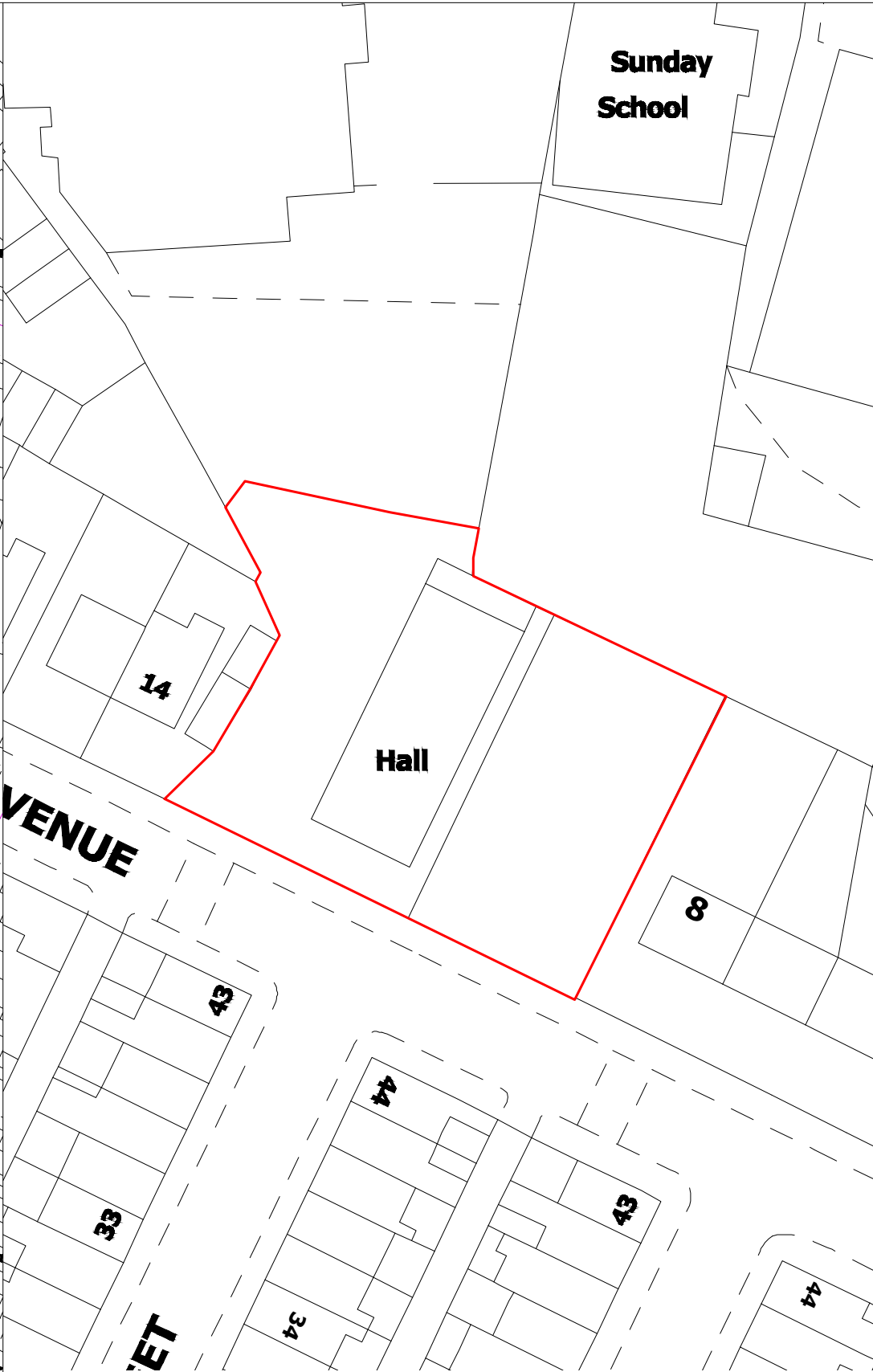
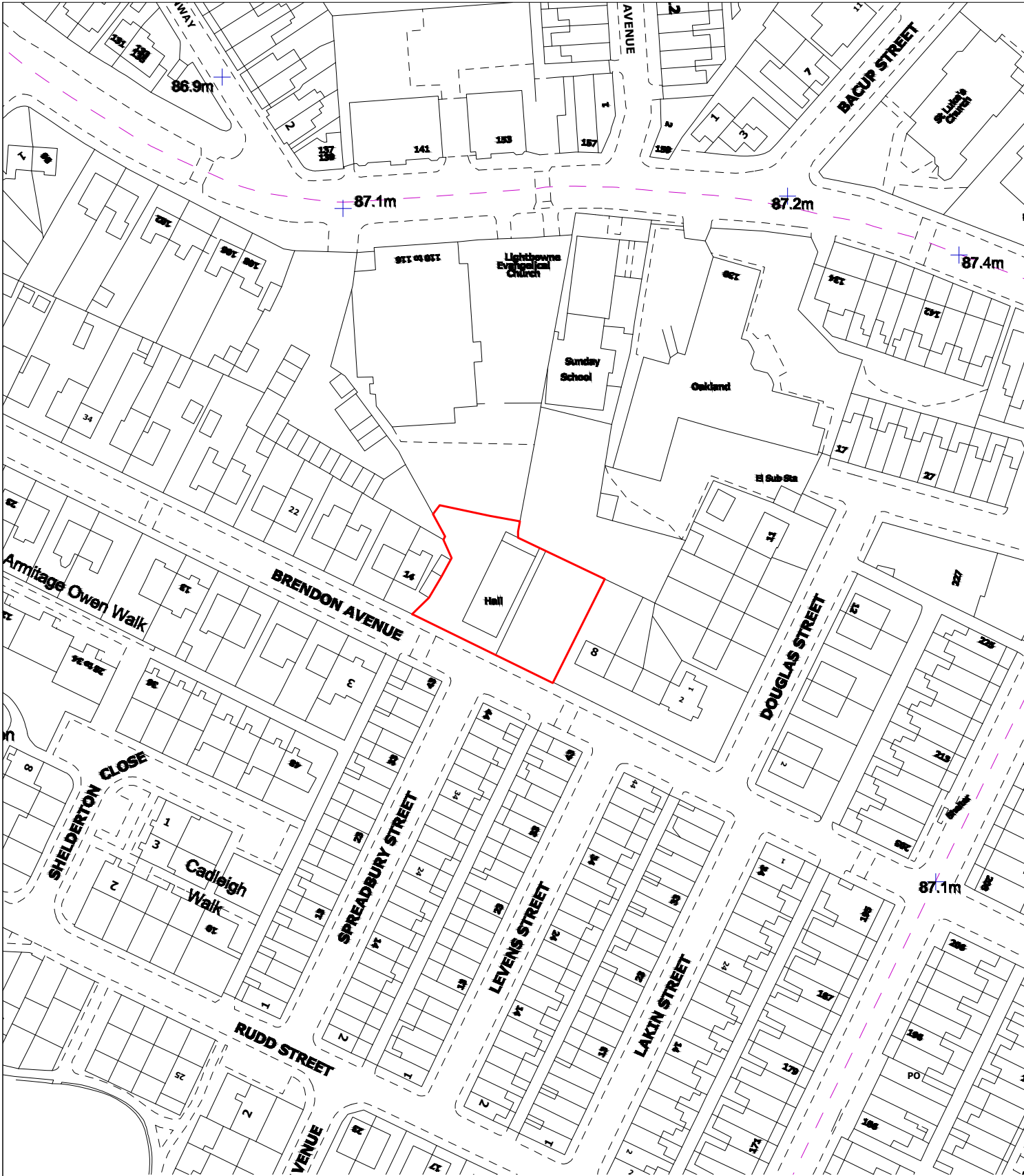




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Revisions List:	



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Address: Brendon Avenue
Moston
M40 9DN

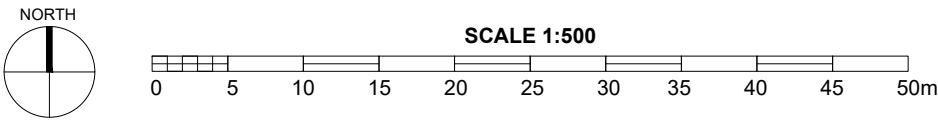
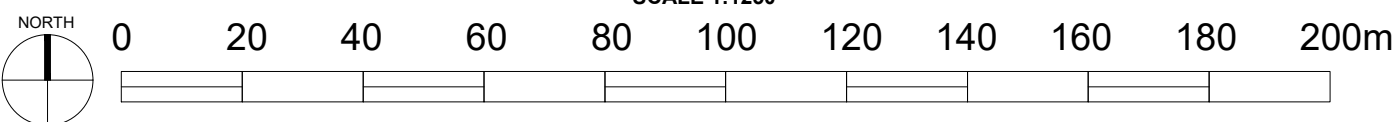
Title: Location and Site Plan	Drawn: HA
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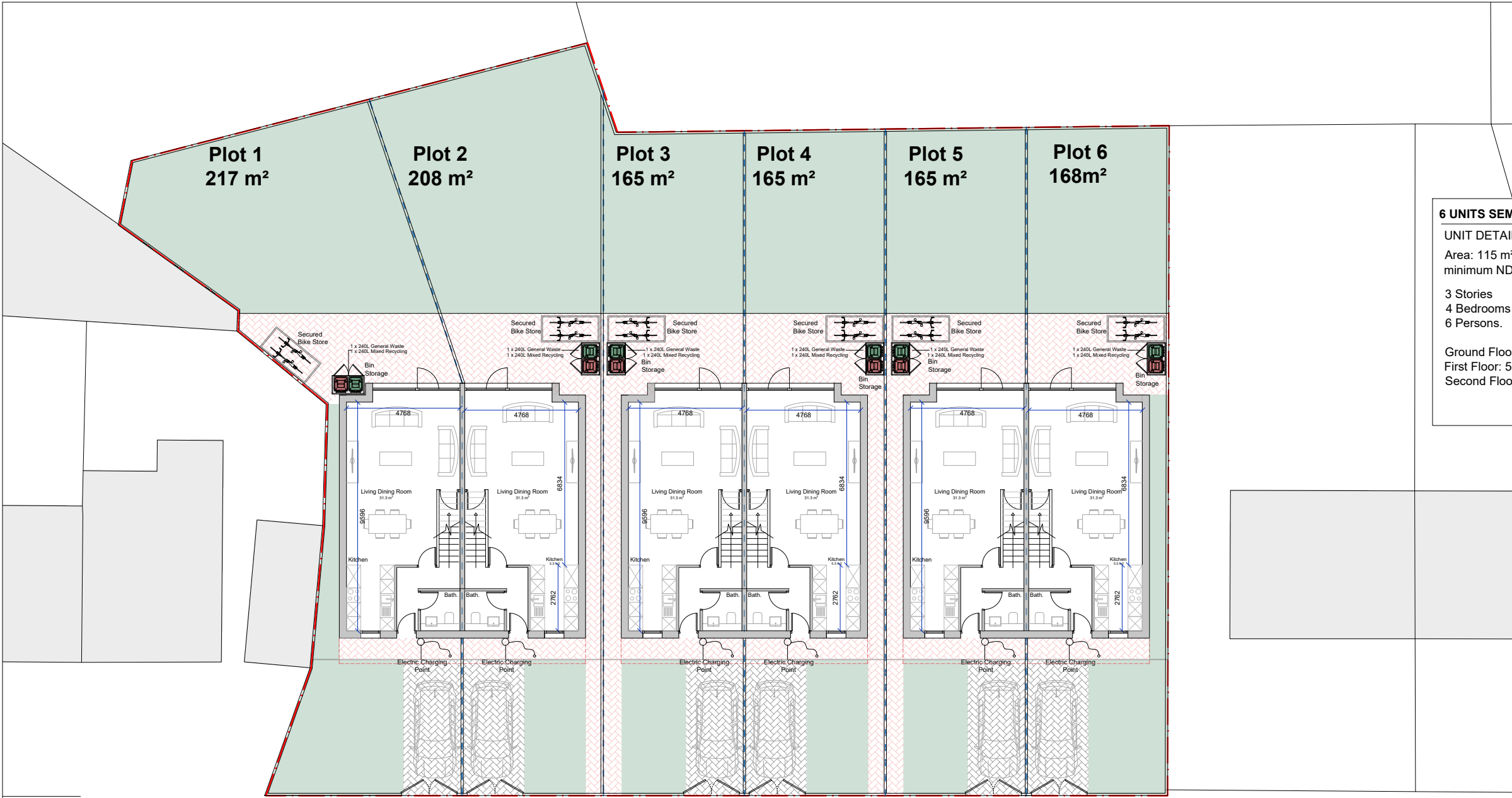
Client: Oseni Musa	Checked: SH
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Date: 13-04-2022	Paper: A3
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Drawing No: HAD3412-01	Scale: 1:200
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Revision:									
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6 UNITS SEMI DETACHED

UNIT DETAIL:

Area: 115 m², Comply with minimum NDSS 112 m²

3 Stories
4 Bedrooms
6 Persons.

Ground Floor: 45m²
First Floor: 50m²
Second Floor: 20m²

Notes:
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Revisions List:

a- Dimensions and areas have been added, the dwellings are comply with NDSS.

b- Updated plans with the rear bin storage and bike store.

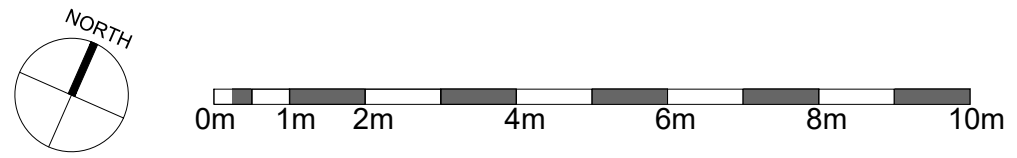


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Address: Brendon Avenue
Moston
M40 9DN

Title: Proposed Ground Floor Plan	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 4-10-2022	Paper: A3
Drawing No: HAD3412-02	Scale: 1:200
Revision:	
a	b

Proposed Ground Floor





6 UNITS SEMI DETACHED

UNIT DETAIL:

Area: 115 m², Comply with minimum NDSS 112 m²

3 Stories
4 Bedrooms
6 Persons.

Ground Floor: 45m²
First Floor: 50m²
Second Floor: 20m²

Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

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Revisions List:

a- Dimensions and areas have been added, the dwellings are comply with NDSS.

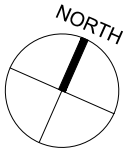


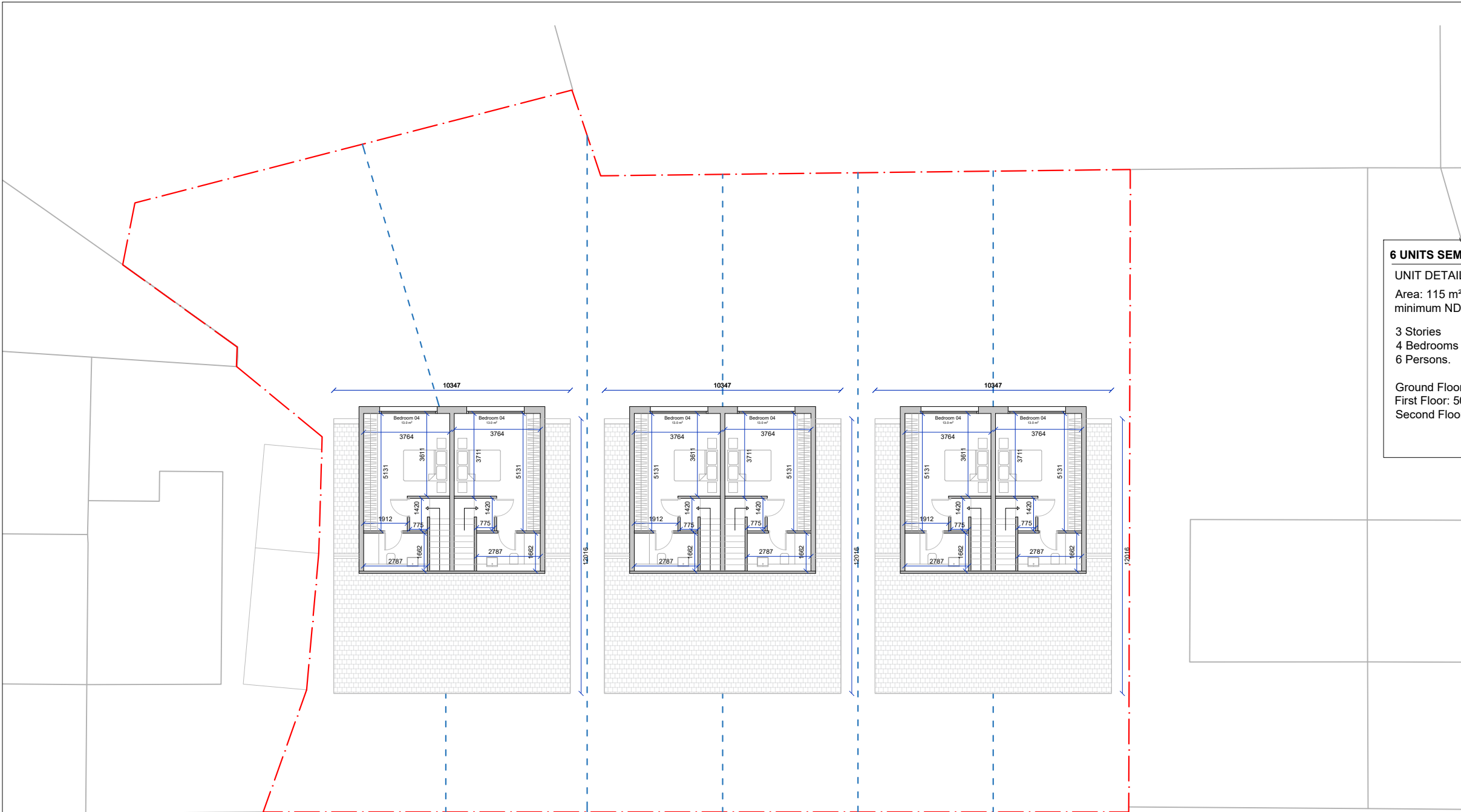
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Address: Brendon Avenue
Moston
M40 9DN

Title: Proposed First Floor Plan	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 12-09-2022	Paper: A3
Drawing No: HAD3412-03	Scale: 1:200
Revision:	a

Proposed First Floor





Proposed Second Floor

6 UNITS SEMI DETACHED

UNIT DETAIL:

Area: 115 m², Comply with minimum NDSS 112 m²

3 Stories

4 Bedrooms

6 Persons.

Ground Floor: 45m²

First Floor: 50m²

Second Floor: 20m²

Notes:
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Revisions List:

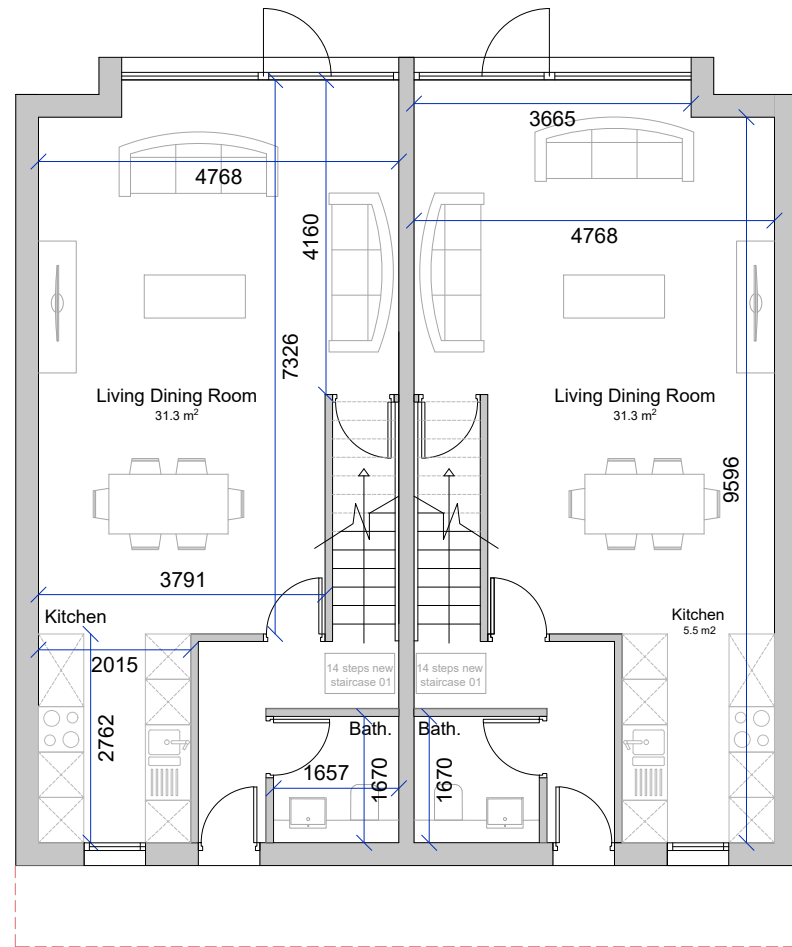
a- Dimensions and areas have been added, the dwellings are comply with NDSS.



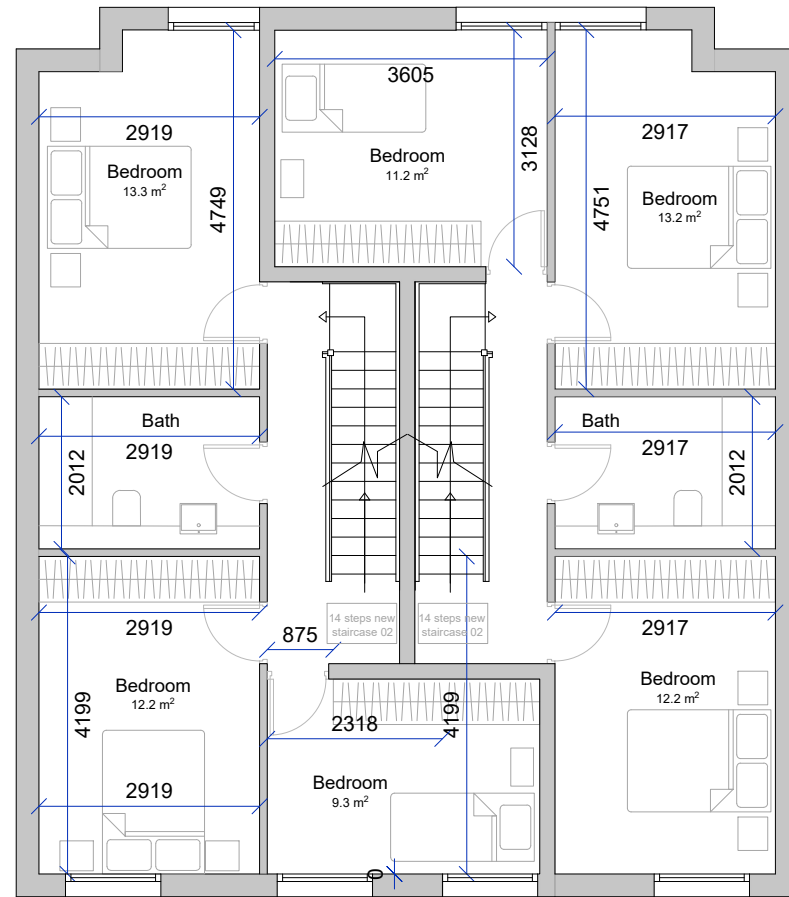
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Address: Brendon Avenue
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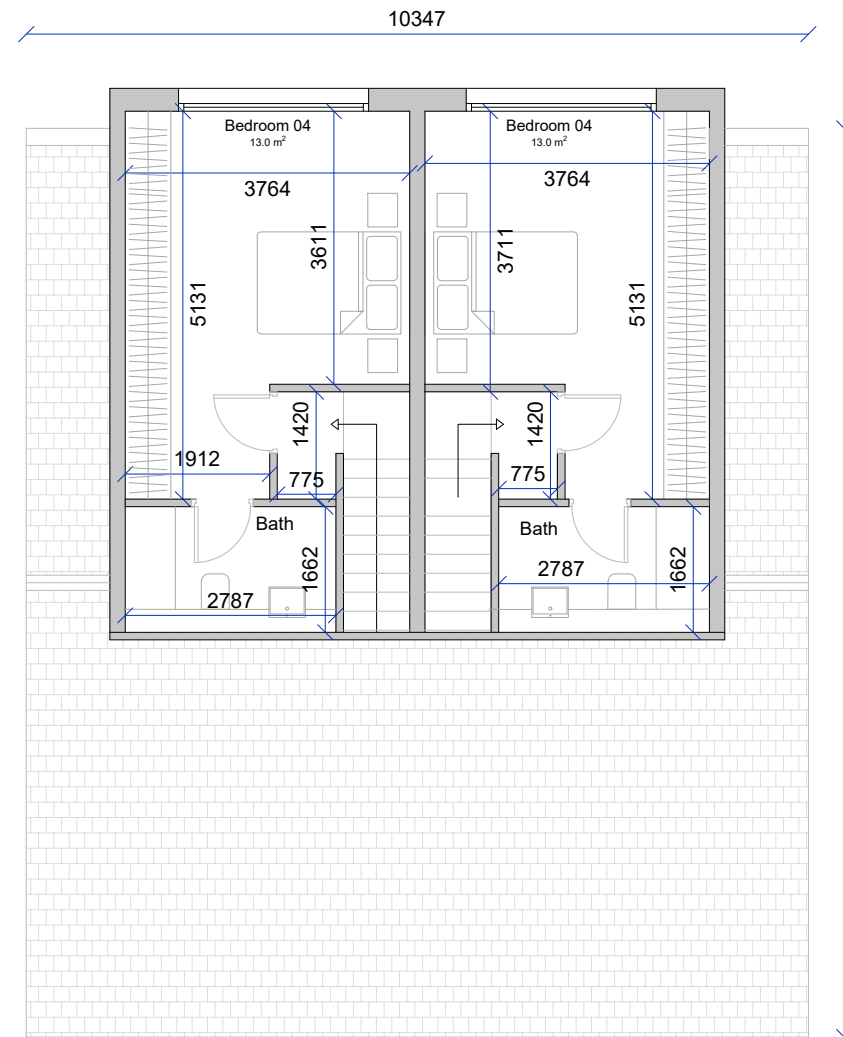
Title: Proposed Second Floor Plans	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 12-09-2022	Paper: A3
Drawing No: HAD3412-04	Scale: 1:200
Revision:	a



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

6 UNITS SEMI DETACHED

UNIT DETAIL:

Area: 115 m², Comply with minimum NDSS 112 m²

3 Stories
4 Bedrooms
6 Persons.

Ground Floor: 45m²
First Floor: 50m²
Second Floor: 20m²

Notes:
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Revisions List:

a- Dimensions and areas have been added, the dwellings are comply with NDSS.



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Address: Brendon Avenue
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Title: Proposed Semi Detached House Plans

Drawn: HA

Client: Oseni Musa

Checked: SH

Date: 12-09-2022

Paper: A3

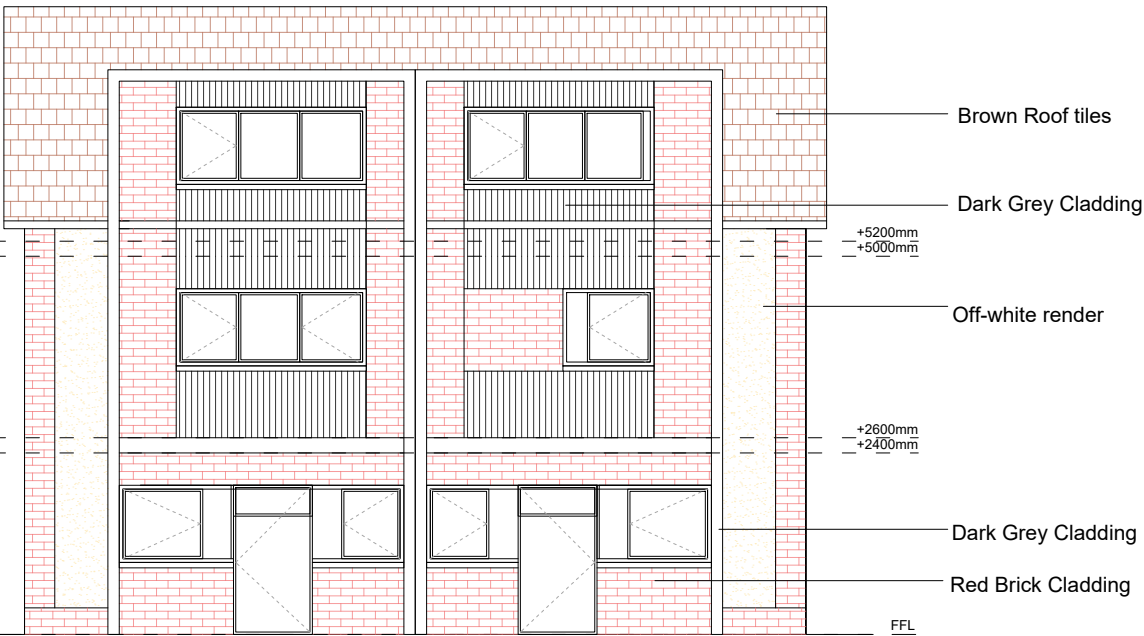
Drawing No: HAD3412-05

Scale: 1:100

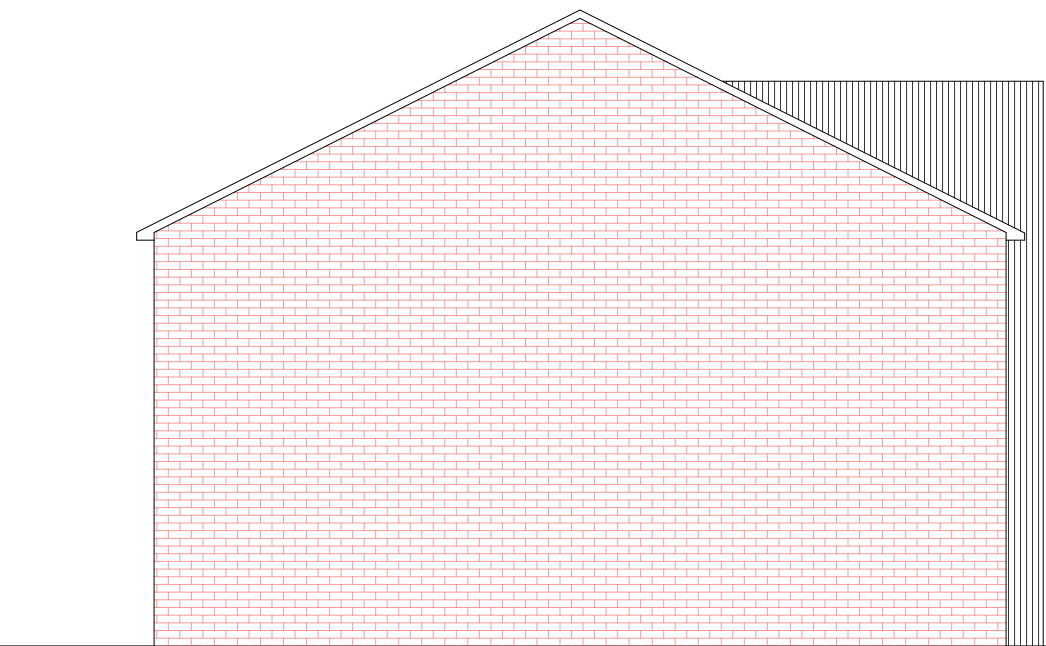
Revision:	a						
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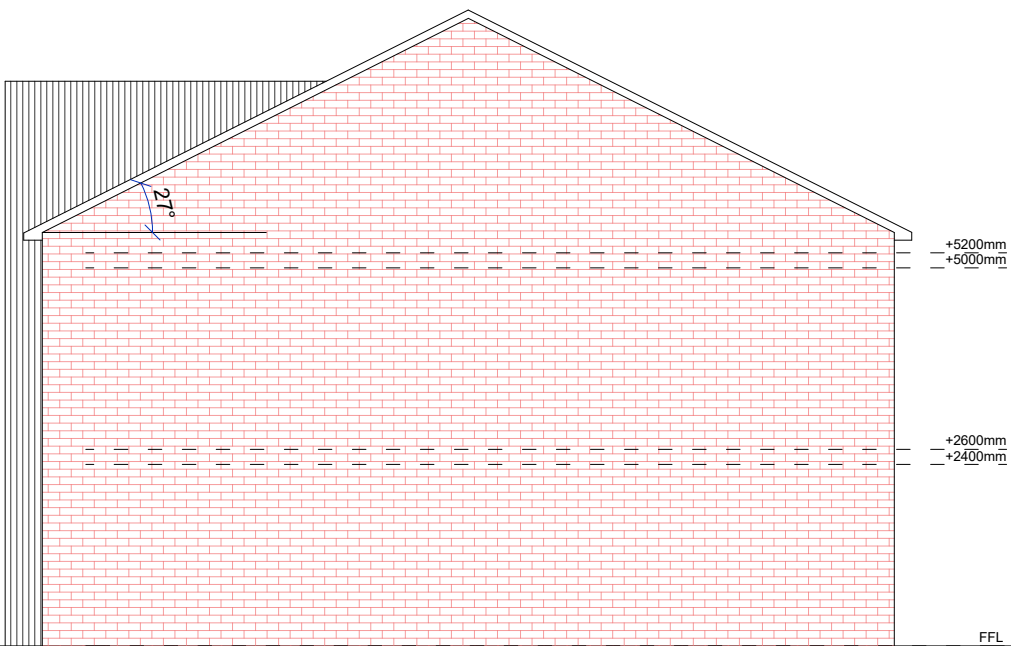
Proposed Front Elevation 1:100 @ A3
Option 01



Proposed Rear Elevation 1:100 @ A3
Option 01



Proposed Side Elevation 1:100 @ A3



Proposed Side Elevation 1:100 @ A3

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Revisions List:



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Address: Brendon Avenue
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M40 9DN

Title: Proposed Elevations	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 13-04-2022	Paper: A3
Drawing No: HAD3412-06	Scale: 1:100
Revision:	



Proposed Street Scene Elevations

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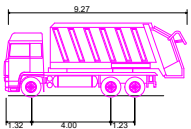
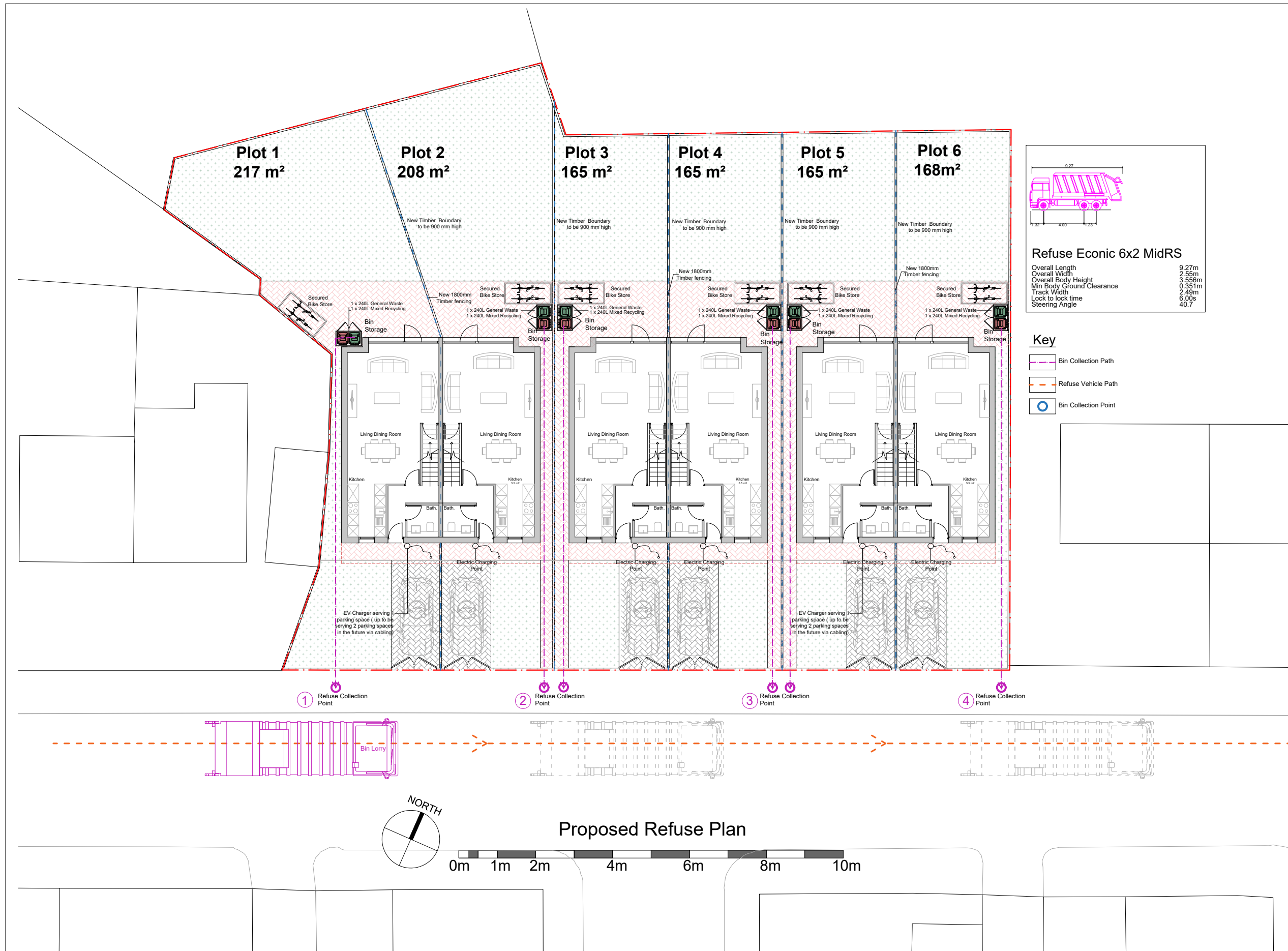
Revisions List:



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Address: Brendon Avenue
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M40 9DN

Title: Street Scene Elevations	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 13-04-2022	Paper: A3
Drawing No: HAD3412-07	Scale: 1:200
Revision:	



Refuse Econic 6x2 MidRS

Overall Length	9.27m
Overall Width	2.55m
Overall Body Height	3.55m
Min Body Ground Clearance	0.351m
Track Width	2.49m
Lock to lock time	6.00s
Steering Angle	40.7

Key

- Bin Collection Path
- Refuse Vehicle Path
- Bin Collection Point

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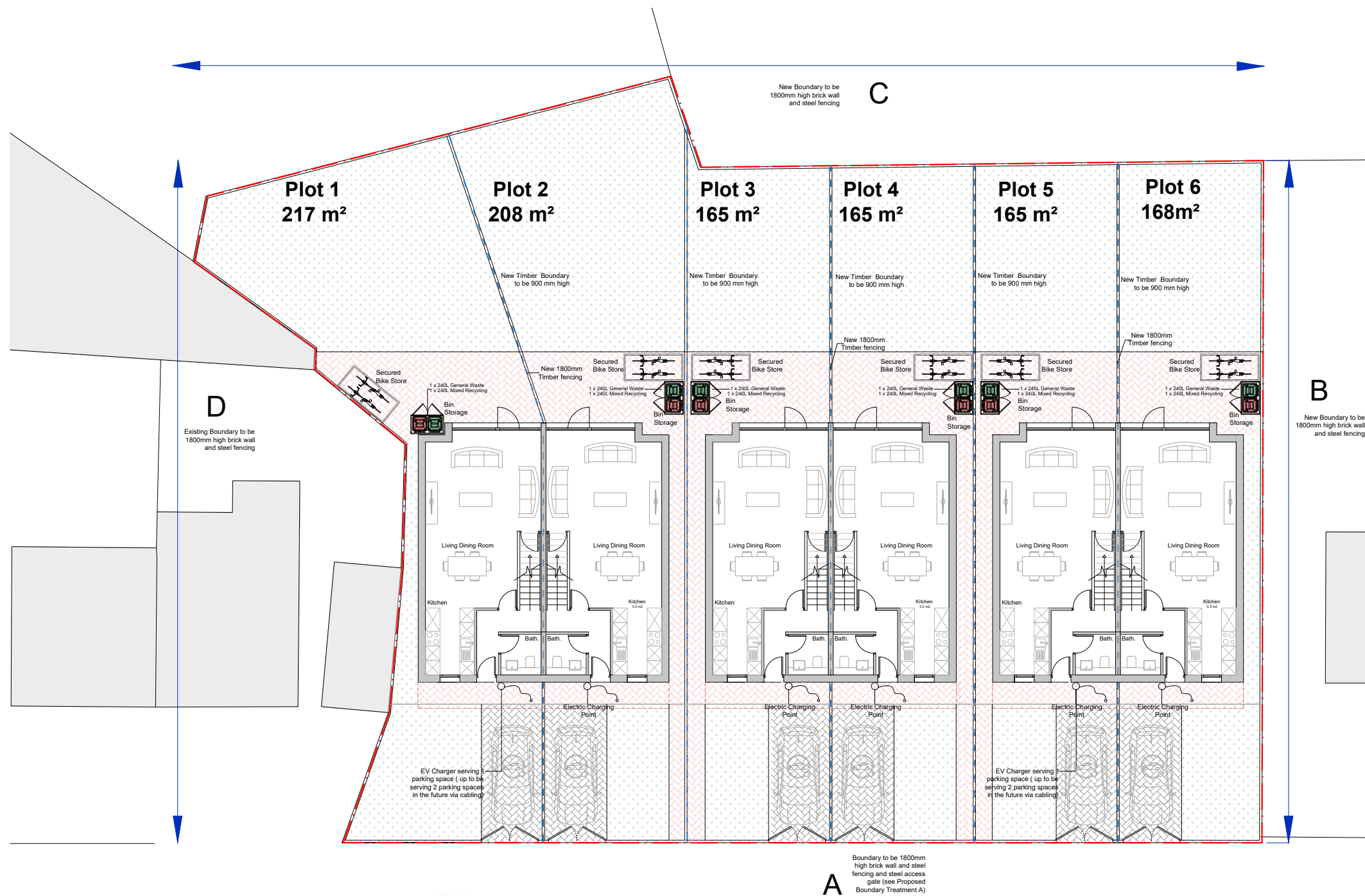
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Revisions List:
a- Bin storage and Bike store have been moved to the rear.


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Address: Brendon Avenue Moston M40 9DN	
Title: Proposed Refuse Plan	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 4-10-2022	Paper: A3
Drawing No: HAD3412-08	Scale: 1:200
Revision:	a



Proposed Site Plan



Notes:
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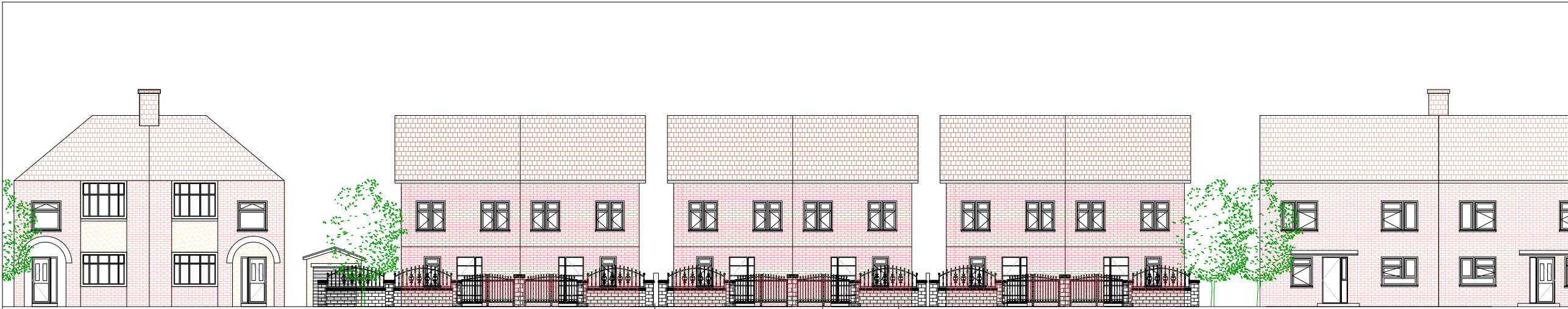
Revisions List:



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Address: Brendon Avenue
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M40 9DN

Title: Proposed Site Plan	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 22-07-2022	Paper: A3
Drawing No: HAD3412-09	Scale: 1:200
Revision:	

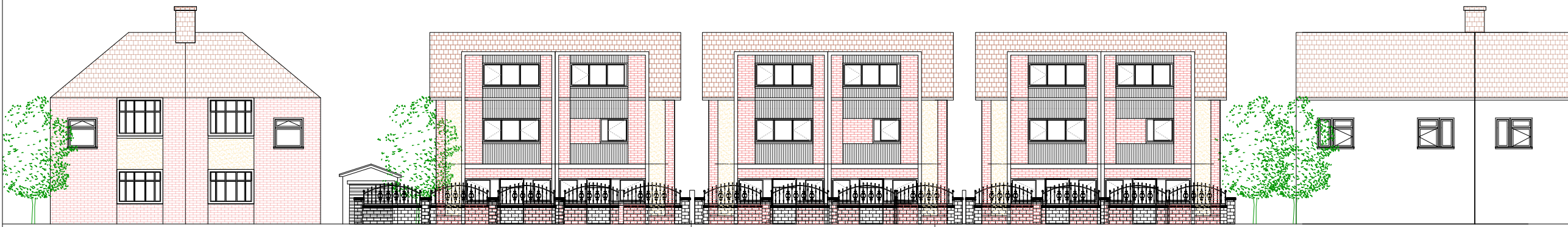


200x100mm
Concrete Posts

2300 width steel
access gate

1.8m Total Height of
Brick wall with steel
fencing

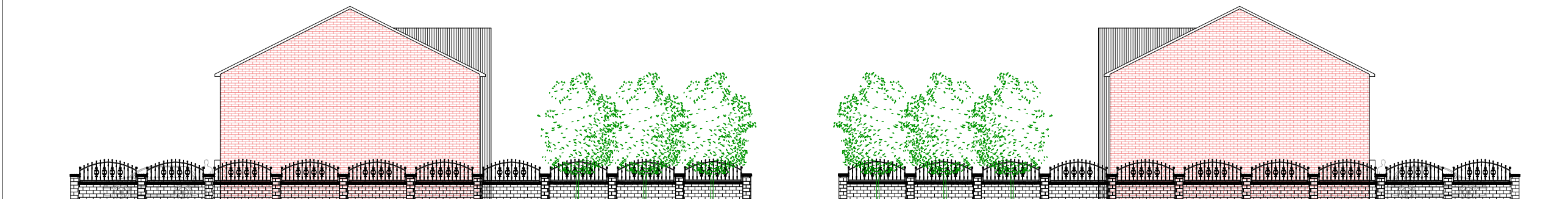
Proposed Street Scene (Boundary Treatment A)



200x100mm
Concrete Posts

1.8m Total Height of
Brick wall with steel
fencing

Proposed Street Scene (Boundary Treatment C)



Proposed Street Scene (Boundary Treatment B)

Proposed Street Scene (Boundary Treatment D)

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Or:
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Drawings not yet checked internally or by building control, external consultants input required including a structural engineer, all drawings are subject to change and must not be relied upon at this stage.

Revisions List:

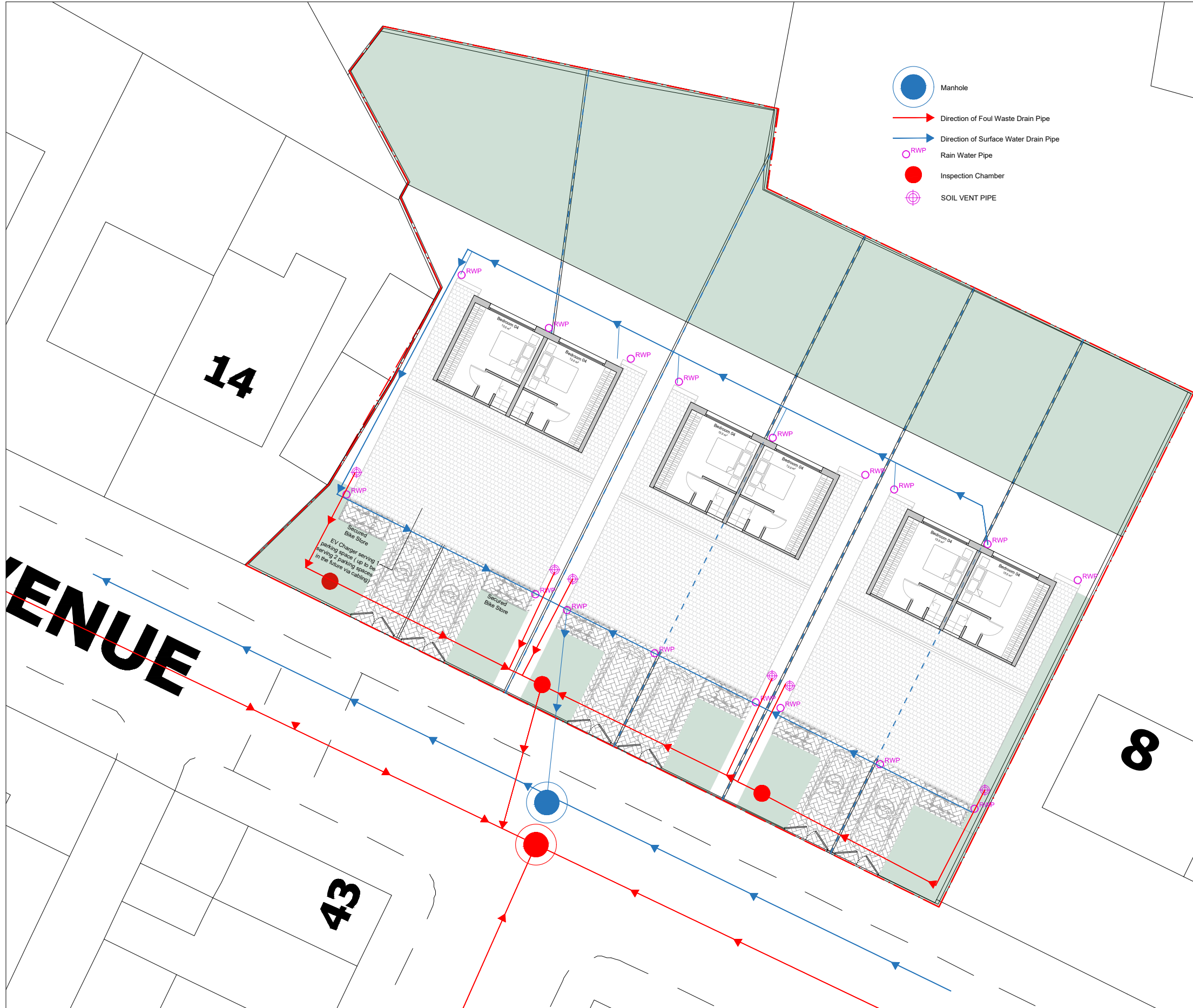


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Address: Brendon Avenue
Moston
M40 9DN

Title: Boundary Treatment A	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 22-07-2022	Paper: A3
Drawing No: HAD3412-10	Scale: 1:200
Revision:	



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Basic surface water plans, will need to be confirmed by a drainage consultant at a later date.
Drawings not yet checked internally or by building control, external consultants input required including a structural engineer, all drawings are subject to change and must not be relied upon at this stage.

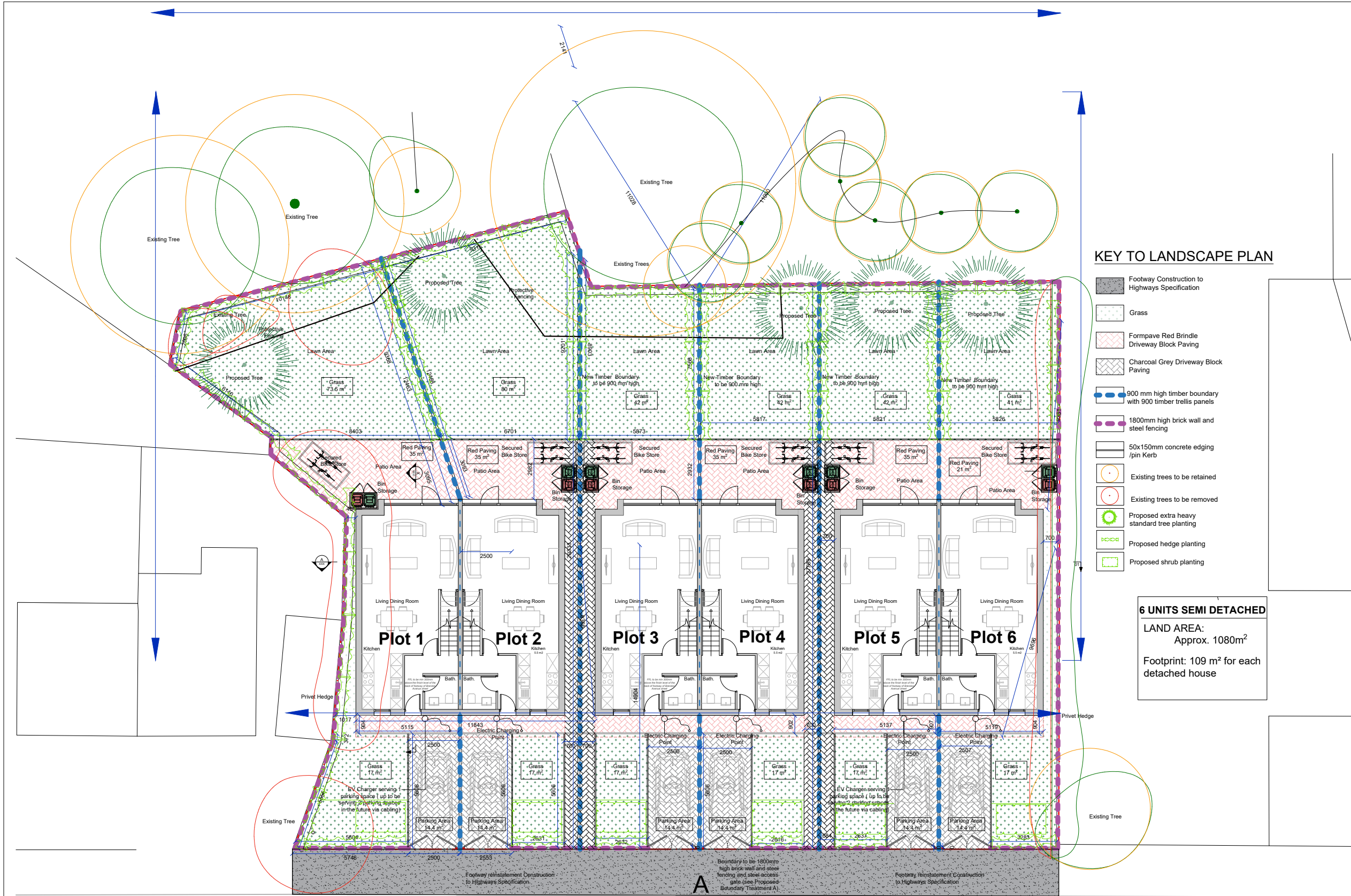
Revisions List:



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Address: Brendon Avenue
Moston
M40 9DN

Title: Surface Water Drainage Plans	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 22-07-2022	Paper: A3
Drawing No: HAD3412-11	Scale: 1:200
Revision:	



Proposed Landscaping and Setting out Plan
1:200 @A3



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Address: Brendon Avenue
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Title: Landscaping Plans	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 22-07-2022	Paper: A3
Drawing No: HAD3412-12	Scale: 1:200
Revision:	

Notes:

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PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

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Revisions List:

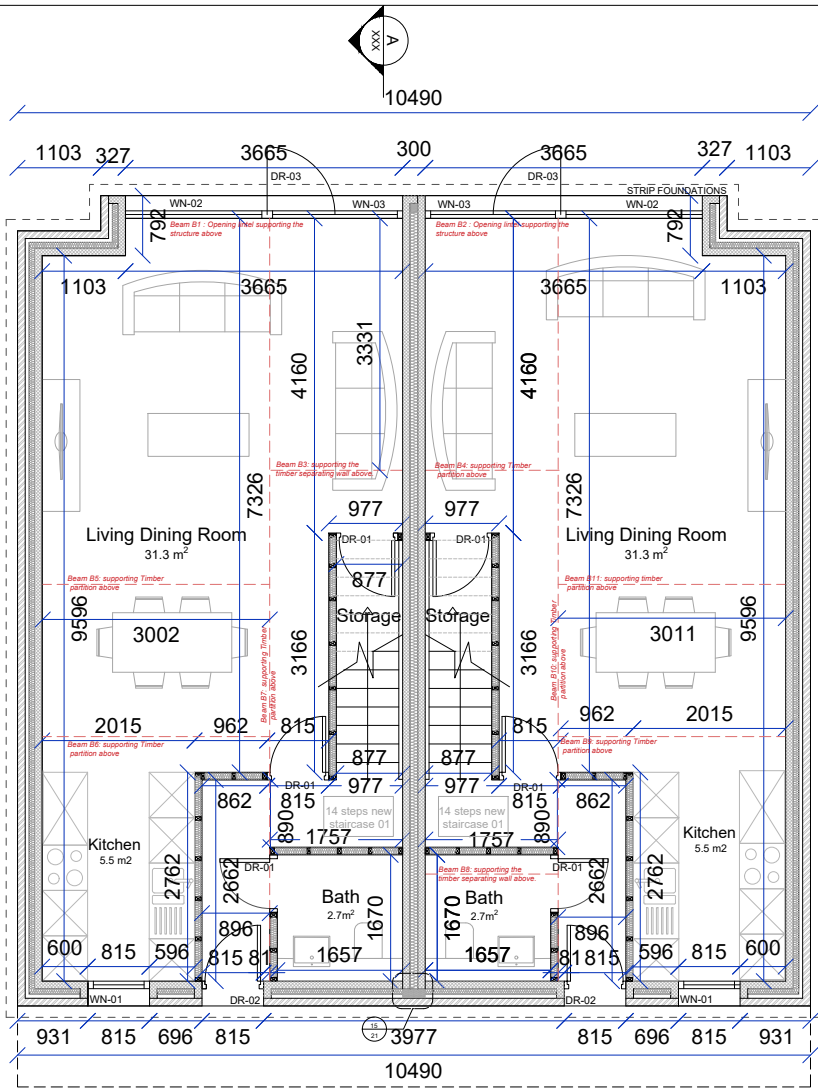


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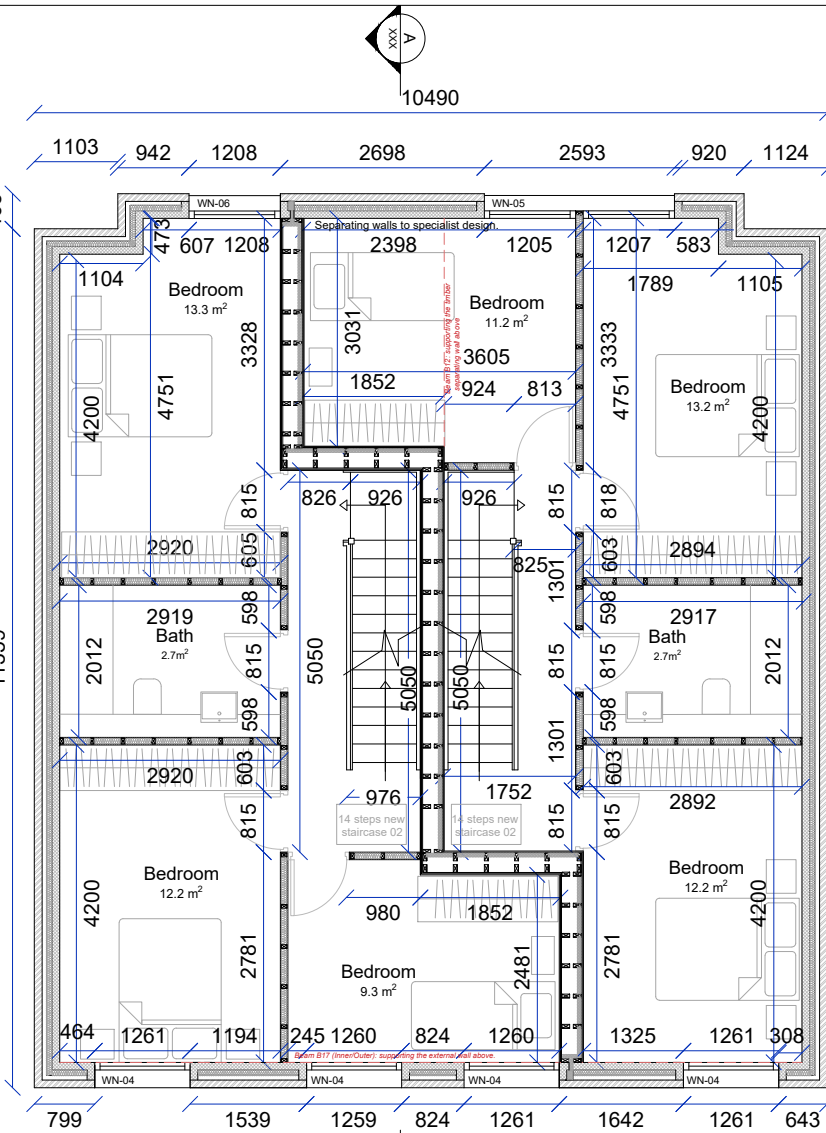
Address: Brendon Avenue
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M40 9DN

Title: Proposed Foundation Plans	Drawn: HA
Client: Osmi Musa	Checked: SH
Date: 20-10-2022	Paper: A1
Drawing No: HAD3412-13	Scale: 1:100
Revision:	

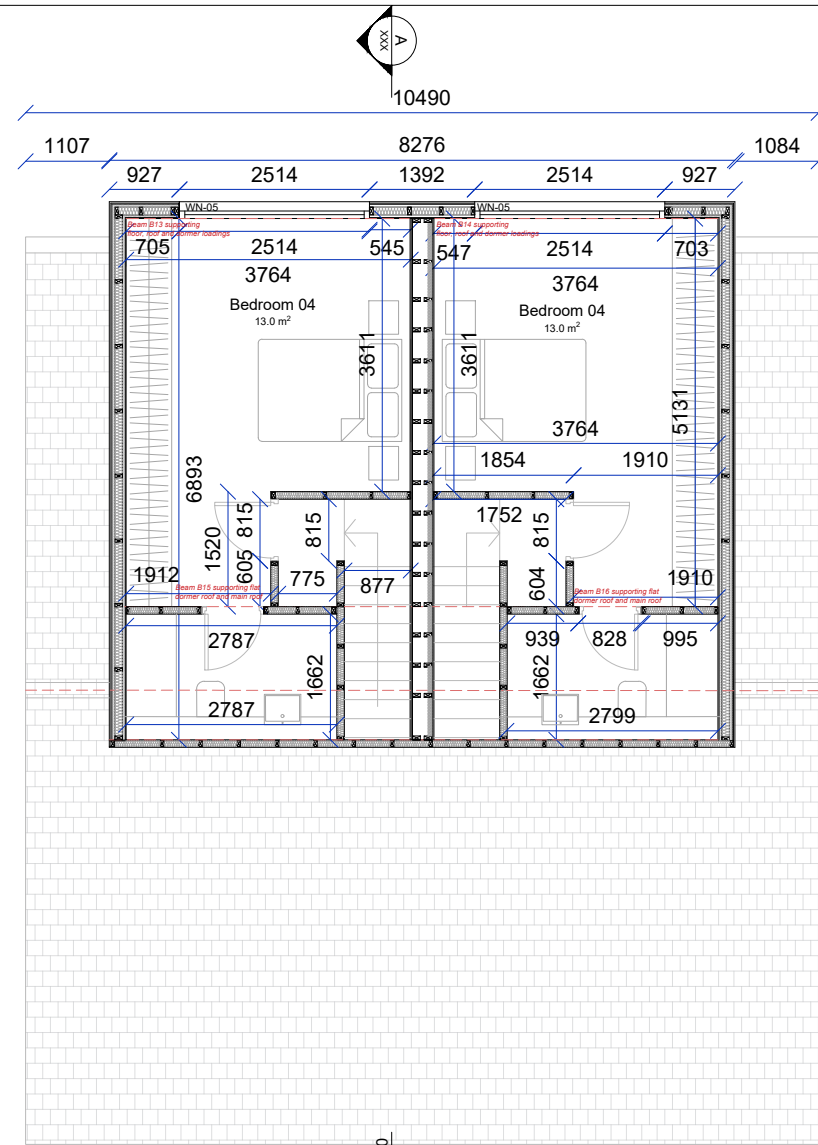
Proposed Foundation Plans 1:100 @A1



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

Dimensions Plans 1:100@A3

BEAMS:

Beam B1 : Opening lenth supporting the structure above.
Beam B2 : Opening lenth supporting the structure above.
Beam B3 : Supporting the timber separating wall above.
Beam B4 : Supporting the timber separating wall above.
Beam B5 : Supporting the Timber partition above
Beam B6 : Supporting the Timber partition above
Beam B7 : Supporting the Timber partition above
Beam B8 : Supporting the timber separating wall above.

Beam B9 : Supporting the Timber partition above
Beam B10 : Supporting the Timber partition above
Beam B11 : Supporting the Timber partition above
Beam B12 : Supporting the timber separating wall above.
Beam B13 : Supporting floor, roof and dormer loadings.
Beam B14 : Supporting floor, roof and dormer loadings.
Beam B15 : Supporting flat dormer roof and the main roof.
Beam B16 : Supporting flat dormer roof and the main roof.
Beam B17 (Inner/Outer) : Supporting the external wall above.

NOTE: Structure to be designed and specified by Structural engineer.

New Windows Table				
Window	Size (h x w)	Specifications	No. of Windows	Reference
Window 01	1260 x 850 mm	New Timber Framed Double Glazed Windows	2	WN-01
Window 02	1100 x 1800 mm	New Timber Framed Double Glazed Windows	2	WN-02
Window 03	1100 x 1200 mm	New Timber Framed Double Glazed Windows	2	WN-03
Window 04	1260 x 1200 mm	New Timber Framed Double Glazed Windows	4	WN-04
Window 05	1100 x 2500 mm	New Timber Framed Double Glazed Windows Obscure Glazing	3	WN-05
Window 06	1100 x 1200 mm	New Timber Framed Double Glazed Windows Obscure Glazing	1	WN-06

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Revisions List:



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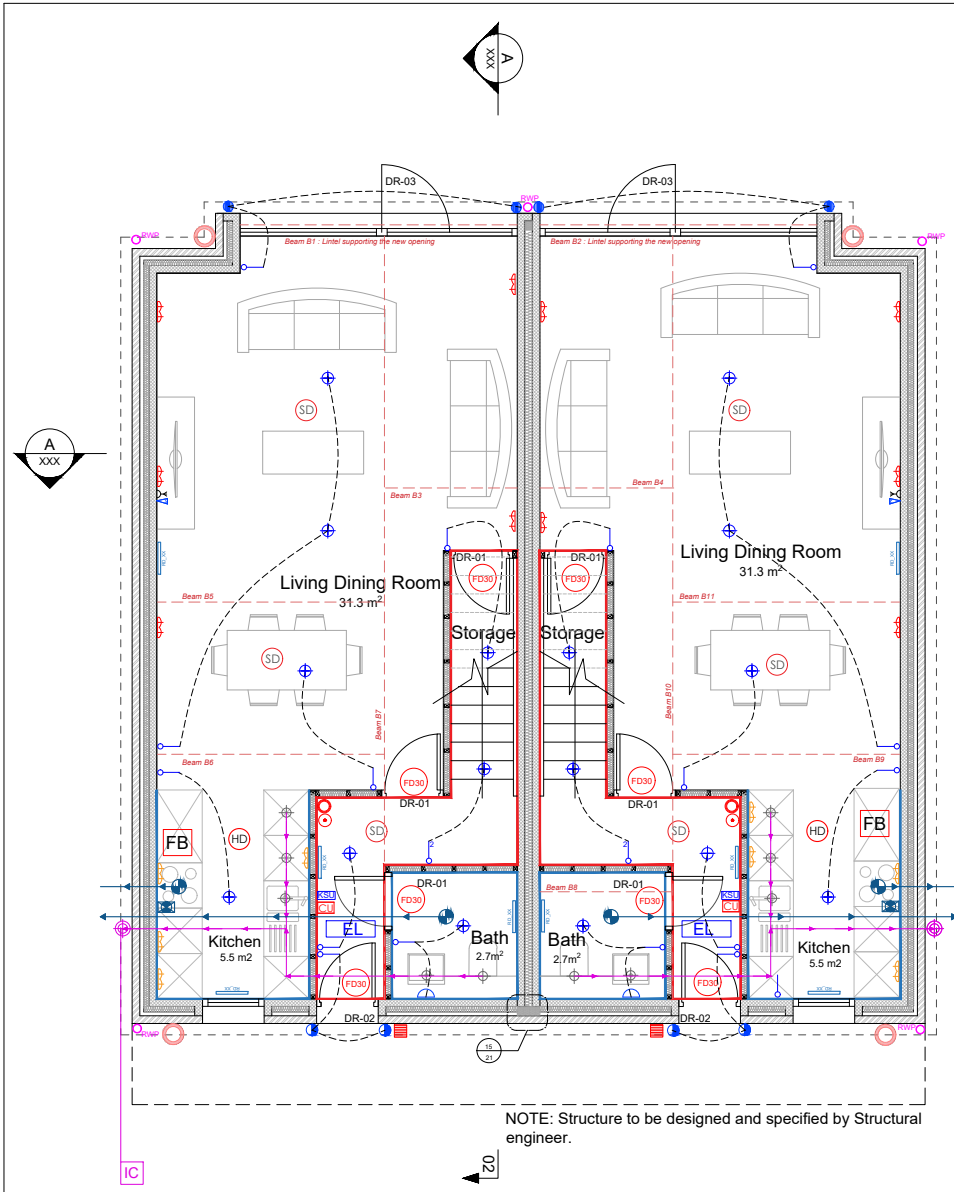
Title: B-regs Dimensions Plans **Drawn:** HA

Client: Oseni Musa **Checked:**

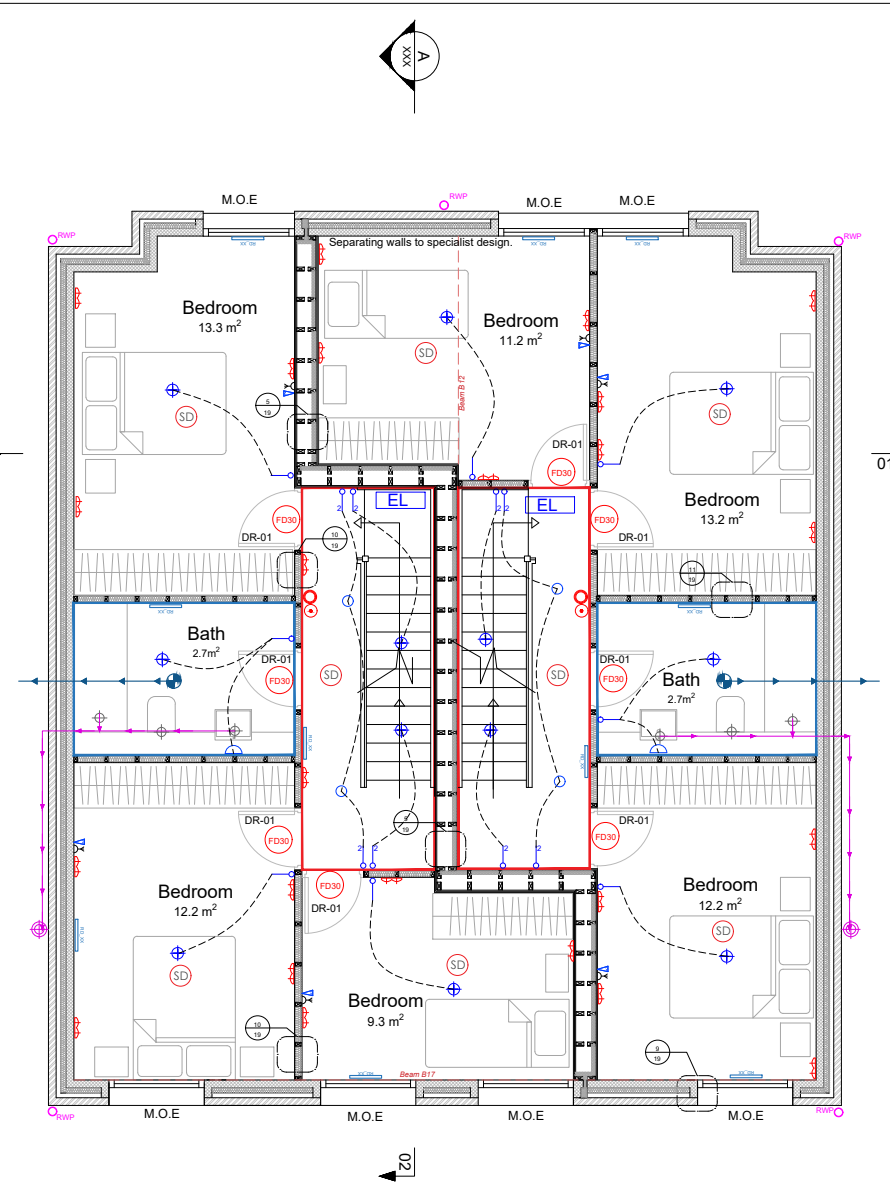
Date: 20-10-2022 **Paper:** A3

Drawing No: HAD3412-14 **Scale:** 1:100

Revision:



Proposed Ground Floor



Proposed First Floor

MEP Plans 1:100@A3

- BEAMS:**
- Beam B1 : Opening lenth supporting the structure above.
 - Beam B2 : Opening lenth supporting the structure above.
 - Beam B3 : Supporting the timber separating wall above.
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 - Beam B10 : Supporting the Timber partition above
 - Beam B11 : Supporting the Timber partition above
 - Beam B12 : Supporting the timber separating wall above.
 - Beam B17 (Inner/Outer) : Supporting the external wall above.

New Doors Table				
Door	Size (h x w x t)	Specifications	No. of Doors	Reference
Door 01	1981 x 815 x 45 mm	Internal Door - Howdens Developer range with linings and stops or as specified by Employer/Client. Fire Resistant For Up To 30 Minutes (10 Year Manufacturer's Guarantee)	12	DR-01
Door 02	2040 x 826 x 40 mm	External Door - new timber composite door, residential access to have visibility glazing panel. Multi-locking points and designed to Secured-by-Design Silver standards to be a FD30.	2	DR-02
Door 03	2105 x 1045 x 70 mm	Steel reinforced 70mm uPVC profiles. Double glazed 28mm toughened safety glass units to BSEN12150 and BSEN1279.	2	DR-03

- KEY:**
- MECHANICAL EXTRACTION
 - COOKER SWITCH
 - 1 GANG 2 WAY LIGHT SWITCH
 - 1 GANG LIGHT SWITCH
 - EXTERNAL LIGHT TO BE PIR LIGHT
 - EXTERNAL LIGHT - BULKHEAD TYPE
 - RECESSED DOWNLIGHTER (Spotligt)
 - WALL MOUNTED LIGHT FITTING
 - ENERGY EFFICIENT LED LIGHTING POSITION
 - WALL-HUNG RADIATOR
 - VENTILATION DIRECTION
 - RAIN WATER PIPE
 - SOIL VENT PIPE
 - FOUL WASTE DRAIN
 - NEW DRAIN FLOW DIRECTION
 - INSPECTION CHAMBER
 - FIRE PROTECTED WALL WITH 30MIN RESISTANCE. USE FIBREBOARD PLASTER BOARD IN THESE AREAS
 - USE MOISTURE RESISTANT PLASTERBOARD IN THESE AREAS
 - Low level double socket switched mains 240V power outlets at 450mm above floor
 - High level double socket switched mains 240V power outlets at 1200mm above floor
 - COMBINED HEAT DETECTOR AND FIRE ALARM SOUNDER
 - COMBINED SMOKE/HEAT DETECTOR AND FIRE ALARM SOUNDER
 - ENTRY ACCESS SYSTEM
 - CONSUMER UNIT
 - TV AERIAL POINT
 - CAT 5 or 6 DATA SOCKET
 - TELEPHONE KEY SYSTEM
 - Fire Alarm Call Point to conform to Type A BS EN 54-11:2001 Installed in accordance with BS 5839-1.
 - Fire Alarm Light to conform to BS EN 54-23:2010.
 - Location of fire blanket - to be approved in accordance to BS 1869:1997.
 - M.O.E Means of Escape
 - Emergency Lighting to conform to BS 5266-1:2016.
 - CCTV:**
 - Proposed camera to be installed and linked into same CCTV system

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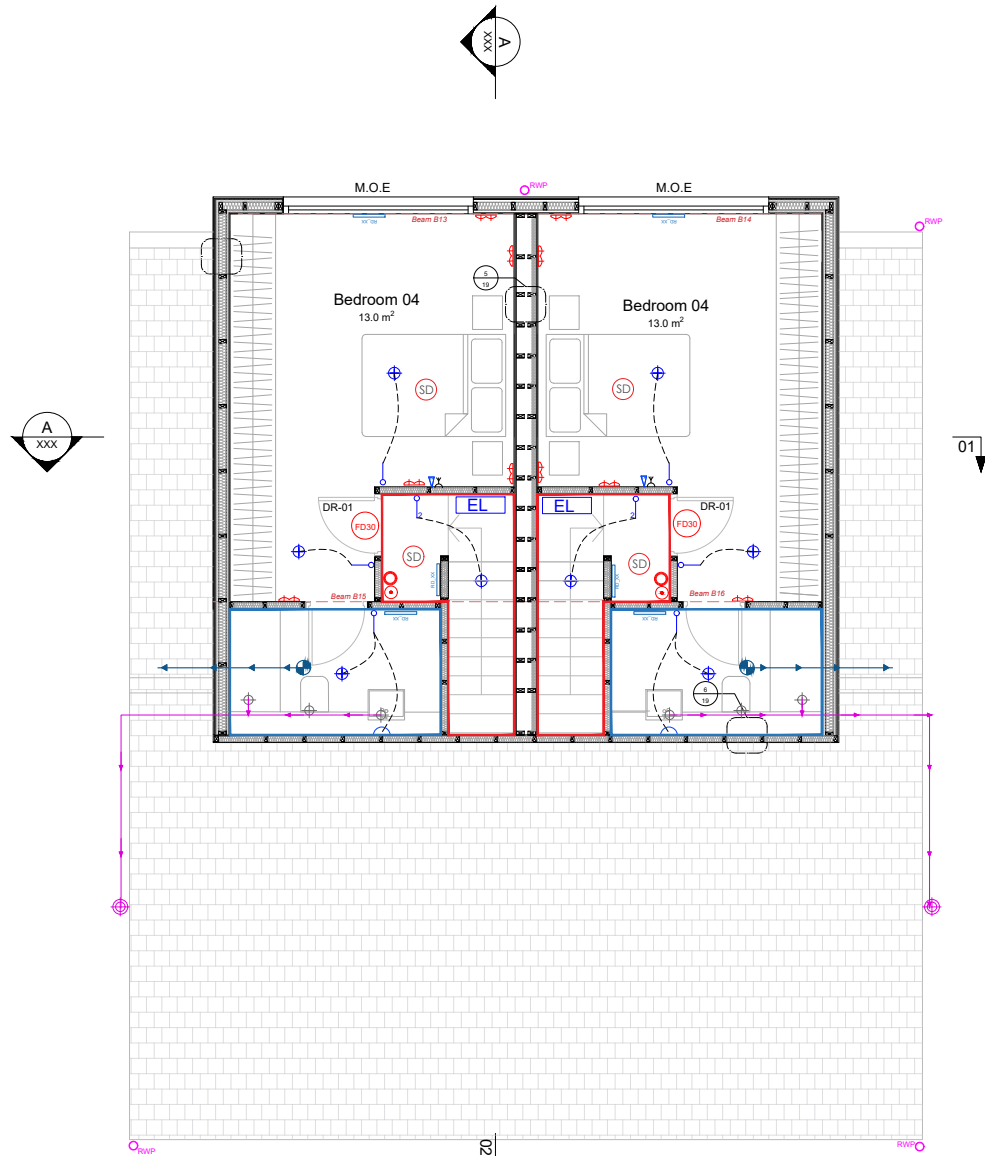
Revisions List:



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Address: Brendon Avenue
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Title: B-regs MEP Plans	Drawn: HA
Client: Oseni Musa	Checked:
Date: 20-10-2022	Paper: A3
Drawing No: HAD3412-15	Scale: 1:100
Revision:	

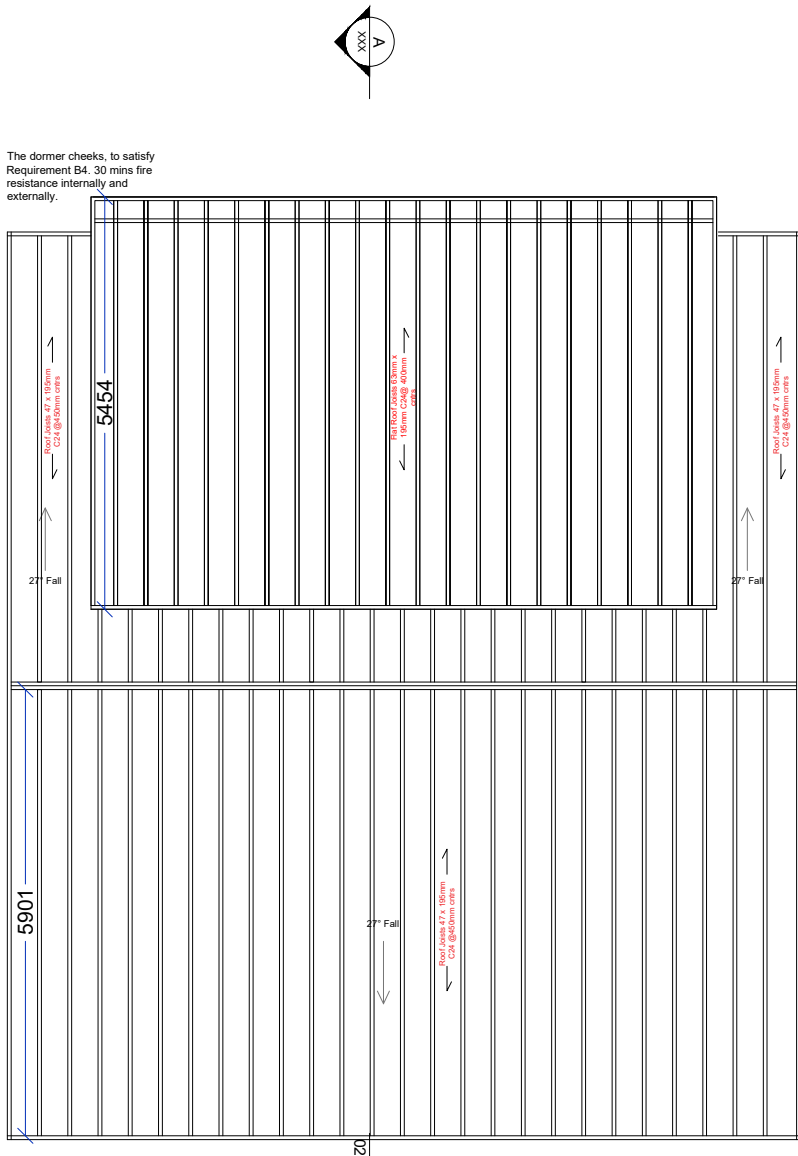


Proposed Second Floor

BEAMS:

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NOTE: Structure to be designed and specified by Structural engineer.



Proposed Roof Joists Plan

- KEY:**
- 1 GANG 2 WAY LIGHT SWITCH
 - 1 GANG LIGHT SWITCH
 - ENERGY EFFICIENT LED LIGHTING POSITION
 - WALL-HUNG RADIATOR
 - RAIN WATER PIPE
 - SOIL VENT PIPE
 - FIRE PROTECTED WALL WITH 30MIN RESISTANCE, USE FIBREBOARD PLASTER BOARD IN THESE AREAS
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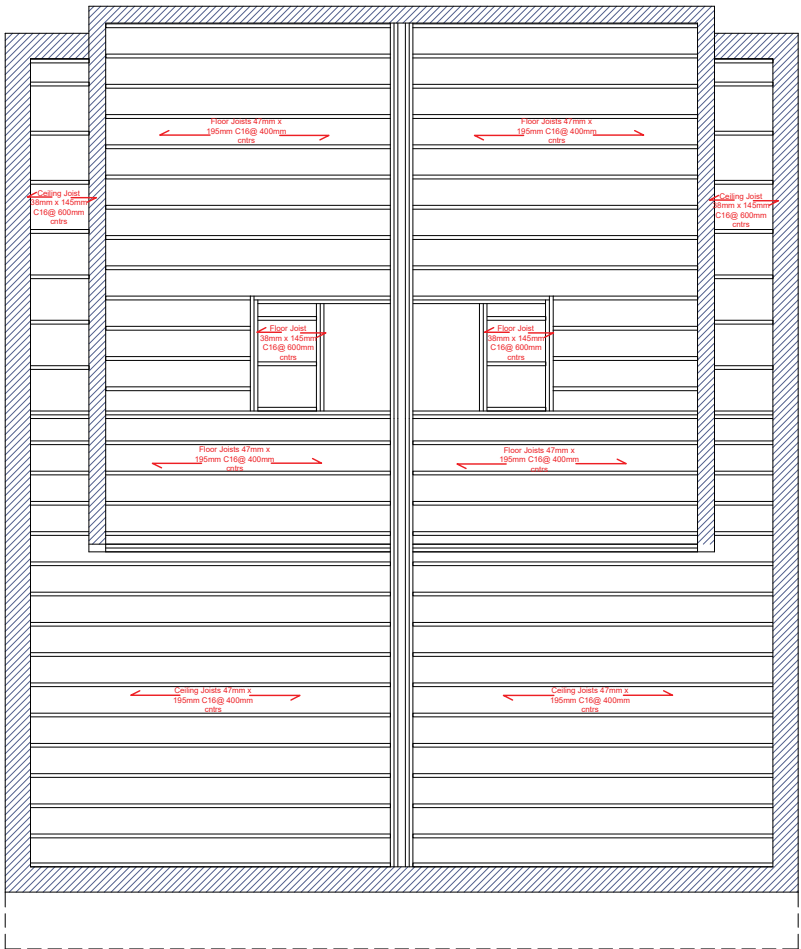
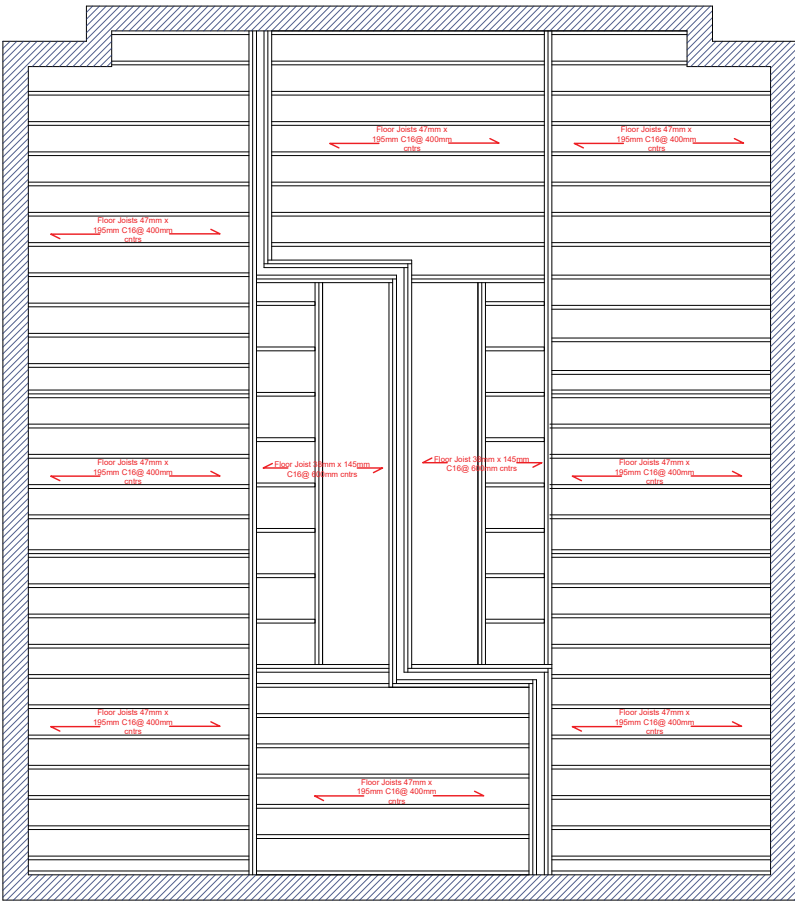
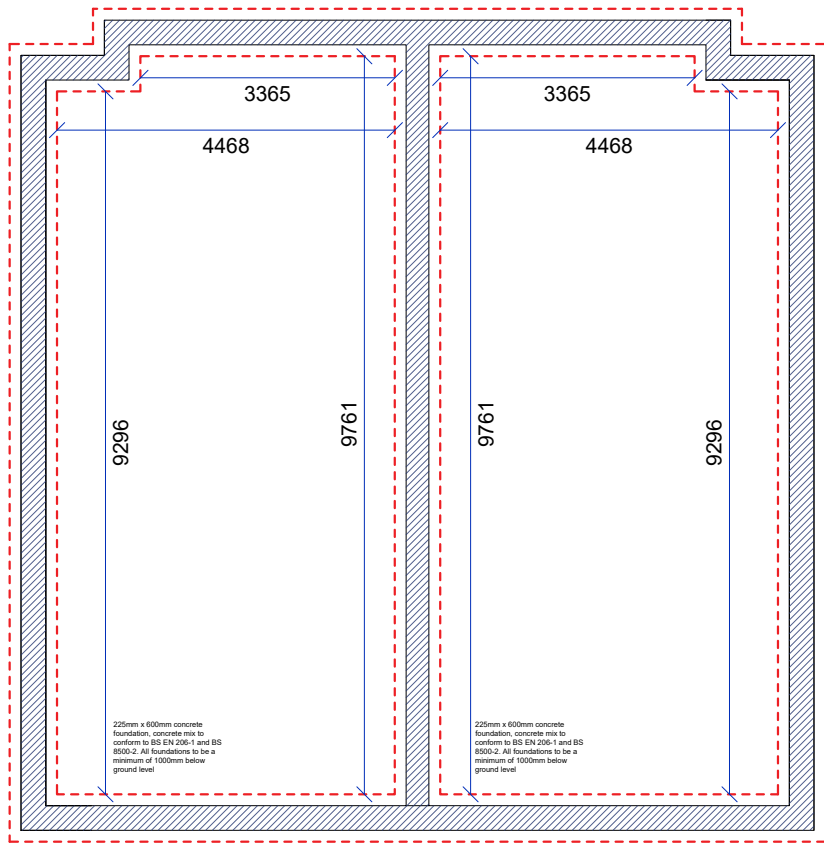
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Address: Brendon Avenue
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Title: Bregs MEP Plans	Drawn: HA
Client: Oseni Musa	Checked:
Date: 20-10-2022	Paper: A3
Drawing No: HAD3412-16	Scale: 1:100
Revision:	



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Revisions List:

Proposed Foundation Plan

Proposed 1st F Floor Joists/ GF Ceiling Joists Plan

Proposed 2nd F Floor Joists/ 1st F Ceiling Joists Plan

Table 6.2 Permissible clear spans for common or jack rafters										
Slope of roof 15° or more but less than 22.5° Imposed load $F_i = 0.75 \text{ kN/m}^2$ Single span										
Strength Class C24 Service Class 1 or 2										
		Dead loads $F_d \text{ (kN/m}^2\text{)}$								
		F_d not more than 0.5			F_d more than 0.5 but not more than 0.75			F_d more than 0.75 but not more than 1.00		
Size of rafter		Spacing of rafters (mm)								
Breadth (mm)	Depth (mm)	400	450	600	400	450	600	400	450	600
Maximum clear span (m)										
38	100	2.50	2.41	2.18	2.35	2.26	2.05	2.23	2.14	1.95
38	125	3.12	3.00	2.73	2.93	2.82	2.56	2.78	2.68	2.43
38	150	3.73	3.59	3.27	3.51	3.38	3.07	3.33	3.21	2.91
38	195	4.83	4.65	4.23	4.55	4.38	3.98	4.32	4.16	3.77
44	100	2.62	2.53	2.29	2.47	2.37	2.16	2.34	2.25	2.04
44	125	3.27	3.15	2.86	3.08	2.96	2.69	2.92	2.81	2.55
44	150	3.91	3.77	3.43	3.68	3.55	3.22	3.50	3.37	3.06
44	195	5.06	4.87	4.44	4.77	4.59	4.18	4.53	4.36	3.96
47	100	2.68	2.58	2.35	2.52	2.43	2.20	2.40	2.30	2.09
47	125	3.34	3.22	2.93	3.15	3.03	2.75	2.99	2.87	2.61
47	150	4.00	3.85	3.50	3.76	3.62	3.29	3.58	3.44	3.13
47	195	5.17	4.98	4.54	4.87	4.69	4.27	4.63	4.46	4.05
ALS/CLS										
38	89	2.23	2.14	1.95	2.10	2.01	1.83	1.95	1.89	1.73
38	140	3.49	3.35	3.05	3.28	3.15	2.87	3.11	2.99	2.72
38	184	4.56	4.39	4.00	4.29	4.13	3.76	4.08	3.92	3.56

Pitched Roof Joists Span Table

Size of joist		Spacing of joists (mm)								
Breadth (mm)	Depth (mm)	400	450	600	400	450	600	400	450	600
Maximum clear span (m)										
38	97	1.92	1.90	1.84	1.84	1.81	1.73	1.76	1.73	1.65
38	120	2.55	2.52	2.42	2.42	2.38	2.27	2.31	2.27	2.15
38	145	3.26	3.21	3.07	3.07	3.01	2.86	2.92	2.86	2.70
38	170	3.99	3.92	3.63	3.74	3.66	3.41	3.54	3.46	3.24
38	195	4.73	4.56	4.15	4.41	4.30	3.91	4.16	4.06	3.71
38	220	5.33	5.14	4.68	5.03	4.84	4.40	4.78	4.60	4.18
44	97	2.05	2.03	1.96	1.96	1.93	1.85	1.88	1.85	1.76
44	120	2.72	2.68	2.58	2.58	2.53	2.41	2.46	2.41	2.28
44	145	3.47	3.42	3.25	3.27	3.20	3.04	3.11	3.04	2.86
44	170	4.24	4.16	3.81	3.96	3.88	3.58	3.75	3.66	3.40
44	195	4.97	4.78	4.36	4.67	4.51	4.10	4.40	4.29	3.90
44	220	5.59	5.38	4.91	5.27	5.08	4.62	5.02	4.83	4.39
47	97	2.12	2.09	2.02	2.02	1.99	1.90	1.94	1.90	1.81
47	120	2.80	2.76	2.65	2.65	2.61	2.48	2.53	2.48	2.35
47	145	3.57	3.51	3.33	3.36	3.29	3.12	3.19	3.12	2.94
47	170	4.35	4.27	3.89	4.07	3.98	3.66	3.85	3.76	3.48
47	195	5.07	4.89	4.45	4.78	4.61	4.19	4.52	4.38	3.98
47	220	5.71	5.50	5.01	5.39	5.19	4.72	5.13	4.93	4.49
63	97	2.41	2.38	2.29	2.29	2.26	2.16	2.20	2.16	2.05
63	120	3.18	3.13	3.00	3.00	2.94	2.80	2.86	2.80	2.64
63	145	4.03	3.96	3.66	3.78	3.70	3.45	3.58	3.50	3.28
63	170	4.87	4.69	4.28	4.56	4.43	4.03	4.31	4.20	3.84
63	195	5.56	5.36	4.90	5.25	5.06	4.62	5.00	4.82	4.39
63	220	6.25	6.03	5.51	5.91	5.69	5.20	5.63	5.42	4.94

Flat Roof Joists Span Table



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01282 451428

Address: Brendon Avenue
Moston
M40 9DN

Title: Bregs Floor/ Ceiling Joists
Plans

Drawn: HA

Client: Oseni Musa

Checked:

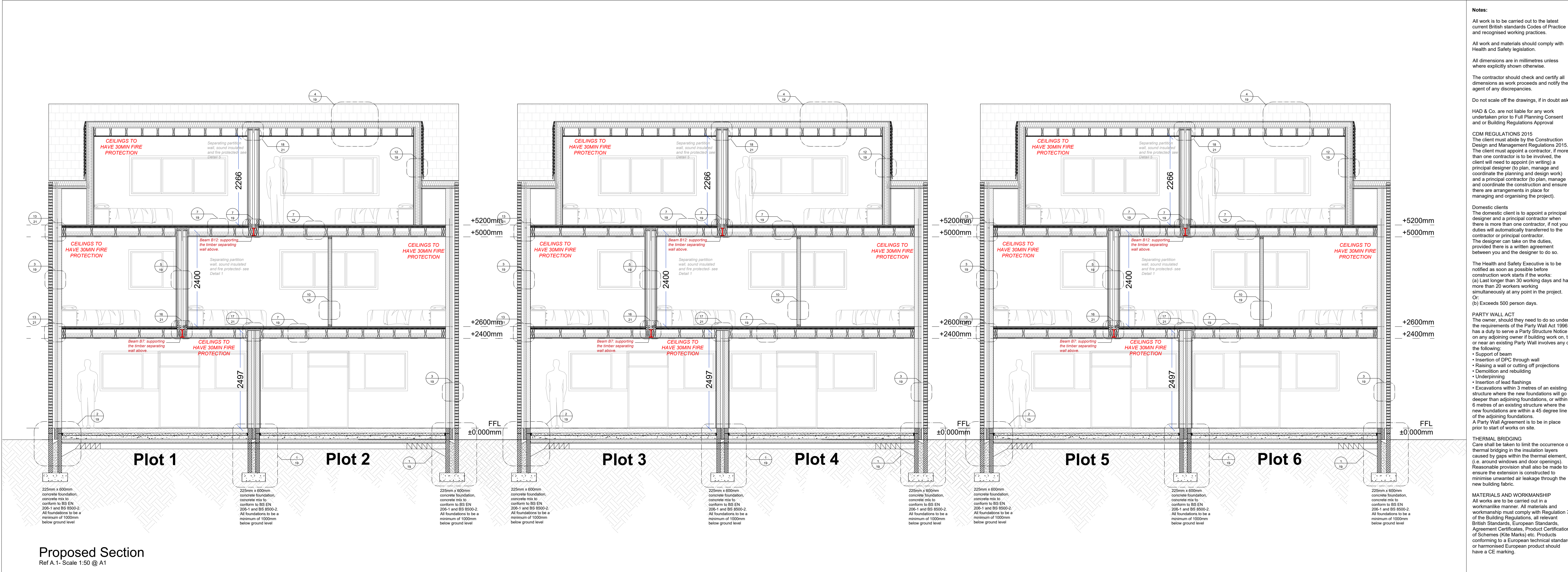
Date: 20-10-2022

Paper: A3

Drawing No: HAD3412-17

Scale: 1:100

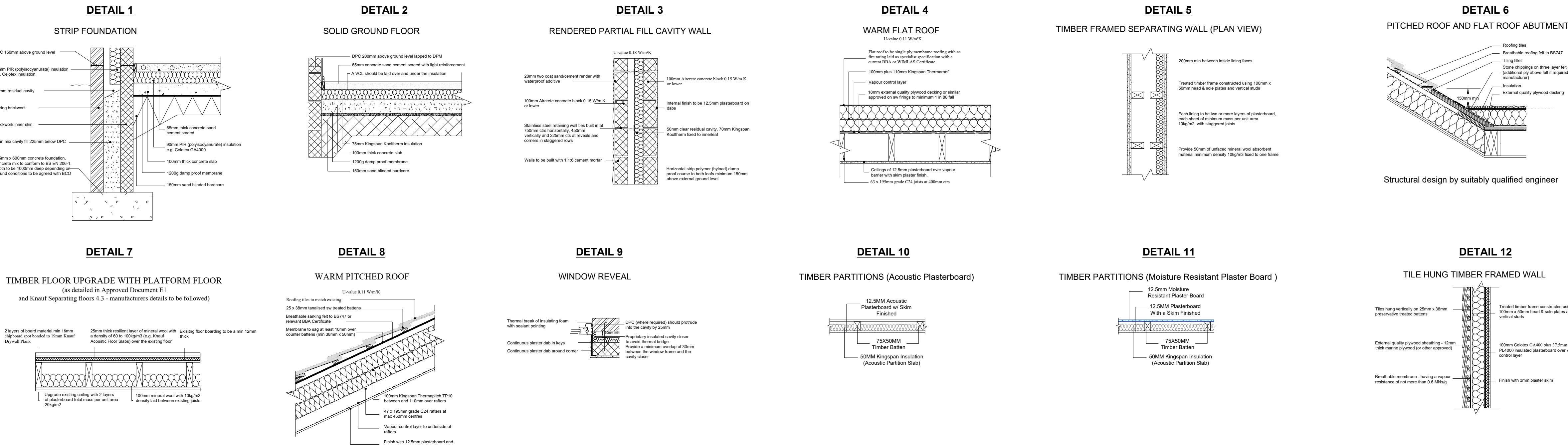
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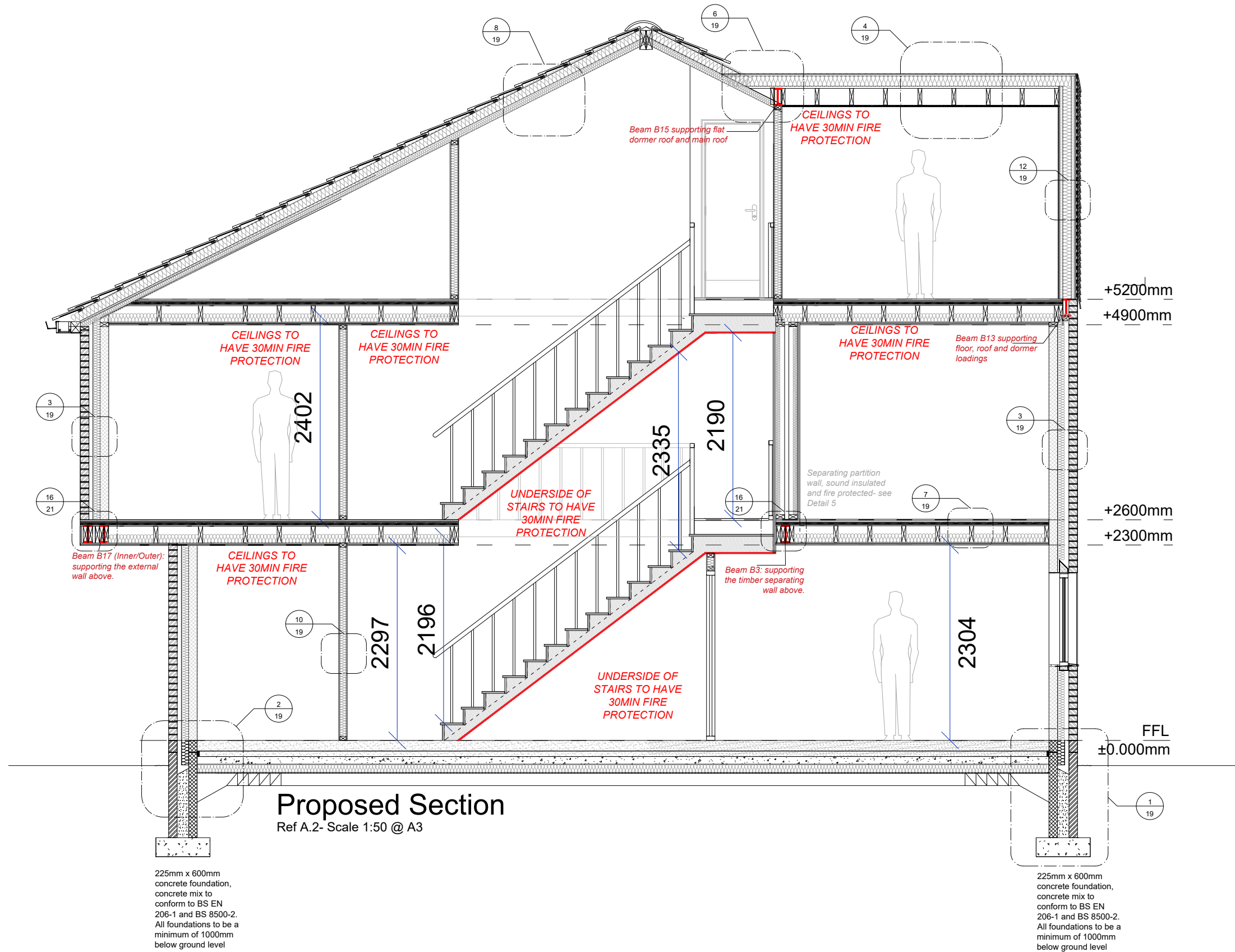


Proposed Section
Ref A.1- Scale 1:50 @ A1

DETAILS 1:20 @ A1

Revisions List:





Notes:
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The designer can take on the duties, provided there is a written agreement between you and the designer to do so.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.
THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.
MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Revisions List:



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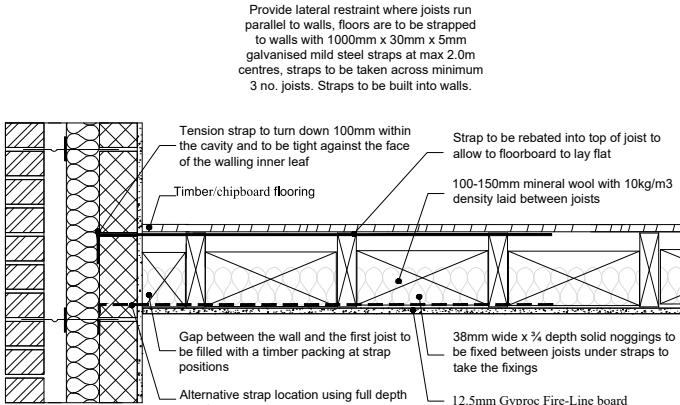
Address: Brendon Avenue
Moston
M40 9DN

Title: Bregs Section A-2	Drawn: HA
Client: Oseni Musa	Checked:
Date: 24-10-2022	Paper: A3
Drawing No: HAD3412-20	Scale: 1:50
Revision:	

DETAILS 1:20 @ A3

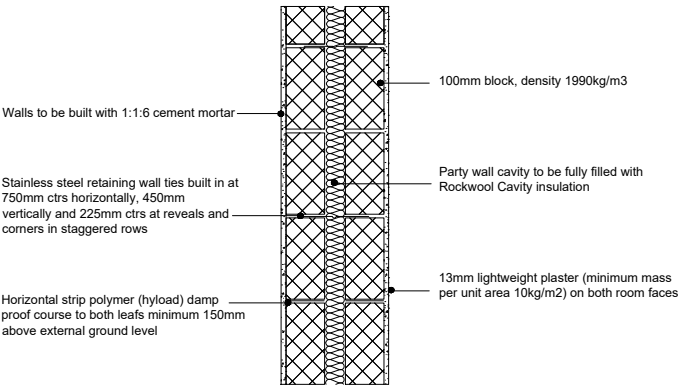
DETAIL 13

WALL TO FLOOR STRAPPING
DETAIL



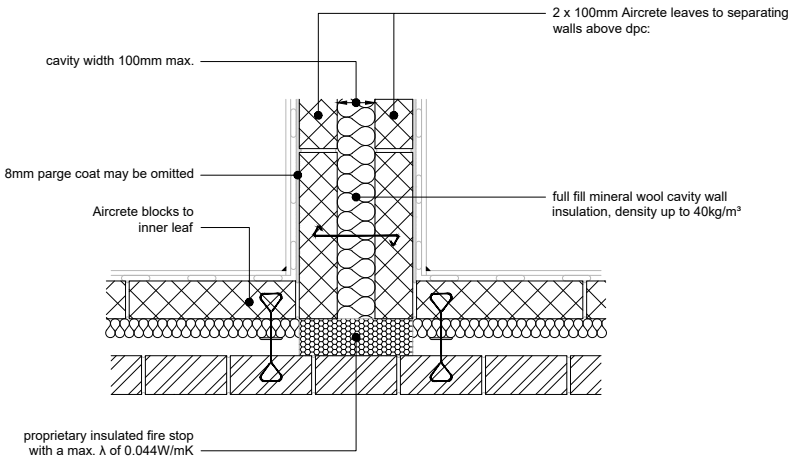
DETAIL 14

DETAIL13: BLOCKWORK PARTY CAVITY WALL
U-value 0.00 W/m2K.



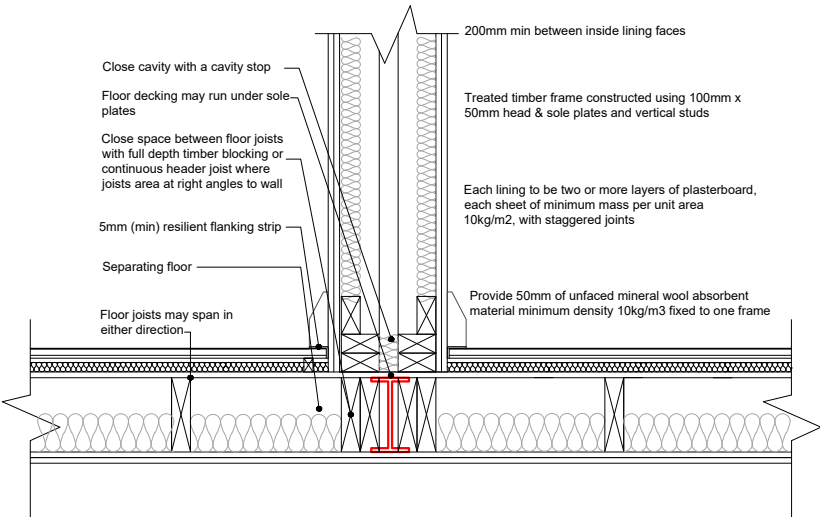
DETAIL 15

JUNCTION OF INTERNAL MASONRY WALL
AND EXTERNAL CAVITY WALL



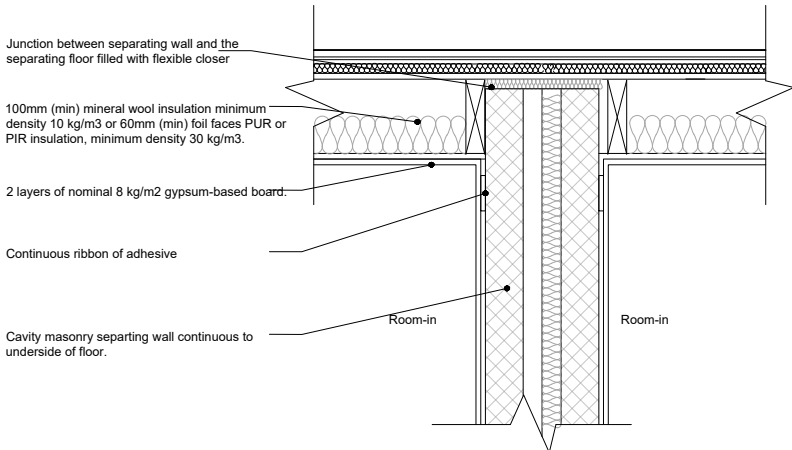
DETAIL 16

JUNCTION OF INTERNAL SEPARATING WALL
AND SEPARATING FLOOR WITH BEAM



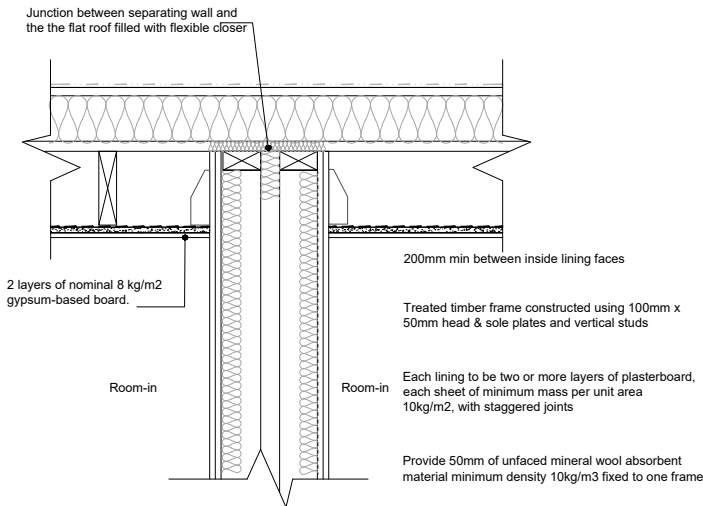
DETAIL 17

JUNCTION OF INTERNAL SEPARATING WALL
AND SEPARATING FLOOR



DETAIL 18

JUNCTION OF INTERNAL SEPARATING WALL
AND FLAT ROOF



Notes:
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Address: Brendon Avenue
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Title: Bregs Details 02

Drawn: HA

Client: Oseni Musa

Checked:

Date: 19-12-2022

Paper: A3

Drawing No: HAD3412-21

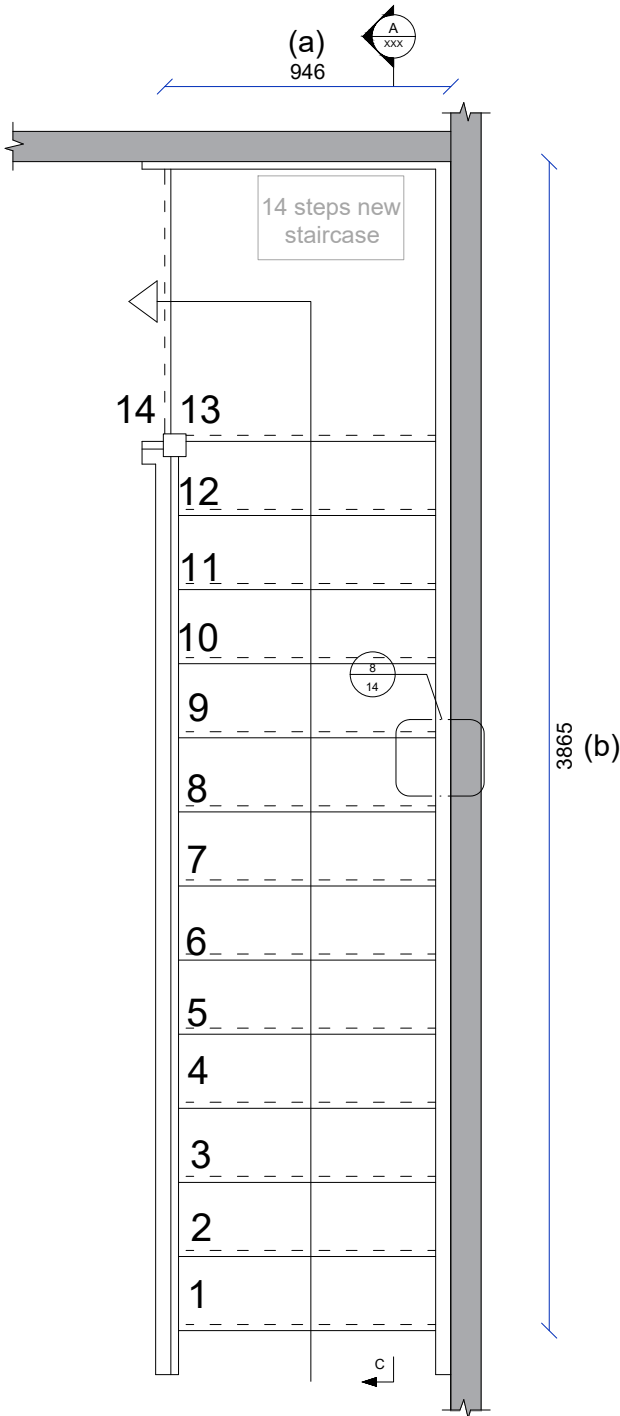
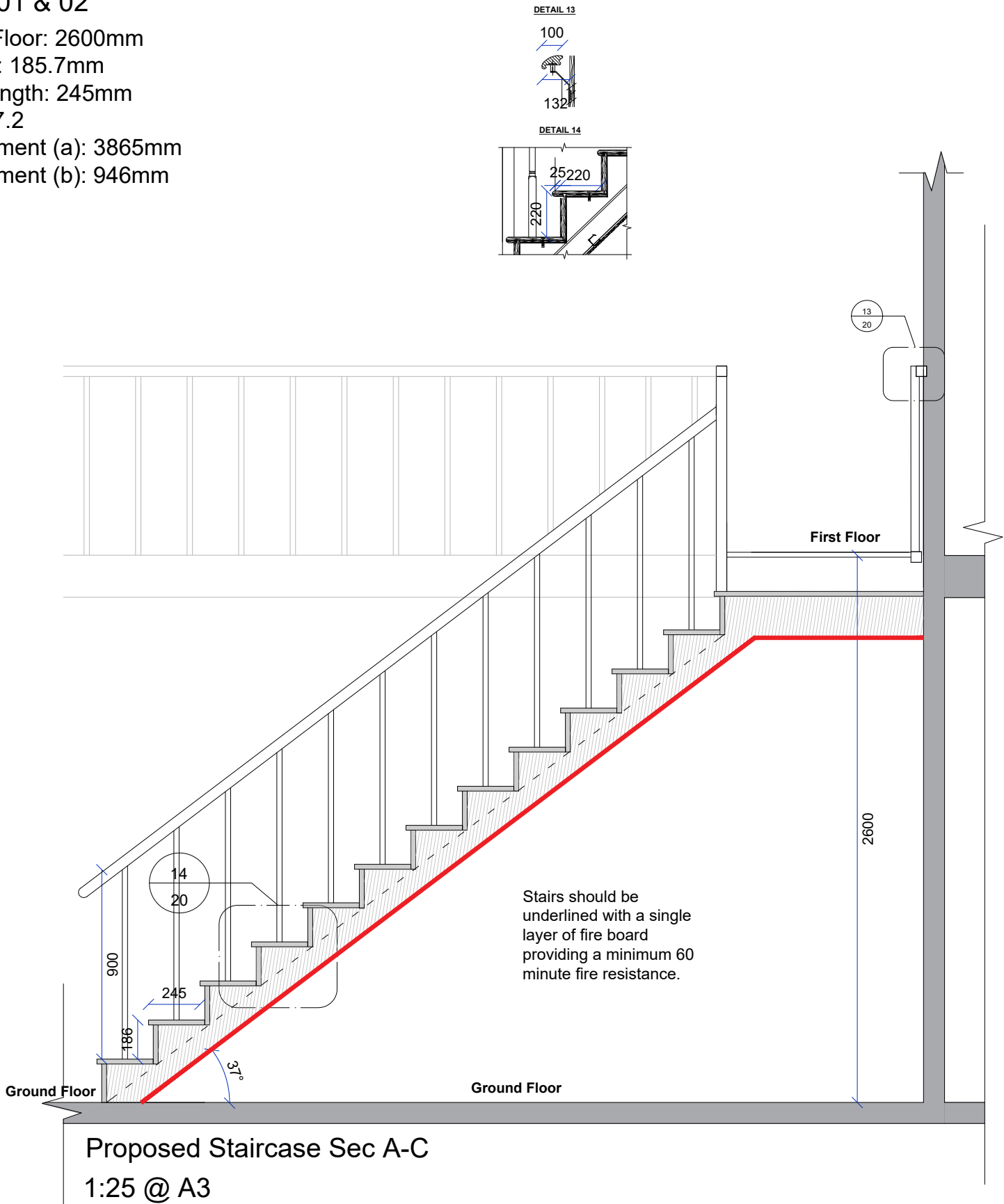
Scale: 1:50

Revision:

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14 steps new staircase
01 & 02

Floor to Floor: 2600mm
Ind. Rise: 185.7mm
Tread Length: 245mm
Angle: 37.2
Measurement (a): 3865mm
Measurement (b): 946mm



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Revisions List:


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Address: Brendon Avenue
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M40 9DN

Title: Bregs Staircase Details **Drawn:** HA

Client: Oseni Musa **Checked:** SH

Date: 24-10-2022 **Paper:** A3

Drawing No: HAD3412-22 **Scale:** 1:25

Revision:

BUILDING REGULATIONS NOTES				Notes: All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies. Do not scale off the drawings, if in doubt ask. HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval. CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). <i>Domestic clients</i> The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days. THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. Basic surface water plans, will need to be confirmed by a drainage consultant at a later date			
CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days. PARTY WALL ACT The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following: Support of beam Insertion of DPC through wall Raising a wall or cutting off projections Demolition and rebuilding Underpinning Insertion of lead flashings Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site. HEALTH AND SAFETY The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974. MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. FULL RADON PROTECTION: IN-SITU (GROUND-SUPPORTED) CONCRETE FLOOR Floor slab to be reinforced concrete slab designed by structural engineer and supported on the inner leaf of the cavity wall on 150mm consolidated well-rammed hardcore. Provide a 1600g (400 micrometre) continuous polythene DPM radon-proof barrier over the slab, lapped & sealed at all joints, around service penetrations with radon gas proof tape & linked to DPC's in the cavity wall. Provide a radon sub floor sump, depressurization pipe with up stand beneath the floor slab as sump manufacturers' details. Radon test to be undertaken if required by building				control after completion, and if unacceptably high levels of radon are found, provide an electrically powered fan to the pipework. 80mm PIR insulation over DPM and 75mm reinforced concrete slab. See BRE GBG 73 SITE INVESTIGATION A survey of the site is to be carried out by a suitably qualified person including an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys to be sent to building control for approval before works commence on site. Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist. Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2006. SITE PREPARATION Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building. BEAMS Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer. LINTELS - For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel. Common leaf lintel base plates should not be continuous and the lintel core should be insulated. STRAPPING FOR PITCHED ROOF Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres. STRAPPING OF FLOORS Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions. FLAT ROOF RESTRAINT 100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces. OPENINGS AND RETURNS An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally). STRIP FOUNDATION Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought. PIPES PASSING THROUGH TRENCH FOUNDATIONS The load-bearing capability of foundations must not be affected where services pass through. The pipe work should be sleeved and be provided with 'rocker pipes' at a distance of 150mm either side of the foundation concrete. The 'rocker pipes' should have flexible joints and be a maximum length of 600mm. Alternatively Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Advice from Building Control to be sought on suitability of pipe running through foundation before construction. PIPES PASSING THROUGH WALLS Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. SOLID FLOOR INSULATION OVER SLAB To meet min U value required of 0.13 W/m²K P/A Ratio 0.5 Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 120mm thick Kingspan Kooltherm insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. PARTIAL FILL CAVITY WALL To achieve minimum U Value of 0.18 W/m²K Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 70mm Kingspan Kooltherm insulation fixed to internal leaf constructed of 100mm, 0.15 W/m²K lightweight block, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. DPC Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 200mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all			
Revisions List:				 HAD & Co. www.hussainarchitecture.co.uk 01282 451428			
Address: Brendon Avenue Moston M40 9DN				Title: Bregs Notes 01		Drawn: HA	
Client: Oseni Musa				Checked:			
Date: 20-10-2022				Paper: A3			
Drawing No: HAD3412-23				Scale: 1:100			
Revision:							

reveals where cavity is closed.

WALL TIES

All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628 and BS EN 845-1.

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barrier where required. Trays and cavity barriers to be installed according to manufacturer's details.

MOVEMENT JOINTS

Movement joints to be provided at the following maximum spacing:

Clay brickwork - 12m.

Calcium silicate brick - 7.5-9m.

Lightweight concrete block - density not exceeding 1,500kg/m3 - 6m.

Dense concrete block - density exceeding 1,500kg/m3 - 7.5-9m.

Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.

Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm.

Additional movement joints may be required where the aspect ratio of the wall (length:height) is more than 3:1.

Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PARTY WALL

To achieve minimum U Value of 0.0 W/m²K

Separating party wall to consist of 2 leaves of dense aggregate blocks (1850 to 2300 kg/m3) with a minimum 100mm cavity, fully filled with 100mm Rockwool insulation. Finish with 13mm plaster or cement: sand render with plaster skim (min 10 kg/m2) to both sides.

Ensure cavity stops are installed where required, and joints, voids around floor joists, chases, etc. have been fully filled or sealed.

Where there is a separating floor a resilient flanking strip to be installed.

Wall to be tied using Approved Document E Tie Type A - Butterfly ties as described in BS 1243: 1978 Metal ties for cavity wall construction, and spaced as required for structural purposes (BS 5628-3: 2001 Code of practice for use of masonry).

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.

WARM PITCHED ROOF

Pitch 22-45°

To achieve min U-value required of 0.11 W/m²K

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Suitable roofing tiles fixed to tile battens secured over breathable sarking felt to relevant BBA Certificate allowing the breather felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide 110mm Kingspan Thermapitch TP10 insulation boards under the counter battens and 100mm Kingspan Thermapitch TP10 between 47 x 195mm timber rafters strength class C24 at 450 c/c - span to engineer's details. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5mm plasterboard and skim.

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

DORMER CONSTRUCTION -TIMBER CLADDING

To achieve minimum U Value of 0.28W/m²K

Structure to engineer's details and calculations. Cladding top be hung on on 25 x 38mm preservative treated battens and according to manufacturer's instructions. (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation to be 100mm Celotex GA4000 between studs plus 37.5mm Celotex PL4000 over. Provide a vapour control layer fixed to internal face of insulation and finish with 3mm skim coat of finishing plaster.

All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

DORMER WARM FLAT ROOF

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value 0.11 W/m²K

Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 18mm exterior quality plywood over 100mm plus 110mm Kingspan Thermoarroof insulation.

Insulation bonded to vcl on 18mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 63 x 195mm C24 timber joists at 400 ctrs (see plans) or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim.

Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

INTERNAL LOADBEARING MASONRY PARTITIONS

Construct load bearing internal masonry partitions using dense concrete blocks built off concrete foundation. Concrete mix to conform to BS EN 206-1. Depth to engineer's details and dependent on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

INTERMEDIATE FLOORS

Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C16 joists at 400mm cts see plans. Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Internal energy efficient light to be fitted as calculated within the dwelling primary energy rate and dwelling emissions rate for account for the efficacy of lamps.

Provide low energy light fittings lamps with a luminous efficacy better than 80 lamp lumens per watt. All fixed lighting to have lighting capacity (lm) 185 x total floor area.

ELECTRIC SPACE HEATING SYSTEMS

Each room to be provided with thermostatic room controls capable of being used to separately to adapt the heating output in each room served by the heating appliance.

Electrical heating system to be installed and commissioned by a member of one of the approved Competent Person schemes. A copy of the commissioning certificate to be given to building control and the owner on completion of the works.

Any electric storage heaters to be provided with automatic control of input charge. The rate of heat release from the appliance to be adjustable, using an adjustable damper or other thermostatically controlled method.

Any electric panel heaters to be provided with time and temperature control to allow separate control for either of the following:

Each room or

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The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.

Do not scale off the drawings, if in doubt ask.

HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor. If not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Basic surface water plans, will need to be confirmed by a drainage consultant at a later date

Revisions List:



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Title: Bregs Notes 02	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 20-10-2022	Paper: A3
Drawing No: HAD3412-24	Scale: 1:100
Revision:	

Each appliance, where this meets the guidance for thermostatic room controls in Approved Document L para 5.20

Any electric warm air system to be provided with:

A programmable room thermostat or a time switch and room thermostat and

Separately controllable heating zones that meet the guidance for thermostatic room control in Approved Document L para 5.20 to 5.22.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery backup. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

DOORS

Opaque doors (less than 30% glazed area) and semi-glazed doors (30-60% glazed area) to achieve U-value of 1.0 W/m²K.

Glazed doors with greater than 60% glazed area to achieve U-value of = 1.2 W/m².K.

Glazed areas to be double glazed with argon gap and soft low-E glass.

Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

WINDOWS

Windows to be double glazed with argon filled gap and with a soft coat low-E glass. Window Energy Rating to be Band A or better and to achieve U-value of 1.2 W/m²K.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO WC

WC to have mechanical ventilation ducted to external air with an extract rating of 6l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Height of Cooker hood to be as manufacturer's specification or between 650mm and 750mm

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm²,

Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.

Background ventilators to be tested to BS EN 13141-1

Background ventilator equivalent area and operation to be measured and recorded.

Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1.

Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.

Sash windows, external doors or hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.

Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Higher purge ventilation rates may be required in order to demonstrate compliance with Part O.

COMMISSIONING OF MECHANICAL VENTILATION SYSTEMS

All fixed mechanical ventilation system to be commissioned in accordance with F1(2)

The person carrying out the work to give to building control, no later than 5 days after the final test, the Appendix C completion checklist and commissioning sheet, along with the commissioning results to show mechanical ventilation flow rates are as specified and that the controls are operating as required.

A copy of the completed commissioning sheet in Appendix C to be given to the owner along with clear and simple written guidance on how to operate and maintain the ventilation system.

A section on ventilation that provides non-technical advice on the ventilation system to be provided in the Home User Guide.

REGULATIONS 26, 26A AND 26C ENERGY PERFORMANCE

The below to be submitted to building control before the work starts:

- Target primary energy rate and the dwelling primary the emission rate.
- The target emission rate and the dwelling emission rate.
- The target fabric energy efficiency rate and the dwelling fabric energy efficiency rate.
- A list of specifications to which the dwelling is constructed.

The dwelling primary energy rate, dwelling emission rate and dwelling fabric energy efficiency rate must not exceed the target primary energy rate, target emission rate and target fabric energy efficiency rate, respectively.

No later than 5 days after the work has been completed building control to be provided with:

- The as-built target primary energy rate and as-built dwelling primary energy rate.
- The as-built target emission rate and as-built dwelling emission rate.
- The as-built target fabric energy efficiency rate and as-built dwelling fabric energy efficiency rate.
- A list of specifications used in the as-built calculations, and whether the specifications have changed from those used in the design stage calculations.

All to be calculated using the Standard Assessment Procedure for Energy Rating of Dwellings, SAP 10.

BREL report to be given to building control along with photographic evidence of compliance.

Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with Regulation 29, is to be given to the owner of the building and submitted to building control, no later than 5 days after the work has been completed.

REGULATION 43 - AIR PRESSURE TESTING

An air pressure test to be carried out on each dwelling.

Certificate to be given to building control by a person who is registered by Elmhurst Energy Systems Limited or the Air Tightness Testing and Measurement Association.

Air pressure tests to be performed following the guidance in the Approved Airtightness Test Methodology CIBSE TM23.

The measured air permeability to be not worse than 5 m³/(h·m²) at 50 Pa.

If the required air permeability is not achieved, then remedial measures should be undertaken and a new test carried out until satisfactory performance is achieved. The results of all pressure tests, including any test failures, should be reported to building control. A copy of the test results to be sent building control no later than 7 days after the test has been carried out.

REG 40 AND 40A PROVIDING INFORMATION

On completion of the works the owner of the dwelling shall be provided with:

- Information about the fixed building services and on-site electricity generation and their operating and maintenance instructions, including timing and temperature control settings, and a Home User Guide.

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