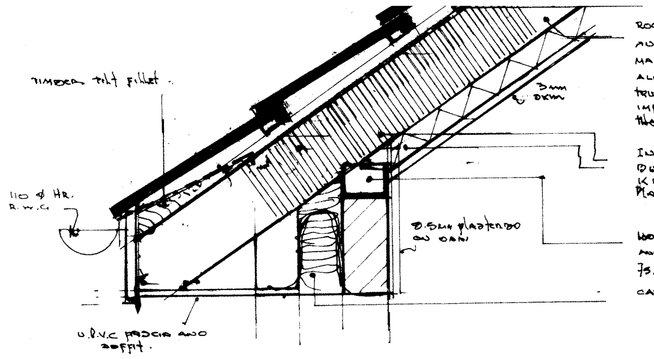
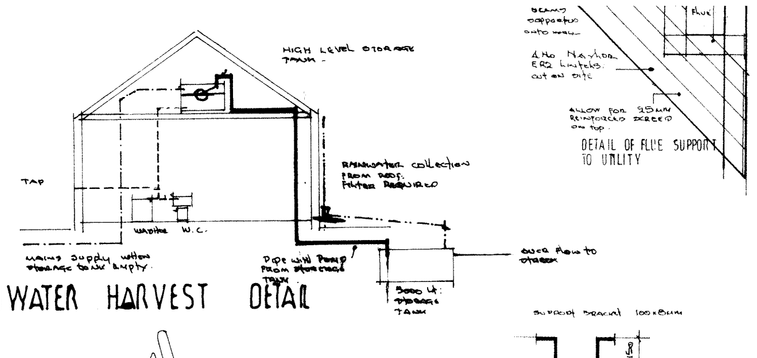
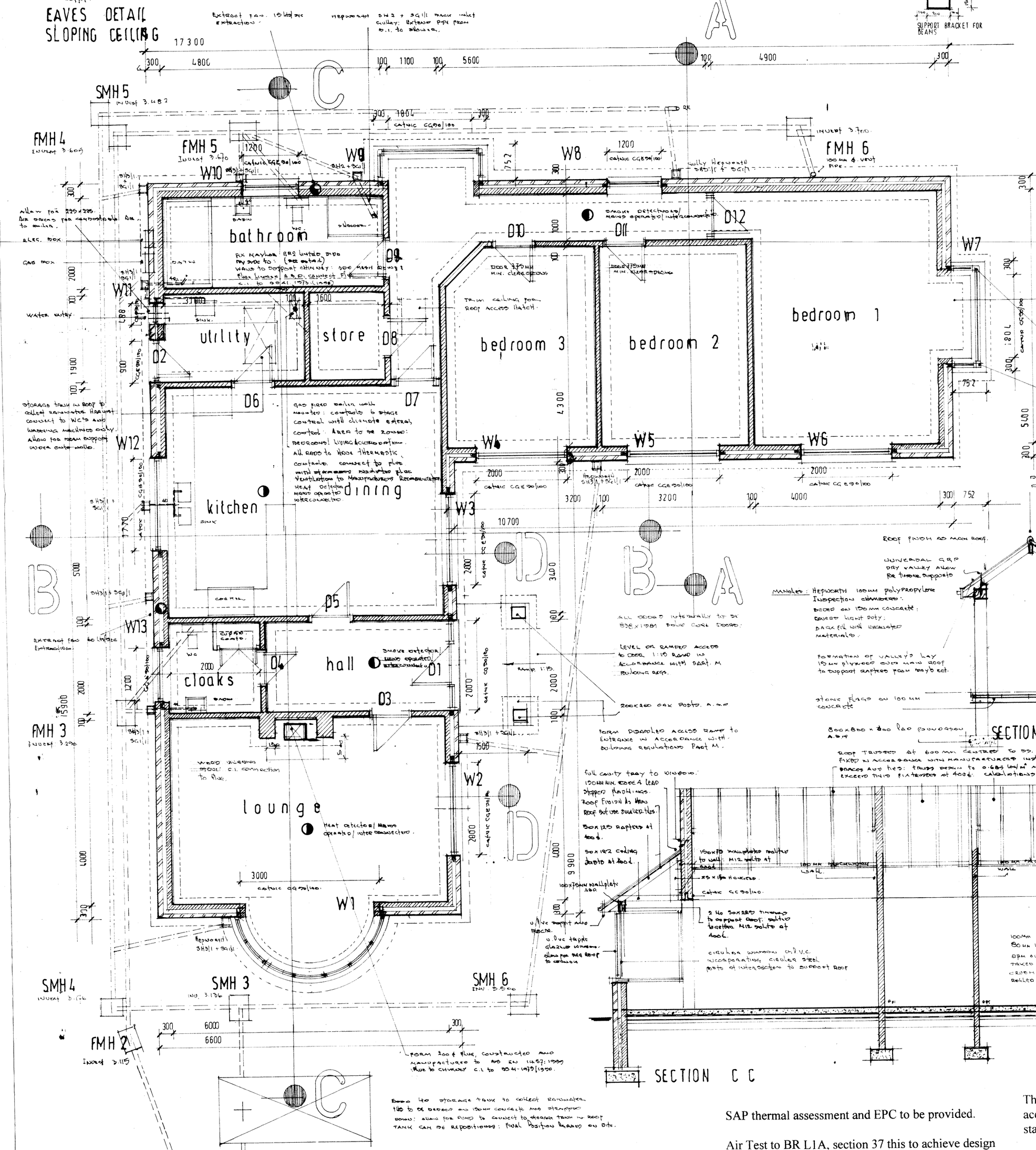



EAVES DETAIL SLOPING CEILING




RAINWATER HARVEST DETAIL




GROUND FLOOR PLAN




SAP thermal assessment and EPC to be provided.

Air Test to BR L1A, section 37 this to achieve design 10m cub 9H msqO @ P.a.

The Building to comply with the standard Robust Details in accordance with the Building Regulations, and with all standard details in connection with NHBC.

is to carry out the works to make themselves fully cov. regulations so that he works complies, as all items requi. regulations may not be shown on this drawing.

**Insurance** The contractor/client to take out the necessary ins. laid down in the standard forms of building contract eg JCT fo. present day equivalent.

**Demolition:** Care to be taken when carrying out this work and allow fo. all necessary props, shoring ad temporary covers to keep the building structurally safe and water tight at all times. If the contractor is not sure, a structural engineer must be appointed by him to make sure the building is structurally safe at all times.

**Excavation and Earthworks.** Excavations shall be executed in accordance with CP 101 for 'Foundations and Earthworks' and CP 102: 1973 "protection of buildings from water from ground". All backfilling to be carried out in crushed rock sulphur free in layers not exceeding 150mm each layer well rolled. If filling over 600mm is required base slab design to be a suspended slab with reinforcement will be required Structural Engineer design will be forwarded for approval. All work to be in accordance with Part C of the Building Regulations

**Foundations:** Cement used to comply to BS 1978, sand and coarse aggregate to BS 882 1983 ready mixed to BS 1926. foundations to be constructed in accordance with CP 2004 192. All concrete work including reinforcement shall comply to CP 101 "Foundations and sub-structures" and CP114 "Structural use of normal reinforcement in buildings" Foundation basic to be taken down to min 1600Mn² bearing (1.5 tons) and constructed in accordance with F1 and E2. Any soft pockets encountered to be made up in mass concrete

Foundation depth shown on drawings are min. requirements. These to be taken down to solid ground. Final depth to be agreed on site with LABC

Concrete design as follows: - C20 Lean mix
C25 Foundations and base slabs
C30 Reinforcement
C35 Restricted reinforcement

**Brickwork and blockwork** To be executed in accordance with CP 121 pt 1 and CP 122 and bs 5628 Code of Practice for structural use of masonry. All bricks to BS 3921. Solid brick walls shall be built in English Bond, half brick walls and cavity brickwork to be built in stretcher bond. Cavity ties to BS1180 Part 2 and spaced at 750mm centres horizontally, and 450mm vertical centres, double up around windows and door openings. Rake out and re-point any defective brickwork in 1 to 3 mix. Allow for lateral support to floors and gable with metal straps at 1.2mts centres. Walls to be constructed in accordance with Building Regulations A1 - 3 part C. Cavities to be closed to all external openings with Thermabate cavity closers or similar approved

**DPC and Cavity Trays:** These to be placed around all external openings, bitumen DPC and cavity trays to be Hessian based to conform to BS 747 type 5A and in accordance with CP 102 1973 : Protection of buildings against water from the ground . All to be carried out to comply with CP C4 HR Solid floors to have DPM of 1200 sequence with joints lapped : sealed and turned up under dpc, or 1 existing slabs allow for three coats of cold applied solution with protection screed.

**Steelwork.** All steelwork sizes shown on this drawing are provisional and the contractor must have these clarified by a structural engineer before fixing.

**Carpentry and Joinery:** Timer used to comply with BS 4978 1975 timber grades for structural use and BS 5268 : Code of Practice for structural use of timbers. Floor boards to BS 1297. All to be constructed in accordance with Building Regulations A1-2 part 8. All new structural timbers to be treated with an approved timber preservative treatment All timbers used to be GS quality SC3

**Cavity Insulation:** If cavity insulation is to be used this to be in accordance With BS 5617 and 5618 and to BS 6288 if urea-formaldehyde foam is used

Generally this to be rolled insulation and built into cavity as work proceeds

**Plumbing and Engineering:** All pipework to be carried out in copper Size to suit the requirements of the local water authority Waste runs to be to BS 5572 1978. Access to be provided at all changes of direction and all pipework to be accessible for there complete length. All work to carried out in accordance with the water authority recommendations and in conformity with H1 of the HR. Rainwater drainage to in strict accordance with H3 of HR. And to be unplasterised PVC to BS 4514 and 4576. The installation to be carried out by a registered corgi person

All the installation to comply with part G (Sanitation Hot Water Safety and Water Efficiency of the building regulations.

**Lintels:** Lintels generally to be Catnic or other approved. Agrice ment cert 85/1009 Allow for 150mm min. bearing. If fire rating required render with 15mm sand and cement to give 1 h fire protection All lintels to be filled with insulation / the contractor is advised to forward a copy of this drawings to Catnic to confirm the lintel type before work starts on site

**Drainage:** All drainage to be carried out in accordance with part H1 section 1 of the HR And to BS 8301 1985. All pipes to be flexible mounted and encased in 300mm gravel where pipes are within 100mm of concrete slab or 300mm of the Building. Pipes to be encased in 150mm concrete with 12mm flexcell expansion joints at all flexible joints. Drains passing through walls to have rocker pipes. All pipes are to be Hepworth Super Seal or other approved

The building to comply with all regulations stated within Part G dated April 2010

**Plastering;** All plasterboard shall be gypsum baseboard conforming to BS 1230. All plastering generally shall be 10mm bonding plaster and 3mm carlite finishing coat where blocks are used. All internal plastering to CP 211. Internal plastering generally to be 9.5mm baseboard, bed and dab to Blockwork and skimmed

**Ventilation:** this to be provided with natural and mechanical to give 3 air changes per hr Natural ventilation to all areas of at least 1/20th of floor area with mechanical ventilation of 60Litres/ sec to kitchen, 30Litres/sec to utilities and 15 Lits/ sec to bathrooms/shower room All windows of habitable rooms to have top rail ventilation of 8000mm sq mm and 4000 sq mm for none habitable rooms

**Glazing:** All glazing to doors or within 3600mm horizontally if less than 1500mm above floor level and any windows less than 800mm above floor level to be glazed in safety glass All new windows to be double glazed with 4mm optiwhite, 16mm gas filled space between glass, and Pilkington's K glass. This to give a min 1.6OW/msqK u value

**Staircases:** All staircases to comply with the requirements of part K of the Building Regulations and in conformity with BS 5809 Part 1 1989 for wooden staircases.

**Fuel and Power Conservation:** All structure to comply with Part L rev 2010 of the Building Regulations, and adequate insulation to be provides to give the following u values -

| Building Type | Walls | Roof | Floors | Windows | Flat roof |
|---|---|---|---|---|---|
| Domestic new | 0.30 | 0.20 | 0.25 | 1.60 | |
| Domestic extensions | 0.28 0.18rl | 0.16cl | 0.22 | 1.60 | 0.18 |
| Commercial new | 0.35 | 0.25 | 0.25 | 2.20 | |
| existing | 0.28 0.18rl | 0.16cl | 0.22 | | 0.18 |

Air pressure test to be provided on completion to all new buildings to give a design max 10m(cubth msq) at 50 P.a in accordance with HR part L for new dwellings

**Electrical:** All new electrical work to be carried out in accordance with BS 7671 2001 or equivalent standard approval by a member of the I.E.E. and to include electrical certification Also all installations to e carried out to I.E.E. on site guides On completion the approved forniscertifies must be forwarded to the Local Authority before any final building certification can be issued.

**Lighting:** Extension to have a level of efficient light fittings to comply with domestic saving compliance 2010 recommendations eg three on four fixed light fittings

**Boiler:** Where new boiler is to be fitted this to be installed in accordance with the Domestic Heating Compliance guide and provided with a commissioning certificate on completion All controls to be fully automatic, with zoning where possible, and with a full climate control and thermostatic valves to all radiators.

**Large Extensions.** Smoke detection and alarms systems for large extensions to a category 1 D2 standard to BS 5839 part 6 for large houses which exceed 200 sq mts per storey

**Bin Storage:** An area to be allowed for storage of three large domestic bins to all new development Position to be agreed on site

| No. | Revision | Date |
|---|---|---|
| A | Plan and section details added. | 15.6.12 |

REVISIONS

The Party Wall Act 1996: Work shown on this drawing may be covered by this Act. Building owners intending to carry out work covered by this Act must give in writing of intended Works to all the relevant adjoining owners.

As proposed


**ARCHTREND DESIGN**
122 Waggs Road
Congleton
Cheshire
tel/fax 01260 274221
e mail sb4221@aol.com.


Proposed bungalow in rear garden of
33 Halls Road, Biddulph,
Stoke on Trent ST8 6DD
for
Mr and Mrs Clews.

Dwg. No. 2792/02/A

Scale: 1:50 1:100