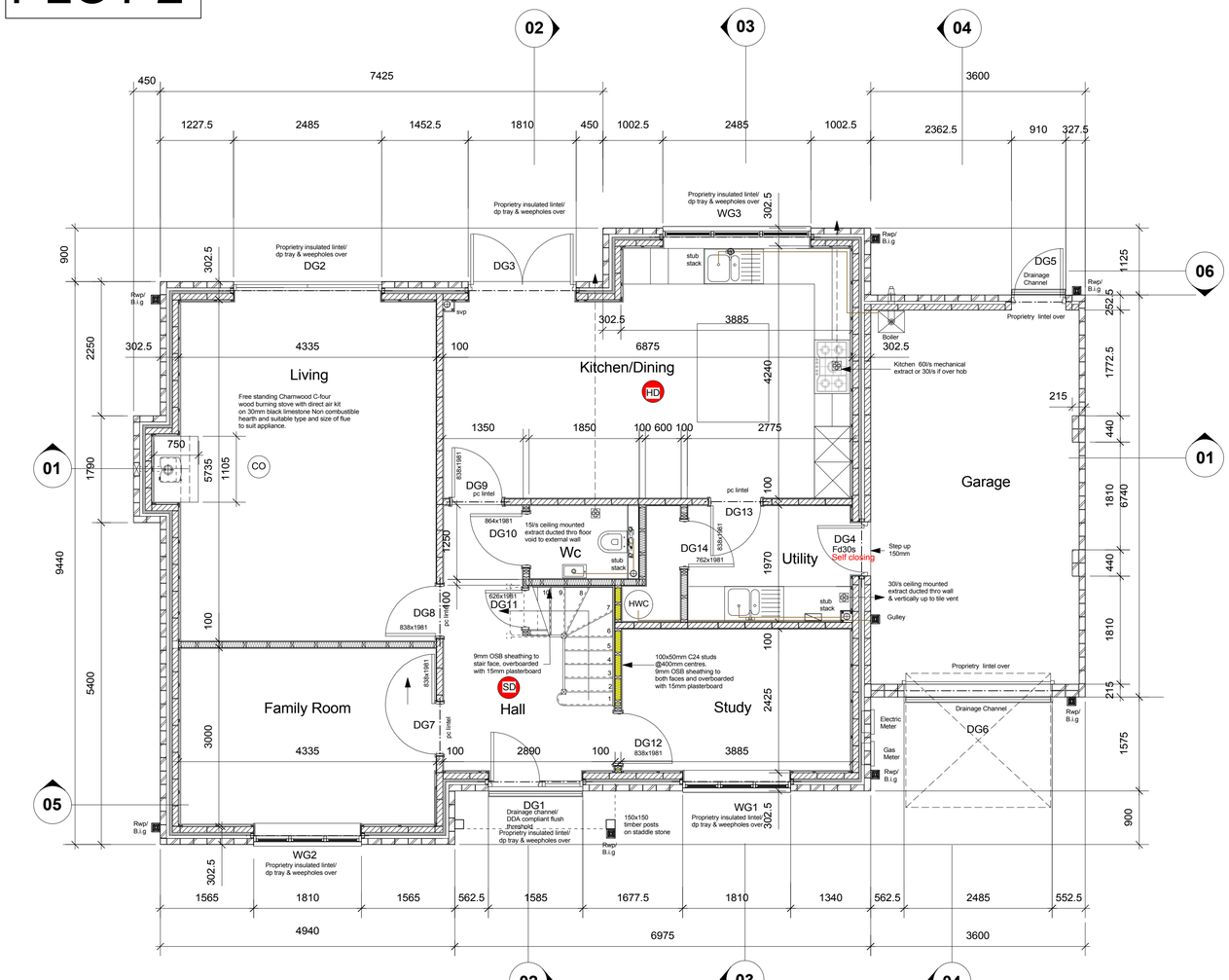
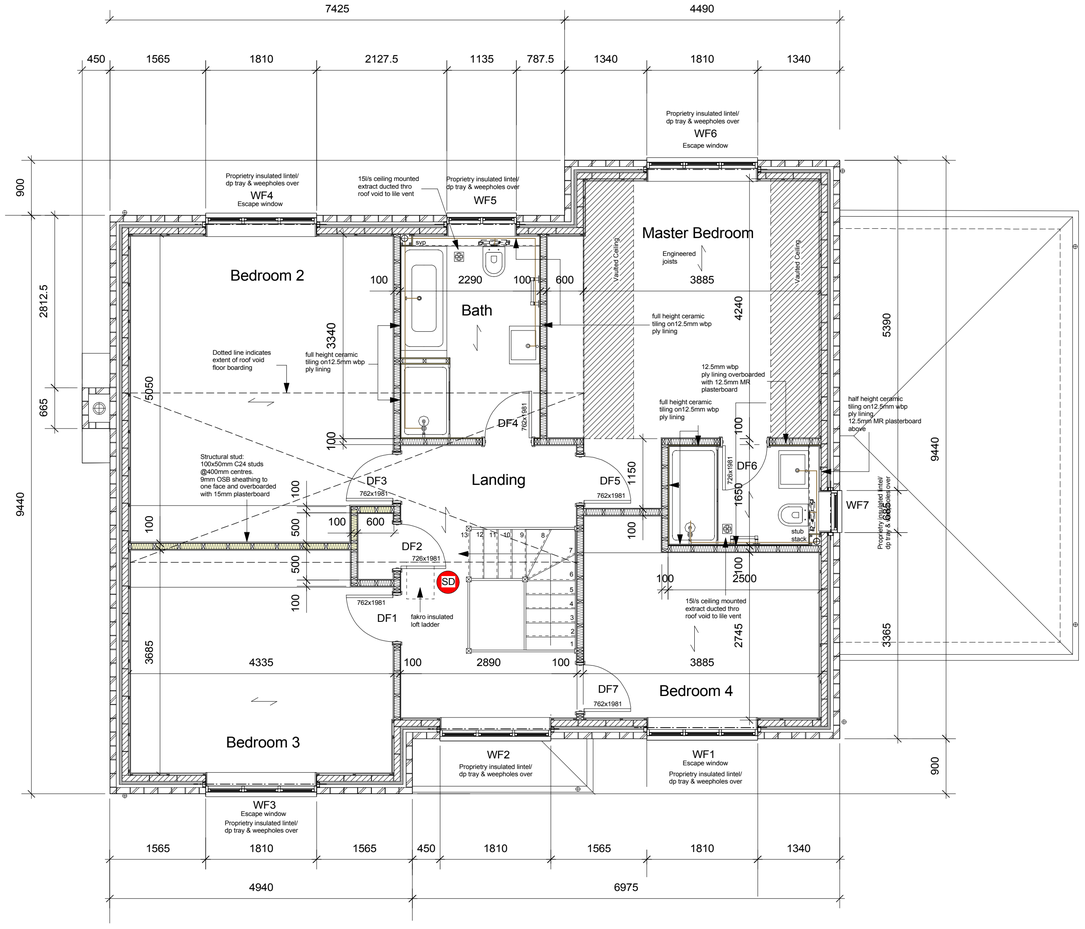
PLOT 2



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

New External Walls:
Cavity walls
102.5mm Face brickwork
100mm cavity partially filled with 50mm Kingspan Kooltherm K108 cavity insulation with 50mm clear residual cavity.
100mm thick Celcon Standard block .
3mm Skim coated 15mm plasterboard on 25x45mm battens @ 600mm ctrs.
Wall insulation to be continuous with roof insulation level and taken below floor insulation levels as manufacturers details.

Walls to be built with 1:5/6 cement mortar and tied with BBA approved stainless steel wall ties suitable for cavity width at a maximum spacing 750mm horizontal (increased to 600mm if retaining partial fill insulation using proprietry retaining rings as per manufacturers details), 450mm vertical and 225mm at reveals,verges and closings for cavities up to 100mm wide.

Cavity Closers/barriers:
Proprietry acoustic/insulated fire stop cavity closers, or similar are to be provided to all cavity openings/closings,top of walls and junctions with other properties.

Lintels & weepholes:
Proprietary manufactured lintels to current British standards/Euro codes (including specialist lintels) are to be provided over all structural openings.
Positions,types,sizes, end bearings must be in compliance with the lintel manufacturers standard tables suitable for the proposed loadings and clear spans.
Stop end and dpc trays to be provided above all externally located lintels.
Weepholes @ 450mm centres with at least 2no. per opening.

Strapping and restraint:
Walls to be restrained at intermediate floor,ceiling and gable walls by the provision of 30 x 5 x 1000 lateral restraint straps or other approved in compliance with BS EN 845-1 , at a max. of 2.0m centres carried across at least 3 joists or rafters with a minimum of 38mm wide x 3/4 depth noggins.

Part B Fire safety and means of escape:
All floors to be provided with mains operated interconnected fire detection and fire alarm system to BS EN 14604 and installed in accordance with the relevant recommendations of BS 5839-6:2004 to at least a grade D category LD3 standard. Self contained mains operated smoke alarms with battery back up fixed at ceiling level in all circulation areas at each storey level, within 7.5m of all doors to habitable rooms.
Means of escape windows to be fully compliant with Building Regulations Approved Document B1 para 2.8:
Means of escape windows to be fitted with proprietry hinges to open to the minimum required clear width of 450mm. Escape windows must have a minimum clear opening casement dimension of 0.33m2 and 450mm (typically 450mm wide x 750mm high), located within 800 - 1100mm above floor level to all bedrooms and habitable rooms at first floor level and inner habitable rooms on the ground floor.
Locks /stays to egress windows to be fitted with child resistant release.
Windows to be designed to remain in open position without the need to be held by person making their escape
All service pentrations/ductwork to be installed in compliance with Approved Document B3 section 7 to maintain fire compartmentation & fire stopped

Part C: Site preparation and resistance to contaminents and moisture.
Horizontal damp proof courses with weep holes @ 1.0m centres to be provided 150mm min. above external ground level continous with and sealed to floor DPM.
Stepped and horizontal DPC/cavity trays are to be provided over all openings,roof abutments/projections and over existing walls with different construction or materials.
Install vertical dpc or proprietry closers to all closings,returns, abutments to cavity work and openings.

Part E: Resistance to the passage of sound
Sound insulation details between internal walls & floors separating bedrooms ,bathrooms andother rooms to be carried out in accordance with the relevant details contained within Approved Document E

Part F: Ventilation
Purge(natural) ventilation to be provided to all habitable rooms equal to 5% floor area where the external windows/doors open more than 30 degrees and increased to 10% of floor area where windows/doors open between 15 - 30 degrees.
Purge ventilation openings to be typically 1.75m above floor level and all doors to have a 10mm gap under door for air supply transfer.
Background ventilation to be provided to all rooms with external walls either through walls or in windows in accordance with table 5.2a of Approved document F.
Mechanical Ventilation to be provided to the following rooms directly ducted to the outside air via proprietry wall vent or through roof space to tile/soffit vent :
Kitchen 30 litres per second over hob or 60 litres elsewhere
Utility 30 litres per second
Bathrooms 15 litre per second
Toilet 6 litres per second
Extracts to be linked to light operation and with a 15 minute overrun and a 10mm gap under door for air supply.

Part G: Sanitation,hot water safety and water efficiency
Hot and cold water to wash basins, baths ,showers & sinks to have water from a wholesome water supply.
Hot water storage systems to be restricted to 100 degrees C maximum and outlets from domestic hot water vessels to be fitted with an in line hot water supply tempering valve to prevent water temperatures exceeding 60 degree C.
Hot water storage vessels to be fitted with a non-self-setting energy cut out to instantly disconnect the power supply.
Baths to be fitted with an in line mixing valve to restrict temperature to 48 degrees C max.

The estimated water consumption for new dwellings is to be calculated using a Water Efficiency calculator which is to be submitted and approved by building control before works commence on site.
The estimated water consumption of wholesome water should not exceed 125 litres per person per day including a fixed factor of water for outdoor use of 5 litres per day per person.

Typical specification for flow rates:
4/2.6 dual flushing toilets
All taps fitted with flow regulators to 4 litres per minute.
Shower with flow rates of 6-9 litres per minute.
Standard bath(140 litres capacity to over flow)
Standard washing machine
Standard dishwasher.
New incoming water main into utility room cupboard.
Commissioning certificates for fixed building services are required on completion with copy sent to building control.

Part H: Foul Water Drainage and waste disposal
Both storm and Foul drainage to be 100mm diameter UPVC proprietry underground drainage laid at a min. gradient of 1:40 where serves up to one wc or 1:80 where two or more wcs, surrounded in pea/single size gravel min. of 900mm deep in drives and roads and 400mm deep elsewhere, unless provided with a 100mm reinforced concrete slab with compressible material under and 300mm min. bearing on original ground.
Proprietry UPVC 450mm diameter inspection chambers to be provided at all changes of level and or direction and at 45m max. spacings in straight runs up to 1.2m in depth.
All gullies to be trapped and have rodding access where serving branches.
Inspection chamber covers to be mechanically fixed and suitable for vehicular loads in drives and roads and Foul water to be discharged to existing foul drainage system.

Part H: Foul Water Drainage and waste disposal
Waste pipes: All WC'S to have traped outlet connected to 100mm diameter pipes.
Sanitary appliances such as wash hand basins,Baths,Showers, sinks etc to be provided with 50mm diameter waste pipes laid to falls and 75mm deep seal traps.
Where waste pipe runs exceed 4m BBA approved air admittance valves are to be fitted above appliance spill over level. Waste pipes to discharge into soil and vent pipes via proprietry waste manifolds or bossed junctions.
Internally all waste and drainage pipes to have rodding access/eyes at changes of direction and be adequately clipped/supported and provided with 30 minute fire protection where passing through floor.

Part J : Space & hot water heat producing appliances
Heating & hot water to be supplied from new gas fired condensing room sealed fanned draught balanced flue boiler serving GF underfloor heating & Radiators at FF .
Boilers to have a SEDBUK efficiency above 90% to comply with Building Regulations as amended in October 2010
and provided with weather compensator ,separate controls for heating and hot water with a boiler interlock, timer, and thermostat radiator valves to each room.
Un-vented hot water systems require safety devices including non self setting energy cut out & temperature release valve and thermostat. Safety valves from vented hot water systems must discharge safely.

Part J : Space & hot water heat producing appliances
Both heating and water pipes to be insulated with proprietary foam covers equal to their outside diameter within 1m of the vessel and in unheated areas.
Hot water storage must not exceed a temperature of 100 degrees centigrade.
Gas installations to be installed and comply with BS 5440, BS 5546, BS 5864, BS5871, BS 6172, BS 6173 and BS 6798.
All space and hot water systems must be installed, commissioned, calibrated and certified by a suitably qualified person or installer registered with an appropriate competent persons scheme and details supplied to Building Control and the owner along with the operating manuals, etc before the building is completed/occupied.

Part J: Wood burning stoves
Wood burning stoves and hearths to be positioned 150mm minimum away from enclosing non combustible walls at least 100mm thick. Hearths to be at least 125mm thickness (or 12mm thick if provided over a 100mm concrete slab) constructed of non combustible materials with projections at least 150mm to the sides and rear of the appliance and 300mm in front of appliance door.
Permanently open combustion air vents ducted to outside are to be provided in the same room with total free area in compliance with table 1 of ADJ
Provide Carbon monoxide alarm at ceiling level in the same room as appliance,which must be either battery operated in compliance with BS EN 50291:2001 or mains operated with sensor failure warning device in compliance with BS EN 5029:Type A

Part K: Stairs
Stairs to be constructed and finished in Oak with glazed balustrades to BS 5395 & BS 585.
Stair pitch not to exceed 42 degrees.
Rise and going to be level and equal to all steps and fall within the following separate classes:
- any rise between 155-220mm used with any going between 245 - 260mm
or
-any rise between 165 - 200mm used with any going between 223-300mm
(Twice the rise plus the going must be between 550 & 700mm)
Minimum width of winder tread tat newel to be 50mm

Part K: Stairs
Stair to have a minimum headroom of 2000mm above stair pitch line and be provided with landings clear of any door swings top and bottom equal in length to the width of the stair.
If doors open across a bottom landing - a clear 400mm space must be maintained across the width of the flight. Minimum stair width is 900mm in the entrance storey suitable for disabled persons.

Handrails to be provided ,at a height 900 - 1000mm above floor/nosing level and continuos throughout their length.
All guarding is to be at a minimum height 900mm above floor/nosing levels and continuos throughout their length, with non climbable vertical balustrading,no gaps to exceed 100mm and constructed to resist a horizontal force of 0.36Kn/m. All open treads,gaps etc not to exceed 100mm.

Opening windows located above the ground floor storey with openings within 800mm of floor level must be provided with non climbable containment/guarding or proprietry catches which should all be removable(but child proof) to means of escape windows in the event of a fire.
All gaps to containment/guarding should not exceed 100mm.

Part K: Safety glazing
Doors and adjacent sidelights/windows in critical locations within 1500mm of ground and floor level,and 300mm of doors and windows within 800mm of floor/ground to be safety glazed to: BS EN 12150, BS EN 14179 , BS EN 14449, which supercedes BS 6206 .Safety glazing must comply with the new system of marking which requires visible and clear and indelible markings on each piece of safety glazing within critical locations.

Part L: Conservation of fuel and Power
External glazing insulation to comply with U-values for external windows,doors and rooflights in compliance with paragraphs 4.19 - 4.22 & table 1 of Approved Document L1A
Double glazed units with 16mm air gap and factory sealed with low-E coating & Argon filled to achieve 1.4W/m2K. Manufacturers details required to confirm compliance.
All external doors ,windows & rooflights to be draft stripped.
Close all openings around door & window openings with thermabate or similar proprietry insulated closer & the window or door is fully sealed with mastic or similar externally.
All external door and window frames,service penetrations to walls,floors and ceilings etc should be sealed both internally and externally with proprietry sealing products such as waterproof mastic,expanding foam or mineral wool or tape to ensure air tightness.
Air permeability - 5.0m3/(h-m2) at 50pa with ACD to all junctions

Fixed internal lighting: Fixed internal energy efficient lighting must not be less than 100% of all the fixed low energy light fittings (fixed lights or lighting units) in the main dwelling spaces, fitted with lamps which must have a luminous efficiency greater than 40 lumens per circuit watt and a total output greater than 400 lamp lumens.

Fixed external energy efficient lighting must consist of either 1) Lamp capacity not greater than 100 lamp-watts per light fitting and fitted with automatic switch off between dawn & dusk or 2) Lamp efficiency greater than 45 lumens per circuit-watt, and fitted with automatic switch off between dawn & dusk and fitted with manual controls.

All external door & window frames,service penetrations to walls, floors, joists and ceilings etc, should be sealed both internally and externally with proprietry sealing product such as waterproof mastic, expanding foam or mineral wool or tape to ensure air tightness.

Part M: Access to and use of buildings for disabled
A level/ramped approach with a firm non slip surface at least 900mm wide is to be provided from vehicular Parking Area not steeper than 1:15 with 1.2m landings every 10m or 1:12 with landings every 5m both with top & bottom landings at least 1.2m clear of a door swing to the principle entrance.

Accesible level door thresholds into the building:
Level landings should be provided at the same level as the entrance door thresholds with a fall of 1:40 - 1:60 away from the door seperated from the building by proprietry tanking and drained channel or 25mm max drainage slot-linked into the storm water drainage.
The door threshold to have a max. 15 degree slope into drainage channel/slot and provided with proprietry raised threshold storm proof weather seal which should not exceed 15mm high (any projection more than 5mm to have chamfered or rounded edges) to allow safe unobstructed wheel chair access into the building.

External door opening widths:
The external principle entrance door should have a clear opening between the door leaf and doorstops of 775mm
Internal passageways/Corridor widths:
Internal passageways/corridors should have min. widths as follows:

Doorway clear opening	Corridor/Pasageway width
750mm or wider	900mm(when approached head on)
750mm	1200mm (when not approached head on)
775mm	1050mm (when not approached head on)
800mm	900mm (when not approached head on)

Note: A corridor width of 750mm min. is acceptable where there is a permanent obstruction not exceeding 2.0m in length, eg radiator or similar providing the obstruction is not placed opposite a door that would prevent a wheel chair user turning.

Assesible switches,sockets,controls etc:
All switches and sockets including the consumer unit, ventilation & service controls,door bells, telephone points,tv/computer sockets etc, should be fixed between 450 - 1200mm above floor level. Assesible consumer units to be fitted with a child proof cover or installed in a lockable cover.

Provision of a ground floor WC:
A wc to be provided on the principle entrance storey with outward opening door conforming to the above widths.
The wc enclosure/position to have a clear space of at least 450mm each side of the centre of the wc with a clear space of at least 750mm in front of the wc pan to allow a wheelchair to approach within 400mm of the wc from the front or within 250mm of the front of the wc pan from the side.
The washbasin is to be positioned not to impede access and the spaces outlined above.
Door to have 800mm clear effective width

Part P: Electrical
New electrical circuits or systems must be designed, installed ,tested and certified to BS 7671 or with current editions of the IEE regulations by a competant person in compliance with Approved Document P of the Building Regulations.
A competant electrician or a member of a competant person scheme must test and certify all such works. The electrician must provide signed copies of an electrical installation certificate conforming to BS 7671 for the owner of the property and a copy must be forwarded to the Building Control surveyor for approval at completion, so the Building Control completion certificate can be issued.
All switches and sockets including consumer units, ventilation & service controls etc,should be fixed between 450 - 1200mm above floor level. Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

Part Q: Security of Dwellings
All external accessible doors & windows to be fully compliant with Building Regulations Approved Document Q

HD Mains operated interconnected Heat detection system to B.S 5446 & installed in accordance with the relevant recommendations of B.S 5839 -6: 2004 . Self contained mains operated Heat dectector with battery back up to be fixed at ceiling level, within 7.5m of all doors to habitable rooms.

SD All floors to be provided with mains operated interconnected fire detection system to B.S EN 14604 & installed in accordance with the relevant recommendations of B.S 5839 -6: 2004 to at least a grade D category LD3 standard. Self contained mains operated smoke alarms with battery back up to be fixed at ceiling level in all circulation areas at each storey level, within 7.5m of all doors to habitable rooms.

CO Carbon monoxide alarm - either battery operated in compliance with BS EN 50291:2001 or mains operated with sensor failure warning device in compliance with BS EN 5029: Type A.
Alarm to be positioned on the ceiling at least 300mm from walls, or if located on the wall as high up as possible (above doors and windows) but not within 150mm of the ceiling and between 1m and 3m horizontally from the appliance.

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Project:
Proposed New Dwellings: 12 Tidworth Road Porton

Drawing:
Plot 2 Ground & First Floor Plans

Scale: **1:50 @ A1** Date: **June 2018**

DWG No: **65/18/15** Rev: **C**