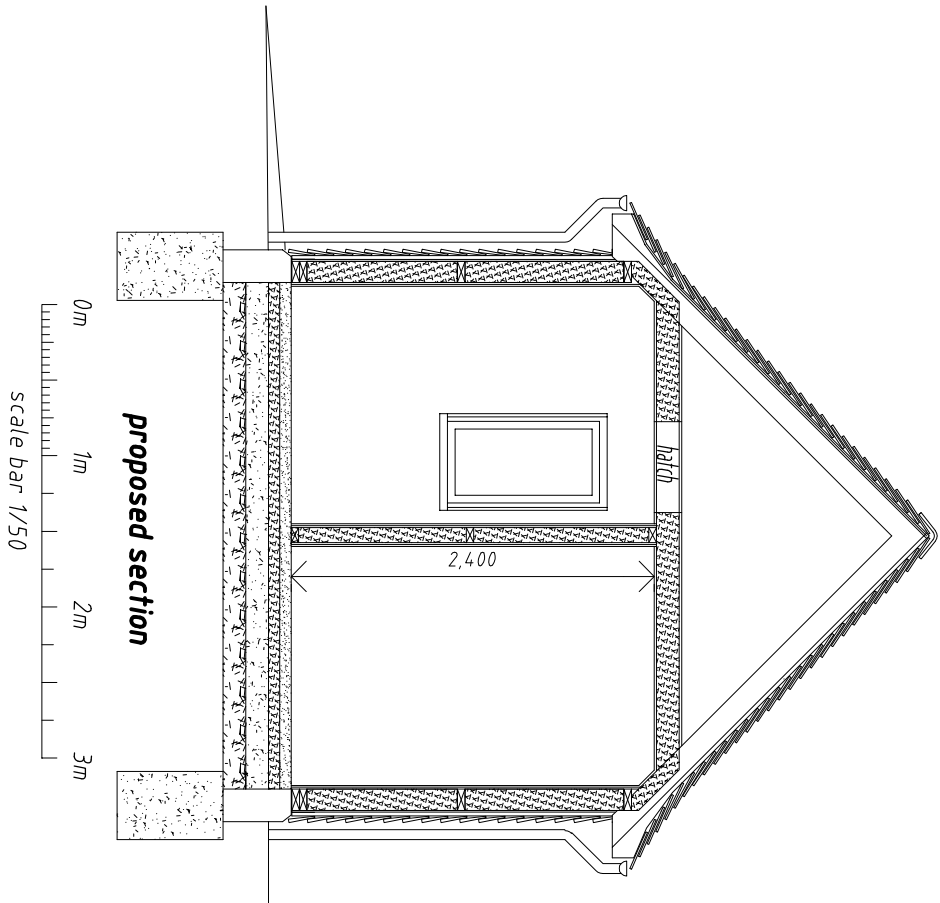




ROOF

Plain clay tiles to match existing laid on 25x38 battens, double nailed min every forth course. Protect VP400 membrane draped over 140x38mm rafters at 400mm centres to existing pitch. 140x38mm raised collar ties at 400mm centres with dog tooth connectors and 12.5mm SS studing & nuts.
Skimmed, foil backed 12.5mm plasterboard to form ceiling finish, with 140mm Rockwool between ceiling / skieeling timbers.
Provide 600x600mm hatch to 18mm thick marine ply over boarded loft area.

SURFACE WATER

Gutters to match existing connected to existing downpipes.

SOIL DRAINAGE

See Block Plan for existing foul drainage. New foul drainage proposed as 900mm dia Kingspan Domestic Pump Chamber connected to existing drainage. 110mm dia foul drainage from pumped drainage to SVP located inside new construction.
External pipe to be surrounded in 100mm pea shingle.
Drain to be covered by concrete lintel where passing through wall (with min. 50mm gap) so as to be independent of structure.
Void to be filled with compressible sealant to prevent entry of gas. Rigid sheet material to both sides to prevent entry of fill or vermin.

EXTERNAL WINDOWS / DOORS

Timber casement windows (min U-value 1.6W/m2K) and doors (min U-value 1.8W/m2K) as indicated on the drawings. All windows to be double glazed, with low-emissivity inner panes.

Glazing 800mm above floor level in walls, or 1500mm in a door (inc. 300mm each side) in toughened safety glass or similar.
Glass for doors to a height of 1500mm above finished floor level in toughened safety glass.

VENTILATION

WC area to be mechanically ventilated with extract fan operating at a rate of not less than 30 litres/sec. which may operate intermittently with 4000mm² background ventilation. Kitchen to be mechanically ventilated with extract fan operating at a rate of not less than 60 litres/sec.

All rooms to have 'Trickle vents' giving background ventilation to each room of not less than 8000mm².

Final window positions must be such that highest part of ventilation opening is not less than 1750mm from the floor.

HEATING

Heating system to be electric radiators to be undertaken by a Self-Certified company who will produce a Commissioning Certificate in accordance with Part J.

SMOKE ALARMS / EMERGENCY LIGHTING

Heat alarm located in kitchen and smoke alarm located in WC, interconnected with other alarms. Smoke alarms to be permanently wired to a separately fused circuit at distribution board. Wiring installed in accordance with BS 5839. Emergency lighting to be provided over new exit doors.

GENERAL

Written dimensions shall be taken in preference to any scaled dimensions. All measurements in millimetres.

All works to comply with Building Regulations 2010 (as amended). Works to comply with conditions of Planning Approval where required and approved.

Any deviation in specification or materials referred to Client/Surveyor for approval. Any discrepancy to be referred to Surveyor for instruction.

Samples of external materials where required by the planning approval to be submitted and approved by the Local Authority prior to construction and no variation in such materials once approved shall be made without prior approval of Local Authority in writing as per Planning Consent.

All new electrical work to be in accordance with Part P requiring all new electrical work to be designed, installed, inspected and tested in accordance BS 7671 (I.E.E. Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

Electrical sockets + switches to be 450-1200mm above each floor level. 75% of new light fittings shall be low energy lighting.

All works must comply with CDM 2015 & the principal contractor shall undertake this role where Baird Design has not been appointed in writing by the Client.

BAIRD DESIGN

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CLIENT
National Trust

1 The Courtyard

Wisleigh

GU23 6QL

DRAWING TITLE

Standen Visitor Reception (VR)

Proposed Section

Proposed Building Regulation Notes

Drawing No. 23-04-104

SCALES		DRAWN BY	PAB
Plans & section	1/50@A3		
elevations	1/1	DATE	MAR25
Block plan	1/1		
Location plan	1/1		

