

BUILDING REGULATIONS SPECIFICATION

FOUNDATIONS AND FLOOR SLAB

New Concrete grade C30 strip foundations taken down to firm clay and subject to inspection. Top of foundation to be minimum 750mm below the ground level. Foundations to be 400mm wide.  
New ground bearing concrete slab detailed by the engineer and to be formed using 150mm concrete on 150mm TF70 kingspan insulation board over the top on 1200 gauge visqueen DPM. Lay consolidated clean hardcore to the entire area. Take insulation 30mm thick up the perimeter.  
All existing ground to be battered away to allow for the formation of a new ground bearing floor construction. The ground to be subject to fill as appropriate and inspected.

EXTERNAL WALLS

All external walls to be 100mm blockwork, 100mm cavity with 50mm partial fill kingspan insulation. Stone outer leaf utilising CAV–Form construction with an internal skin of 100mm thick 5N/mm concrete blockwork finished with 13mm light weight plaster.

Cavity ties to be stainless steel fish–tailed twist ties every 750mm horizontally and 450mm vertically set in a diamond pattern to give 5No ties per Msqu. Additional ties to be provided at 300mm vertical centres adjacent to openings.

Cut block to be used as cavity closer to eaves, verges and door reveals.  
All window and door reveals to be insulated using DAMCOR insulated DPC

ROOF WORKS

New roof construction to comprise natural slate on 38x25mm battens over Tyvek breathable roofing membrane across softwood treated timber trusses supplied by the specialist manufacturer.  
Note the timber collar tie across the roof. Treated softwood wallplate strapped to wall at eaves level at a maximum of 1800mm centres using 30x5mm galvanised mild steel straps.  
Roof trusses to be underdrawn with 37.5mm insulated plasterboard. 100mm Kingspan insulation board between the rafter legs to allow 50mm air ventilation gap. Leg dimensions to be confirmed by the specialist. The insulation to be a minimum 125mm thickness. 400mm mineral wool insulation across the collar tie with a ventilated roof void above.

WINDOWS AND DOORS

The new windows (grey upvc) to be double glazed using Pilkington K or Low E glass. All windows to have background ventilation in the form of an adjustable trickle vent fitted in window head. Minimum 8000mm sq. Windows to have vertical and horizontal DPC. Bedroom to be an escape standard specification.  
Windows and doors to be draught sealed. All windows to have stone heads and cills to match the house.  
Allow for new 3 panel aluminium powder coated bi–folding door arrangement as shown on the plan. This is to be provided by a specialist supplier and the threshold detail is to be agreed with the owners (potential level access).

INTERNAL WALLS AND PLASTERING

Internal walls to be non loadbearing 75 x 50mm insulated studs lined with 12.5mm plasterboard and skim finish.  
Allow for fully plastering the internal walls complete. Allow for fully lining in 12.5mm plasterboard and skim finish all ceilings and roof soffits internally  
Allow for first and second fix joinery works. The architrave profiles to be simple chamfered sections. The internal doors are to be selected by the client.

EXTERNAL DRAINAGE

Existing drainage is not shown on the plans. This will be subject to a full investigation prior to finalising the details. There is a foul and surface water drainage system to the host dwelling at the rear which runs towards the access. All new drainage runs as a result of diversion works to be formed using 100 or 150mm vitrified clay flexibly jointed pipes laid to a minimum fall of 1:80 (100mmØ pipes) or 1:100 (150mmØ pipes) with 150mm bed and surround and selected fill over to be connected to existing drainage system via new manholes.  
Any drainage running under the new slab or with less than 450mm cover shall be encased in 150mm concrete with flexible joints at every pipe joint, comprising 18mm compressible boards, pre cut to pipe diameter and to height and width equal to concrete cross section. Drains below foundation level within 1m of a wall shall be encased in concrete up to the level of the foundation.  
Generally the drainage shall be in accordance with BS8301 and to the satisfaction of the Local Authority Building Inspector.  
Allow for a new Aco drain channel across the garage door opening due to the levels falling to this area.

Services to the annex to be independent from the host dwelling

New electrical installations to be verified by the house owner regarding lights/power requirements and the various positions. Works to be undertaken by competent member recommended by the Contractor.  
Fire detection and fire alarm system installed in accordance with the recommendations of BS 5839 Part 6 to a minimum Grade D category LD3 standard.

The potential consumption of wholesome water by persons occupying the dwelling/s must not exceed 125 litres per person per day. RVBC to be notified within 5 days of completion of the/each dwelling that that the calculated consumption rate of wholesome water does not exceed this rate as determined in accordance with the methodology outlined in the "Water Efficiency Calculator for New Dwellings".

Any new hot water storage and supply systems to be designed and installed in accordance with BS 6700:2006 or BS EN 12897:2006. Good workmanship is essential and should be in accordance with BS 8000–15:1990. BBL expects that the design and installation of the systems shall only be undertaken by a person who is competent to carry out the work. Building owners and occupiers should therefore take care to choose installers who have the necessary skills to carry out this work. For example, these skills with respect to unvented hot water storage systems, can be demonstrated by registration with a competent persons scheme for this type of work or by the holding of a current registered operative skills certification card for unvented hot water systems.

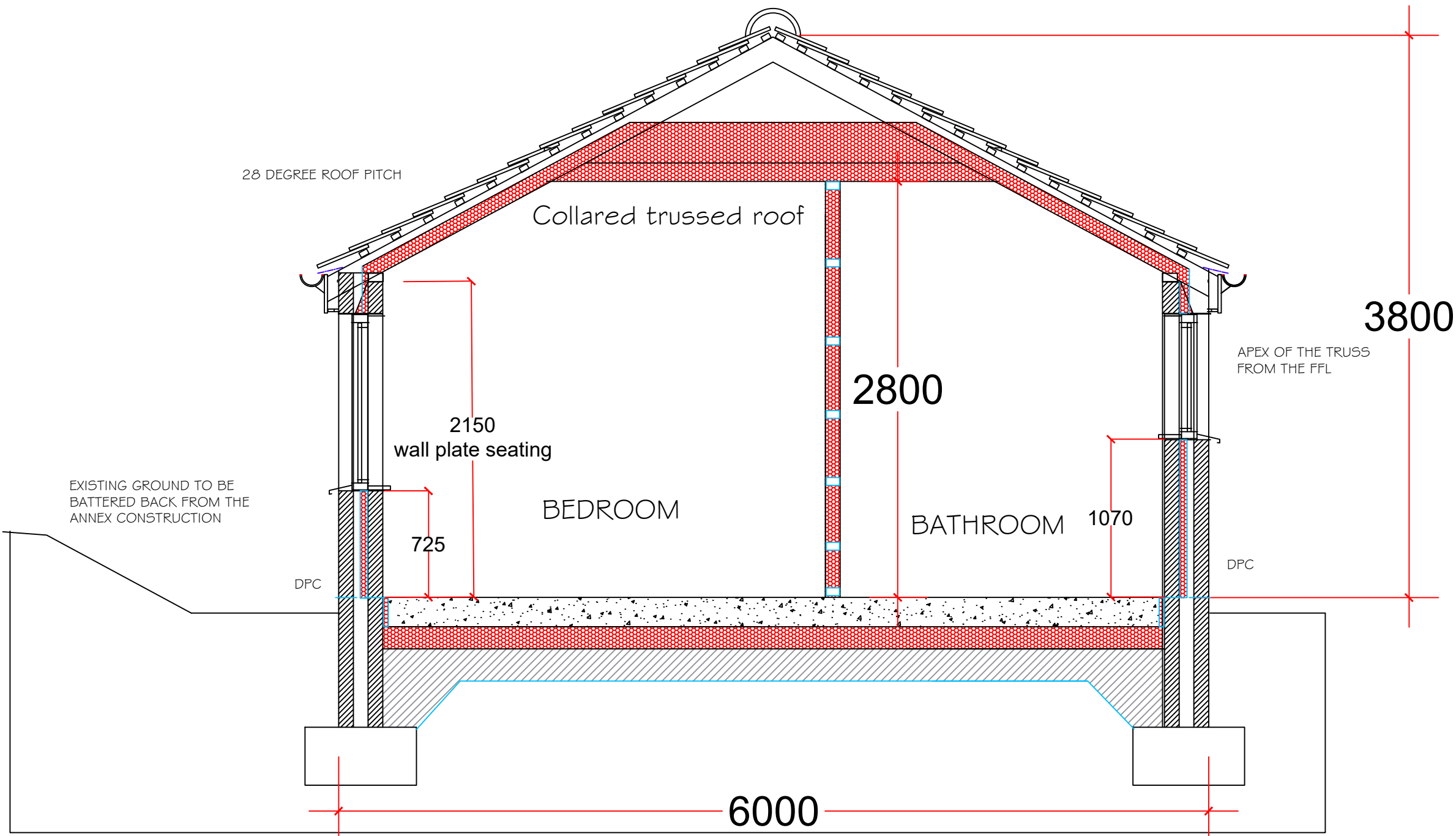
Ensure new baths are fitted with an appropriate temperature control device which will not allow hot water supply to exceed 48°C to prevent scalding.

New heating system to be verified by the house owner. All new radiators, supplies and associated fittings to be the subject of a separate agreement before the final details can be confirmed.. System to be installed in accordance with current practice to CIBSE standard designers data.

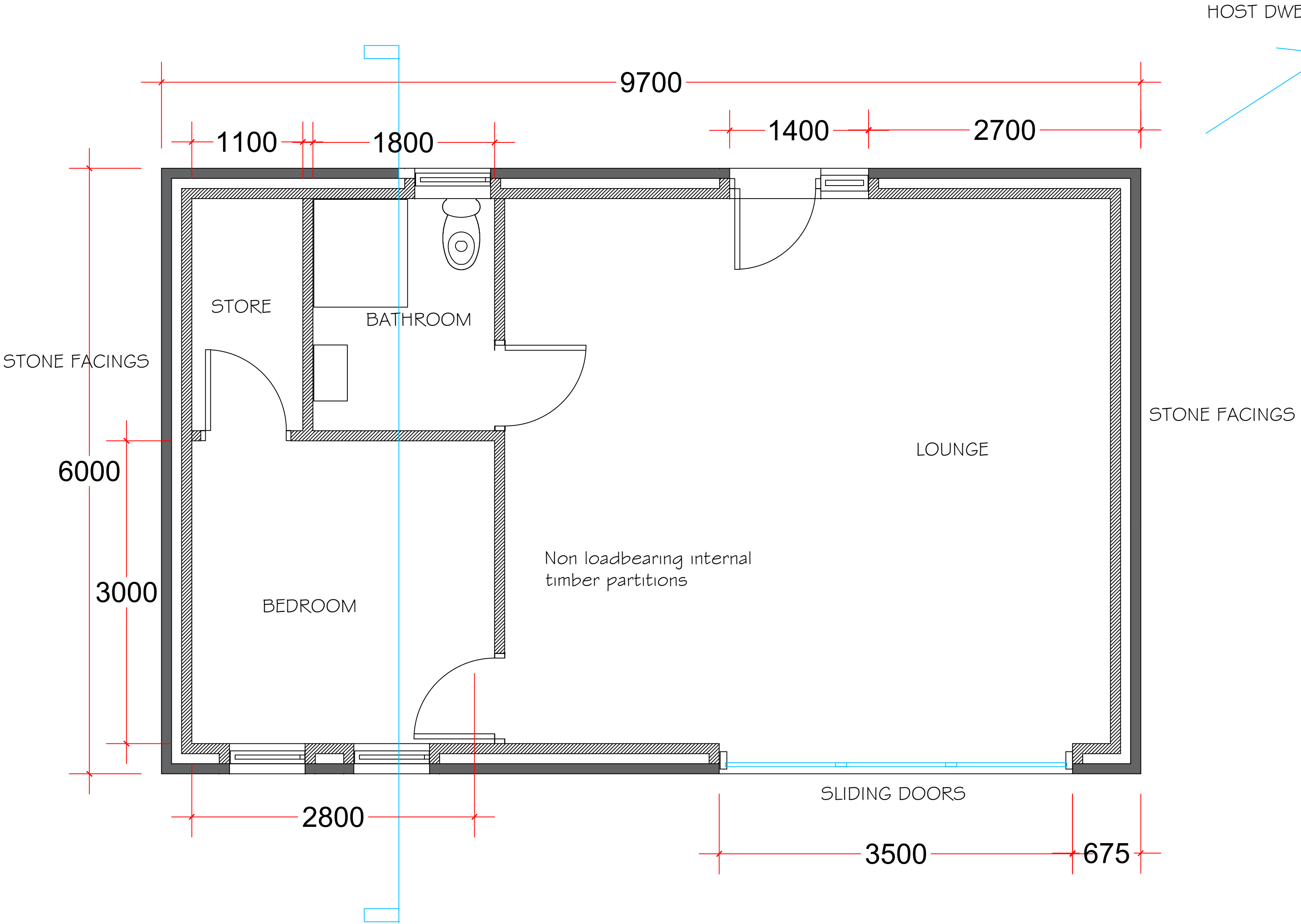
External soffits and fascias to be finished in grey upvc. Over fascia vent to provide continuous ventilation beneath the membrane and above the insulation.

Post Construction

1. The contractor should carry out an air leakage pressure test
2. The contractor must provide a signed declaration (regarding the quality of construction) to demonstrate the construction of the building fabric is consistent with the design
3. Provide an As Built SAP calculation which demonstrates that the 'as built' dwelling complies with the Building Regulations L1A.
4. The contractor should ensure that all building services are properly commissioned; that sufficient information will be passed onto the occupier of the building to enable operation and maintenance of all fixed building services
5. The contractor shall give an Energy Performance Certificate EPC to the owner of the building and give notice to that effect to RVBC
6. Truss specialist to provide structural calculations for the collared truss profile.



PROPOSED CROSS SECTION



PROPOSED GROUND FLOOR PLAN

Notes.		
notes.		
FOR BUILDING REGULATIONS APPROVAL		
Project .		
PROPOSED ANNEX ASH LEA PENDLETON		
Client.		
MR & MRS NELSON		
drawing title:		
PLAN/SECTION AND SPECIFICATION		
status.		
scale.		
1:50 AT A1		
Drawn by:	checked:	PH
Date.		
3 MARCH 2022		
project no.	diag no.	rev.
PHA/378	100	