Suitable consent to be obtained from adjoining neighbour before work commences. Works in boundary condition to be carried out in accordance with The Party Wall Act.

Details of the proposed storm water drainage to be agreed with the Building Control Surveyor on site, prior to commencement of the drainage works.

Roof access traps to be fully insulated and draft proofed.

Heating controls to be incorporated into heating system are (a) zone controls, (b) timing controls and (c) boiler control interlocks. Full details of space heating system controls to be submitted to and approved by the Local Authority before works commence on site.

A commissioning certificate completed by a suitably qualified person to be submitted to the Local Authority on the completion of installation of heating and HWS Systems.

At completion stage dwelling to be tested to demonstrate adequate air tightness (no more than 10m³/H.M)

Control services to comply with standards of the Domestic Heating Compliance Guide.

Operating and maintenance instructions for the fixed building services to be issued to the building user to ensure economic use of fuel and power.

Post completion/pre occupation sound testing to be carried out.

Heating systems, and Air Conditioning/ Ventilation systems to be designed and installed to current regulations by Specialist Contractor /Consultant, and all to be submitted to and agreed in writing with Building Control Officer before installation on site.

All mechanical ventilators to be ducted to outside air.

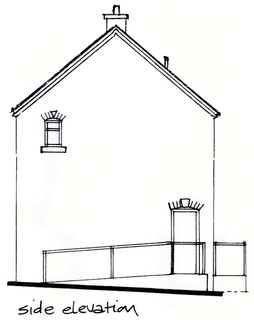
Pre-completion air pressure testing of the building to be carried out and the results of which are to be included in the final energy calculation and to be carried out by a body approved by the Secretary of State.
The pre-completion air pressure test is needed to be carried out to validate the construction method and check the air leakage rate of those specified in the TER and DER Calculation. The property is to have a SAP (TER/DER) rating assessment and the results displayed in the property within 5 days of completion of the work.
An EPC Certificate is also required on completion, proof that an Energy Performance Certificate has been produced and is to be provided to the Building Control Department in the form of a report, Reference No. (RRN) before a Completion Certificate is issued.

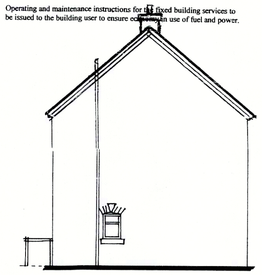
All fixed building services are to be commissioned so that the system and their controls are left in working order. Copies of Commissioning Certificates must be deposited with the council within 30 days of the completion of the work. The methods of controlling the heat output to both hot water and space heating systems are to be clearly shown.

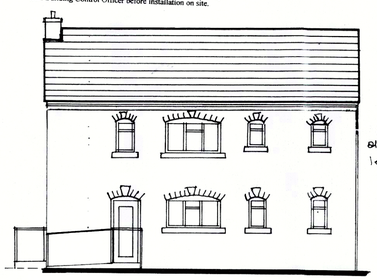
The heating system controls are to incorporate zone, timing controls and a boiler interlock in accordance with the requirements of Approved Document L paragraphs 1.36-1.40.

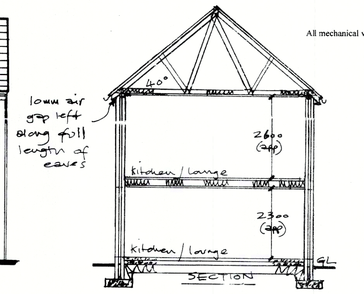


front elevation


side elevation


side elevation


rear elevation



FLOORS:
Ground Floor – 100mm concrete trowel smooth ready to receive floor finish to clients requirements, 1000g polythene vapour control, 100mm Celotex duoble R. floor insulation code GA3000Z or equal U value 0.17W-M²K. 20mm Celotex double R insulation code GA2020 or equal to external edge of floor slab, 1200g polythene dpm lapped to dpc. 90mm sand blinding, 150mm clean broken hardcore.

Sedbuk rating of gas boiler to be 86% minimum.
Boiler to be gas combi wall mounted boiler with balanced flue outlet (condensing type).
Full details of the boiler (including all SEDBUK rating) and controls are to be submitted to and approved by the Local Authority before works commence on site.

All windows, doors and loft hatches to be draft sealed.
All windows and doors to be double glazed.
Upvc or timber windows with double glazed units having a 16mm air gap with low "e" coating (eg K glass).
Windows to achieve 1.6 U Value and to have Argon fill.
Doors with more than 50% glazing to achieve 1.8 U Value.

Safety glazing to all glazed doors and vestibule frames.

All glazing to be carried out in accordance with BS 6206.

Floor joists to be supported on joist hangers
Manufacturers details for the joist hangers to be used to support first floor joists to be submitted to and to be approved by the Local Authority before works commence on site.
Floor joists of 2.5 to 4.5m to have 1 row of strutting at centre span.
Floor joists of 4.5m and over (span) to have 2 rows of strutting equally spaced.
Herringbone strutting to be 38 x 38 mm sw located clear of top and bottom edges.
Triple floor joists to be provided under all first floor partitions running parallel to joists and bolted together.
Triple floor joists bolted together to be provided under bath/shower.

Bedrooms to be provided with adequate fire escape windows.
Means of escape windows to have unobstructed opening area of not less than 0.33 sq.m. and be not less than 750mm high x 450mm wide. Bottom of openable area should not be more than 1100mm above floor level.
First floor habitable rooms to have emergency egress windows.

ROOF
To be formed at 35° approx pitch with trussed rafters at 600mm ctrs. Last 3 trusses next to gable to be strapped at 2.0m ctrs with 30 x 5 galv. ms straps. Underside of joists to be lined with 12.5 plasterboard. 100 fibreglass insulation to be laid between joists, plus 170mm fibreglass insulation laid at right angles over the top. Wallplates to be 100 x 50 sw Truss bracing to BS5268 Part 3. Any facias to be 250 x 19 sw. Roof covering to be concrete interlocking tiles or 38 x 25 for clay tiles with sarking felt to BS 747. Roof tiles to be suitable for proposed pitch. Minimum rafter and floor joist depth to be 200mm.
Trussed rafters to be designed, manufactured and installed in accordance with the relevant requirements of BS5268, part 3. Manufacturers details to be submitted and approved by the Local Authority before works commence on site.
High and low level ventilation to be provided to roof void as Part C of Building Regulations 2000. 'U' value to be 0.16 W m²K at rafter level.

WALLS: (NON-SEL PARTITIONS) - FOR SEPARATING/FIRE PROTECTION SEE OTHER NOTES:
Internal walls to be 9-5mm plasterboard and skim on 100 x 50 sw studding at 450mm centres vertically (sound insulating partitions to have 12.5 plasterboard and skim and 25 fibreglass insulation).

The internal wall between a bedroom or a room containing a water closet and any other room should be sound insulated in accordance with Approved Document E wall types A-D. This to be provided by 2 or more layers of plasterboard (each layer having 10kg per square metre) on each side of the frame with a minimum distance between linings of 45mm (metal frame) or 75mm (timber frame). OR provided by 100mm mineral wall batts (10kg per cubic metre) or quilt in the cavity with a single layer of plasterboard (10kg per square metre) each side of the frame.
This requirement does not apply if the internal wall concerned contains a door or the wall is a separating wall between an ensuite and its associated bedroom.
All new partitions to be full 30 minute fire resisting construction and to have 12.7mm plasterboard on either side and filled with Rockwool insulation.
Insulated vertical dpc to be provided around all openings.
Thermabate or similar approved cavity closures to be used.

EXTERNAL PLUMBING
100mm slimline pvc gutters with 63 pvc downpipes. Patent sleeves to soil and vent pipe and any other vertical flues. Overflows to discharge as not to cause damage in or to the building. Code 4 lead soakers and flashing where new parts of the roof meets adjoining brickwork.

DRAINAGE
Drains to be flexible or rigid with flexible joints, all to BSEN1401, and to have a relieving arch or lintel where they pass through walls or inspection chamber sides.
Drains to be plastic pipe with 100mm shingle surround except where within 400mm of surface, in this case pipe to be encased in concrete. All drains that pass under walls to be protected on both sides with rigid material to prevent entry of vermin.

INTERNAL PLUMBING
Appliances to discharge to drain via a back inlet gulley for sinks and washbasins, unless the soil and vent pipe is within 3000mm when they shall connect to the soil and vent pipe via a 75mm deep seal trap. 38mm pvc wastes from sinks and showers, 32mm pvc wastes from lavatory basins. Sink or shower wastes greater than 2.5 or wash hand basin wastes greater than 1.5m discharging into a svp should be provided with resealing traps.

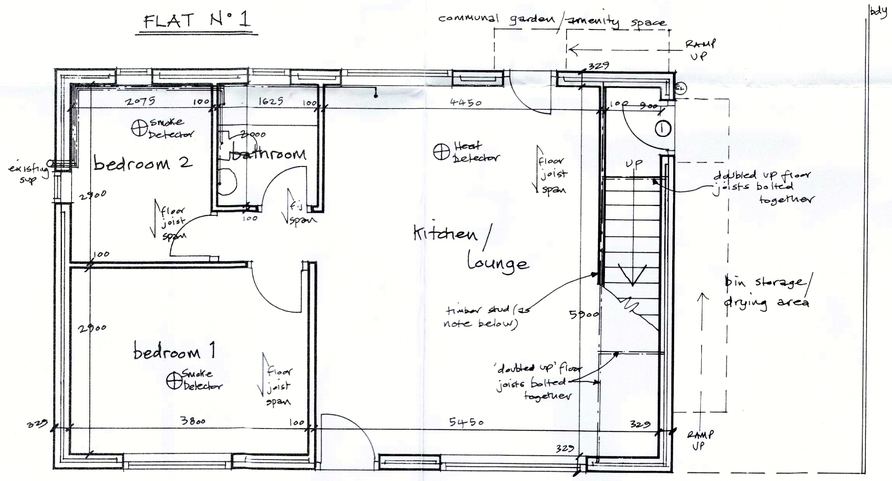
VENTILATION
Windows to habitable rooms to have opening lights equal to one twentieth floor area plus Equivalent Area of 5,000sq mm trickle background ventilation or continuous mechanical ventilation (room ventilation area to be 5% of the floor area)
Kitchen to have a mechanical extraction at 60litres per second (30 litres per second if cooker hood provided), plus Equivalent Area of 2,500sq mm trickle/background ventilation or continuous ventilation.
Bathroom/en-suites to be provided with an extractor fan giving at least 15 litres/second extraction rate that can be operated intermittently.
Utility room to be provided with an extractor fan giving at least 30 litres/second extraction rate.
WC to be provided with extractor fan giving at least 6 litres/second extraction rate, with suitable air inlet such as 10mm air gap under door.

STAIRCASE:
To have 12 risers in 2620 (approx 219 each) with 220 goings.
Headroom to be 2000mm vertically above pitch line of nosings. Handrail to be 900mm min. above pitchline. Balustrade not to exceed. 100mm. Minimum width between handrails 900mm. Vertical balustrading (if provided). Minimum width of winder to be 75mm. Stair pitch not to exceed 42 degrees. Balustrading to upper landing to be 1100mm high. Balustrade gap on upper landing not to exceed 100mm.
Guarding to the flight and landings to the stairs to be constructed such that a 100mm sphere can not pass through any openings and children will not readily be able to climb the guarding.

FLOORS:
First floor – 22t and g boarding on 75x300 SC4 grade floor joists at 400 max ctrs. With ceiling treatment as separate notes.
Last 3 joists parallel to wall to be strapped at 2.0m ctrs with 30 x 5 ms straps. Floor joists to be supported on joist hangers and to be restraint type joist hangers.

GENERALLY:
Lateral restraint ties to be provided to all gable walls at ceiling level and along rafter line with timber noggins at all strap positions. First strap to be 450mm from ridge. Inner & outer leafs of cavity walls to be tied together with wall ties to DD140 at 750mm horiz 450mm vertical ctrs (staggered) and 225mm vertical ctrs at jambs and reveals.
Wallplates to be anchored to supporting walls at 1.2m ctrs.
All mechanical ventilators to be ducted direct to external air.
Fly/vermin proof mesh to be provided to ventilation gaps at eaves level.

FLAT N° 1



ground floor plan

Emergency lighting to comply with BS 5266, Part A, 1988.

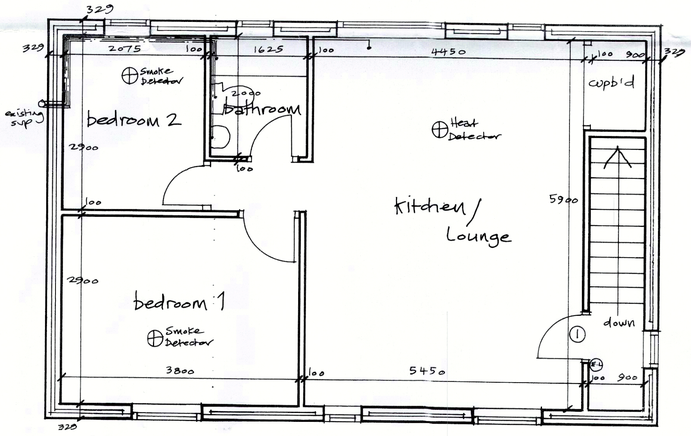
WALLS:
Seperating wall between stairwell and residential unit to consist of a double leafed framed timber stud with absorbent material included with a minimum of 200mm distance between inside lining faces, (plywood sheathing maybe used in the cavity as necessary for structural reasons), each lining to be 2 or more layers of plasterboard, each sheet of minimum mass per unit area of 10kg per square metre with staggered joints. An absorbent material to be unfaced mineral batts or quilt (which may be wire reinforced) minimum density of 10kg per cubic m. Minimum thickness of absorbent material to be (a) 25mm if suspended in the cavity between frames, (b) 50mm if fixed to one frame, or (c) 25mm per batt or quilt if one is fixed to each frame **(see Diagram 2.37 – wall type 4.1, page 40 - of Building Regulations Approved Document E)**. See drg.no:NA/MKPSN/3.

STAIR TREATMENT
Soft covering of at least 6mm thickness to be installed over the stairtreads. Ensure this is securely fixed (eg, Glued) so it does not become a safety hazard. The underside of staircase to be lined with plasterboard of a minimum mass per unit area of 10kg per sq.m. and an absorbent layer of mineral wood, minimum density of 10kg per cubic.m. within the space above the lining. Cupboard walls to be constructed from 2 layers of plasterboard, or equivalent, each sheet of minimum mass per unit area 10kg per sq.m, and a small, heavy, well fitted door to be installed to the cupboard. **(see Diagram 4.8 - Stair treatment, page 62 - of Building Regulations Approved Document E).** See drg.no: NA/MKPSN/3.

60 minutes fire resistance to be provided between the two dwellings. i.e. 2 x layers of 12.5mm 'Fireline' boards with joints taped and staggered and skim to underside of first floor joists together with the independent suspended ceiling below.

Note Existing building to be demolished & rebuilt to form 2no Flats

FLAT N° 2



first floor plan

Space is to be provided for storage of containers for separate waste and have combined capacity of 0.25 cubic metres. Waste bins to be put out for collections (by the refuse collection service) on required day of collection

Electrical switches and socket outlets inhabitable rooms are to be located at appropriate heights between 450mm and 1200mm from finished floor level.

(1) indicates 1 hour fire resistant self closing door.

(EL) Indicates position of emergency lighting to BS5266.

FIRE PROTECTION / SOUND INSUL TN F/F:
All new first floor joists to have 2 layers of plasterboard with staggered joints, minimum total mass per unit area of 20kg per sq.m., with an independent ceiling with absorbent material installed underneath consisting of at lease of 2 layers of plasterboard with staggered joints, minimum total mass per unit area of 20kg per sq.m., and an absorbent layer of mineral wool laid on the ceiling, minimum thickness 100mm, with minimum density of 10kg per cubic m.
The independent ceiling to be supported by one of the following methods: (a) independent joists fixed only to the surrounding walls, a clearance of at least 25mm to be left between the top of the independent ceiling joist and the underside of the new first floor (including plasterboards)., or (b) independent joists fixed to the surrounding walls with an additional support provided by resilient hangers attached directly to the new first floor base. **(see Diagram 4.3 – Floor Treatment 1, Page 60 – of Building Regulations Approved Document E. Replace existing floor with new first floor in this instance).** See drg.no: NA/MKPSN/3.

Any hot water storage to be limited to 100 degrees c.

A blending/thermostatic valve is to be provided to any bath to restrict the temperature of the water to max. 48 degrees c.

Level approach to be provided to front door (no gradient greater than 1 in 12). A level access threshold to be provided at principal entrance into the building.
Disabled access door to be a minimum 800mm wide (clear) with 300mm leading edge.

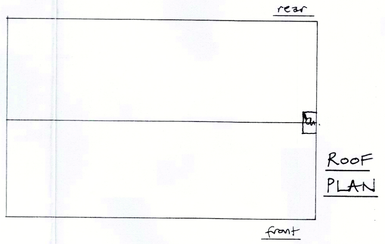
10mm air gap left along full length of eaves for roof space ventilation.
Internal roof bracing to the relevant British Standard.

Lighting – provide suitable lighting,outlets that will only take lamps having a luminous efficacy greater than 40 lumens per circuit watt. A suitably qualified electrical contractor to provide a certificate of compliance for the lighting system including thelamps
A minimum of 75% of light fittings are to be energy efficient.

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. Prior to completion the District Council will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

External lighting (including lighting in porches,but not lighting in garages or car ports) to automatically extinguish when there is not enough daylight and, when not required at night or have sockets that can only be used with lamps having an efficacy greater than 40 lumen per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS Tungsten lamps with bayonet cap or Edison screw bases).

Thermostatic radiator valves to be fitted, and agreed with BCO on site and existing but where it is heating system has extended into new extension.
All dimensions to be checked on site.



An EPC to be provided for each new flat prior to works commencing on site along with a DER/TER.

Windows to the rear bedrooms to achieve a minimum of 0.33sq.m openable area.

Trickle vents to be provided to all new windows.

WALLS
External 329 cavity wall inner skin of 100 "Celcon" Standard or similar approved concrete blocks. outer skin 100 "Celcon" Standard forming a 100mm cavity, filled with "Dritherm" cavity insulation and finished internally with dot and dab plasterboard and skim with edges sealed. and finished externally with 10mm render (to achieve U value of 0.28W/M²K. Internal walls to be either 100 or 150mm loadbearing blockwork or 9.5mm plasterboard and skim on 100 x 50 sw studding at 450mm centres vertically (sound insulating partitions to have 12.5mm plasterboard and skim and 25mm fibre glass insulation).
Dpc to be black polythene to BS743, 150mm min. above ground level. All jambs to have a vertical dpc between leaves. Provide blockwork below dpc both internal and external. Lintels to be Catnic or similar approved insulated steel lintels. External walls to be laterally restrained in accordance with BS5628

SCALE BAR 1:50.
0 1 2 3 4

SCALE BAR 1:100.
0 1 2 3 4 5 6 7 8 9 10 metres

All dimensions to be checked on site.

to be read in conjunction with Drg.no:NA/MKPSN/3. AS PROPOSED.

Proposed flats at 160.b, Parliament street, Newtall.

N.Astle, 24, The City, Woodville, Swadlincote, Derbys, DE11 7DH. Telephone (01283)212361.

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