

RAMP TO FRONT ENTRANCE

1 in 12 ramp up to a minimum 900 x 900mm landing 150mm high with concrete brushed finished, on 100mm compacted Hardcore. Front door to have stone cill with low rise 'bump over' threshold by door manufacturer . With a vertical DPC at wall/ramp junction, see threshold detail showing upvc gutter set within concrete ramp.

JOINERY

Skirting, window head batten, internal window cills and architraves to openings

to be softwood, all to be painted.

Skirting to be 19x100mm Champhered section.

Architraves to be 19x75mm Champhered section.

Curtain Rail to be 25x100mm section.

Window cills to be 225x20mm section with rounded edge

NOGGIN AND STRAPS

Provide noggins at ceiling level in roof void to fix plasterboard, light fittings and hatch access.

- Noggins in roof comprise of: Light Fittings 75x50mm.

- Trimming to roof lights 50x147mm

STAIRWAYS, RAMPS AND GUARDS

Timber stairs from ground to first floor to have maximum rise 220mm, minimum going 220mm, winders to be 75mm minimum width, clear headroom 2000mm vertically to first floor, 900mm wide overall strings, handrail minimum 900mm above flight and 1000mm to landing. Balusters on flights or landings, to be at 100mm minimum centres.

ROOF STRUCTURE

Trussed rafters at 600mm maximum centres to BS. 5268 part 3 1985, with galvanised ms plate connectors and 100 x 25mm diagonal and lateral bracing to BS 5268. All to specialist manufacturer’s design and installed as per manufactures instruction

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LEAD FLASHINGS

Provide cavity tray type x with 150mm dpc upstand and Code 4 lead flashing to kitchen roof/main wall abutment

ROOF FINISH

Slates, to be laid in accordance with the manufacturers recommendations on 50 x 38mm treated sw battens on breather membrane. Roofing breather membrane to be continuous over ridge, hips and valleys, dressed down into gutter and fixed to top side of softwood roof trusses.

VENTILATION

Ventilator units nailed over trusses to maintain airflow over insulation.

Incorporate continuous cavity tray type usv eaves ventilation units to soffit to give **25mm** continuous slot ventilation.

Natural ventilation opening lights to Habitable rooms, kitchens and toilets to be provided of at least 1/20th of the floor area of the room.

Mechanical ventilation equivalent to 15 litres per second is to be provided to bathrooms, utility room and toilets and 60 litres per second to kitchens.

Vent ducts to incorporate condensation traps and outfall pipework.

Trickle vents to be provided to all windows to achieve 8000mmSq background ventilation in habitable rooms.

CONSERVATION OF FUEL AND POWER.

Roof Insulation

Horizontal roof voids to be insulated with 300mm mineral wool insulation quilt laid in 2 layers, 100mm thick between rafters and 200mm over rafters. 12.5mm plasterboard and 3mm skim nailed into rafters. All to give maximum U value of 0.15 W/sq.mK

Conservation of Fuel and Power in New Dwellings : The Building Regualtions 2013, Approved Document L1a.

AIR PRESSURE TESTING.

Air Pressure testing is to be carried out in accordance with The Building Regualtions 2013, Approved Document L1a, Section 2 : Quality of construction and commissioning.

Thermal Bridging : All construction details to comply with Table K1 accredited construction details for thermal bridging and air tightness.

ABOVE GROUND PLUMBING AND DRAINAGE

Single stack UPVC soil system to be provided and fitted in accordance with the manufacturers recommendations comprising 100mm upvc soil pipe vented in accordance with part H1 of the Building Regulations, 32mm wastes to basins, 40mm wastes to sinks and 100mm outlets to wc pans. 50mm traps to wc pans, 75mm deep seal traps to all other fittings.

Resealing traps to be provided to 32mm wastes exceeding 1500mm in length and 40mm wastes exceeding 3000mm in length.

RAINWATER DISPOSAL

Rainwater system to comprise 100mm half round UPVC gutters and 63mm downpipes installed in accordance with the manufacturers recommendations.

BELOW GROUND DRAINAGE

Underground drainage to to be OSMA (or similar) Upvc drainage system and fittings laid in accordance with the manufacturers recommendations, to BS 4660:1973.

Drains under floor slab to be surrounded in 150mm of concrete up to underside of slab.

Drains passing through walls to have either concrete lintel or arched opening with 50mm clearance.

Foul Drains laid to 1 in 40 minimum falls.

Surface water drains laid to 1 in 80 minimum falls.

Manholes and covers to be Osma 450mm dia. universal inspection chambers including base, shaft and 4D.491 cover and frame. All bedded and backfilled to Osma's recommendations.

Rainwater and waste gullys to be Osma roddable bottle gully ref: 4D700 bedded to manufacturer’s recommendations

Rodding Eyes to be Osma sealed rodding eye and cover ref: 4D 356.

HEAT PRODUCING APPLIANCES.

Space and Hot Water Heating :

The system to be designed to comply with BS 5449, 1990.

Boiler to be a Combination/Condensing boiler with heat exchanger, installed in accordance with BS 6798,1987

Boiler to have Balanced Flue or fan assisted balance flue. Flue to be fitted with protective cage externally.

System Controls :

Provide fully automatic and independent temperature and time control, to include :

time controller with separate electronic control over space heating and water heating with manual override and one hour boost facility.

The responsibility of design, adequacy and suitability of each system shall be the contractors.

ELECTRICAL INSTALLATIONS.

Power and Lighting

All light & power fittings to be supplied by MK or similar approved.

All power points to be double switch socket outlets.

The responsibility of design, adequacy and suitability of each system shall be the contractors.

Extract Fans.

Extract fans to be fitted as indicated on plan.

HYGIENE.

The hot water system is to be vented.

MATERIALS AND WORKMANSHIP.

All materials and workmanship are to comply with the relevant and current British Standards, Codes of Practice, current edition of the Building Regulations, and shall be to the approval of the Building Inspector.

Plumbing to comply with BS 5572.

Electrical work to comply with the current edition of the IEE Regulations.

Generally structural timbers to be SW or whitewood C24 grade to BS 4978. To be SC3 where specified by the Engineer.

All softwood to be vacuum pressure impregnated; tanalith, vac-vac or celcure.

Softwood for joinery to BS 1186 part 1, screws to BS 1210, nails to BS 1202.

Carpentry to comply to CP 112.

All brickwork below DPC level to be Class B engineering bricks.

GENERAL.

Do not scale off the drawings.

All heights, levels, sizes and dimensions to be checked on site before any work is put in hand. Locate existing services/drainage runs prior to construction.

Existing services through site to be protected during construction.

The manufacturers recommendations are to be followed in respect of the installation and fixing of all products and any discrepancies between those recommendations and any other requirements of the specification and/or drawings are to be notified to the designer.

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

132-012

Notes

Building Control Oct '20

Do not scale off this drawing.