

**BUILDING REGULATION NOTES AND CONSTRUCTION NOTES**

**FOUNDATIONS**

To be a strip foundation. Generally to comply with CP2004 and to the Building Inspectors approval.

**GROUND FLOOR TO EXTENSION**

To comprise:-  
- 65mm 3:1 sand cement screed  
- 125mm Celotex RR FL  
- 100mm mass RC floor slab with 1 layer of A393 mesh throughtout top & bottom.  
- 1200 guage polythene Damp proof membrane  
- 50mm sand blinding  
- 150mm hardcore base.  
Damp Proof Membrane taken up walls and lapped with wall DPC to form continuous waterproof barrier.

Include 12mm Celotex RR insulation vertically to the perimetre of the external walls to prevent cold bridging (as detailed on drawings).

**EXTERNAL WALLS**

325mm cavity wall comprising:-  
- 100mm 7 N/sq.m blockwork to outer leaf  
- 125mm cavity  
- 75mm GA4000 Celotexi nsulation within cavity  
- 100mm 7 N/sq.m blockwork to inner leaf

**WINDOW CILLS**

cills to be as elevations with DPC under cill (as detailed on drawings).

**CAVITIES**

Vertical Twist Stainless steel cavity wall ties to BS1243 at 600mm horizontal and 450mm vertical staggered centres generally and 225mm vertically at openings and corners, in strict accordance with BS.1243. Cavity below ground level filled with lean mix concrete to within 225mm of finished floor level.  
Form weep holes at 900mm centres to perpendicular joints at ground level.  
Incorporate DPC horizontally to each leaf at floor level and vertically at openings.  
Lap 1200 gauge polythene DPM with wall DPC's to form a continuous moisture barrier.  
Close cavity at eaves using 6mm fibrous cement slate set in mortar. Straight runs of block work in excess of 6m to have movement joints in accordance with BS 6093.  
Form thresholds to external door openings using blue bricks as detailed on drawings.

**LEAD FLASHINGS**

at valleys

**FIRE PROTECTION AND ESCAPE**

Steel beams supporting first floor and external wall to be encased in 15mm Gyproc fireline board to give half hour fire protection.

Windows to new bedroom to have an obstructed openable area that is at least 0.33SqM, be a minimum of 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

**LINTELS**

Cavity wall lintels to be Catnic or similar insulated steel tray lintels, with integral dpc's of depth appropriate to span, and loadings in accordance with the manufacturer's recommendations. 150mm minimum end bearing. Form weep holes at 900mm centres to perpendicular joints over lintels.

All lintels to internal partition walls to be precast or prestressed concrete appropriate to span and loadings in accordance with the manufacturers recommendations. 150mm minimum end bearing.

Openings greater than 1200mm increase lintel end bearing to 225mm  
All to manufacturers design and specification.

**WINDOWS**

Windows to be timber, with 24mm double glazed sealed units, with opening lights as indicated on elevation drawings.  
Glass to all windows & doors to be low emission 'K' glass and to have a 'U' value of 0.20Wm2K or better, to comply with the Building Regs 2000, Document L1.  
Glazing below 800mm to window screen should be toughened glass, to comply with Part N of the current Building Control documents.  
Glazing below 1500mm to doors should be toughened glass, to comply with Part N of the current Building Control documents.  
Windows to Area of double glazing not to exceed 25% of the perimeter wall area.  
All windows to have trickle ventilators in window frame head.  
Installation to be in strict accordance with manufacturers specification.  
Seal window head, jambs and cills externally with silicon mastic sealant.  
Internal cill to be 26mm softwood with bullnose internally, to be painted.

**FIRST FLOOR STRUCTURE**

- 200 x 50 C16 sw joists at 400mm centres with 150 x 50 sw blocking centrally.  
- end 3 joists fitted with 1200 x 150 x 30mm screw fixed galv steel straps at 1800 max centres with ends built into masonry. 100mm mineral wool insulation between joists.

**CEILINGS**

- 1 layer of foilbacked 12.5mm plasterboard with 3mm skim.

**ROOF STRUCTURE**

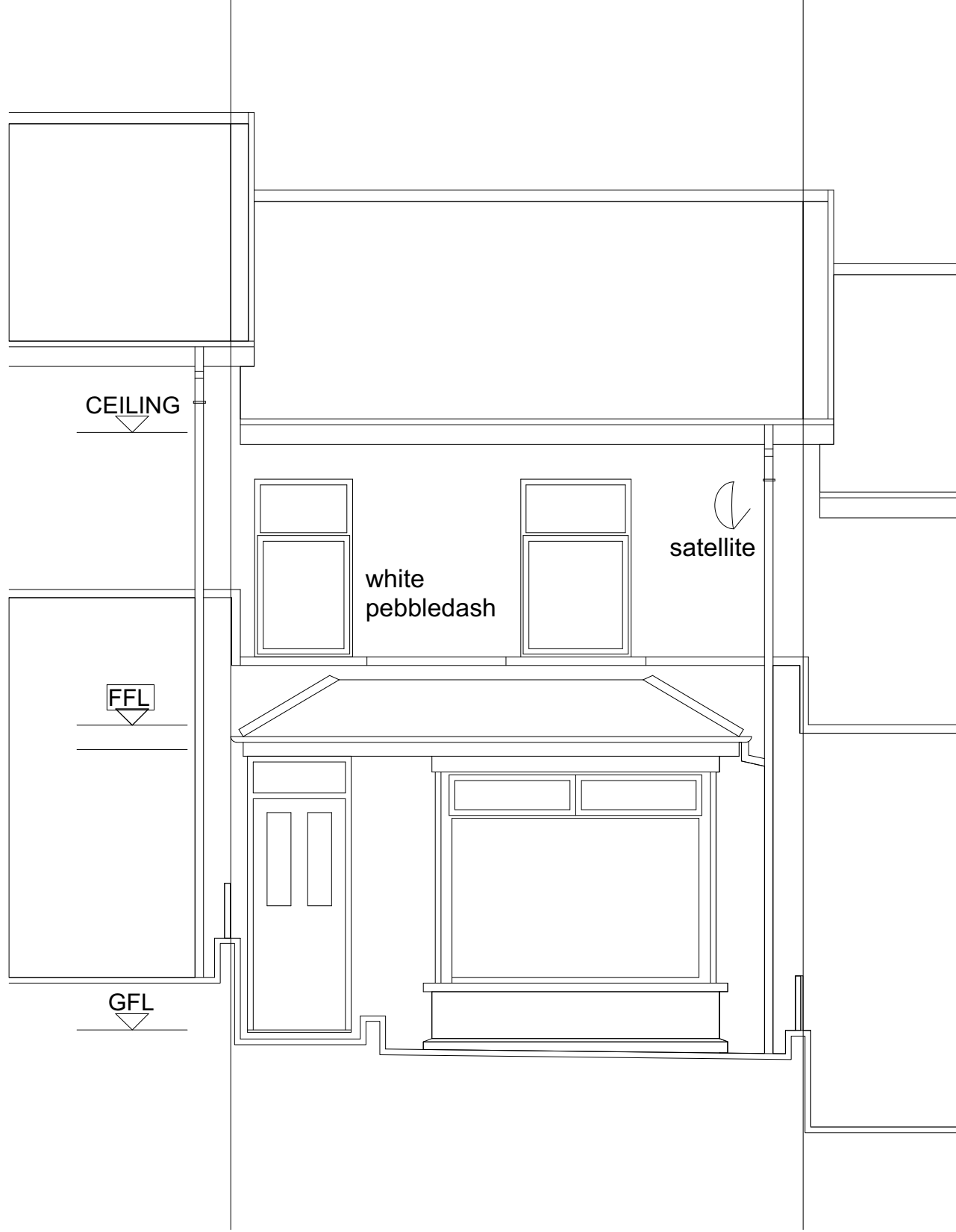
Trussed rafters at 600mm maximum centres to BS. 5268 part 3 1985, with the bottom cord capable of taking a uniformly distributed imposed load of 1.5Kn/Msq with galvanised ms plate connectors and 100 x 25mm diagonal and lateral bracing to BS 5268.  
All to specialist manufacturer's design.  
100 x 50mm wall plate strap fixed to walls using 30 x 5 x 900mm galvanised ms straps at 2000mm centres  
End 3 trusses rafters and ceiling ties abutting gable walls stap fixed to masonry using 30 x 5 x 1500mm galvanised ms straps at 2000mm centres. Provide noggins between trusses at strap positions to support straps.  
Form storage platform over bottom chord of trusses using 22mm chipboard base on 100 x 50 sw bearers at 400mm centres.

**ROOF FINISH**

Concrete tile (to match existing), all to be laid in accordance with the manufacturers recommendations on 50 x 25mm treated sw battens on sarking felt to BS 747 type F.  
Roofing felt to be continuous over ridge, hips and valleys, dressed down into gutter and fixed to top side of softwood roof trusses.  
Incorporate 'Cavity tray' over fascia ventilator - OFV25 to give 25mm continuous slot ventilation.

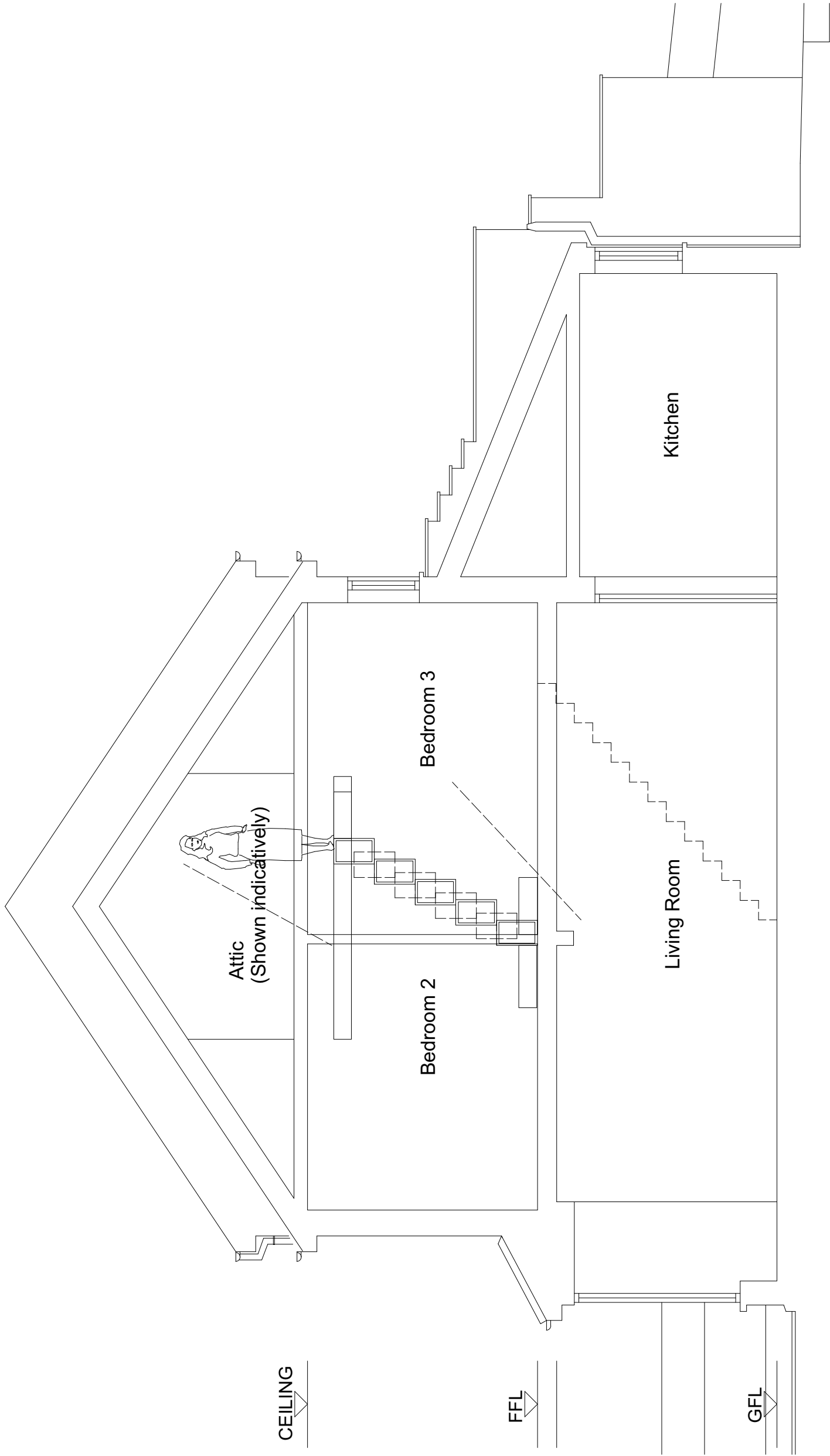
**VENTILATION**

Natural ventilation opening lights to Habitable rooms, kitchens and toilets to be provided of at least 1/20th of the floor area of the room. Mechanical ventilation equivalent to 15 litres per second is to be provided to bathrooms and toilets, 60 litres per second to kitchens and 30 litres per second to utility room.  
Vent ducts to incorporate condensation traps and outfall pipework. To avoid the build up of condensation in the roof space, Cavity tray over fascia ventilator - OFV25 vent must be provided to eaves to achieve 25mm continuous slot ventilation top and bottom of roof - as detailed.  
Trickle vents to be provided to all windows to achieve 8000mmSq background ventilation in habitable rooms.



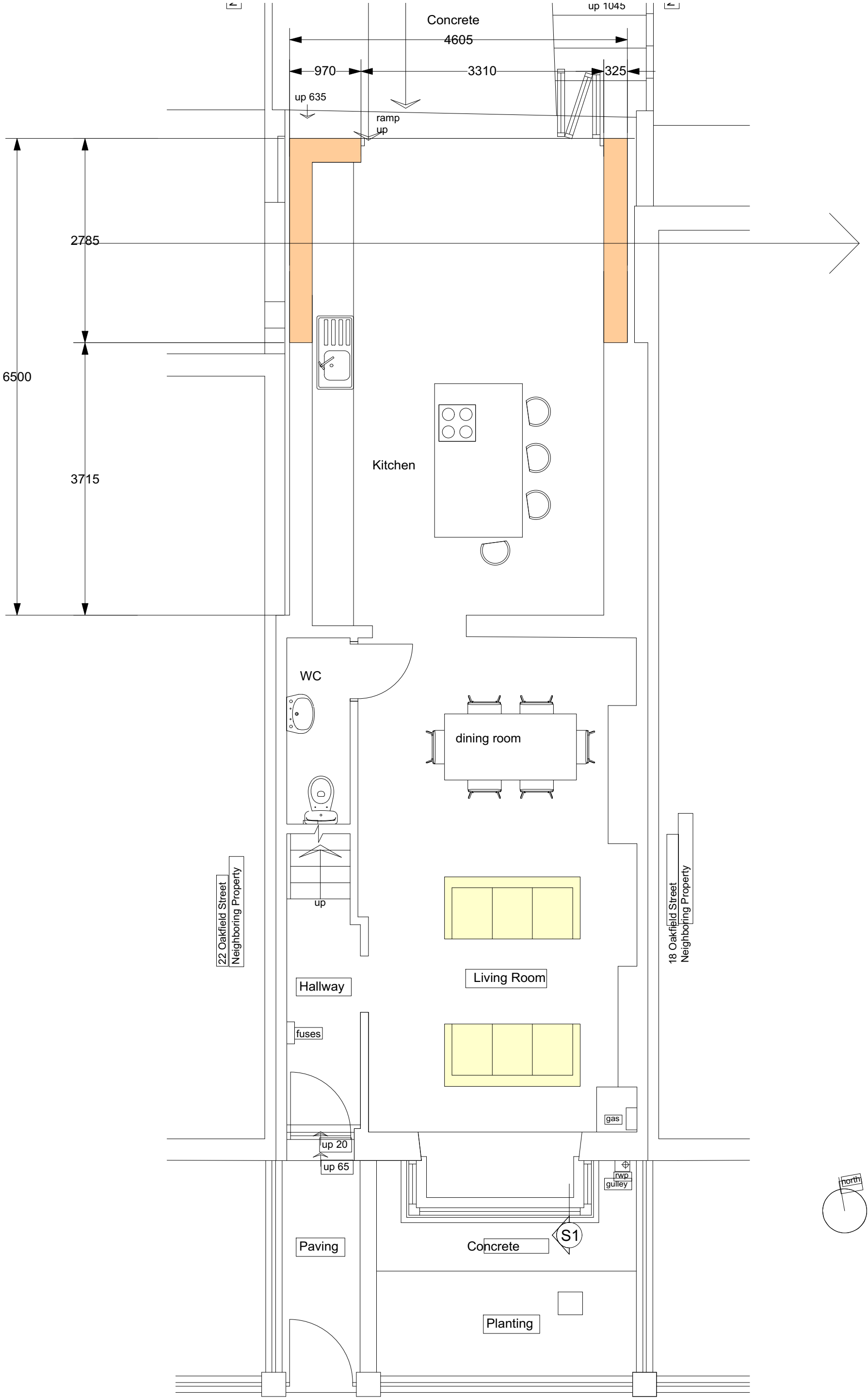
PROPOSED FRONT ELEVATION

PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



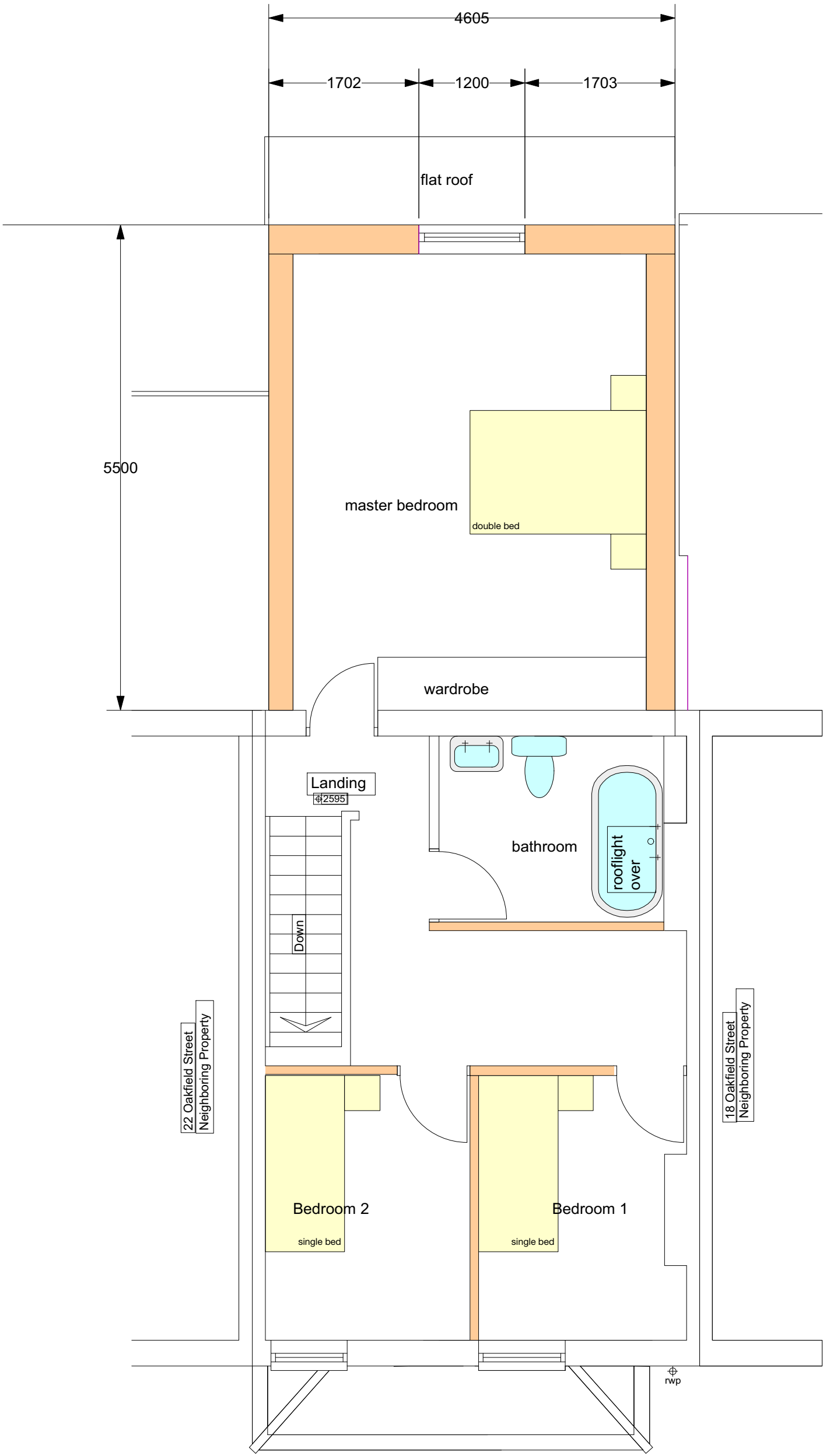
SECTION S1:S1

PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



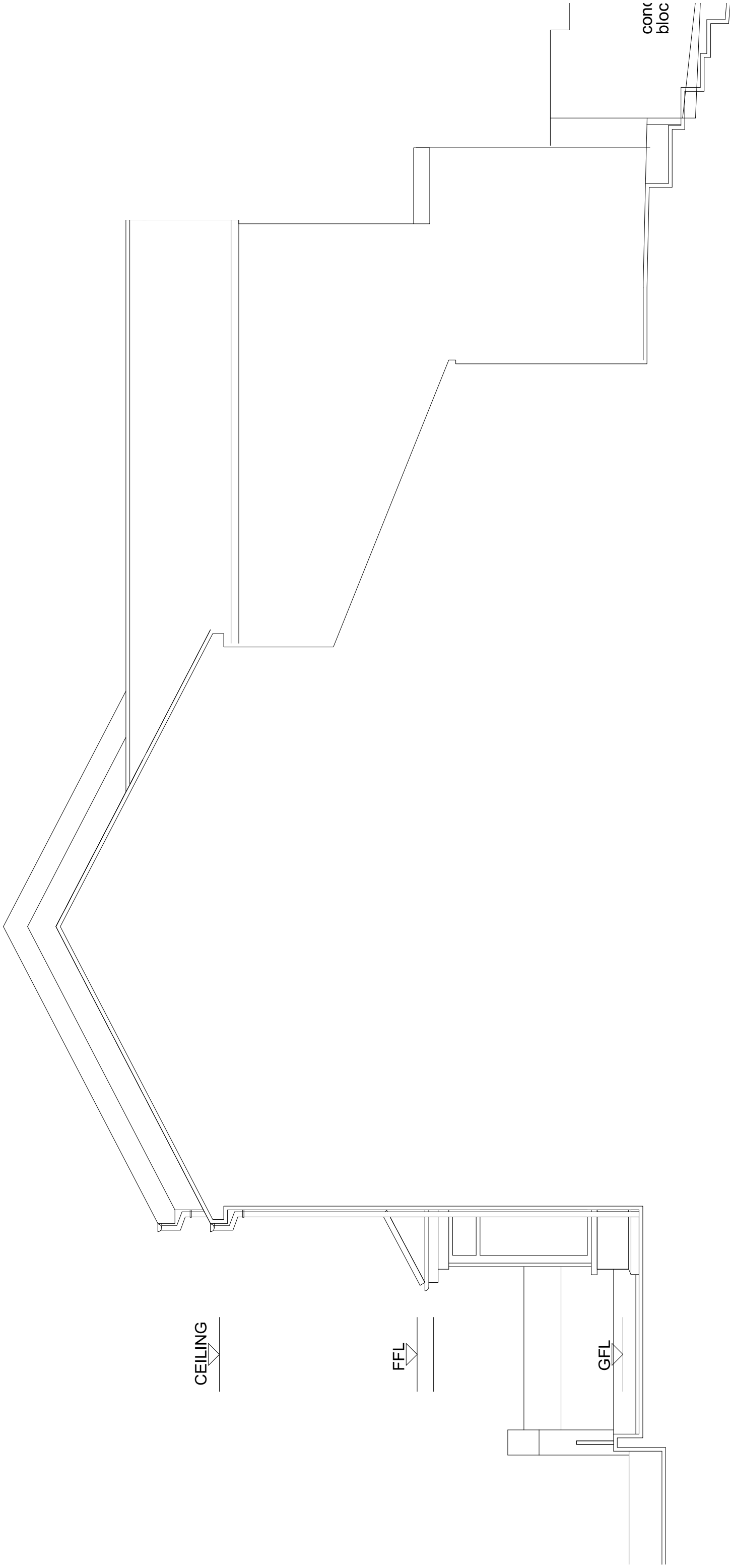
PROPOSED GROUND FLOOR PLAN

PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



PROPOSED FIRST FLOOR PLAN

PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



CEILING

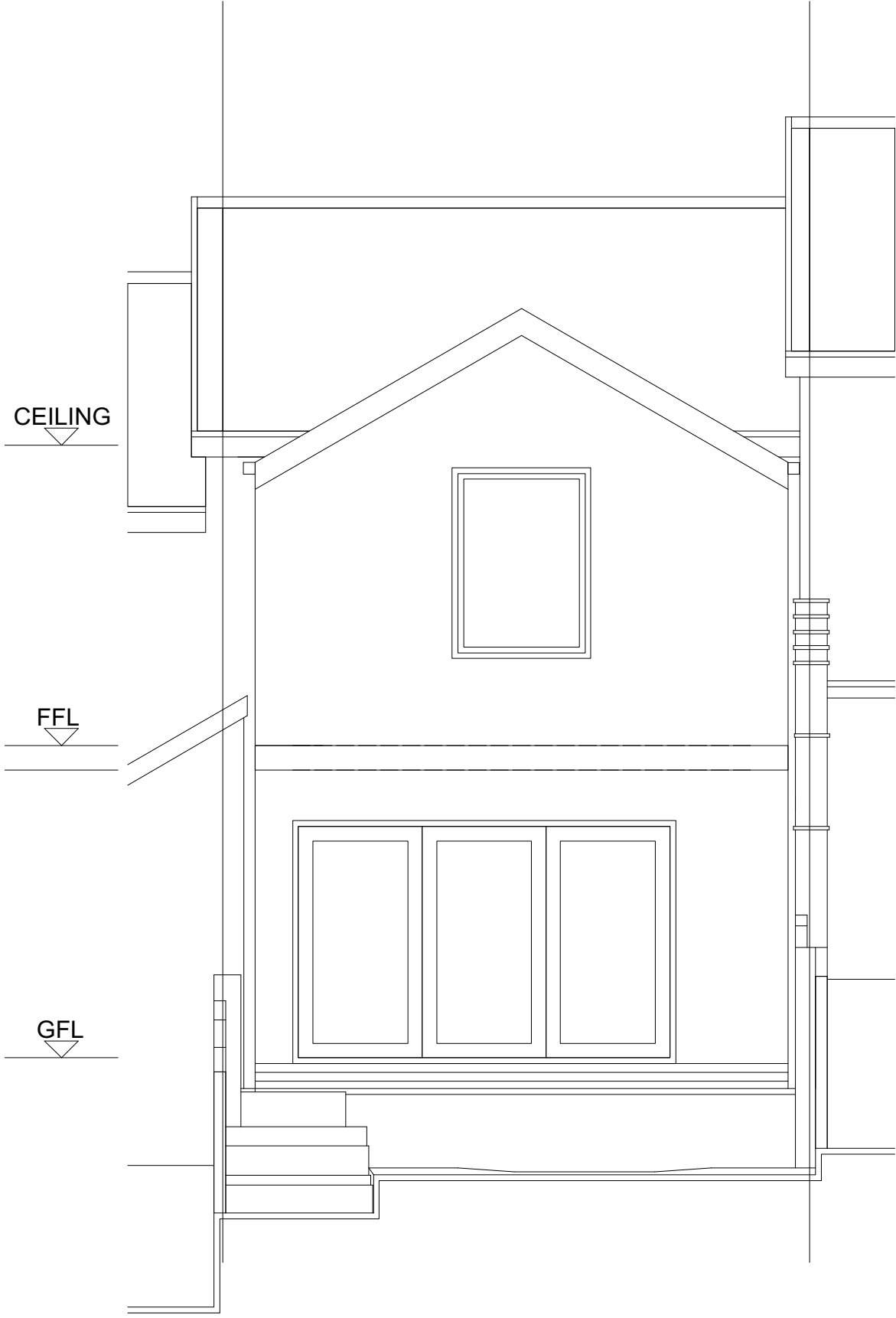
FFL

GFL

conc  
bloc

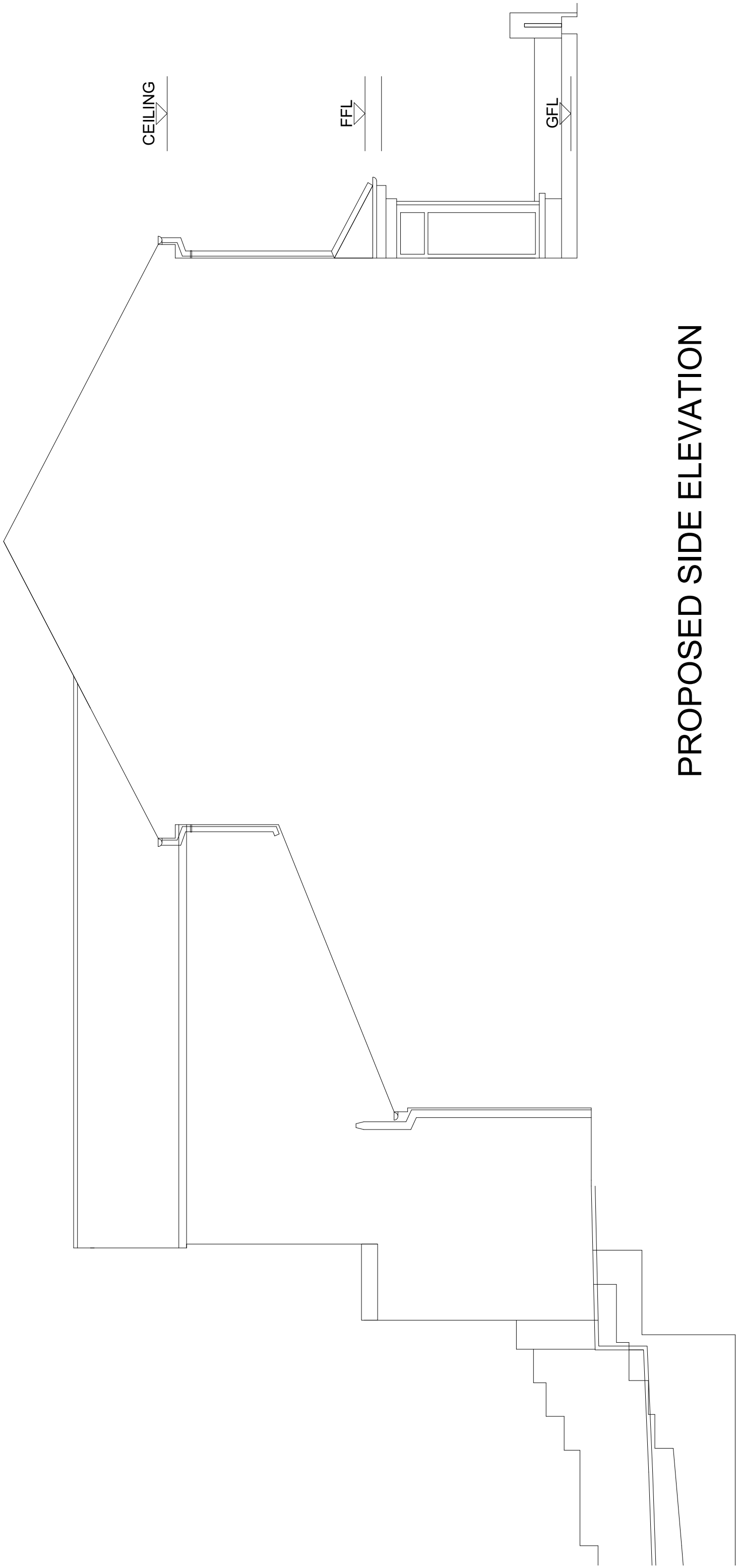
## PROPOSED SIDE ELEVATION

# PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



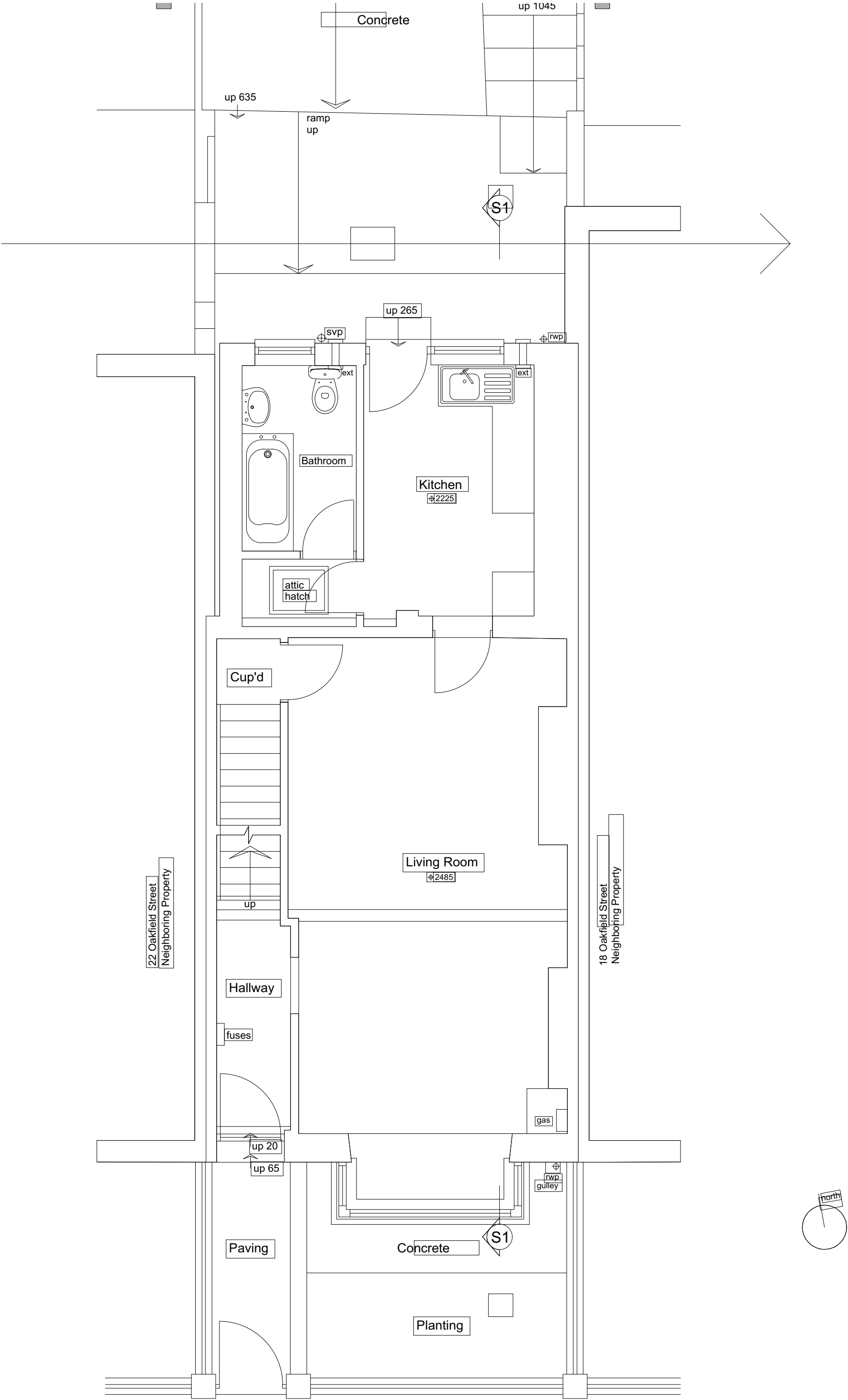
PROPOSED REAR ELEVATION

PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



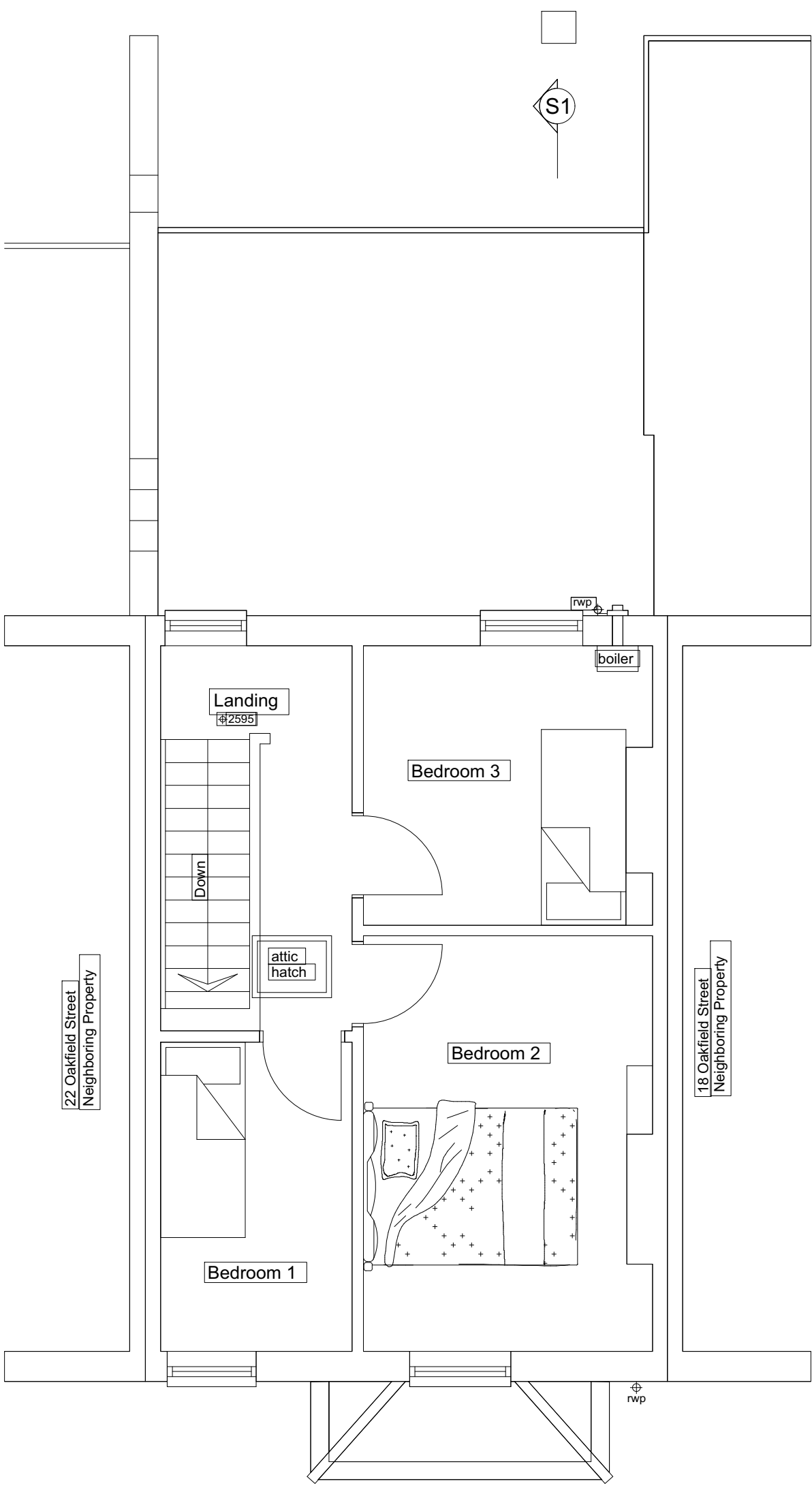
PROPOSED SIDE ELEVATION

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EXISTING GROUND FLOOR PLAN

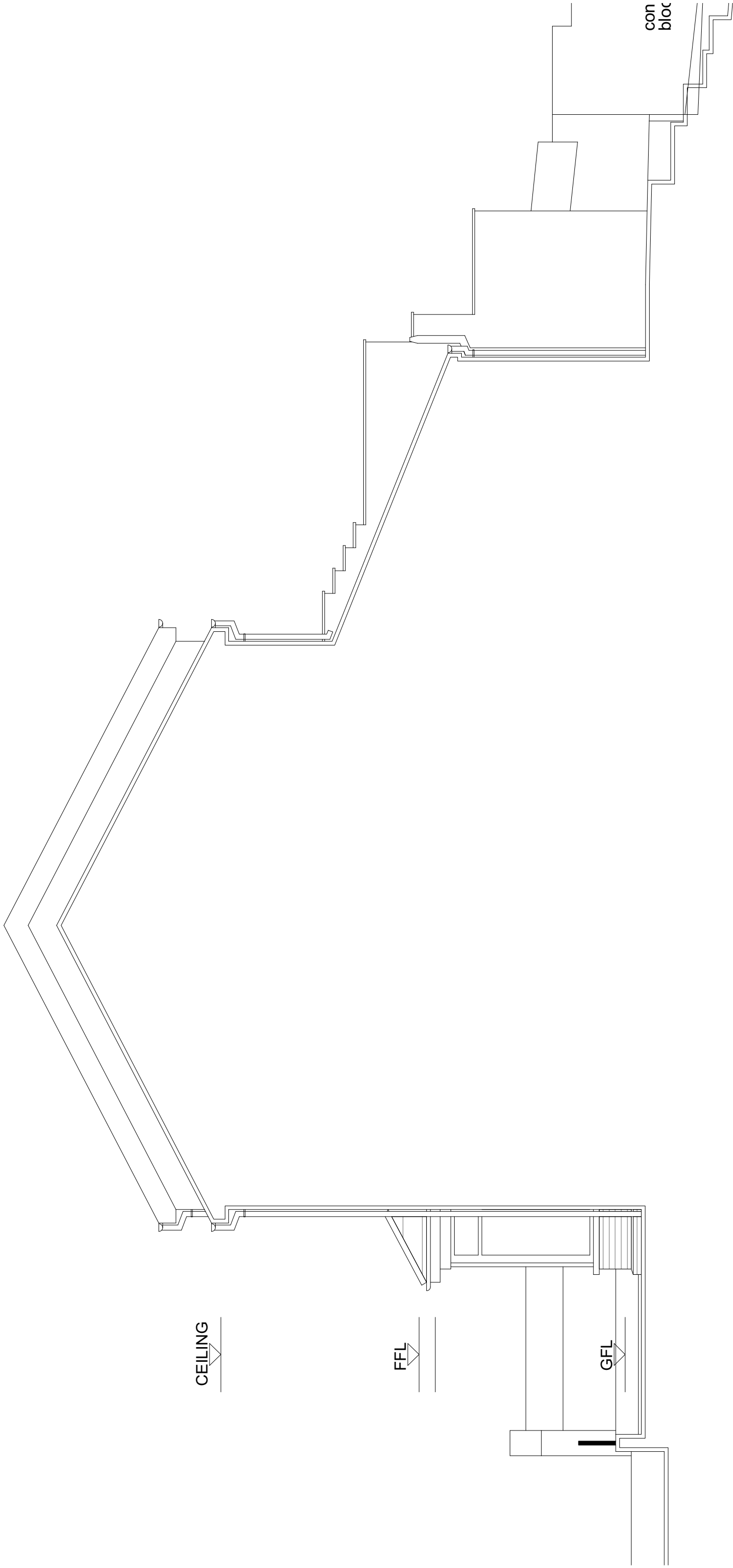
PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



EXISTING FIRST FLOOR PLAN

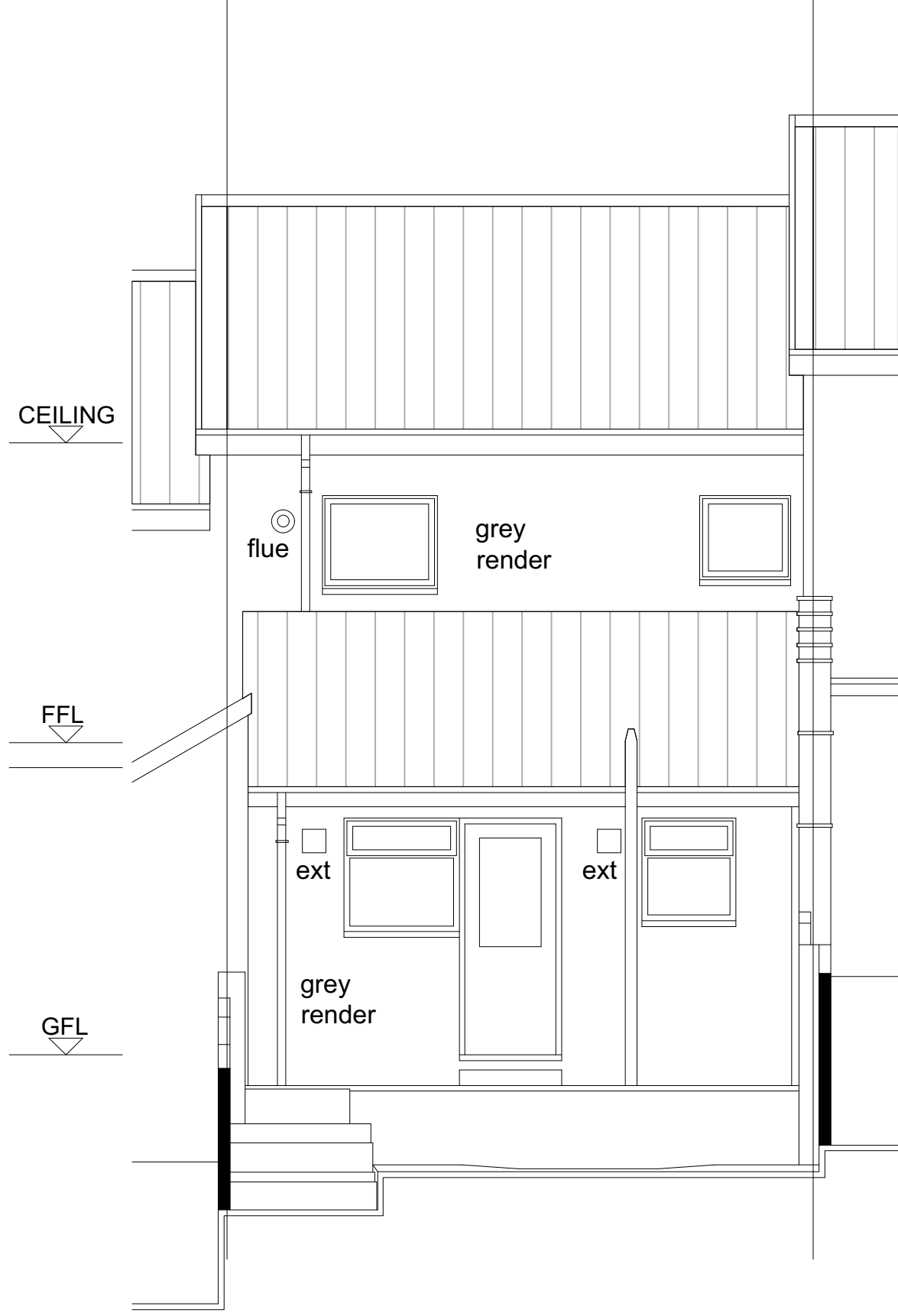


PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



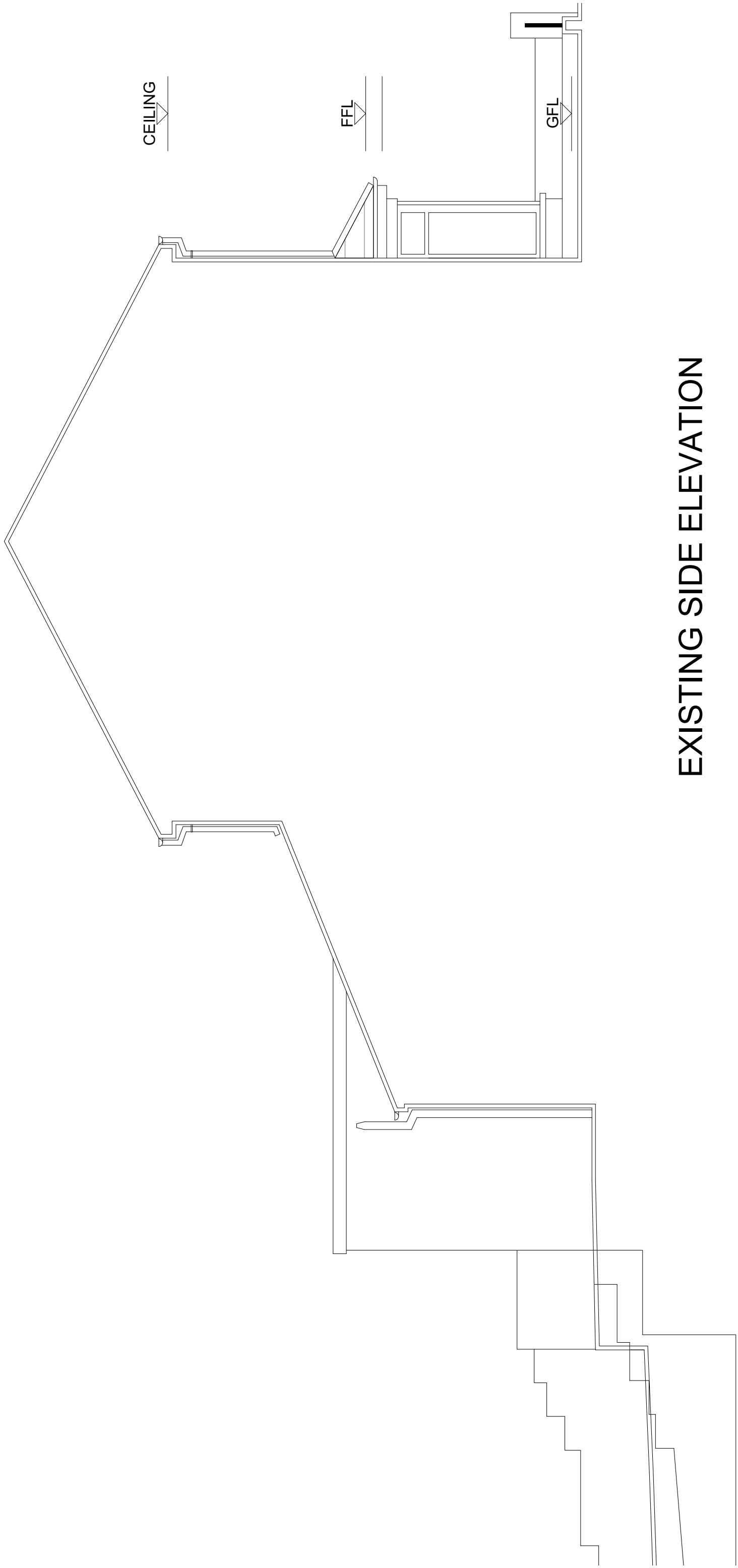
## EXISTING SIDE ELEVATION

# PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



EXISTING REAR ELEVATION

# PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN

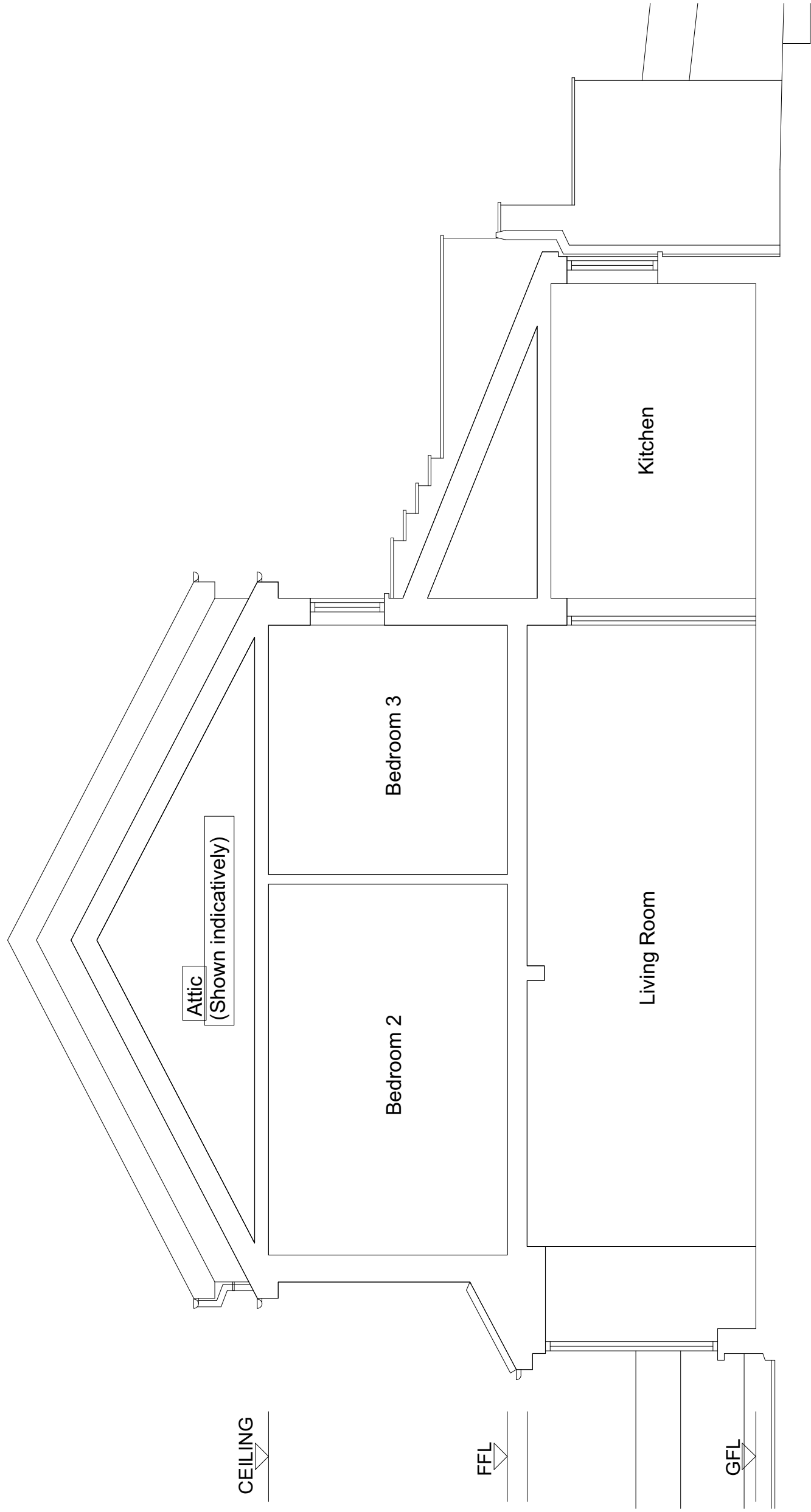


EXISTING SIDE ELEVATION

Street  
Property's

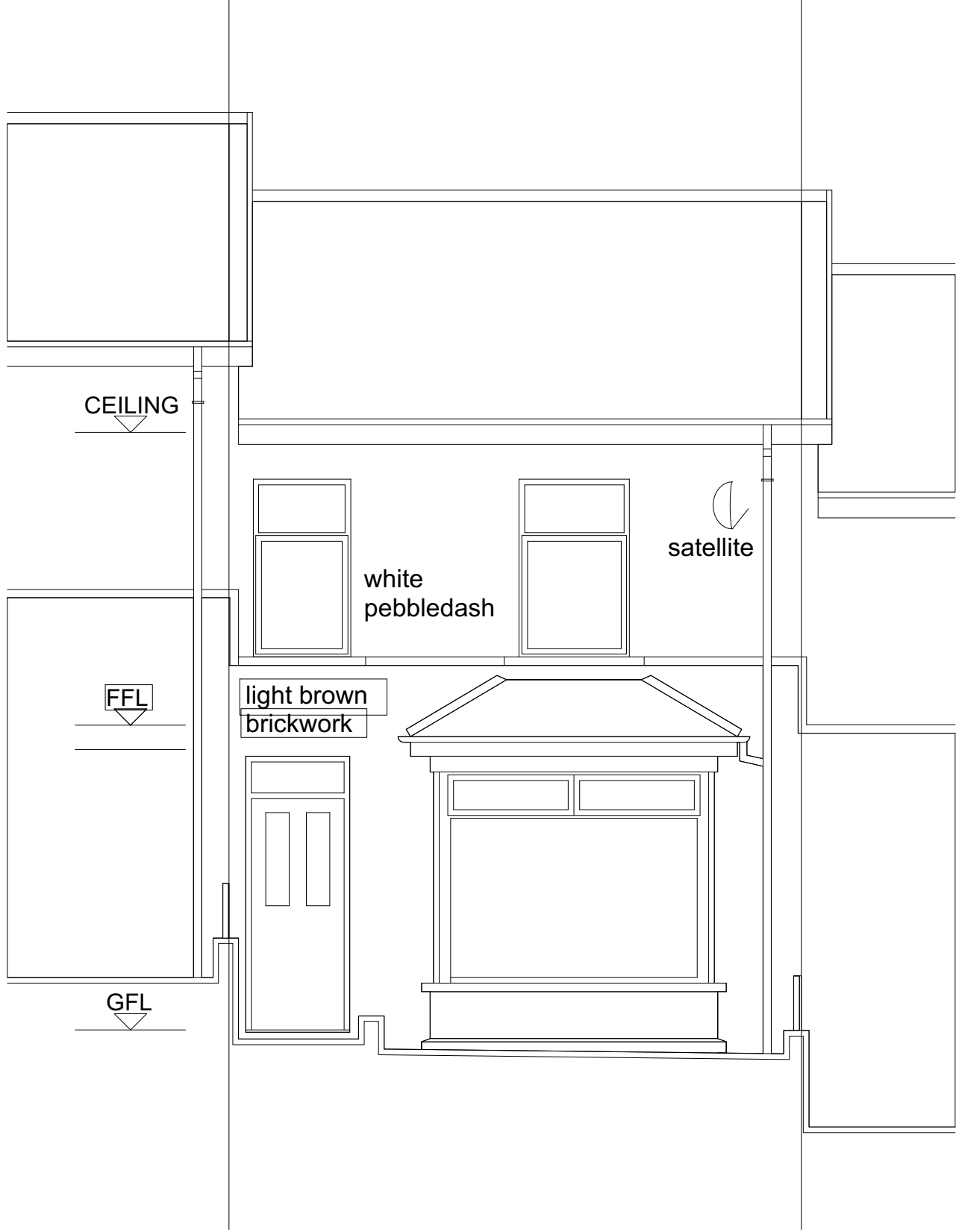
PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN

GEORGE AND CO  
JULY '20 SCALE 1:50



## SECTION S1:S1

# PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN



EXISTING FRONT ELEVATION

PROPOSED EXTENSION TO 20 OAKFIELD STREET, ABERFAN

## **CONSERVATION OF FUEL AND POWER.**

### **Roof Insulation to Main House**

Cold roof construction, Horizontal roof voids to be insulated with 350mm Rockwool insulation quilt laid in 2 layers, 100mm thick between rafters and 150mm over rafters. 12.5mm plasterboard and 3mm skim nailed into rafters. All to give minimum U value of 0.16 W/sq.mK

Walls to be insulated as described elsewhere and to have a 'U' value of 0.2 Wm2K or better.

## **ABOVE GROUND PLUMBING AND DRAINAGE**

40mm wastes to sinks. 75mm deep seal traps.

Resealing traps to be provided to 32mm wastes exceeding 1500mm in length and 40mm wastes exceeding 3000mm in length.

## **RAINWATER DISPOSAL**

Rainwater system to comprise 100mm half round UPVC gutters and 63mm downpipes for an area of 36.5Sqm, installed in accordance with the manufacturers recommendations.

## **BELOW GROUND DRAINAGE**

Underground drainage to be OSMA (or similar) Upvc drainage system and fittings laid in accordance with the manufacturers recommendations, to BS 4660:1973.

Drains under floor slab and below vehicle access to be surrounded in 150mm of concrete up to underside of slab.

Drains under floor slab to be surrounded in 150mm of concrete up to underside of floor slab. Drains passing through walls to have either concrete lintel or arched opening with 50mm clearance. Foul Drains laid to 1 in 40 minimum falls. Surface water drains laid to 1 in 80 minimum falls.

Rainwater and waste gullies to be Osma roddable bottle gully ref: 4D700 bedded to manufacturer's recommendations

Yard gullies to be Osma ref: 4D 800 yard gully with osma 4D.810 cast iron grating and frame (see detail)

Rodding Eyes to be Osma sealed rodding eye and cover ref: 4D 356.

## **HEAT PRODUCING APPLIANCES.**

The system to be designed to comply with BS 5449, 1990.

Boiler to be a Combination/Condensing boiler with heat exchanger, installed in accordance with BS 6798,1987- to achieve a minimum of 86% efficiency.

Boiler to have Balanced Flue or fan assisted balance flue

Low pressure hot water system with gas fired boiler, pumped circulation, serving radiators fitted throughout the building. Radiator positions as indicated on plan.

Airing cupboard radiator to have an output of 300-400 Watts

System Controls :

Provide fully automatic and independent temperature and time control, to include :

time controller with separate electronic control over space heating and water heating with manual override and one hour boost facility. Independent thermostatic control of heating and hot water circuits using room thermostats in main living rooms and thermostatic radiator valves to all radiators except those in main living rooms

The whole of the installation to meet the requirements of the current British Standard Code of Practice.

The flue is to be proprietary enclosed solid fuel stove set in an existing opening and hearth as shown on drawings. Flue to be Selkirk SM twin walled metal flue system complete with all necessary supports, flashing unit to roof and roof terminal. Diameter of flue to suit appliance manufacturer's recommendations.

## **ELECTRICAL INSTALLATIONS.**

### **Power and Lighting**

All light & power fittings to be supplied by MK or similar approved.

All power points to be double switch socket outlets.

The responsibility of design, adequacy and suitability of each system shall be the contractors and to comply with the current Building Regulations document - Part P.

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### **Extract Fans.**

Extract fans to be fitted as indicated on plan.

## **HYGIENE.**

The hot water system is to be vented.

## **MATERIALS AND WORKMANSHIP.**

All materials and workmanship are to comply with the relevant and current British Standards, Codes of Practice, current edition of the Building Regulations, and shall be to the approval of the Building Inspector.

Plumbing to comply with BS 5572.

Electrical work to comply with the current edition of the IEE Regulations and current Part P document.

Generally structural timbers to be SW or whitewood C24 grade to BS 4978. To be C16 where specified by the Engineer.

All softwood to be vacuum pressure impregnated; tanalith, vac-vac or celcure.

Softwood for joinery to BS 1186 part 1, screws to BS 1210, nails to BS 1202.

Carpentry to comply to CP 112.

All brickwork below DPC level to be Class B engineering bricks.

## **GENERAL.**

Do not scale off the drawings.

All heights, levels, sizes and dimensions to be checked on site before any work is put in hand.

Locate existing services/drainage runs prior to construction. Existing services through site to be protected during construction.