

Continued from BR-100.

Ventilation Details:-

Mechanical: Shower room and en-suite to be mechanically ventilated, ducted to external air and fan to have an extract rate of 15litres/sec. and to be connected to light switch.
Kitchen and utility to be mechanically ventilated to, ducted to external fan to have an extract rate of 15litres/sec. and to be connected to light switch.
New extract fans to have a 15 minute overrun facility and to be tested and commissioned upon completion of building works.

Range: To be extracted by opening doors and windows in new rooms, all opening windows to open 30° or greater and opening area to be a minimum of 1/20 of the floor area.

Trickle vents: Trickle vents in habitable rooms to be 8000sqmm and other rooms to be 2500sqmm.

Drainage:- Ration existing manholes and SPPs.

Extract: 100 dia. UPVC soil and vent pipe to en-suite/kitchen, terminated through roof, fitted with PVC cap to top minimum 900mm above any opening and provided with lead pipelash where passing through roof with outlet 500mm above window headlining. Fitted with air admittance valve above flood level of household. From new 300 dia UPVC shallow access manhole as shown connecting to existing manhole min deep. New underground drainage to be 100 dia. UPVC laid to 1:40 fall and with a 100 ppo shingle bed and surround. Any drains with less than 600mm cover care to have concrete pointing sides and as a larger size of 150 dia. UPVC to be used for all drains. All drains to be connected to new SPP at the underside of slab. SPP to connect to existing UPVC manhole.

Slab: Check carefully to see if any drains come across from adjoining property.

Punching:- W.C. to have side outlet "P" trap to 100 dia. UPVC waste.

Shower to have 32 dia. UPVC waste (38mm if over 3.0 metres long).

Basin to have 32 dia. UPVC waste (38mm if over 1.7 metres long).

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All drains 75mm dia. UPVC to be connected to new SPP at the underside of slab.

Provide rodding access at any change in direction of waste.

All work to be to BS1256 and BS752.

Roofwater Drasset:- 100mm dia. gutters, 65mm downpipes to 100 dia. UPVC drains laid to fall min 1:40 and with a 100 ppo shingle bed and surround to new soakaway min. 5m from building, 1m3 capacity below invert and filled with hardcore.

Connect new gutters to existing.

Correct new gutters to existing.

First Floor Partitions:- 100x25 studwork @ 600 ctrs raised off a 100x75 sole plate and with one layer of 12mm ply.

Provide double joints under partitions bolted together @ 600 ctrs with 12mm dia. bolts and solid block bonding under partitions at right angles to joints.

Provide 100mm mineral wool insulation with min. density of 10kg/m3 within studwork.

Space & Muffor heating:- Provide radiators to new rooms fitted to existing central heating system. Provide heated towel rail to bathroom/en-suite.

Fit thermostatic radiator valves to new radiators.

All pipework in unheated areas to be fully lagged.

Manufacturer's instructions.

New works to be undertaken by a registered competent person (e.g. gas safe registered).

The person carrying out the work to provide to the local authority a notice confirming that these building manufacturer's instructions. This notice to be provided to have 30 days after completion of work.

Gas safe certificate to be provided on completion.

Electricity:- Provide power points and lights to new rooms linked to existing circuits.

New light fittings to only accept bulbs with a luminous efficacy greater than 45 lumens per circuit-watt.

Electrical work to comply with Building Regulations part P.

Insulation to be inspected by local authority.

Electrical installation certificate (Part P) to be issued by competent person.

Smoke Detection System:- Provide self contained smoke alarms, where completed, permanently wired to a secondary fused circuit at the distribution board to all hall/landing levels (with battery back up).

Provide heat detector to kitchen.

Wiring to be EE Wiring Regulations.

Each alarm to be fitted to the ceiling, min. 300mm from any wall or light fitting.

Lifted Restroom:- Provide gully, m.s. rest/toilet, sitrops @ max 2m centres across top of end three rollers and turned down into cavity min. 200mm.

Provide solid blocking under sitrop min 500x30mm.

Doors & Windows:- Front window to be triple glazed and side and rear windows to be double glazed with low E glass and to have U/V Value of maximum 1.4W/m2gk.

New windows to have escape window opening to clear minimum 1.4W/m2gk.

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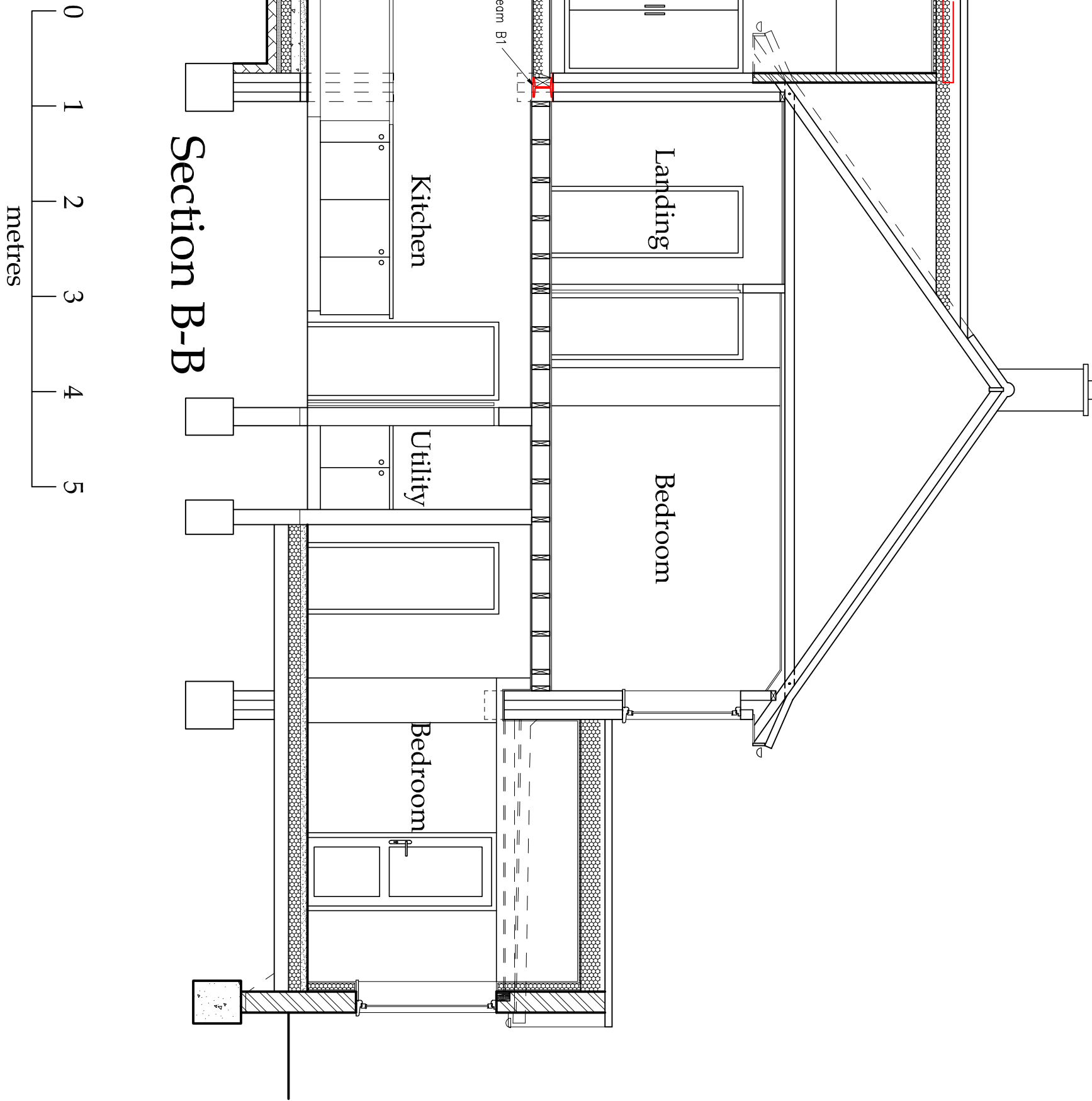
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Section B-B

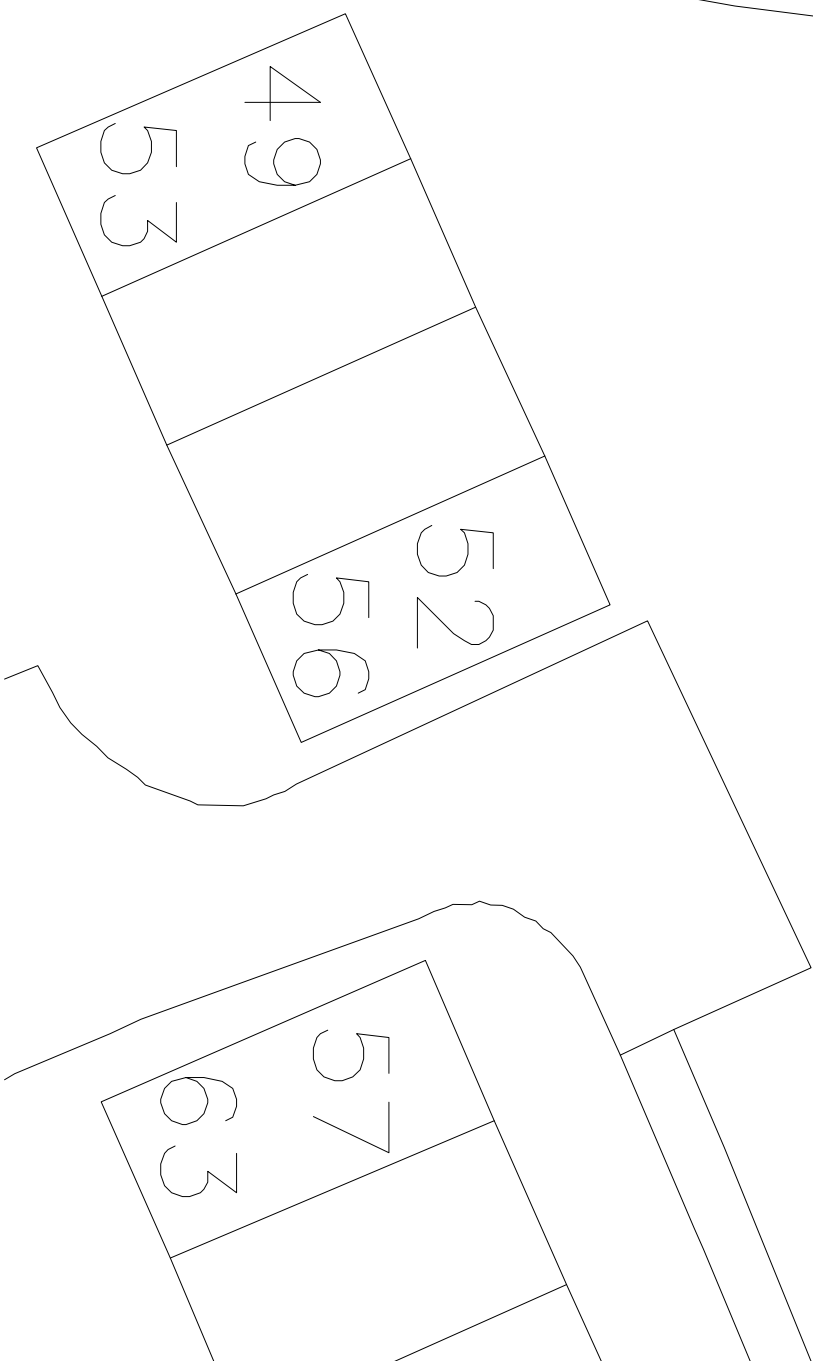


Scale Bar @ 1:50

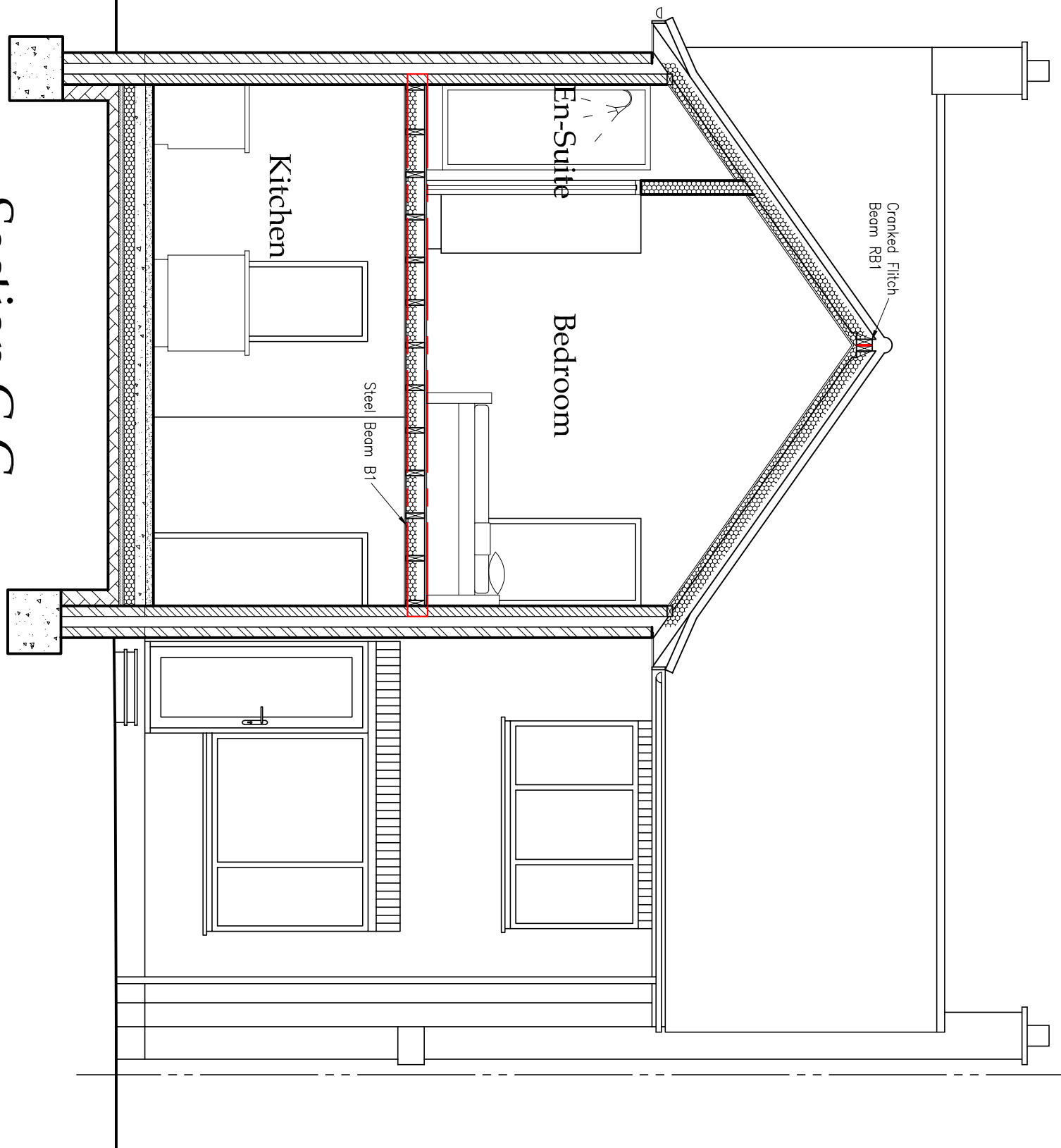
LONDON ROAD

Block Plan

0 1 2 3 4 5
metres
Scale Bar @ 1:200



Section C-C



all dimensions to be checked on site as work commences
and any discrepancies or omissions reported immediately.

client
Mr. & Mrs. Mandefield,
80 London Road,
Knebworth,
SG3 6HB.

job title:
**Proposed Two Storey Rear Extension
And Garage Conversion.**

dwg title:
Proposed Sections & Block Plan.

dwg. no:	202203-BR-101	drawn by:	PK	scales:	1:50, 1:200 @ A1
revision suffix:	C	status:	Building Regs	date:	Mar 2022
Rev.	Description				
A	Structural Information Updated and Plans updated As Per Building Regs Amendment Schedule.				
B	Half hip added to roof.				
C	Updated to current building regs.				

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