



GENERAL SPECIFICATIONS

This drawing has been prepared specifically for the purpose of obtaining Planning Permission (where appropriate) and Building Regulations Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed.

Permission for Permission for Planning and Building Regulations is based on the Designers control and no guarantee that such will be granted is to be inferred by the preparation of this drawing.

Use only figured dimensions. All dimensions to be checked on site. The Contractor should visit the site before commencing to ascertain any local features, e.g. trees, adjacent buildings, etc. which may adversely affect the works.

This drawing, together with the design is the property and copyright of the Designer, and must not be reproduced without prior permission.

CDM (Construction Design & Management Regulations 2015): The works will be notifiable under CDM Regulations. The Client is advised to discuss with designer and contractor their obligations when carrying out proposed works to their dwelling.

Site Preparation: Ground for development shall be inspected and prepared to comply with Building Regulations C1/2/3 and to the satisfaction of the Building/NHBC Inspector by the removal of deleterious materials.

SUB-STRUCTURE

Where new or altered loads are to be applied to existing foundations they are to be exposed at the commencement of the works and strengthened if necessary to the satisfaction of the Building Control Officer.

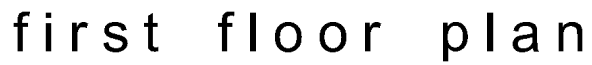
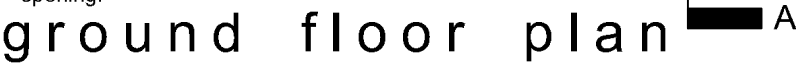
SUPERSTRUCTURE:

Solid Ground Floor – (Existing Retained): 22 mm 'green' flooring grade chip board (min mass per unit area 5kg/m²) on vapour control layer, laid on 50mm thick Kingspan Thermaflo® TF70 rigid thermoset insulation to achieve a U-value not exceeding 0.22W/m²K, as set out in L1B of the Building Regulations. Insulation laid on Delta®-MS500 membrane (or similar) on top of existing concrete slab in strict accordance with manufacturers instructions.

Existing External Walls: Where deemed applicable are to receive a Delta® MS-500 Membrane (or similar) fixed to walls in strict accordance with specialist manufacturer details. Erect a freestanding metal stud wall in front of membrane and incorporate 50mm thick Kingspan Thermawall® TW55 rigid thermoset insulation. Finish face with 1 layer of 12.5mm plasterboards, finish with 5mm gypsum plaster skim. Please note alternative specifications are available - contractor to refer to manufacturers recommendations.

Internal Walls (Studded): 50 x 75mm sw. studs at 400mm c/s. with 75 x 75mm head and sole plates and 50 x 75mm sw. noggins at max. 1200mm staggered c/s. Face in 12.5mm plasterboard fixed with staggered joints and finish in 5mm skim coat on jute-reinforced scrim joints. All walls to incorporate 75 mm Rockwool RW3 sound-deadening quilt (min density 10kg/m3) between studs.

First Floor: To be retained. Install an independent ceiling below existing first floor structure. Incorporate a minimum layer of 100mm thick mineral wool insulation (min density 10kg/m³) between floor joists. 12.5mm plasterboard fixed with 30mm galv. nails at 150mm c/s and 5mm gypsum plaster skim on jute scrim reinforced joints to all ceilings.



Waste runs to appliances to be as follows:

	Min. dia. mm	Max run mm
Sink	40	3000
" "	50	4000
WC.	100	No limit
Washbasin	32	1700
" "	40	3000
Bath	40	3000
" "	50	4000
Shower	40	3000
" "	50	4000

Use 75mm deep seal trap or if max. run exceeded use re-sealing trap.

Mechanical Ventilation: Bathroom/Shower room to have mechanical ventilation, extracting min. 15 l/sec.
Kitchen/Utility to have mechanical extract ventilation, extracting min. 60 l/sec., or 30 l/sec. if incorporated in a
cooker hood.

Electrical: Electrical installations to be in accordance with IEE Regulations and requirements of the supply authority. All new electrical work to be carried out in accordance and meet requirements P12 of Building Regulations 2000 (as amended by SI 2002/3210) Approved document P (Electrical Safety). Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations by a person competent to do so in order to protect persons from fire and injury. Sufficient information shall be provided so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety. Prior to completion, Building Control must be satisfied that Part P has been complied with and may require a appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so. The certificate shall be issued for the following: 450mm and 1200mm above finished floor level in accordance with Building Regulations – Part M. Main feed smoke detectors to be installed where indicated. All work is to be completed within the expiry of a frame.

Low energy lighting to be provided at a ratio of three out of every four fittings (75%).

Gas Installations: Gas installations to be in accordance with the British Gas Corporations regulations and the requirements of the supply authority, by 'GAS SAFE' registered fitter.

Central Heating: To compromise gas fired central heating combi condensing boiler in kitchen providing minimum SEDBUK rating of 90-91% if gas fired and fitted with information plate, providing space heat to all rooms, temperature reducing valves fitted to all radiators excluding those in bathrooms and flow control to be fitted to prevent unnecessary boiler cycling. Hot water provided also to be provided by combi boiler in kitchen. All pipes within any unheated spaces such as floor voids and lofts to be insulated with 25mm pre formed pipe insulation. Central heating system to be fitted with a thermostat and an electronic timer control to ensure boiler is switched off during periods when no heat is required.

Notes:
This drawing has been prepared specifically for the purpose of Planning Permission (where appropriate) & Building Regulation Approval. Valley Properties accept no liability for errors or omissions. The drawing may be used for estimating purposes, but the Principal Contractor must cost fully from a site investigation. The Contractor is responsible for checking site dimensions, materials etc., and all building work, such work being checked by Building Control on site, as may be appropriate. Valley Properties disclaim any liability for works carried out.

Revisions:
Rev.A
Rev.B
Rev.C
Rev.D
Rev.E

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Details

& Mrs Meigh

Proposed conversion of garage and store to annex
Money Bank House, Stoney Bank Road
Wingsbridge
Gifford

Planning & Building Regulations Drawing

Scale. 1/50	Drawing Number 2021/047/03	Rev. A	Date Drawn July 2021	Drawn By Andrew Smith
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