

INTERNAL WALLING.
To be Tarmac Toplite 100mm insulating blocks with 13mm s/c render and skim to both faces.

LINTELS.
Lintels to be I.G. galvanised steel or similar approved lintel to B.S. 5977.
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm min. and bearing to all lintels with bit. felt d.p.c. Cavity tray provided in accordance with B.S. 5628 Part 3: 1985 to all external wall conditions except where protected by eaves overhang.

EXTERNAL WALL.
285mm cavity wall construction to comprise:-
100mm facing brick (to B.S. 3921: 1974 for clay brick, B.S. 187: for calcium silicate brick).
85mm diatherm insulation to cavity.
Inner leaf to be 100mm Tarmac Toplite or similar approved insulation blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to B.S. 1243: 1978 installed at 750mm ctrs. Max. Horizontally. 450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbound jambs to all openings.
Cavity to be closed at all openings and in roof space incorporating horizontal and vertical D.P.C.'s Damcor insulating vertical D.P.C.

WALLING BELOW D.P.C.
Any brickwork below d.p.c. level to be F. L. quality.
Class A blockwork to be used below d.p.c. to B.S. 6073
Below ground to be celcon Trench Block.
Provide lintel to wall where penetrated by services.
Provide horizontal d.p.c. at 150mm min. above finished ground level.
D.p.c. to be continuous and lapped with d.p.m.
Lean mix to cavity to terminate 225 below lowest d.p.c. level.

DAMP PROOF COURSE.
To be from 2000 gauge black polythene to BS 6515 or bitumen based to BS 6398 laid to both leads of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments. Flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to BS 3921 laid to break bond and bedded and jointed with mortar.

WINDOWS AND DOORS.
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served.
In addition, all habitable rooms to have properly trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation. To kitchen, utility bathrooms and en suites provide not less than 4000 sq. mm. Where patio or French doors provide the only means of ventilation to a room provide 10,000 vent to frame.
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.

GLAZING.
All glazing to be low - e type glass with 16mm air gap (Pilkington k-glass or equivalent).
To be in accordance with Part N1 Building Regulations and BS 6206: 1981.
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area e.g. cottage style.
Patio and French doors to be fitted with safety glazing.
Double glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

FOUNDATIONS.
Strip all top soil / vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base as agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundation in close proximity to trees to be deepened in accordance with current NHBC practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING.
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7 n/m³) in 1:3 cement mortar. Bricks below D.P.C. to be F.L. designation and to BS 3921
1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C. level. Internal 100mm walls below D.P.C. in class 'A' concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to external face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

ADDITIONAL VENTILATION REQUIREMENTS.
Mechanical extract ventilation to be provided to kitchen, utility, bathrooms and en-suites.
Kitchen - Extractors capable of ext. rate not less than 60 litres per second or incorporated in cooker hood capable of 30 litres per second. Operated intermittently and ducted to exterior of dwelling.
Utility - Extractors capable of ext. rate not less than 30 litres per second. With 15 mins overrun.
Bathroom and Shower Rooms - Extractors capable of ext. rate not less than 15 litres per second and with intermittent operation facility.
The above extractor requirements are in addition to trickle vents and opening vents.

SMOKE DETECTION - PART B BUILDING REGS 1991.
Mains operated self contained smoke alarms to BS5446: PART 1 to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in the others. At least one smoke alarm to be installed to each story containing accommodation, all to be interconnected.
Self contained alarms to be permanently wired to a separately fused circuit at distribution board.
Installation to conform to IEE wiring regulations.
Fixing of smoke alarms should be not less than 300mm from any wall or light fitting, where wall mounted units are installed they are to be at a height between 150mm and 300mm from any wall or light fitting. Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling. Positioning of smoke alarms must facilitate routine maintenance.
Occupants of dwellings to be provided with information on use of equipment and its maintenance.

HEATING.
All hot water and heating pipes including cylinder to be insulated in accordance with REG. L11 Building Regulations.
Where balance flue appliance installed provide durable guard to flue outlet 600mm min. from adjacent openings and corners of building.
Hot water storage system to be vented type.
Hot water storage system to be insulated so as to limit heat loss to 90 W/M of surface area of system to comply with BS 1566: PARTS 1 & 2: 1984 or BS 3198: 1981.
Room thermostat / thermostat valves to radiator installed to control heat output from boiler system.



DETERMINED PLAN

SHDG
PLANNING & DEVELOPMENT
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STAIRCASE
Total rise (FFL - FFL) = 2621 mm (to be checked)
(to be checked on site)
1 no. risers at 187.2 mm
Goings at 250mm
Double up joists at head of stairs as trimmer.
Timber handrail to stairs to be 900mm above pitch line (measured vertically) timber handrail 1000mm above first floor level. Stairs to have vertical balusters - no spacing in any part of the stairs greater than 99mm. Stairs to have two-way lighting. Stairs and balusters etc. manufactured to Client's requirements.

