

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun 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.

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. 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.

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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. Cooker hoods to BS EN 13141-3. 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.

Trench of soakaway to be provided slightly larger than designed depth after porosity test (if required) but just over 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.

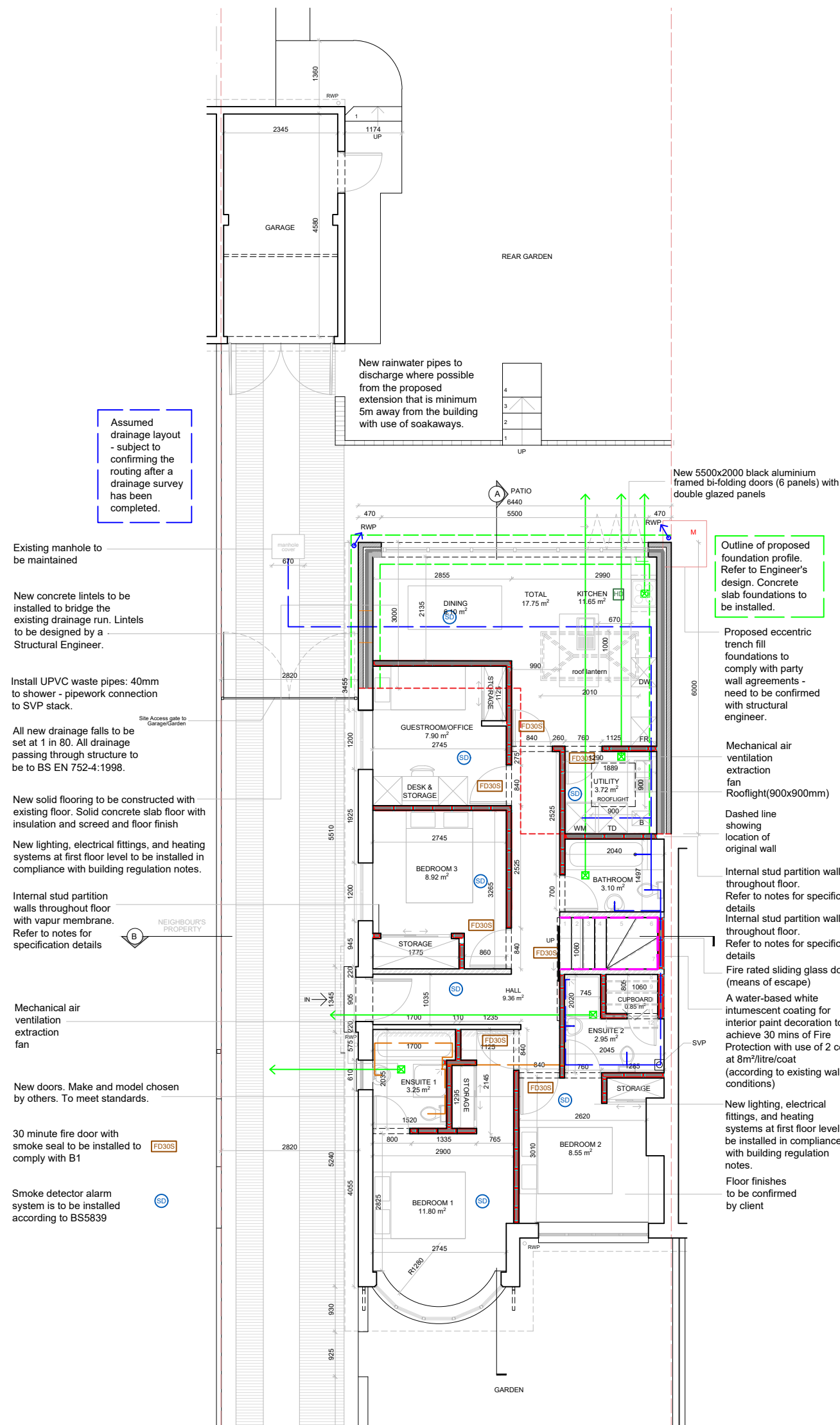
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access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

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.

Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

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.

b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.



The figure consists of two architectural drawings side-by-side, labeled "NEIGHBOURS PROPERTY AT 188" and "NEIGHBOURS PROPERTY AT 184". Each drawing shows a floor plan with various rooms and structural elements.

Left Drawing (Property at 188):

- Rooms:** LOUNGE (27.5 m²), Kitchen, Dining Room, Living Room, Bedroom, Bathroom, Staircase, and a flat roof area.
- Proposed Rooflights:** A large rectangular rooflight is shown on the flat roof, and several smaller square rooflights are shown on the sloped roof sections.
- Proposed Parapet:** A brick parapet is indicated along the edge of the flat roof.
- Notes:**
 - "New windows. Make and model chosen by others. To meet standards."
 - "New lighting, electrical fittings, and heating systems at first floor level to be installed in compliance with building regulation notes."
 - "Internal stud partition walls throughout floor with vapour membrane with a water-based white intumescent coating for interior paint decoration to achieve 30 mins of Fire Protection with use of 2 coats at 8m²/litre/coat. Refer to notes for specification details. (means of escape)"
 - "New fire door to be provided between new loft room and stairway below"
 - "Floor finishes to be confirmed by client"
 - "Roof needs upgrade for rafters to allow for 50mm ventilation gap and insulation between rafter - see notes and details."
 - "For dormer wall construction details refer to note and section drawing."
 - "30min fire resistance to be inspected if necessary for fire safety"

Right Drawing (Property at 184):

- Rooms:** Similar layout to Property 188, including a lounge, kitchen, dining room, living room, bedroom, bathroom, staircase, and a flat roof area.
- Proposed Rooflights:** A large rectangular rooflight is shown on the flat roof, and several smaller square rooflights are shown on the sloped roof sections.
- Proposed Parapet:** A brick parapet is indicated along the edge of the flat roof.
- Notes:**
 - "Proposed lantern rooflight with dark aluminium frame (TBC) 2000x1000 mm"
 - "Proposed rooflight with dark aluminium frame (TBC) 900x900 mm"
 - "The dormer cheeks to provide 30mins fire resistance from both sides"
 - "Proposed internal stud partition walls throughout floor."
 - "5 no. low profile tile vents along top of extension roof slope venting roof space."

Roof Plan

Site: 186 Whitehill Road Hitchin Hertfordshire SG4 9HY	Client: Rosie Smith	Northpoint: 	Scale: 1:100 @ A2 	Date: 02/02/2022	BeforeBricks 3rd Floor, 86-90 Paul St. London EC2A 4NE 0800 072 3695 hello@beforebricks.com
Title: Building Regulations Notes 4 + Proposed Ground Floor Plan + Proposed Loft Floor Plan + Proposed Roof Plan	Drawing No. 004	Disclaimer: Drawing not intended for purposes of construction. Do not scale off drawings.	Drawn by: TR	Checked by: IC	