

CONTRACTOR
CONTRACTOR TO CONFIRM ANY REQUIREMENTS FOR RADON BARRIERS, GROUND
REMEDICATION OR NHBC DETAILING AND DESIGN.

NOTE:
AN AIR LEAKAGE TEST IS REQUIRED PRIOR TO COMPLETION WITH A COPY OF THE
RESULTS SENT INTO THE BUILDING INSPECTOR.

NOTE:
ONCE THE DESIGN SAP CALCULATION HAS BEEN PRODUCED THE SPECIFICATION ON
THIS DRAWING MAY CHANGE, THE CLIENT IS TO ENGAGE WITH THE SAP ASSESSOR
ACCORDINGLY TO ESTABLISH THE FINAL U-VALUES OF THE DWELLING AND THE
RELEVANT MATERIALS IT WILL AFFECT.

STRUCTURAL ENGINEER
ALL STRUCTURAL ITEMS INCLUDING , BEAMS, POSTS, BOX SECTIONS, CLEATS ETC
THAT ARE NOTED ON DRAWINGS WILL REQUIRE AN STRUCTURAL ENGINEER TO
DESIGN AND PROVIDE CALCULATIONS FOR.

CAVITY TRAYS
TO BE POSITIONED ABOVE ALL DOOR OPENINGS AND WINDOWS, BAY WINDOWS,
ROOF ABUTMENTS, AIRBRICKS, DOOR STEPS AND DPC LEVEL. NOTE ADDITIONAL
CAVITY TRAYS ARE ALSO REQUIRED BELOW STONE HEADERS AND CILLS IN SOME
INSTANCES.

WEEPHOLES
TO BE POSITIONED AT EACH END OF CAVITY TRAYS ABOVE OPENINGS WITH AT
LEAST 2NO WEEPHOLES PER OPENING AND STOP ENDS INCORPORATED. WEEPHOLES
GENERALLY POSITIONED WHEREVER CAVITY TRAYS ARE USED AT 450MM CENTRES.

WALL TIES
TO BE STAINLESS STEEL WALL TIES AT 750MM CENTRES HORIZONTALLY AND
450MM CENTRES VERTICALLY AND 225MM CENTRES HORIZONTALLY AT OPENINGS
AND REVEALS.

LINTELS
NEW LINTELS TO BE CATNIC (OR OTHER APPROVED MANUFACTURER) TO SUIT THE
WALL TYPE, LENGTH & BEARING REQUIRED, INSTALLED TO MANUFACTURERS
GUIDANCE. CAVITY TRAY/DPM TO BE POSITIONED ABOVE ALL NEW EXTERNAL DOORS,
WINDOWS, ETC WITH STOP ENDS AND WEEPHOLES POSITIONED AT 450MM
CENTRES (MINIMUM 2 PER OPENING).

WALL STABILITY
5X30 GALVANIZED MILD STEEL ANCHOR STRAPS TO BE INSTALLED AT RAFTER LEVEL
AT 1200C/C'S MAXIMUM AND FIXED ACROSS 3 NO. JOISTS / RAFTERS.

MOVEMENT JOINTS
ENGINEER/CONTRACTOR TO CONFIRM AND POSITION ANY MOVEMENT JOINTS THAT
MAY BE REQUIRED WITHIN THE BLOCKWORK OR BRICKWORK USED ON SITE.

DAMP PROOF COURSES
ALL NEW WALLS ARE TO HAVE BITUMINOUS FELT DPC's OR SIMILAR TO BS743 A MINIMUM
OF 150mm ABOVE FINISHED GROUND LEVEL. THE DAMP PROOF MEMBRANE IS TO BE A
COMBINED RADON GAS MEMBRANE AND IS TO BE TAPED AND SEALED. JOINT POSITIONED
AT SLAB EDGE TO AVOID SLIP PLANE AT WALL / SLAB JUNCTION RECOMMENDATIONS OF
THE PLASTERBOARD

CAVITY CLOSERS/BARRIERS
ALL INSULATED CAVITY BARRIERS TO BE INSTALLED TO THE PERIMETER OF NEW
OPENINGS USING KINGSPAN THERMABATE OR SIMILAR IMPROVED, INSTALLED TO
MANUFACTURERS GUIDANCE. ALL CAVITY BARRIERS PROVIDED MUST MAINTAIN THE
SAME FIRE RESISTANCE OF THE ELEMENT IT IS PROTECTING. CAVITY BARRIERS ARE TO
BE MECHANICALLY FIXED IN POSITION OR FIRE STOPPED IN PLACE.

PART Q OF THE BUILDING REGULATIONS TO BE MET PROVIDING REASONABLE PROVISION OF RESISTING UNAUTHORISED ACCESS
INTO THE DWELLING.

DOOR & WINDOW SETS TO BE MANUFACTURED TO BS PAS 24:2012 OR DESIGNED TO MEET APPENDIX B OF APPROVED
DOCUMENT PART Q IF A TIMBER DOOR IS SPECIFIED. OTHER STANDARDS ARE ACCEPTABLE AND LISTED OUT IN THE DOCUMENT.

ALL DOORS TO HAVE A MINIMUM APERTURE SIZE OF 260 X 40mm FOR LETTER PLATES AND LOCATED SUITABLY TO AVOID
ANYONE ATTEMPTING TO REMOVE KEYS. DOOR VIEWERS, GLASS PANEL OR GLAZED SIDE WINDOW REQUIRED TO ALLOW
VISIBILITY AND A DOOR CHAIN/LIMITER TO BE FITTED.

ALL DOOR & WINDOW FRAMES TO BE MECHANICALLY FIXED TO THE STRUCTURE OF THE BUILDING.

FINAL DESIGN AND SPECIFICATIONS TO BE ISSUED AND APPROVED BY BUILDING CONTROL PRIOR TO INSTALLATION.

DOORS
EXTERNAL DOORS MUST ACHIEVE A MINIMUM U VALUE OF 1.0-1.2WM2 DEPENDING ON AMOUNT OF EXPOSED GLAZING.

THE FRENCH/SLIDING DOORS ARE TO HAVE 10,000mm TRICKLE VENTS FITTED TO THEM.

NOTE: ANY DEVIATION FROM PROPOSED INFORMATION THAT MAY EFFECT THE GENERAL DESIGN, THEN THE PRINCIPAL
DESIGNER IS TO BE CONSULTED. CONTRACTOR TO LIAISE WITH ALL SPECIALISTS DESIGNERS AND ENSURE ALL
REQUIREMENTS AND RECOMMENDATIONS ARE CONSTRUCTED ON SITE.

PART R OF THE BUILDING REGULATIONS WILL BE MET ENSURING SUITABLE PROVISION FOR HIGH SPEED ELECTRONIC COMMUNICATIONS CAN BE INSTALLED IN THE
FUTURE. THE USE OF COPPER, FIBRE OPTICS OR WIRELESS DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS GREATER THAN 30MBPS TO BE USED.

THE REQUIREMENT WILL BE SATISFIED WITH THE INSTALLATION OF A NETWORK TERMINAL POINT POSITIONED AS DIAGRAMS SHOW IN THE APPROVED DOCUMENT
PART R. DIAGRAM 1 SHOWS AN EXAMPLE OF A SINGLE DWELLING LOCATION OF ACCESS POINT AND ASSOCIATED CHAMBERS AND DUCTING TO BE INSTALLED AS
PART OF THE BUILD.

IT IS NOT A REQUIREMENT TO PROVIDE CABLING OR EQUIPMENT OR ANY IN BUILDING INFRASTRUCTURE THAT EXTENDS INTERNALLY BEYOND THE NETWORK
TERMINATION POINT.

STEEL BEAM SIZES AND DETAILS TO BE PROVIDED BY ENGINEER. FIRE PROTECTION TO STEEL BEAMS TO BE FIRE PROTECTED BY USING INTUMESCENT PAINT/COATING
OR ENCASED IN SUITABLE WALL COVERINGS TO ENSURE THE STEELWORK IS PROTECTED TO MEET PART B OF THE CURRENT BUILDING REGULATIONS. CONTRACTOR
TO CONFIRM APPROACH TO SATISFY BUILDING CONTROL.

EXPOSED STEELWORK TO BE ENCLOSED WITH 15MM PLASTERBOARD WITH SKIM COAT FINISH TO ACHIEVE 60MINS FIRE RESISTANCE ALL TO BE GRADE 43, SHOT
BLASTED TO SA 2.5 AND GIVEN ONE COAT OF ZINC PHOSPHATE MODIFIED ALKYD HIGH BUILD PRIMER TO A DFT OF 75 MICRONS, TO BE TOUCHED UP ON SITE
WHERE NECESSARY AFTER ERECTION ALL STEELWORK TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH BS 5950.

PREFABRICATED TRUSSES AT 600 CENTRES TO BE DESIGNED BY SPECIALIST MANUFACTURER AND DETAILS TO BESUBMITTED TO LOCAL AUTHORITY BUILDING
INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS. ALL WORKS TO COMPLY WITH BS 5268: PART 3:1985.

THE TILE SPECIFICATION IS TO
MATCH THAT OF THE EXISTING
DWELLING

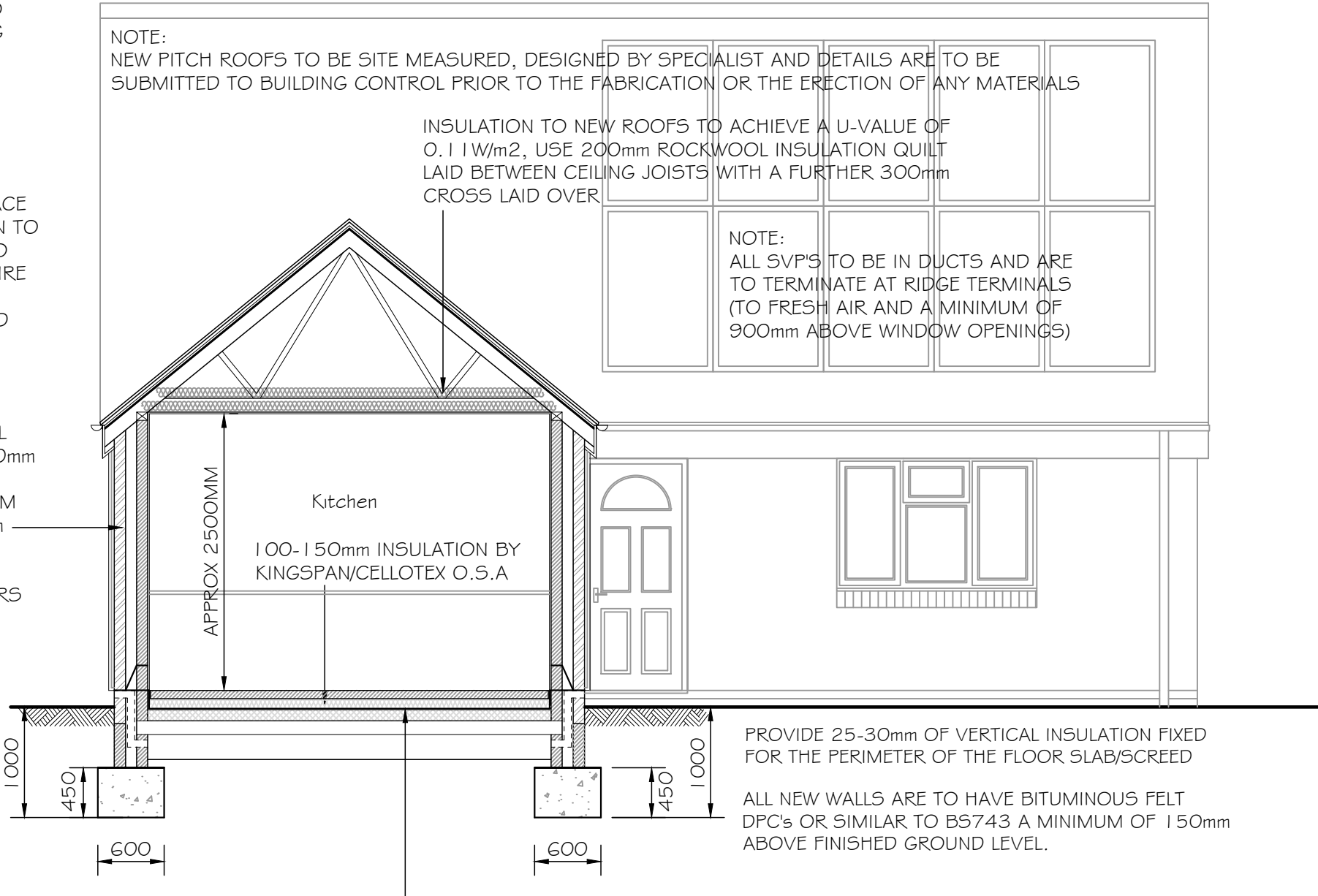
PROVIDE MONAPERM 500
BREATHABLE ROOFING TILE
UNDERLAY SUITABLE FOR USE
WITHOUT ROOF VENTILATION.

PROVIDE AT LEAST 20mm SPACE
ABOVE THE ROOF INSULATION TO
ALLOW THE BREATHER FELT TO
SAG OR A BATTEN WILL REQUIRE
PLACING ON TOP OF RAFTER
BEFORE TILE LATTS ARE FITTED

NEW 302mm THICK WALL TO
ACHIEVE A U-VALUE OF
0.18w/m2 COMPRISING OF
100mm LIGHTWEIGHT THERMAL
BLOCKWORK INNER SKIN, 100mm
INSULATED CAVITY (KINGSPAN
KOOLTHERM K106 WITH 10MM
RESIDUAL GAP) AND 102.5mm
FACING BRICKWORK. WITH
BLACK ASH CLADDING
INSTALLED TO MANUFACTURERS
GUIDELINES, LOCATIONS AS
INDICATED ON PLANS &
ELEVATIONS.

PLEASE NOTE ALTERNATIVE
INSULATION SPECIFICATIONS
MAY REQUIRE ENLARGED
CAVITIES OR INSULATED
PLASTERBOARD.

EXTERNAL BRICKWORK
BELOW DPC TO BE
PROVIDED SO A MINIMUM
OF 2 COURSES ARE
PRESENT BELOW THE
EXTERNAL FINISHED LEVELS.



GROUND FLOOR TO GIVE A U VALUE OF 0.13 W/M2 AND TO COMPRISE OF MINIMUM 75mm SAND / CEMENT SCREED
ON BEAM & BLOCK FLOORING (SPECIALIST TO DESIGN) ON 100-150mm 'KINGSPAN/CELLOTEX' INSULATION (INC VCL
LAYER) SIZED TO ACHIEVE THE REQUIRED 'U' VALUE ALL ON 1200 GAUGE DPM.

Section 1 - 1 Through Dwelling (scale 1:50)

PROVIDING GROUND CONDITIONS ARE OF AN ADEQUATE NATURE THEN EXCAVATE 600mm WIDE x 450mm DEEP TRENCH
FILL FOOTINGS TO EXTERNAL WALLS (UNLESS NOTED OTHERWISE), FINAL DEPTH AND SIZE TO BE AGREED ON SITE WITH
LOCAL AUTHORITY BUILDING INSPECTOR.

THE FORMATION DEPTH OF THE FOUNDATIONS IS TO BE DOWN TO A FIRM LOAD-BEARING STRATA TO FORM A STABLE
FOUNDATION. THE MIN. DEPTH IS TO BE 1000mm IN MEDIUM SHRINKABLE CLAYS. ALL FINAL DEPTHS AND PROTECTIONS
OF FOOTINGS ARE TO BE AGREED ON SITE BETWEEN THE LOCAL AUTHORITY BUILDING INSPECTOR AND THE BUILDING
CONTRACTOR.

THE DAMP PROOF MEMBRANE IS TO BE A COMBINED RADON GAS MEMBRANE AND IS TO BE TAPED AND SEALED. JOINT
POSITIONED AT SLAB EDGE TO AVOID SLIP PLANE AT WALL / SLAB JUNCTION

IMPORTANT NOTE:

FINAL ROOF DESIGN IS TO BE BY SPECIALIST AND DETAILS TO BE SUBMITTED TO BUILDING CONTROL PRIOR TO THE
PROCUREMENT OF ANY MATERIALS.

THE STRUCTURAL ENGINEER IS TO DESIGN ALL STEELWORK AND THESE DETAILS ARE ALSO TO BE SUBMITTED TO BUILDING
CONTROL FOR CHECKING THE STRUCTURAL ENGINEER IS ALSO TO CHECK FOR STRUCTURAL STABILITY OF THE NEW ROOFS AND
ANY ADDITIONAL SUPPORTS REQUIRED.

WATER CONSUMPTION WILL NOT EXCEED 110 LITRES / PERSON / DAY WATER
CONSUMPTION - AS REQUESTED BY THE LOCAL PLANNING DEPARTMENT

DO NOT SCALE
ALL DIMENSIONS AND SETTING OUT IS TO BE
CHECKED BY THE CONTRACTOR PRIOR TO THE
START OF ANY WORKS OR THE MANUFACTURE
OF ANY COMPONENTS OR MATERIALS.
ALL WORKS ARE TO COMPLY WITH CURRENT
BUILDING REGULATIONS. ALL MATERIALS AND
COMPONENTS ARE TO COMPLY WITH CURRENT
BRITISH STANDARDS AND ARE TO BE INSTALLED
STRICTLY IN ACCORDANCE WITH
MANUFACTURERS INSTRUCTIONS AND
CURRENT CODES OF PRACTICE. THE
CONTRACTOR IS TO CHECK ALL DIMENSIONS
AND DETAILS PRIOR TO THE PROCUREMENT,
FABRICATION OR ERECTION OF ANY
COMPONENTS AND PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION
WORKS.

STRUCTURAL ENGINEER
ALL STRUCTURAL ITEMS INCLUDING , BEAMS,
POSTS, BOX SECTIONS, CLEATS ETC THAT ARE
NOTED ON DRAWINGS WILL REQUIRE AN
STRUCTURAL ENGINEER TO DESIGN AND
PROVIDE CALCULATIONS FOR.

CAVITY TRAYS
TO BE POSITIONED ABOVE ALL DOOR OPENINGS
AND WINDOWS, BAY WINDOWS, ROOF
ABUTMENTS, AIRBRICKS, DOOR STEPS AND DPC
LEVEL. NOTE ADDITIONAL CAVITY TRAYS ARE
ALSO REQUIRED BELOW STONE HEADERS AND
CILLS IN SOME INSTANCES.

DOORS
ALL NEW DOOR SETS TO BE 2100x910 / 810
/ 710mm WITH LEAFS TO SUIT. ALLOWING FOR
MINIMUM 775mm CLEARANCE BETWEEN DOOR
FRAMES AND DOOR LEAF WHEN OPENED FOR
ACCESSIBLE ROOMS TO MEET PART M OF THE
CURRENT BUILDING REGULATIONS.

MAIN ENTRANCE EXTERNAL DOORS TO PROVIDE A
CLEAR OPENING OF 800mm, INTERNAL DOORS TO
PROVIDE 775mm MINIMUM.

ALL IRONMONGERY TO BE AGREED ON SITE AND
POSITIONED TO MEET PART M OF THE CURRENT
BUILDING REGULATIONS (CENTERED 1M ABOVE
FFL). HEAVY DUTY OR ADDITIONAL HINGES MAY BE
REQUIRED FOR HEAVIER FIRE DOORS. ALL
IRONMONGERY TO BE ROBUST AND 'FIT FOR
PURPOSE'.

Revision	Amendment	Date
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Client

Project

Proposed Residential Development
Land at High Road, Whaplode

Orig Title

BUILDING REGULATIONS
Proposed Section 1-1

Orig No.

222999-P1003

Scale

1:50

Date

09/22

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