

GENERAL:

1. THESE NOTES ARE INTENDED FOR THE PURPOSE OF CONFIRMING COMPLIANCE WITH BUILDING REGULATIONS AND ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS AND THE STRUCTURAL ENGINEER'S DESIGN INFORMATION.
2. FULL BUILDING REGULATION APPROVAL SHOULD BE OBTAINED PRIOR TO THE COMMENCEMENT OF WORKS ON SITE. ANY WORKS CARRIED OUT PRIOR TO APPROVAL ARE UNDERTAKEN AT THE CLIENT'S / CONTRACTOR'S OWN RISK.
3. THE WORKS ARE TO BE CARRIED OUT TO THE APPROVAL AND SATISFACTION OF THE BUILDING CONTROL OFFICER.
4. ALL DRAWINGS, DETAILS, CALCULATIONS AND DETAILS FROM ANY OTHER SPECIALIST WORK REFERRED TO IN THIS SPECIFICATION TO BE FORWARDED TO LOCAL AUTHORITY BUILDING CONTROL OFFICER OR APPROVED INSPECTOR BEFORE COMMENCEMENT OF RELEVANT WORK.
5. CONTRACTORS TO BE FULLY AWARE OF ALL THE REQUIREMENTS TO SATISFY THE PLANNING CONDITIONS PRIOR TO COMMENCEMENT.
6. ALL PARTY WALL ACT REQUIREMENTS TO BE COMPLIED WITH. THE OWNER(S) TO SERVE ALL NECESSARY NOTICES ON RELEVANT ADJOINING/ADJACENT OWNERS AND TO APPOINT A PARTY WALL SURVEYOR IF REQUIRED.
7. CONTRACTOR TO COMPLY WITH ALL RELEVANT LEGISLATION SUCH AS CONSTRUCTION DESIGN AND MANAGEMENT (CDM 2015).
8. ANY DEVIATION FROM THE DESIGN ASSUMPTIONS IS TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
9. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS, NHBC STANDARD AND RELEVANT CODE OF PRACTICE AND BRITISH STANDARDS.
10. THE TEMPORARY STABILITY OF THE STRUCTURE DURING ALL STAGES OF THE CONSTRUCTION WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

DRAWINGS

1. DO NOT SCALE FROM THE DRAWINGS, ANY DIMENSIONS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO VERIFICATION ON SITE. THE CONTRACTOR IS TO CHECK AND COORDINATE ALL DIMENSIONS ON SITE DURING THE COURSE OF THE WORKS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL PLANS, STRUCTURAL CALCULATIONS AND SPECIFICATIONS.
2. ENSURE THAT ALL DRAWINGS ARE APPROVED FOR USE BY THE PLANNING DEPARTMENT AND BUILDING CONTROL.

LEADWORKS AND FLASHING:

1. ALL LEAD FLASHINGS, ANY VALLEYS OR SOAKERS TO BE CODE 4 LEAD AND LAID ACCORDING TO LEAD DEVELOPMENT ASSOCIATION.
2. FLASHINGS TO BE PROVIDED TO ALL JAMBS AND BELOW WINDOW OPENINGS WITH WELDED UPSTANDS.
3. JOINTS TO BE LAPPED MIN 150mm AND LEAD TO BE DRESSED 200mm UNDER TILES, ETC.

WINDOWS:

1. NEW WINDOWS TO MATCH EXISTING AND TO BE FITTED WITH HIGH PERFORMANCE WEATHER SEALS AT ALL OPENING SECTIONS.
2. WINDOWS TO BE GLAZED WITH HERMETICALLY SEALED DOUBLE-GLAZING UNITS.

WINDOW SILLS:

1. UPVC TO MATCH EXISTING ON FLEXIBLE HYLOAD DPC, SEALED AND CONTINUOUS WITH VERTICAL DPCT1000mm LONG GALVANISED MILD STEEL STRAPS FIXED AT 1500mm CENTRES.

DRAUGHT SEAL:

1. AROUND ALL PERIMETERS OF EXTERNAL DOORS AND WINDOWS AND ALL OPENING SECTIONS TO HAVE DRAUGHT SEALS.

GLASS:

1. IN WINDOWS TO BE GLAZED WITH HERMETICALLY SEALED DOUBLE-GLAZING UNITS WITH LOW EMISSIVITY PANES (PILKINGTON "K" GLASS (OR SIMILAR APPROVED)) AND 16mm MIN. AIR GAP.
2. ANY DOOR GLAZING (INTERNAL OR EXTERNAL DOORS) OR ANY WINDOW GLAZING BELOW 800mm FROM F.F.L. OR WITHIN 300mm OF DOOR-OPENINGS TO BE LAMINATED OR TOUGHENED GLASS TO COMPLY WITH SAFE BREAKAGE DEFINED IN BS EN 12600:2002.

ELECTRICAL GOODS AND INSTALLATION:

1. ALL WIRING AND ELECTRICAL WORKS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671, THE IEE WIRING GUIDANCE AND BUILDING REGULATION PART P BY A COMPETENT PERSON REGISTERED WITH A GOVERNMENT AUTHORIZED SELF-CERTIFICATION SCHEME.
3. ALL WORKS MUST COMPLY WITH CURRENT I.E.E. REGULATIONS AND ALL MATERIALS, EQUIPMENT TO COMPLY WITH CURRENT BRITISH STANDARDS.
4. UPON COMPLETION OF THE WORKS THE CONTRACTOR TO ARRANGE FOR ANY NECESSARY TESTING AND APPROVALS AND AN I.C.E.I.C. CERTIFICATE TO BE PROVIDED AND ISSUED TO BUILDING INSPECTOR.
5. ALL WIRING AND CONDUIT TO BE CONCEALED AND PROTECTED WITH UPVC (OR SIMILAR APPROVED) COVER.
6. THE CLIENT MUST RECEIVE BOTH A COPY OF THE CERTIFICATE AND BS 7671 ELECTRICAL TEST CERTIFICATE.

LIGHTING:

1. PROVIDE MIN THREE IN FOUR FIXED LIGHTING UNITS CAPABLE OF RECEIVING ENERGY EFFICIENT LAMPS RATED ABOVE 40 LUMENS PER CIRCUIT WATT.
2. ALL EXTERNAL LIGHTING WHERE PROVIDED TO BE FITTED WITH LIGHT SENSORS TO AUTOMATICALLY EXTINGUISH WHEN THERE IS ENOUGH DAYLIGHT, OR ALTERNATIVELY TO HAVE SOCKETS THAT TAKE LAMPS HAVING AN EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

MECHANICAL VENTILATIONS:

1. THE INSTALLATION WILL INCLUDE THE FOLLOWING PROVISIONS FOR MECHANICAL VENTILATION DUCTED DIRECT TO OPEN AIR. KITCHEN: FAN WITH DELIVERY OF 30 LITRES/SEC WHEN INCORPORATED WITHIN COOKER HOOD OR WHEN NEAR CEILING OVER THE SPACE ALLOWED FOR HOB. 60 LITRE/SEC OTHERWISE.

SMOKE DETECTION AND ALARM:

1. PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARMS AND HEAT DETECTORS WITH BATTERY BACK-UP, WHICH CONFORM TO BS 5839 PART 1.
2. ALARMS TO BE INTERCONNECTED TO SOUND TOGETHER AND WIRED TO DISTRIBUTION BOARD.
3. POSITIONS FOR SMOKE DETECTION ALARM ARE INDICATED ON DRAWING.
4. MINIMUM 1No PER FLOOR SHALL BE PROVIDED.
5. MAXIMUM DISTANCE FROM A BEDROOM DOOR 3000mm SMOKE ALARMS TO BE POSITIONED IN CIRCULATION SPACE.
6. DETECTORS TO BE CEILING MOUNTED AND POSITIONED MIN 300mm FROM WALLS AND LIGHT FITTINGS.
7. INSTALLATION AND COMMISSIONING CERTIFICATE TO BE ISSUED TO BUILDING INSPECTOR ON COMPLETION.

FIRE DOORS:

1. PROVIDE 0.5 HOUR FIRE DOOR WHERE MARKED FD30.
2. ANY GLAZED DOORS (WHETHER NEW OR EXISTING) NEED TO BE OF FIRE RESISTING MATERIAL AND RETAINED BY A SUITABLE GLAZING SYSTEM.

ESCAPE WINDOWS:

1. ALL NEW WINDOWS AND WINDOWS TO INNER ROOMS CREATED THROUGH ALTERATION (EXCEPT KITCHEN AND BATHROOMS) UP TO 4.5m ARE TO BE FIXED WITH AN ESCAPE WINDOW. SUCH WINDOWS SHOULD HAVE AT LEAST 0.33m2 AND AT LEAST 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENING SHOULD NOT BE MORE THAN 1100 mm AND NOT LESS THAN 800 mm (600mm FOR A ROOF LIGHT IN A LOFT CONVERSION).
2. WINDOW POSITIONED ON ROOF SLOPE TO BE POSITIONED 1.7m MAX. FROM EAVES (MEASURE ON ROOF SURFACE TO VERTICAL PLANE OF THE DORMER).

EXTRACTOR TO BATHROOMS:

1. BATHROOMS SHALL BE FITTED WITH MECHANICAL VENT DUCTED TO EXTERNAL AIR. THE SYSTEM SHALL PROVIDE MIN 60 LITER / SEC EXTRACTION.
2. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15-MINUTE OVER RUN IF NO WINDOW IN ROOM.
3. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10mm GAP BELOW THE DOOR TO AID AIR CIRCULATION.
4. INTERMITTENT EXTRACT FANS TO COMPLY WITH BS EN 13141-4.
5. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

HEATING INSTALLATION AND HEATING CONTROL:

1. THE CENTRAL HEATING AND HOT WATER SYSTEM TO BE DESIGNED AND INSTALLED BY CERTIFIED SPECIALIST HEATING CONTRACTOR.
2. SIZE OF RADIATORS TO BE CALCULATED TO SUIT RECOMMENDED DOMESTIC COMFORT STANDARDS.
3. ALL RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROL VALVES.
4. OPERATION OF BOILER TO PROVIDE SPACE HEATING TO BE BY MEANS OF ELECTRONIC TIMING SYSTEM.
5. ELECTRONIC TIMING SYSTEM TO TURN BOILER OFF WHEN NO HEAT REQUIRED AND FITTED WITH FLOW CONTROL TO PREVENT UNNECESSARY BOILER CYCLING.

PIPEWORK AND HOT WATER CONTROL:

1. FOR HEATING AND HOT WATER INSTALLATION TO BE INSULATED WITH 25mm THICK MINERAL WOOL INSULATION WITH FOIL FACE ON OUTER SIDE, OR EQUAL AND APPROVED.
2. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LOCAL AUTHORITY AND SERVICE AUTHORITY BY LAWS AND THE PLUMBING INSTALLATION TO BE IN ACCORDANCE WITH GOOD PLUMBING PRACTICE AND WITH CURRENT BRITISH STANDARDS AND CODE OF PRACTICE.
3. HOT WATER STORAGE CYLINDER (IF INCLUDED IN HOT WATER SYSTEM DESIGN) TO COMPLY WITH BS1566 OR BS 3198 AND IN PARTICULAR WITH THE REQUIREMENTS FOR SURFACE AREAS AND PIPE DIAMETERS OF HEAT EXCHANGERS GIVEN IN THESE STANDARDS.
4. THERMOSTAT PROVIDED TO SHUT OFF SUPPLY OF HEAT WHEN STORAGE TEMPERATURE IS REACHED, AND INTERCONNECTED TO THE ROOM THERMOSTATS TO SWITCH OFF THE BOILER WHEN NO HEAT REQUIRED.
5. PROVIDE A TIMER AS PART OF THE CENTRAL HEATING SYSTEM.

DRAINAGE (ABOVE GROUND):

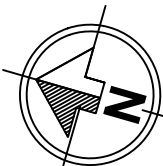
1. PIPES AND FITTINGS TO BE UPVC ABOVE GROUND SANITARY PIPEWORK SYSTEM TO COMPLY WITH BS5572 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. 100mm SOIL AND VENT PIPE TO HAVE SLOW RADIUS BEND AT BASE.
3. VENT PIPE, WHERE INDICATED, TAKEN AROUND ROOF COVERING AND TERMINATED WITH SUITABLE CAPPING. PROVIDE ALL NECESSARY FLASHINGS THROUGH ROOF.

WHERE PIPES FROM SANITARYWARE COMBINE INCREASE PIPE DIAMETER TO 150mm, SUITABLE CAPPING. PROVIDE ALL NECESSARY FLASHINGS THROUGH ROOF.
4. WHERE PIPES FROM SANITARYWARE COMBINE INCREASE PIPE DIAMETER TO 150mm, PROVIDE ACCESS FOR INSPECTION AND CLEANING AT ALL CHANGES IN DIRECTION.
5. ALL PIPES TO FALL TO OUTLETS MINIMUM 1: 40 FOR 1.0m TO 2.0m RUNS AND MINIMUM 1:15 FOR SHORTER RUNS.
6. SINK WASTES: 75mm DEEP SEAL TRAP AND 38mm DIAMETER WASTE PIPE RUNNING TO SOIL AND VENT PIPES.
7. WASH-HAND BASIN: 75mm DEEP SEAL TRAP AND 32mm WASTE PIPE TO EXTERNAL BACK INLET GULLY.

Notes :

1. All Dimension are in millimeters.
2. All dimensions are to be checked on site and the Architect is to inform of any discrepancies before construction commences.
3. All references to drawings refer to current revision of that drawing.

WALL LEGEND	
	Existing Wall
	Proposed 100 mm Non-Loadbearing Stud Wall
	Proposed Block Wall
	Proposed 350mm Cavity Wall



Client - Project - 65 Cranbourne Park Hedge End Hampshire SO30 0NY		
Scale	NTS	Date - 19-04-2025
Drawn By	Checked By -	
Project No.	Drawing No.	Revision
	17	-
Project Description - Front Porch Extension		