



The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

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.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

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 125mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

Provide 600mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

Provide a 1600g (400 um) radon membrane under floor slab lapped 300mm double welded and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

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.

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.

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.

For uniformly distributed loads and standard 2 storey domestic loadings only

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels, 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

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

Independent lintels to have an insulated cavity closure between the inner and outer lintel. Common leaf lintels base plates should not be continuous and the lintel core to be insulated.

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

To meet min U value required of $0.18 \text{ W/m}^2\text{K}$

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex GA4000 insulation.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

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.

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

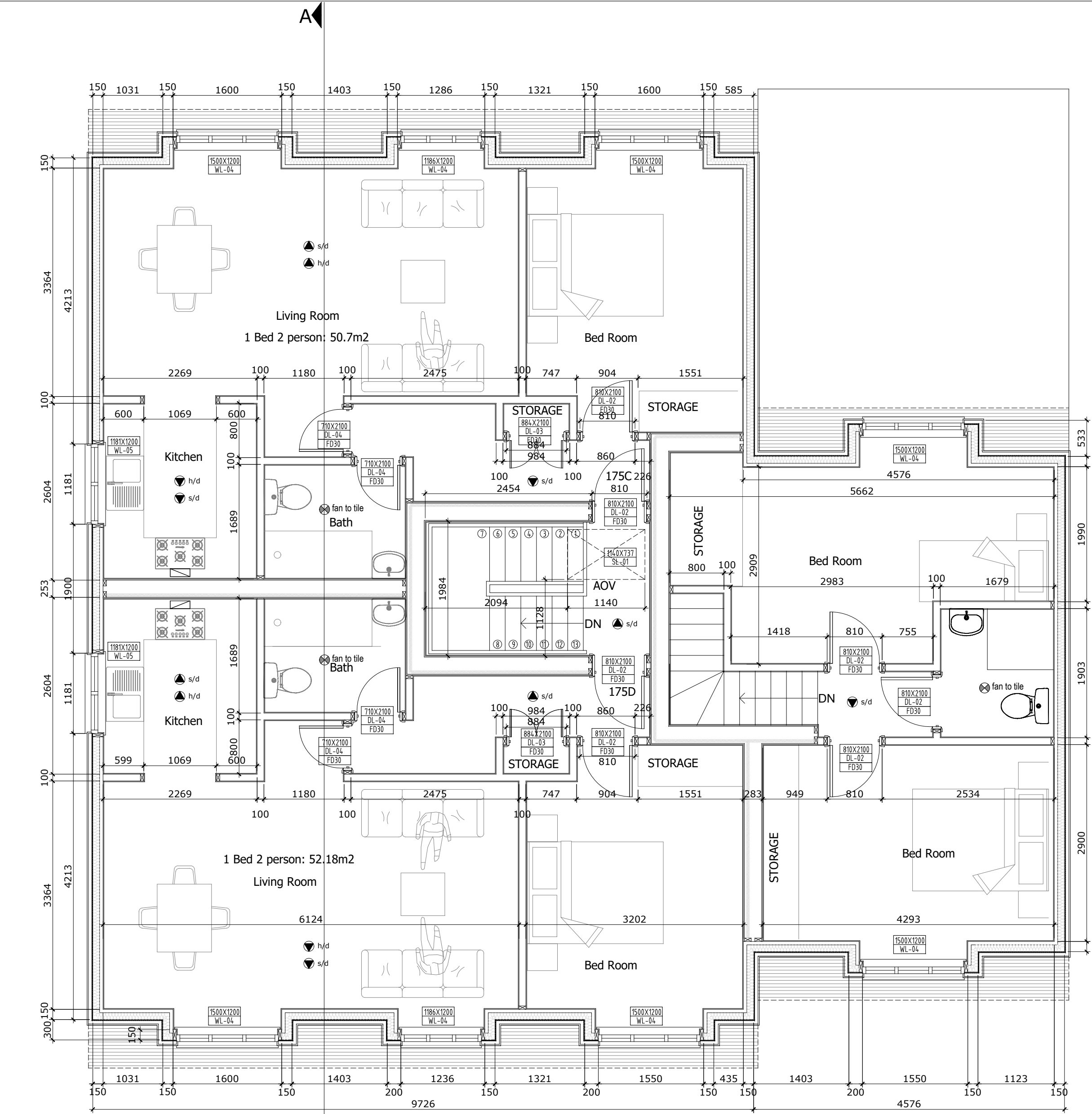
To achieve minimum U Value of $0.18 \text{ W/m}^2\text{K}$

Provide 100mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm, 0.45 W/m²K standard block. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.



Architecture, Interior, Project Management, Construction

CLIENT	HD Developments London LTD
ADDRESS	173 - 175 Station Road, West Drayton, UB7 7NQ
SCALE	1:50
PROJECT	BUILDING REGULATIONS DRAWING



LOFT FLOOR PLAN (SCALE 1:50)

PITCHED ROOF INSULATION AT CEILING LEVEL
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

To achieve U value of 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable felt supported on 50 x 170mm grade C24 rafters at max 400mm centres, max span 4.69m. Rafters supported on 100 x 50mm sw wall plates. Insulation at ceiling level to be 150mm XR4000 Celotex between ceiling joists with a further 40mm TB4000 over joists. 18mm chipboard to be provided over insulation. Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide cavity tray where roof meets existing wall. Where required provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation and provide mono pitched roofs with ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres. Loft hatches should be suitable designed and installed to ensure optimum air tightness.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D 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.

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.

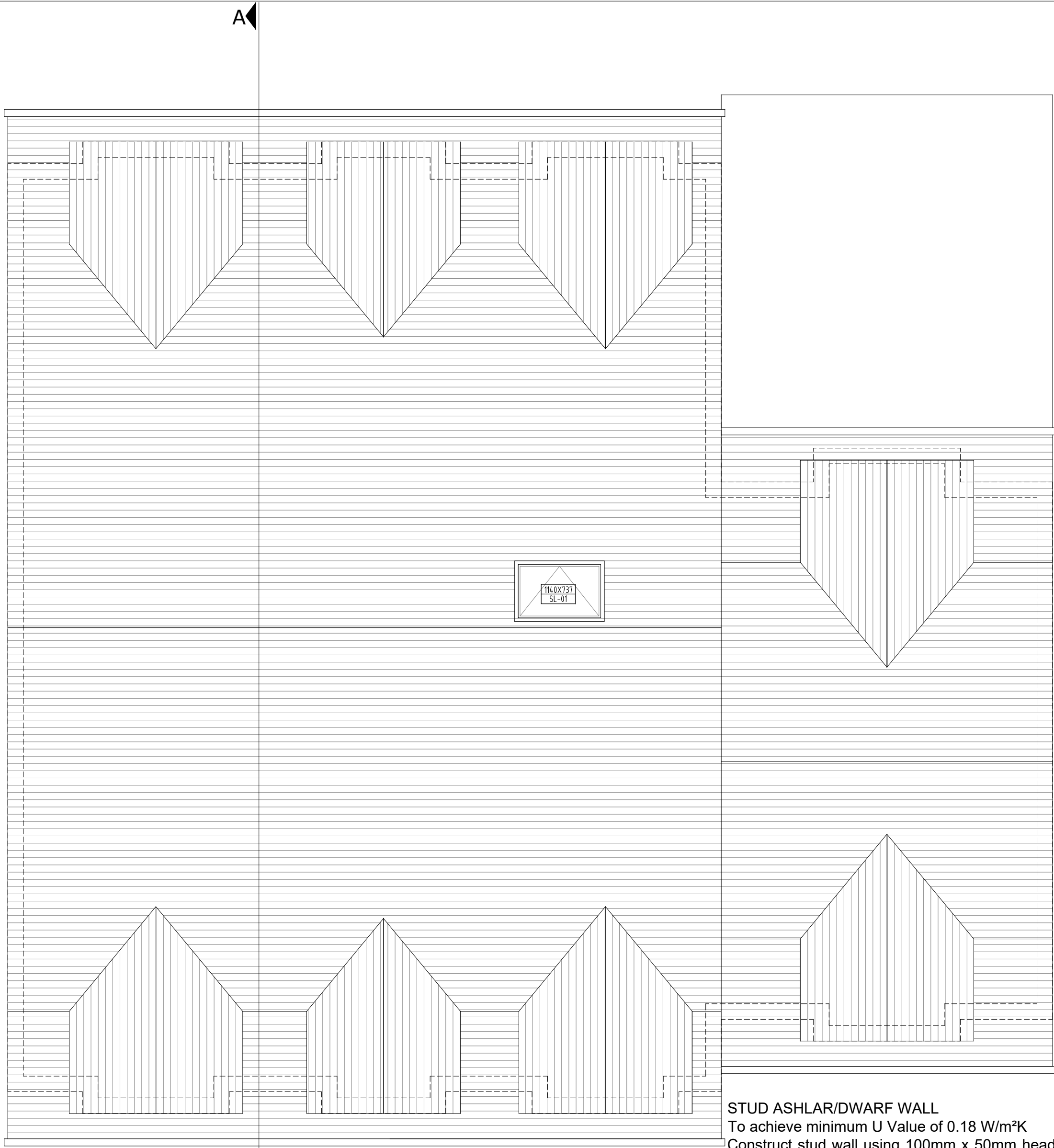
STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread 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.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barrier where required. Trays and cavity barriers to be installed according to manufacturer's details.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

VENTILATED FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 0.15 W/m²K
Glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, on 18mm exterior grade plywood, laid on firings to give a 1:40 fall on 50 x 170mm grade C24 timber joists at 400 ctrs max span 3.89m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 120mm Celotex GA4000 between joists and 50mm under joists. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

UPGRADE OF EXISTING FLOORS
Ensure first floor achieves modified half-hour fire resistance. New second floor –Joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations) Provide min 20mm t and g chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). 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.



ROOF PLAN (SCALE 1:50)

PURGE VENTILATION
Minimum total area of opening in accordance with Table 1.4 Approved Document F1.
Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room. Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room. Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. 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.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

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. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Iso wool 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.

STUD ASHLAR/DWARK WALL
To achieve minimum U Value of 0.18 W/m²K
Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

DORMER CONSTRUCTION
To achieve minimum U Value of 0.18 W/m²K
Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation to be 120mm Celotex XR4000 between studs with 25mm Celotex TB4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2 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 3m 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.

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.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. 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. Intermittent extract fans to BS EN 13141-4. 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.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm 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 doubled up to sides and suitable flashings etc.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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. 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 VENTILATION
Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm², and to wet rooms at a rate of min 5000mm². Background ventilators to be tested to BS EN 13141-1. Background ventilator equivalent area and operation to be measured and recorded.

FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

C2. CONDENSATION
Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated. Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary. The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01 and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings to be followed.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, 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.

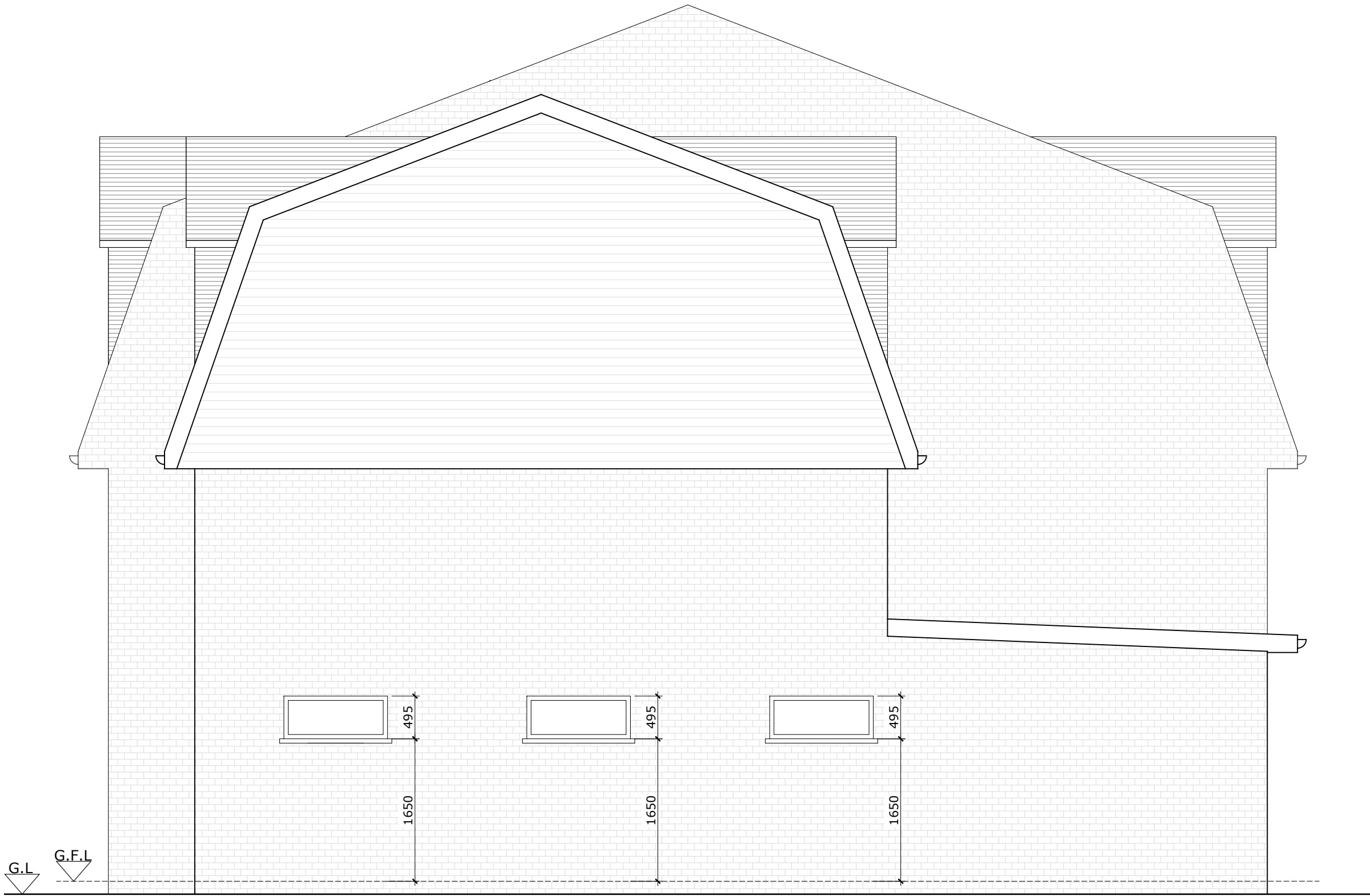


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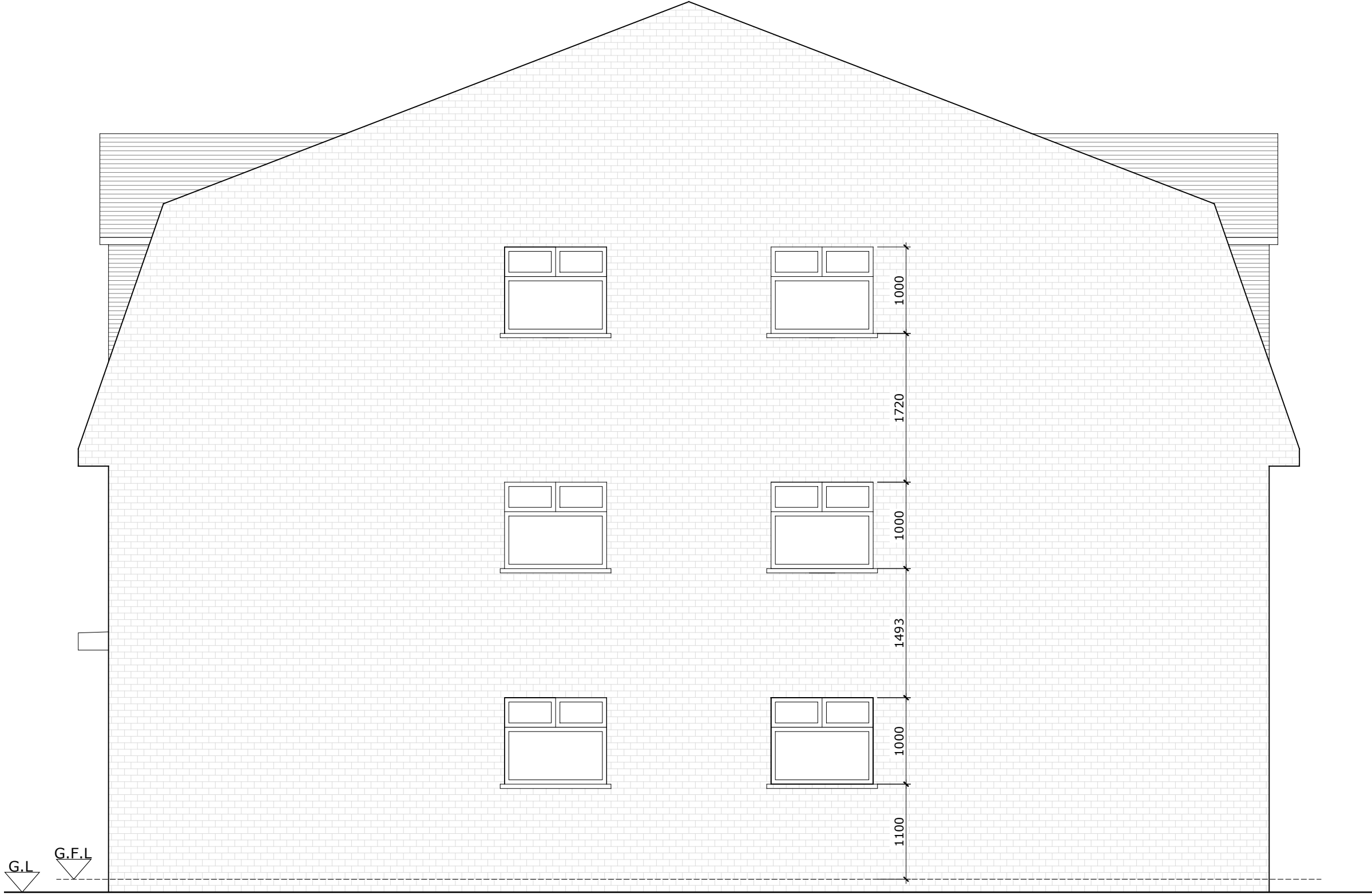
FRONT ELEVATION (SCALE 1:50)



RIGHT ELEVATION (SCALE 1:50)



REAR ELEVATION (SCALE 1:50)



LEFT ELEVATION (SCALE 1:50)

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2 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-vac traps to be used).
Wash basin - 1.7m for 32mm pipe 3m 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.

INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm ctrs (see engineer's calculation for sizes and details). Lay 100mm 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. 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.

WATER EFFICIENCY
The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2. Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' and results submitted to building control before works commence on site.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below;
WC 5/3 (dual flush)
Taps (excluding kitchen taps) 4
Baths 180
Shower 8
Kitchen sink taps 6
Washing machine 8.17 (not supplied)
Dishwasher 1.25 (not supplied)
Water recycling 0 (not supplied)
Predicted per capita consumption (Code) 103.28

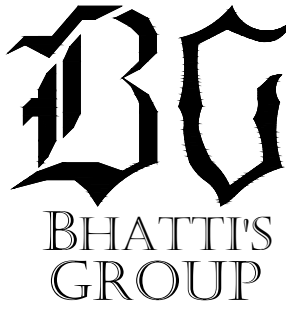
COLD WATER SUPPLY
There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where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

MEANS OF ESCAPE – (Internal planning of flat)
All flats to be provided with a protected entrance hall (lobby) with half hour partitions between the hall and all room. Entrance hall to lead directly to a protected common hallway or lobby. The travel distance from the flat entrance door to the door to any habitable room not to be greater than 9m. Inner rooms are not acceptable.
All doors from rooms on to the entrance hall must be FD20 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level.

SOUND PROTECTION AND TESTING
Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.
Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.
If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.
Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

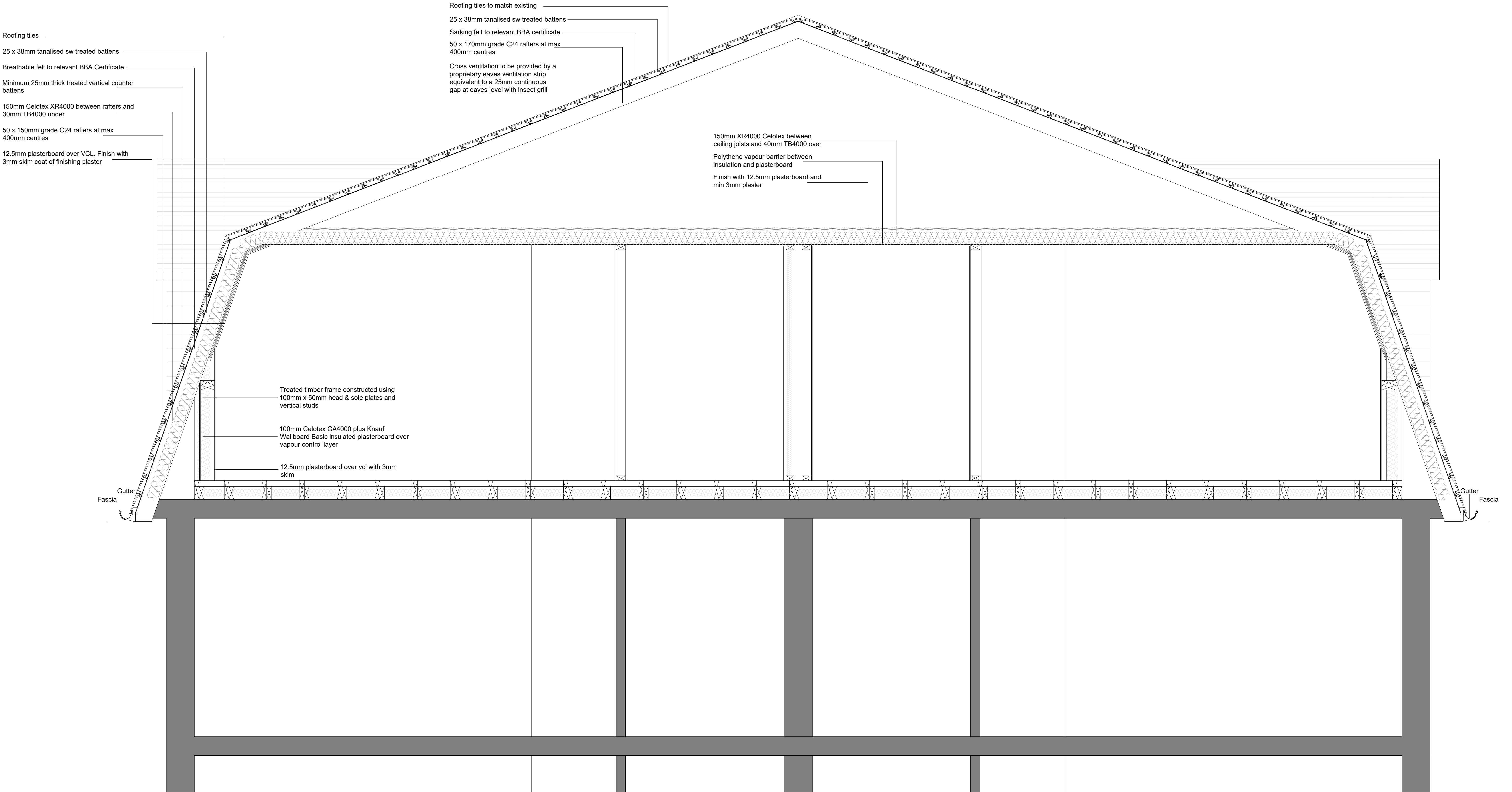
HOT WATER SUPPLY
All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also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

TIMBER FRAMED SEPARATING WALL
Approved Document E Wall Type 4.1
Construct two parallel timber frames using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details & calculations, ensuring a minimum distance of 200mm is provided between inside faces of the two frames. Provide two layers of plasterboard with staggered joints each side of frame, each sheet to have a minimum mass per unit area 10kg/m² (for example Gyproc Soundbloc). Provide 50mm of mineral wool batts, Crown Acoustic Partition Roll or Isowool APR 1200, with a minimum density 10kg/m³ between the studs of the frames. Stagger all sockets on opposite sides of the separating wall by a min of 150mm.
Care to be taken at junctions to block air paths using timber blocking or joists as detailed in Approved Document E.



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SECTION A-A (SCALE 1:20)



Architecture, Interior, Project Management, Construction

CLIENT	HD Developments London LTD
ADDRESS	173 - 175 Station Road, West Drayton, UB7 7NQ
SCALE	1:20
PROJECT	BUILDING REGULATIONS DRAWING