

12 Ellsmore Meadow - Proposed Ground Floor Plan Building Regulations

Notes

© This drawing is the copyright of Cowley Design and may not be reproduced or used except by written permission. Figured dimensions to have precedence over scaling. Read this drawing in conjunction with the outline specification. Check site dimensions prior to fabrication, etc.

Whether specifically stated or not, all work is to comply with: The Building Regulations The client's Brief agreed with the Builder.

The Client will be responsible for appointing the Builder and for providing contract administration services on the project. After submission of the building regulation application, the Builder will be responsible for complying with the building regulations and liaising fully with the Local Authority Building Control.

The proposed works may affect the adjoining owners property as prescribed in the Party Wall etc. Act 1996. The client is required to seek independent advice from a Party Wall Surveyor on all matters relating to the requirements of the Act.

THIS DRAWING IS FOR PLANNING AND OUTLINE BUILDING REGULATIONS ONLY.

Notes:

NEW EXTERNAL WINDOWS AND DOORS. WHITE PVCU FRAMES TO DOORS AND WINDOWS WITH LOW EMISSIVITY GLASS. PROPRIETARY VENTILATION STRIPS TO BE FITTED TO WINDOWS TO PROVIDE 8000MM GLAZING TO WINDOWS BELOW ROOMY ABOVE FLOOR LEVEL TO BE TOUGHENED SAFETY GLASS TO BS 6206 1981 GAP BETWEEN WINDOW FRAME AND WALL TO BE FULLY SEALED BLOCKING ALL AIR PATHS ANY GLAZING TO DOORS AND SURROUNDING FRAMES WHICH IS WHOLLY OR PARTIALLY WITHIN 1500MM OF THE FLOOR LEVEL TO CONFORM TO AT LEAST CLASS C OF BS 6206. HOWEVER, IF THE SMALLER DIMENSION OF THE PANE IS GREATER THAN 900MM IT SHOULD CONFORM TO CLASS B OF BS6206 WINDOW AND DOOR FRAMES TO BE POSITIONED TO GIVE 102.5MM INSET FROM EXTERNAL BRICK FACE

STIPULATIONS & RESERVATIONS

DRAWINGS PREPARED FOR OUTLINE BUILDING REGULATION (FULL PLANS) SUBMISSION ONLY.

THE CONTRACTOR SHALL ENSURE ALL WORKS COMPLY WITH THE BUILDING REGULATIONS AND INCLUDE WITHIN THEIR TENDER FOR LIAISING FULLY WITH THE LOCAL BUILDING CONTROL OFFICER AT ALL STAGES THROUGH TO SUBMISSION OF THE COMPLETION CERTIFICATE.

THE CONTRACTOR SHALL CHECK ALL MEASUREMENTS ON SITE BEFORE COMMENCING WORKS. ANY INACCURACIES ARE TO BE QUERIED WITH THE CLIENT AND RESOLVED ACCORDINGLY.

LAYOUT AND POSITIONING OF FIXTURES AND FITTINGS ARE INDICATIVE. THE CONTRACTOR SHALL AGREE WITH THE CLIENT THE EXTENT AND LOCATION OF ALL WORKS IN RELATION TO THE REMOVAL, REINSTATEMENT AND INSTALLATION OF EXISTING AND NEW FIXTURES AND FITTINGS.

THE CLIENT IS ADVISED THE PARTY WALL ETC ACT 1996 MAY APPLY IN THIS INSTANCE AND IS ADVISED TO SEEK PROFESSIONAL ADVICE IN THIS REGARD

BEAM & LINTOLS

INSULATED 'I' LINTOLS OR SIMILAR ADJOINED WITH MINIMUM 150 MM END BEARINGS ALL TO MANUFACTURERS DETAILS, FULLY PROTECTED WITH 12.5 MM PLASTER FINISH, HALF HOUR FIRE RESISTING. SEE DRAWING FOR LINTEL TYPE.

STEEL BEAMS ON CONCRETE PADSTONES TO STRUCTURAL ENGINEERS DETAILS, PROTECTED WITH 9.5 MM GYPSUM PLASTERBOARD ON SOFTWOOD CRADLING WITH 16 MM GALV. WIRE BINDING @ 100 MM CENTRES FINISHED WITH 12.5 MM GYPSUM PLASTER.

STRUCTURAL STEELWORK

ALL BEAMS AND DETAILS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DESIGN

ELECTRICAL INSTALLATION

ELECTRICAL INSTALLATION TO BE SUPPLIED AND INSTALLED COMPLETE BY A NICEIC REGISTERED ELECTRICIAN OR A COMPETENT PERSON REGISTERED WITH AN APPROVED SCHEME, IN ACCORDANCE WITH EE REGULATIONS AND PART P OF THE BUILDING REGULATIONS, INCLUDING ALL LIGHTING, SMALL POWER AND FULLY CONCEALED WIRING. ALL ELECTRICAL TEST CERTIFICATES TO BE HANDED OVER TO THE BUILDING CONTROL OFFICER FOR APPROVAL FOLLOWING SATISFACTORY COMPLETION OF THE WORKS.

ENSURE THAT SWITCHES AND SOCKET OUTLETS 450mm HIGH FROM FINISHED FLOOR LEVEL AND NO HIGHER THAN 1200mm FROM FINISHED FLOOR LEVEL

ENERGY EFFICIENT LIGHTING

UNDER PART L AT LEAST 75% OF ALL LIGHTING MUST BE LOW ENERGY.

VENTILATION

PURGE VENTILATION: DOOR, WINDOW AND ROOFLIGHT VENTILATION OPENINGS TO BE MINIMUM ONE-TWENTIETH FLOOR AREA OF HABITABLE ROOMS, PARTLY 1.75 METRES ABOVE FLOOR LEVEL FOR WINDOWS AND ROOFLIGHTS.

INTERMITTENT MECHANICAL EXTRACT VENTILATION TO KITCHENS OPERABLE AT MINIMUM 30 L/S WHERE POSITIONED ADJACENT TO A HOB, 40 L/S ELSEWHERE, TO UTILITY ROOMS OPERABLE AT 30 L/S, TO BATHROOMS OPERABLE AT MINIMUM 15 L/S, AND WATER CLOSETS OPERABLE AT 6 L/S. FANS INSTALLATION FOR KITCHENS, BATHROOMS AND UTILITY ROOMS SHALL BE FITTED WITH HUMIDISTAT AND MANUAL OVERRIDE CONTROL. FAN INSTALLATION TO WATER CLOSETS TO PROVIDE MINIMUM 3 AIR CHANGES/HOUR, SWITCHED WITH LIGHTING AND INCORPORATE A 15 MINUTE DELAY TIMER. FANS TO BE POSITIONED AT LEAST 0.5m FROM BACKGROUND VENTILATORS.

BACKGROUND VENTILATION: PROVIDE CONTROLLABLE TRICKLE HEAD VENTILATORS TO NEW/EXISTING WINDOWS, PROVIDING AT LEAST 8000 SQMM TO BUILDING REGULATION REQUIREMENTS.

COMBUSTION APPLIANCES (PART J)

EACH ROOM CONTAINING AN OPEN FIRE IS TO BE PROVIDED WITH A PERMANENTLY OPEN-AIR VENT OF AT LEAST 30% OF THE GROSS SECTIONAL AREA OF THE FLUE. OPEN FIRES TO HAVE MIN 2000mm FLUE PIPE OR A RECTANGULAR/SQUARE FLUE OF THE SAME CROSS-SECTIONAL AREA WITH A MIN DIMENSION OF 175MM. FLUES ARE TO BE TERMINATED TO EXTERNAL AIR AS SHOWN IN DIAGRAM 2.1 (PART J)

HEARTHIS TO OPEN FIRES ARE TO BE NON-COMBUSTIBLE (EG CONCRETE WITH A MINIMUM THICKNESS OF 125MM). HEARTHIS ARE TO PROJECT FORWARDS A MINIMUM OF 500MM FROM CHIMNEY JAMB AND AT SIDES 150MM (SEE DIAGRAM 2.8 PART J)

FIRE PLACE RECESSES ARE TO BE CONSTRUCTED AS DIAGRAM 2.12 (PART J)

THE INSTALLER SHALL PROVIDE THE FOLLOWING INFORMATION:

A SIGNED CHECKLIST AS (APPENDIX A PART J)

PROVIDE AND FIX A NOTICE PLATE APPERTAINING TO EACH FLUE AS DIAGRAM 1.9 PART J)

FIRE PROTECTION

PROVIDE SELF-CONTAINED MANS OPERATED SMOKE DETECTOR WITH BATTERY BACK-UP AT EACH FLOOR LEVEL COMPLETE WITH APPROPRIATE FUSED SPUR SEPARATELY WIRED TO THE ELECTRICAL SYSTEM, ALL IN ACCORDANCE WITH BS 5446: PART 1 AND BS 5838. SMOKE DETECTION SHALL BE INTERLINKED THROUGHOUT INCLUDING, WHERE NECESSARY, HEAT DETECTOR LOCATED IN KITCHEN AND BE CONNECTED DIRECTLY TO THE CONSUMER UNIT OR FIRST FLOOR LIGHTING CIRCUIT.

DOORS & WINDOWS

WINDOWS, AND ROOFLIGHTS TO BE DOUBLE GLAZED TO MEET THERMAL PERFORMANCE REQUIREMENTS OF 1.4 W/SQM K, EXTERNAL DOORS 2.0W/M²K OR BETTER. THE CONTRACTOR SHALL AGREE THE MATERIAL, COLOUR AND STYLE OF THE WINDOWS WITH THE CLIENT BEFORE PLACING ANY ORDERS. WINDOWS AND DOORS TO BE MANUFACTURED AND INSTALLED BY A FENSA APPROVED INSTALLER.

PVCU DOUBLE GLAZED WINDOWS TO BS: 7412 AND BS: 7413, WITH CONTROLLABLE TRICKLE HEAD VENTILATORS THROUGHOUT MINIMUM 8000 SQMM TO HABITABLE ROOMS (LOUNGE, BEDROOMS ETC.) AND 4000 SQMM TO NON-HABITABLE ROOMS (KITCHENS, BATHROOMS, UTILITY, SANITARY ACCOMMODATION ETC.), INCLUDING LOCKING FASTENERS, PULKINGTON K DOUBLE GLAZING SET IN INTERNALLY BEADED, DRAINED AND VENTILATED REBATES NOT LESS THAN 24mm DEEP WITH PVCU OR SYNTHETIC RUBBER GLAZING GASKETS, ALL TO MEET THERMAL PERFORMANCE REQUIREMENTS OF 1.4 W/M² DEG.C.

WINDOWS BELOW 800mm AND GLAZED DOORS BELOW 1500mm INCLUDING 300mm EITHER SIDE OF THE DOOR TO BE GLAZED WITH SAFETY GLAZING TO BS: 6262. OBSCURE PATTERN GLASS TO WCs/BATHROOMS.

PART P - ELECTRICAL

PLEASE PROVIDE ELECTRICAL COMMISSIONING CERTIFICATION UPON COMPLETION OF THE WORKS.

PART Q - SECURITY

DEVELOPER TO CONFIRM THAT DOORS AND WINDOWS TO BE INSTALLED WILL ADEQUATELY RESIST UNWANTED ENTRY INTO THE BUILDING. DOORS AND WINDOWS SHOULD BE DESIGNED IN ACCORDANCE WITH THE BRITISH STANDARD PUBLICATION PAS24:2012.

PART M - ACCESS AND FACILITIES FOR DISABLED PEOPLE

LEVEL ACCESS INTO THE DWELLINGS IS PROVIDED (LEVEL THRESHOLD).

THE OWNER OF THE DWELLING SHOULD BE PROVIDED WITH SUFFICIENT INFORMATION ABOUT THE BUILDING, THE FIXED BUILDING SERVICES AND THEIR MAINTENANCE REQUIREMENTS SO THAT THE BUILDING CAN BE OPERATED IN SUCH A MANNER AS TO USE NO MORE FUEL AND POWER THAN IS REASONABLE.

ON COMPLETION AND PRIOR TO THE ISSUE OF THE FINAL CERTIFICATE I WILL REQUIRE EITHER A COPY OF THE ENERGY PERFORMANCE CERTIFICATE OR THE DIGIT CODE USED TO ESTABLISH THE EPC ON THE EPC - HCR.

EXTERNAL WALLS

WEBER.PAL M STANDARD CHALK MONOCOUCHE RENDER OR SIMILAR APPROVED. INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS ONTO 100MM BLOCKWORK (7.3N/SQMM) IN 1:1:6; CEMENT: LIME: SAND MORTAR. 100 MM CLEAN CAVITY WITH 225 MM TRIANGULAR STAINLESS STEEL CAVITY TIES WITH INSULATION RETAINING CLIPS @ 750 MM CENTRES HORIZONTALLY AND 450 MM CENTRES VERTICALLY (225 MM CENTRES VERTICALLY TO UNBONDED JAMBS). 100 MM ROCKWOOL OR SIMILAR GLASS MINERAL FIBRE AGREEMENT APPROVED FULL-FILL CAVITY INSULATION BATTIS. 150 MM MARLEY 'AQUAGUARD' OR SIMILAR FLEXIBLE VERTICAL DAMP-PROOF COURSE, 100 MM BLOCKWORK INNER LEAF (7.3 N/SQMM) THROUGHOUT, FINISHED INTERNALLY WITH 12.5 MM PLASTERBOARD ON DABS STRICTLY IN ACCORDANCE WITH ACDS, 'U' VALUE 0.28 W/M²K, INCLUDING INSULATED CAVITY CLOSERS. CONSTRUCT NEW WALLS IN ACCORDANCE WITH BS-5628:PART 3 AND PROVIDE INSULATION IN ACCORDANCE WITH BS-6676.

INSTALL MINIMUM TWO COURSE HIGH PROPRIETARY CAVITY TRAYS STEPPED TO SUIT RAKING ABUTMENTS WHERE ROOFS ABUT EXTERNAL WALLS AS MANU. BY CLUDEVALE OR CAVITY TRAYS LTD. TRAYS TO TERMINATE BY DRESSING DOWN ONTO CODE 4 LEAD FLASHINGS.

MOVEMENT JOINTS

INSTALL TO MM WIDE TIED VERTICAL MOVEMENT STRICTLY IN ACCORDANCE WITH THE GUIDANCE OF THE CHOSEN BLOCK MANUFACTURER AND IN ACCORDANCE WITH BS6093. JOINTS TO BE FORMED USING 10 MM THICK EXPANDITE HYDROCELL OR SIMILAR APPROVED BY BUILDING CONTROL AND WHIC. THE ACCESS JOINTS AT MAXIMUM 450 MM VERTICAL CENTRES USING FLAT STRIP STAINLESS STEEL TIES. MORTAR BED REINFORCEMENT TO BE INSTALLED IN ACCORDANCE WITH RENDER MANUFACTURERS RECOMMENDATIONS.

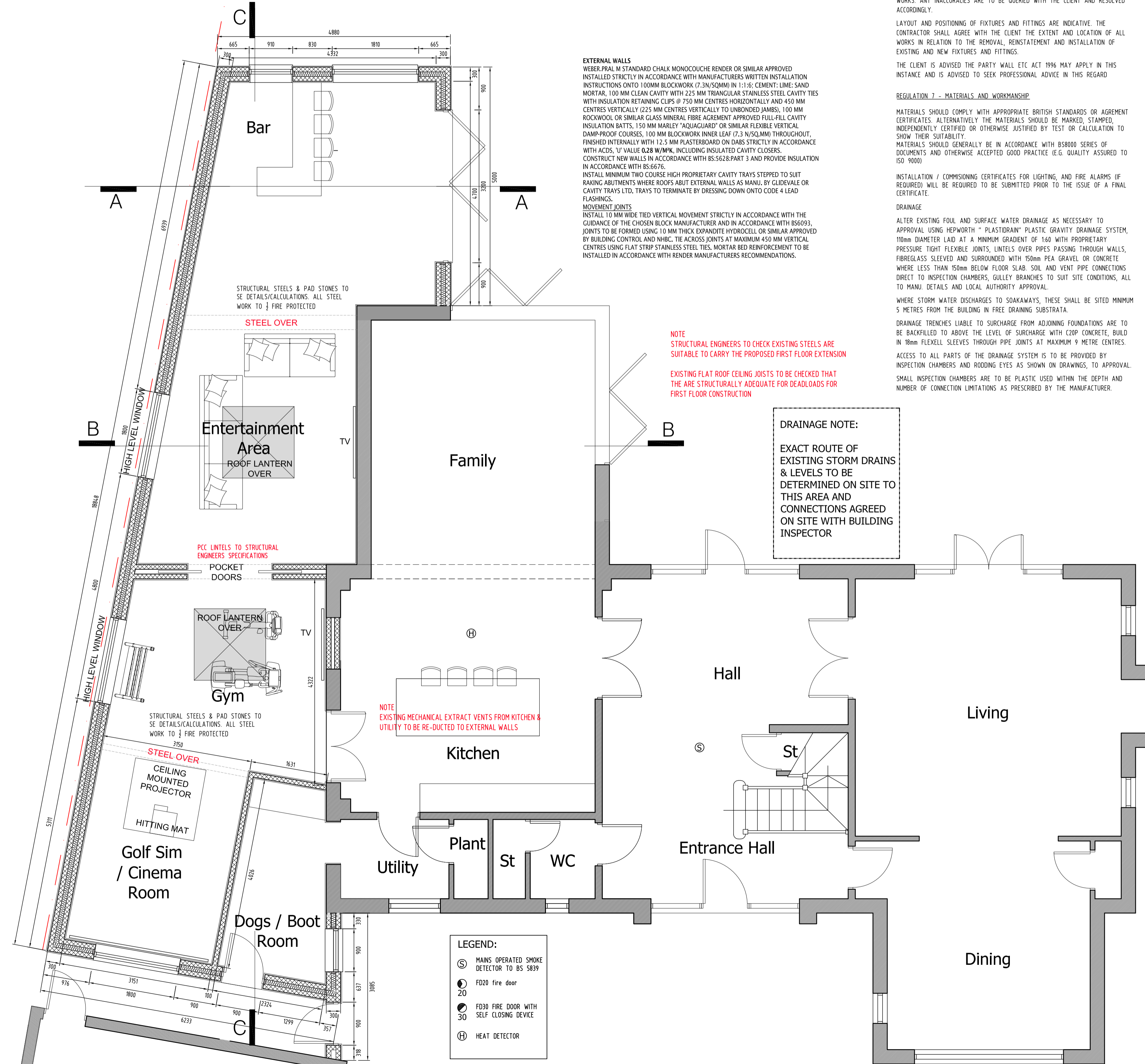
DRAINAGE NOTE:

EXACT ROUTE OF EXISTING STORM DRAINS & LEVELS TO BE DETERMINED ON SITE TO THIS AREA AND CONNECTIONS AGREED ON SITE WITH BUILDING INSPECTOR

NOTE

STRUCTURAL ENGINEERS TO CHECK EXISTING STEELS ARE SUITABLE TO CARRY THE PROPOSED FIRST FLOOR EXTENSION

EXISTING FLAT ROOF CEILING JOISTS TO BE CHECKED THAT THE ARE STRUCTURALLY ADEQUATE FOR DEADLOADS FOR FIRST FLOOR CONSTRUCTION



A 25.06.21 UPDATED FOR PLANNING SUBMISSION

REV	DATE	AMENDMENT	BY	CHK



COWLEY DESIGN
www.cowleydesignarchitects.com

MR & MRS BISHOP
12 ELLSMORE MEADOW
ALDRIDGE

BUILDING REGULATIONS
GROUND FLOOR PLAN

SCALE	1:50 / 1:100, @A1 1:100 / 1:200, @A3	DATE	FEB 2022
JOB NO	CD_21_04		
DWG NO	10	REV	

GROUND FLOOR PLAN SCALE 1:50