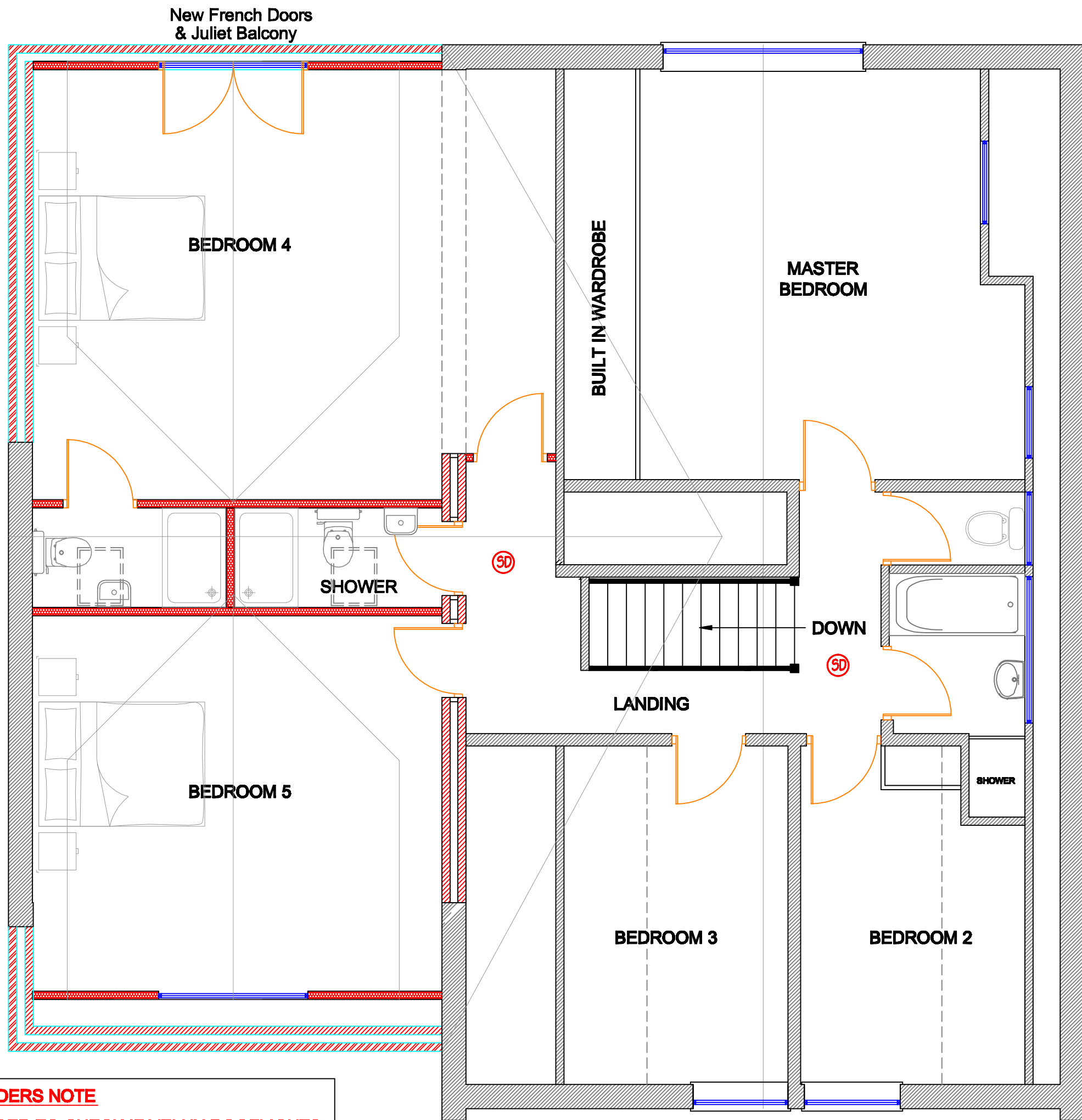


ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE

BUILDERS NOTE

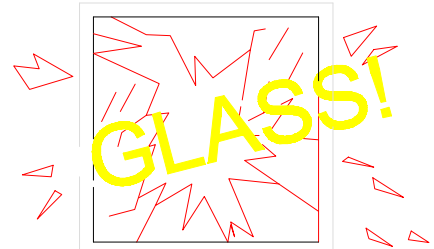
ROOF MEMBER LAYOUT IS INDICATIVE,
FINAL LAYOUT TO SUIT PROFILE/LEVEL OF
NEW ROOF MEMBERS. LAYOUT TO BE SET
OUT ON SITE PRIOR TO WORKS
COMMENCING.



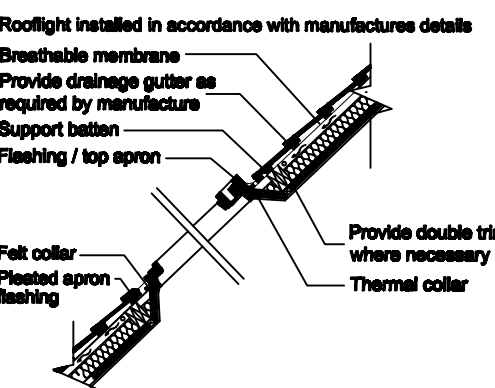
BUILDERS NOTE

BUILDER TO CHECK IF VELUX ROOFLIGHTS
TO SHOWER ROOM / EN-SUITE ARE
COMPATIBLE WITH ROOM MEMBER
LAYOUT. NEW VELUX ROOFLIGHT, TYPE
AND SIZE TO BE CONFIRMED BY CLIENT.
ALTERNATIVELY ROOMS TO HAVE
MECHANICAL VENTILATION.

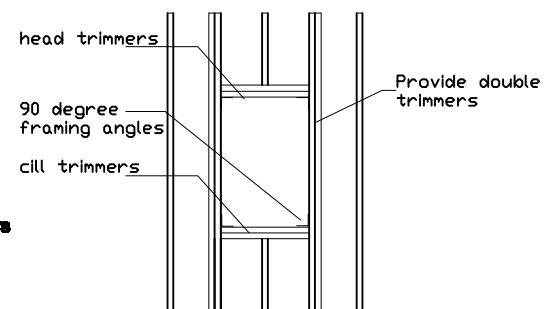
Proposed First Floor Plan (1:50)



ROOFLIGHTS SECTION (NTS)



ROOFLIGHTS (NTS)

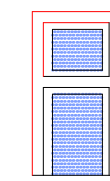


Any GLASS in EXTERNAL DOORS and / or side panels to a horizontal distance of 300mm from the door and to a max height 1500mm above floor level to be either laminated or TOUGHENED GLASS in accordance with BS 6206, 1981. In addition, any glazing within 800mm of floor to be toughened or laminated. (this effectively means the whole pane, of course!)

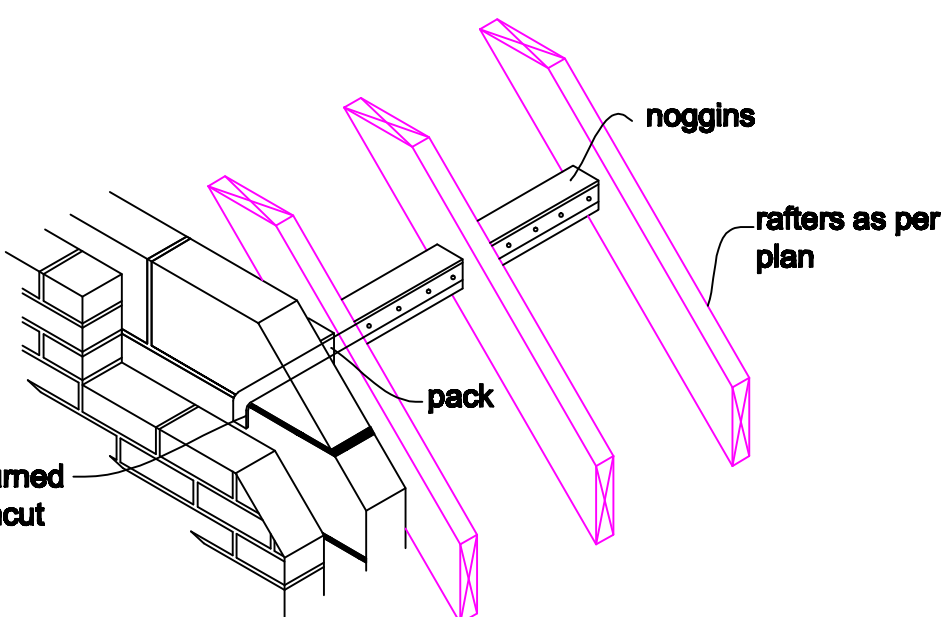
NEW WINDOWS & DOORS

Close all brick cavities with a proprietary UPVC or insulating closer.

ALL NEW DOORS AND
WINDOWS TO ACHIEVE A 'U'
VALUE OF 0.14W/m²K



New doors and windows unless otherwise noted to be PVCu (fensa certified) with double glazing having a gap of at least 16mm between glass panes with LOW E glass to comply with BS 5713 with double seal.



Gable Strapping Detail (N.T.S)

ELECTRICAL INSTALLATION	
APPROPRIATE HEIGHTS FROM FINISHED FLOOR LEVEL	TYPE OF ELECTRICAL OUTPUT
400MM	SOCKETS, T.V. POINTS, TELEPHONE JACK POINTS
1200MM	LIGHT SWITCHES, DOORBELLS
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST 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 MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.	

GENERAL NOTES

All workmanship and materials to with the current editions of the Building Regulations, British Standards, Codes of Practice and Specifications.
All materials to be fixed, applied or mixed in accordance with the Manufacturers Instructions and Specifications.
All materials to be suitable for their purpose.
The Contractor to check all heights, levels & dimensions on site prior to works commencing.

DO NOT SCALE OFF THE DRAWINGS.

If there is any doubt regarding any aspects of the drawing contact the Agent immediately.
All statutory site inspections must be arranged by the Contractor, this is to include a completion inspection. A completion certificate is to be obtained at the end of the job.
It is the Building Contractors responsibility to submit all notices for Building Regulation Inspections before work is covered over and to comply with the inspectors requirements and receive his approval of the completed works.

LINTELS

Lintels to have a minimum of 150mm end bearing to each side.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

NON-LOAD BEARING PARTITIONS

Non load bearing acoustic stud partitions to be 75x50mm s.w studding at 600mm centres onto 75x75mm s.w sole plates faced both sides with 12.5mm plasterboard and skim.

Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

DPC's

Pitch polymer damp proof course. Hyload or similar approved.

DPC's to be positioned in all walls to a minimum of 150mm above F.F.L. DPC to inner leaf of external walls and internal load bearing walls to overlap with upturned DPM's in floors.

Vertical DPC's are to be provided at jambs and cills of all windows and external door openings.

Stepped DPC's(Trays)are to be provided at window and door heads.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be Upvc framed window units with 20mm argon filled cavity with soft Low-E coating and to be installed as per manufacturers recommendations, sealed to maintain adequate weather tightness using appropriate flexible sealant.
Window frames to incorporate and provide background ventilation of not less than 8000mm² to habitable rooms and 4000mm² to all other areas.
Windows to achieve 1/20th floor area ventilation. All to achieve a U-value of 1.4W/m²K.

Escape windows to be provided to suit unobstructed openable area that is at least 0.33m² and at least 450mm high and 750mm wide, the bottom of the openable area should be no more than 1100mm above the finished floor level.

Glazing adjacent to doors which is wholly or partially with 300mm of the edge of a door & which is also wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206.
Low level glazing in windows, doors and glazing adjacent to doors which wholly or partially within 800mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206.

NEW AND REPLACEMENT DOORS

EXTERNAL DOORS

Glazing doors which is wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206.

All openings in external walls including doors and windows to incorporate insulated vertical and horizontal DPC and cavity trays over.

DPC to be provided under and behind all cills.

All to achieve a U-value of 1.4W/m²K, or the minimum as stipulated in the current Building Regulations.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 8000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm²

Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

SMOKE/HEAT DETECTION

Smoke detectors installed at all levels. All detectors to be permanently wired in on a separately fused circuit with a secondary battery backup. Where one or more smoke alarm is installed they should be linked so that the detection of smoke by one unit operates the alarm signal in all of them.
The manufacturers instructions about the maximum number of units can be linked should be observed.

Alarms to be positioned 7.0m max. from kitchen or lounge doors & Max. 3.0m from bedroom doors, Minimum 300mm from any wall or light fitting.
Where a kitchen is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector or heat alarm in the kitchen in addition to whatever smoke alarms have been specified.

SERVICES

All work and installations to comply with the regulations and recommendations of the respective 'Board' or 'Authority' to the satisfaction of the L.A Inspector.

All existing relevant meters, external/internal mains gas/water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerals and boilers to be safely re-sited or re-routed prior to works starting.

LIGHT FITTINGS

Min. of three in four lights to be high-efficiency light fittings that only accepts lamps having luminous efficiency of 45 lumens per circuit watt. Such fittings would include fluorescent tubes and compact fluorescent lamps, but not GLS tungsten lamps with bayonet cap or Edison screw bases.

All light fittings to be Energy efficient (non-interchangeable) to be provided to BS5266.
The exact location of efficiency light fittings to be determined on site.
The amount/type of light fittings and electrical wall sockets is to be agreed .

SOIL AND VENT PIPE

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to existing combined system via 110mm dia UPVC pipes surrounded in 150mm granular fill.

AIR INFILTRATION

All window and door units to be sealed with proprietary sealant or silicone.
Draft strips to be fitted to all window and door openings.

PLUMBING

Hot and cold water supplied to all sinks, wash basins fitting throughout the building unless otherwise stated. Wash basin is to discharge through a grating, a trap and a branch discharge pipe to discharge stack. The W.C to discharge through a trap and a discharge pipe into a discharge stack.
Removable traps fitted to all appliances or to be fitted with a cleaning eye.

The hot water temperature to a bath must be limited to 48degC by means of an in-line blending valve or other appropriate temperature control device, with a maximum temperature stop and suitable arrangement of pipework.

The consumption of wholesome water by persons occupying the dwelling/s must not exceed 125 litres per person per day. Building control to be notified within 5 days of completion of each dwelling consumption does not exceed the rate outlined in "The Water Efficiency Calculator for new dwellings".

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/c - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

Ventilating pipes open to the outside air to finish min. 900mm above opening into the building within 3.0m and finished with a cage or other perforated cover that does not restrict the air flow. Branch pipes discharging to a gully should terminate between the grating or sealing plate and the top of the water seal.

HEATING AND VENTILATION

Kitchen to have mechanical extract ventilator capable of extracting at a rate not less than 60L/s operated intermittently(30L/s if incorporated within a cooker hood).

Bathroom to be provided with mechanical extract ventilator capable of extracting at a rate not less than 15L/s operated intermittently activated by light switch.

If possible the existing heating system to remain and extended and utilised if possible .Extend all heating and hot water services from existing and provide new TRV's to radiators.
Heating system to be designed, installed, tested and fully certified by a gas safe registered specialist. all work to be in accordance with the local water authorities bye laws, the gas safety (installation and use) regulations 1998 and IEE regulations.

New gas boiler if required to be a condensing type boiler and classed as SEDBUK 90% Any work carried out on gas fired appliances, or central heating system can only be done so by a Gas Safe registered contractor.

Client/Heating engineer confirm final location of boiler, boiler type etc. All details to be submitted before work commences

WOOD BURNING STOVE

Ensure the wood burning stove is installed by an APHC, HETAS, NAPIT or NICEIC accredited specialist in compliance with Part J. Supply a suitable flue, hearth and CO/Carbon Monoxide alarm and provide ventilation to ensure the necessary combustion air and to prevent the depletion of oxygen in the room. There must not be an extractor fan fitted in the same room as the stove.

A notice plate giving operating and maintenance instructions must be provided and fixed in an obvious place and the Part J checklist to be completed and a copied supplied to Building Control.

ELECTRICAL INSTALLATIONS

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a competent to do so. Prior to completion with council must be satisfied that either:

A: An electrical installation certificate issued under the

competent person self certification scheme has been issued.

B: Appropriate certificates and forms defined in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person.

A competent person will have the sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained regulations and employ adequate testing equipment.

In the case of Option B only, the competent person must be a member of NICEIC OR ECA. In addition in the case of minor works (See Part P for definition) an electrician qualified to at least City and Guilds 2391 is considered a competent person. The person carrying out the work must arrange for a competent person to inspect the electrical installation at first fix stage and inspect and test prior to the installation being live.

Client		
Mr. Ralph Hall		
Job		
59 Heywood Hall Road, Heywood, OL10 4UZ.		
Drg		
Proposed First Floor Plan with Building Regulation Notes & Details.		
Drawn	Date	Scale
S.King	Oct. 2022	As Shown
Job No.	Drg No.	
D22.09.32	BREG03	
Gamble King and Noone Ltd		
Consulting Structural Engineers & Building Surveyors		
5 Queen Street Oldham OL1 1RD Tel. 0161 652 1183 Mobile: 07756 902 604 07725 145 369		