

BUILDING REGULATIONS NOTES

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.
The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases, e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work.

OPENINGS AND RETURNS
An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

TRENCH FOUNDATION
Provide 750mm thick trench fill concrete foundations with a minimum width equal to the width of the wall plus 300mm. Concrete mix to conform to BS EN 206-2013 (+A2:2021) and BS 8004-2015 Code of practice for foundations (+A1:2020). All foundations to be a minimum of 1000mm below ground level, depth and size of foundation to be approved on site by Building Control to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations (+A1:2020). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found, or any major tree roots in excavations, Building Control to be contacted and the advice of a Structural Engineer should be sought.

SOLID FLOOR – INSULATION OVER SLAB (Screed Finish)
To achieve a minimum U-value of 0.18 W/m²K
P/A ratio 0.5
Solid ground floor to comprise 150mm minimum well-compacted hardcore, blinded with 50mm sand or other suitable fine material.
Provide 100mm minimum GEN1 (or RC20) ground-bearing concrete slab complying with BS EN 206 and BS 8500.
Lay a proprietary polyethylene damp proof membrane not less than 1200 gauge (300 micron), or 1600 gauge where required by the local authority, site conditions or where acting as a combined gas/radon membrane, installed in accordance with the manufacturer's recommendations. Lap and seal joints in accordance with the manufacturer's details and link the membrane with the damp proof course within the walls.
Provide 90mm Sopratherm (Celotex) GA4000 insulation over the DPM.
Continue 25mm perimeter insulation around floor edges to reduce thermal bridging.
Provide a vapour control layer over the insulation (and beneath the insulation where required by the insulation manufacturer) with 150mm lapped and sealed joints, turned up at room perimeters behind the skirting to maintain continuity.
Finish with 65mm minimum sand/cement screed, reinforced where required in accordance with the screed manufacturer's recommendations and ready to receive the final floor finish.

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K (actual U Value achieved 0.17 W/m²K)
20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Toplite Standard.
Full fill the cavity with 90mm Soprema (Celotex) Thermaclass Cavity Wall Z1 as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf to be 100mm lightweight, 0.15 W/m²K, e.g. Celcon solar, Toplite standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.
Vertical joints in the board must be staggered and all joints tightly butted.
All details including corner and junction to be as relevant BBA certificate.
Location to be assessed for suitability of insulation boards.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

WARM FLAT ROOF
(Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.15 W/m²K
Flat roof covering to be glass reinforced plastic (GRP) system with BROOF(t4) fire rating in accordance with BS EN 13501-1:2018 and with current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist onto 18mm exterior quality plywood over 150mm Sopratherm (Celotex) XR4000 insulation.
Insulation to be installed over a vapour control layer (VCL) and fixed to 18mm exterior-grade plywood laid on firings to create a 1:40 fall. Roof structure to comprise 47 x 145mm C24-grade timber joists at 400mm centres, with a maximum span of 3.22m (refer to Structural Engineer's details for confirmation of sizes). Underside of joists to be fitted with a vapour barrier and finished with 12.5mm plasterboard and a plaster skim coat. A cavity tray is to be installed where the new roof meets the existing structure.
Provide restraint to flat roof by fixing of 30 x 5 x 1200mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isovol mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BAE certification Ltd, BS, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Provide fixed internal lighting to the new extension in accordance with Part L of the current Building Regulations and Approved Document L Volume 1 Dwellings, Section L1B.
All new fixed internal light fittings within the extension shall be low energy fittings with a minimum luminous efficacy of 75 light source lumens per circuit watt.
Lighting within the extension shall be provided with local controls to allow independent switching of lighting in each space.
Where new external fixed lighting is provided as part of the works, it shall be fitted with appropriate controls to limit energy use in accordance with Approved Document L.

HEATING
Extend all heating and hot water services from the existing system. Provide new thermostatic radiator valves (TRVs) to radiators where appropriate.
All gas-fired work to be designed, installed, tested and certified by a Gas Safe registered engineer in accordance with the Gas Safety (Installation and Use) Regulations 1998.

All plumbing work to comply with the Water Supply (Water Fittings) Regulations 1999.

All electrical connections and controls to comply with BS 7671 (IET Wiring Regulations).
All accessible pipework to be insulated in accordance with Approved Document L.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.
Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

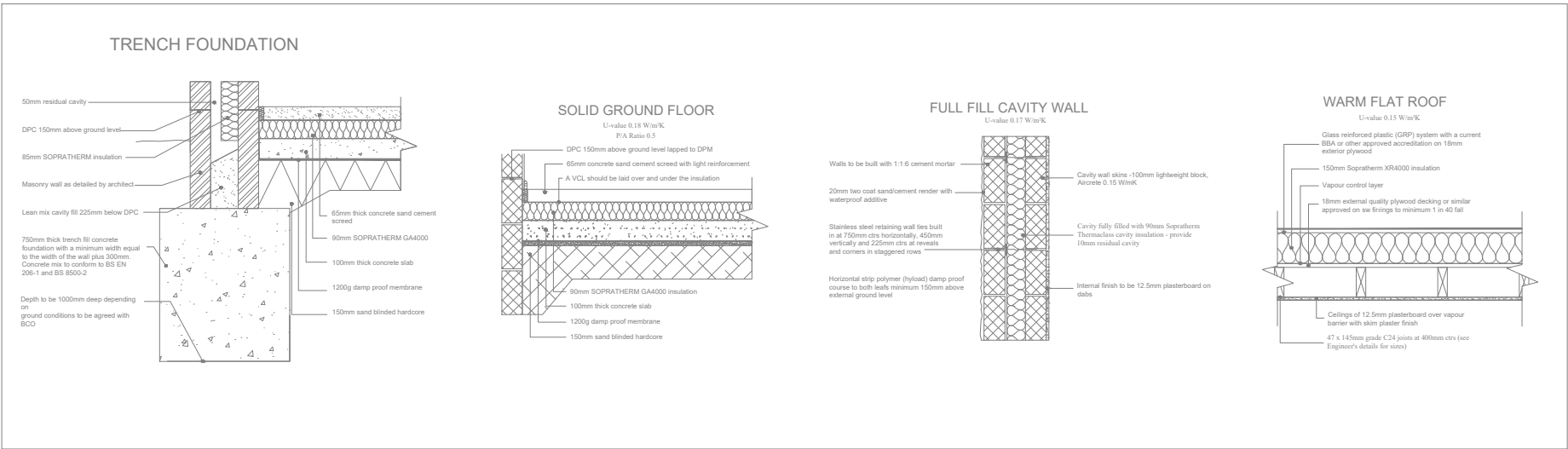
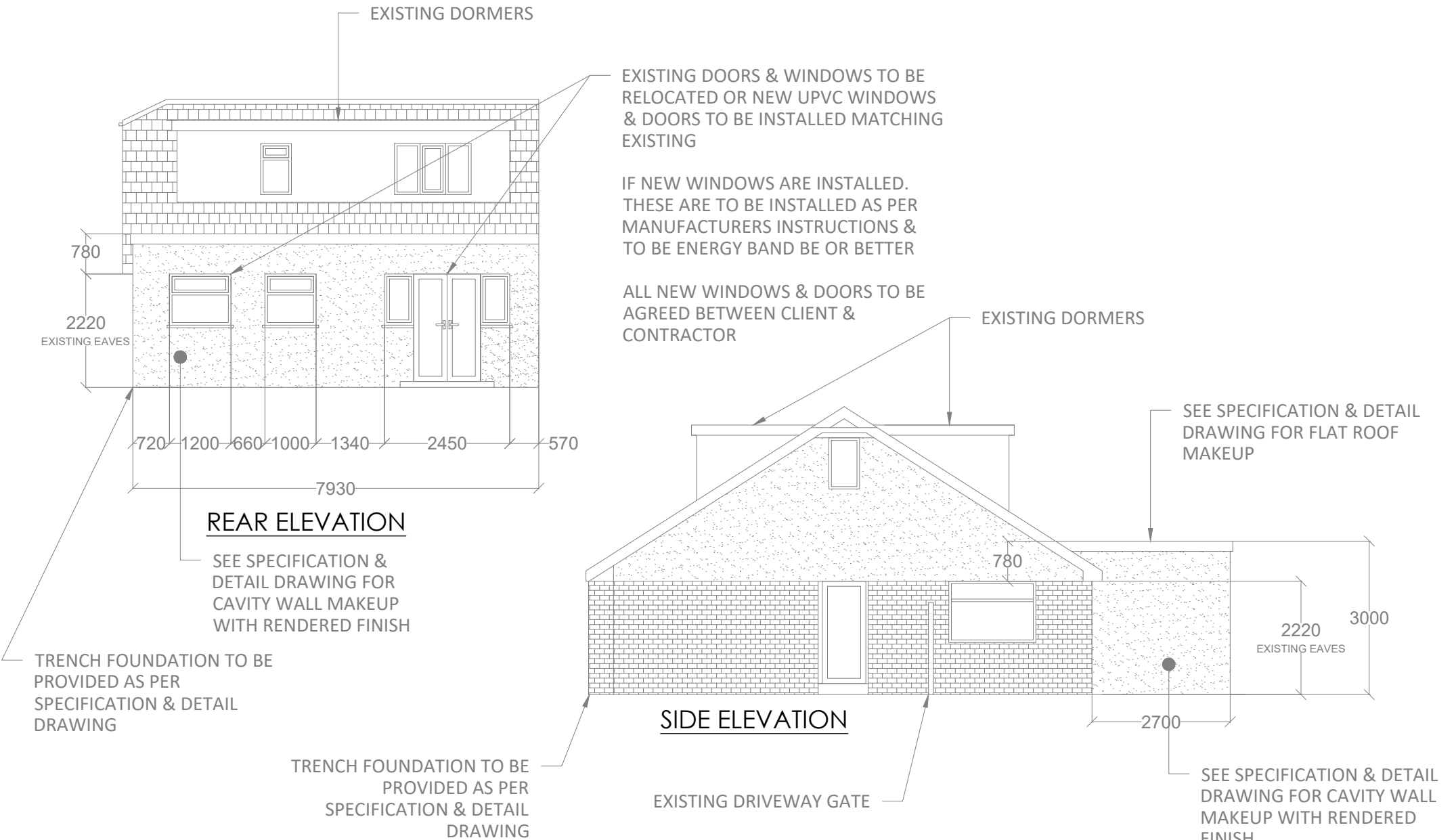
NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS EN 12600, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. 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.

ABOVE GROUND DRAINAGE
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.

Size of wastes pipes and max length of branch connections (If max length is exceeded then anti-vac traps to be used).
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.
WC - 6m for 100mm pipe for single WC.
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authority approval), filled with suitable granular fill and provided with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.



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				BUILDING REGULATIONS				
				Date	SCALE	Drawn	Checked	Approved
				06.08.2026	1:100 @ A3	MPD	TF	??
		Drawing Number		Rev				
		MPD-A-005		-				
		15 WILLOW TREE AVENUE COWPLAIN HAMPSHIRE PO8 8AL		PROPOSED REAR & SIDE ELEVATIONS				