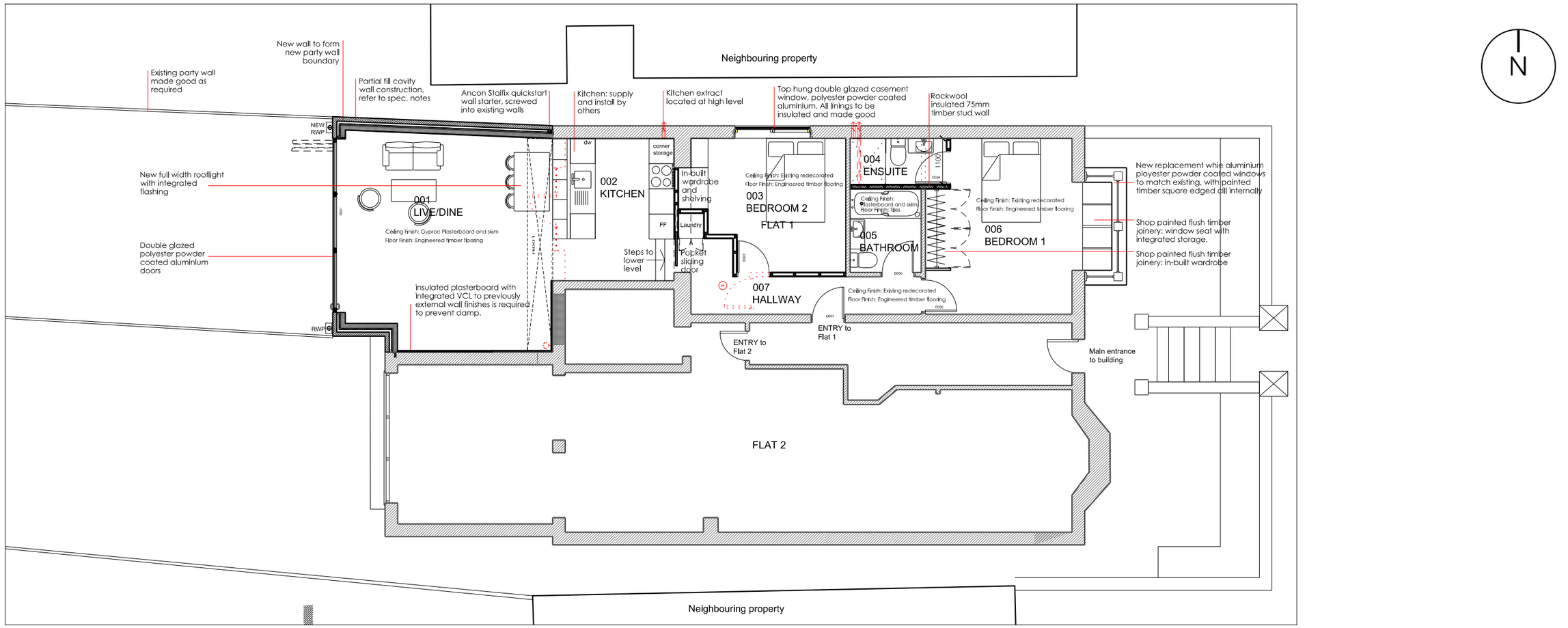

BUILDING CONTROL NOTES:

To be read in conjunction with all spec notes and drawn information from Architects, Structural Engineers and Services Engineers.

PART A - STRUCTURE
The structural design information prepared by the Structural Engineer should be read in conjunction with these drawings.

PART B - FIRE SAFETY: VOLUME 1 - DWELLINGHOUSES
There are suitable means of escape to the outside from each room on the ground floor, with escape distances unchanged from the existing condition.
Mains smoke detection is to be provided in the hall.
Elements of structure will provide FR30+ by being concealed behind continuous walls or fire rated plasterboard ceilings. Internal linings will be in accordance with table 1 of Section 3.
All external materials will provide class 0 spread of flame protecting the existing and neighbouring property.

PART C - SITE PREPARATION & RESISTANCE TO CONTAMINANTS AND MOISTURE
There will be careful demolition of the marked existing walls. The ground below the new element will be cleared of topsoil and any vegetation before the build proceeds.
The construction details show the resistance of water and moisture, largely through the use of continuous damp proof membranes for tanking and waterproofing. As per the specification notes.
The site falls beyond the area of anticipated flooding from rivers, the sea or surface run off indicated on the flood risk map published by the Environment Agency.

PART D- TOXIC SUBSTANCES
The specification will not include products that have a risk of releasing formaldehyde etc.

PART E- RESISTANCE TO THE PASSAGE OF SOUND
No changes are to take place with regard to acoustic requirements, there are no new floors being added and all party walls are to be suitably insulated to reduce the passage of sound.

PART F- VENTILATION
Mechanical ventilation to the outside will be provided to the kitchen and to be installed with a minimum extraction rate of 60L/s, with mounted ceiling fans. The extract will be provided directly above the area of any cooking appliances.
The bathroom will be installed with a minimum extract rate of 30L/s controlled via a light switch with over run.

PART G-SANITATION, WATER SAFETY AND EFFICIENCY
Hot and cold water supplies, incoming mains and sanitaryware will be provided and installed in accordance with approved document g.
Details of hot water and heating systems will be provided by the specialist sub- contractor and will include the required safety devices.

PART H- DRAINAGE AND WASTE DISPOSAL
All new drainage scheme will be connected to the existing. The installation will be in accordance with Approved Document H.
The relative sub-contractor will carry out drainage installation, generally:
All pipes serving appliances should have the same diameter as the appliance trap with 40mm diameter wastes to sink and 32mm to basins, all with deep seal traps and access on bends for cleaning. All sanitary appliances will discharge to a 100mm ventilation stack, which will vent to the atmosphere or an air admittance valve as shown on the drawings.
SVP to terminate in open air as shown.
Timber decking will drain away to falls away from the building or be directed to below ground drainage systems.
All below ground drainage to be 100mm diameter at a minimum fall of 1:80 and lintelled with 50mm movement gap around and vermin protection where passing through external walls to the building.
Pipes penetrating walls will be installed either with rocker pipes or with lintel providing a minimum 50mm space around the pipe masking the opening on both sides with a rigid sheet material and infilling void with compressible sealant, all as described in Part H.
Rainwater gutters and downpipes as shown on the drawings. All gutters to be laid to falls to the nearest outlet. All rainwater pipes to be discharged into trapped gullies as shown in the drawings.
PART J- COMBUSTION APPLICANES AND FUEL STORAGE SYSTEMS
The adequacy of any new boiler, location and flue arrangement will be confirmed by a suitably qualified Gas Safe Engineer.

PART K-PROTECTION FROM FALLING
All glazing within critical locations to be class 3 in order to break in a way that prevents injuries, this applies to the glazed sliding doors added to the property. Safe breakage is defined in BS EN 12600 Section 4.

PART L1B- CONSERVATION OF FUEL AND POWER
The additional glazing which is part of the proposal will contribute to daylight levels in the dwelling. The new glazing equates to more than 25% of the floor area it serves and so SAP calculation will be carried out by a separate consultant as required.
As an extension and alteration, the scheme falls under L1B 2010, and we are providing U values for roof, walls and floor constructions and areas of glazing. As an energy performance certificate is to be provided by the contractor for 'as built' information.
Table 2 of AD L1B sets out the level of performance that would be considered reasonable provision for newly constructed thermal elements. The proposed U-Value targets are:

Element	U-Value Target W/m2k
Flat Roof	0.16
Walls	0.25
Ground Floor	0.17

All window and door openings will include continuous draught seals and the perimeter of window frames and door frames will be pointed with mastic sealant and caulking at junctions with wall finishes internally.
Installation of new windows to achieve a minimum U-value of 1.2W/m2k or better
Installation of new doors to achieve a minimum U-value of 1.8W/m2k or better
Light fittings will only be acceptable if able to receive lamps that have luminous efficiency greater than 40 lumens per circuit watt. Energy efficient lighting will be provided throughout.

PART M-ACCESS TO AND USE OF BUILDINGS
Access arrangements will remain unchanged for the building.
PART P-ELECTRICAL SAFETY
All domestic electrical installations will be designed, installed and commissioned by persons competent to do so and copies of the relevant certificates will be provided at completion in accordance with BS 7671:2001, in addition to coherent instructions where required.

LOUISE BOUVIER
SHERRIFF ROAD
DOMESTIC EXTENSION
PROPOSED GROUND FLOOR

PLANNING JANUARY 2018 1:100@A3 AM

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