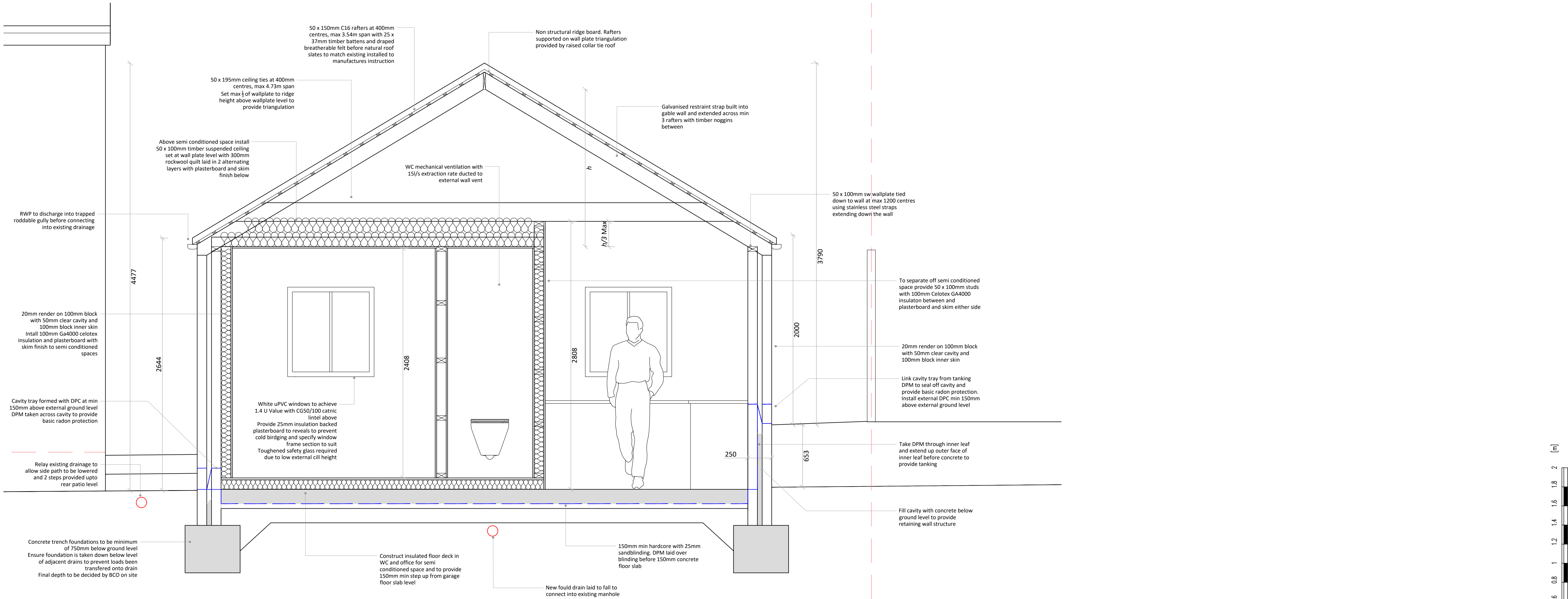


SECTION 1:20



PLEASE NOTE

A Building Regulations application is not required for garages which are:

- Detached single storey
- Containing no sleeping accommodation
- Not exceeding floor area of 30m2
- Constructed substantially of non-combustible material i.e. masonry walls and a tiles roof.
- If the garage is constructed of combustible material it must be positioned at least one metre from the boundary, road or building

NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete. For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed. For all other works – constructed 15% of the overall work.

NOTICE OF COMPLETION

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

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.

BASIC RADON PROTECTION

Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double weltd and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

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.

BEAMS

Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer’s calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

TRENCH FOUNDATION

Provide 750mm x 600mm trench fill foundations, 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 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. 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 GARAGE FLOOR

Solid garage floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, concrete mix to conform to BS 8500-2:2023 and BS EN 206. 1 layer of 252 steel mesh to be provided within the slab. Slab to be laid over a 1200 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 1:80 fall is provide to floor from back of garage to front garage door.

CAVITY WALL

Provide 20mm two coat sand/cement render to comply to BS EN 13914 with waterproofing applied on outer leaf of block cavity wall. Walls to be built with 1:1:6 cement mortar.

WALLS BELOW GROUND

All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1.

Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins 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.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013. Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer’s details.

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

PITCHED ROOF

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Suitable roofing tiles on 25 x 38mm tanalised sw treated battens on sarking felt supported on 47 x 150mm grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm sw wall plates. Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm plaster as required.

Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

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. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

Where studs separate off semi conditioned spaces, install 100mm celotx GA4000 insulation between.

SUSPENDED CEILING

Where semi conditioned space install 47 x 100mm grade C16 suspended ceiling joists at max 400mm centres, set at wall plate level. Install 300mm rockwool quilt insulation laid in 2 alternating layers. Finish below with 12.5mm plasterboard and min 3mm plaster as required.

SEMI CONDITIONED SPACE EXTERNAL WALLS

The existing external walls must be checked for stability and be free from defects, as required by Building Control. Provide 72.5mm Celotex PL4000 insulated dry lining board with 3mm skim plaster. Plasterboard to be fixed using dot and dab method, by bonding to the existing construction with proprietary adhesive at 300mm centres vertically/horizontally and in accordance with manufacturer’s instructions. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

NEW 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.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543-1 and Part N of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

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 BRE certification Ltd, BSI, 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

Each internal light fitting should have lamps with a luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings should have local controls to allow for the separate control of lighting in each space or zone.

EXTRACT TO WC

WC to have mechanical ventilation ducted to external air with an extract rating of 15 l/s operated via the light switch, 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.

RAINWATER DRAINAGE

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 Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipework 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 (+A1:2023).

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all connections, changes of level, changes in direction, and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

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.

AUTOMATIC AIR VALVE

WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380. Air admittance valve to be placed at a height so that the outlet is above the trap of the highest fitting.

PIPEWORK THROUGH WALLS

Where new pipework passes through external walls the pipework is to be provided with ‘rocker pipes’ at a distance of 150mm either side of the wall face. The ‘rocker pipes’ must have flexible joints and be a maximum length of 600mm. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form an opening in the wall which gives 50mm space all round pipe. Mask the opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

BUILDING REGULATIONS

9 Netherfield Road
Chapel en le Frith
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Detached Garage and Workshop

Revision	Date
Drawing Ref 9NR/BR/03	Date October 2024
PLANS + DESIGN Architectural Drawing	



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