

1925: 21 THE VIEW, DINTING ROAD, GLOSSOP
BUILDING REGULATION NOTES HOUSE TYPE 1

EXTERNAL WALLS

New opening within existing wall, for reference, existing wall is: 100mm thick reconstituted stone outer leaf, 50mm cavity, 75mm thick Celotex CG5000 cavity insulation (or similar approved), 100mm thick medium density concrete block inner leaf and 13mm plasterboard and skim on dabs.

WINDOW

Thermally broken Catnic CG type insulated cavity lintel(or similar approved). Stone cills and surrounds to be Forticrete Cast stone - Bath, to match existing.
Munster joinery to match existing, colour grey, UPVC framed, double glazed windows and doors, designed to meet PAS 24:2012. Escape windows to have have unobstructed min. operable area of 0.33m², with minimum clear horizontal and vertical opening of 450mm. Bottom of openable area to be max 1100mm from floor.
All cavities around window frames are to be filled with high density filler, not foam.

External Windows to achieve minimum U-Value of 1.4 W/m² K.

Window acoustics -

Window glazing to have minimum acoustic performance at 25Rw+Ctr which is achievable with a 4/12/4 glazed unit. Hit and miss trickle vents to give min performance of 32 Dne,w,+Ctr (open).

NEW INTERNAL WALLS

Stud Partitions - Fit 1 layer of 12.5mm thick Gyproc Wallboard TEN (or similar approved) both sides of 75mm x 50mm timber studs at maximum 400mm centres. Fit 75mm thick mineral wool insulation (minimum 10kg/m³ density) between studs.

INTERNAL DOORS

Style and supplier of internal doors to be confirmed by client. To match existing

JOINERY

Shelving and storage above stair bulkhead to client requirements.

HEATING

Heating via radiators with thermostatic valves, fed by existing boiler.

VENTILATION :

Habitable rooms to have minimum 1/20 floor area opening windows and 8000mm² background ventilation - trickle vents (to Part F1 Section 1. Table 1.7 Building Regulations).

LIGHTING

Provide 100% energy efficient lighting. In accordance with Approved Document L.

ELECTRICAL INSTALLATION

All electrical design, installation, inspection and testing will be carried out by will be carried out by a competent electrician in accordance with Approved Document P and BS 7671 2001. The contractor will provide Building Control with a copy of the Electrical Installation Certificate and the IEE Model forms on completion.

APPROVED DOCUMENT M

Switches and sockets between 450mm and 1200mm from finished floor level (in accordance with Section 8, Diagram 29 Approved Document M).



HIGH PEAK ARCHITECTS LTD

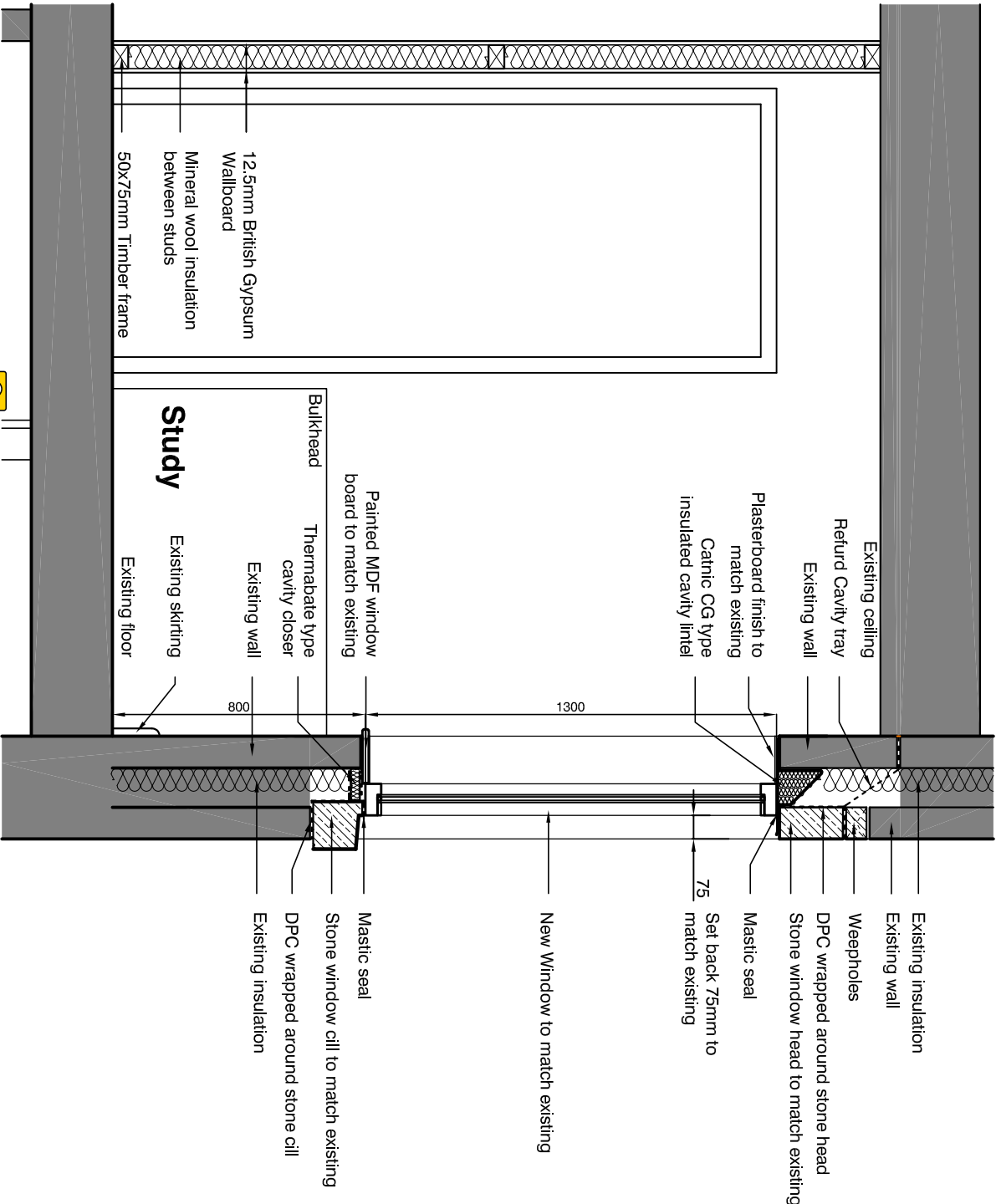
2nd Floor, Wharf House, Wharf Road, Whaley Bridge, High Peak, Derby's SK23 7AD
Tel: 01663 719717 Web: www.highpeakarch.com Email: hpa@highpeakarch.com

House Alterations

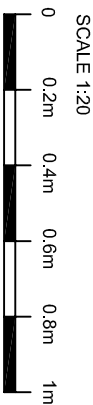
21 The View, Dinting Road, Glossop

Section A-A

1925.PL04

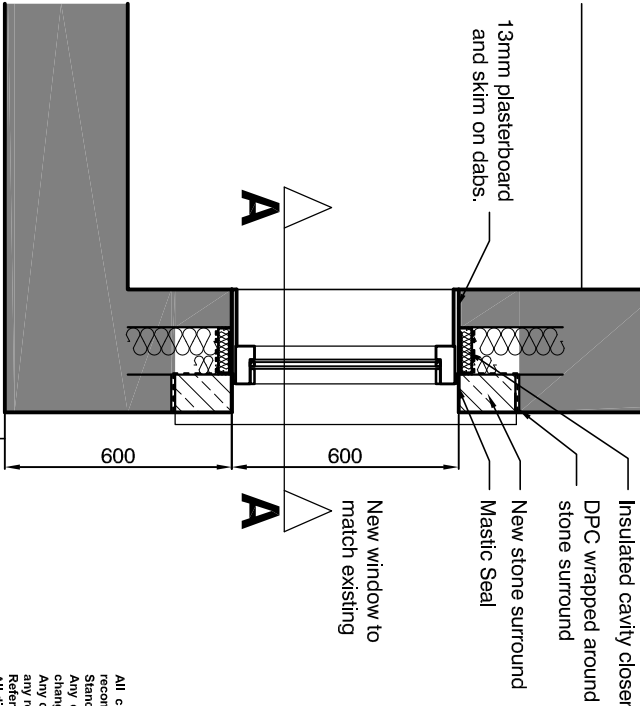


Section A-A



CLIENTS/CONTRACTORS ARE ADVISED TO CLARIFY DIMENSIONS PRIOR TO SETTING OUT AND NOT TO SCALE OFF THE DRAWING

Plan



All construction to be carried out in accordance with manufacturers and suppliers recommendations and to comply with current Building Regulations and British Standards, with details or discrepancies to be checked with Architect. Any proposed changes or alterations to be approved by Architect or Building Control. Any change to insulation to still achieve minimum u value stated; thermal conductivity of any replacement to be equal to or better than specified insulation. Refer also to Structural Engineer information for all structural work. All dimensions on site to be checked prior to manufacture. Studwork/ rafters on drawings shown indicatively - contractor to set out. Refer to Accredited Construction details for Part L - found on Planning Portal for workmanship with regards to heat loss and airtightness. Client and contractor to be aware of their responsibilities under CDM (2015) Regulations and to ensure that all necessary measures are taken to ensure the safety of all persons involved in the construction of the building. Contractor to be appointed as Principal Contractor and Principal Designer for works on site. REFER TO DRAWINGS 1925.PL01 Site Plan, 1925.PL02 Existing Plan and Elevation, 1925.PL03 Proposed Plan and Elevation, 1925.PL04 Section A-A