

BUILDING REGULATIONS NOTES

NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.

For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
For all other works – constructed 15% of the overall work.

NOTICE OF COMPLETION

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic Clients

The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not your duties will automatically be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.
The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by Building Control.

OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

STEEL LINTELS

Lintel and lintel installation to be in accordance with BS 5977-1 Lintels. Method of assessment of load and BS EN 845-2 Specification for ancillary components for masonry.

Lintel to be galvanised steel, powder coated lintel, such as Catnic, with a built-in damp-proof course.

The lintel to be wide enough to provide adequate support to the walling above, to be installed with a nominal 150 mm bearing area at each end and be fully bedded on a solid bed of mortar. Only full bricks or blocks to be part of the bearing area - lintels not to be placed directly onto part bricks. Packstones and spreaders to be provided under the bearings, where required. Installation to be in accordance with manufacturer's recommendations.

Overhang of any masonry to be a maximum of 25mm and lintel toe to project beyond window head externally.
Risk of condensation at potential cold bridges to be minimised, wall insulation should abut the head of the window frame and insulation to be provided at the underside of the lintel unless the manufacturer produces an alternative.
(In severely exposed locations or where the lintel does not offer a built-in DPC, a separate membrane to be fitted, turned up at the edge to ensure the water is not directed into the cavity. For coastal areas, the use of soffit cladding to also be considered to provide further protection).

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/c.s. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

SMOKE DETECTION

Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade A category LD3 standard (Grade A, LD2 for large house with 3 stores or more). System to be mains powered with battery back up. Smoke detectors to be provided to:

- Each hallway and landing
- Every principal living room (as required by Building Control)

An interlinked heat detector to be provided in the kitchen.
In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted detectors to be 300mm from the walls and light fittings.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1.
Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an operable area in excess 1/10 of the floor area of the room.

External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an operable area in excess of 1/20 of the floor area of the room.
Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm².

Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.

Background ventilators to be tested to BS EN 13141-1.

Background ventilator equivalent area and operation to be measured and recorded.

Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

Where the extension connects to in an existing room and as a result the existing room is left with no windows or background ventilation less than 5000mm², then the new room background ventilation to be at least 10,000mm² equivalent area.

Where the extension connects to in an existing room and as a result the existing room is left with background ventilation at least 5000mm², then both the following is to be provided:

- Background ventilators of at least 12,000mm² equivalent area should be provided between the two rooms.
- Background ventilators of at least 12,000mm² equivalent area between the additional room and the outside.

C2. CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.

The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01 and BS 5250:2021 Management of moisture in buildings to be followed.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 l/s. Vent to be connected to light switch and to have 15 minute over room if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all connections, changes of level, changes in direction, and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1 (H+A1:2023).

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.

WC - 6m for 100mm pipe for single WC.

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

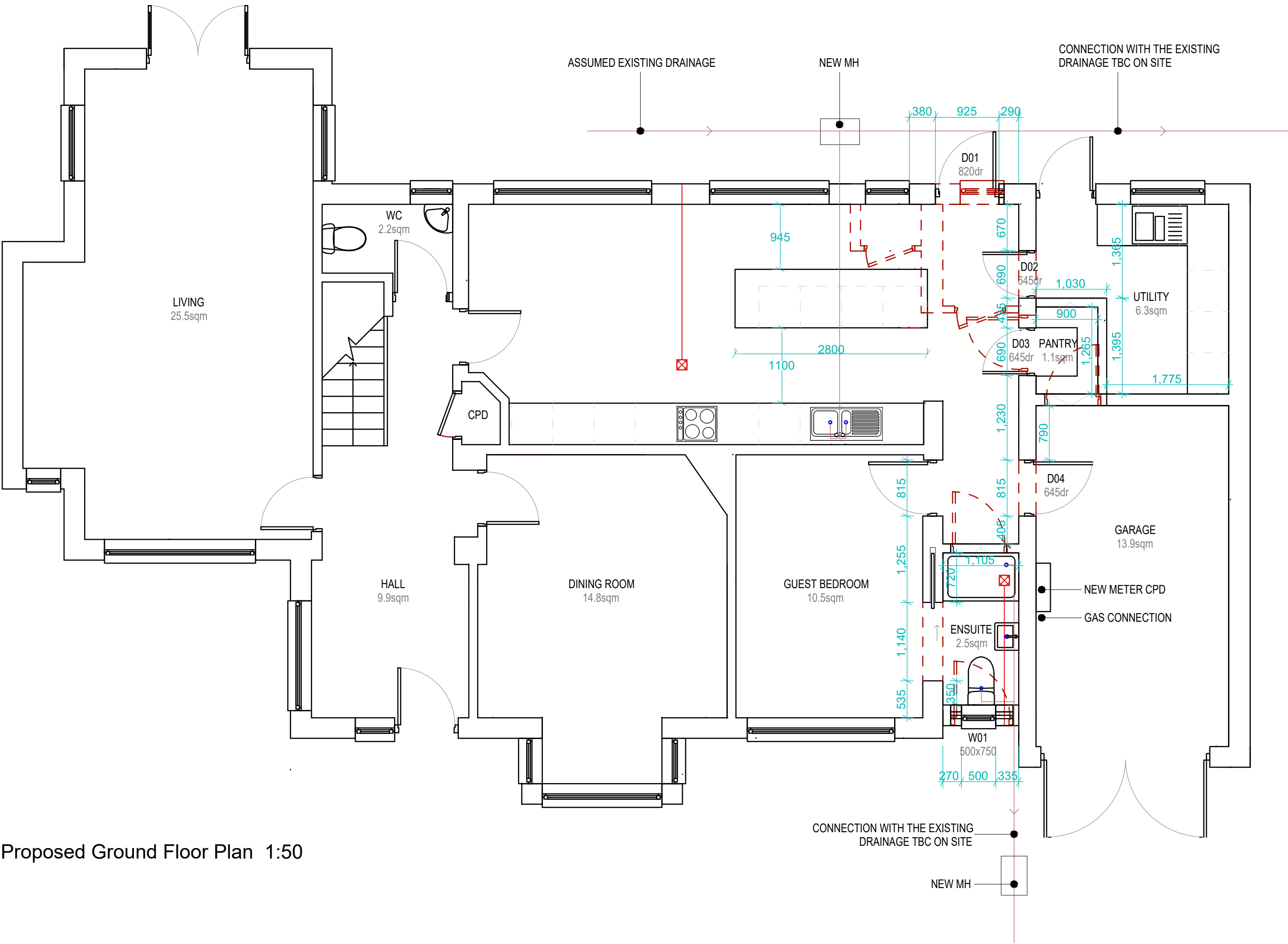
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

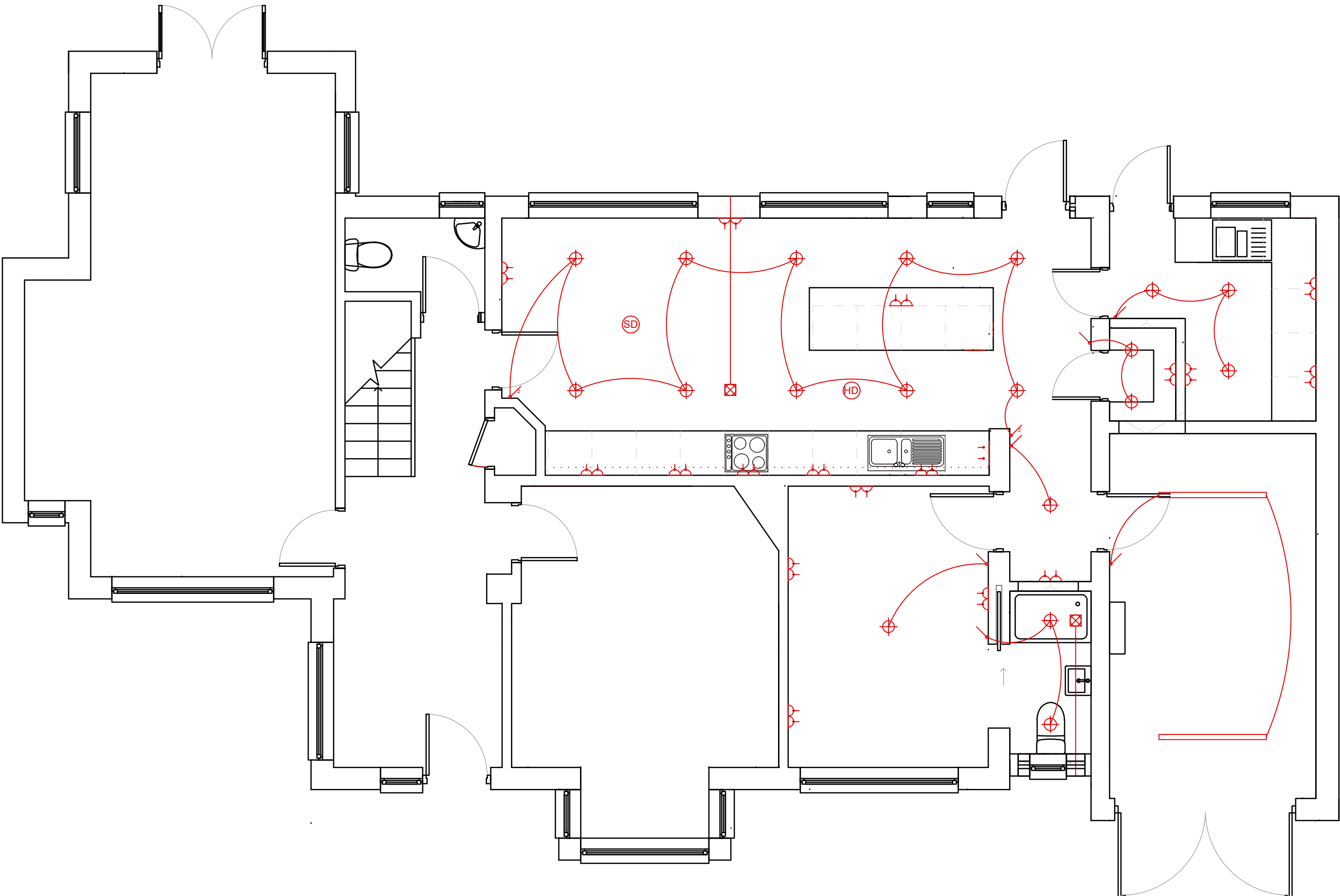
Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.



Proposed Ground Floor Plan 1:50



Proposed Ground Floor Electrical Plan 1:50

IMPORTANT INFORMATION - PLEASE READ

Whilst due care and attention is taken to ensure all surveys, drawings, dimensions and details provided are accurate, it is the builder's responsibility to check and verify all dimensions are details on site prior to ordering any materials or commencing works. Should any discrepancies be found, these should be relayed to the Architect immediately for review.

Should these drawings be used without adequate site investigations and subsequent issues arise, liability will lie solely with the builder.

The Builder is to check and verify all buildings and site dimensions, levels and sewer invert levels prior to commencement of work.

Do not scale off this drawing. Work to figured dimensions only.

This drawing must be read and checked with all structural and relevant specialist drawings.

The Builder is to comply in all respects with the current Building Regulations and the latest Codes of Practice.

NOTES

All elements of existing structure taking any new loads to be exposed to assess suitability by S/E.

Windows and doors should be set back a minimum of 30mm into cavity.

All switches and sockets to be located between 450mm and 1200mm from finished floor level.

All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for work by a person competent to do so.

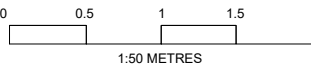
Foundations to be a minimum of 1m below ground level and if near trees and clay sub soils foundations and slab to be designed to NHBC tables 'Building Near Trees'.

All existing elements of structure taking additional loads will be exposed at commencement of works to allow suitability to be fully assessed the BCO.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT CONSTRUCTION DRAWINGS AND SPECIFICATION, ALONG WITH THE S/E DETAILS AND CALCULATIONS.

ELECTRICAL KEY		
	SPOTLIGHT	
	PENDANT LAMP	
	UNDER CABINET LIGHTING	
	LIGHT SWITCH	
	2 WAY LIGHT SWITCH	
	LL DOUBLE SWITCHED SOCKET OUTLET	
	HL DOUBLE SWITCHED SOCKET OUTLET	
	SMOKE DETECTOR	
	HEAT DETECTOR	
	SHAVERS SOCKET	

	PART M COMPLIANCE Light switches to be positioned at a common height between 900mm and 1200mm from finished floor level. Power sockets to be positioned at a common height between 450mm and 600mm above finished floor level. Please refer to Part M of the Building Regulations for additional information.
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SURVEY DRAWING

NOTES:

- © Copyright of this drawing remains the property of Buchanan Rum Architects Ltd and should not be reproduced in full or parts or re-used without written permission from Buchanan Rum Architects Ltd
- These drawings must be read in conjunction with the structural engineers drawings & details, and with all other consultants, sub-contractor and specialist's drawings & details

- All dimensions are in millimetres, unless stated otherwise.
- All goods materials workmanship to conform with current building regulations BSI and COP's.

- All dimensions must be checked on site, and any discrepancies verified with the architect.

- Do not scale from the drawing.

- Any discrepancies between the drawings, details and specification must be reported to the architect immediately before work is put in hand.

- All works to be carried out in full accordance with current Building Regulations, British Standards and all Health & Safety Regulations.

- If in doubt please ask.

rev. date comment

amendments

Client

Site address

Renkisson

Rockley Way

Haywards Heath

Job Title

RENNISSON

Drawing Title

PROPOSED GROUND FLOOR & ELECTRICAL PLANS

Ensl Logo 3C793240.png

FRESHMILL BUSINESS CENTRE

OFFICE 18, DELTA HOUSE

16 BRIDGE ROAD

HAYWARDS HEATH, RH16 1UA

E : info@buchanrumarchitects.co.uk

Scale 1:50 Size A1

Date 11/2024 Dm By BRA

Drawing number: BR_151_00 Rev. 02