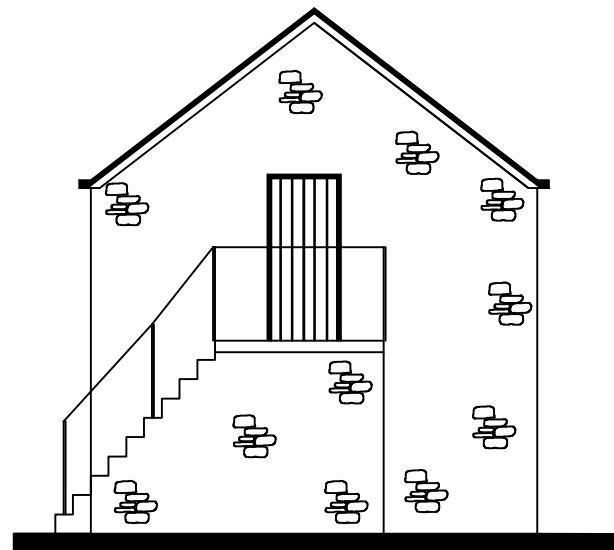
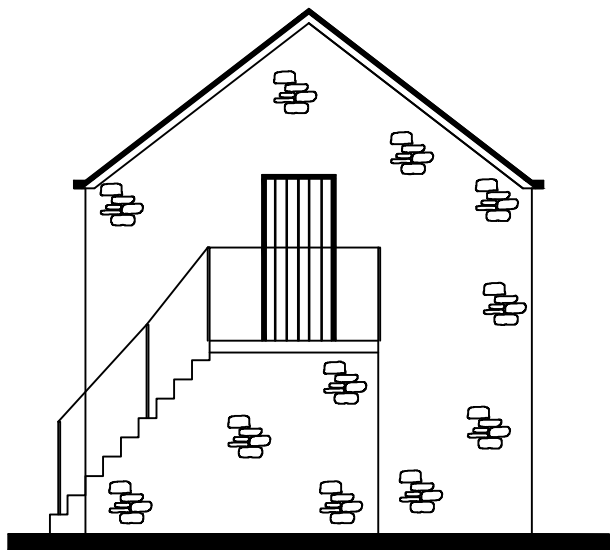
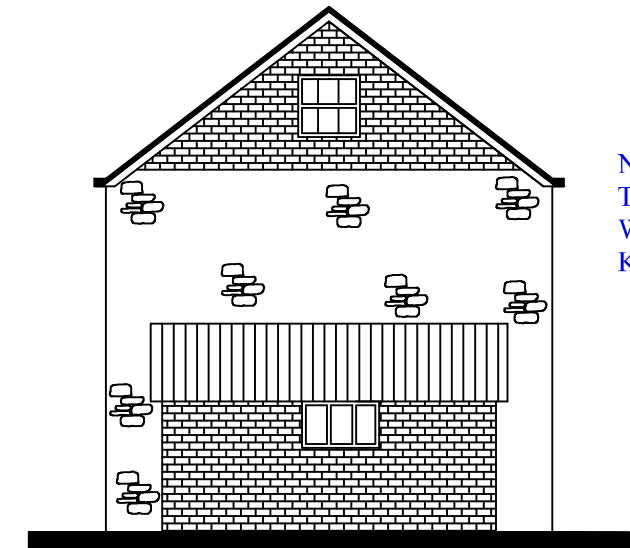




EXISTING SIDE ELEVATION PLAN

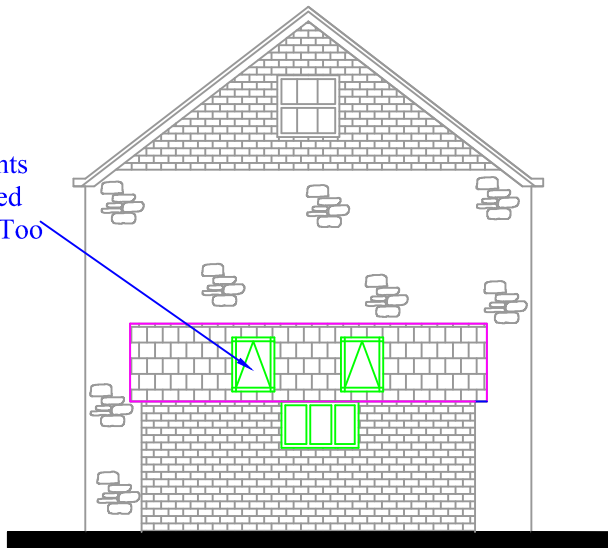


PROPOSED SIDE ELEVATION PLAN  
(No Proposed Change to Side Elevation)



EXISTING SIDE ELEVATION PLAN

New Rooflights  
To Be Installed  
Within Lean Too  
Kitchen



PROPOSED SIDE ELEVATION PLAN

#### BUILDING REGULATIONS NOTES

##### 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 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.

##### NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with argon filled gap and soft coat low-E glass. Window Energy Rating to be Band B or better or to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

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 to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

##### NEW AND REPLACEMENT DOORS

New and replacement doors with glazed area greater than 60% of the internal face to achieve a U-Value of 1.4 W/m²K or minimum DER band B. Glazed areas to be double glazed with argon filled 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.

Other doors to achieve a U-Value of 1.4 W/m²K or minimum DER band C.

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 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. 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 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. 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 15 l/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. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. 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 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. 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.

##### 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.

External doors and sash, 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.

##### PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

##### C2. CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.

The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2021 Management of moisture in buildings to be followed.

##### RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authority approval), filled with suitable granular fill and provided with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

##### UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

##### INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all connections, changes of level, changes in direction, and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

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

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|--------|-----------------------------------------------------------------|
| CLIENT | Mr. & Mrs. Jones<br>Ty Mawr<br>Pontfadog<br>Wrexham<br>LL20 7AS |
|--------|-----------------------------------------------------------------|

|         |                                                                          |
|---------|--------------------------------------------------------------------------|
| PROJECT | Conversion of Outbuilding Former Milking Shed - Holiday Cottages - BREGS |
|---------|--------------------------------------------------------------------------|

|       |                                                                     |
|-------|---------------------------------------------------------------------|
| TITLE | Proposed Building Regulation Technical Specification<br>- BREGS 005 |
|-------|---------------------------------------------------------------------|

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|----------------|----------------------------|
| DRAWING NUMBER | FS 003/19 - Prop BREGS 005 |
|----------------|----------------------------|

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| JOB NUMBER | 003/23 |
|------------|--------|



BUILDING SURVEYORS - CHARTERED BUILDING ENGINEERS -  
ARCHITECTURAL DESIGN - PLANNING CONSULTANCY SERVICES



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