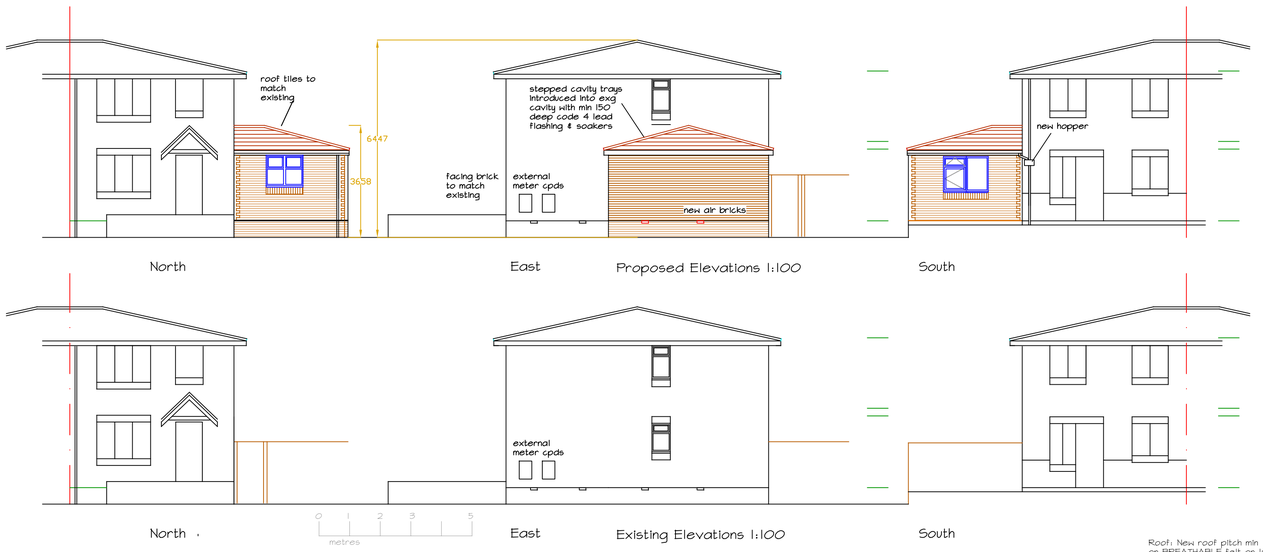
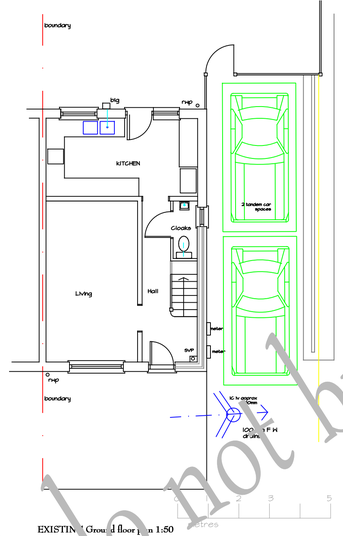




Building Regulations: NOTES for proposed rear detached single storey building to form 5/G flat & related works at 3 Huntsman Close Horndean Hampshire PO8 9GJ. These drawings are still to be checked for errors and subject to further changes - these notes are in draft form for advance information only. Do not use to build from until confirmed satisfactory by LA Building Inspector and Structural Engineer. These notes are not meant to be exhaustive. February 2026.

Lateral restraint to roof : If directed by LA - Use 1200 BAT straps & noggins between rafters/joists & tie across noggins between rafters (use same principle to tie to gable walls). Apply code 4 lead cavity gutters, flashings and soakers at abutments of roofs with masonry/adjoining roofs all to LA approval.

Structural: Where directed by LA inspect existing foundations and condition of existing walls and lintols/beams over exg openings for suitability to take new additional loadings. S. Engineer to provide all calculations and details for beams etc for approval by LA prior to installation.

New ground floor: see section. Floor to achieve U value not greater than 0.18 w/m2 .

New doors & Windows: To be double glazed in habitable rooms min 1/20th total floor area for each room & fitted with 6000 sq mm trickle vents. Glazing to doors or any glazing within 800 of doors or 800 of floor/ground levels to be safety glass - i.e. hardened & tempered or laminated. External doors to achieve U value not greater than 1.4 w/m2. See schedule for details.

Fire protection: Structural steel or timber where used to be protected to 1/2hr FR using 12.7 Gyproc fireline board or similar approved method. SVP's encased with same to provide 1/2hr FR. Also sleeve SVP & pipes passing through walls, floors ceilings and roofs using proprietary sleeving or rockwool fixed securely with wire etc. All timbers including beams to be min 50 from any flue.

Ventilation: Windows: see Windows. Roof : see Roof. Provide mech ventilation ducted to o/s air with air change rate as indicated on plans. Exg sub floor see gf plan. Bottom of door to WC, bathroom and GF WC to have min 10mm gap

Infiltration: Mastic around all frame wall junctions. Opening sections of windows and doors to be provided with continuous neoprene gaskets housed in frames. Generally provide protection from infiltration in accance with B regs.

Foulwater: see plans

* subject to confirmation by Structural Engineer.
le sizes & grade of floor joists, rafters,
beams, details of structural stud, etc.
and all necessary calculations to LA approval.

Note: These notes may still be amended or changed or added to.

Walls: (See also sections). 103 Facing brick 150 cavity with 150mm Isover CWS 32 INSULATION or use Rockwool 150 NY bats or alternative to LA appvl, 100 Insulation block with lightweight plaster and set internal finish (overall u value of external walls 0.18) (Provide proprietary cavity closures to new openings). Brickwork & blockwk in stretcher half lap & using sq wall ties - dice 5 pattern @ 450 horizontal spacing @ 450 staggered vertically - closed to 300 spacings at reveals, openings and corners. Catnic lintols min 150 bearing at ends. Beams and RSJ's where used 100 bearing. RSJ's supptd on conc padstones to S Eng details. Catnics beams and RSJ's to be of size to suit load spans as detailed by supplier or S. Eng. 100x 50 wall plate & beam ends strapped to exg (or use Firtix profiles) DPC's & cavities maintained. Provide vertical DPC's at openings & to separate insulated cavities from un-insulated vertically/horizontally where applicable. External walls to achieve u value 0.18 w m2/k. All existing cavities to be continuous.

Internal partitions: where applicable Ground floor - 100 lightweight block walls with horizontal DPC's to new foundations where Loadbearing to LA approval or where non lb use *100 x 50 or 75 x 50 studs at 400 - 600 cs with 12.5 p.b. & set to both sides. See also alternative reinforced slab detail/foundation for internal litweight partitions.

Storm water: Rainwater goods all in PVC. 100 dia round gutter, 65 dia down pipe to exg/new BGs to exg or new SW drains in underground PVC encased in 150 pea gravel to falls 1:80 to new IC's to exg swater system or to exg combined drainage system.

Mechanical fans not to be provided in same room as an open-flued boiler to prevent spillage of flue gases.

New glazing to achieve u value not greater than 1.4 w/m2K

Glazed areas to new external walls max 25% of extension's Floor area to part L1 of Building Regulations.

Heating and hot water by electric. Method as selected by client Provide thermostatic rad valves to radiators. Where a new condensing boiler is considered to be either 2005 SEDBUK 90% rating or 2009 SEDBUK 88% rating.

All new lighting to be Energy efficient.

Max 2000 spacing of 1200 Bat straps to wall plates, floor joists and gable end wall.

Roof lights where installed to be trimmed with dble/triple rafters (as determined by s. eng) to either side to LA appvl. light wells under to be formed using vertical stud containing 70 celotex rhen vap bar then 12 pb and set. Maintain cross flow ventilation of roof using vent tiles as required. Roof lights and roof to to achieve AA fire spread

Lateral restraint to be provided to new walls at first floor and roof levels at plate height and to any gables using 1200 BAT straps @ 2000 spacing. Use noggins as required between to centre of spans - top and bottom chords of trusses if used and first floor joists.

New pitched roofs concrete tiles on battens on tuvek breather felt roof on roof construction shown on section or on trusses by specialist - details to, be submitted for approval to LA prior to installation

Where not using breather felt use min 25mm continuous ventilation at eaves using proprietary vent system used or with vent strip or similar approved method at soffit. Provide high level ventilation using vented ridge tiles or vent tiles & where possible air bricks in gable walls.

Ceiling of 12.7 pb with vapour barrier - set or artex to finish. Lateral restraint to roof : If directed by LA - Use 1200 galvd BAT straps & noggins between ceiling joists & tie Bat strap ends hooked through exg cav to abut inside face of exg extnl brickwk - similarly apply principle to gables using Bat straps across noggins between rafters.
Also use 100 x 25 diagonal wind bracing to wside of (trussed roofs) top chords and to top of bottom chords. Apply code 4 lead cavity gutters, flashings and soakers at abutments of roofs with masonry/adjoining roofs (and any dormer walls and cheeks) all to LA approval. See sections for roof void insulation.

Lintels to be provided over openings where drainage pipework passes through substructure walls.

Foul drainage from existing property see ground floor plans as proposed.

If required by LA - A TER calculation (Target Emission Rate) to be submitted to LA for approval. If required by LA please verify that a DER (Dwelling Emission Rate) and EPC (Energy performance Certificates) upon completion.

Cavity to be closed with an insulated cavity closer to achieve a minimum thermal resistance to LA approval

Provide thermostatic rad valves to radiators.

10mm gap to be provided under bathroom door

proposals to show compliance with the guidance given in Approved Document L volume 1 2021 edition for thermal elements and controlled fittings

Proposed area of windows, doors and roof lights to be in compliance with the guidance in Approved Document L volume 1 2021 edition.

SAP rating and EPC certificate to be provided to LA for approval.

Fire collars to be provided where drainage runs, fan ducts etc penetrate any compartment walls, floors, roofs and ceilings.

Sound tests to be executed by specialists and certificates to be provided to show compliace with Approved Document E table 01a.

wall-mounted socket outlets, telephone points and TV sockets to be located 400mm - 1200mm above F. L.

switches for permanently wired appliances to be located 400mm - 1200mm above F. L. unless needed at a higher level for particular appliances

all switches and controls requiring precise hand movements to be located between 750mm - 1200mm above F. L.,

simple push button controls that require limited dexterity to b emax 1200mm above the floor.\

Smoke detection to be mains operated & linked in accdnce with BS5446 part 1

Escape window min area 0.33 sq m (le min 450 x 735) to be provided to all bedrooms see section for details.

Details of 12.5 Gyproc Fireline board if used to be provided for approval by LA - only if requested prior to installation.

Where new SAP's created - A soakage test to be performed to determine adequacy of sizes utilised for new SAP's to approval of LA prior to capping with topsoil etc.

Structural engineer to provide all details for beams and support and any connections including all necessary calculations prior to installation.

Energy efficient lighting to be provided in any new kitchen, bathroom, utility and landing. Any new external lighting to also be energy efficient - all to part L1. Details to be provided to LA for approval prior to installation.

u values required- Flat roof 0.15 Pitched Roof insulated at ceiling level or rafter level 0.15 - Ground floors 0.18, Walls 0.18 - windows and doors and doors with 60% glazing 1.4 Roof lights 2.2. Rooflight upstand 0.35

New double glazing E.G. Pilkington "EnergiKare Classic" Outer pane optiwhite glass argon Filled DG unit min 4 - 16 - 4 (16 cavity with aluminium spacer bar) Inner pane K-glass or k-glass ow ae equivalent as approved by LA"

Operating/maintenance manuals to be provided to owner/occupiers for heating & hot water systems

Internal & external lighting to be energy efficient- details to be provided to LA by contractor.

Bat straps used for restraining to be min 1200 long

Party Wall Act 1996 where applicable neighbours to be informed of the proposed works prior to construction on site taking place

15 provide mech fan to new bathrooms ensuites & wc's ducted to o/s air min 15 l/sec connected to light switch with min 15 minute overrun

30 provide mech fan to new utility ducted to o/s air min 30 l/sec connected to light switch with min 15 minute overrun

60 provide mech fan to new kitchen ducted to o/s air min 60 l/sec connected to light switch with min 15 minute overrun or use 30 l/sec cooker hood

All structural calculations to be submitted to LA for appvl prior to relatd structural works commencing.

All new electrical installations will be carried out in accordance with Requirements P1 and P2 of Schedule 1 of the Building Regulations 2000 (As Amended). An electrical installation certificate to BS 7671: 2008, issued by a competent electrician registered with an electrical self certification scheme, should be submitted to the Council, prior to completion of building work on site.

Removal of exg internal partitions struts and other possible structural elements: As the works progress determine upon opening up if there are any structural implications - If so advise LA & s.eng. S.eng to provide structural remedy where required. All exg structutal elements as retained & affected to be made safe, secure & adequately supported.

Southen Water requirements: Where applicable
Roof insulation to achieve a u value of 0.15w/m2K at ceiling level & 0.15 w/m2K at rafter level and where forming skillings - maintain 50 air gap over.
New external walls to achieve a vvalue of 0.18 W/m2k
New glazing to achieve a u value of 1.4 w/m2k for windows and doors
All new light fittings to be energy efficient

BSD battery operated smoke detector

BHD battery operated heat detector

steel beam sizes & timber beam sizes and grades calculated & determined by s. engineer details and calculations to be provided to LA for appvl prior to installation.

Note where appropriate (recommended where not installed) provide mains interlinked smoke detectors to ground floor. First floor Floor stair landing areas - see plans

Prior to works commencing structural engineer to provide full structural details and calculations as necessary for the following:-

- tiles to rafter feet
- Steel beams/flitch beams and bearings
- Columns/posts

Where not installed - Smoke detectors to be located as shown on the plans. All detectors to be mains wired and interlinked & have battery back-up.

Safety glazing in 'critical areas' to comply with BS 6206 1981. (Ni)

Internal doors to be undercut at bottom by min 10mm

structural calculations to be provided to the LA for approval prior to installation for
steel & timber beams & their bearings

Maintain thermal continuation to all external junctions to prevent cold bridging

Drains 100 dia underground grade PVC in 150 pea gravel. Drains under building in 150 pea gravel or 150 conc if directed by LA. Use proprietary sleeving or prestressed lintols where passing through walls. Foulwater drainage to CP301.

15 provide mech fan to new bathrooms ensuites & wc's ducted to o/s air min 15 l/sec connected to light switch with min 15 minute overrun

30 provide mech fan to new utility ducted to o/s air min 30 l/sec connected to light switch with min 15 minute overrun

60 provide mech fan to new kitchen ducted to o/s air min 60 l/sec connected to light switch with min 15 minute overrun or use 30 l/sec cooker hood

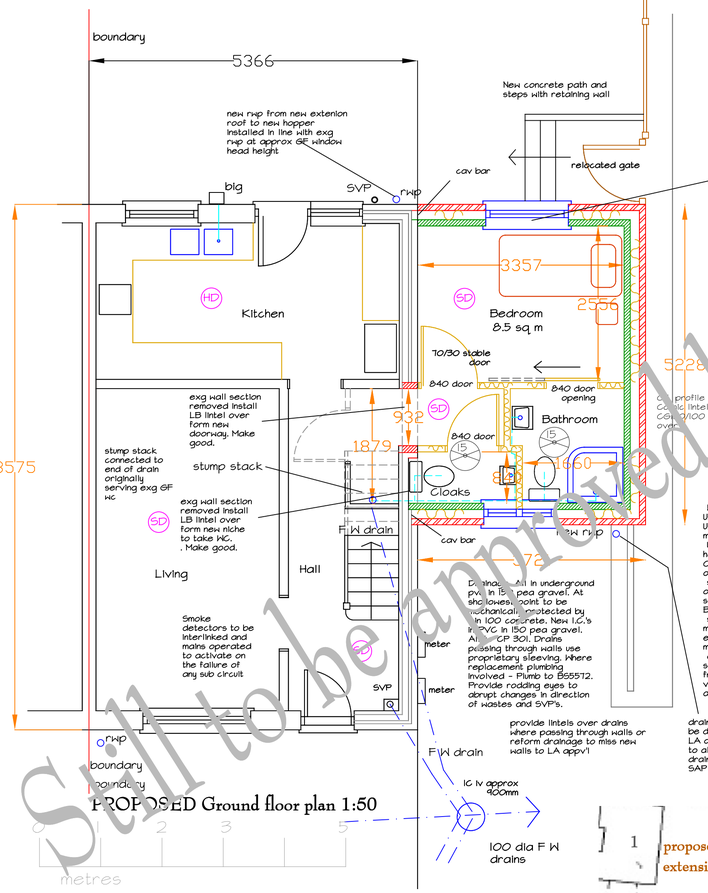
Smoke detectors to be provide to first floor landing and ground floor lobby area at foot of stairs - to be mains operated and interlinked and activated by the failure of any electrical sub circuit le failure of af fuse.

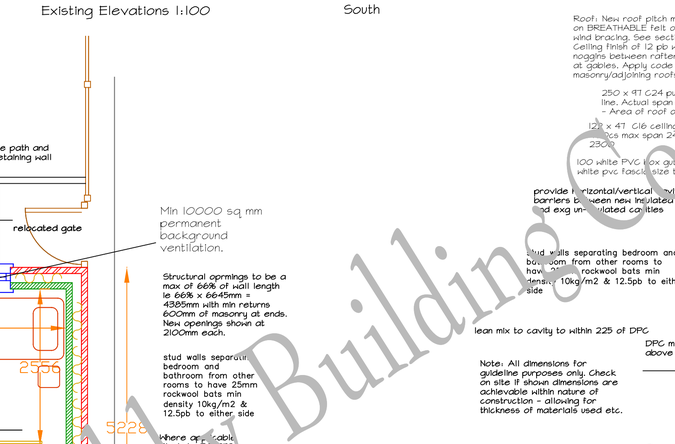
Double joists to be provided under new baths.

Clearance in front of wc pan min 750.

Hot water to bath to incorporate measures to prevent temperature exceeding 48 degrees c

Note: These notes may still be amended or changed or added to.





Solid floor insuln on top of conc - U value required 0.18 Internal floor area of new extension approx 23 sq m - exposed perimeter of new external wall length overall = 14.9 m - Floor P/A ratio = 28/37 approx 0.65 Using Celotex online calculator: Use 100 Celotex GA4000 (achieves 0.17) (Note: 90 GA4000 achieves 0.18) or use similar approved insulation

Certificates to be provided to the LA at compdtion of the following
Emergency Lighting to BS 5266 2008
Automatic Smoke Detection to BS 5839

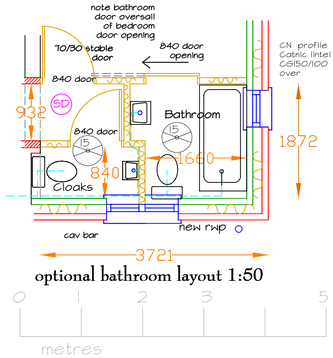
Emergency Lighting to BS 5266 2008
Emergency Lighting to be 24 hour non maintained
Emergency lighting to be activated by the failure of an electrical sub circuit for example a local distribution fuse. System to be stand alone and interfaced with the landlord's panel in accordance with the tenant's guide. Ensure that new equipment is compatible with the existing Landlord's interface. Non maintained lighting to have min 3hr back-up battery pack.

Exit Signs to BS 5499 Part 1 1990 Signs and Signals to Health and Safety Regulations 1996 (Running man and direction indicators). Ensure break glasses are provided at front and rear exit doors.

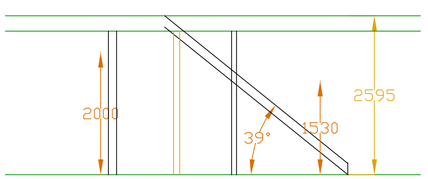
Automatic Smoke Detection to BS 5839 Part 1 1988 and 2002+ A2 2008 where applicable New smoke detectors to be connected to alarm sounders by fireproof cables.

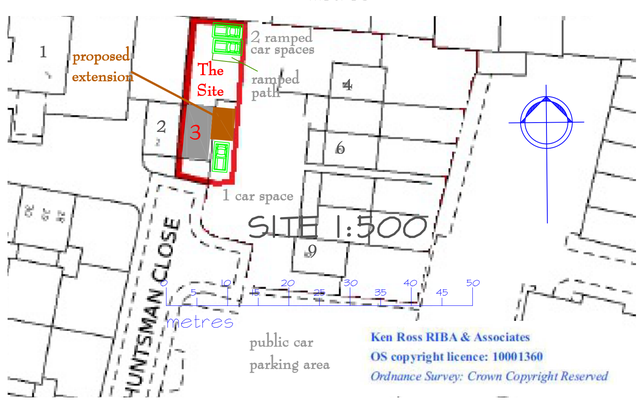
Alarms to be audible throughout premises'
Proposed Alarm system to be interfaced with Landlord's panel using products approved by management.

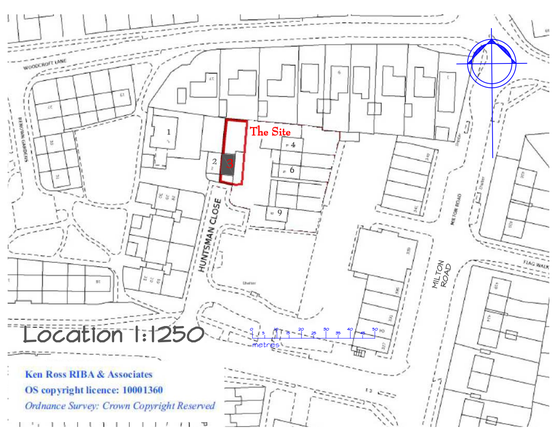
Finishes to Walls and escape corridors to be Class O flame spread. All remaining areas of premises to be class 1. Verification of rating from manufacturers or Certificates to be provided if required.



Foundations: concrete trench filled pads or strip where req'd by LA dimensions determined by s. eng. To suit local subsoil conditions. Depth as directed by LA & also in accdnce with BS 5837: 2005 (BRE digest 240 or defect act sheet 96), or LABC warranty guidance or NHBC where in close proximity to trees. Note founds are usually 1000 deep and 1200 or more in clay - less where chalk or hard bedrock encountereed. Part underpin edge of exg fondations where meeting new founds as directed by LA. U/S Foundations taken at least to 150 below IV of any adjacent drain.







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Proposed side extension and related internal works
3 Huntsman Close Horndean Hampshire PO8 8GJ
for Ms Carol Walton
February 2026
Drawing Number: Walton/Horndean/2026/01 B.Regs/A
Sheet size A1 landscape

Drawing copyright Ken Ross RIBA & Associates
Drawing prepared for a Building Regulations application only

A: Amended for planning extension now with hipped roof and larger window centralised on South elevation - April 2026

Still to be amended - Building Control do not build from