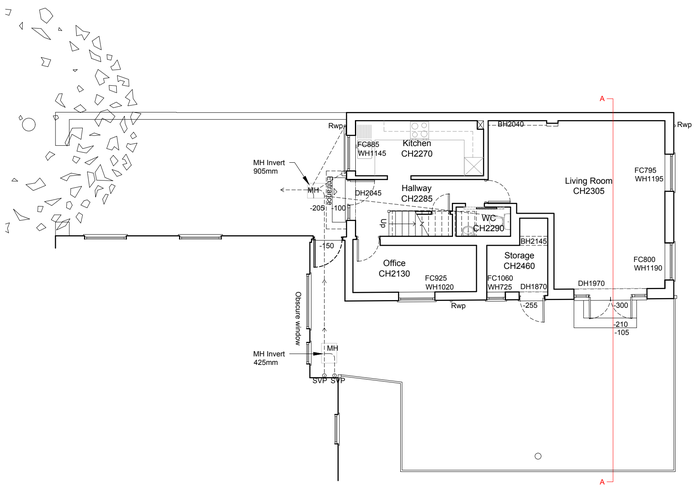
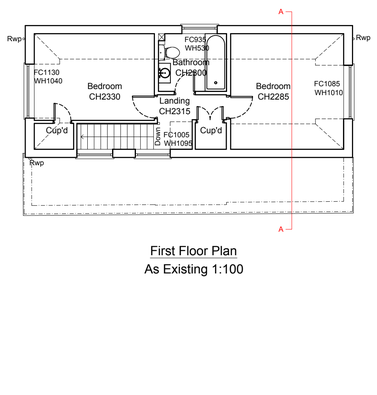
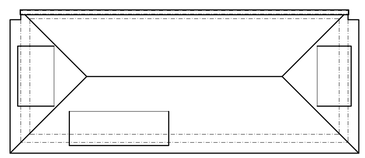


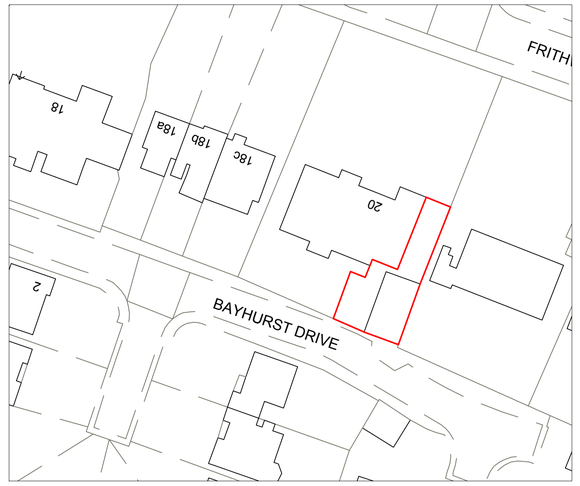
Ground Floor Plan
As Existing 1:100



First Floor Plan
As Existing 1:100



Roof Plan
As Existing 1:100



N

Existing Block Plan
Scale 1:500
0 10 20 30 40m

NOTES:

all dimension should be checked on site prior to works commencing. Variations in squareness, depth of plaster etc, must be checked for. Where new walls are shown as aligned with existing walls, physical removal of brickwork and / or plaster to establish the actual position of the wall being attached to must be checked.

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All details are subject to full opening up of works on site

Where existing walls are removed, advice from engineer must be sought to confirm they are non loadbearing

If existing joist spans prove to be incorrect following opening up, engineer must be contacted and notified immediately

The contractor is solely responsible for the design and carrying out of all temporary works on site

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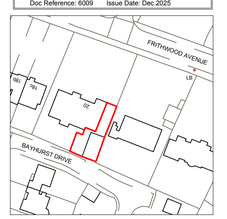
Client and Contractor to be aware of Construction & Design Management (CDM) duties

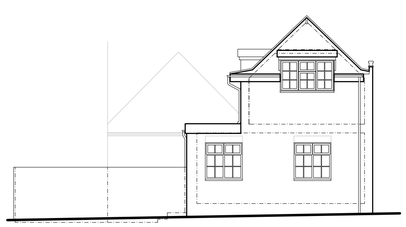
For structural notes, refer to engineers calculations.
Doc Reference: MCM1488/01B Issue Date: Jan.2025

For SAP and Water Calculations, refer to supporting documenters by T16 Design
Doc Reference: 6009 Issue Date: Dec.2025

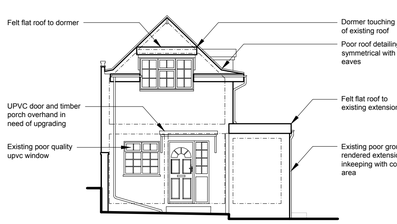


Location Plan
Scale 1:1250
0 10 20 30 40 50 60 70 80
SCALE 1:1250

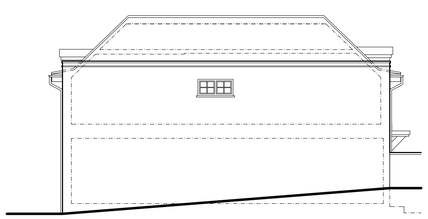
Side Elevation
As Existing 1:100



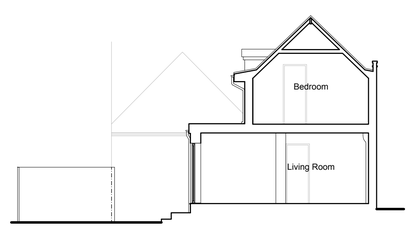
Rear Elevation
As Existing 1:100



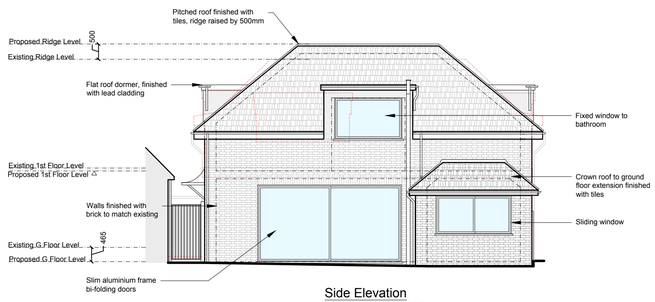
Front Elevation
As Existing 1:100



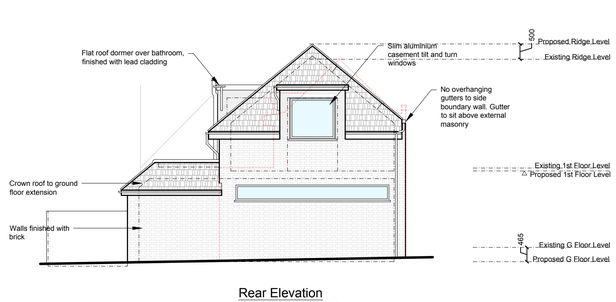
Side Elevation
As Existing 1:100



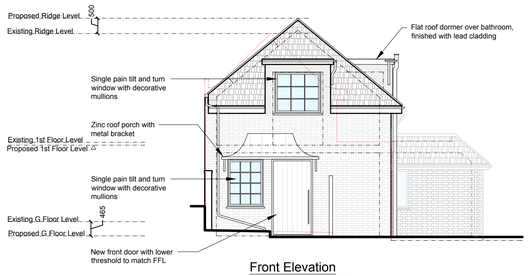
Section AA
As Existing 1:100



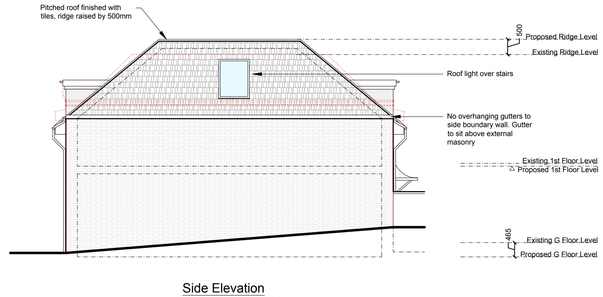
Side Elevation
As Proposed 1:100



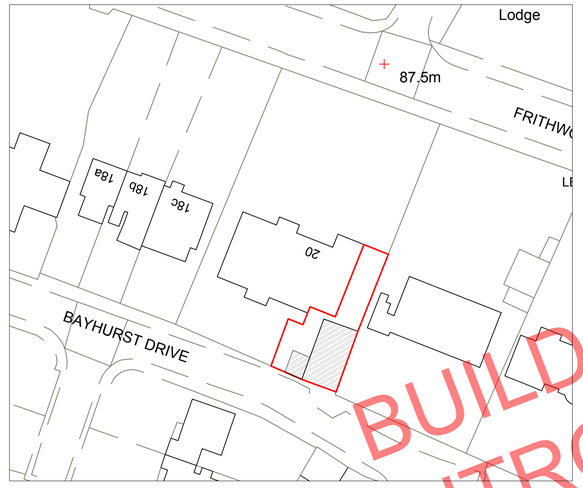
Rear Elevation
As Proposed 1:100



Front Elevation
As Proposed 1:100



Side Elevation
As Proposed 1:100



N

Proposed Block Plan
Scale 1:500
0 10 20 30 40m

0 1 2 3m
SCALE: 1:50
0 1 2 3 4 5 6m
SCALE: 1:100

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SITE
20A Frithwood Avenue, Northwood, HA6 3LX

DRAWING TITLE
Existing Drawings, Proposed Elevations, and Block Plans

DRAWINGS STATUS
Building Control For Comments

SCALE	DATE	DRAWN	CHECKED
As Noted @ A1	*Jan 2025*	*E.B.*	*P.C.*

DRAWING NO. *2165JH_BC: SH1*
REVISION *A*

BOUNDARY LINE
Dashed line indicates assumed boundary line position. Contractor responsible for checking boundary position on site and setting out, ensuring no encroachment of boundaries when not building a party wall that has been agreed under the Party Wall Act. Owner to verify during setting out.

INFORMATIVE NOTES
All work under construction must be protected overnight and during adverse weather conditions in accordance with relevant standards.
Contractor responsible for all temporary works including excavation.

INFORMATIVE NOTES
Owner to serve notice for the Party Wall etc. Act 1996 prior to commencement of works

PILING
Provide piling as to engineers details and specifications.

EXTERNAL WALLS BELOW GRND
Wall to be Class A blockwork or semi engineering bricks in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below DPC.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

SOLID FLOOR INSULATION OVER SLAB (SCREED FINISH)
-Minimum U Value required of 0.13 W/m²K
-Solid ground floor to consist of 150mm hardcore on 75mm concrete binding.
-225 Cellcore (or similar) as to engineers details.
-Provide 225mm ST2 or Gen2 reinforced ground bearing slab as to engineers details
-1200 gauge polythene DPM to be laid over slab. DPM to be lapped in with DPC in walls.
-Floor to be insulated over slab and DPM with min.150mm Kingspan Kooltherm K103 Floor Board joints tightly butted and as to manufactures instructions.
-25mm insulation to continue around floor perimeters to avoid thermal bridging
-Lay Polythene VCL over the insulation boards, all joints to be lapped 150mm and sealed.
-Finish with 65mm sand/cement finishing.
-If existing floor is suspended: provide ventilation tubes in proposed floor to maintain ventilation.
-Should Underfloor heating be installed: ensure underfloor heating is installed as to manufacturers recommendations

BEAM BELOW GROUND LEVEL
Beams below ground level should be wrapped/encased with mesh and concrete as to engineers details.

RAINWATER DRAINAGE
New rainwater goods to be new 150mm aluminium half round gutters taken and connected into 68mm dia aluminium downpipes as to manufactures instructions. Downpipe quantity as to manufactures instructions.

Clay Soils:
If not approved by BCO, rain water shall be taken to existing drainage system.

For Free Draining and Granular Soils:
Subject to building control approval rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

ABOVE GROUND LEVEL DRAINAGE
Drainage layout shown is indicative and should be confirmed once fully exposed. All drainage schemes require the approval of the building control authority. Drainage layout as shown or alternative layout to be agreed on site with the BCO.

GRADIENT
Where flow exceeds 1.0l/second 100mm pipe laid to 1:80 fall, for 150mm pipes laid 1:150 fall or 1:40 where flows are less than 1.l/second.

REMOVED DRAINAGE
Where existing manholes/below ground level pipes are to be removed, these should be fully grubbed out and blocked to avoid rodents.

AUTOMATIC AIR VALVE
WCs not connecting to SVP should be connected to new 110mm uPVC soil pipe with accessible internal air admittance valve, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

SOIL AND VENT PIPE
SVP to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Rodding hatch provided above ground level and a long radius bend at foot of SVP.

PRIVATE DRAINAGE
PIPES UNDER BUILDINGS (PRIVATE)
Where the crown proprietary uPVC pipe is within 300mm of the underside of the slab, the pipework should be surrounded with 150mm concrete as an integral part of the floor slab.

INSPECTION CHAMBERS (PRIVATE)
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.

UNDERGROUND FOUL DRAINAGE (PRIVATE)
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). Pipes with less than 600mm cover, should be covered with reinforced concrete cover slab with a flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs

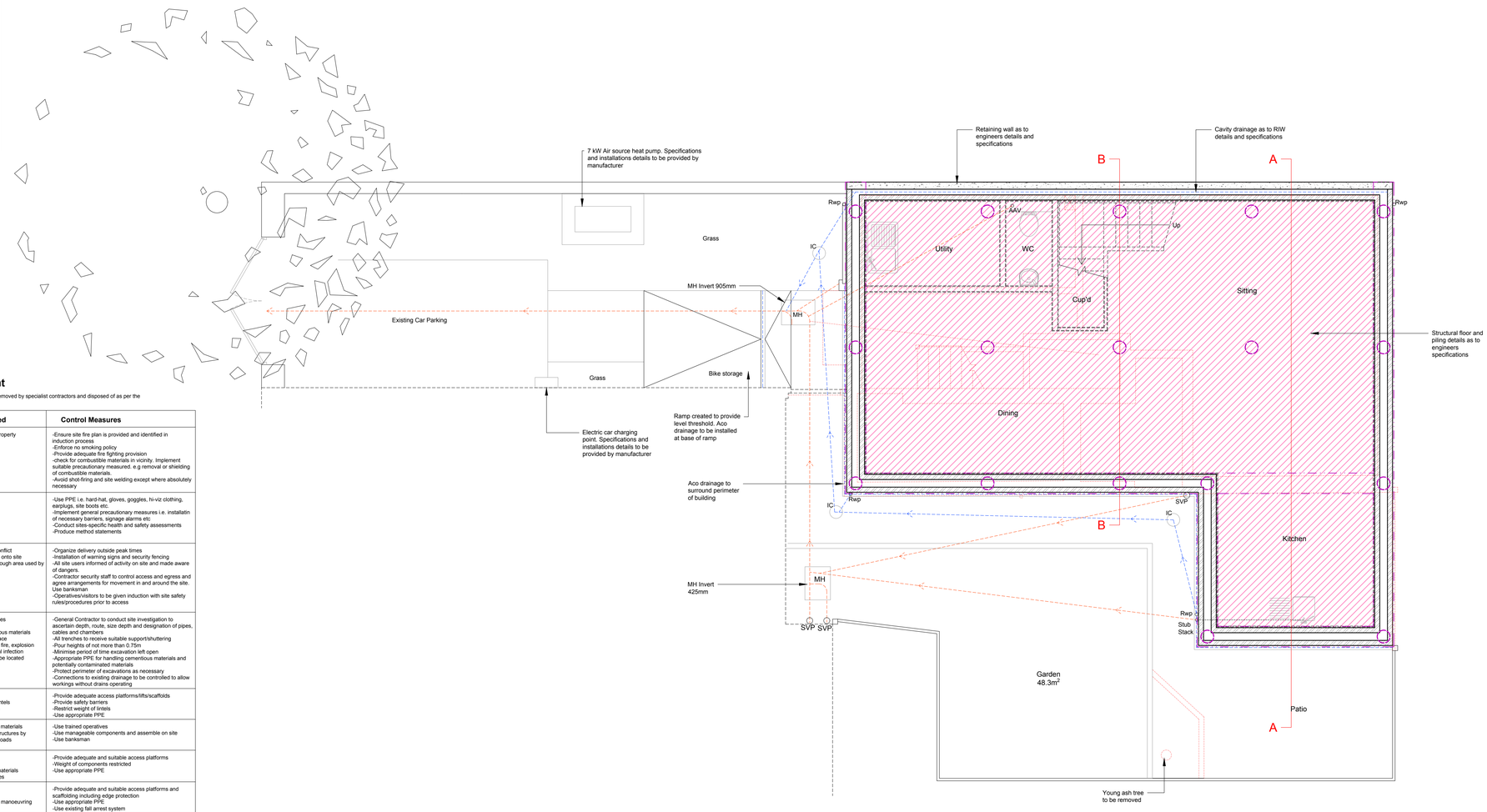
PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

FOUNDATION NEXT TO SEWER
Any sewers that are equal or shallower than 1.1 metres to invert from finished ground level can have new foundations minimum of 100mm from the side of the public sewer, as shown on pages 10 & 11 of Sewers for Adoption 7. Public Sewers that are deeper than 1.1 metres but no deeper than 2.0 metres shall have new foundations no closer than 600mm, for public sewers deeper than 2.0 metres, new foundations shall be no closer than 1.0 metre.

SHARED SEWERS

These are our general guidelines when building within three metres or over a public sewer that is up to 160mm in diameter.

1. All new works must comply with the requirements of the latest version of 'Sewers for Adoption', in conjunction with 'Protocol on Design and Construction of Adoption of Sewers in England and Wales'.
2. Consent is subject to any conditions that may be imposed through the Building Regulation process.
3. Proposed works must not transmit any additional loads to the sewer.
4. Check and verify the position and invert levels of the public sewer prior to works on site.
5. Any sewers that are up to 1.1 metres deep, from ground level to invert, must run a minimum of 150 mm away from the foundations.
6. Any sewers where the invert level is more than 1.1 metres below ground level must run at least 500 mm away from the foundations. If the invert level is more than 2.0 metres below finished ground level, any proposed foundations must be at least 1.0 metre from the sewer.
7. All surveys carried out will be at the householder's expense.
8. Any piled foundations are subject to approval and may require additional surveys to be carried out.
9. We will not allow driven piles within 15 metres of a public sewer.
10. Manholes on the public sewer must not be built over or located inside proposed structures, they must be removed or the sewer diverted with our agreement.
11. Where the public sewer is up to 1.1 metres deep, no structure must be built in contact with the public sewer manhole, and must be a minimum of 150 mm from the outside of the chamber wall.
12. Where the public sewer is more than 1.1 metres deep, no structure must be built within 500 mm of the public manhole.
13. New junction connections into our existing sewer network must be constructed in like for like materials and should be via a pre-formed junction. Saddle connections are not permitted on these sewers. In certain circumstances we do permit the use of plastic pot chambers, but this is on a site specific basis.
14. Connections into manholes must be made with soffit to soffit and must enter 'with the flow'.
15. WA will not accept the public sewer being continuously built over for four or more properties in a row, without a suitable external manhole being available for operational access.
16. New manholes and access chambers on our existing sewer network must be constructed in accordance with the latest version of 'Sewers for Adoption'.
17. Please note that sewers of this type are occasionally found to have minor defects such as misaligned joints (often since new) or hairline cracking. In such cases, WA would accept the sewer as being in a serviceable condition.
18. Authority will only allow new plastic pipes where the existing sewers are constructed in plastic. All new plastic pipes constructed must be British Standards kite marked to BS EN 13476 and in accordance with the latest version of Sewers for Adoption.



Below DPC and Drainage Plan
As Proposed 1:50

Designer Risk Assessment

If any hazardous material is found on the site it will be removed by specialist contractors and disposed of as per the hazardous/special waste regulation.

Activity	Hazard Identified	Control Measures
Site Fire Risks, working with steel/timber	-Damage to life and property	-Ensure site fire plan is provided and identified in induction process -Enforce no smoking policy -Provide adequate fire fighting provision -check for combustible materials in vicinity. Implement suitable precautionary measured. e.g removal or shielding of combustible materials. -Avoid shot-firing and site welding except where absolutely necessary
General site risks i.e. falls from height, falling objects, hazardous / heavy machinery etc.	-Damage to life	-Use PPE i.e. hard-hat, gloves, goggles, hi-viz clothing, earplugs, site boots etc. -Implement general precautionary measures i.e. installatin of necessary barriers, signage alarms etc -Conduct sites-specific health and safety assessments -Produce method statements
Site Access Vehicle Movements	-Pedestrian/vehicle conflict -Unauthorised access onto site -Vehicles onto site through area used by Centre	-Organize delivery outside peak times -Installation of warning signs and security fencing -All site users informed of activity on site and made aware of dangers. -Contractor security staff to control access and egress and agree arrangements for movement in and around the site. Use banksman -Operatives/visitors to be given induction with site safety rules/procedures prior to access
Excavations, pipework for ventilation and drainage. Buried services.	-Hitting existing services -Trench Collapse -Exposure to cementious materials -Confined working space -Risk of electrocution, fire, explosion -Risk of bacteriological infection -Not all services may be located	-General Contractor to conduct site investigation to ascertain depth, route, size depth and designation of pipes, cables and chambers -All trenches to receive suitable support/shuttering -Pour heights of not more than 0.75m -Minimise period of time excavation left open -Appropriate PPE for handling cementious materials and potentially contaminated materials -Protect perimeter of excavations as necessary -Connections to existing drainage to be controlled to allow workings without drains operating
Construction of walls	-Falls from height -Manual handling of lintels -Hazardous materials	-Provide adequate access platforms/lifts/scaffolds -Provide safety barriers -Restrict weight of lintels -Use appropriate PPE
Movement of plant/materials	-Falling of suspended materials -Damage to person/structures by placement of moving loads -Toppling of plant	-Use trained operatives -Use manageable components and assemble on site -Use banksman
Internal masonry/stud partitions	-Falls from height -Falling objects -Manual handling of materials -Hazardous substances	-Provide adequate and suitable access platforms -Weight of components restricted -Use appropriate PPE
Roof structure	-Falls from heights -Falling objects -Manual handling and manoeuvring	-Provide adequate and suitable access platforms and scaffolding including edge protection -Use appropriate PPE -Use existing fall arrest system
Roof covering including fascias, gutters and downpipes	-Falls from heights -Falling objects -Manual handling and manoeuvring -Hazardous substances	-Provide adequate and suitable access platforms and scaffolding including edge protection -Use appropriate PPE especially handling insulation
Interior decoration	-Fumes -Falls from height -Falling objects -Confined dark working areas	-Provide adequate ventilation -Use appropriate PPE -Provide temporary lighting where required -Provide adequate and suitable access platforms -Follow manufacturers recommendations -Provide dust extraction equipment where required
Floor Finishes	-Inhalation of adhesive fumes	-Provide adequate ventilation -Use appropriate PPE -Follow manufacturers instructions
Working adjacent to other trades	-Trip hazards -Falling objects from above -Unexpected noise, vibration dust -Unexpected working methods/procedures	- Provide clear and concise instructions on areas to be worked -Programme the works - Provide safe working areas -Restrict access -Ensure all site operatives are given
Working adjacent to building users	-Fire Risk -Unexpected noise, vibration, dust -Unexpected working methods/ procedures -Contact with materials -Falling	-Liaise with Centres representative and Fire Officer to develop acceptable fire plan. -Provide clear and concise instructions on areas to be worked -Programme the works -Provide safe working areas -Restrict access -Ensure all site operatives are given site safety induction prior to commencement.
M & E Services	-Falls from height -Electrocution -Access -Live Services -Manual Handling	-Mechanical and Electrical services Contractors to provide adequate and suitable access platforms/ scaffolding during installation of high level works. -Suitably qualified specialist sub Contractors to carry out installations -Method Statements to be devised and implemented -Ensure adequate access for installation of plant, equipment and systems -Avoid high level controls, valves etc wherever possible -Design in means of adequate isolation of plant -Design adequate access and means of lifting heavy items of plant -Consider dismantling to aid manhandling -Allow low level service runs away from walls and provide bridging where necessary

NOTES:

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0 1 2 3m
SCALE: 1:50

0 1 2 3 4 5 6m
SCALE: 1:100

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SITE
20A Frithwood Avenue, Northwood, HA6 3LX

DRAWING TITLE
Proposed Drawings and Building Regulation Specification

DRAWINGS STATUS
Building Control For Comments

SCALE	DATE	DRAWN	CHECKED
As Noted @ A1	*Jan 2025*	*E.B.*	*P.C.*

DRAWING NO. *2165/H_BC: SH2*
REVISION *A*

EXTERNAL WALLS
-To achieve minimum U Value of 0.18W/m²K
-External: 105 facing brick (to match existing)
-Cavity: 150mm Isover Cavity Wall Slab 32 (full fill) (as to manufacturers details)
-Inner leaf: 100mm Standard Block min 7N/mm² or as to engineers notes if specified otherwise
-Finish with 12.5 plasterboard on dot & dab
-Walls to be built with 1:1:6 cement mortar.

not to scale

WALL TIES
-All walls constructed using stainless steel wall ties (density of 2.5 ties/m2), or as to insulation manufacturers recommendations.
-The first run of wall ties to be located at 600mm centres horizontally at base of insulation. Subsequent runs of wall ties to be at no more than 750mm centres horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows.
-Wall ties to be suitable for cavity width and as to British Standards.
Additional ties should be provided in the following situations:
- -Within 225mm of the vertical edge of all window and door openings.
- -At vertical unreturned edges, including movement joints.
- -At sloping unreturned edges, such as at the roof verge
- - At narrow piers

EXISTING TO NEW WALL
-Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. Masonry should be properly toothed to existing.
-Where new walls abuts the existing walls provide a movement joint with vertical DPC and pointed with flexible mastic as to manufacturer's instructions. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY CLOSERS
All cavities to be closed around openings using an insulated non-combustible cavity closer with a minimum thermal resitance path of 0.45 m2k/w.

Window or door frame to overlap cavity closer by no less than 30mm. Seal joints with sealant.

CAVITY BARRIERS
30 minute fire resistant/acoustic proprietary cavity barriers or similar to be provided at tops of walls (unless cavity is totally filled with insulation), gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.

WALL LENGTHS EXCEEDING 6M
In the design of walls, movement should be accommodated by following the recommendations of BS EN 1996-2 and PD 6697, which can be summarised as follows: Block walls in excess of 6m should be designed as a series of panels separated by movement joints at maximum 6m centres. Alternatively, the wall panel can be reinforced either negating the need for or increasing the distance between movement joints.

MASONRY RETURNS
Returns to nearest opening should be min 665mm, alternatively, engineer to provide structural design for reduced pier dimensions.

EXISTING STRUCTURE
All existing structure should be exposed to confirm suitability of engineers layout. Engineers proposed design can not be confirmed until existing loadbearing walls and joist spans have been confirmed.

Contractor to contact engineer once confirmed.

LINTELS ABOVE INTERNAL OPENINGS
Use suitable Concrete/Catnic Lintel suitable for opening width and cavity thickness/wall types and loads as to manufacturers details.
Lintels to have a minimum bearing of 150mm on each end or as to engineers/manufacteures details.
Provide cavity tray above lintel with weep holes (min 2) @ max 900mm o/c

STRUCTURAL BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details.
New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire (1 hour protections required for flats)resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

STRUCTURAL STEEL/MASONRY COLUMNS
All structural columns as to engineers details.
Steel columns to achieve ½ fire protection with intumescent paint (1 hour protections required for flats). Existing and proposed masonry to be connected to columns as to structural engineers details i.e. shot fired/welded. Pad foundation below all structural members design and as to engineers details.

STRUCTURAL TIMBER
Supply and install new structural elements such as new posts, purlins, roof structure, floor structure etc in accordance with the Structural Engineer's calculations and details.

INTERNAL STUD PARTITIONS
-100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm.
-100mm Rockwool mineral fibre sound insulation packed the full depth of the stud, as to manufactures instructions.
-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.
- In bathroom/kitchens, provide ply for furniture backing.
-Provide 12.5mm plasterboard (moisture resistant plasterboard in rooms with high moisture) with skim plaster finish.
- Ensure no loads are transmitted onto non loadbearing stud walls by providing 15mm gap.
- Stud walls may required ply or OSB sheathing and strapping as to engineers details, please ensure their document is read in conjunction with this specification.

400 centres

NEW STAIRCASE
Stairs construction as to guidance notes. Stairs support to engineers details.

STAIRS (Domestic Staircase)
Dimensions to be checked and measured on site prior to fabrication of stairs. Stairs to comply with Part K of the Building Regulations.
Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm.
Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be uncliimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

WINDOWS & DOORS
Safety Glazing - All glazing in critical locations to be toughened or laminated safety glass, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.
Windows - New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value as to the calculations carried out by T16 Design.
Doors - New and replacement doors to achieve a U-Value as to the calculations carried out by T16 Design. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass.

Trickle Ventilation
Refer to general building regulation guidance specification

KEY (Fire - where applicable):
Mains operated linked smoke alarm detection system with battery back up: SD
Heat Detector: HD
Fire Door (30 Minute Rated) fitted with intumescent strips: FD30

KEY (Extract - where applicable):
Mechanical Extract (to external air):
Boiler Flue (to external air):

EXTRACT
Mechanical ventilation ducted to external air with an extract rating of:

Shower Room/Bathroom/WC: 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room

Utility Room: 30l/s

Kitchen: 60l/sec or 30l/sec if adjacent to hob, sealed to prevent entry of moisture.

Should there be a long extract length or with frequent bend, ensure correct ducting and extract with appropriate capacity has been used in accordance with manufactures design.

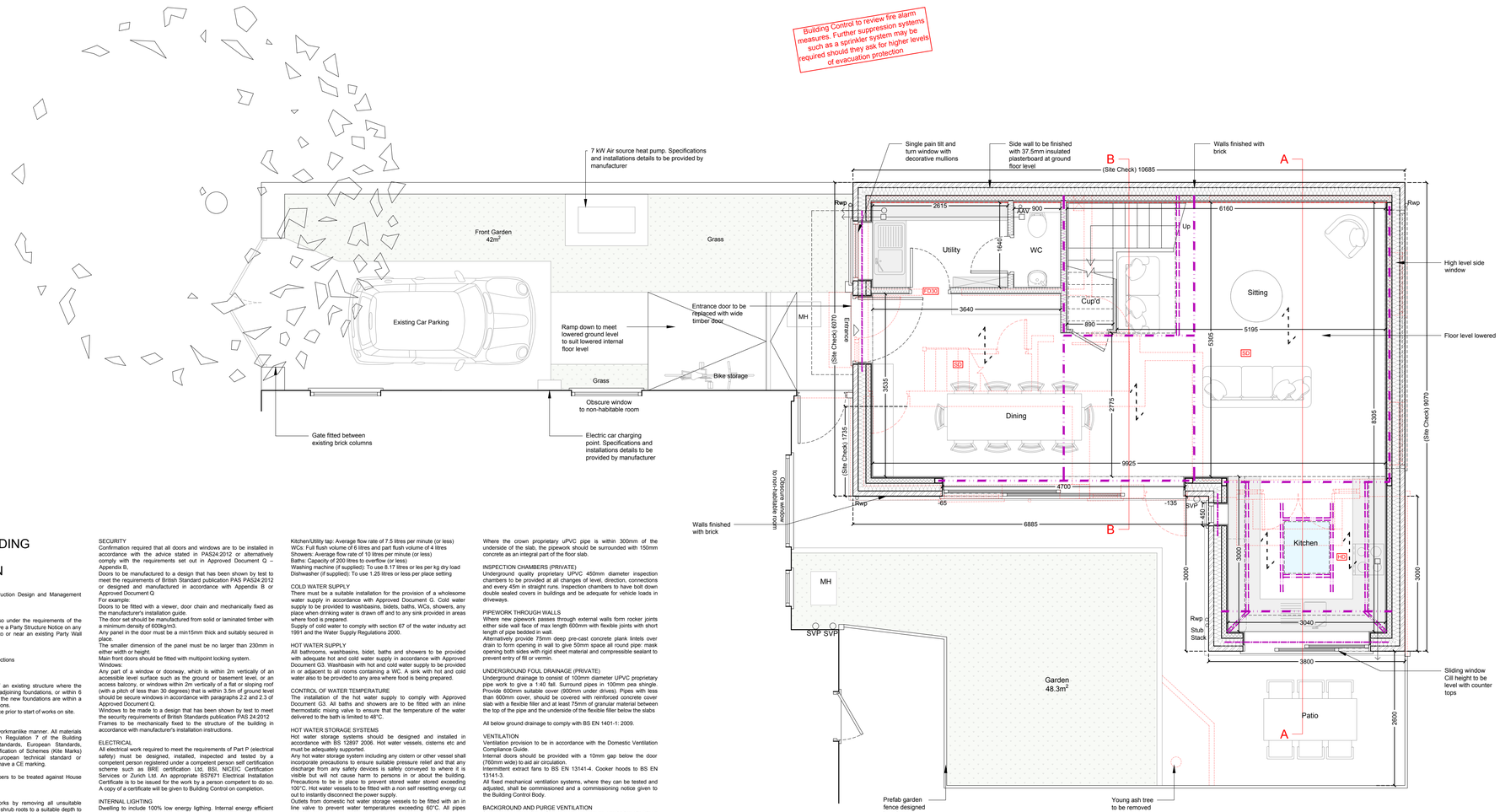
BOILER/EXTRACT LOCATIONS
-As to manufactures instructions.
-Must not extract near/over boundaries.
-Fanned Draugh Balanced flues min 300mm from opening/trickle vents/vents.
-See Part J of the Building Regulation Documents for full details regarding location of boiler flues.
-Boiler location as shown or as to client specification.
-CO detector needed in this room

INTERNAL CORRIDORS AND DOOR WIDTHS
Internal passageways/corridors to be 1200mm minimum clear width and doors into all rooms to have 750mm minimum unobstructed opening width.

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS
All electric sockets outlets, controls and swithches etc to be positioned between 450mm and 1200mm above floor level.
Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

PROVISION OF A GROUND FLOOR W/C
Wheelchair accessible W/C to be provided on the principal entrance storey. A minimum 500mm clear space to be provided either side of the centre of the WC pan and 750mm minimum clear space in front of the pan to allow sufficient space for wheelchair approach and turning. The washbasin and door is to be positioned so as not to impede access or manoeuvrability. Door into WC to be outward opening.



Ground Floor Plan
Showing Structural Details at Ceiling Level
As Proposed 1:50

GENERAL BUILDING REGULATION SPECIFICATION

CDM REGULATIONS
The client must abide by the Construction Design and Management Regulations 2015

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc.. Products conforming to a European technical standard or harmonised European product should have a CE marking.

If located in Surrey, all structural timbers to be treated against House Longhorn Beetle.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

TARGET AND DWELLINGS EMISSIONS RATES
Target emissions rate (TER) to be submitted to building control in compliance with SAP 2012 and Approved Document L1A before works commence on site. To comply with Regulation 26 and Regulation 26A the dwellings emissions rate (DER) must not exceed the TER and the dwelling fabric energy efficiency (DFEE) is to be no greater than target fabric energy efficiency (TFEE).
The DER, based on the buildings as constructed and incorporating any changes made during construction, and a registered Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with SAP 2012 and Regulation 29, is to be given to the owner of the building and submitted to building control, no later than 5 days after the work has been completed.

AIR PERMEABILITY AND PRESSURE TESTING
Reasonable provision shall be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. The new dwelling to be pressure tested by a specialist registered with the British Institute of Non-destructive Testing in compliance with Regulation 43 of the Building Regulations.
The measured air permeability to be not worse than 5 m³/(h.m²) at 50 Pa or in compliance with the TER design limits, ensuring the DER calculated using the measured air permeability is not worse than the TER.
If the required air permeability is not achieved, then remedial measures should be undertaken and a new test carried out until satisfactory performance is achieved.
A copy of the test results to be sent building control no later than 7 days after the test has been carried out.

COMMUNICATIONS
Physical infrastructure for high-speed electronic communications networks

Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.
So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point

If more than one dwelling must have a common access point for high-speed electronic communications networks

SECURITY
Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2012 or alternatively comply with the requirements set out in Approved Document Q – Appendix B,
Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS 24/PAS24:2012 or designed and manufactured in accordance with Appendix B or Approved Document Q
For example:
Doors to be fitted with a viewer, door chain and mechanically fixed as the manufacturer's installation guide.
The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m3.
Any panel in the door must be a min15mm thick and suitably secured in place.
The smaller dimension of the panel must be no larger than 230mm in either width or height.
Main front doors should be fitted with multipoint locking system.
Windows:
Any part of a window or doorway, which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q.
Windows to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012
Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Dwelling to include 100% low energy lighting. Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). 100% Low energy light fittings (e.g. LEDs) should have lamps with a luminous efficacy greater than 75 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact florescent lamps.

HEATING
Heating controls must include programmer, room thermostat, time and temperature zone control and TVRs. Refer to T16Design specification sheet for further information. Heating system to be designed, installed, tested and fully certified by the relevant registered specialist. All work to be in accordance with the Local Water Authorities bye laws, and regulations.

NEW GAS BOILER (CLIENT TO CONFIRM IF REQUIRED)
Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2019 to at least a Grade B category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sqm. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

WATER EFFICIENCY
Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' or from the list of fitting from the 'Table of fittings' in ADG to comply with part G. The results submitted to building control before works commence on site.

See submitted calculations for capacity design, provided by T16 Design.

Bathroom taps: Average flow rate of 5.0 litres per minute (or less)

Kitchen/Utility tap: Average flow rate of 7.5 litres per minute (or less)
WCs: Full flush volume of 6 litres and part flush volume of 4 litres
Showers: Average flow rate of 10 litres per minute (or less)
Baths: Capacity of 200 litres to overflow (or less)
Washing machine (if supplied): To use 8.17 litres or les per kg dry load
Dishwasher (if supplied): To use 1.25 litres or less per place setting

COLD WATER SUPPLY
There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared.
Supply of cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.

HOT WATER SUPPLY
All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE
The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS
Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc and must be adequately supported.
Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply.
Outlets from domestic hot water storage vessels to be fitted with an in line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevent certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage.
or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

RAINWATER DRAINAGE
New rainwater goods to be new 150mm UPVC half round gutters taken and connected into 89mm dia UPVC downpipes in accordance with section 1.1-1.10 of approved document part H.

ABOVE GROUND DRAINAGE
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
WC - 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.

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.

AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 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 and connected to underground quality drainage encased with pea gravel to a depth of 150mm.
PIPES UNDER BUILDINGS (PRIVATE)
Where the crown proprietary uPVC pipe is within 300mm of the underside of the slab, the pipework should be surrounded with 150mm concrete as an integral part of the floor slab.

INSPECTION CHAMBERS (PRIVATE)
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.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

UNDERGROUND FOUL DRAINAGE (PRIVATE)
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). Pipes with less than 600mm cover, should be covered with reinforced concrete cover slab with a flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs

All below ground drainage to comply with BS EN 1401-1: 2009.

VENTILATION
Ventilation provision to be in accordance with the Domestic Ventilation Compliance Guide.
Internal doors should be provided with a 10mm gap below the door (760mm wide) to aid air circulation.
Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3.
All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-1:2004 (Clause 4), within the window frame to be provided to new habitable rooms and kitchens at a rate of min 8000mm²; and to 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°

NOTES:

all dimension should be checked on site prior to works commencing. Variations in squareness, depth of plaster etc, must be checked for. Where new walls are shown as aligned with existing walls, physical removal of brickwork and / or plaster to establish the actual position of the wall being attached to must be checked.

any discrepancies should be reported in writing immediately.

when printing off PDF's, check that the drawings are printed to correct paper size and scale.

documents should be used as to the drawing status described

property owner to ensure that all aspects of the "party wall etc., act 1996" are complied with prior to any works commencing on site.

CIAT REGISTERED PRACTICE

All details are subject to full opening up of works on site

Where existing walls are removed, advice from engineer must be sought to confirm they are non loadbearing

If existing joist spans prove to be incorrect following opening up, engineer must be contacted and notified immediately

The contractor is solely responsible for the design and carrying out of all temporary works on site

IF IN DOUBT ABOUT ANY DETAILS, CONTACT DETAILED PLANNING LTD. FOR STRUCTURAL DETAILS CONTACT THE STRUCTURAL ENGINEER ASAP!!

Client and Contractor to be aware of Construction & Design Management (CDM) duties

For structural notes, refer to engineers calculations.
Doc Reference: MCM1488/01B Issue Date: Jan.2025

For SAP and Water Calculations, refer to supporting documenters by T16 Design
Doc Reference: 6009 Issue Date: Dec.2025

0 1 2 3m
SCALE: 1:50
0 1 2 3 4 5 6m
SCALE: 1:100

DETAILED PLANNING
GREENSIDE HOUSE
50 STATION ROAD
LONDON, N22 7DD
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SITE
20A Frithwood Avenue, Northwood, HA6 3LX

DRAWING TITLE
Proposed Drawings and Building Regulation Specification

DRAWINGS STATUS
Building Control For Comments

SCALE	DATE	DRAWN	CHECKED
As Noted @ A1	*Jan 2025*	*E.B.*	*P.C.*

DRAWING NO. 2165JH_BC: SH3 REVISION A

Building Control to review fire alarm measures. Further suppression systems such as a sprinkler system may be required should they ask for higher levels of evacuation protection

EXTERNAL WALLS
-To achieve minimum U Value of 0.18W/m²K
-External: 105 facing brick (to match existing)
-Cavity: 150mm Isover Cavity Wall Slab 32 (full fill) (as to manufacturers details)
-Inner leaf: 100mm Standard Block min 7N/mm² or as to engineers notes if specified otherwise
-Finish with: 12.5 plasterboard on dot & dab
-Walls to be built with 1:1:6 cement mortar.

not to scale

WALL TIES
-All walls constructed using stainless steel wall ties (density of 2.5 ties/m2), or as to insulation manufacturers recommendations.
-The first run of wall ties to be located at 600mm centres horizontally at base of insulation. Subsequent runs of wall ties to be at no more than 750mm centres horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows.
-Wall ties to be suitable for cavity width and as to British Standards.
Additional ties should be provided in the following situations:
-Within 225mm of the vertical edge of all window and door openings.
-At vertical unreturned edges, including movement joints.
-At sloping unreturned edges, such as at the roof verge
- At narrow piers

EXISTING TO NEW WALL
-Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. Masonry should be properly toothed to existing.
-Where new walls abuts the existing walls provide a movement joint with vertical DPC and pointed with flexible mastic as to manufacturer's instructions. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY CLOSERS
All cavities to be closed around openings using an insulated non-combustible cavity closer with a minimum thermal resitance path of 0.45 m2k/w.

Window or door frame to overlap cavity closer by no less than 30mm. Seal joints with sealant.

CAVITY BARRIERS
30 minute fire resistant/acoustic proprietary cavity barriers or similar to be provided at tops of walls (unless cavity is totally filled with insulation), gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.

WALL LENGTHS EXCEEDING 6M
In the design of walls, movement should be accommodated by following the recommendations of BS EN 1996-2 and PD 6697, which can be summarised as follows: Block walls in excess of 6m should be designed as a series of panels separated by movement joints at maximum 6m centres. Alternatively, the wall panel can be reinforced either negating the need for or increasing the distance between movement joints.

MASONRY RETURNS
Returns to nearest opening should be min 665mm, alternatively, engineer to provide structural design for reduced pier dimensions.

EXISTING STRUCTURE
All existing structure should be exposed to confirm suitability of engineers layout. Engineers proposed design can not be confirmed until existing loadbearing walls and joist spans have been confirmed.

Contractor to contact engineer once confirmed.

LINTELS ABOVE INTERNAL OPENINGS
Use suitable Concrete/Catnic Lintel suitable for opening width and cavity thickness/wall types and loads as to manufacturers details.
Lintels to have a minimum bearing of 150mm on each end or as to engineers/manufacteures details.
Provide cavity tray above lintel with weep holes (min 2) @ max 900mm c/c

STRUCTURAL BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details.
New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire (1 hour protections required for flats)resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

STRUCTURAL STEEL/MASONRY COLUMNS
All structural columns as to engineers details.
Steel columns to achieve ½ fire protection with intumescent paint (1 hour protections required for flats). Existing and proposed masonry to be connected to columns as to structural engineers details i.e. shot fired/welded. Pad foundation below all structural members design and as to engineers details.

STRUCTURAL TIMBER
Supply and install new structural elements such as new posts, purlins, roof structure, floor structure etc in accordance with the Structural Engineer's calculations and details.

INTERNAL STUD PARTITIONS
-100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm
-100mm Rockwool mineral fibre sound insulation packed the full depth of the stud, as to manufactures instructions.
-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.
-In bathroom/kitchens, provide ply for furniture backing.
-Provide 12.5mm plasterboard (moisture resistant plasterboard in rooms with high moisture) with skim plaster finish.
- Ensure no loads are transmitted onto non loadbearing stud walls by providing 15mm gap.
-Stud walls may required ply or OSB sheathing and strapping as to engineers details, please ensure their document is read in conjunction with this specification.

NEW STAIRCASE
Stairs construction as to guidance notes. Stairs support to engineers details.

STAIRS (Domestic Staircase)
Dimensions to be checked and measured on site prior to fabrication of stairs. Stairs to comply with Part K of the Building Regulations.
Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm.
Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

WINDOWS & DOORS
Safety Glazing - All glazing in critical locations to be toughened or laminated safety glass, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.
Windows - New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value as to the calculations carried out by T16 Design.
Doors - New and replacement doors to achieve a U-Value as to the calculations carried out by T16 Design. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass.

Trickle Ventilation
Refer to general building regulation guidance specification

DORMER WALL CONSTRUCTION
(Lead Finish)
To achieve minimum U Value of 0.18W/m²K
-Lead cladding to be formed from Code 5 lead to be fixed through suitable underlay and 12mm OSB to studwork.
-Provide 25mm vented gap using timber battens fixed to studs with suitable breather membrane. Treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at at 400mm centres. Double/Treble studs around openings, corners, and weak locations.
Insulation between studs to be 90mm Kingspan Kooltherm K112 Insulation and 37.5mm Kingspan Kooltherm K118 Insulated Plasterboard to inside face of studs.
Ensure insulation boards are tightly butted and taped to provide vapour control layer in accordance with manufacturers instructions.
In areas with high vapour provide two coats of Gyproc Drywall Sealer.
Finish with 3mm skim coat of finishing plaster.

*IMPORTANT! Dormer cheeks within 1m of the boundary to be fixed with 9mm Promat SUPALUX boards between sheathing materials and underlay/tile battens to the outside.

LEAD WORK AND FLASHING
-All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association.
Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

STRAPPING
Restraint strapping - Unless specified by engineer, provide 100mm x 50mm wall plate strapped down to walls. Rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 2500 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

KEY (Fire - where applicable):
Mains operated linked smoke alarm detection system with battery back up: SD
Heat Detector: HD
Fire Door (30 Minute Rated) fitted with intumescent strips: FD30

KEY (Extract - where applicable):
Mechanical Extract (to external air):
Boiler Flue (to external air):

EXTRACT
Mechanical ventilation ducted to external air with an extract rating of:

Shower Room/Bathroom/WC: 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room

Utility Room: 30l/s

Kitchen: 60l/sec or 30l/sec if adjacent to hob, sealed to prevent entry of moisture.

Should there be a long extract length or with frequent bend, ensure correct ducting and extract with appropriate capacity has been used in accordance with manufactures design.

BOILER/EXTRACT LOCATIONS
-As to manufactures instructions.
-Must not extract near/over boundaries.
-Fanned Draugh Balanced flues min 300mm from opening/trickle vents/vents.
-See Part J of the Building Regulation Documents for full details regarding location of boiler flues.
-Boiler location as shown or as to client specification.
-CO detector needed in this room

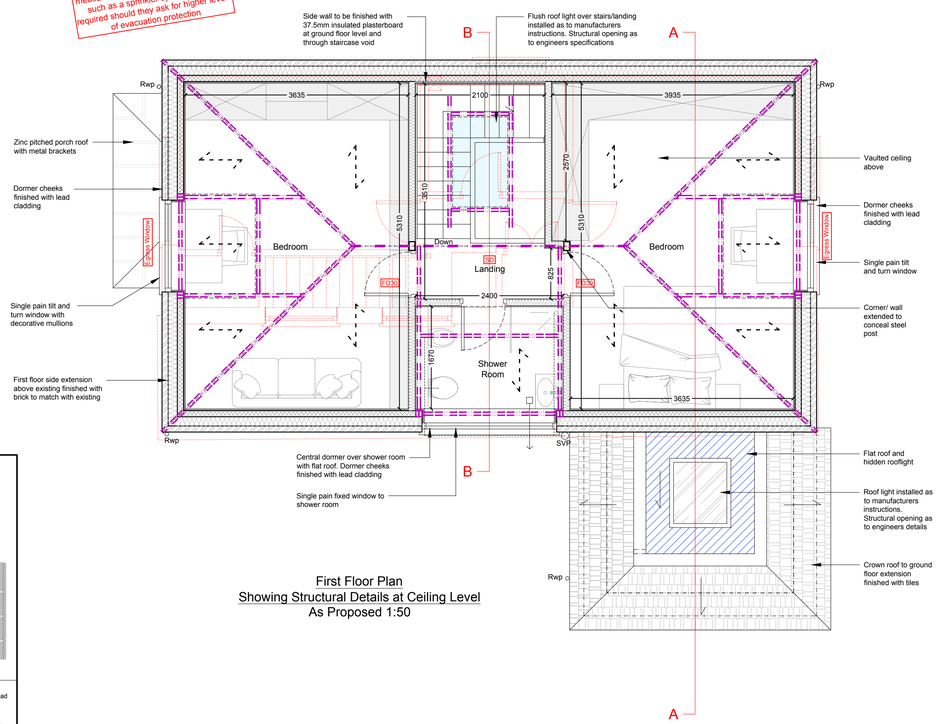
INTERMEDIATE FLOORS
New ceiling joists installed.
Intermediate floor to be 22mm T&G flooring grade chipboard or floorboards laid on posi joists as to engineers details and specifications.
Lay 150mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists.
Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish.
Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth).
In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312:2010.
Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

INTERNAL CORRIDORS AND DOOR WIDTHS
Internal passageways/corridors to be 1200mm minimum clear width and doors into all rooms to have 750mm minimum unobstructed opening width.

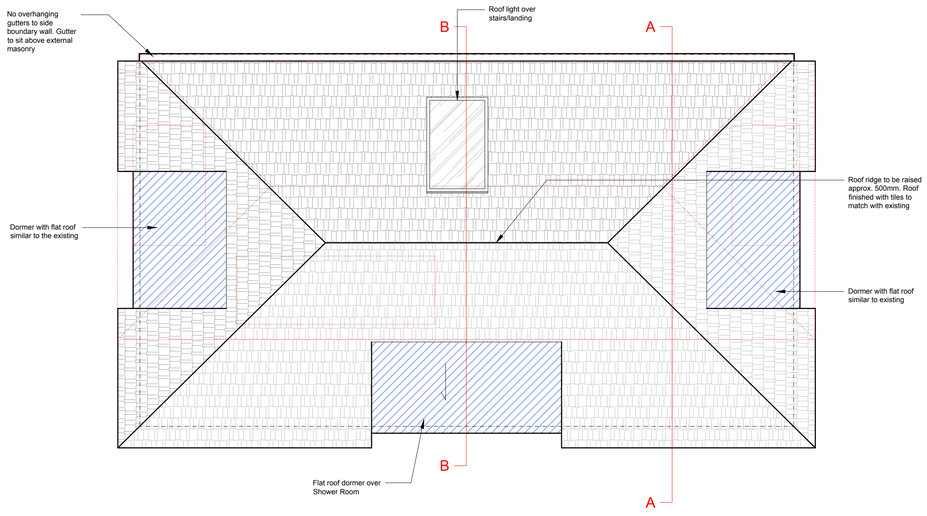
ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS
All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level.
Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

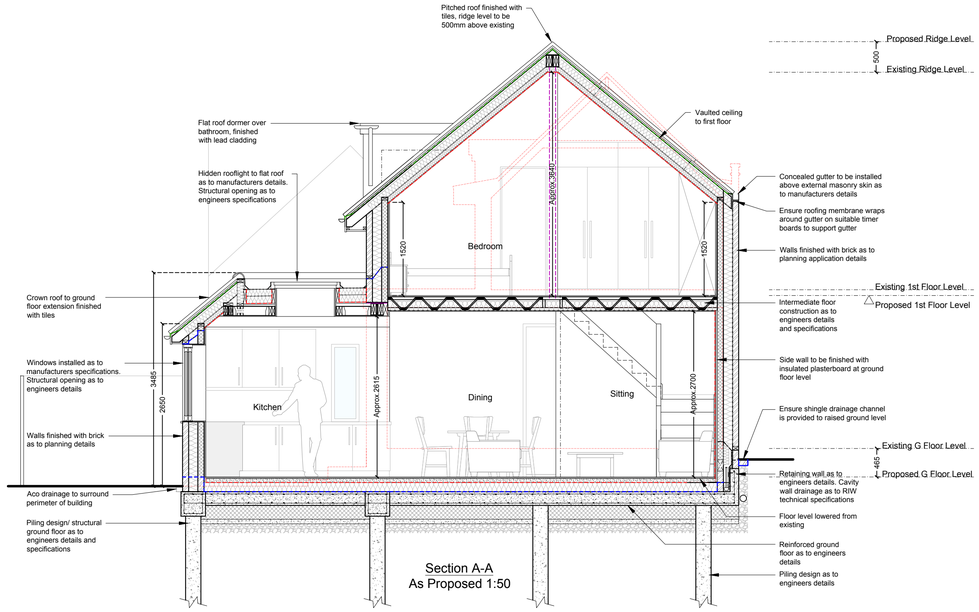
PROVISION OF A GROUND FLOOR WC
Wheelchair accessible WC to be provided on the principal entrance storey. A minimum 500mm clear space to be provided either side of the centre of the WC pan and 750mm minimum clear space in front of the pan to allow sufficient space for wheelchair approach and turning. The washbasin and door is to be positioned so as not to impede access or manoeuvrability. Door into WC to be outward opening.



First Floor Plan
Showing Structural Details at Ceiling Level
As Proposed 1:50



Roof Plan
As Proposed 1:50



Section A-A
As Proposed 1:50

ROOF LIGHTS
Min U-value of 1.2 W/m²K
Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters/joists doubled/trebbled upped and bolted to sides (or as to engineers sizes if specified otherwise) and provided with suitable flashings/kitting fillet etc as to manufacturers instructions.

Rooflights to have a AA, AB or AC fire rating if within 1m of boundary

WARM FLAT ROOF
To achieve U value 0.11 W/m²K
-Fully Bonded Single ply membrane i.e. Sarnafil, roofing providing AB fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and mechanically/adhered laid to specialist specification over Double layered (110mm + 120mm) Kingspan Thermaroof TR27 Flat Roof Insulation Board.
-Insulation bonded to VCL on 18mm external quality plywood decking or similar approved on SW firrings to minimum 1 in 80 fall (if firrings cross direction ensure min thickness is no less than 50mm)
- Joists (in accordance with BS EN 1995-1-1 or Trada span tables) or as to Structural Engineer's details and calculations.
-Underside of joists to have 12.5mm plasterboard and skim.
- Joist spans between 2.5m and 4.5m to have central strutting, joists over 4.5m in span to have strutting at 2.5m c/c or as to engineers details if specified otherwise.
-Products installed as to manufacturers instructions.

FLASHING UPSTAND WALL ABUTMENT
-VCL lapped up behind insulation upstand to provide a total height of 300mm insulation. Sarnafil upstand as to manufactures detail to be min 150mm high with sealants and mechanical fixings in accordance with instructions.

DRIP EDGE AND VERGE
-Propriety system in accordance with manufacturers instructions and details.

STRAPPING
Restraint strapping - Unless specified by engineer, provide 100mm x 50mm wall plate strapped down to walls. Joists to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 2500 long x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.Straps installed in accordance with manufacturers instructions.
HANGERS
Use appropriate joist hanger in accordance with manufacturers instructions and BS EN 845. Gap between joist and hanger to be no more than 6mm. No gap between the wall and hanger. Joist can be notched to keep ceiling line level.

UNVENTED PITCHED ROOF
with VAULTED CEILING
To achieve U-value 0.11 W/m²K
-Roofing tiles similar to existing or as to relevant planning permission (to be suitable for roof pitch) on 25 x 38mm tanalised SW treated battens on breathable sarking felt to relevant BBA Certificate.
-Fix battens to the side of the rafters to allow the membrane to sag min 20mm to create air space and to allow for drape of breathable felt.
-Rafters as to structural engineer's details and calculations.
-Rafters fixed to wall plates with heavy duty hangers.
- Insulation to be 120mm Kingspan Kooltherm K107 Pitched Roof Board friction fit between rafters.
-82.5mm Kingspan Kooltherm K118 insulated plasterboard secured with mechanical fixing under rafters. Joints between boards must be tightly butted, taped and jointed using appropriate tape and jointing material to create the VCL.
-Provide 3mm skim coat of finishing plaster to the underside of all ceiling.

STRAPPING
Restraint strapping - Unless specified by engineer, provide 100mm x 50mm wall plate strapped down to walls. Rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 2500 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.Straps installed in accordance with manufacturers instructions.

LEAD WORK AND FLASHING
-Flashing details should be appropriate for the roof and the type of roof covering used, in accordance with BS 5534. Where flashings come into contact with metal, they should be formed using non-ferrous material.
-All lead flashings, any valleys or soakers to be BS EN 12588 Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.
-Pitch Roof Wall Abutment: Underlay to be turned up behind flashing. Flashing to be min 150mm high with lead flashing wedged into joint below wall dpc and weep holes. Lead flashing to cover tiled min 150mm with clips where required.
-Stepped Lead Flashing: Any valleys or soakers to be turned up at abutment. Soakers beneath each tile and overlapped by the flashing. Lead flashing held in mortar joints with lead wedge.

NOTES:

all dimension should be checked on site prior to works commencing. Variations in squareness, depth of plaster etc, must be checked for. Where new walls are shown as aligned with existing walls, physical removal of brickwork and / or plaster to establish the actual position of the wall being attached to must be checked.

any discrepancies should be reported in writing immediately.

when printing off PDF's, check that the drawings are printed to correct paper size and scale.

documents should be used as to the drawing status described

property owner to ensure that all aspects of the "party wall etc., act 1996" are complied with prior to any works commencing on site.

CIAT REGISTERED PRACTICE

All details are subject to full opening up of works on site

Where existing walls are removed, advice from engineer must be sought to confirm they are non loadbearing

If existing joist spans prove to be incorrect following opening up, engineer must be contacted and notified immediately

The contractor is solely responsible for the design and carrying out of all temporary works on site

IF IN DOUBT ABOUT ANY DETAILS, CONTACT DETAILED PLANNING LTD. FOR STRUCTURAL DETAILS CONTACT THE STRUCTURAL ENGINEER ASAP!!!

Client and Contractor to be aware of Construction & Design Management (CDM) duties

For structural notes, refer to engineers calculations.
Doc Reference: MCM1488/01B Issue Date: Jan.2025

For SAP and Water Calculations, refer to supporting documenters by T16 Design
Doc Reference: 6009 Issue Date: Dec.2025

0 0.1 0.2 0.3 0.4 0.5 0.6m
SCALE: 1:10
0 1 2 3m
SCALE: 1:50
0 1 2 3 4 5 6m
SCALE: 1:100

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SITE
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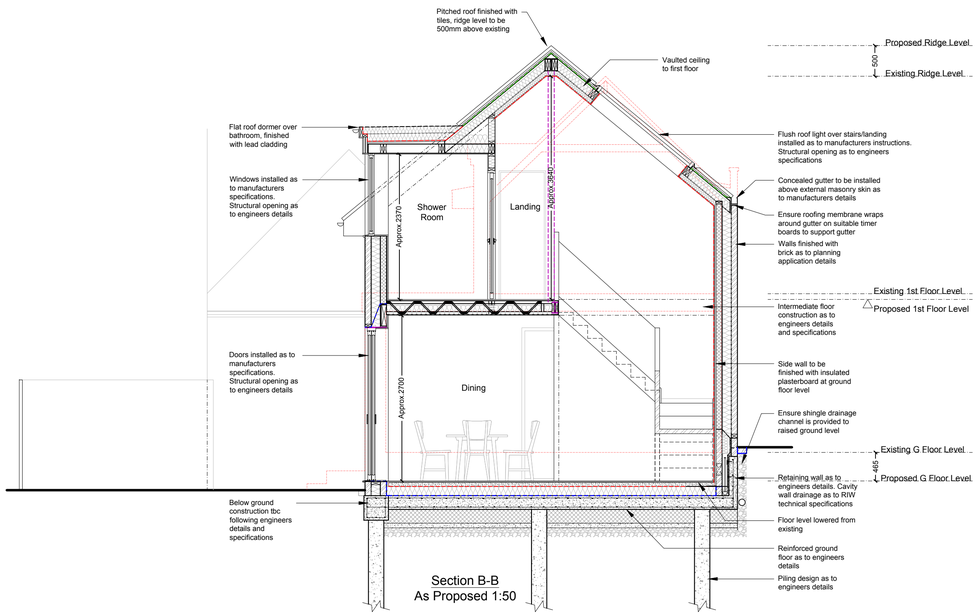
DRAWING TITLE
Proposed Drawings and Building Regulation Specification

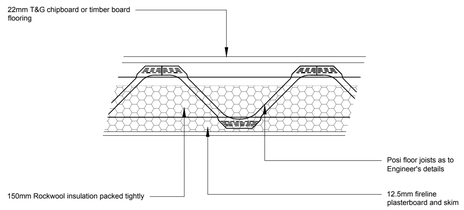
DRAWINGS STATUS
Building Control For Comments

SCALE	DATE	DRAWN	CHECKED
As Noted @ A1	*Jan.2025*	*E.B.*	*P.C.*

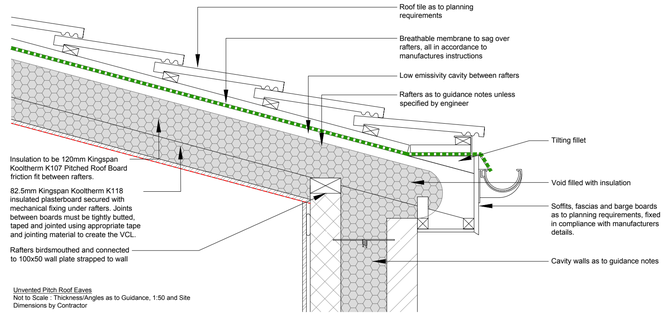
DRAWING NO. *2165/P_BC_ SH4* REVISION *A*



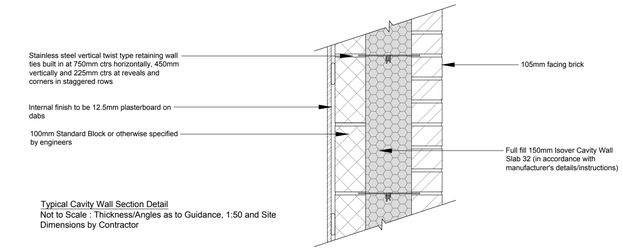
Section B-B
As Proposed 1:50



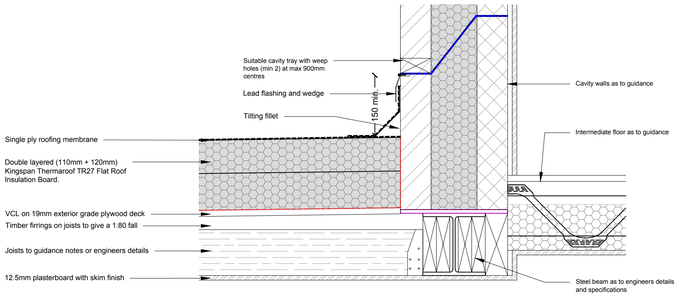
Typical New Intermediate Floor Section
Not to Scale : Thickness/Angles as to Guidance, 1:50 and Site Dimensions by Contractor



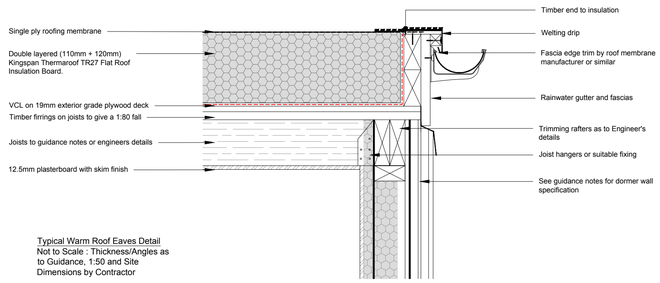
Unvented Pitch Roof Eaves
Not to Scale : Thickness/Angles as to Guidance, 1:50 and Site Dimensions by Contractor



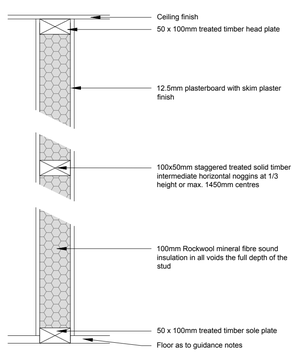
Typical Cavity Wall Section Detail
Not to Scale : Thickness/Angles as to Guidance, 1:50 and Site Dimensions by Contractor



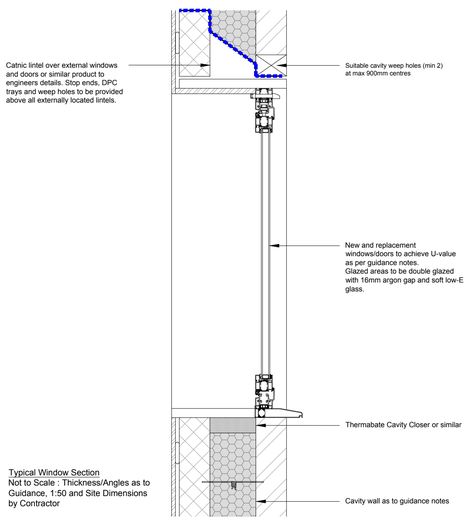
Typical Warm Flat Roof and Masonry Wall Abutment Detail
Not to Scale : Thickness/Angles as to Guidance, 1:50 and Site Dimensions by Contractor



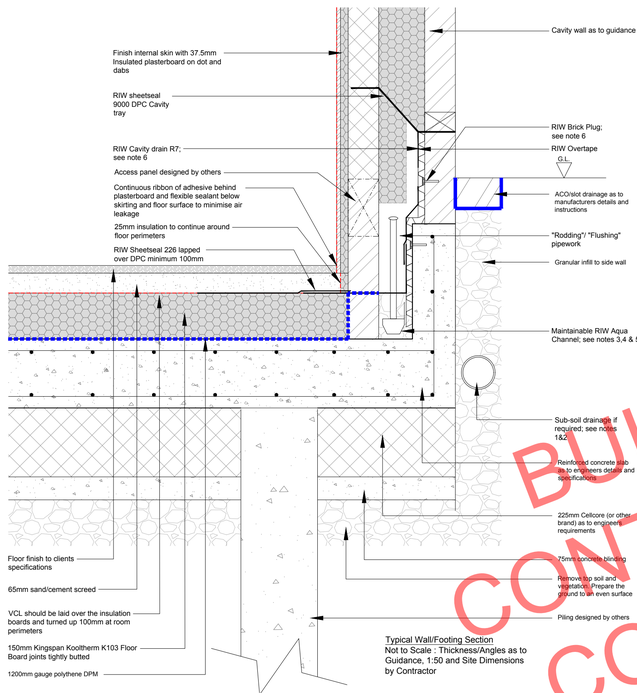
Typical Warm Roof Eaves Detail
Not to Scale : Thickness/Angles as to Guidance, 1:50 and Site Dimensions by Contractor



Timber Stud Partition - Section View
Not to Scale : Thickness/Angles as to Guidance, 1:50 and Site Dimensions by Contractor



Typical Window Section
Not to Scale : Thickness/Angles as to Guidance, 1:50 and Site Dimensions by Contractor



Typical Wall/Footing Section
Not to Scale : Thickness/Angles as to Guidance, 1:50 and Site Dimensions by Contractor

General Notes & Guidance:
This drawing must be read in conjunction with the latest RIW Product Literature.

All waterproofing details shown herein must receive approval from the design team or appointed designer before implementation on site, these waterproofing details may have other impacts on the structure and these impacts must be assessed and understood by the design team or appointed designer.

BS8102:2009; 6.2.4 The need for continuity in the waterproofing protection should also be considered when selecting a type of protection. In most circumstances, the protection should be continuous.

Drawing Notes:
1. A maintainable sub-soil drain must be provided at the base of the foundation.
2. Sub-soil drainage should be capable of discharging water away from the structure.
3. RIW Aqua Channel acts as a maintainable drainage channel, and must be installed including:
-Outlets as required to discharge water ingress. Provide 1 No. for every 50 linear metre run of channel, or 2 No. minimum. Guide only, Engineer to advise.
-Cleaning points / letting eyes as required for maintenance. Provide at changes in direction, and at 12 metre maximum intervals between.
4. RIW Aqua Channel to be placed below the floor membrane, to allow for the collection of water.
5. RIW Aqua Channel can be bedded in 20mm minimum single sized aggregate, to secure it and promote drainage.
6. RIW Brick Plug fix the RIW Cavity Drain to the wall, and allow for fixing of screw-in type wall ties, etc.
7. This detail is only suitable for shallow basement constructions with a low or variable water table (as defined in BS8102:2009).
8. RIW only details masonry constructions in conjunction with a wall drainage system to help
reduce hydrostatic pressure acting on the structure. Drains should be subjected to regular inspections.

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For structural notes, refer to engineers calculations.
Doc Reference: MCM1488/01B Issue Date: Jan.2025

For SAP and Water Calculations, refer to supporting documenters by T16 Design
Doc Reference: 6009 Issue Date: Dec.2025

0 0.1 0.2 0.3 0.4 0.5 0.6m
SCALE: 1:10
0 1 2 3m
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SITE
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DRAWING TITLE
Proposed Sections and Typical Section Details

DRAWINGS STATUS
Building Control For Comments

SCALE	DATE	DRAWN	CHECKED
As Noted @ A1	*Jan 2025*	*E.B.*	*P.C.*

DRAWING NO. *2165/H_BC: SH5* REVISION *A*