

BUILDING REGULATION NOTES

NEW FOUNDATIONS

NOTE FINAL FOUNDATION DESIGN TO BE CONFIRMED.

AS GUIDANCE ONLY

NEW FOUNDATIONS ARE TO BE A MINIMUM OF 600x225mm DEEP CONCRETE, A MINIMUM OF 900MM DEEP BELOW GROUND LEVEL OR DRAIN INVERT. THIS IS FOR GUIDANCE ONLY AND WILL BE SUBJECT TO SITE CONDITIONS AND BUILDING CONTROL APPROVAL.

EXTERNAL WALLS

WALL CONSTRUCTION TO ACHIEVE A MINIMUM 0.30 U VALUE.

NEW CAVITY WALL CONSTRUCTION TO COMPRISE

OUTER LEAF OF 100mm BLOCKWORK WITH 19mm SC RENDER FINISH TO MATCH EXISTING.

100mm CAVITY TO BE PARTIALLY FILLED WITH 50mm THICK CELOTEX DOUBLE R CW2050

INSULATION. ENSURE THAT A MINIMUM 50mm FREE AIR CAVITY IS MAINTAINED.

INNER LEAF TO BE 100mm DENSE CONCRETE BLOCK FINISHED WITH 13mm PLASTER.

PROVIDE STAINLESS STEEL WALL TIES WITH INSULATION RETAINING DISCS STAGGERED

AT MAX 750mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY.

ADJACENT OPENINGS TIES TO BE AT 225mm CENTRES VERTICALLY

UNLESS OTHERWISE STATED LINTELS TO BE GALVANISED STEEL BY I.G. LINTELS LTD

TYPE L1/S COMPLETE WITH CAVITY TRAY DPC OVER, BY CAVITY TRAYS LTD.

PROPRIETARY INSULATED CAVITY CLOSERS TO BE USED AT ALL OPENINGS AT JAMBS

AND CILL, USE RMC THERMABATE OR EQUAL APPROVED.

DPC'S TO BE PROVIDED A MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL, TO BE

MARLEY AQUAGUARD OR EQUAL APPROVED.

CLOSE CAVITIES AT HEAD WITH PROPRIETARY CAVITY CLOSER OR SUPALUX STRIP

BEDDED IN MORTAR.

NEW WALLS TO BE SECURED TO EXISTING WITH STAINLESS STEEL CONNECTORS.

PITCHED ROOF

ROOF CONSTRUCTION TO ACHIEVE A MINIMUM U VALUE OF 0.22.

CONCRETE INTERLOCKING TILES TO MATCH EXISTING.

TREATED 38x25mm SOFTWOOD BATTENS AT GAUGE TO SUIT ON TYVEK BREATHABLE

MEMBRANE TO BS:747.

RAFTERS AND CEILING JOISTS AT 400MM CENTRES, SEE SECTIONS FOR SIZES.

CEILING TO BE 12.5mm PLASTERBOARD AND SKIM.

WHERE CEILING IS FLAT INSULATION TO BE QUILT 270mm OVERALL LAID BETWEEN AND OVER CEILING JOISTS

ROOF INSULATION TO PITCHED ROOF AREAS

U VALUE TO BE 0.20

THINSULEX MEMBRANE INSULATION WITH 70mm CELOTEX INSULATION OVER TO BE FIXED

TO US RAFTERS INSTALLED IN STRICT ACCORD WITH MANUFACTURERS

RECOMMENDATIONS

CEILING TO FOLLOW LINE OF RAFTERS AND TO BE 12.5mm PLASTERBOARD AND SKIM.

100x50mm TREATED SOFTWOOD WALL PLATE TO BE SCREWED AND STRAPPED TO WALL AT MAX 2m CENTRES.

PROVIDE LATERAL SUPPORT TO GABLES AT RAFTER LEVEL AT

MAX. 2m CENTRES USING GALV. M. STEEL STRAPS (30x5mm CROSS SECTION)

SUPPORTED ON 38x38mm TIMBER NOGGINGS.

TIMBER FASCIAS AND SOFFITS TO MATCH EXISTING.

LEAD VALLEYS TO ALL ROOF / WALL ABUTMENTS.

DRAINAGE

ALLOW FOR LOCATING EXISTING BELOW GROUND DRAINAGE ON SITE AND AGREEING NEW WITH BUILDING INSPECTOR

TO COMPLY WITH BS:5572 + 8301

NEW DRAINS BELOW GROUND TO BE 100mm DIA UPVC WITH FLEXIBLE JOINTS LAID TO EVEN

FALLS TO EXISTING DRAINAGE SYSTEM, LOCATION TO BE CONFIRMED ON SITE.

WHERE EXISTING DRAINS PASS BELOW EXTENSION, ENCASE WITH WEAK MIX CONCRETE AND PROVIDE LINTELS WHERE THEY PASS THROUGH WALLS.

NEW MANHOLES WHERE INDICATED TO BE BRICK BUILT TO MATCH EXISTING

RAINWATER

RAINWATER TO DISCHARGE INTO 100MM HALF ROUND UPVC GUTTERS THEN TO 68mm

DIAMETER PVC DOWNPIPES TO DISCHARGE TO NEW RODDABLE BACK INLET GULLIES TO

EXISTING DRAINAGE SYSTEM.

WHERE THIS IS NOT POSSIBLE PROVIDE NEW SOAKAWAYS 1.2METRE CUBED, 5METRES

AWAY FROM HOUSE. EXISTING BELOW GROUND DRAINAGE.

PLUMBING

TO COMPLY WITH BS:5572 + 8301

WASTE FROM WASH HAND BASINS TO BE 32mm DIA.

WASTE FROM SINKS SHOWERS AND BATHS TO BE 38mm DIA.

WASTE FROM WC PANS TO BE 100mm DIA.

ALL SANITARY FITTINGS TO BE FITTED WITH 76mm DEEP SEAL TRAP.

RODDING POINTS ON ALL CHANGES OF DIRECTION

CONNECT TO EXISTING SOIL AND VENT PIPE.

WINDOWS + DOORS

UPVC TO MATCH EXISTING. TO PROVIDE A VENTILATION OPENING EQUIVELANT TO 1/20TH FLOOR AREA

AND BACKGROUND VENTILATION EQUIVELANT TO 8000sq.m USING TRICKLE VENTS.

WINDOWS TO NEW BEDROOMS TO PROVIDE MEANS OF ESCAPE,

MINIMUM OPENING SIZE TO BE 750 x 450mm

GLAZING

GLAZING TO PROVIDE A MINIMUM U VALUE OF 1.8

ALL GLASS TO BE LOW E AND DOUBLE GLAZED UNITS TO HAVE 16mm CAVITY.

GLAZING TO GLAZED DOORS AND SCREENS IS TO COMPLY WITH BS.6206:1981 IN TERMS OF SAFE BREAKAGE.

MECHANICAL VENTILATION

PROVIDE MECHANICAL VENTILATION TO KICHEN, OPERATED ON 15 MINUTE TIME DELAY SWITCH. RATE

OF DISCHARGE TO BE 30 LITRES PER SECOND.

ELECTRICAL INSTALLATION

IN ORDER TO COMPLY WITH PART P OF BUILDING REGULATIONS ALL ELECTRICAL WORK TO BE CARRIED

OUT BY AN ELECTRICIAN APPROVED UNDER THE COMPETENT PERSONS ACT

BEAMS AND LINTELS

TO BE ENCASED WITH 2 LAYERS 12.5MM PLASTERBOARD TO PROVIDE 30 MINUTE FIRE RESISTANCE

THE VALE OF
GLAMORGAN COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVED

SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

RECEIVED

19 JAN 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

15 00 035 FUL

proposed notes

scale 1:50 2434/11

PROPOSED ALTERATIONS AT
102 REDLANDS ROAD, PENARTH.

feb 08

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do not scale this drawing. check all dimensions on site. report any discrepancies to arch. Consultant