Windows
Vertical sliding sash windows to be finish TBC and to achieve an overall Whole Unit U-Value of no worse than 1.4W/m2K. Windows should achieve a weather tightness performance standard as defined in BS 6375-1:2015 (+A1:2016), BS EN 12207:2016, BS EN 12208:2000 and BS EN 12211:2016.
The window shall be sized with a perimeter gap of between 5 -10mm to allow for thermal expansion.
All window frames shall be installed within opening reveals so that they overlap the cavity insulation / insulated cavity closer by a minimum of 40mm to maintain minimal thermal bridging.

Window to have a minimum ventilation opening area equivalent to at least 1/20th of the combined floor area of the habitable room for purge ventilation purposes.
(Natural Ventilation Spec)
Window to be fitted with controllable trickle ventilators located at least 1.70m above finished floor level and to provide at least 8000mm2 equivalent area for the habitable room. Trickle vent units to be colour matched to frame.
Controls / handles for opening and operating opening sashes of windows shall be located at a max height of 1900mm AFFL if unobstructed and 1700mm AFFL if obstructed by a fixed worktop or fitted obstruction.

Window opening casements for two storey dwellings to all habitable rooms and inner rooms to have the opening part of the window having an openable area of a min. 0.33m2, which must be a min of 450mm clear width x 750mm clear height OR 750mm clear width x 450mm clear height. The opening part of the window must be at least 800mm AFFL and no higher than 1100mm AFFL.

All outward opening windows which project a greater distance than 100mm, if within 2m from the external finished ground level shall be guarded or the pavement level surface changed in level / type to prevent people from walking in that zone to provide protection against collision with opening windows in accordance with Approved Document K5.1.

Sills to be precast artificial stone stooled sills, 140mm (2 course) high with 102.5mm wide stools, drip groove and slot for weatherbar, depth to allow for 50mm overhang and be sufficient to support window frame (approx 270mm but check with window supplier).

External Doors
Principle Entrance doors min effective clear width subject to Part M building categorisation as follows. (Refer to Planning Conditions / Clients Future Homes Standards / Employers Specification): - Statutory Category 1 = Visitable Dwellings
The effective clear width of the entrance door should achieve the following for each Category required: Category 1 = min. effective clear width of 775mm
External doors and to be uPVC finished in white and to achieve an overall Whole Unit U-Value of no worse than 1.0W/m2K. (1.2W/mw K for doors with greater than 60% glazed area).
All door frames shall be installed within opening reveals so that they overlap the cavity insulation / insulated cavity closer by a minimum of 40mm to maintain minimal thermal bridging and mechanically fixed to the structure.

Glazing
All glazing shall be in full accordance with Approved document K4 (Diagram 5.1). All glazing within 300mm of a door edge and within a door to a height of 1.5m shall meet the requirements for critical impact glazing specification. All glazing within windows / glazed screens within a height of 800mm AFFL shall also meet the requirements for critical impact glazing specification. The glazing should comply with BS 6262-4 Table 1 when tested and BS 6206:1981 and BS EN 12600:2002 (Incorp Apr 2010).

Security: All secure doorsets shall be manufactured to a proven and tested to a design standard and the appropriate certification evidence will be provided to building control. Doorsets manufactured to PAS 24:2012 or other standards defined in Approved Doc Q may be acceptable.
All letter plates through doors shall have a max aperture size of 260 x 40mm and be located and/or designed to hinder unauthorised access by incorporating a secondary secure flap or similar.
All ground floor or basement windows which are easily accessible (within 2m vertically of an accessible surface or an access balcony or within 2m of a lower flat roof or lower <30 Deg pitch roof that itself is within 3.5m of the ground level) are all to be proven and tested to a design standard and the appropriate certification evidence will be provided to building control. Windows manufactured to PAS 24:2012 or other standards defined in Approved Doc Q may be acceptable.

Internal doors
New internal doors and frames to all habitable rooms and ground floor WC to have a min clear width of 775mm (min door size 826mm width)

Roof windows (Electrically Operated)
Velux type GGL MK08 Electric Top hung pivot. Sizes to be 780x1398mm, U-Value of 1.0w/m2k (glazing 2x3mm laminated float inner pane with low-e coating +13mm Argon air gap + 3mm middle pane of heat strengthened float with low-e coating + 13mm Argon air gap + an outer pane of 4mm toughened with "Easy clean / anti-dew coatings to client selection). Rooflights to be supplied complete with manufacturers' flashings, couplings and all other components recommended by the manufacture as required to complete the installation.
Rooflights incorporating electronically operated window operators and rain sensor and RF controlled Integral battery operated wall switch for flexible positioning (approx. 30m range) to suit the needs of the client. Optional extras (blinds etc) to be to client selection.

Sealants
Gaps to the perimeter of all external door and window frames and at the perimeter of rooms (under skirtings and at wall/partition to ceiling junctions) shall be kept to a minimum and shall be sealed both internally and in the case of external doors and windows, externally, to minimize air leakage and hence heat loss. Flexible sealants shall be used for this purpose by Adshead Ratcliffe of Belper (www.arbo.co.uk) or equal approved. Sealants selected shall be as recommended for the application by the manufacturer. All sealants shall be installed, tooled off and finished in a neat fashion in strict accordance with the manufacturer's recommendations and shall be installed over proprietary backers where appropriate.

Above ground drainage

Final arrangement subject to confirmation of type and location of fittings by client.
All foul water drainage systems above ground to be implemented in strict accordance with Approved Document H1 of the Building Regulations (Drainage and waste disposal) 2015 edition.

Nominal pipe diameters as shown, to be confirmed by plumbing installer but generally:
WC 110mm, max length 6m, gradient 18-90mm/m
Basins 32mm up to 1.7m, gradient 18-22mm/m, max 3no.
40mm up to 3m, gradient 18-44mm/m, max 3no
50mm up to 4m, gradient 18-44mm/m, max 4no
Wastes exceeding these lengths need venting to air or AAV

Wastes from baths and showers to be 40mm dia.
Basins, washers & dishwashers to have 75mm deep anti-syphon traps.
Baths and showers to have 50mm deep anti-syphon traps.
All ends of pipe runs to have access points to enable rodding.

All traps to be either removable for maintenance or be fitted with a cleaning eye.
Opposed branch connections to be offset in accordance with diagram 2, Approved Document H of the Building Regulations to prevent cross flow.
All SV&WP ventilating stack discharge point should vent a min of 900mm above any opening into the building within 3m of the vent point. Vent stack discharge should incorporate a balloon grating to prevent bird / rodent access.

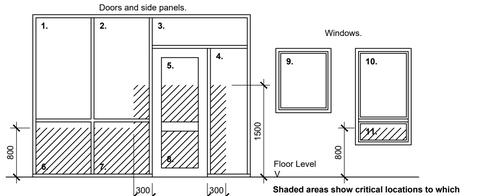
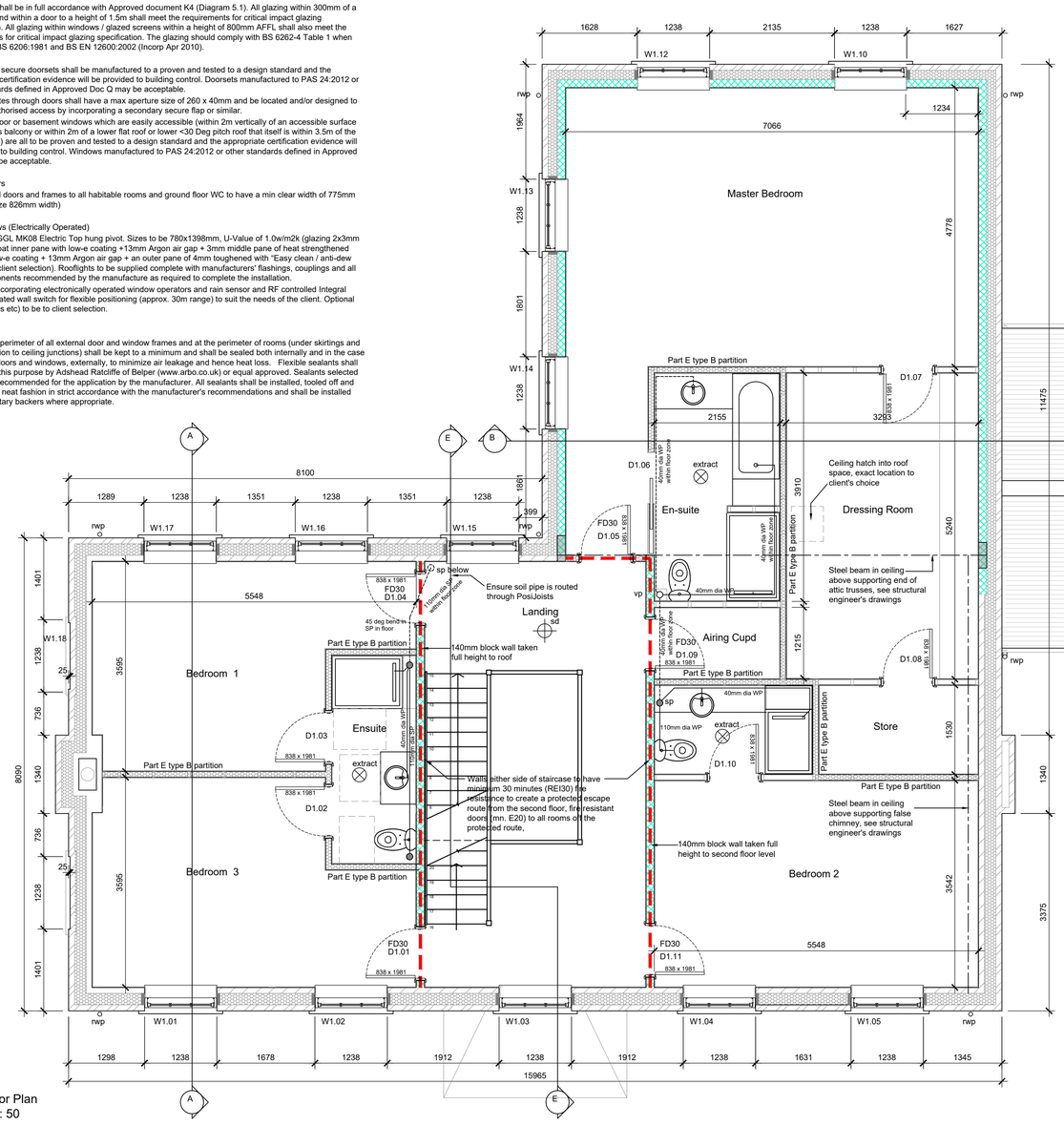
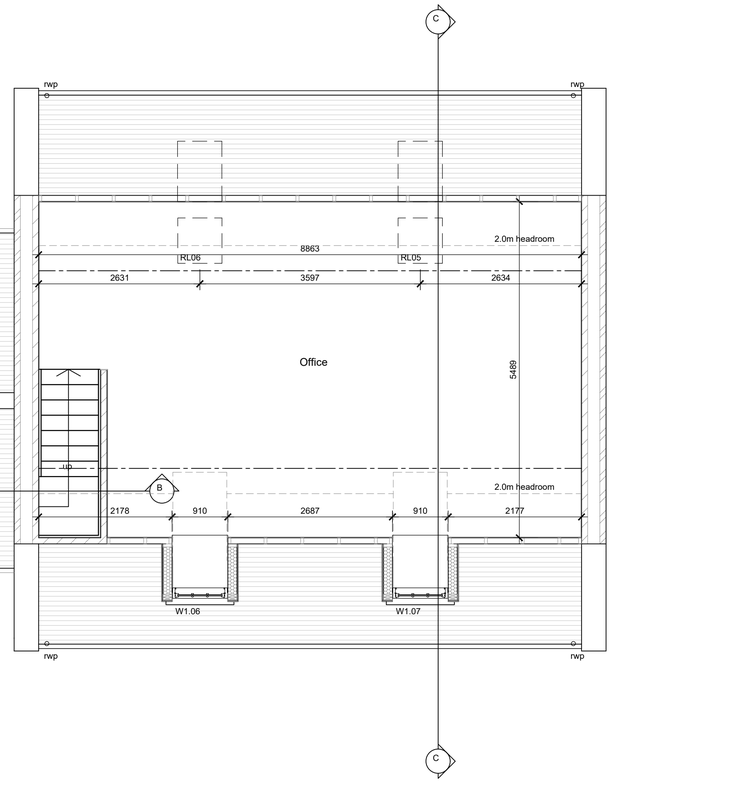


Diagram 1 - Approved Document K4
Critical Locations in Internal & External Walls

Shaded areas show critical locations to which requirement K4 applies.
(i.e. glazing in areas numbered 2, 4, 5, 6, 7, 8, 11)



First Floor Plan
Scale 1 : 50



SCALE 1 : 50
SCALE 1 : 1
0m 0.5m 1m 2m 3m 4m 5m
0m 10mm 20mm 40mm 60mm 80mm 100mm

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ALL DETAILS MUST BE CONSTRUCTED IN ACCORDANCE WITH ACCREDITED CONSTRUCTION DETAILS FOR PART L (www.planningportal.gov.uk)
References to Accredited Details are indicated at typical locations on plans and sections but apply to all circumstances in which they occur.

All dimensions indicated are structural, i.e. block to block or block to stud unless stated otherwise.

The purpose group for this building is Residential 1 (b) – A Dwellinghouse that contains a habitable storey with a floor level a minimum of 4.5m above ground level.
The height of the top floor is 5.9m, the period of fire resistance for dwelling houses with a top floor between 5m and 18m high is 30 minutes.

Materials to comply with appropriate British Standards or Agrément Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability.
Materials should generally be in accordance with BS8000 series of documents and other accepted good practice (eg. Quality assured to ISO 9000).
Test certificates for materials and equipment such as emergency lighting, fire alarms and concrete test cubes will be required to be submitted prior to the issue of a Final Certificate.

Ref.	Date	Description	Initial
BR2	31.03.23	Revisions to windows and rooflights, Bed 1 & bed 3 layout revised	AP
BR1	01.12.22	Building Regulations application	AP

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Client:
Mr W. Ravell

Project:
Proposed new dwelling
Eaugate Road, Moulton Chapel
Spalding, PE12 0XJ

Drawing Title:
First floor plan as proposed

BUILDING REGULATIONS

Date:	Scale:
Jun 22	as shown @ A1
Drawn by: AP	Checked by: AJO

Drawing Number:	Rev:
A1490-12	BR2