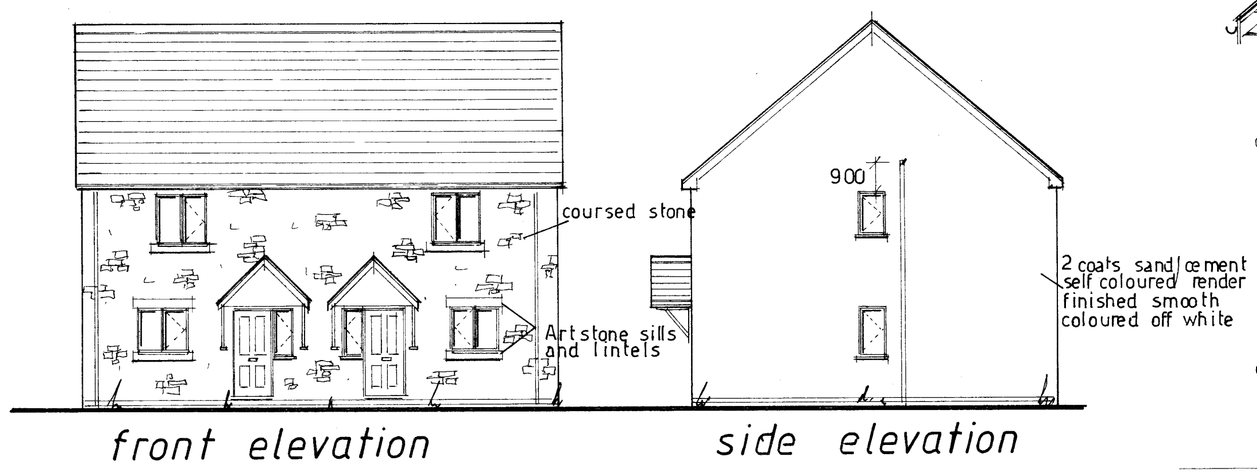

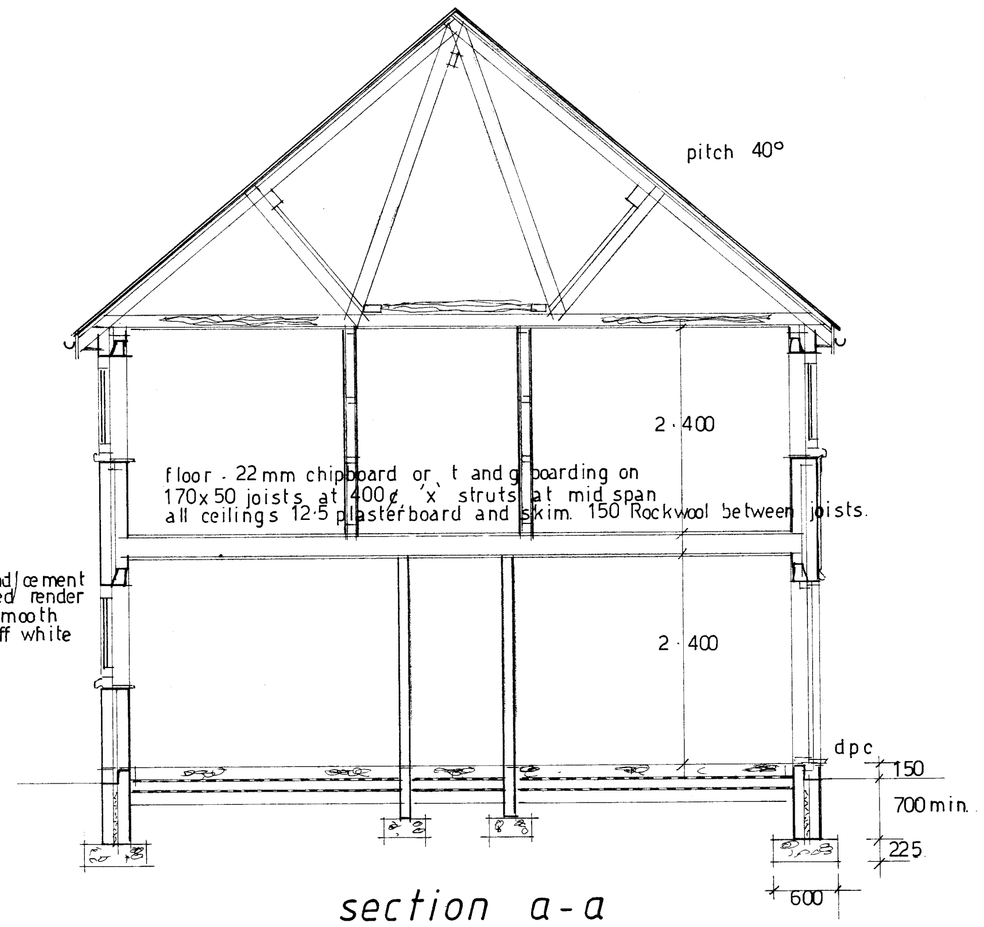

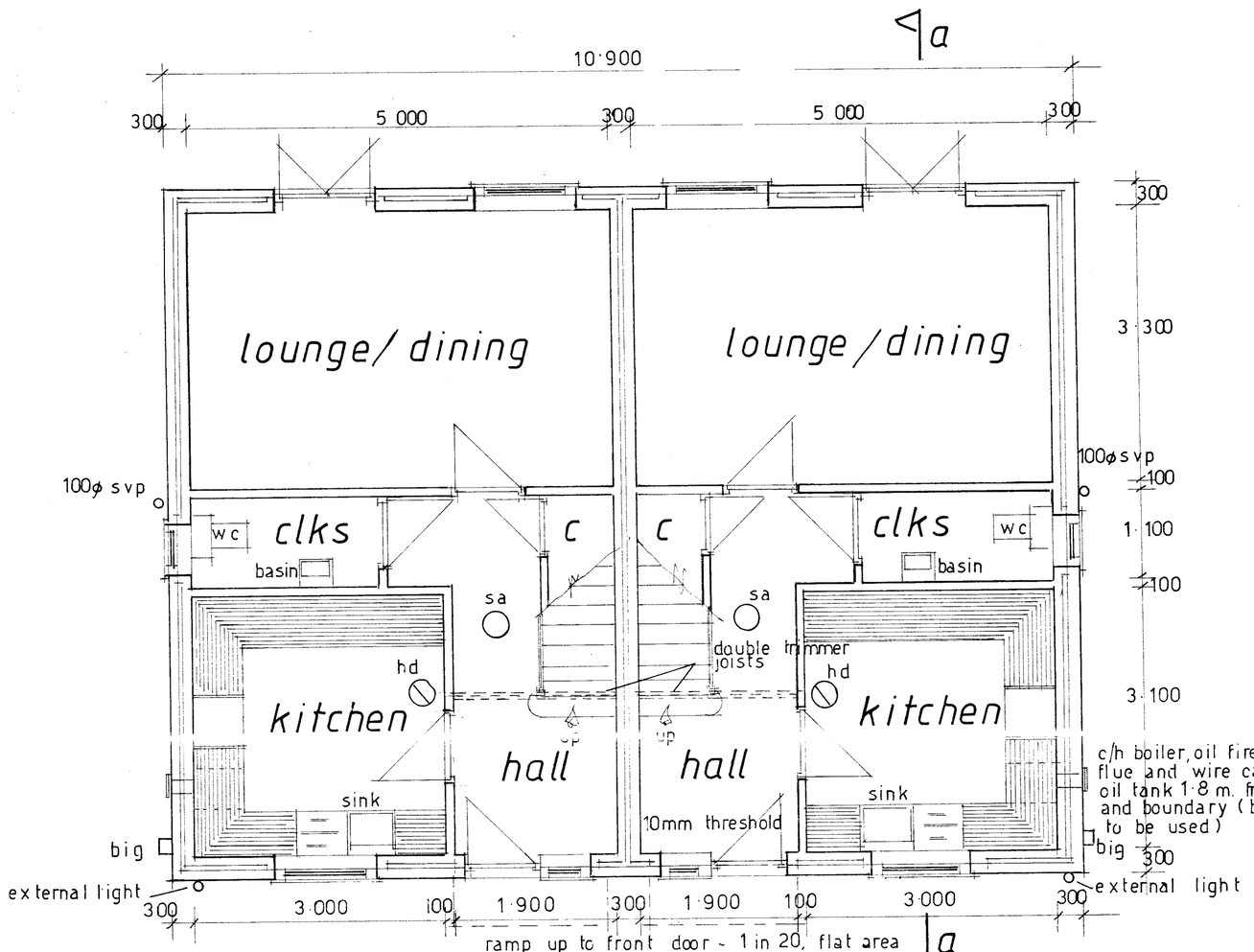

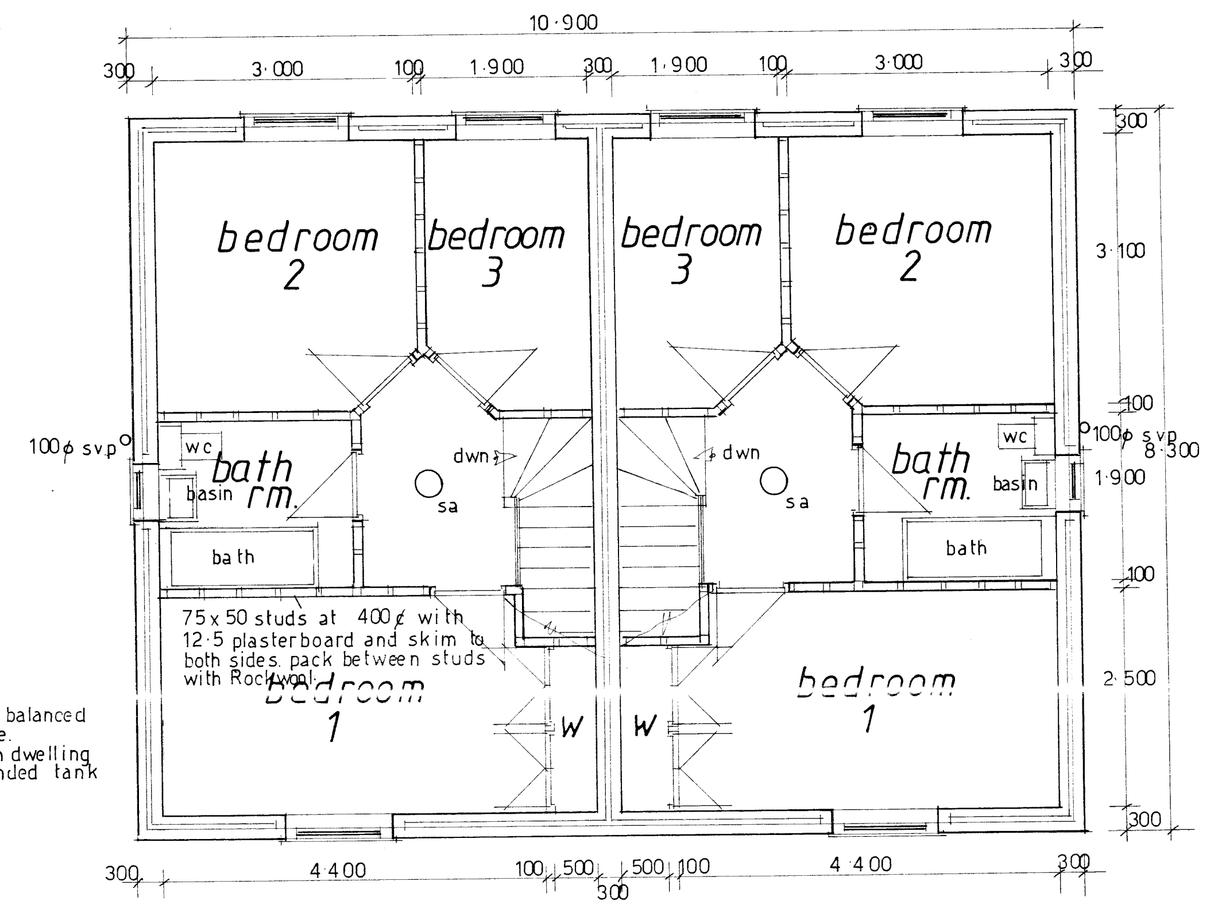

Notes.

FOUNDATIONS.(assuming normal ground conditions)
Cavity walls 600mm x 225mm (for 2 storey work), 100 internal walls 400mm x 150mm. concrete strips (1:3:6) minimum 900mm below ground level to suitable substrata and below adjacent drain inverts. Foundations to be widened at piers pillars to maintain minimum 150mm spread.
Where special foundations are required to see structural engineer's details/calculation.

GROUND FLOOR. 125mmC20 slab on 1200g dpm on 140mm Celotex on 1200g dpm/radon barrier with laps to dpc on compact blinded hardcore,seal around service entry and across cavity at ground level and seal all laps.

CAVITY WALLS. 102 facing brick,100 Dritherm (or similar),100 ACC blocks-conductivity 0.11, stainless ties at 750 horiz. And 450 vert. ctrs. And each block at jambs, 12.5 plasterboard and skim on dabs.
or-(external) 2 coats sand/cement self coloured render finish on 100mm blocks.

DAMP PROOF COURSE. Horizontal dpc to outer leaf of cavity wall minimum 150mm above external ground level to inner leaf and to all ground floor internal walls partitions to BS1076.Thermabate or similar vertical dpcs to be incorporated at jambs of all openings in external walls. Cavity tray dpcs to be provided above external lintels as required at all roof and cavity wall abutments linked to suitable 150mm upstand flashing (stepped or otherwise)

LINTELS. See schedule for manufacturer, reference numbers and span and location. Generally – external lintels insulated as necessary to achieve a 'u' value not exceeding 1.2W.
Suitable combined steel lintels over all openings in external walls, suitable steel box lintels over all openings in internal load bearing walls. All to have minimum end bearings as specified by manufacturer or 150mm min. All lintels to be encased to give 30 minutes fire resistance.

FIRST FLOOR. Minimum 22mm tongue and groove boarding or chipboard on timber joists (sizes and centres as denoted on plans/sections, underside with minimum 12.5mm plasterboard and skim to achieve 30 mins. Fire resistance. 150mm mineral wool quilt laid between floor joists for sound insulation.

PITCHED ROOFS-(see section plans for details)
Generally : tiles/slates for specified pitch, 25mm x 50mm sw battens on Tyvec breathable felt (applied as the manufacturers specification) on gangnail trusses at 400mm ctrs. (truss calculations and design to be provided). 100 x 25 diagonal,longitudinal and chevron braces all to BS 5268. 30mm x 5mm straps at 1800mm ctrs. Secured to wall across 3no. members with noggins to all members parallel to external walls and to 100mm x 50mm wallplates. Loft insulation – 450 Rockwool quilt (2 layer, 1 over joists). The vapour permeable roof membrane must have an associated roof vent system = to a continuous 5mm ridge vent and a soffit vent 10mm wide inaccordance with the amendment to BS5250 clause 7-2.

VENTILATION. Generally-opening lights to equal minimum 1 20th room floor area. Habitable rooms to have trickle vents as per Building Regulations. Utility rooms and kitchens to have 'trickle vents' for background these shall be secure,adjustable and located so as not to cause undue draughts. Mechanical extract ventilation to external air and capable of intermittent use to be provided as follows:-
a) Kitchen:- 60 litres second or 30 litres if incorporated in a cooker hood.
b) Bathroom en-suite :- 15 litres second.
c. Sanitary accommodation with or without natural ventilation equal to 6 litres second.
d.) Utility room 30 litres/second.
Rooms without windows- 15min. overrun to fan and 10mm gap under door.

WINDOWS AND EXTERNAL DOORS. Upvc frames.
Window opening lights to all rooms 5% min. room floor area. Window escape openings to be min 450mm wide x 760mm deep (size relates to min clear opening for escape purposes) Height of opening not to be above 1100mm above floor level.
Double glazed windows doors, 'k' glass, argon filled (U value 1.4 W2 deg.K) 8000mm2 trickle vent heads. Background ventilation to be provided inaccordance with table 5.2a of approved document F.

SAFETY GLAZING. Glazing that is in doors or side panels shall be toughened.
Any glazing within 800mm of the floor levelshall also be toughened.

FIRE DETECTION/ALARM. Smoke detectors and heat detectors to be interlinked and on independent fused supply (with battery backup) to BS 5446. (positions shown on drawings)
Where a regulated fixed solid fuel heating appliance is installed there must be a carbon monoxide alarm provided in the room containing the appliance.

RADIATORS- To have thermostatic valves fitted.

STAIRCASE- max. pitch 42 degrees, handrails 900mm above pitch line, going not less than 220mm (min 50mm on winders) and rise not more than 200mm. balustrade not climable and gaps such that will not allow passage of a 100mm sphere. handrails to both sides of flight if width exceeds 1m. clear headroom vertical off pitch line =2m. Clear landing at head of stairs to be same as width of stairs and min 400mm wide at bottom if a door swing is partially obstructing.

DRAINAGE (below ground)- 100mm(unless otherwise stated) clayware or pvc at minimum 1 in 40 fall, jointed and backfilled in accordance with manufacturers recommendations. Drains under building encased in 150mm concrete and rc lintels over drains passing through walls including rocker joints and ridgid masking as necessary to prevent rodent ingress. Manhole specifications and positions including inverts etc. to be shown on layout plans. Any internal manholes to be fitted with double seal /bolt down covers.
ABOVE GROUND DRAINAGE-any soil and vent pipe to extend min. 900mm above opening lights excluding cage termination.
Waste pipes in pvc discharging to soil/vent pipe pr b.i.g. of the following min.sizes:-
Bath,shower,sink 40mm,hand basin,bidet 32mm,combined 50mm,75 deep av traps.

RAINWATER GOODS- 100mm.dia. Half round or deep flow gutter,68mm dia.rainwater pipes discharging into gully (positions shown of drawing layout)

ELECTRICAL INSTALLATIONS-all electrical work required to meet the requirements of part P (electrical safety) must be designed,installed,inspected and tested by a person competent to do so. (certificate to be provided within 30 days of completion). Lighting efficiency-kitchen to be lit by fixed 1.8m fluorescent tubes,living areas to be provided with lighting outlets capable of using only compact fluorescent lamps in both cases having a luminous efficiency greater than 45 lumens/circuit watt (100% EE lighting).

CENTRAL HEATING BOILER-oil condencing combi boiler min 90% efficient with zone controls,delayed start stat and boiler interlock, bunded oil tank 1.8m from dwelling (position to be agreed), pressure test at 4.3 or lower.

SAP- no work can commence on site until a predictive SAP is deposited with B.C.O.

DISABLED FACILITIES- internal doors 780mm min clear openable width, switches and sockets mounted between 450mm and 1200mm above floor level.

REG. G2 3- requires a hot water system that has a hot water storage vessel that shall incorporate at least two independent safety devices in addition to a thermostat to (a) prevent the temperature of stored water at any exceeding 100 deg.c and (b) ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause danger to persons in or about the dwelling.
The hot water storage supply to any fixed bath must be so designed and installed to incorporate measures to ensure that the temperature of the water delivered to the bath shall not exceed 48 deg c.
A control or safety device is required to prevent the temperature exceeding 100 deg c at the boiler.
The potential consumption of wholesome water by persons occupying a dwelling to which the regulation applies must not exceed 125 litres per person per day calculated inaccordance with the methodology set out in the document 'the water efficiency calculator for new dwellings'.
The person carrying out the work must provide a notice which specifies the potential consumption (in litres per person per day calculated in accordance with the method [illegible] in the approved 'BRE 02 17. In relation to the completed dwelling.
Notice required no later than five days after the work has been completed.

Standard House Type
THE CELYN - SEMI (plots 1 and 2)

PROPOSED RESIDENTIAL DEVELOPMENT - LAND OPPOSITE 'THE WYNNSTAY INN', LLANSILIN, NR. OSWESTRY. 2607