
TECHNICAL INFORMATION

PROPOSED BUNGALOW

AT

28 JARVIS GATE

SUTTON ST JAMES

FOR

MR D SULLIVAN

DOCUMENT REF: SD22-014/TI

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Existing vehicular access to be widened as shown to create joint access all to Lincolnshire country council highways requirements.

Provide suitable edging kerbs to drive and turning area.

To drive provide washed gravel om 150mm well compacted hardcore.

Facing bricks to be instock Aldridge Anglian red rustic.

Roof tiles to be marley mendip smooth grey.

The proposed finished floor level of proposed bungalow to be 300mm above exiting ground level.

Flood resilient construction to be incorporated within the bungalow up to 300mm above finished floor level.

Refer to flood risk assessment ref: ECL0343/Statusdesign for all flood risk issues.

The retained 3 trees on site to be protected during construction work as follows:

Chesnut pale or similar fencing 1.5m in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered nor shall any excavation to be made.

No burning of materials or other items shall take place within 3m of the crown spread of any of the trees to be retained.

No services shall be routed under the spread of the crowns of the trees to be retained.

Any part of the driveway within the spread of the retained trees shall be dug by hand and care taken not the damaged any tree roots.

Water consumption of the dwelling to not exceed requirement of 110litres per person per day. The person carrying ou the work must inform building control body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the building control body and local planning authority, no later than five days after the completion of the dwelling.

Foul drains to be connected to public foul sewer all to Anglia waters requirements.

Surface water drains to be connected to onsite soakaways.

Roof pitch to be 35 °

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Meter Boxes

Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500mm, maximum 1000mm above footpath to base.

Soldier Coursing

Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves

Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Roof Ventilation

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys

Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 60lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30lt/sec.

Bathroom/En-Suite Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15lt/sec. System to offer intermittent operation.

Hot Water Storage

Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulation in accordance with BS5615 1985. Provide thermostatic control.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts

All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Rainwater Goods

PVC rainwater goods 110mm half-round gutters and 68mm diameter downpipes.

Habitable Room Trickle Ventilation

Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

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Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt./sec. System to offer intermittent operation.

All Background ventilators should be in accordance with Table 1.7 of the latest Building Regulation Approved Document F1.

Roof Insulation

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to achieve a u-value of 0.11W/m²K. Ensure a gap of 50mm between roof underfelt and quilt at all times..

Foul Water Drainage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Boiler

Provide balanced flue condensing type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Gas Safe registered person. Boiler to have a Sedbuk rating of 86%

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Roof Intersections

If compound truss used; where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Roof Construction

Roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 4I.T.P.A. with timber support members to span 4 no. trusses.

Header Tank Support

Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m³ or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction

65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Sub-structure Walling

100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Foundations

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be

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ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 15mm high.

External access door that serves as access to ground floor WC to have a minimum clear opening width of 775mm.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) to corridor area adjacent doors

Sockets, light switches, TV points, doorbells to habitable rooms to be positioned between 450mm and 1200mm above floor level.

Provide area within main driveway of hard surfacing (block paving, tarmac or similar) of adequate size to enable wheelchair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mm wide to be directly linked to hard surfacing driveway.

Minimum width of corridors and passageways for a range of doorway widths

Doorway clear opening Corridor/Passageway width(mm)

	width (mm)	
750 or wider		900 (when approached head-on)
	750	1200 (When approached not head-on)
	775	1050 (when approached not head-on)
	800	900 (when approached not head-on)

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing

All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

Commissioning of Heating and HWS Systems

A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Internal Lighting

Provide energy efficient lights that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt. Examples of lamps are fluorescent tubes and compact fluorescent lamps (note GLS tungsten lamps with bayonet cap or Edison screw bases).

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Method of determining number of locations:

75% of all lighting to be energy efficient.

Excludes garages, lofts and outhouses.

Electrical Work

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 of the works the council must be satisfied that either:-

- a) an electrical installation certificate issued under a competent person's scheme has been issued
- or
- b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

External Cavity Wall Lintels for 300mm Cavity Walls

IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Internal Lintels

IG type Internal 100mm lintels to openings in 100mm internal walls unless stated otherwise.

Purge ventilation to windows

For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.

For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Background Ventilation

Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm² per window head. Ventilation for whole extension to be 100,000mm²

External Wall Construction (300mm cavity)

100mm facing brickwork (see site plan for details)

100mm cavity with a 90mm (min) kingspan kooltherm k106 cavity board insulation or similar approved to achieve a u-value of 0.18W/m²K

100mm inner skin of tarmac Hemalite blocks.

Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978.

Internal block walls to receive 10mm sand/cement render and skim. Robust details in accordance is T50,2001
Brickwork below d.p.c. to be F.L. quality

The flow rates for the mechanical extractor must be tested and results given to Local Authority Building Control to show that the extraction rate is the same as that specified in 'Approved Document F – Means of Ventilation', no later than 5 working days after the final test.

Provide wholesome or softened wholesome water to any wash basin in or adjacent to any room containing a sanitary convenience and any wash basin, bidet, fixed bath and shower in a bathroom.

Provide heated wholesome water or heated softened wholesome water to any wash basin or bidet in or adjacent to a room containing a sanitary convenience and any

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wash basins, bidet, fixed bath or shower in a bathroom and any sink that is provided in an area where food is prepared.

The hot water supply to any fixed bath is to be designed and installed with measures to ensure that the temperature of the water that can be delivered to the bath cannot exceed 48°C.

All glazing to meet the requirements of 'Approved Document K – Safety Glazing' in relation to impact, opening and cleaning.

Water calculations are to be supplied to South Holland District Council Building Control showing how the water usage will be limited to 125 litres/per person/per day.

Mechanical Ventilation

Mechanical ventilation systems are to be commissioned in accordance with Regulation 44 (where they can be tested and adjusted to provide adequate ventilation) and a copy of the commissioning notice is to be given to the local authority not more than 30 days after completion of the works.

Hot Water Temperature

Where the operating temperature of the hot water storage vessel is capable of reaching 80°C it should be fitted with a safety device to ensure the temperature distributed does not exceed 60°C. The safety device from the hot water supply should discharge to a place where it will not pose a danger to any person. The hot water supply to the bath should be controlled so that it does not exceed 48°C

All easily accessible doorsets (including garage doorsets and communal entrance doorsets) that provide access into a dwelling or into a building containing a dwelling should be secure doorsets to the following:

- a Manufactured to a design that has been shown by test to meet the security requirement of British Standard publication PAS 24:2012 or
- b Designed and manufactured in accordance with Approved Document Q appendix B.

Ground floor, basement and other easily accessible windows (including accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3, windows should be made to a design that has been shown to meet the security requirement of the British Standards publication PAS 24:2012.

The building should have a provision that in the future copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.

Consumer units should be mounted so that the switches are 1350 – 1450 mm above floor level.

Wall tiles around openings to have maximum vertical spacing of 300mm and should be within 225mm of the opening.

Expansion joints should be included in walls at no more than the following centres:

Clay brickwork	10 – 12m
Lightweight concrete block/brick	6m
Dense concrete block/brick	7.5m
For unrestrained masonry such as parapets.	5 – 6m

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Any room which requires an extractor fan that does not have an openable window to have a 15 minute over-run provided to the extractor fan.

The Log Burner to be installed by a Heating Engineer or details to be provided on the installation to ensure it complies with Approved Document J.

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300mm from any openings.

All soakaways to be minimum 1m deep.

Provide cavity trays above in situ meter boxes.

Provide area for provision of solid waste storage (rubbish bins).

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

Provide a fibrous separating member between floor screed and insulation and provide chicken wire between insulation and screed.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

Windows to achieve a 'U' value of 1.6 W/m²K