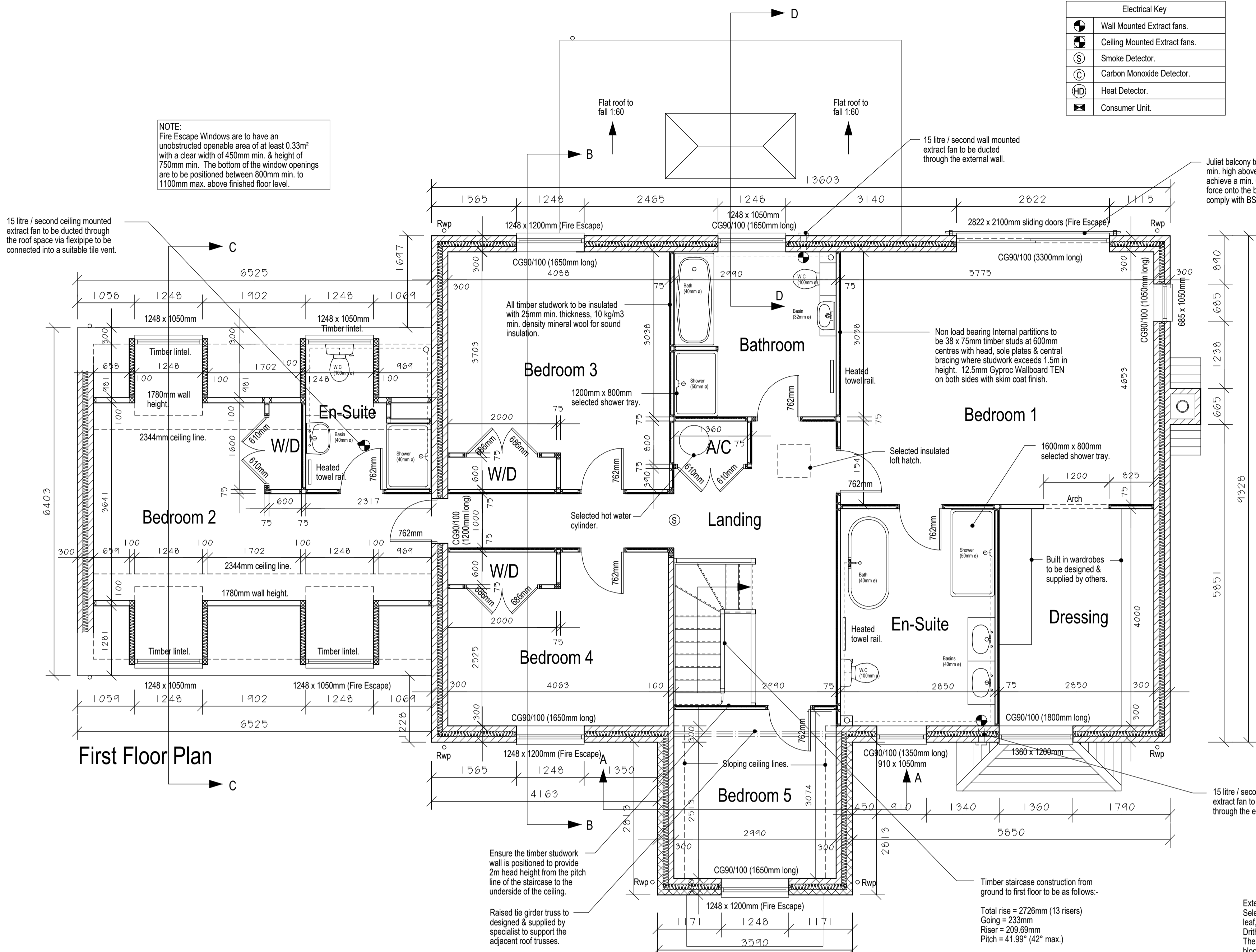


Electrical Key	
	Wall Mounted Extract fans.
	Ceiling Mounted Extract fans.
	Smoke Detector.
	Carbon Monoxide Detector.
	Heat Detector.
	Consumer Unit.



**WINDOWS & DOORS**

UPVC framed windows to patterns as indicated on plans. All windows are to be double glazed units (4-16-4) with Low E glass to inner pane and Argon gas filled. Ensure back edge of frame is set back 30mm minimum into the cavity from back edge of the external block outer leaf and to be silicone sealed internally and externally. Where windows are within 800mm of floor level, opening restrictors are to be fitted to restrict the opening gap to 100mm max. and designed so that children are not able to readily override them. U-Value of windows are not to be less than 1.4 W/m<sup>2</sup>K. All windows to be made to a design to meet the security requirements of British Standards PAS 24:2012.

An external door access is to be provided into the building with a minimum clear opening width of 775mm. Threshold to be a maximum 15mm high as shown detailed on the working drawings. All door sets must be designed to resist unauthorised access, door sets to be manufactured to meet the security requirements of British Standards publication PAS 24:2012. Door set to be provided with a door chain or door limiter, together with a door viewer. U-Value of doors are not to be less than 1.6 W/m<sup>2</sup>K.

Letter plates to have a maximum aperture of 260 x 40mm and to be located to hinder anyone attempting to remove keys by inserting objects through the letter plate. Letter plates to meet the requirements of the Door and Hardware Federation's (DHF) technical specification TS 008:2012.

All frames to be mechanically fixed to the structure of the building.

**ELECTRICS**

To habitable rooms and hallways switches to be provided at 1200mm above floor level and socket outlets at 450mm above floor level.

External lighting to be energy efficient to clause 1.57 Part L of Building Regulations and fitted with dusk to dawn sensors.

All electrical to comply with part P Building Regulations and be undertaken by competent persons who are registered with a Part P self certification scheme.

Low energy light fittings to be provided throughout the property.

Certificate to be provided to Building Control Officer on completion.

**MOVEMENT JOINTS**

Movement Joints (MJ) are to be provided where indicated on the floor plans. Construction to be 10mm wide x 100mm long Combond or similar compressible filler. Provide 200 x 40 x 1.5 mm galvanised steel strip lies at alternate courses. Ensure strip tie is de-bonded wrapped in polythene one side.

Polysulphide filler is to be used in blockwork and render to a suitable colour.

Install Ancon HRT4 stainless steel wall ties, 225mm horizontally in from movement joint, either side and 225mm vertical centres.

**SMOKE ALARMS**

A mains operated self-contained smoke alarm system to BS 5446: Pt 1 is to be installed, positioned to a max. 7m from rooms where fire is likely to start (e.g. kitchens or living rooms) and 3m from bedrooms, measured horizontally.

At least one self-contained smoke alarm is to be provided per floor.

Where two or more alarms are required they must be inter-connected and permanently wired to separately fused circuit at the distribution board, all to be installed in accordance with current Building Regulations and manufacturer's instructions.

**ELECTRONIC COMMUNICATION**

Provide the following electronic communications infrastructure: -

Access Point (AP) For Single-Occupancy Buildings An AP to be provided on the outer face of the external wall and should be connected by a suitable through-wall duct.

Network Termination Point (NTP) A suitable position for at least one NTP should be provided with suitable ducting to connect all such NTP to the appropriate AP.

**DRAWINGS:-**

The drawings are the copyright of Studio 35 Architecture Ltd. The drawings must not be scaled from. The contractor / builder should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

**GENERAL:-**

All works are to be carried out with the relevant current British Standard Codes of Practice and Building Research Digest Papers, and to be to the approval of the local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site.

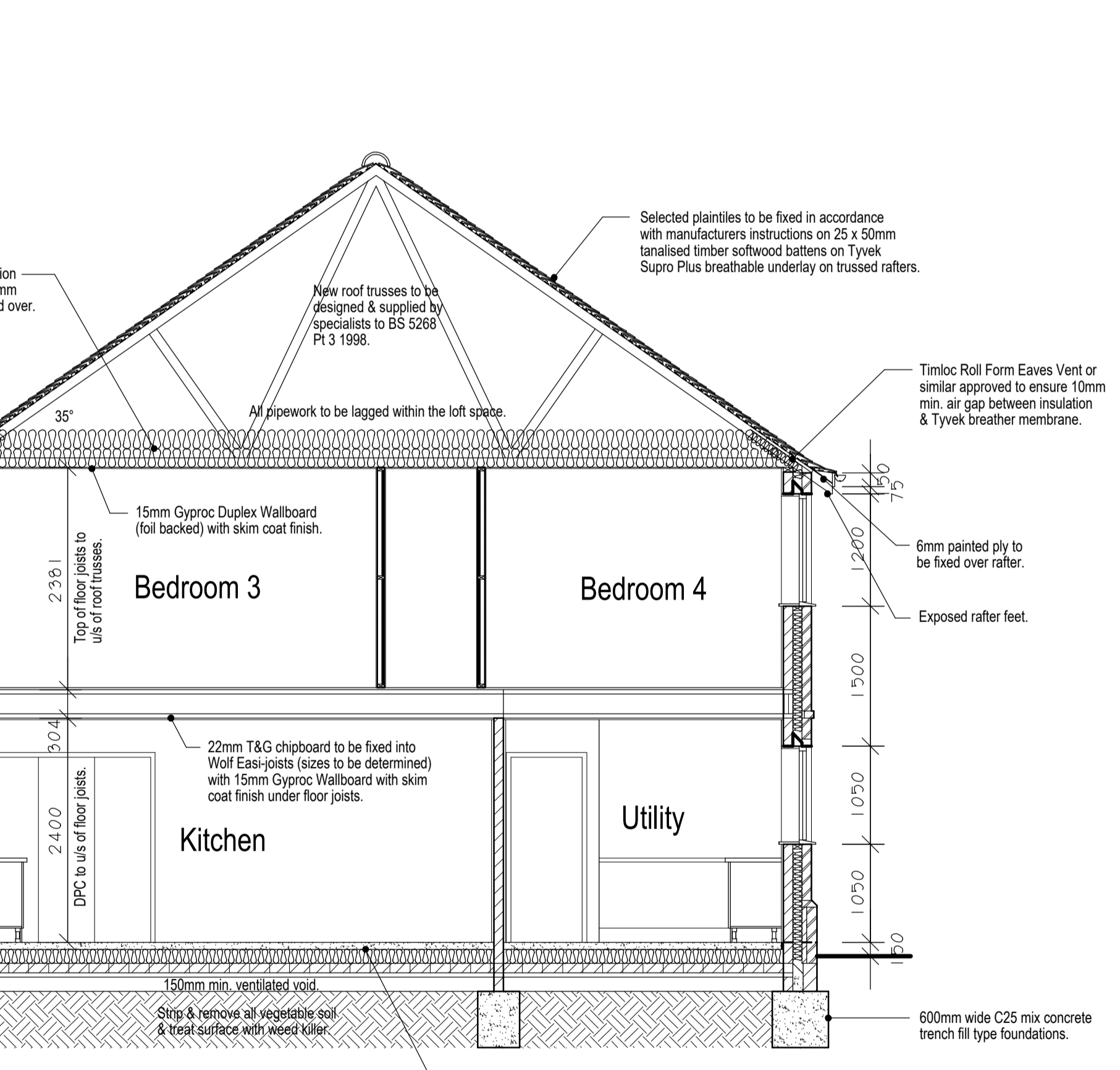
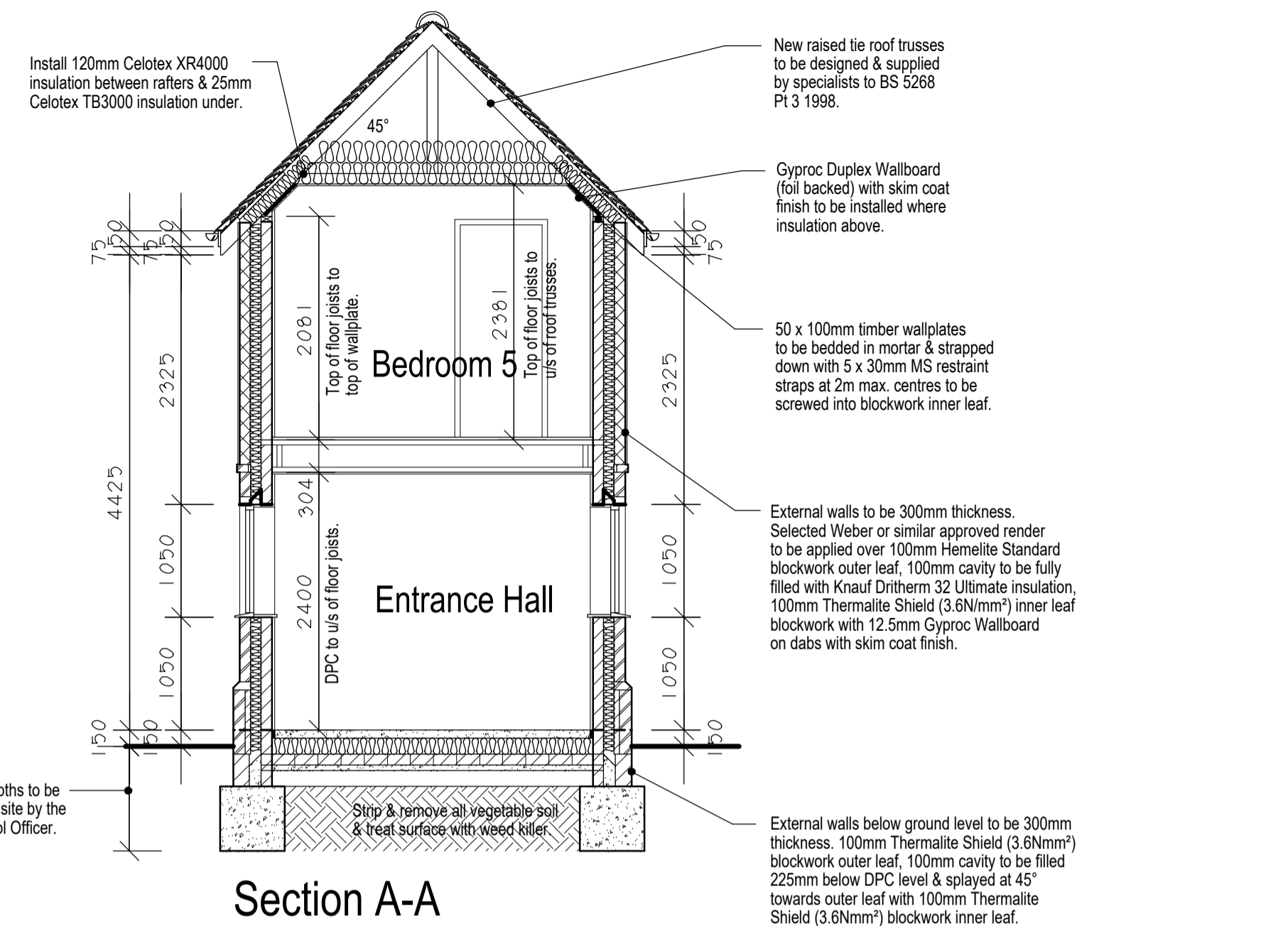
It is the owners responsibility to ensure that the property and site is free from any onerous or unusual restrictions, covenants or easements.

**PARTY WALL ACT 1996:-**

Attention is drawn to the Party Wall Act 1996. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.

**CDM 2015 REGULATIONS:-**

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only, the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way, in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.



**Section A-A**

Install 120mm Celotex XR4000 insulation between rafters & 25mm Celotex TB3000 insulation under.

New raised tie roof trusses to be designed & supplied by specialists to BS 5268 Pt 3 1998.

Gyproc Duplex Wallboard (foil backed) with skim coat finish to be installed where insulation above.

50 x 100mm timber wallplates to be bedded in mortar & strapped down with 5 x 30mm MS resistant straps at 2m max. centres to be screwed into blockwork inner leaf.

External walls to be 300mm thickness. Selected Weber or similar approved render to be applied over 100mm HemeLife Standard blockwork outer leaf, 100mm cavity to be fully filled with Knauf Dritherm 32 Ultimate insulation, 100mm Thermaite Shield (3.6Nmm<sup>2</sup>) inner leaf blockwork with 12.5mm Gyproc Wallboard on dabs with skim coat finish.

External walls below ground level to be 300mm thickness. 100mm Thermaite Shield (3.6Nmm<sup>2</sup>) blockwork outer leaf, 100mm cavity to be filled 225mm below DPC level & splayed at 45° towards outer leaf with 100mm Thermaite Shield (3.6Nmm<sup>2</sup>) blockwork inner leaf.

**Section B-B**

Lay 200mm fibreglass quilt insulation in between roof trusses & lay 200mm fibreglass quilt insulation cross-laid over.

New roof trusses to be designed & supplied by specialists to BS 5268 Pt 3 1998.

Selected plain timbers to be fixed in accordance with manufacturers instructions on 25 x 50mm tanalised timber softwood battens on Tyvek Supro Plus breathable underlay on trussed rafters.

Timloc Roll Form Eaves Vent or similar approved to ensure 10mm min. air gap between insulation & Tyvek breather membrane.

All pipework to be lagged within the loft space.

15mm Gyproc Duplex Wallboard (foil backed) with skim coat finish.

6mm painted ply to be fixed over rafter.

Exposed rafter feet.

22mm T&G chipboard to be fixed into Wolf Easi-joists (sizes to be determined) with 15mm Gyproc Wallboard with skim coat finish under floor joists.

150mm min. ventilated void.

Strip & remove all vegetable soil & treat surface with weed killer.

600mm wide C25 mix concrete trench fill type foundations.

75mm pumped screed to be laid over a selected underfloor heating pipe system on a 500 gauge separating layer on 100mm Celotex GA4000 floor insulation on 150mm min. deep PCC beam & block floor design by specialist with 150mm min. ventilated void below.

C Floor joist depth amended. 25/06/19  
 B Double doors replaced with sliding doors. 30/04/19  
 REVISION: A Wardrobes added. 25/04/19

**PRELIMINARY (SUBJECT TO BUILDING CONTROL APPROVAL.)**

PROJECT:	RESIDENTIAL DEVELOPMENT, LAND OFF WYMONDHAM ROAD, WRENINGHAM, NORFOLK.						
	<b>Studio 35</b> ARCHITECTURAL DESIGN STUDIO						
CLIENT:	<b>ORCHARD</b> HOMES AND DEVELOPMENTS						
DRAWING TITLE:	<b>BUILDING REGULATION SUBMISSION</b>						
SCALE:	1:50	PAPER SIZE:	A1	DATE:	MARCH 2019	DRAWN BY:	
		JOB:	3579	DRG NO.:	BR05	REV.:	C