supply, by battery or capacitor. Smoke alarms must be installed within 7m of the living room and kitchen door and within 3m of all bedroom doors. Where ceiling mounted, smoke alarms should not be over a stairwell, or within 300mm of a wall or a light fitting.

OPEN-FLUED APPLIANCES

Spillage tests should be carried out on all open-flued appliances within the dwelling (existing & proposed), by a suitably qualified person and to current guidelines, to ensure they operate effectively when mechanical extract fans are running. A battery operated carbon monoxide alarm to BS EN 50291:2001 to be installed in any room where a new/replacement fixed solid fuel appliance is installed.

FLUE OUTLETS - SOLID FUEL

To be fitted with a suitable terminal stack to project at least 600 mm above the ridge, or outside of a zone established by a horizontal line 2.3m in length from the surface of the roof lining parallel to the pitch of the roof and at least 1000mm above the highest point of intersection of the chimney and weather surface. Where below or within 2300mm horizontally to an openable rooflight or window, the stack should terminate at least 1000mm above the opening. All to be carried out by HETAS approved installer with certificate issued on completion.

Important Notes

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO DRAW UP ALL LEGAL AGREEMENTS WITH ADJOINING PROPERTY OWNERS TO COVER THE OVER HANGING OF ANY FASCIAS, GUTTERING, FOUNDATIONS OR ANY PART OF THE BUILDING. MDT DESIGN MAY NOT BE HELD RESPONSIBLE IN ANY WAY FOR ANY LEGAL COSTS OR OTHER COSTS INCURRED THROUGH NEIGHBOURHOOD DISPUTES. IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO COMPLY WITH THE PARTY WALL ACT 1996. MDT DESIGN CAN NOT BE HELD RESPONSIBLE IN ANY WAY IF NON- COMPLIANCE IS ADOPTED.

USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.

ALL CLIENTS AND CONTRACTORS TO CHECK ALL DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORKS COMMENCING. ANY DISCREPANCIES IN DIMENSIONS OR BOUNDARY LOCATIONS ARE TO BE BROUGHT TO THE ATTENTION OF MDT DESIGN IMMEDIATELY, BEFORE ANY FURTHER WORKS TAKE PLACE ON SITE.

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BUILDING REGULATION DRAWING ONLY

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS UNDER SEPARATE COVER. ALL STRUCTURAL ELEMENTS INDICATIVE IN APPEARANCE ONLY - REFER TO STRUCTURAL ENGINEER'S REPORT FOR DETAIL & DESIGN OF STRUCTURAL ELEMENTS AND CONNECTIONS. CONTRACTOR TO DETERMINE INSTALLATION HEIGHTS OF BEAMS & PADSTONES ON SITE AS REQUIRED.

ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO STARTING WORK.

WORK CARRIED OUT PRIOR TO RECEIPT OF BUILDING REGULATION 'FULL PLANS' APPROVAL AT CLIENT'S OWN RISK.

SPECIFICATIONS SUBJECT TO CHANGE UNTIL BUILDING REGULATION 'FULL PLANS' APPROVAL HAS BEEN ISSUED.

CLIENT TO CONTACT SOUTHERN WATER TO ESTABLISH ANY POTENTIAL SEWERS WITHIN OR CLOSE TO THE SITE BOUNDARIES AND TO ACCURATELY LOCATE MAINS SEWER POSITIONS, DEPTHS AND DIAMETERS, PRIOR TO ANY WORK COMMENCING ON SITE.

FOLLOWING BUILDING CONTROL 'FULL PLANS' APPROVAL (INCLUDING CONDITIONAL APPROVAL), ALL RESPONSIBILITIES IN RELATION TO 'Construction (Design and Management) Regulations 2015 (CDM 2015)' ARE DEEMED TO BE PASSED TO THE 'PRINCIPAL CONTRACTOR' APPOINTED BY THE CLIENT. MDT DESIGN CANNOT BE HELD RESPONSIBLE THEREAFTER FOR ANY FAILURE OF THE CONTRACTOR TO ABIDE BY THE REGULATIONS.

revisions

project

141 Sandy Lane
Fair Oak
Eastleigh
Hampshire
SO50 8GF

client

Mr & Mrs Parker

drawing

Proposed Alterations

stage

Stage 4 - Building Regulations

scale

1:100 & 1:50@A1

date

February 2023

job no...

3035/02_

dwrg no...

11_

revision

C

The Studio, 1A Portsmouth Road
Fishers Pond
Hampshire
SO50 7HF

T. 023 8069 3924
M. 07881 587261
E. info@mdtdesign.co.uk
W. www.mdtdesign.co.uk



architectural services

Specifications & Layouts Subject To Change Until Building Regulation (Full Plans) Approval Has Been Issued