

BUILDING REGULATION NOTES

DEMOLITION

Existing house to be demolished in accordance with BS6187. Before starting deconstruction/ demolition works, carry out a photographic survey of surrounding structures indicating Type and condition of adjoining or surrounding properties that might be adversely affected by removal of the structure, or by noise, vibration and/ or dust generated during deconstruction/ demolition works. Identity and locate any services above and below ground, including those required for the Contractor's use, and if no longer required arrange for their disconnection and removal. Also identify any Arrangements for protection of adjoining properties and general public, including exclusion of unauthorized persons.

GROUND FLOOR

- To comprise:-
- 75mm Structural screed
 - 150mm Celotex XR4000 floor insulation.
 - 1200 gauge polythene Damp proof membrane
 - Raft foundation slab on 50mm concrete blinding

DPM taken up wall and lapped with wall DPC to form continuous waterproof barrier. (as detailed on drawings).

EXTERNAL WALLS

Main House

- 356.5mm cavity walls comprising:-
- 100mm 7N dense concrete block, with 19mm render
 - 50mm cavity.
 - 9mm plywood sheathing bonded to timber studs.
 - 140 x 38mm timber frame stud inner leaf to timber frame manufacturer's design and spec.
 - insulation in between studs to inner leaf to be 100mm Celotex GA4000 with 25mm Celotex PL4025 (25 + 12.5mm) over studs.

Kitchen annexe

- 25mm cedar vertical cladding
- 50mmx50mm horizontal batten
- 50mmx50mm vertical battern
- 9mm plywood sheathing bonded to timber studs.
- 140 x 38mm timber frame stud inner leaf to timber frame manufacturer's design and spec.
- insulation in between studs to inner leaf to be 140mm Celotex XR4000 with 25mm Celotex PL4025 (25 + 12.5mm) over studs.

A vapour control layer should be fixed on the warm side of wall insulation. The vapour control layer should cover the external wall including bottom rails, head rails, studs, lintels and window reveals. The vapour control layer should be at least 500g polyethylene, or vapour control plasterboard. All joints should be lapped by at least 100mm.

NOTE: Timber frame manufacturers structural details to be submitted to the Building Control department before erection.

CAVITIES

Stainless steel cavity wall ties to BS1243 at 600mm horizontal and 450mm vertical staggered centres generally and 225mm vertically at openings and corners, to timber frame manufacturer's design and spec. Wall ties should be capable of accommodating any anticipated differential movement, fixed to stud not sheathing.

Incorporate DPC horizontally to each leaf at floor level and vertically at openings.

Lap 1200 gauge polythene DPM with wall DPC's to form a continuous moisture barrier.

Straight runs of block work in excess of 9m to have movement joints in accordance with BS 6093.

LOAD BEARING STUD PARTITIONS

Load bearing partitions to be as timber frame manufacturer's design and spec.

Stud partition to incorporate 100mm mineral Rockwool RW2 fire/sound insulation infill between studs.

NON-LOAD BEARING STUD PARTITIONS

Stud partitions to comprise 100 x 50mm sw studs at 400mm horizontal centres with cross noggins at 600mm vertical centres finished both sides with 1 layer 12.5mm plasterboard and 3mm skim.Bathrooms to have waterproof plasterboard. Stud partitions to incorporate 100mm mineral wool infill between studs,

FIRST FLOOR

To consist of 22mm fin thickness 'chipboard' floor boards generally on 220x72mm C24 SW joists at 400mm maximum centres as indicated on drawings and to be as timber frame manufacturer's design and spec..

Double joists and trimming joists formed using 2No. 220 x 50 joists bolted together at 900 centres with 12mm galv ms bolts and washers.

Double joists to be provided below partitions and bath. Trimming joists to be provided to stair opening and landing edge. Cross noggins the same size as joists to be provided where partitions run at right angles to joists.

SOUND

Timber floor to have 1 layer of 15mm plasterboard with 3mm skim finish, 100mm rockwool RW2 insulation between floor joists, ensure gaps are tightly packed with insulation and 22mm thick chipboard floor boards.

Stud partitions to bathroom, en-suite & shower room walls to incorporate 100mm mineral wool infill between studs.

CEILINGS

- 1 layer of 12.5mm plasterboard to first floor ceilings.
- 1 layer of 15mm plasterboard to ground floor ceilings.

FIRE

Fire suppression systems (sprinkler or water mist) to be designed and installed to BS 9251 and 9252. System must be 'designed for use in domestic buildings and be fit for their intended purpose. The system should cover the whole building.

All cavities to be closed at top, bottom and fire stopped with rockwool cavity fire stops. Steel beams supporting external wall to be encased in 15mm Gyproc fireline board to give half hour fire protection.

All habitable rooms to the first floor should have an obstructed openable area that is at least 0.33SqM, be a minimum of 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

LINTELS

Cavity wall lintels to be Catnic CTF5 or similar with depth appropriate to span, and loadings in accordance with the manufacturer's recommendations. 150mm minimum end bearing. Openings greater than 1200mm increase lintel end bearing to 225mm. All to manufacturers design and specification.

WINDOW CILLS

Where shown window cills to be reconstituted stone as detailed on drawings. All openings at head, cill and jambs should allow movement for the timber frame and should be sealed with a purposed made sealant.

WINDOWS / DOORS

Windows & doors to clients specification, with double or triple glazed sealed units, with opening lights as indicated on elevation drawing. Glass to be low emission 'K' glass or similar approved and to have a whole unit 'U' value of 1.4Wm2K or better and to have a low g factor 0.5 to comply with the Approved document L1A.

All windows to have trickle ventilators in window frame head.

Toughened glass to be fixed to all external doors.

Installation to be in strict accordance with manufacturers specification.

All glazing to comply with Approved Document N states that the Regulation will be satisfied if glazing in "critical locations" is designed to limit the risk of injury.

Critical Locations

These are defined either directly or in the Regulation Documents.

Note: the Building Regulations are only concerned with glazing which forms part of the building structure whereas BS 6262: Part 4: 1994 sets standards for other locations in addition, such as shower screens , shower cubicles, mirror glazing for cupboards and wardrobes.

The following locations should be regarded as critical:

- Between finished floor level and 800mm above it
- Between finished floor level and 1500mm above if in doors or side panels close to either edge of a door

Proposed New Build
24 Ormes Rd Skewen,
Neath SA10 6SY

132-011
Notes

Building Control Oct '20

Do not scale off this drawing.