



GENERAL BUILDING REGULATION NOTES :

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT, CURRENT BRITISH STANDARDS & CODES OF PRACTICE AND MANUFACTURER'S SPECIFICATION.

Any reference to an Approved Document in this Specification relates to the relevant Approved Document of the Building Regulations.

**FOUNDATIONS**  
Generally Grade ST2/ST3 concrete strip foundations all in accordance with Approved Document A Section A Section 1.E Depth 1200mm min. below ground level subject to proximity of drains and local site conditions. All foundations to be constructed in grade C30 concrete.

**MASONRY IN GENERAL** Concrete blocks throughout to be solid and manufactured in accordance with B.S. 6073 Parts 1 & 2 and designated by the manufacturer as suitable for their intended location. Blockwork may be lightweight aggregate or aerated concrete provided that the specific structural, thermal and acoustic requirements are met. Alternatively block densities to those specified may be acceptable subject to the proposed construction being supported by British Board of Agreement Certification.  
All masonry construction to be built in accordance with B.S. 5628 Part 3 Mortar shall be a mortar of the mix proportion necessary to achieve adequate strength and durability in accordance in NHBC Standards-Appendix 6.1-D.

**CAVITY CLOSERS**  
Provide 100mm Thermabate cavity Closers or similar approved. Window / doors jamb reveal, details to be finished with insulated plasterboard. New external cavity walls to be block bonded into the existing walls.

**SUBSTRUCTURE**  
Walls below ground level to be 'Marley Trench blocks' or approved equivalent manufactured in accordance with B.S. 6073 1981 used in compliance with B.S. 5628 Part 3 1985 and supported by relevant Agreement Certificates. Cavity to extend min. 225mm below dpc level. D.P.C. Pitch polymer damp course with BBA certificate 98/3111, minimum 150mm above ground level to BS.743. Vertical dpc's to be provided to all openings in external walls and to be min. 225mm wide. Damp Proof Membrane to provide a Visqueen 1200 gauge all joints taped and lapped .

**SUSPENDED GROUND FLOOR SLAB**  
22mm T&G MR Floor boards on  
75 x 145mm C16 floor joists  
Ventilated Cavity using telescopic vents  
Void Space as indicated  
100mm Concrete Slab  
1200g Visqueen DPM  
50mm Sand Blinding  
150mm Hardcore

**WINDOWS & GLAZING**  
Window sizes as noted on drawings. All windows to be double glazed . Window style to be in accordance with elevations and schedules. Glazing in entrance doors and sidelights within zone between finished floor level and 1500mm above (800mm in any internal glazed partitions) must be either :  
a. toughened or laminated and break safely to B.S. 6206 or  
b. robust ie. 8mm annealed glass in panes not exceeding 1.1m in both height and width.  
or  
c. 6mm annealed glass in small panes i.e.max. width 250mm and area 0.5m2, all in accordance with Building Regulation Approved Document 1991 Part N1. All opening lights ( and doors) to be fitted with effective draught -strips. Refer also to Ventilation Section in this specification.

**U-VALUES**  
All windows to achieve a U-value of 1.6 W/m2k  
All doors to achieve a u-value of 1.8 W/m2k  
External Walls to achieve a u-value of 0.30 W/m2k  
Ground floor slab to achieve a u-value of 0.25W/m2k  
Roof to achieve a u-value of 0.18W/m2k

- Legend
- Pendant Light Fitting
  - Low Energy Fittings
  - Double SSO
  - fs Fused Spur 20amp rated for lift
  - LV LED Light fitting Recessed
  - Wall light Low Energy Fittings
  - Light Switch
  - Mains DB Panel
  - PIR
  - External Light
  - SD Smoke Detector
  - HD Heat Detector

Proposed Ground Floor Plan

|  |                                                                                         |                |                                                            |           |       |               |                                       |  |  |
|--|-----------------------------------------------------------------------------------------|----------------|------------------------------------------------------------|-----------|-------|---------------|---------------------------------------|--|--|
|  | Stephen Charles<br>BA(hons) Dip-Arch RIBA                                               | Client         | 145 Henthorn Road<br>Clitheroe<br>Lancs<br>For Sam Charles |           |       | Drawing Title | Proposed Ground Floor Plan<br>Details |  |  |
|  | Architect                                                                               | Project Number | SC2015-65                                                  | Drg No    | A_004 | Rev           | B                                     |  |  |
|  | The Studio<br>63 Grange Road<br>Bury, Lancashire<br>BL8 2PE                             | Drawn          | Date                                                       | Scale     |       |               |                                       |  |  |
|  | T: +44(0)161 762 0544<br>M: +44(0)7591 483 013<br>E: stephenccharlesarchitect@gmail.com | SC             | March 2015                                                 | 1:1250 A3 |       |               |                                       |  |  |
|  |                                                                                         |                |                                                            |           |       |               |                                       |  |  |