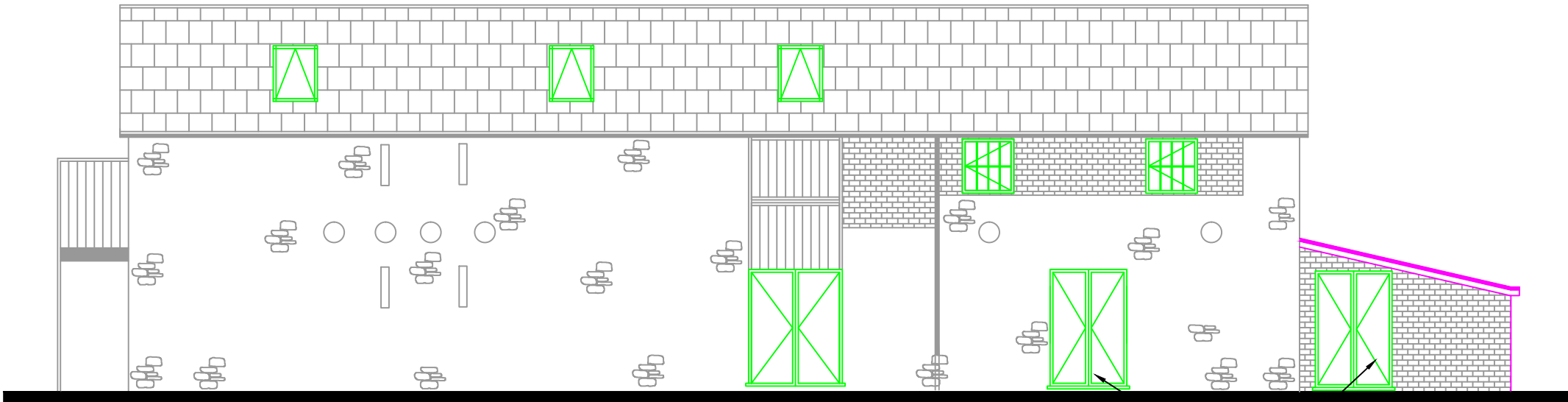




All New Rear French Double
Doors To Be uPVC Black



PROPOSED ELEVATION PLAN C

BUILDING REGULATIONS NOTES

INTERMEDIATE FLOORS

Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm ctrs (see Engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Fire-Line 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 BS EN 312. 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 1200mm 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. Cupboard doors may open across the top landing where the swing is a minimum of 400mm from the tread. 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

Each internal light fitting should have lamps with a luminous efficacy of 75 light source lumens per circuit-watt
Internal light fittings should have local controls to allow for the separate control of lighting in each space or zone.

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

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 to be mains powered with battery back up to be installed. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. 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.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.
The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.
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.

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ROOF LIGHTS

Min U-value of 2.2 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

REV:	DESCRIPTION:	SCALE: 1:100 @ A3
DRAWN: IEF		DATE: 10.09.23

CLIENT	Mr. & Mrs. Jones Ty Mawr Pontfadog Wrexham LL20 7AS
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PROJECT	Conversion of Outbuilding Former Milking Shed - Holiday Cottages - BREGS
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TITLE	Proposed Building Regulation Technical Specification - BREGS 004
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DRAWING NUMBER	FS 003/19 - Prop BREGS 004
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JOB NUMBER	003/23
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