

FOUNDATIONS

300mm external cavity walls to have 600mm wide concrete trench fill foundations. (100mm partition to have 300mm wide)*

Concrete mix for foundations to be :
GEN3 designated concrete mix in accordance with BS 5328

If sulphates are present, the mix should be in accordance with table 6.1 of BS 8110 : Part 1: 1995 or F06 and Table 3 of the NHBC handbook.

Depth according to ground conditions in load bearing sub-soil and Local Authority approval.

* it is recommended that client produces trial holes on site for inspection by independant structural engineer, to enable design of foundations. eg trench fill with ground bearing slab or block and beam, OR pile foundations with ground beam supporting block and beam floor.

SOAKAWAYS

form soakaways min. 5000mm from buildings, 1000mm dia. x 1000mm deep, filled with clean broken hardcore, up to top soil level, plastic sheet over, top soil finish. size subject to soil porosity test. OR to existing surface water drains if available.

PROTECTION OF PIPES

where pipes have less than the minimum recommended cover (600mm under footpaths and 900mm under driveways), then pipes should be protected from damage by a 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.

DRAUGHT SEALS

provide draught stripping in the frames of openable windows and doors, ensure boxing for concealed services is sealed at floor and ceiling levels, and seal piped services where they penetrate or project into hollow constructions or voids.

RAINWATER GOODS

68mm square rainwater pipes, 100 dia hr mm gutters

HEATING + PLUMBING

Allow to extend existing system to all new areas. Radiator and thermostat positions to be agreed with the client.

All work to be undertaken by qualified and competent plumber / heating engineer.

All work to be tested & commissioned on completion and all guarantees, warranties, instruction books are to be given to the client.

The installer and / or building contractor should show and explain the workings of the system to the client at time of handover.

Taps to have a thermostatic mixer to ensure the temperature of the water leaving the tap will not exceed 48°C.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and tested by a person competent to do so. Electrical Installation Certificate to BS 7671 required prior to issuing Building Regulation completion certificate.

INTERNAL PARTITIONS

100mm concrete blockwork with min. mass per unit area (excluding finish) of 120 kg/m², with render and skim finish.

timber studwork consisting of 75x50mm studs @ 400mm c/c with adequate noggin pieces, single layer of 12.5mm Gyproc Wallboard or Soundbloc each side (min. mass per unit area 10kg/m²) and skim. insert min. 25mm unfaced mineral wool batts or quilt with min. density of 10kg/m³ between studs. (eg Rockwool Rollbatts). all joints well sealed. plasterboard to be fixed with 40mm galvanised plasterboard nails at maximum 150mm centres. Ensure all edges of board are supported with 68x68mm timber noggins. Tape all joints with reinforced skim and finish with 3mm smooth plaster skim. Allow for providing noggins to support fixings such as bathroom fittings and boxing in.

NOTE: To areas that are prone to moisture and are to be tiled, use a wediboard or aquaboard instead of plasterboard.

To walls that require support for hanging sanitary ware or units then allow for noggins as required and an additional layer of 18mm WBP ply fixed to the relevant face of partition glued and screwed back to studwork.

WINDOWS + DOORS (GLAZING)

Windows to have max. U value 1.6 and be double glazed using low E glass. External Doors max. U value 1.8

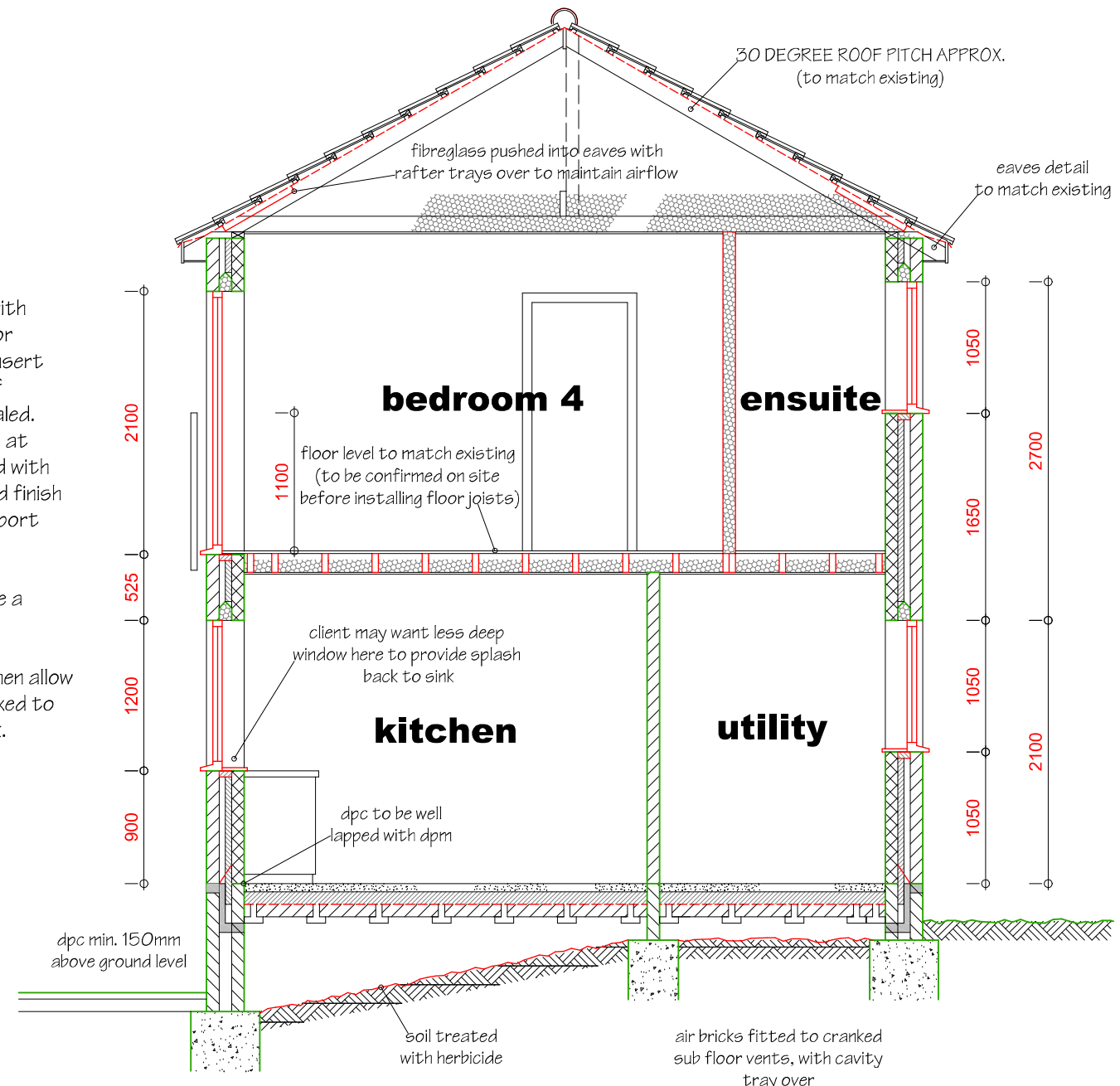
Glazing: all glazing in windows less than 800mm above floor level or 1500mm for doors and side panels within 300mm of doors, shall comprise toughened or laminated glass or annealed of suitable thickness for its area or by providing a protective screen. (fully complying with Approved Document Part N)

WINDOWS + DOORS (ESCAPE)

new bedroom to have emergency egress window, of min. 0.33 sq.m. area. window to have minimum clear unobstructed opening height and width of 450mm. Therefore the window size needs to provide min. clear opening of 450mm x 740mm. (use correct egress hinges).

SMOKE ALARM

Electrical installation to include for the fitting of smoke alarms. All alarms to be hard wired both to mains supply and to each other so that on the activation of one alarm, all other alarms in the system will sound (also to have battery back-up). Note alarms to be min. 300mm from walls and light fittings, and within 7.5metres of the door of every habitable room. All to BS5839:Part 1



SECTION

NOTE THIS DRAWING HAS NOT BEEN CHECKED OR APPROVED BY BUILDING CONTROL

KEVIN SMITH Architectural Services

7 Ludlow Close, Frome, Somerset. BA11 2ES

TEL. 07946 678348 WEB. www.kevinpsmith.co.uk

Client **MR + MRS PALMER**

Job **PROPOSALS AT 63 ROBINS LANE, FROME, SOMERSET**

Title **BUILDING REGULATION DETAILS (SECTION + NOTES 1)**

Scales **1:50**

Date **APRIL 2017**

Ref No **1836 / 10**