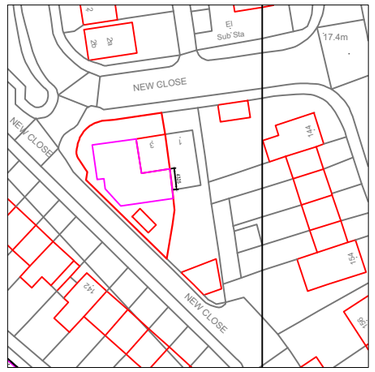
3 NEW CLOSE,

SW19 2SX



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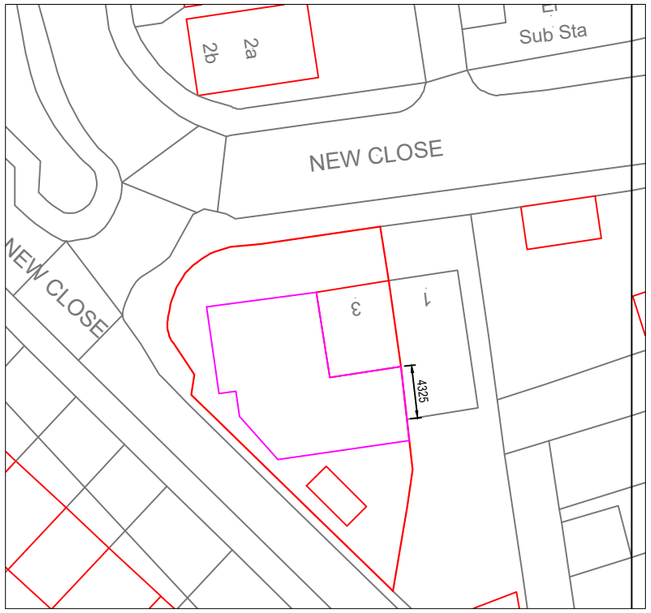
SITE LOCATION PLAN 1:250

SCALE BAR 1:250

0 25 50

METRES



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SITE LOCATION PLAN 1:500

SCALE BAR 1:500

0 10 50

METRES

TABLE OF CONTENTS:

KEY: SITE BOUNDARY

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3 NEW CLOSE, SW19 2SX
Date:19/12/2024
Scale: As noted @ A3
Drawing Code: 3/NC-01
Revision: R0
TITLE PAGE

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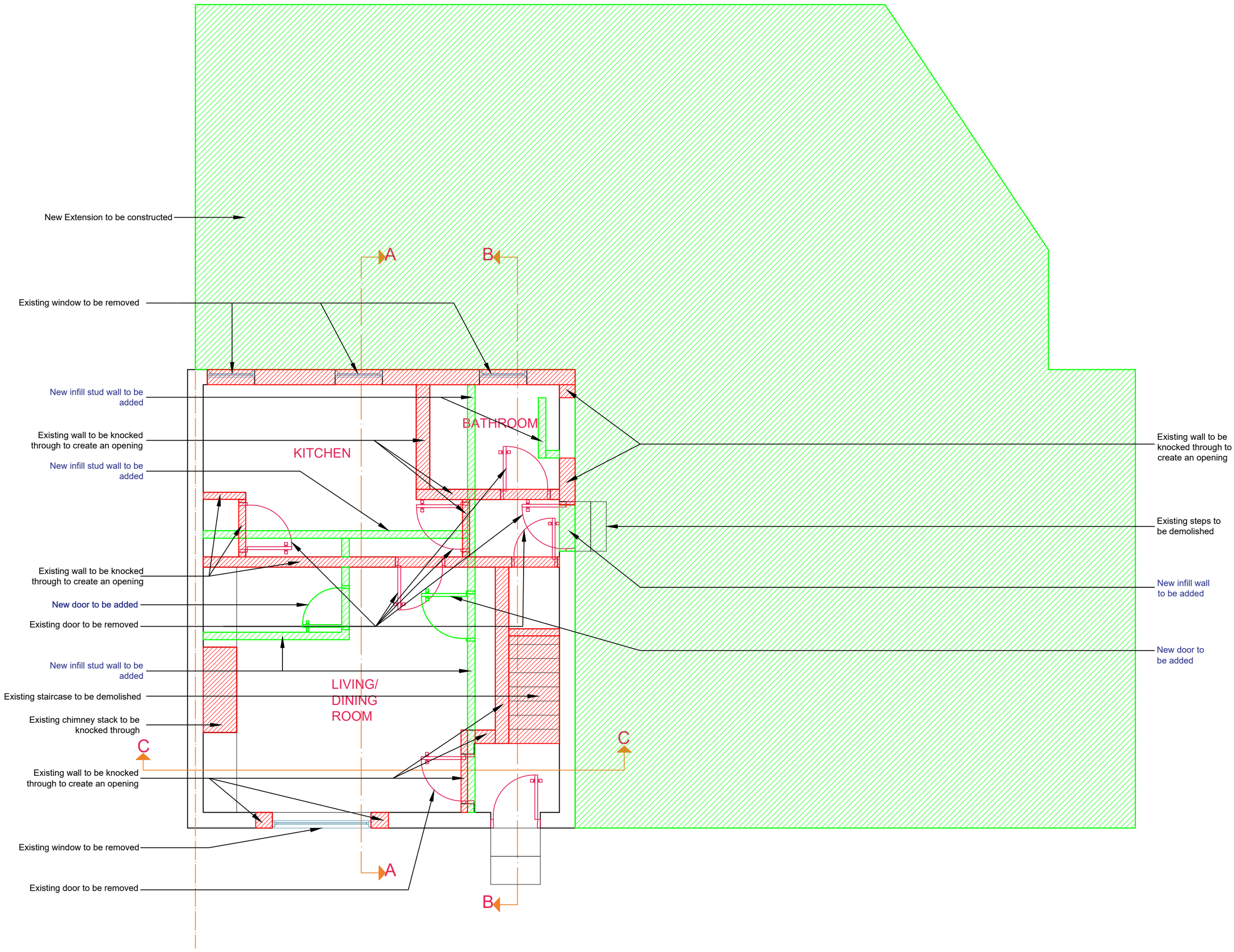
13 Clifton Vale, Bristol, BS8 4PT

BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



DEMOLITION & ALTERATIONS OVERVIEW- GROUND FLOOR PLAN

SCALE BAR 1:50

0 1 2 3 4 5 METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
- EXISTING REMOVED
- PROPOSED WALLS, FLOORS & ROOFS
- SITE BOUNDARY

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3 NEW CLOSE,
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Scale: 1:50 @ A2

Drawing Code: 3/NC-02

Revision: R0

DEMOLITION & ALTERATIONS OVERVIEW GROUND FLOOR PLAN

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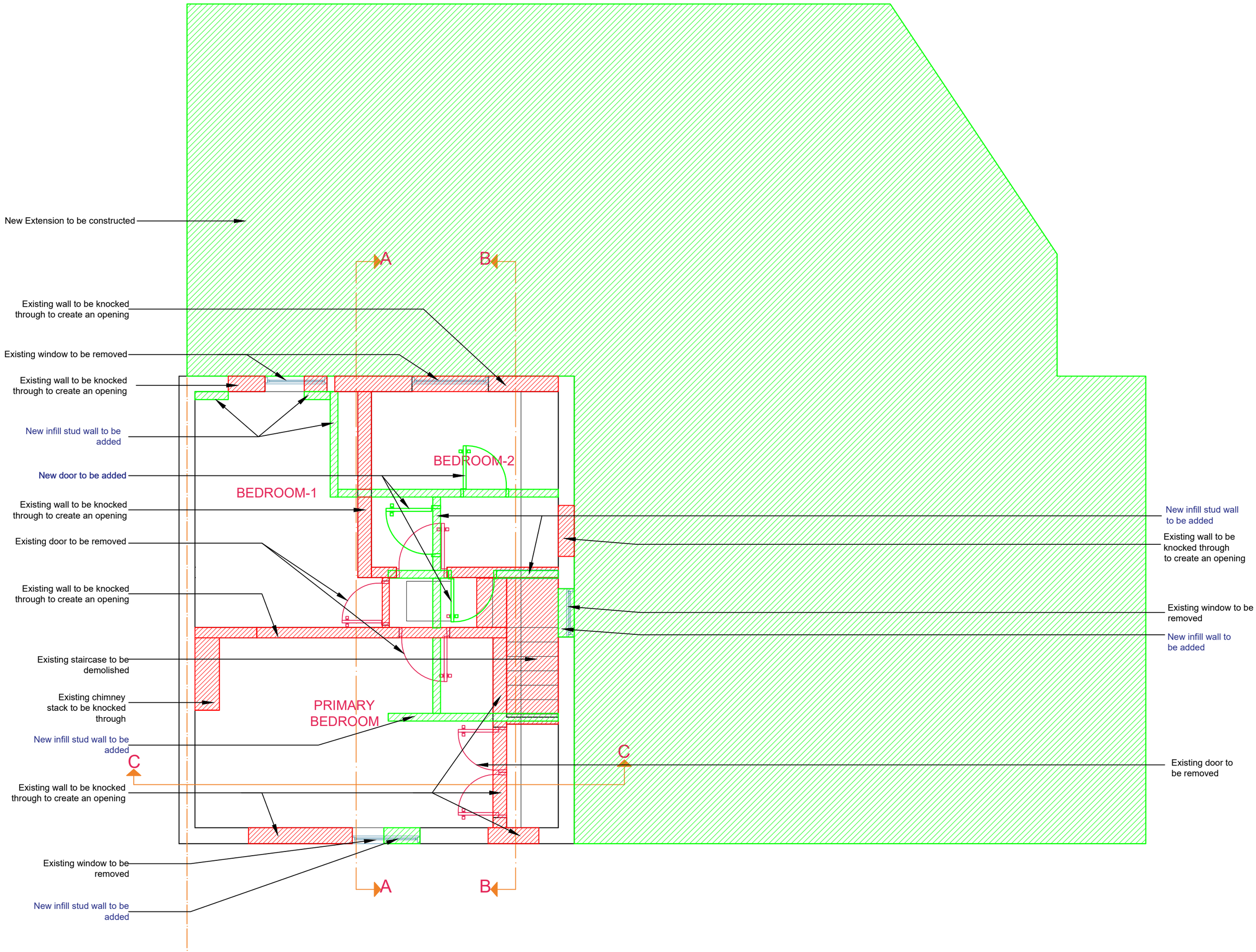
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



DEMOLITION & ALTERATIONS OVERVIEW- FIRST FLOOR PLAN

SCALE BAR 1:50

0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
- EXISTING REMOVED
- PROPOSED WALLS, FLOORS & ROOFS
- SITE BOUNDARY

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3 NEW CLOSE,
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A2

Drawing Code: 3/NC-03

Revision: R0

DEMOLITION & ALTERATIONS OVERVIEW
FIRST FLOOR PLAN

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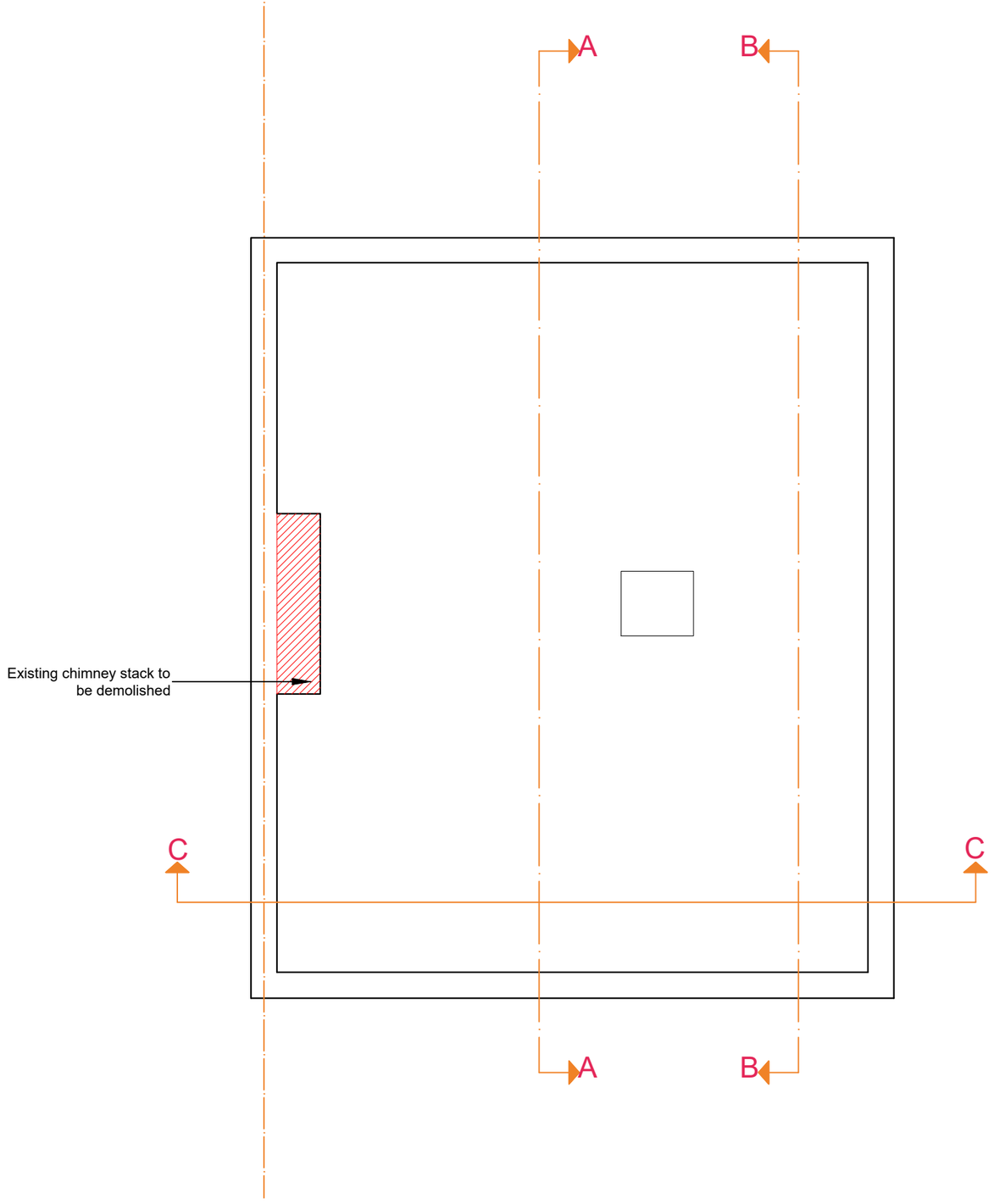
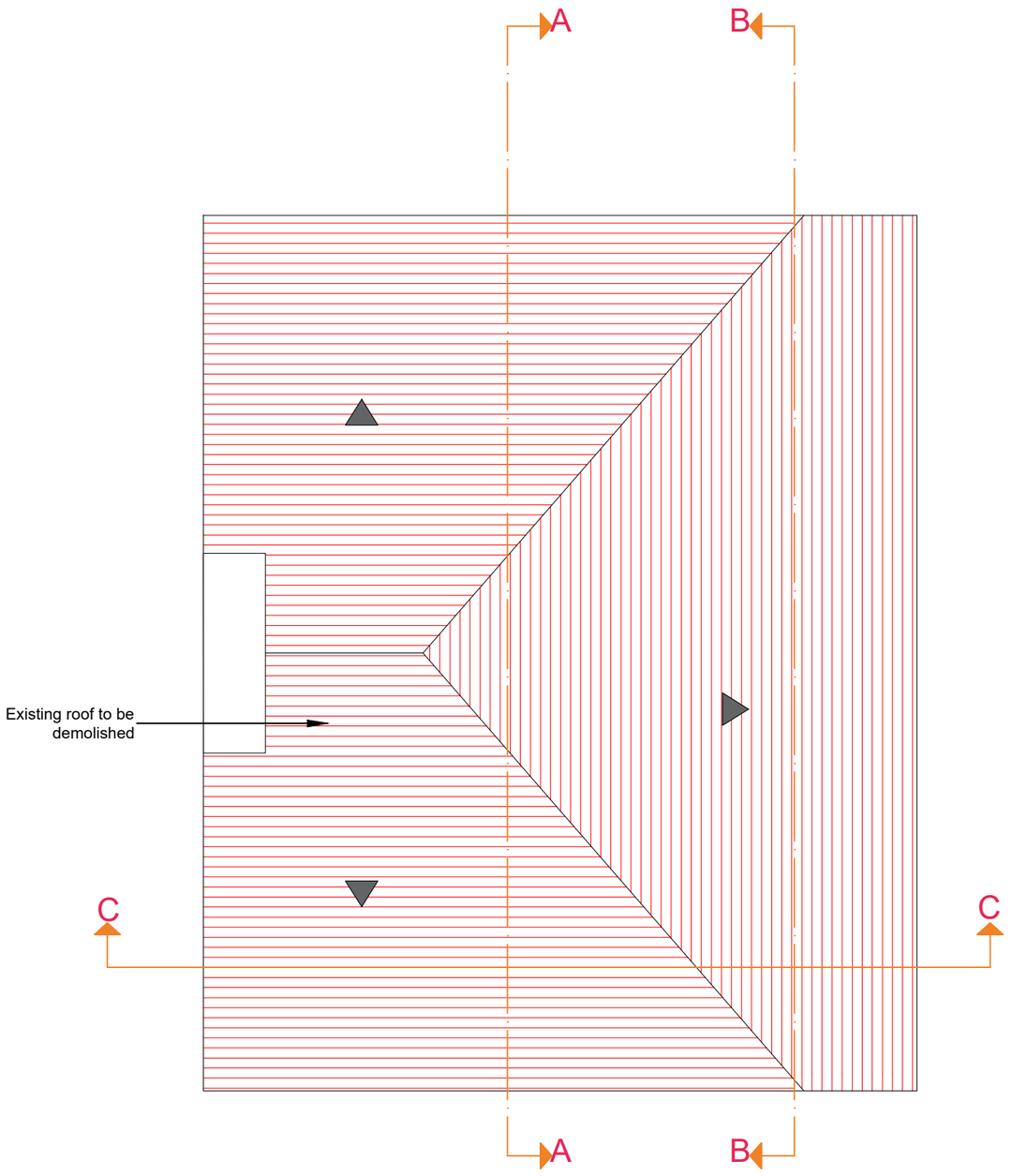
BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



DEMOLITION & ALTERATIONS OVERVIEW- LOFT FLOOR PLAN



DEMOLITION & ALTERATIONS OVERVIEW- ROOF PLAN

SCALE BAR 1:50

0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: EXISTING REMOVED

SITE BOUNDARY

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3 NEW CLOSE,
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Scale: 1:50 @ A2

Drawing Code: 3/NC-04

Revision: R0

DEMOLITION & ALTERATIONS OVERVIEW
LOFT FLOOR AND ROOF PLAN

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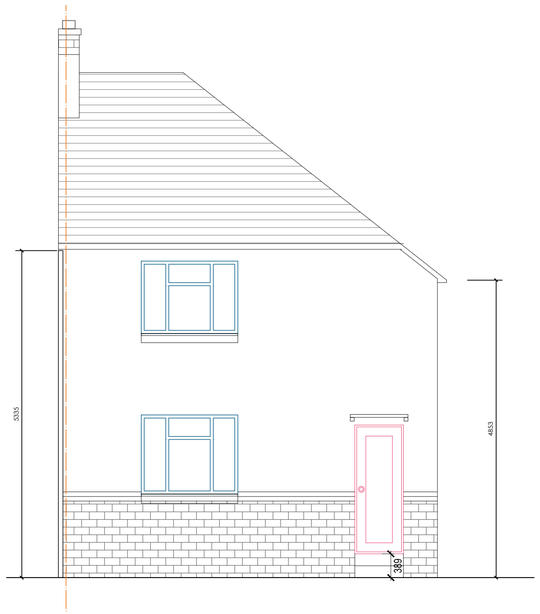
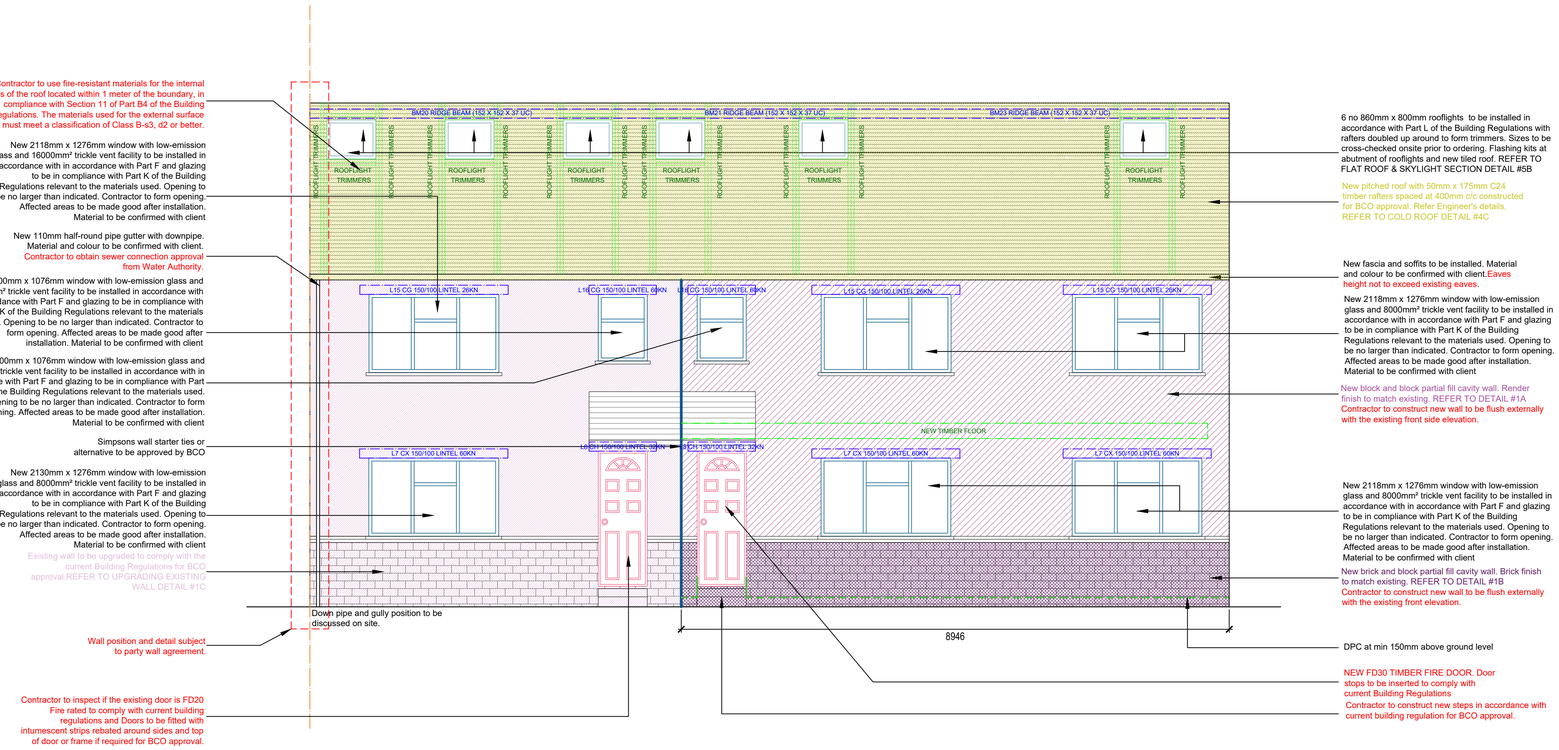
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



FRONT ELEVATION - EXISTING



FRONT ELEVATION - PROPOSED

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
- TIMBER ELEMENT
- STRUCTURAL ELEMENT
- SITE BOUNDARY

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.
- New brick and block partial fill cavity wall. Brick finish to match existing. REFER TO DETAIL #1B
- Existing wall to be upgraded to comply with the current Building Regulations for approval by BCO. REFER TO UPGRADING EXISTING WALL DETAIL #1C
- New pitched roof with 50mm x 175mm C24 timber rafters spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4C

3 NEW CLOSE
SW19 2SX

Date:19/12 /2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-05

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FRONT ELEVATION

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BUILDING REGULATIONS

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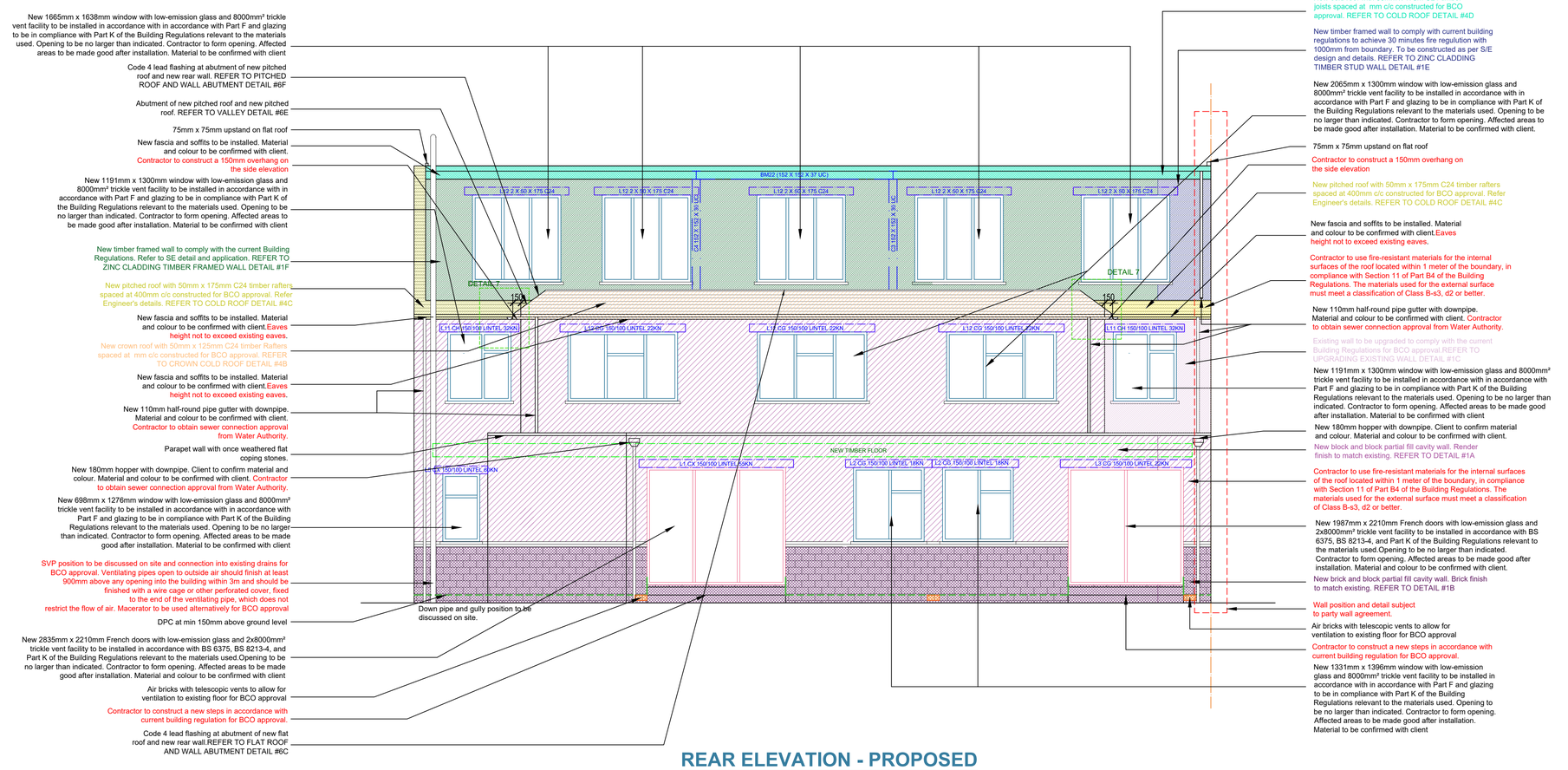
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

REAR ELEVATION - EXISTING



REAR ELEVATION - PROPOSED

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
TIMBER ELEMENT
STRUCTURAL ELEMENT
SITE BOUNDARY

PROPOSED MATERIALS:

New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.

New brick and block partial fill cavity wall. Brick finish to match existing. REFER TO DETAIL #1B

Existing wall to be upgraded to comply with the current Building Regulations for approval by BCO. REFER TO UPGRADING EXISTING WALL DETAIL #1C

New timber framed wall to comply with current building regulations to achieve 30 minutes fire regulution with 1000mm from boundary. To be constructed as per S/E design and details. REFER TO ZINC CLADDING TIMBER STUD WALL DETAIL #1E

New timber framed wall to comply with the current Building Regulations. Refer to SE detail and application. REFER TO ZINC CLADDING TIMBER FRAMED WALL DETAIL #1F

New pitched roof with 50mm x 125mm C24 timber Rafters spaced at mm c/c constructed for BCO approval. REFER TO CROWN COLD ROOF DETAIL #4B

New cold roof with 50mm x 175m C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4D

New pitched roof with 50mm x 175mm C24 timber rafters spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4C

3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-06

Revision: R0

REAR ELEVATION

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BUILDING REGULATIONS

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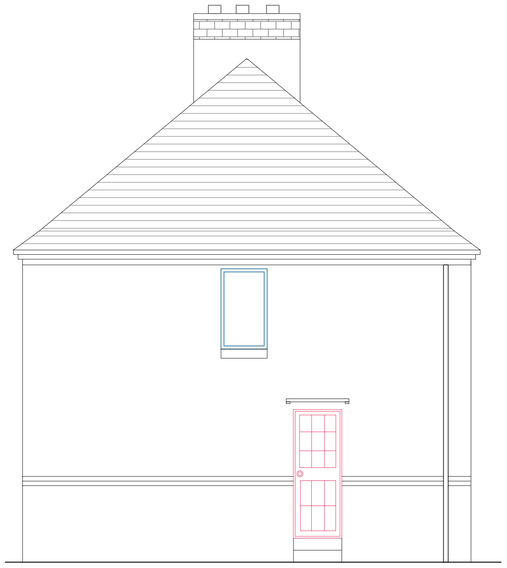
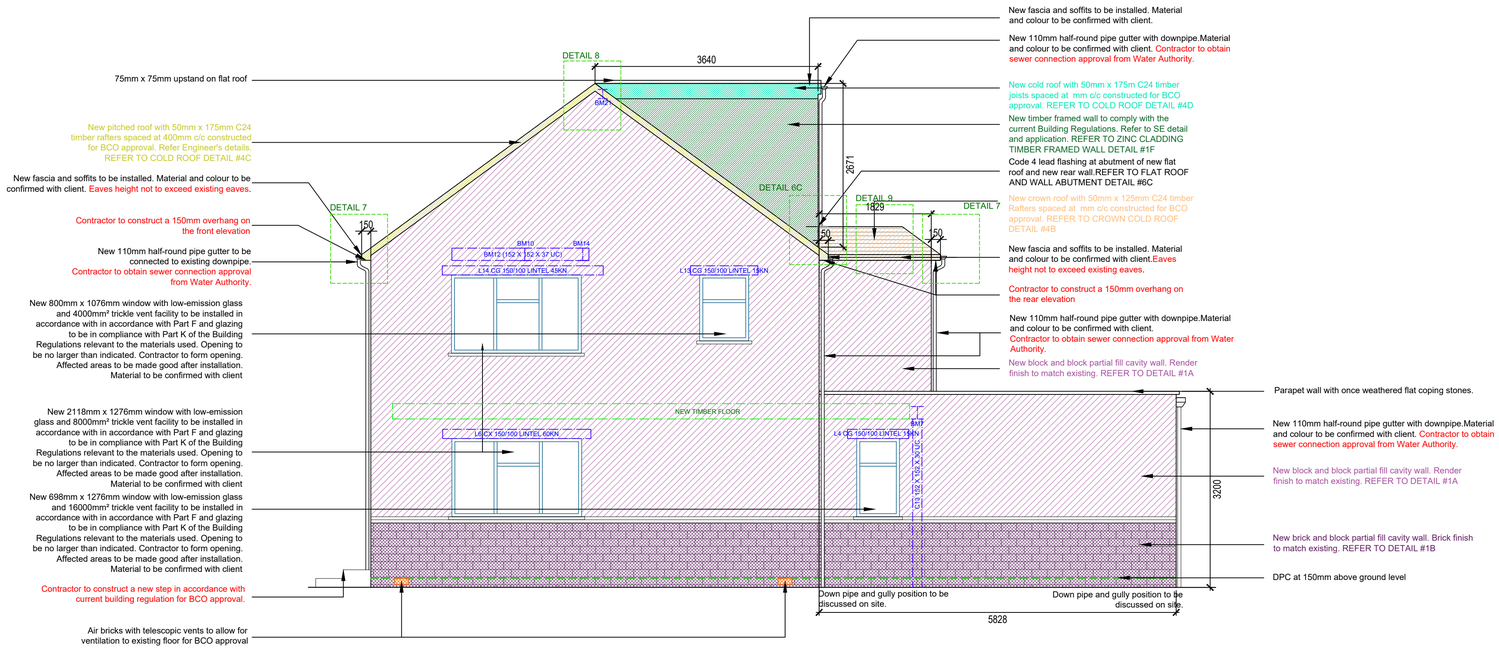
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



RIGHT SIDE ELEVATION - EXISTING



RIGHT SIDE ELEVATION - PROPOSED

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: STRUCTURAL ELEMENT
TIMBER ELEMENT

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.
- New brick and block partial fill cavity wall. Brick finish to match existing. REFER TO DETAIL #1B
- New timber framed wall to comply with the current Building Regulations. Refer to SE detail and application. REFER TO ZINC CLADDING TIMBER FRAMED WALL DETAIL #1F
- New crown roof with 50mm x 125mm C24 timber Rafters spaced at mm c/c constructed for BCO approval. REFER TO CROWN COLD ROOF DETAIL #4B
- New pitched roof with 50mm x 175mm C24 timber rafters spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4C
- New pitched roof with 50mm x 175m C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4D

3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-07

Revision: R0

RIGHT SIDE ELEVATION

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BUILDING REGULATIONS

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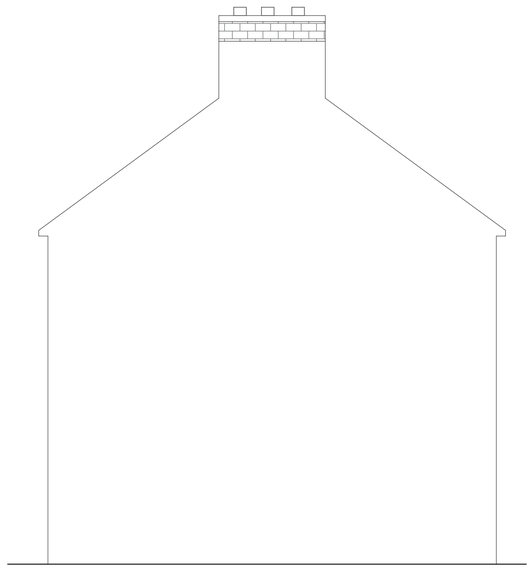
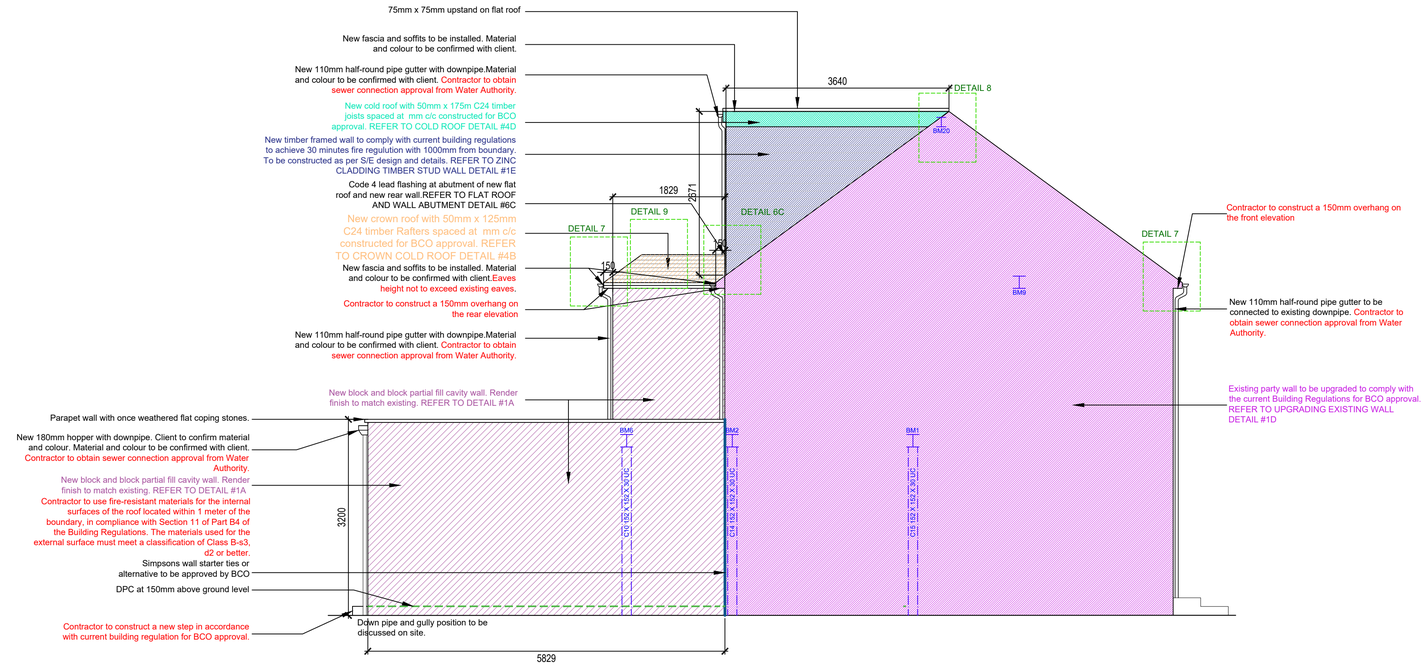
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



LEFT SIDE ELEVATION - EXISTING



LEFT SIDE ELEVATION - PROPOSED

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: – – – – – – STRUCTURAL ELEMENT

PROPOSED MATERIALS:

New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.

Existing party wall to be upgraded to comply with the current Building Regulations for BCO approval. REFER TO UPGRADING EXISTING WALL DETAIL #1D

New timber framed wall to comply with current building regulations to achieve 30 minutes fire regulution with 1000mm from boundary. To be constructed as per S/E design and details. REFER TO ZINC CLADDING TIMBER STUD WALL DETAIL #1E

New crown roof with 50mm x 125mm C24 timber Rafters spaced at mm c/c constructed for BCO approval. REFER TO CROWN COLD ROOF DETAIL #4B

New pitched roof with 50mm x 175m C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4D

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Revision: R0

LEFT SIDE ELEVATION

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BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR
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MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

STEEL ELEMENTS:

GROUND FLOOR

BM7 (203 X 203 X 71 UC)

BM10A (203 X 132 X 30 UB)

BM13 (203 X 203 X 46 UC)

BM15 (152 X 152 X 37 UC)

BM16 (152 X 152 X 37 UC)

BM20 (152 X 152 X 37 UC)

BM22 (152 X 152 X 37 UC)

CATNIC LINTEL L2 CG 150/100 18KN

CATNIC LINTEL L8 CH 150/100 32KN

CATNIC LINTEL L16 CG 150/100 60KN

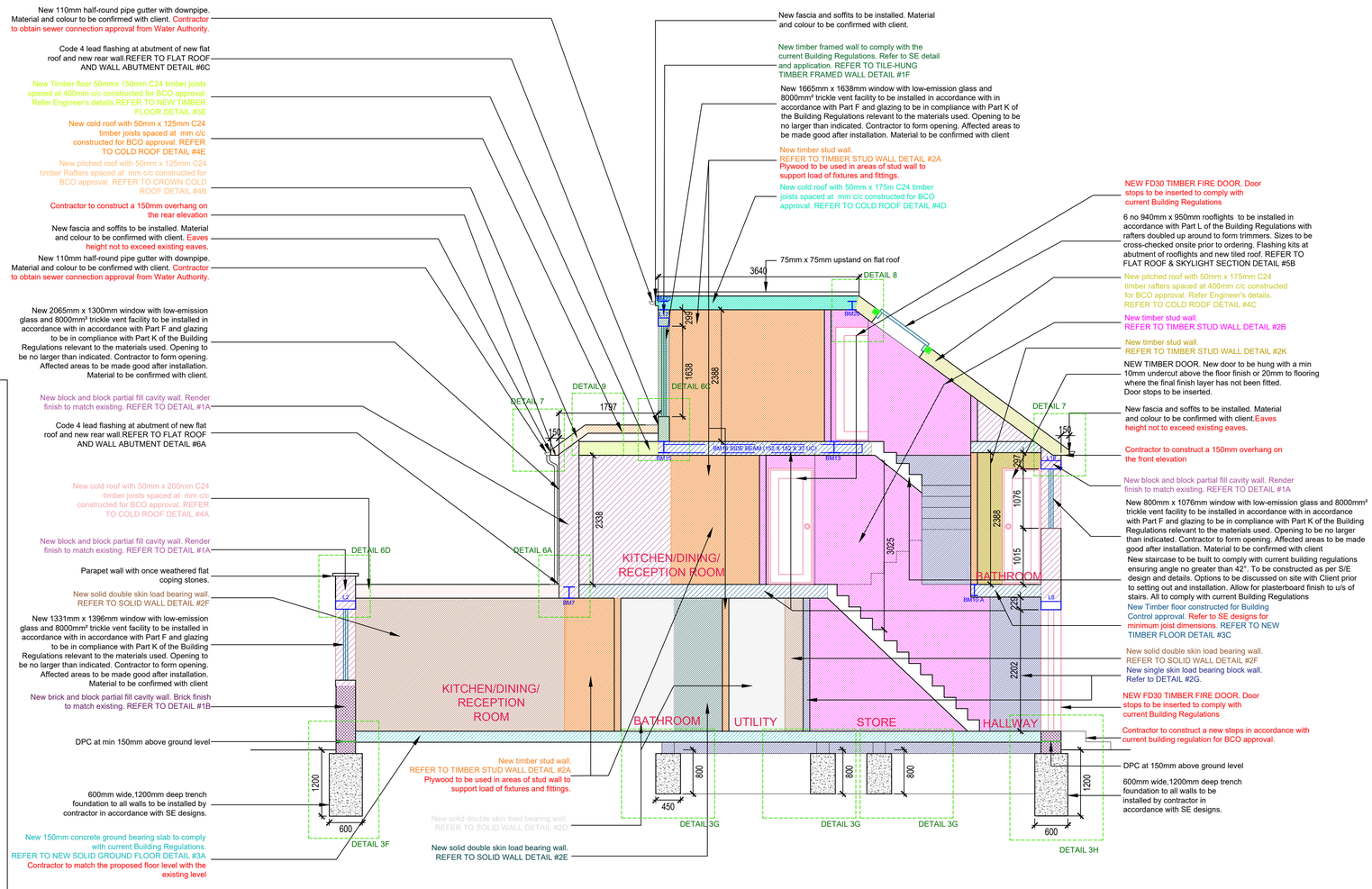
CATNIC LINTEL L17 2 X 50 X 175 C24

TIMBER ELEMENTS:

ROOFLIGHT TRIM (2 X 50 X 175MM C24)

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.
- New brick and block partial fill cavity wall. Brick finish to match existing. REFER TO DETAIL #1B
- New timber framed wall to comply with the current Building Regulations. Refer to SE detail and application. REFER TO ZINC CLADDING TIMBER FRAMED WALL DETAIL #1F
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- New separating timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2C
- New solid double skin load bearing wall. REFER TO SOLID WALL DETAIL #2D
- New solid double skin load bearing wall. REFER TO SOLID WALL DETAIL #2E
- New solid double skin load bearing wall. REFER TO SOLID WALL DETAIL #2F
- New single skin load bearing block wall. Refer to DETAIL #2G.
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2K
- New 150mm concrete ground bearing slab to comply with current Building Regulations. REFER TO NEW SOLID GROUND FLOOR DETAIL #3A
- New Timber floor constructed for Building Control approval. Refer to SE designs for minimum joist dimensions. REFER TO NEW TIMBER FLOOR DETAIL #3C
- New Timber floor 50mmx 150mm C24 timber joists spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details.REFER TO NEW TIMBER FLOOR DETAIL #3E
- New cold roof with 50mm x 200mm C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4A
- New crown roof with 50mm x 125mm C24 timber Rafters spaced at mm c/c constructed for BCO approval. REFER TO CROWN COLD ROOF DETAIL #4B
- New pitched roof with 50mm x 175mm C24 timber rafters spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4C
- New cold roof with 50mm x 175m C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4D
- New cold roof with 50mm x 175mm C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4E



30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SECTION A-A

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: – – – – – – STRUCTURAL ELEMENT
-·-·-·-·-·- TIMBER ELEMENT

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Date:05/07/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-09

Revision: R0

SECTION A-A

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BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR
DIMENSIONS RELATING TO PROPOSED
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STEEL ELEMENTS:

GROUND FLOOR

BM7 (203 X 203 X 71 UC)

BM10A (203 X 132 X 30 UB)

BM13 (203 X 203 X 46 UC)

BM15 (152 X 152 X 37 UC)

BM16 (152 X 152 X 37 UC)

BM20 (152 X 152 X 37 UC)

BM22 (152 X 152 X 37 UC)

CATNIC LINTEL L2 CG 150/100 18KN

CATNIC LINTEL L8 CH 150/100 32KN

CATNIC LINTEL L16 CG 150/100 60KN

CATNIC LINTEL L17 2 X 50 X 175 C24

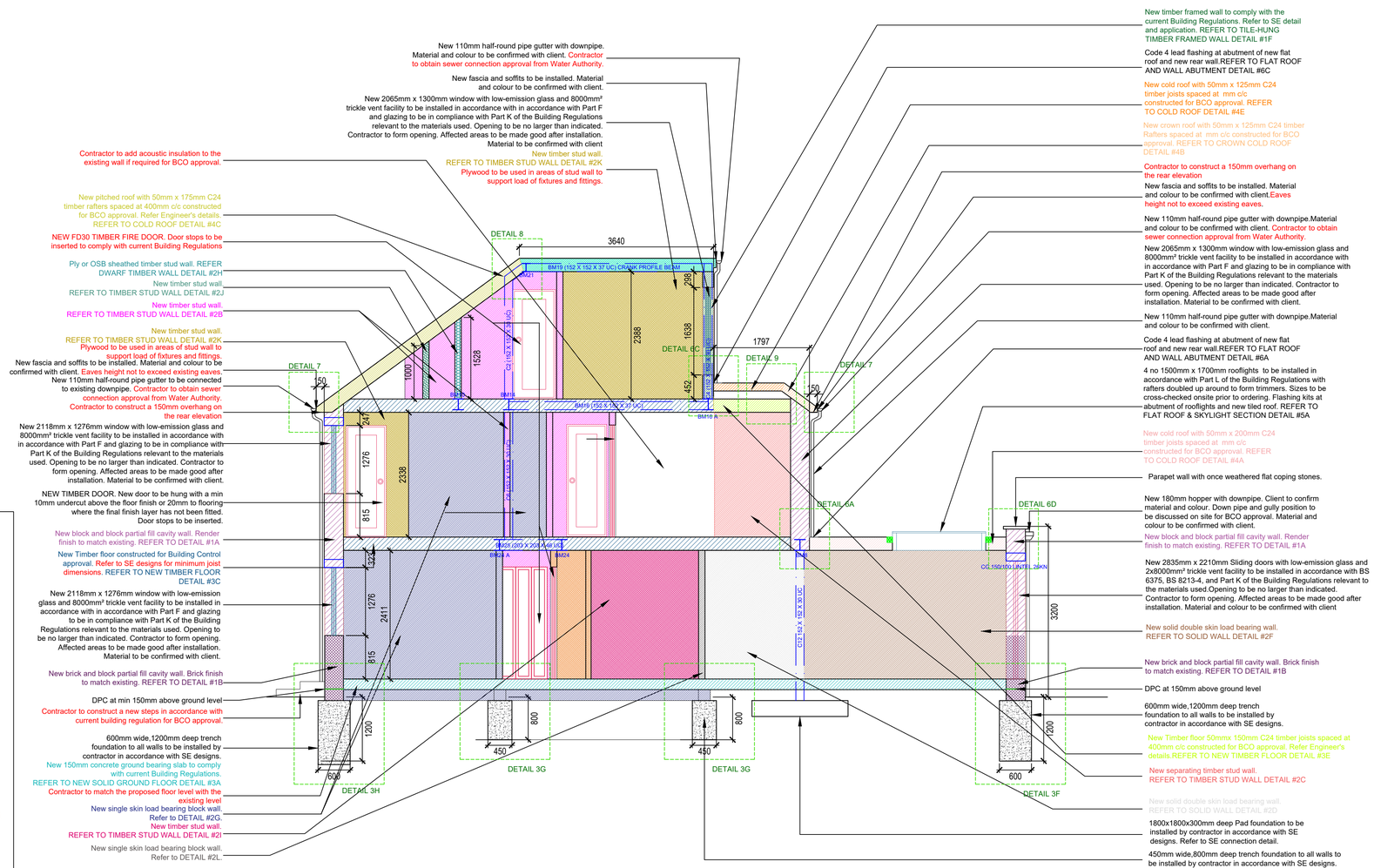
TIMBER ELEMENTS:

ROOFLIGHT TRIM (2 X 50 X 200MM C24)

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.
- New brick and block partial fill cavity wall. Brick finish to match existing. REFER TO DETAIL #1B
- New timber framed wall to comply with the current Building Regulations. Refer to SE detail and application. REFER TO ZINC CLADDING TIMBER FRAMED WALL DETAIL #1F
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- New separating timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2C
- New solid double skin load bearing wall. REFER TO SOLID WALL DETAIL #2D
- New solid double skin load bearing wall. REFER TO SOLID WALL DETAIL #2F
- New single skin load bearing block wall. Refer to DETAIL #2G.
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2I
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2J
- New single skin load bearing block wall. Refer to DETAIL #2L.
- Ply or OSB sheathed timber stud wall. REFER DWARF TIMBER WALL DETAIL #2H
- New 150mm concrete ground bearing slab to comply with current Building Regulations. REFER TO NEW SOLID GROUND FLOOR DETAIL #3A
- New Timber floor constructed for Building Control approval. Refer to SE designs for minimum joist dimensions. REFER TO NEW TIMBER FLOOR DETAIL #3C
- New Timber floor 50mmx 150mm C24 timber joists spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details.REFER TO NEW TIMBER FLOOR DETAIL #3E
- New cold roof with 50mm x 200mm C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4A
- New crown roof with 50mm x 125mm C24 timber Rafters spaced at mm c/c constructed for BCO approval. REFER TO CROWN COLD ROOF DETAIL #4B
- New pitched roof with 50mm x 175mm C24 timber rafters spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4C
- New cold roof with 50mm x 175m C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4D
- New cold roof with 50mm x 175mm C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4E

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



SECTION B-B

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: – – – – – – STRUCTURAL ELEMENT
-·-·-·-·- TIMBER ELEMENT

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Scale: 1:50 @ A1

Drawing Code: 3/NC-10

Revision: R0

SECTION B-B

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BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR
DIMENSIONS RELATING TO PROPOSED
MASS WHICH CANNOT BE EXCEEDED

STEEL ELEMENTS:

GROUND FLOOR

BM1 (203 X 203 X 100 UC)

BM24 (203 X 203 X 46 UC)

FIRST FLOOR

BM9 (203 X 203 X 46 UC)

BM10 (203 X 203 X 46 UC)

BM11 (203 X 203 X 46 UC)

BM17 (203 X 203 X 71 UC)

CATNIC LINTEL L11 CH 150/100 32KN

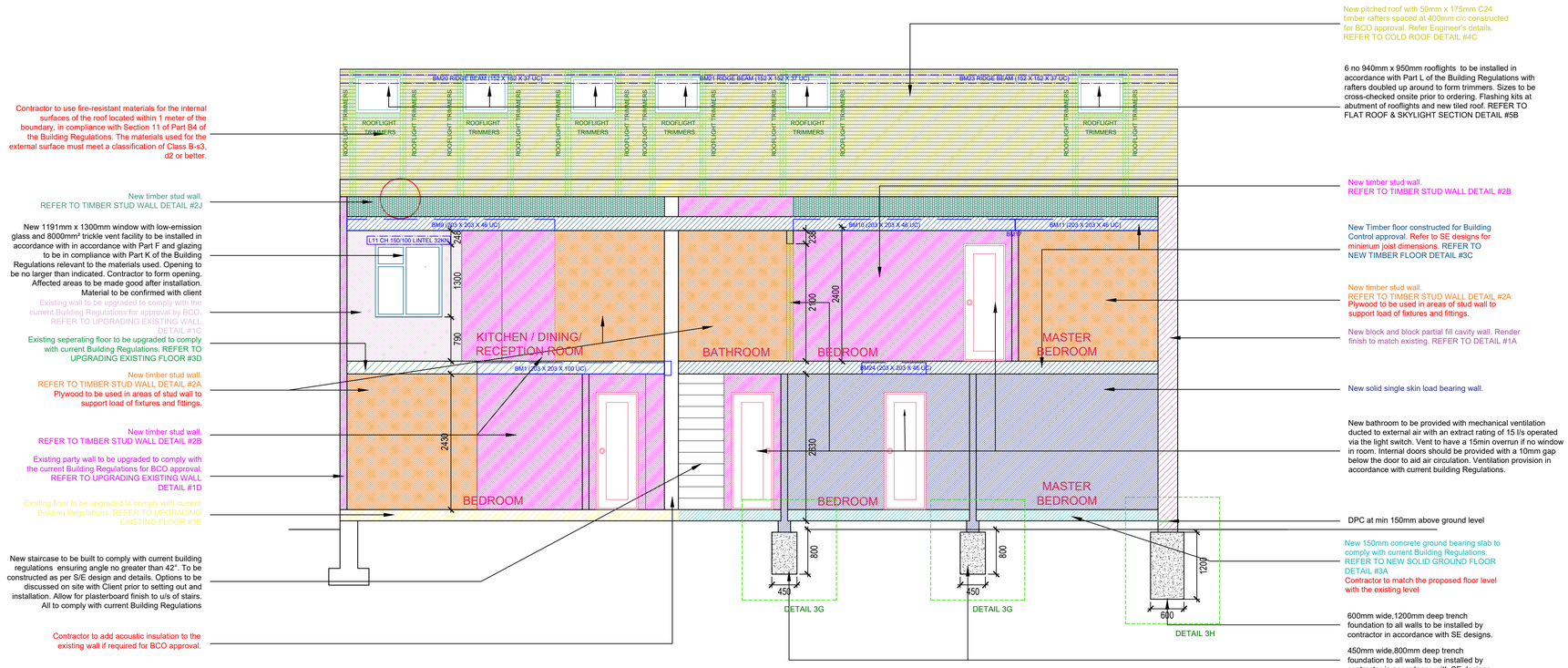
TIMBER ELEMENTS:

ROOFLIGHT TRIM (2 X 50 X 175MM C24)

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.
- Existing wall to be upgraded to comply with the current Building Regulations for approval by BCO. REFER TO UPGRADING EXISTING WALL DETAIL #1C
- Existing party wall to be upgraded to comply with the current Building Regulations for BCO approval. REFER TO UPGRADING EXISTING WALL DETAIL #1D
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- New single skin load bearing block wall. Refer to DETAIL #2G.
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2J
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2K
- New 150mm concrete ground bearing slab to comply with current Building Regulations. REFER TO NEW SOLID GROUND FLOOR DETAIL #3A
- Existing floor to be upgraded to comply with current Building Regulations. REFER TO UPGRADING EXISTING FLOOR #3B
- New Timber floor constructed for Building Control approval. Refer to SE designs for minimum joist dimensions. REFER TO NEW TIMBER FLOOR DETAIL #3C
- Existing seperating floor to be upgraded to comply with current Building Regulations. REFER TO UPGRADING EXISTING FLOOR #3D
- New pitched roof with 50mm x 175mm C24 timber rafters spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4C

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



SECTION C-C

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: – – – – – – STRUCTURAL ELEMENT
–·–·–·–·– TIMBER ELEMENT

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3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-11

Revision: R0

RIGHT SIDE ELEVATION

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13 Clifton Vale, Bristol, BS8 4PT

BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR
DIMENSIONS RELATING TO PROPOSED
MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

STEEL ELEMENTS:

GROUND FLOOR

BM1 (203 X 203 X 100 UC)

BM2 (203 X 203 X 100 UC)

BM3 (203 X 203 X 100 UC)

BM4 (203 X 203 X 46 UC)

BM5 (203 X 203 X 46 UC)

BM6 (203 X 203 X 71 UC)

BM7 (203 X 203 X 71 UC)

BM8 (203 X 203 X 71 UC)

BM24 (203 X 203 X 46 UC)

BM24A (203 X 203 X 46 UC)

BM25 (203 X 203 X 46 UC)

CATNIC LINTEL L1 CX 150/100 55KN

CATNIC LINTEL L2 CG 150/100 18KN

CATNIC LINTEL L3 CG 150/100 22KN

CATNIC LINTEL L4 CG 150/100 15KN

CATNIC LINTEL L5 CX 150/100 60KN

CATNIC LINTEL L6 CX 150/100 60KN

CATNIC LINTEL L7 CX 150/100 60KN

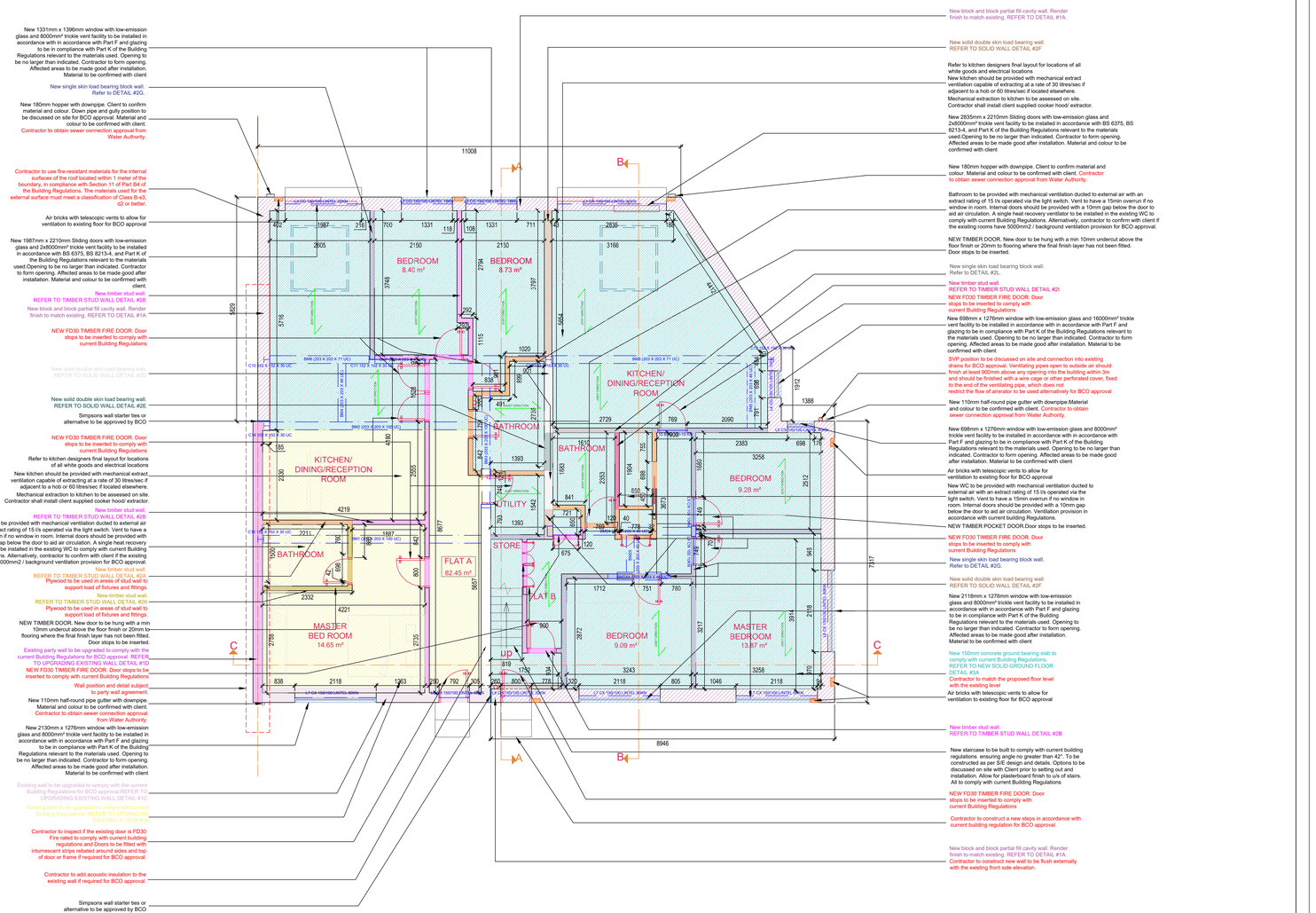
CATNIC LINTEL L8 CH 150/100 32KN

CATNIC LINTEL L9 CN 100 10KN

CATNIC LINTEL L10 BSD 100-19 KN

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.
- Existing wall to be upgraded to comply with the current Building Regulations for approval by BCO. REFER TO UPGRADING EXISTING WALL DETAIL #1C
- Existing wall to be upgraded to comply with the current Building Regulations for approval by BCO. REFER TO UPGRADING EXISTING WALL DETAIL #1D
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- New solid double skin load bearing wall. REFER TO SOLID WALL DETAIL #2D
- New solid double skin load bearing wall. REFER TO SOLID WALL DETAIL #2E
- New solid double skin load bearing wall. REFER TO SOLID WALL DETAIL #2F
- New single skin load bearing block wall. Refer to DETAIL #2G.
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2I
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2K
- New single skin load bearing block wall. Refer to DETAIL #2L.
- New 150mm concrete ground bearing slab to comply with current Building Regulations. REFER TO NEW SOLID GROUND FLOOR DETAIL #3A
- Existing floor to be upgraded to comply with current Building Regulations. REFER TO UPGRADING EXISTING FLOOR #3B



GROUND FLOOR PLAN

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
- STRUCTURAL ELEMENT
- SITE BOUNDARY
- FOUNDATION

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3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A0

Drawing Code: 3/NC-12

Revision: R0

PROPOSED GROUND FLOOR

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BUILDING REGULATIONS

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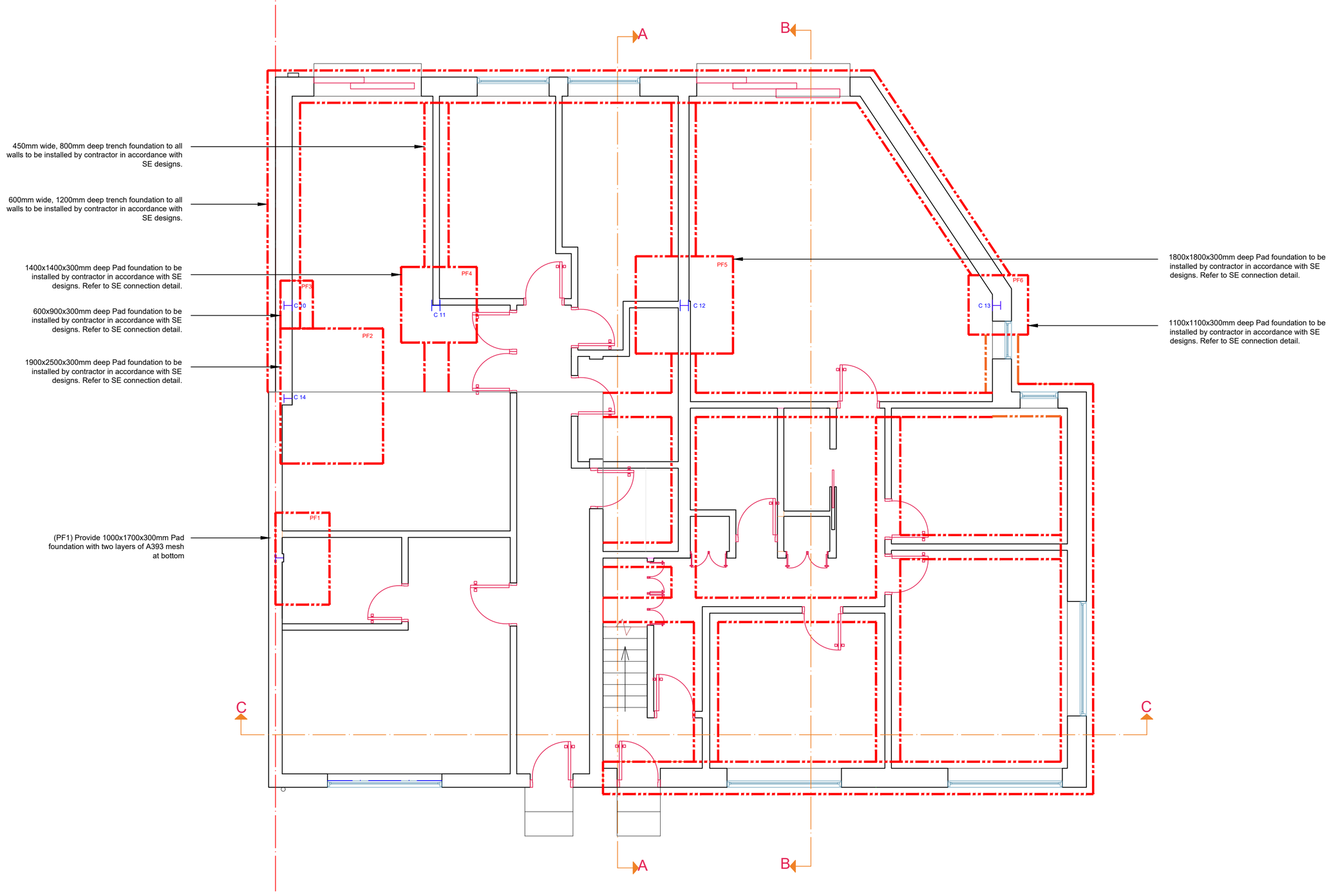
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



SCALE BAR 1:50

0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
- STRUCTURAL ELEMENT
- SITE BOUNDARY
- FOUNDATION

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Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-13

Revision: R0

FOUNDATION DRAWING

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BUILDING REGULATIONS

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DIMENSIONS RELATING TO PROPOSED
MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

STEEL ELEMENTS:

FIRST FLOOR

BM9 (203 X 203 X 46 UC)

BM10 (203 X 203 X 46 UC)

BM10A (203 X 132 X 30 UB)

BM11 (203 X 203 X 46 UC)

BM12 (152 X 152 X 37 UC)

BM13 (203 X 203 X 46 UC)

BM14 (203 X 203 X 46 UC)

BM15 (152 X 152 X 37 UC)

BM15A (203 X 203 X 60 UC)

BM16 (152 X 152 X 37 UC)

BM16A (203 X 203 X 60 UC)

BM17 (203 X 203 X 71 UC)

CATNIC LINTEL L11 CH 150/100 32KN

CATNIC LINTEL L12 CG 150/100 22KN

CATNIC LINTEL L13 CG 150/100 15KN

CATNIC LINTEL L15 CG 150/100 26KN

CATNIC LINTEL L16 CG 150/100 60KN

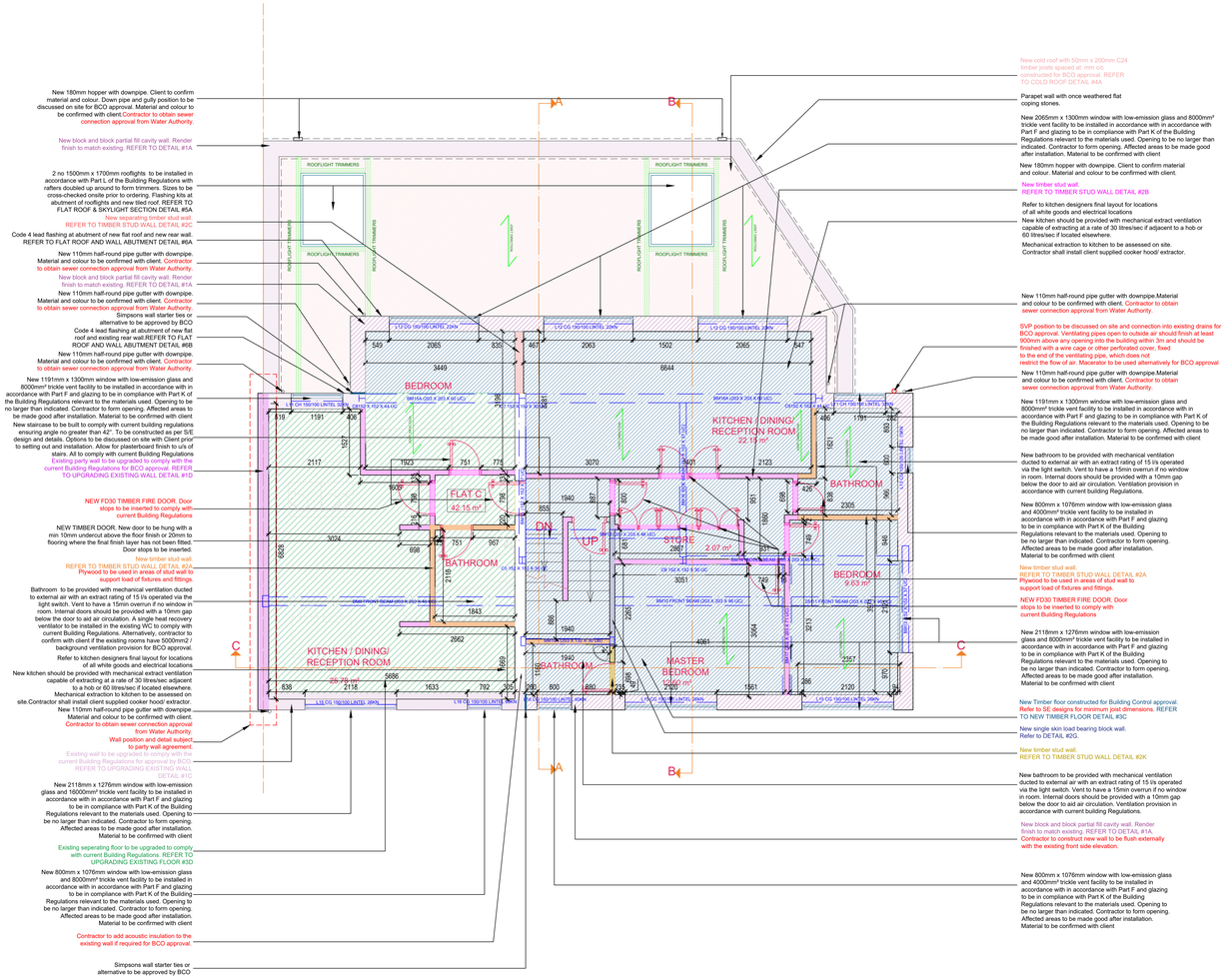
CATNIC LINTEL L6 CX 150/100 60KN

TIMBER ELEMENTS:

ROOFLIGHT TRIM (2 X 50 X 200MM C24)

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.
- Existing wall to be upgraded to comply with the current Building Regulations for approval by BCO. REFER TO UPGRADING EXISTING WALL DETAIL #1C
- Existing party wall to be upgraded to comply with the current Building Regulations for BCO approval. REFER TO UPGRADING EXISTING WALL DETAIL #1D
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- New separating timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2C
- New single skin load bearing block wall. Refer to DETAIL #2G.
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2K
- New Timber floor constructed for Building Control approval. Refer to SE designs for minimum joist dimensions. REFER TO NEW TIMBER FLOOR DETAIL #3C
- Existing seperating floor to be upgraded to comply with current Building Regulations. REFER TO UPGRADING EXISTING FLOOR #3D
- New cold roof with 50mm x 200mm C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4A



FIRST FLOOR PLAN

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
- STRUCTURAL ELEMENT
- SITE BOUNDARY
- TIMBER ELEMENT

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3 NEW CLOSE
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Date:19/12/2024

Scale: 1:50 @ A0

Drawing Code: 3/NC-14

Revision: R0

PROPOSED FIRST FLOOR

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BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR
DIMENSIONS RELATING TO PROPOSED
MASS WHICH CANNOT BE EXCEEDED

STEEL ELEMENTS:

LOFT FLOOR

BM18 (152 X 152 X 37 UC)

BM19 (152 X 152 X 37 UC)

BM20 (152 X 152 X 37 UC)

BM21 (152 X 152 X 37 UC)

BM22 (152 X 152 X 37 UC)

BM23 (152 X 152 X 37 UC)

CATNIC LINTEL L17 2 X 50 X 175 C24

C1 152 X 152 X 30 UC

C2 152 X 152 X 30 UC

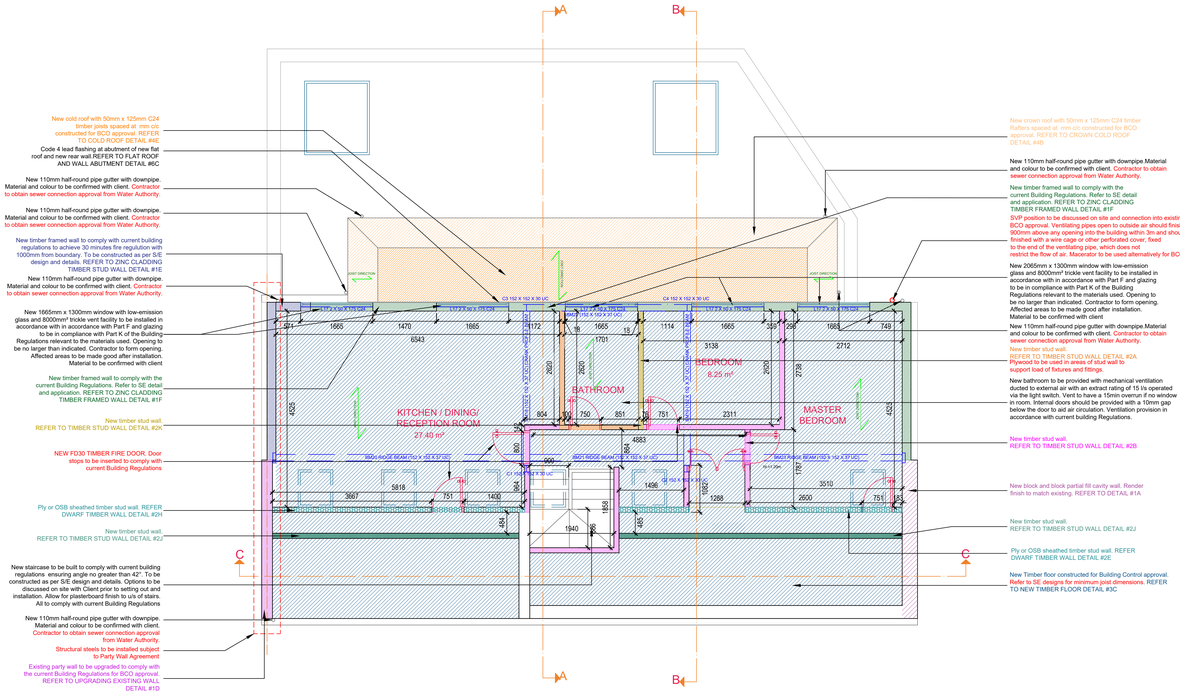
C3 152 X 152 X 30 UC

C4 152 X 152 X 30 UC

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A.
- Existing party wall to be upgraded to comply with the current Building Regulations for BCO approval. REFER TO UPGRADING EXISTING WALL DETAIL #1D
- New timber framed wall to comply with current building regulations to achieve 30 minutes fire regulation with 1000mm from boundary. To be constructed as per S/E design and details. REFER TO ZINC CLADDING TIMBER STUD WALL DETAIL #1E
- New timber framed wall to comply with the current Building Regulations. Refer to SE detail and application. REFER TO ZINC CLADDING TIMBER FRAMED WALL DETAIL #1F
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2K
- Ply or OSB sheathed timber stud wall. REFER DWARF TIMBER WALL DETAIL #2H
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2J
- New Timber floor constructed for Building Control approval. Refer to SE designs for minimum joist dimensions. REFER TO NEW TIMBER FLOOR DETAIL #3C
- New crown roof with 50mm x 125mm C24 timber Rafters spaced at mm c/c constructed for BCO approval. REFER TO CROWN COLD ROOF DETAIL #4B
- New cold roof with 50mm x 175mm C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4E

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



LOFT FLOOR PLAN

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: STRUCTURAL ELEMENT
SITE BOUNDARY

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Date:19/12/2024

Scale: 1:50 @ A0

Drawing Code: 3/NC-15

Revision: R0

PROPOSED LOFT FLOOR

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BUILDING REGULATIONS

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STEEL ELEMENTS:

LOFT FLOOR

BM18 (152 X 152 X 37 UC)

BM19 (152 X 152 X 37 UC)

BM20 (152 X 152 X 37 UC)

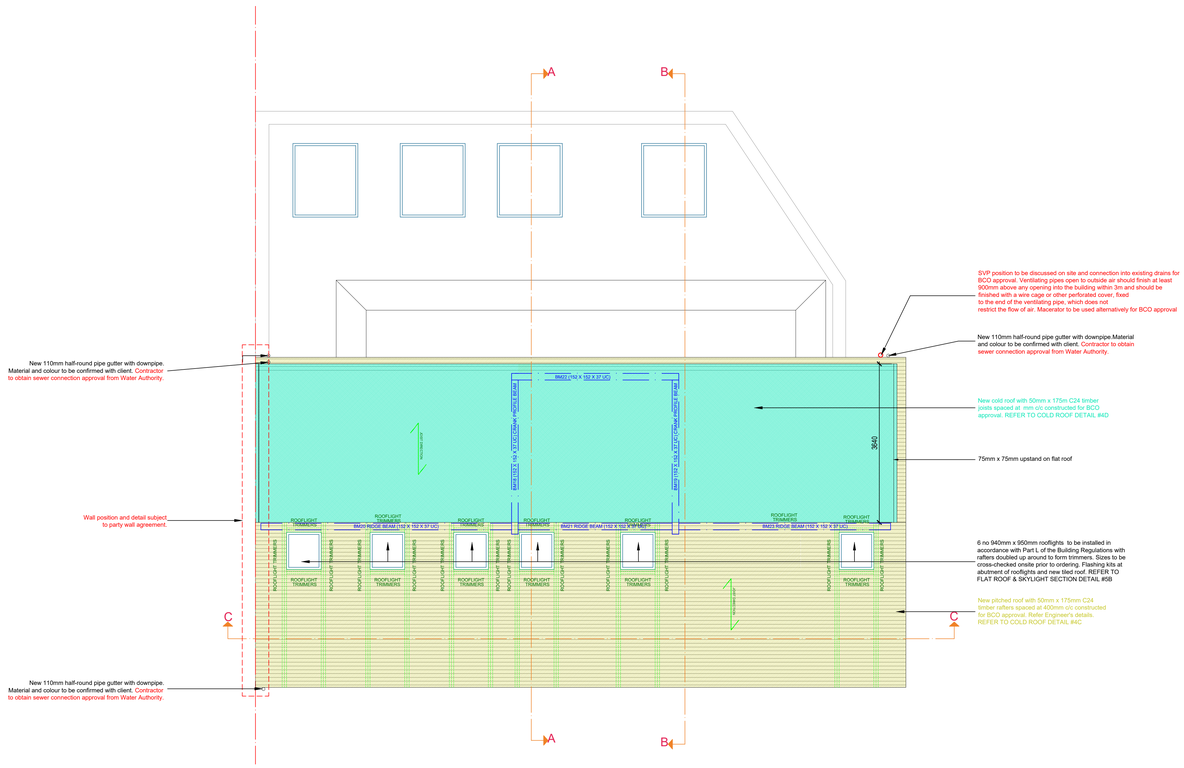
BM21 (152 X 152 X 37 UC)

BM22 (152 X 152 X 37 UC)

BM23 (152 X 152 X 37 UC)

TIMBER ELEMENTS:

ROOFLIGHT TRIM (2 X 50 X 175MM C24)



ROOF PLAN

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors.

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: STRUCTURAL ELEMENT
SITE BOUNDARY

New pitched roof with 50mm x 175mm C24 timber rafters spaced at 400mm c/c constructed for BCO approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4C

New pitched roof with 50mm x 175m C24 timber joists spaced at mm c/c constructed for BCO approval. REFER TO COLD ROOF DETAIL #4D

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3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A0

Drawing Code: 3/NC-16

Revision: R0

PROPOSED ROOF PLAN

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BUILDING REGULATIONS

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Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

HEATING AND PLUMBING SCHEDULE:

TOWEL RAIL	TOWEL RAIL
	EXTERNAL TAP

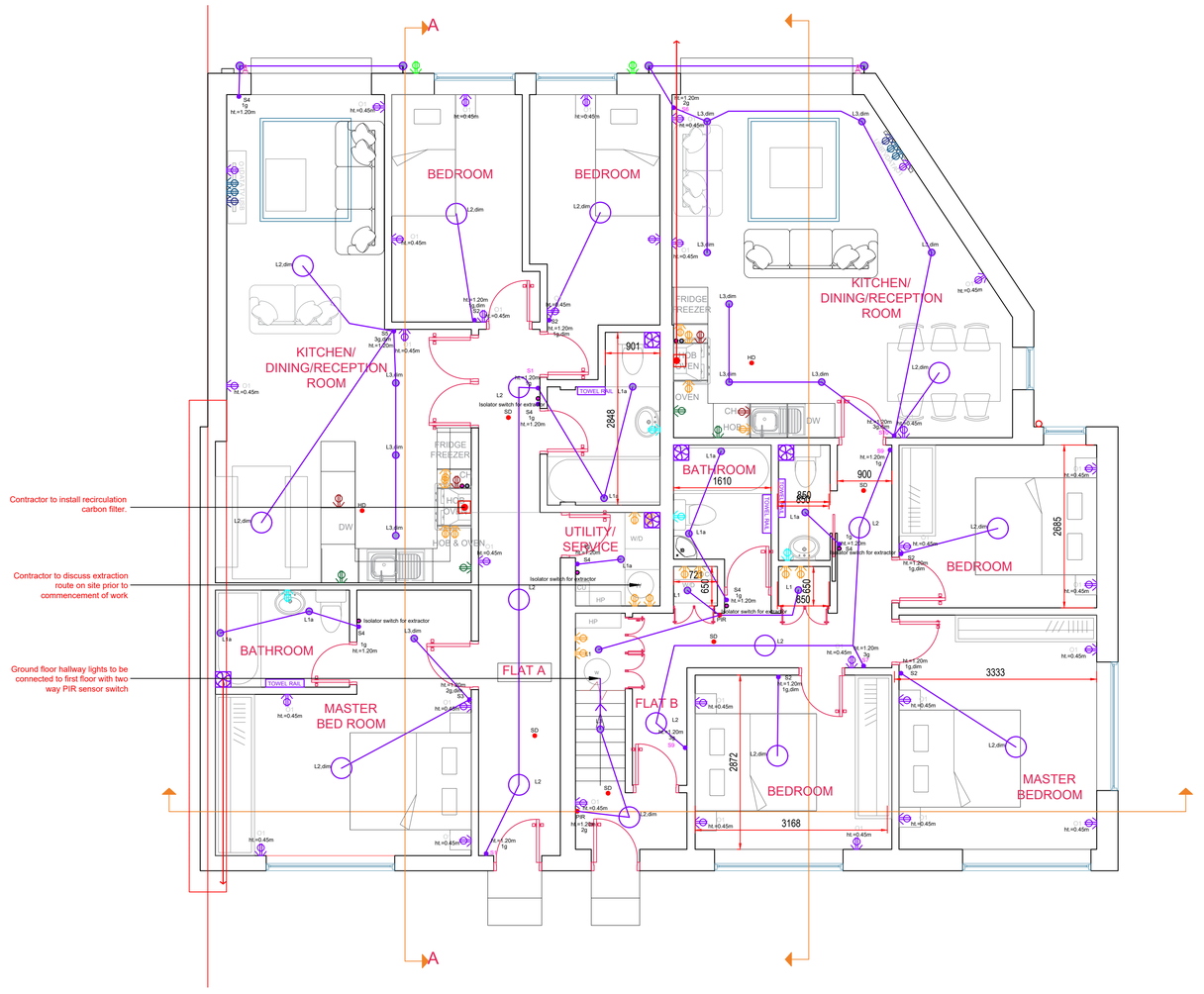
Please note all internal light fittings should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt as per current Building Regulations.

ELECTRICAL SCHEDULE

L2		6 inch Pendant Set (T2 Rated) BC +dimmer
L1a		Fire Rated IP65 Downlight
L3		Fire Rated Downlight
DIM		Dimmer
WL		Fire Rated IP65 External Wall Light
O1		1 Gang Switch Socket Outlet @ 0.45M HT
		Plug in Socket for appliances
		Wired Socket for appliances
		Socket @ 150mm above worktops
		External plug in Socket
USB		USB Socket @ 0.45M HT
		Shaver Socket
		DATA Socket
		TV Socket
S1		1 Gang 2 way Plateswitch 10 Amp + Dimmer
S2		1 Gang 2 way Plateswitch 10 Amp
S3		2 Gang 1 way Plateswitch 10 Amp + Dimmer
S4		1 Gang 1 way Plateswitch 10 Amp
S5		3 Gang 2 way Plateswitch 10 Amp + Dimmer
S6		2 Gang 2 way Plateswitch 10 Amp
S7		1 Gang 1 way Plateswitch 10 Amp + Dimmer
S8		3 Gang 1 way Plateswitch 10 Amp
S9		4 Gang 2 way Plateswitch 10 Amp + Dimmer
		PIR Sensor

CU		Consumer Unit
W		Water Cylinder
HP		Heat Pump controller
W/D		Washer Dryer

Spur		Fuse spur for extractor fan
		Cooker Switch for Oven
		Isolator Switch for Extractor fan
E		Timer Extract Fan c/w Square and Round Facia
HD		Heat Alarm
SD		Smoke Detector



Detailed MEP Design to be verified by an Electrician and/or Gas Safe Engineer or MEP Professional following client specifications being provided and prior to commencement of construction works.

GROUND FLOOR MEP LAYOUT

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: SITE BOUNDARY

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3 NEW CLOSE
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Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-17

Revision: R0

MEP-GROUND FLOOR

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BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR
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Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

HEATING AND PLUMBING SCHEDULE:

RADIATOR	RADIATOR
RV	RADIATOR VALVE
TOWEL RAIL	TOWEL RAIL

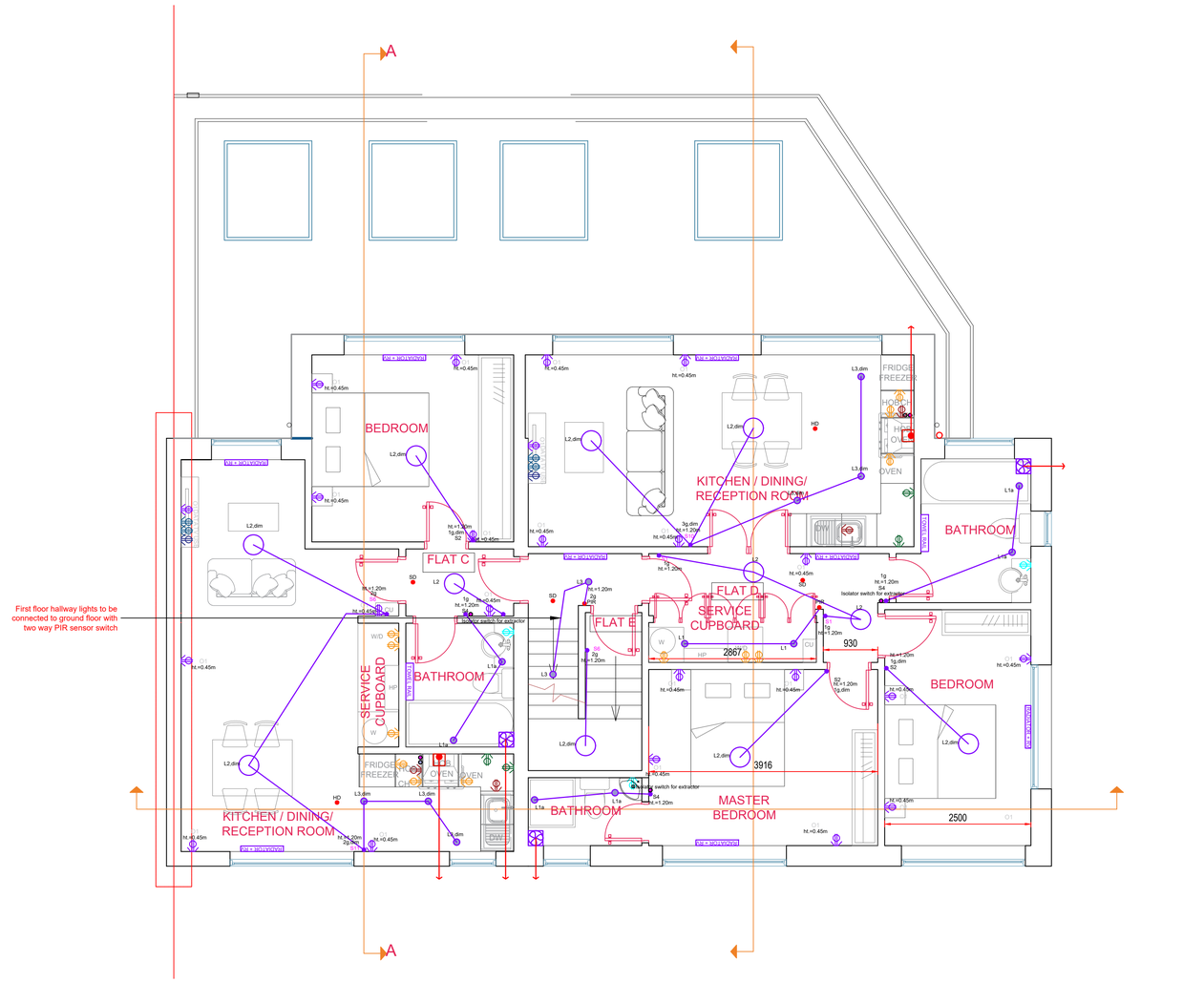
Please note all internal light fittings should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt as per current Building Regulations.

ELECTRICAL SCHEDULE

L2	◯	6 inch Pendant Set (T2 Rated) BC +dimmer
L1a	●	Fire Rated IP65 Downlight
L3	●	Fire Rated Downlight
DIM		Dimmer
O1		1 Gang Switch Socket Outlet @ 0.45M HT
		Plug in Socket for appliances
		Wired Socket for appliances
		Socket @ 150mm above worktops
		External plug in Socket
USB		USB Socket @ 0.45M HT
		Shaver Socket
		DATA Socket
		TV Socket
S1	●	1 Gang 2 way Plateswitch 10 Amp + Dimmer
S2	●	1 Gang 2 way Plateswitch 10 Amp
S3	●	2 Gang 1 way Plateswitch 10 Amp + Dimmer
S4	●	1 Gang 1 way Plateswitch 10 Amp
S5	●	3 Gang 2 way Plateswitch 10 Amp + Dimmer
S6	●	2 Gang 2 way Plateswitch 10 Amp
S7	●	1 Gang 1 way Plateswitch 10 Amp + Dimmer
S10	●	2 Gang 2 way Plateswitch 10 Amp
	●	PIR Sensor

CU		Consumer Unit
W		Water Cylinder
HP		Heat Pump controller
W/D		Washer Dryer

Spur	●	Fuse spur for extractor fan
	●	Cooker Switch for Oven
	●	Isolator Switch for Extractor fan
E	●	Timer Extract Fan c/w Square and Round Facia
HD	●	Heat Alarm
SD	●	Smoke Detector



Detailed MEP Design to be verified by an Electrician and/or Gas Safe Engineer or MEP Professional following client specifications being provided and prior to commencement of construction works.

FIRST FLOOR MEP LAYOUT

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: SITE BOUNDARY

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3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-18

Revision: R0

MEP-FIRST FLOOR

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BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR
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MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

HEATING AND PLUMBING SCHEDULE:

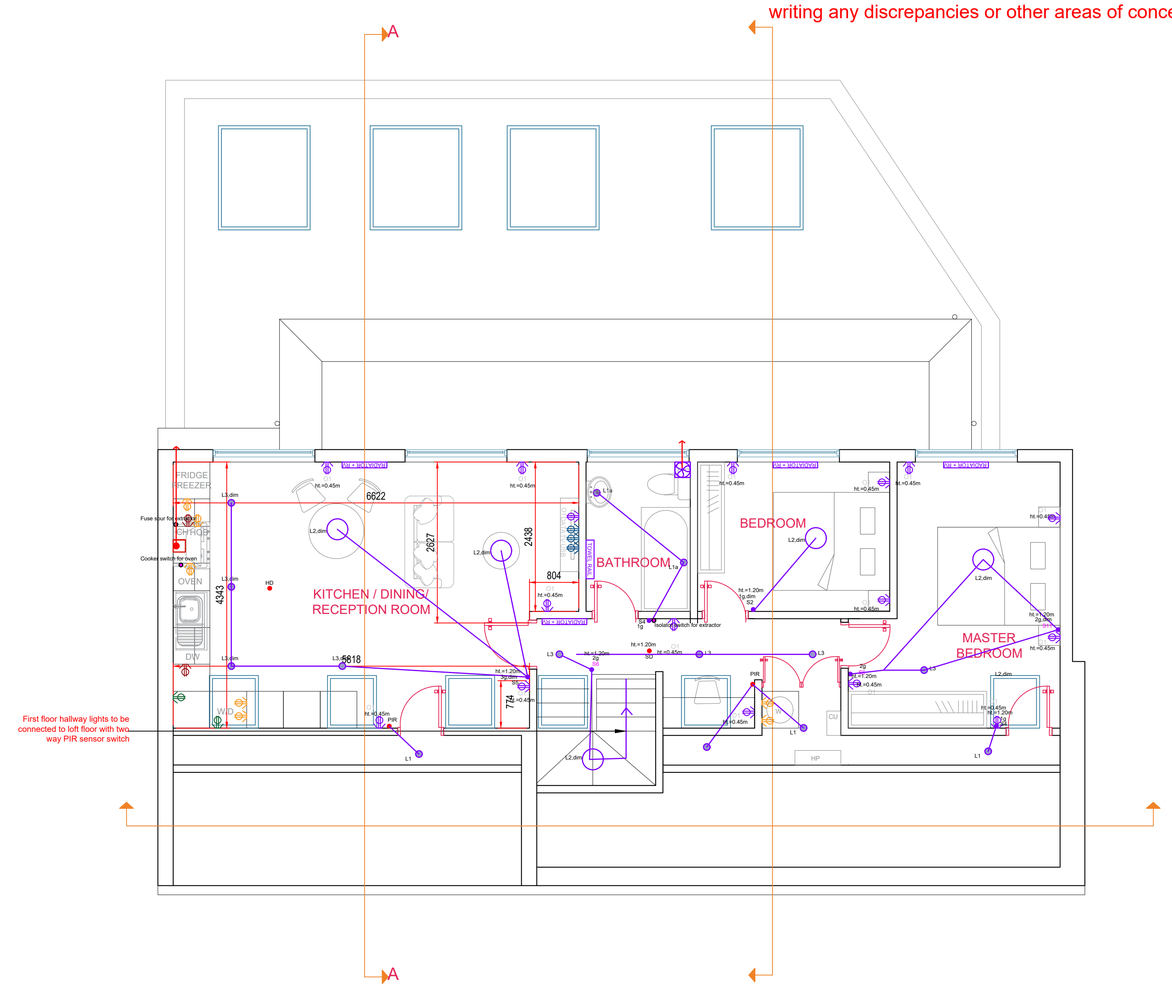
RADIATOR	RADIATOR
RV	RADIATOR VALVE
TOWEL RAIL	TOWEL RAIL

Please note all internal light fittings should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt as per current Building Regulations.

ELECTRICAL SCHEDULE

L2	◯	6 inch Pendant Set (T2 Rated) BC +dimmer
L1a	●	Fire Rated IP65 Downlight
L3	●	Fire Rated Downlight
DIM		Dimmer
O1		1 Gang Switch Socket Outlet @ 0.45M HT
		Plug in Socket for appliances
		Wired Socket for appliances
		Socket @ 150mm above worktops
		External plug in Socket
USB		USB Socket @ 0.45M HT
		Shaver Socket
		DATA Socket
		TV Socket
S1	●	1 Gang 2 way Plateswitch 10 Amp + Dimmer
S3	●	2 Gang 1 way Plateswitch 10 Amp + Dimmer
S4	●	1 Gang 1 way Plateswitch 10 Amp
S6	●	2 Gang 2 way Plateswitch 10 Amp
S10	●	2 Gang 2 way Plateswitch 10 Amp + Dimmer
Spur	●	Fuse spur for extractor fan
	●	Cooker Switch for Oven
	●	Isolator Switch for Extractor fan
E	●	Timer Extract Fan c/w Square and Round Facia
HD	●	Heat Alarm
SD	●	Smoke Detector
	●	PIR Sensor

CU		Consumer Unit
W		Water Cylinder
HP		Heat Pump controller
W/D		Washer Dryer



Detailed MEP Design to be verified by an Electrician and/or Gas Safe Engineer or MEP Professional following client specifications being provided and prior to commencement of construction works.

LOFT FLOOR MEP LAYOUT

SCALE BAR 1:50
0 1 2 3 4 5
METRES

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: SITE BOUNDARY

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3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-19

Revision: R0

MEP-LOFT FLOOR

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13 Clifton Vale, Bristol, BS8 4PT

BUILDING REGULATIONS

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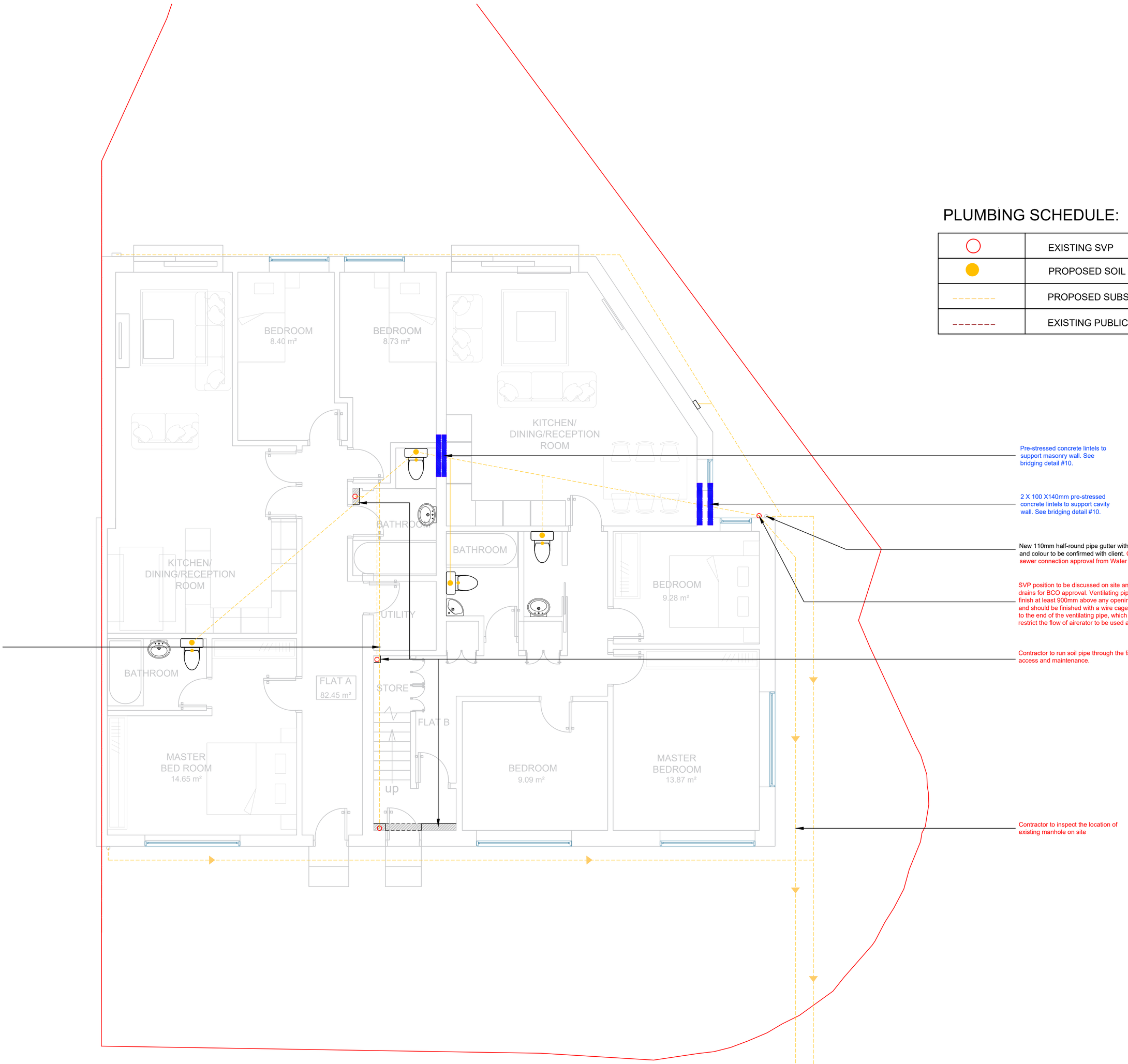
MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

PLUMBING SCHEDULE:

○	EXISTING SVP
●	PROPOSED SOIL PIPE
- - - - - - -	PROPOSED SUBSTRATE
- - - - - - -	EXISTING PUBLIC SEWER DRAIN



GROUND FLOOR -SUBSTRATE PLAN

SCALE BAR 1:50
0 1 2 3 4 5
METRES

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Scale: 1:50 @ A1

Drawing Code: 3/NC-20

Revision: R0

MEP-SUBSTRATE GROUND PLAN

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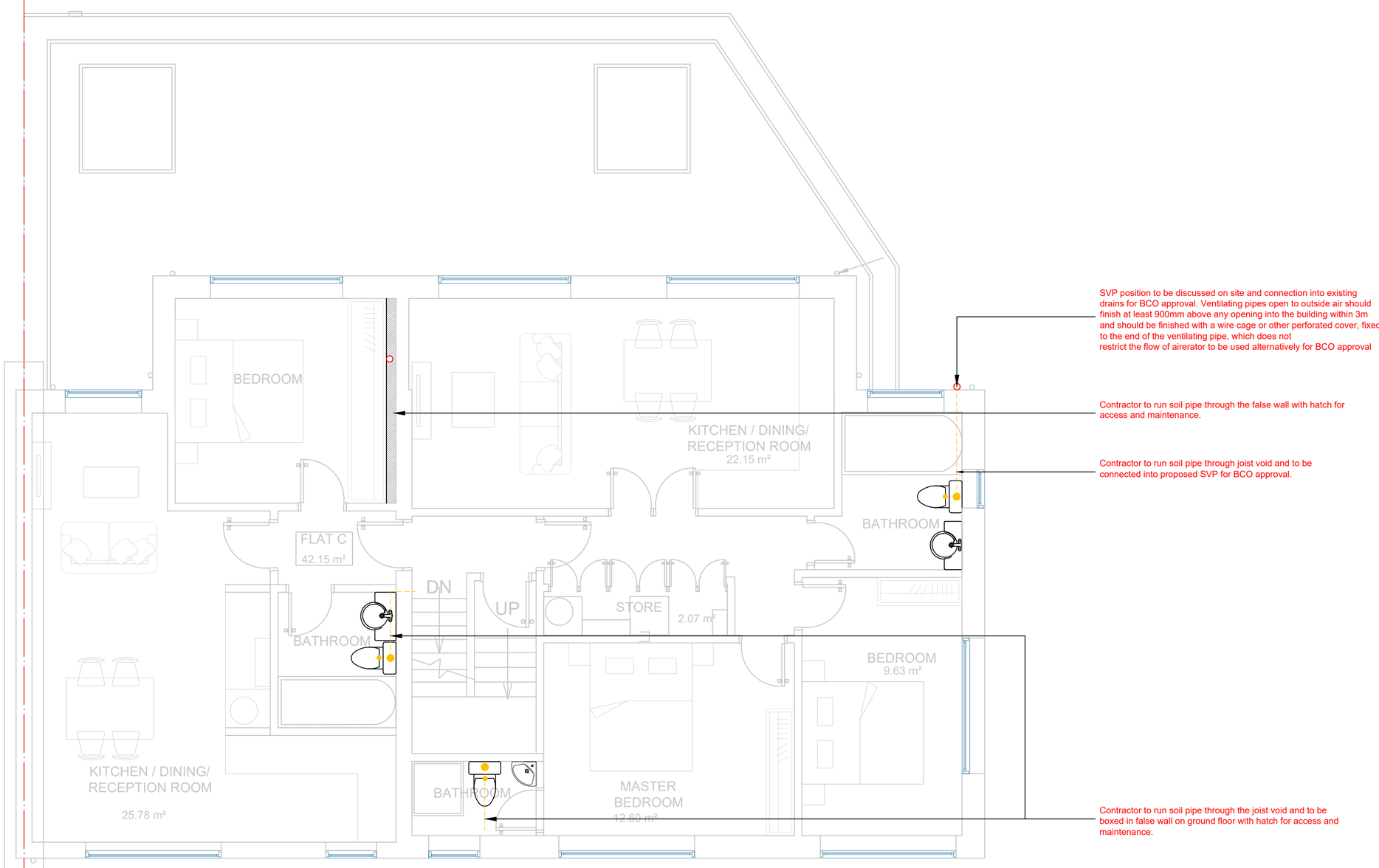
PLUMBING SCHEDULE:

○	EXISTING SVP
●	PROPOSED SOIL PIPE
– – – – – –	PROPOSED SUBSTRATE



FIRST FLOOR -SUBSTRATE PLAN

SCALE BAR 1:50

0 1 2 3 4 5
METRES

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KEY: – – – – – – – SITE BOUNDARY

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3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-21

Revision: R0

MEP-SUBSTRATE FIRST PLAN

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BUILDING REGULATIONS

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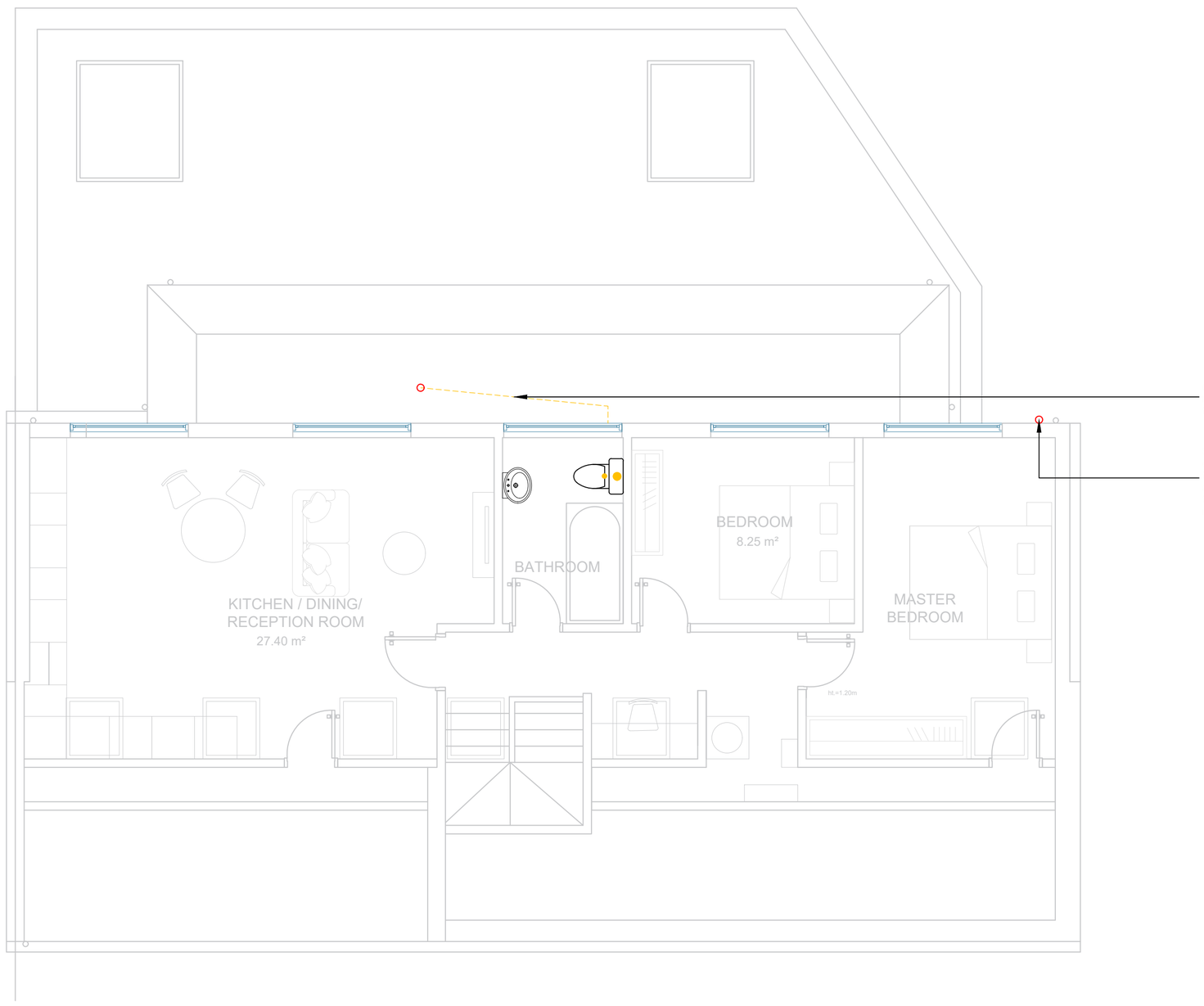
PLUMBING SCHEDULE:

○	EXISTING SVP
●	PROPOSED SOIL PIPE
- - - - - - -	PROPOSED SUBSTRATE



Contractor to run soil pipe through the crown roof void and to be boxed in false wall on ground floor and first floor with hatch for access and maintenance.

SVP position to be discussed on site and connection into existing drains for BCO approval. Ventilating pipes open to outside air should finish at least 900mm above any opening into the building within 3m and should be finished with a wire cage or other perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of airerator to be used alternatively for BCO approval

LOFT FLOOR -SUBSTRATE PLAN

SCALE BAR 1:50

0 1 2 3 4 5
METRES

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3 NEW CLOSE
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A1

Drawing Code: 3/NC-22

Revision: R0

MEP-SUBSTRATE LOFT PLAN

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BUILDING REGULATIONS

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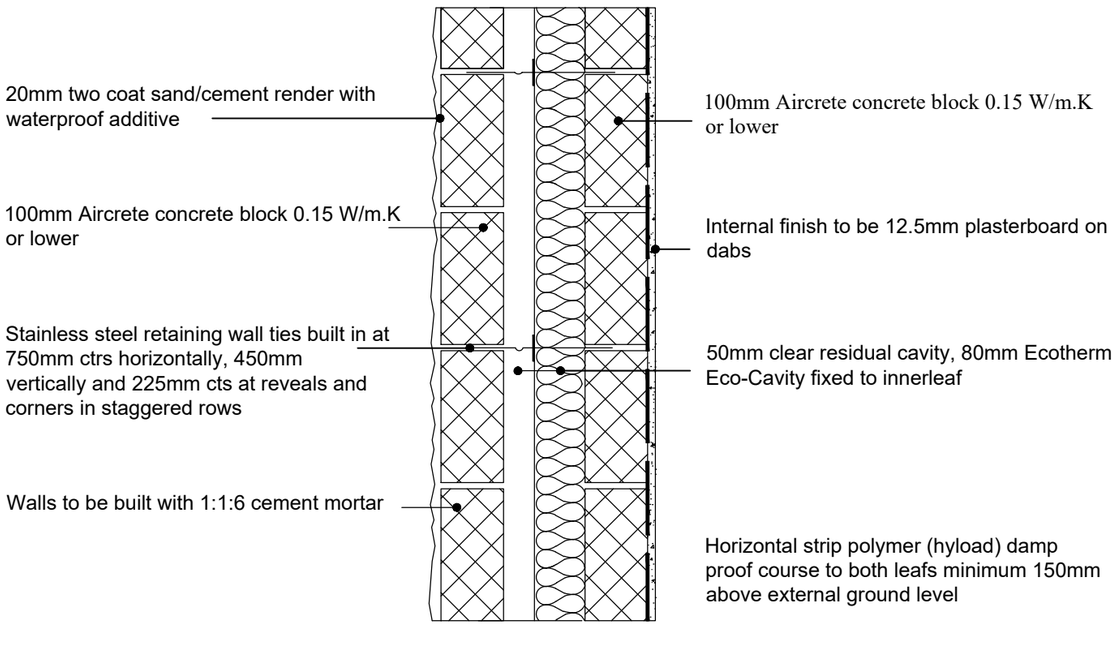
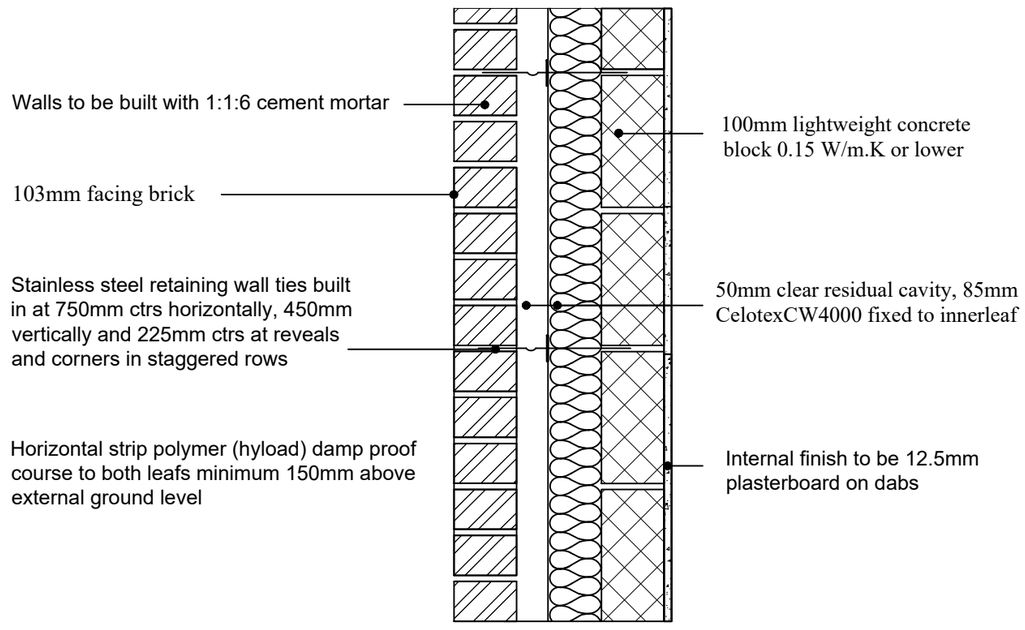


DETAIL: 1A

PARTIAL FILL CAVITY WALL (BLOCK AND BLOCK)

U-value 0.18 W/m²K



DETAIL: 1B

PARTIAL FILL CAVITY WALL (BRICK AND BLOCK)

U-value 0.18 W/m²K

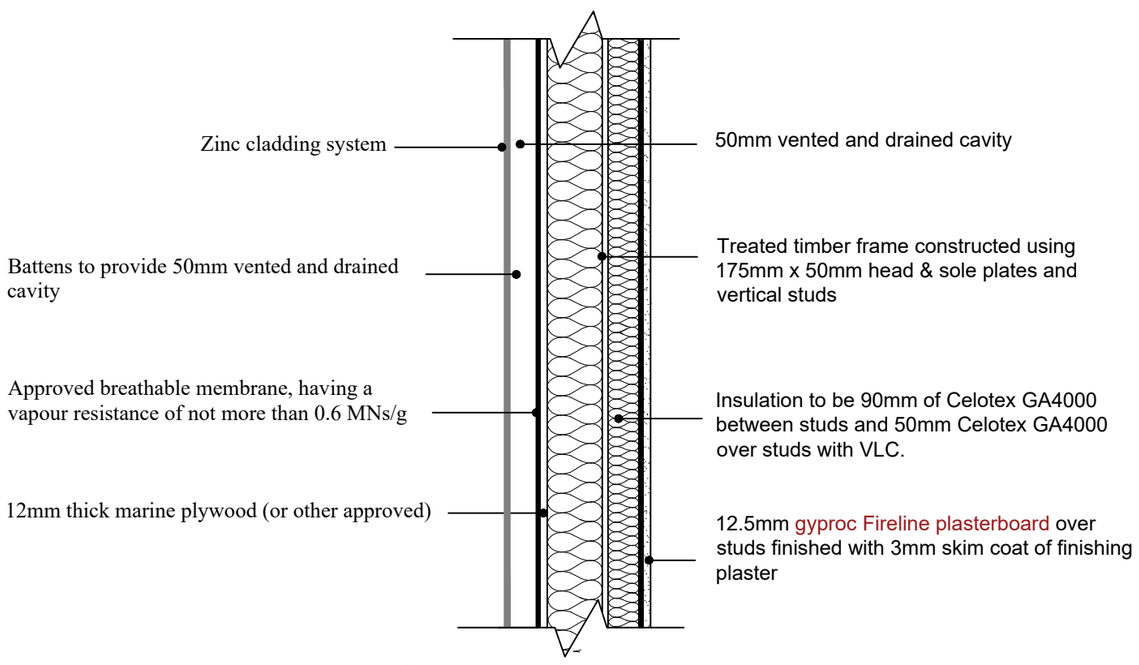
DETAIL: 1C

UPGRADE EXISTING CAVITY WALL (BLOCK AND BLOCK)

U-value 0.30 W/m²K

DETAIL: 1D

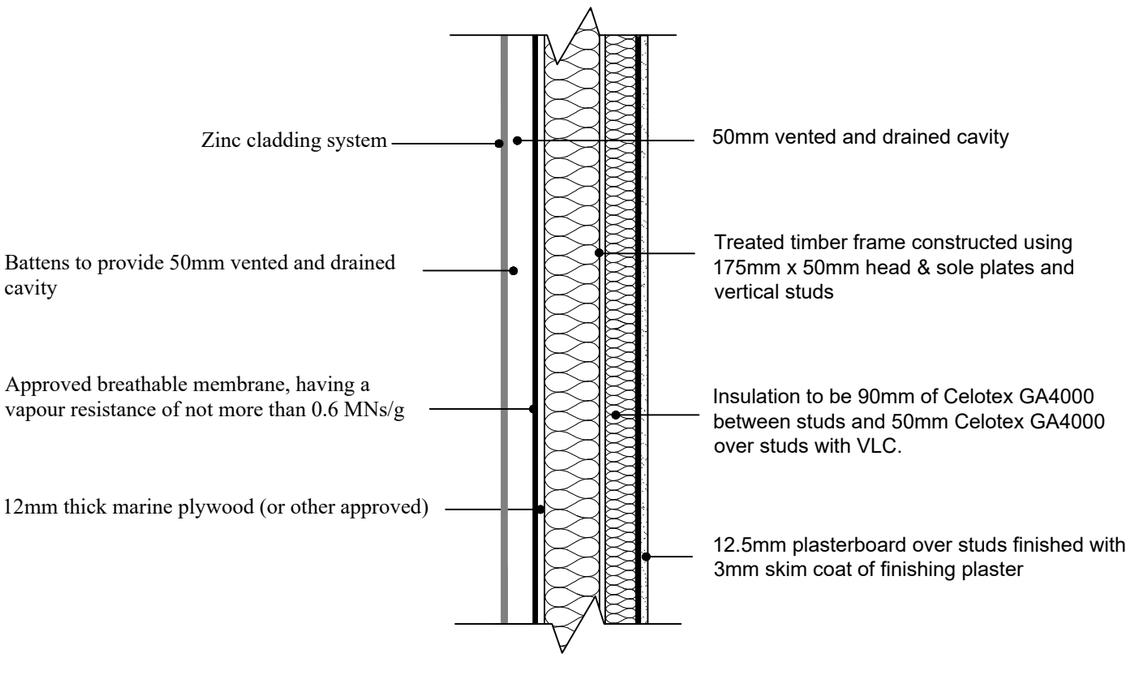
UPGRADE EXISTING PARTY WALL (BLOCK AND BLOCK)



DETAIL: 1E

TIMBER FRAMED WALL- FIRE RESISTANT (ZINC CLADDING)

U-value 0.18 W/m²K



DETAIL: 1F

TIMBER FRAMED WALL (ZINC CLADDING)

U-value 0.18 W/m²K

SCALE BAR 1:10

0 0.5 1

METRES

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3 NEW CLOSE,
SW19 2SX

Date:19/12/2024

Scale: 1:10 @ A2

Drawing Code: 3/NC-23

Revision: R0

DETAIL-1

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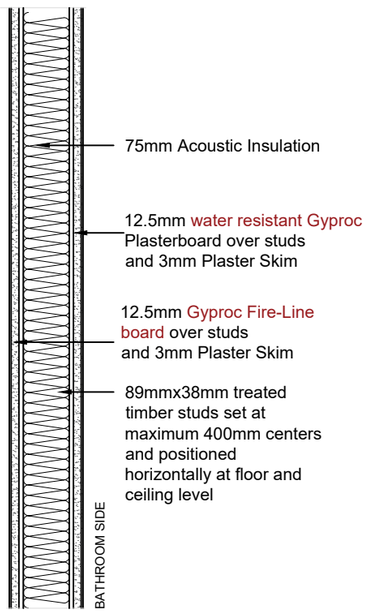
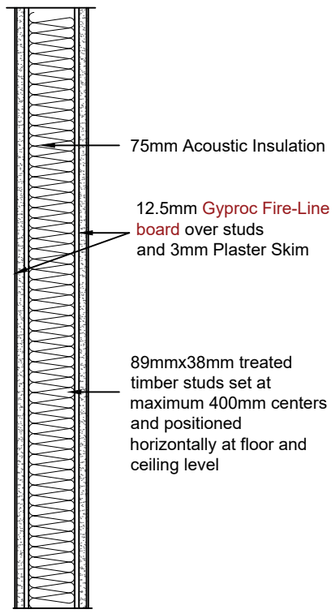


DETAIL: 2A

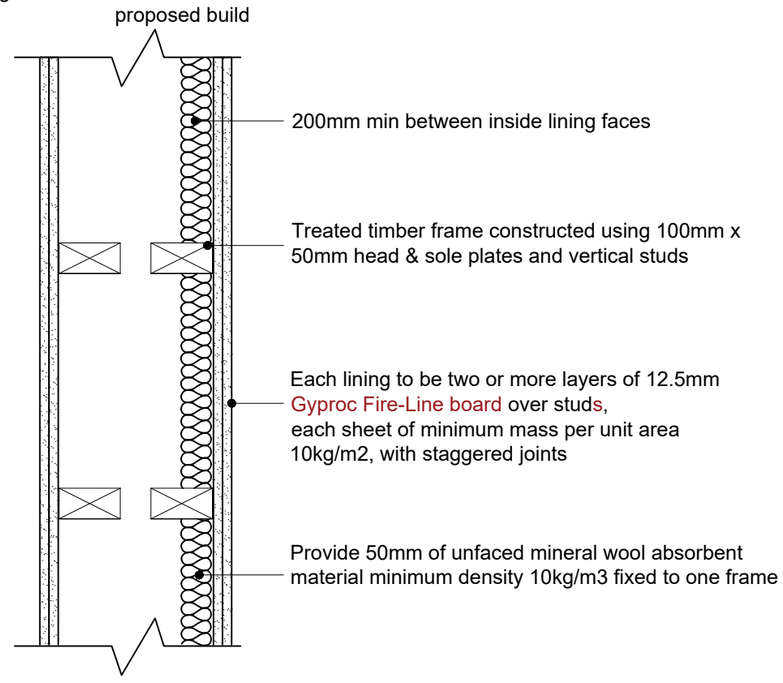
TIMBER STUD WALL DETAIL
(BATHROOM/ STANDARD ROOM)



DETAIL: 2B

TIMBER STUD
WALL DETAIL

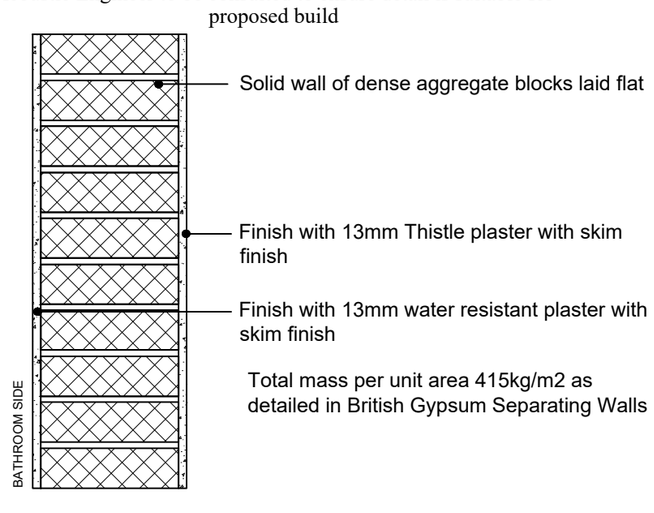
Acoustic Engineer to be consulted to ensure detail is suitable for proposed build



DETAIL: 2C

NEW SEPERATING TIMBER FRAMED WALL

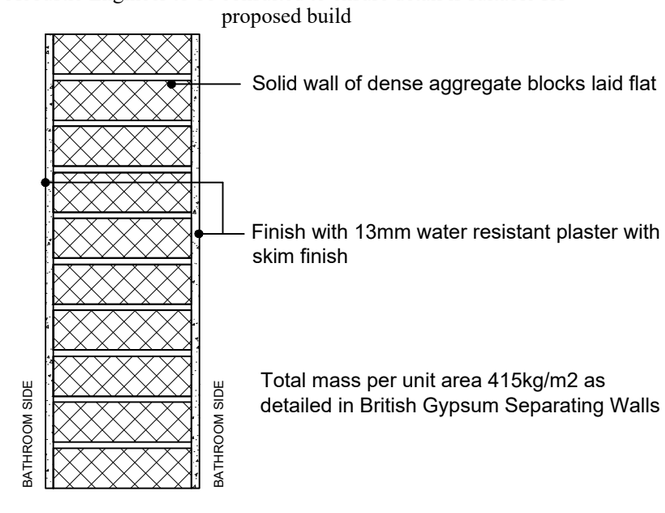
Acoustic Engineer to be consulted to ensure detail is suitable for proposed build



DETAIL: 2D

SOLID MASONRY SEPERATING WALL
(BATHROOM/ STANDARD ROOM)

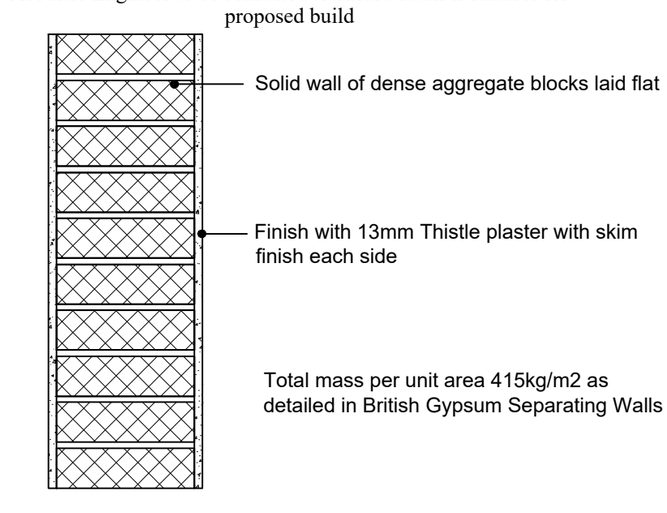
Acoustic Engineer to be consulted to ensure detail is suitable for proposed build



DETAIL: 2E

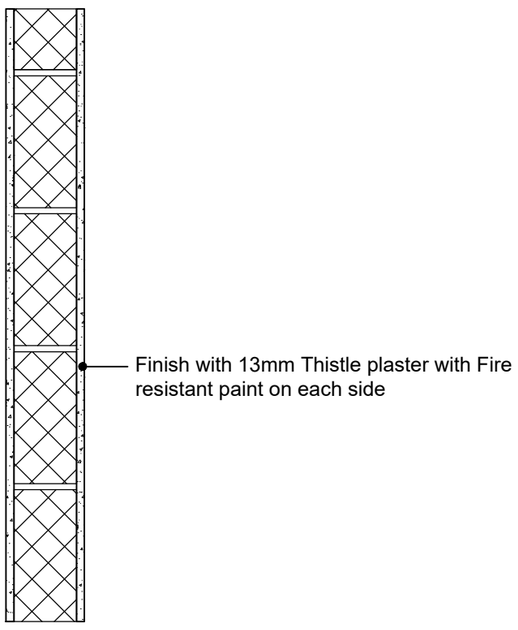
SOLID MASONRY SEPERATING WALL
(BATHROOM/ BATHROOM)

Acoustic Engineer to be consulted to ensure detail is suitable for proposed build



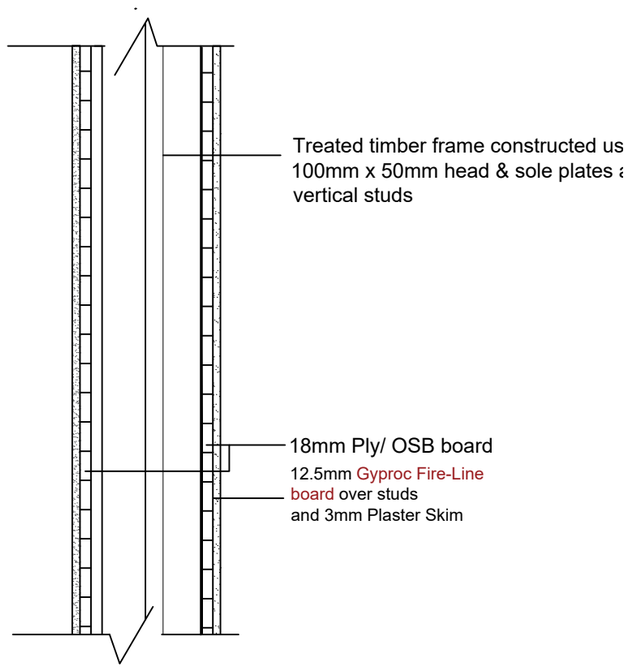
DETAIL: 2F

SOLID MASONRY SEPERATING WALL
STANDARD ROOM BOTH SIDE)



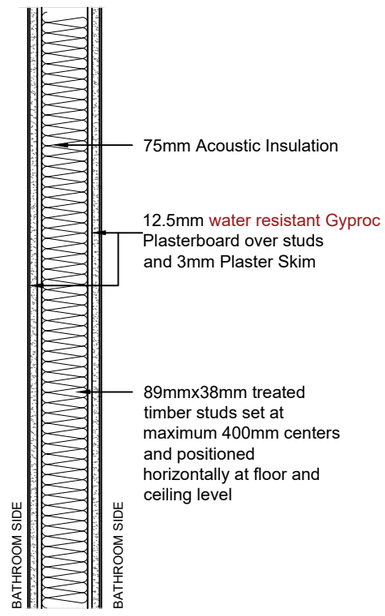
DETAIL: 2G

SINGLE SKIN WALL
(BLOCK AND BLOCK)



DETAIL: 2H

DWARF TIMBER
WALL DETAIL



DETAIL: 2I

TIMBER STUD WALL DETAIL
(BATHROOM BOTH SIDE)

SCALE BAR 1:10
0 0.5 1
METRES

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3 NEW CLOSE,
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Date:19/12/2024

Scale: 1:10 @ A2

Drawing Code: 3/NC-24

Revision: R0

DETAIL-2

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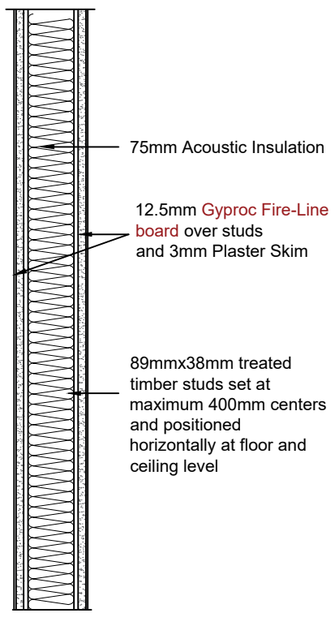
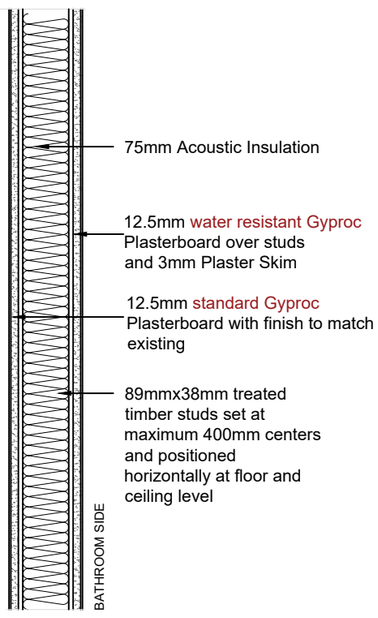
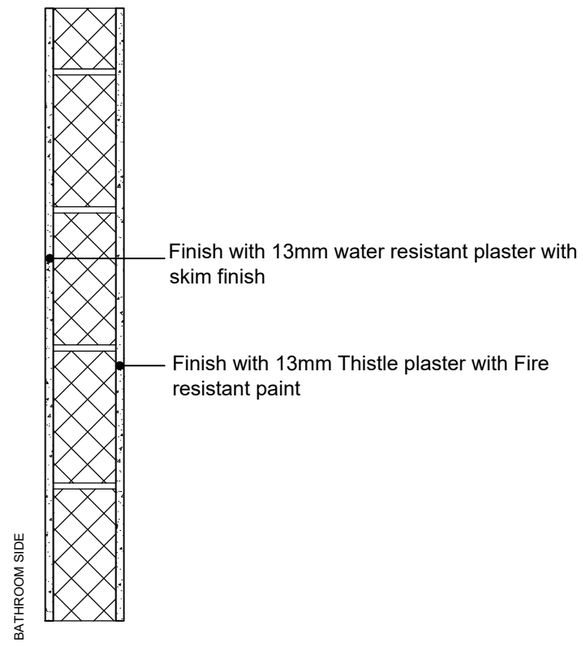
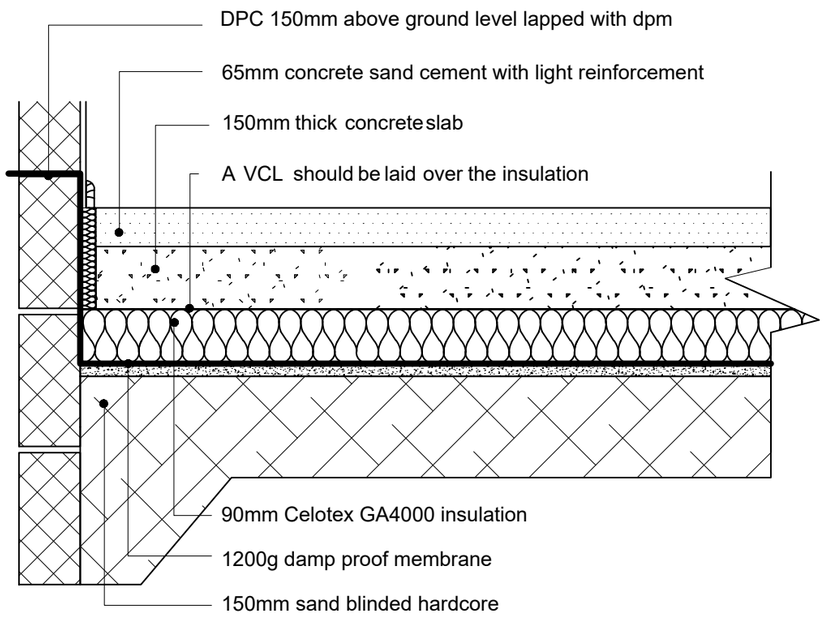


DETAIL: 2J
TIMBER STUD WALL DETAIL



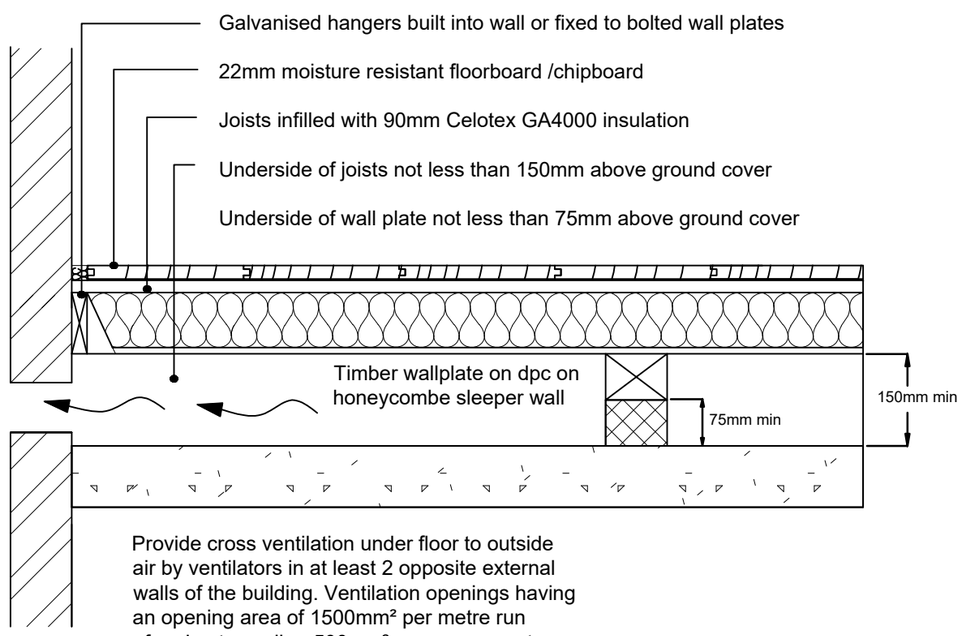
DETAIL: 2K
TIMBER STUD WALL DETAIL (BATHROOM/ STANDARD ROOM)





DETAIL: 3A
SOLID GROUND FLOOR DETAIL
U-value 0.18 W/m²K

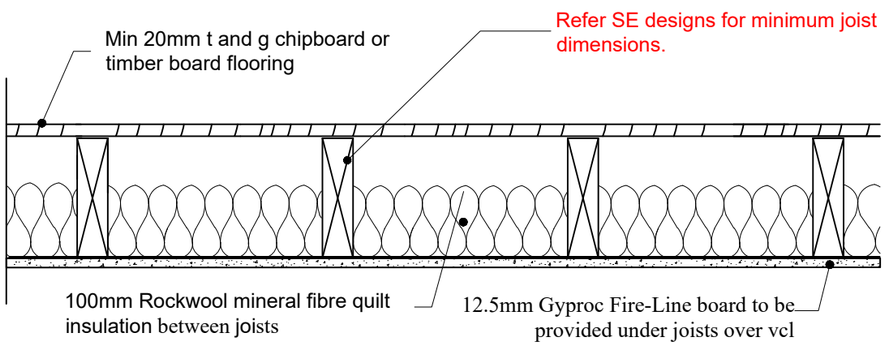
DETAIL: 2L
SINGLE SKIN WALL (BLOCK AND BLOCK)



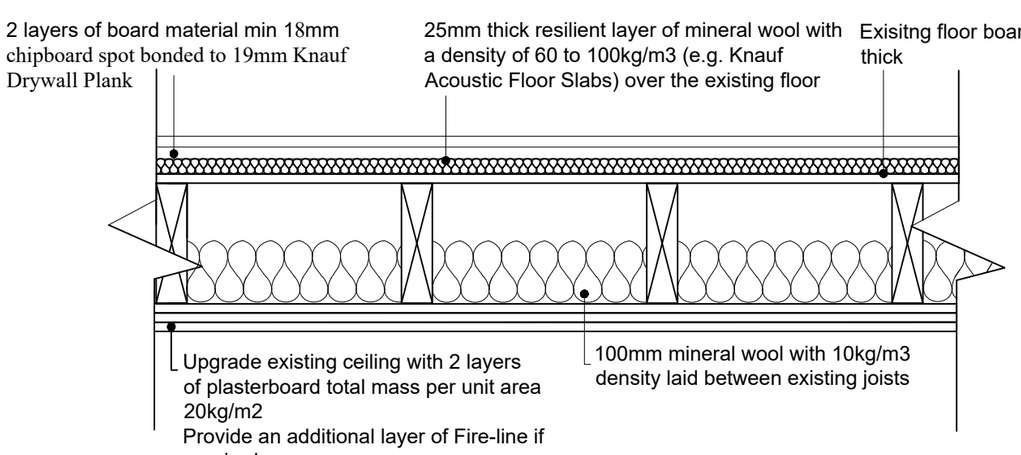
Provide cross ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area

DETAIL: 3B
UPGRADE EXISTING TIMBER SUSPENDED FLOOR
U-value 0.25 W/m²K

(as detailed in Approved Document E1
and Knauf Separating floors 4.3 - manufacturers details to be followed)
Sound resistance performance to be checked and confirmed by acoustic Engineer



DETAIL: 3C
NEW TIMBER FLOOR DETAIL



DETAIL: 3D
UPGRADE EXISTING SEPERATING FLOOR WITH PLATFORM FLOOR

SCALE BAR 1:10
0 0.5 1
METRES

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3 NEW CLOSE,
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Scale: 1:10 @ A2

Drawing Code: 3/NC-25

Revision: R0

DETAIL-3

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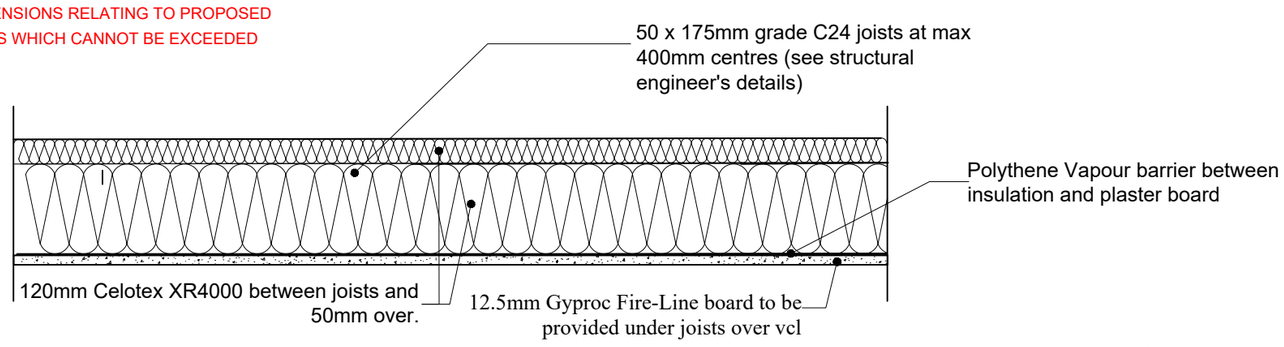
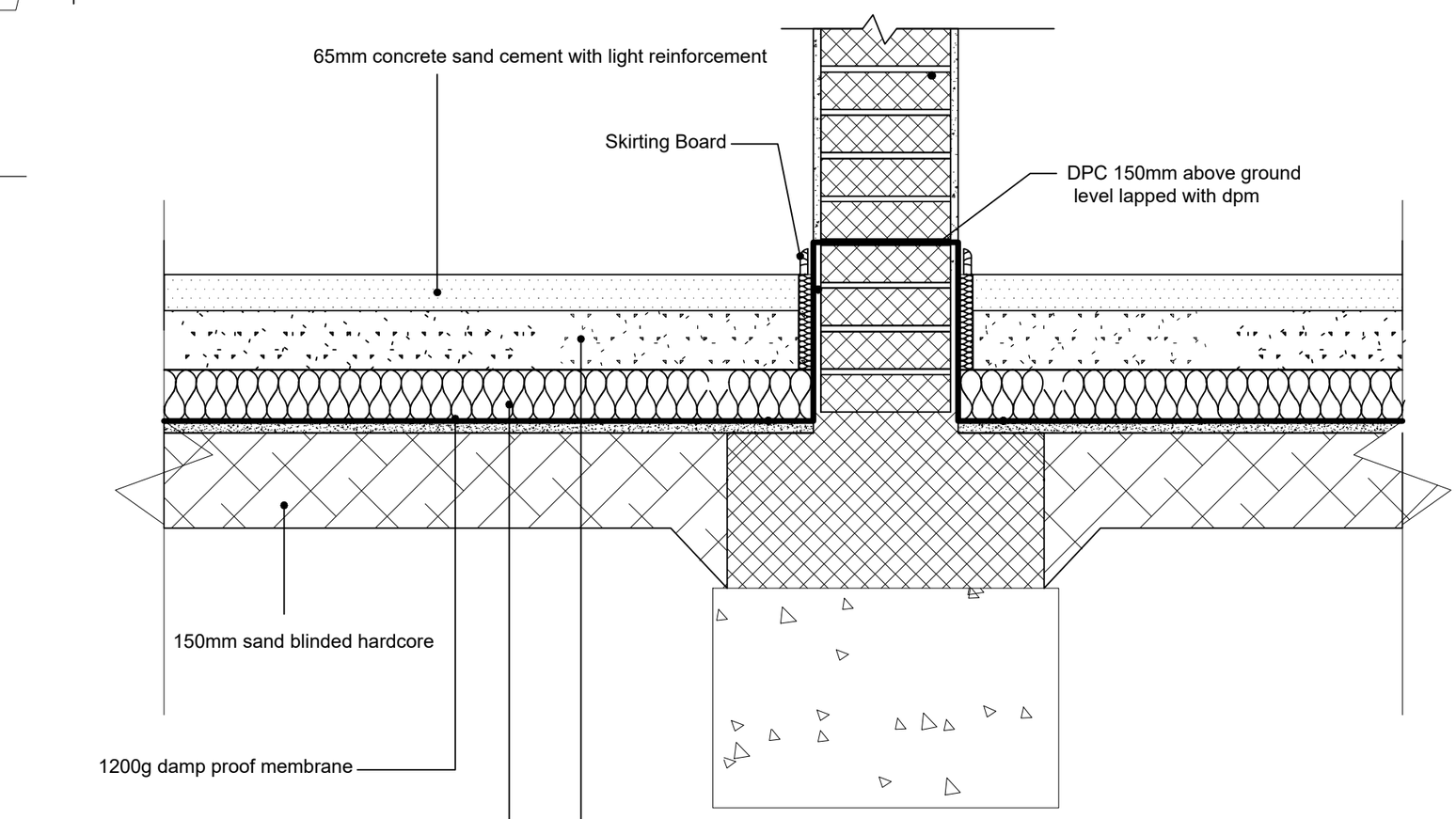
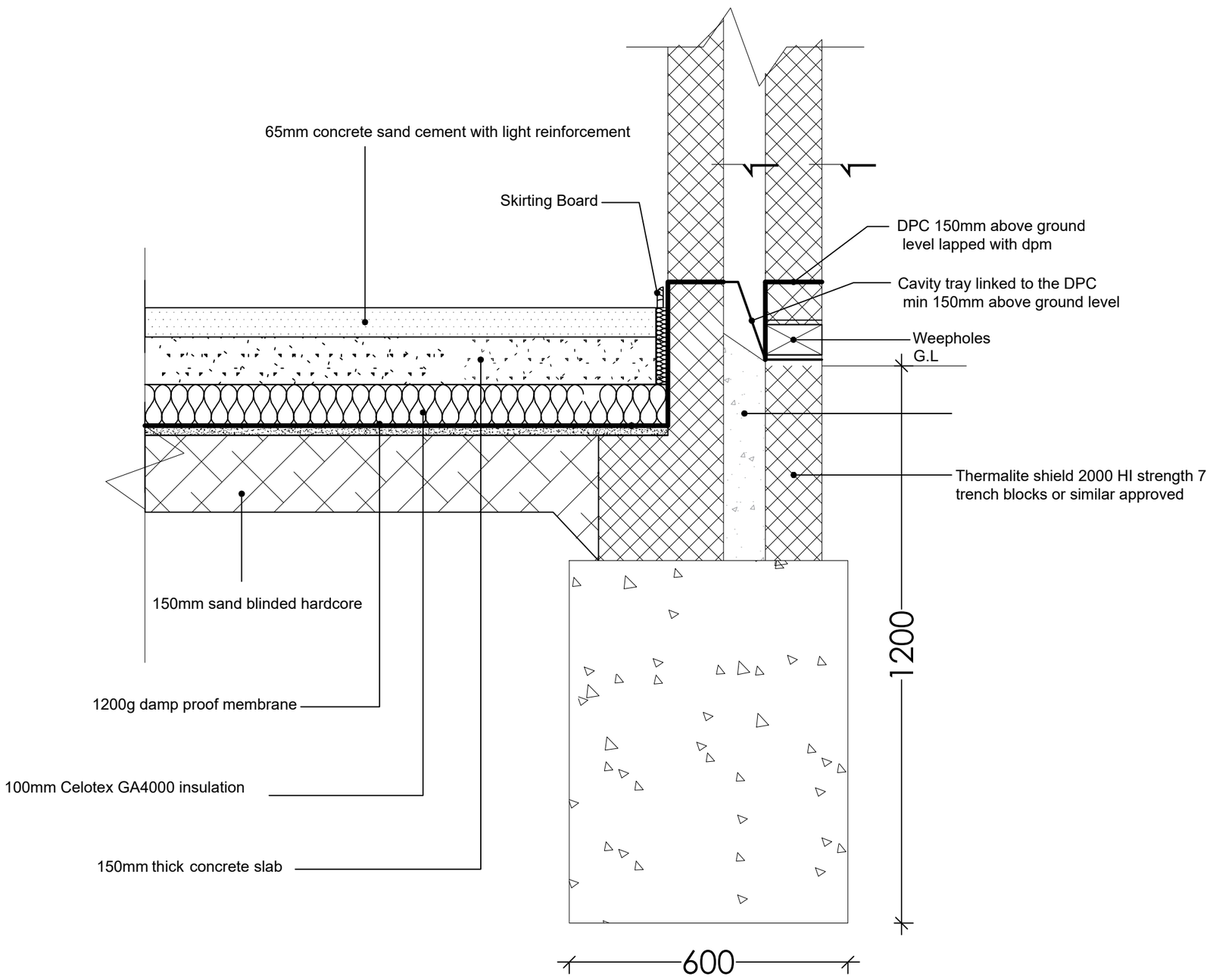


DETAIL: 3F
NEW FLAT CEILING FOR PITCHED ROOF
U-value 0.15 W/m²K



DETAIL: 3G
FOUNDATION DETAIL



DETAIL: 3H
FOUNDATION DETAIL

SCALE BAR 1:10
0 0.5 1
METRES

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Scale: 1:10 @ A2

Drawing Code: 3/NC-26

Revision: R0

DETAIL-4

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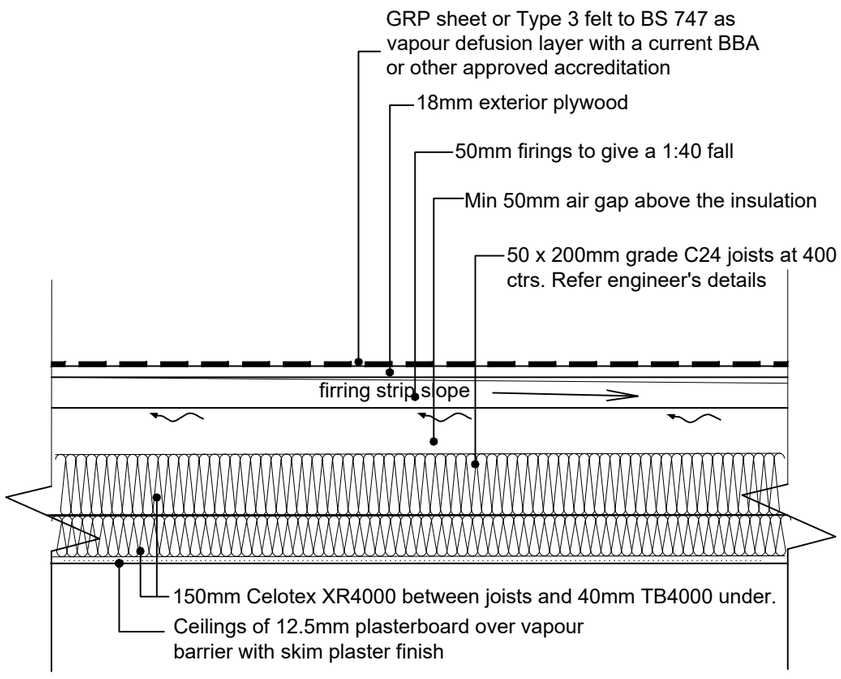
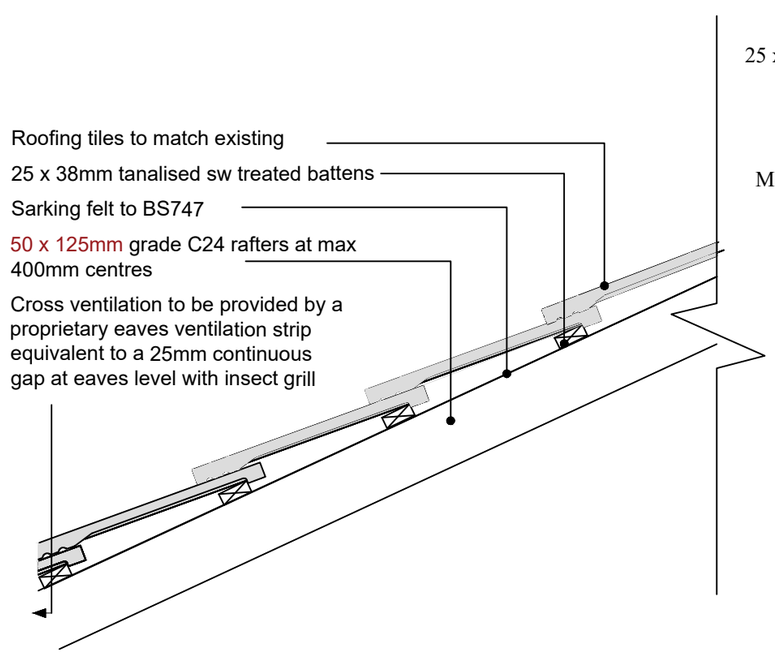
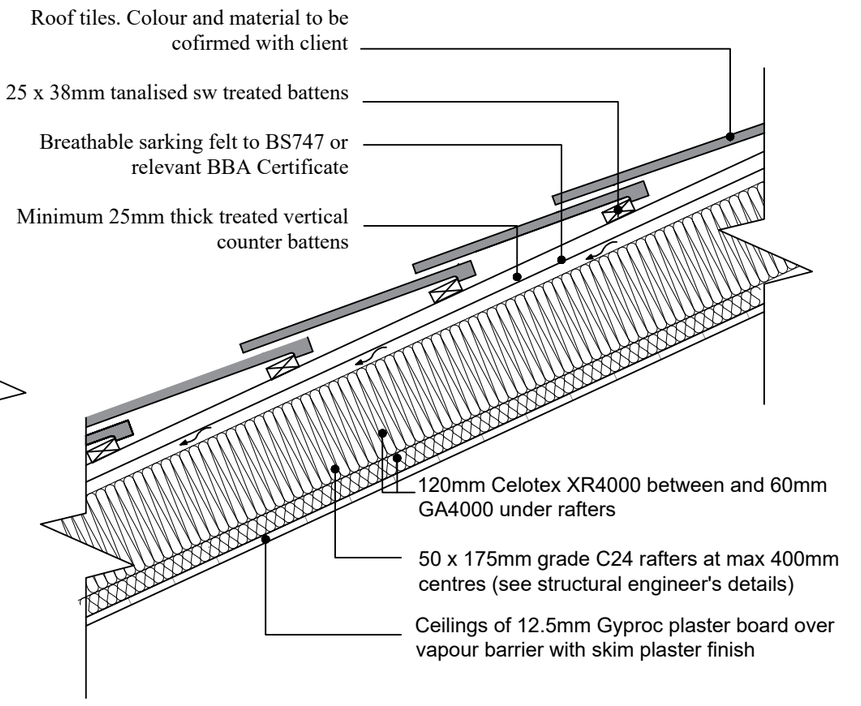


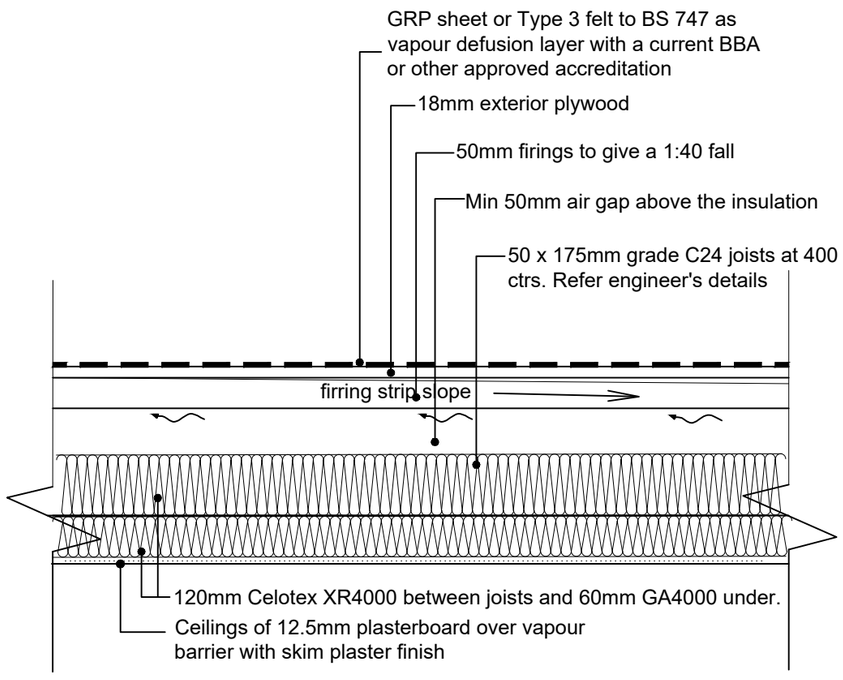
DETAIL: 4A
COLD FLAT ROOF DETAIL
U-value 0.15 W/m²K



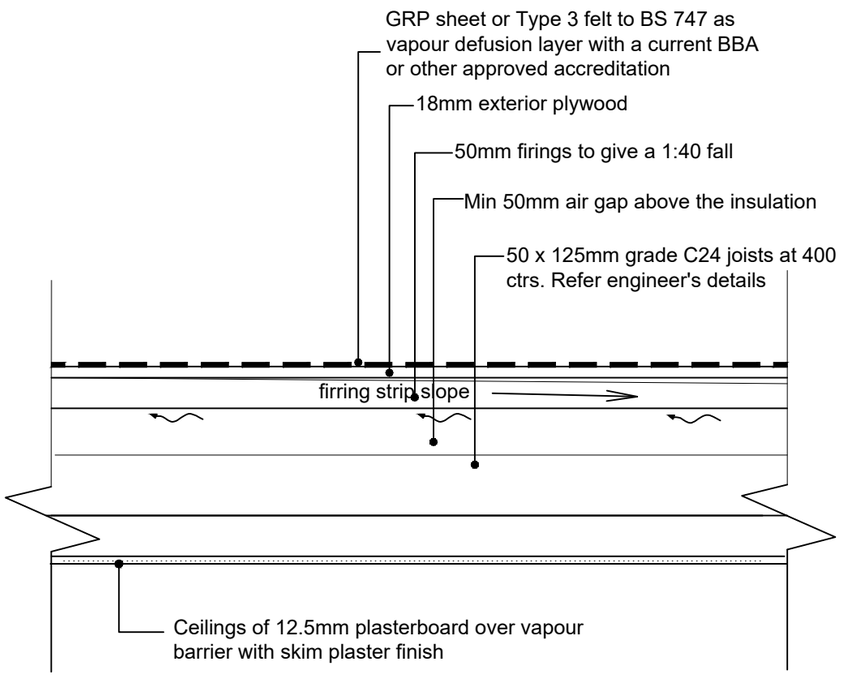
DETAIL: 4B
NEW PITCHED ROOF



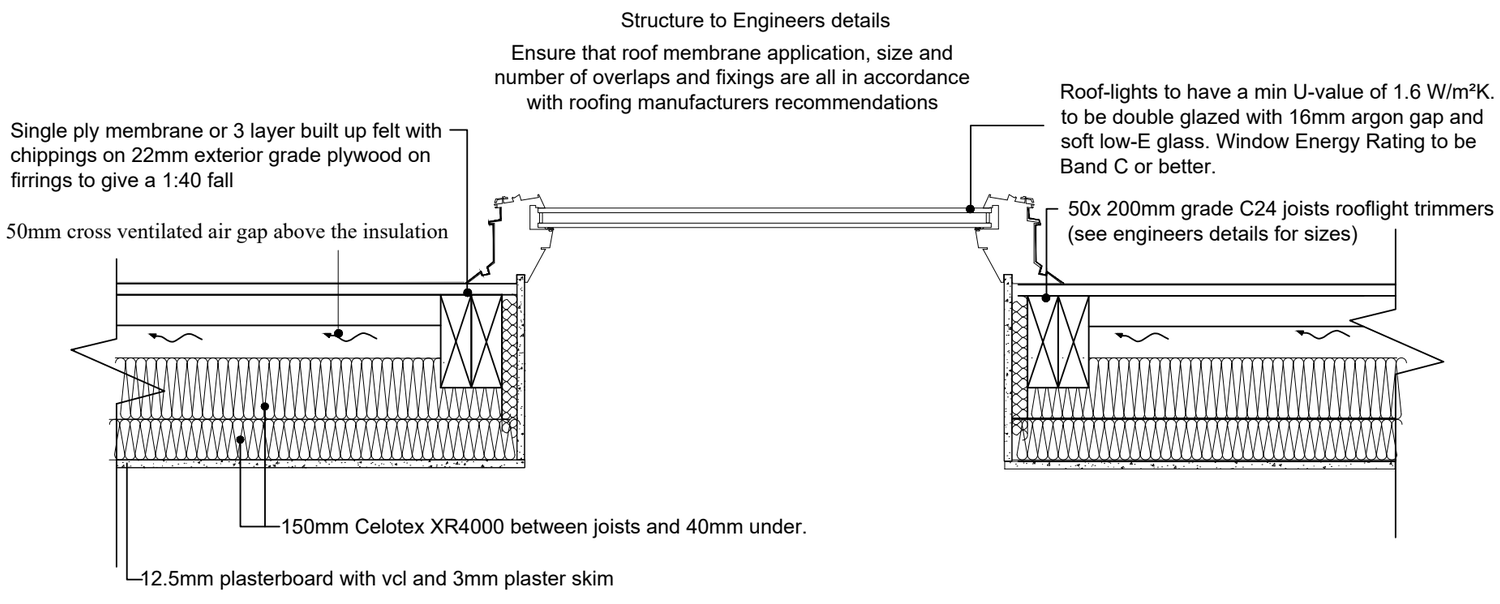
DETAIL: 4C
NEW COLD PITCHED ROOF
U-value 0.15 W/m²K



DETAIL: 4D
COLD FLAT ROOF DETAIL
U-value 0.15 W/m²K



DETAIL: 4E
COLD FLAT ROOF DETAIL
U-value 0.15 W/m²K



DETAIL: 5A
FLAT ROOF AND SKYLIGHT DETAIL

SCALE BAR 1:10
0 0.5 1
METRES

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3 NEW CLOSE,
SW19 2SX

Date:19/12/2024

Scale: 1:10 @ A2

Drawing Code: 3/NC-27

Revision: R0

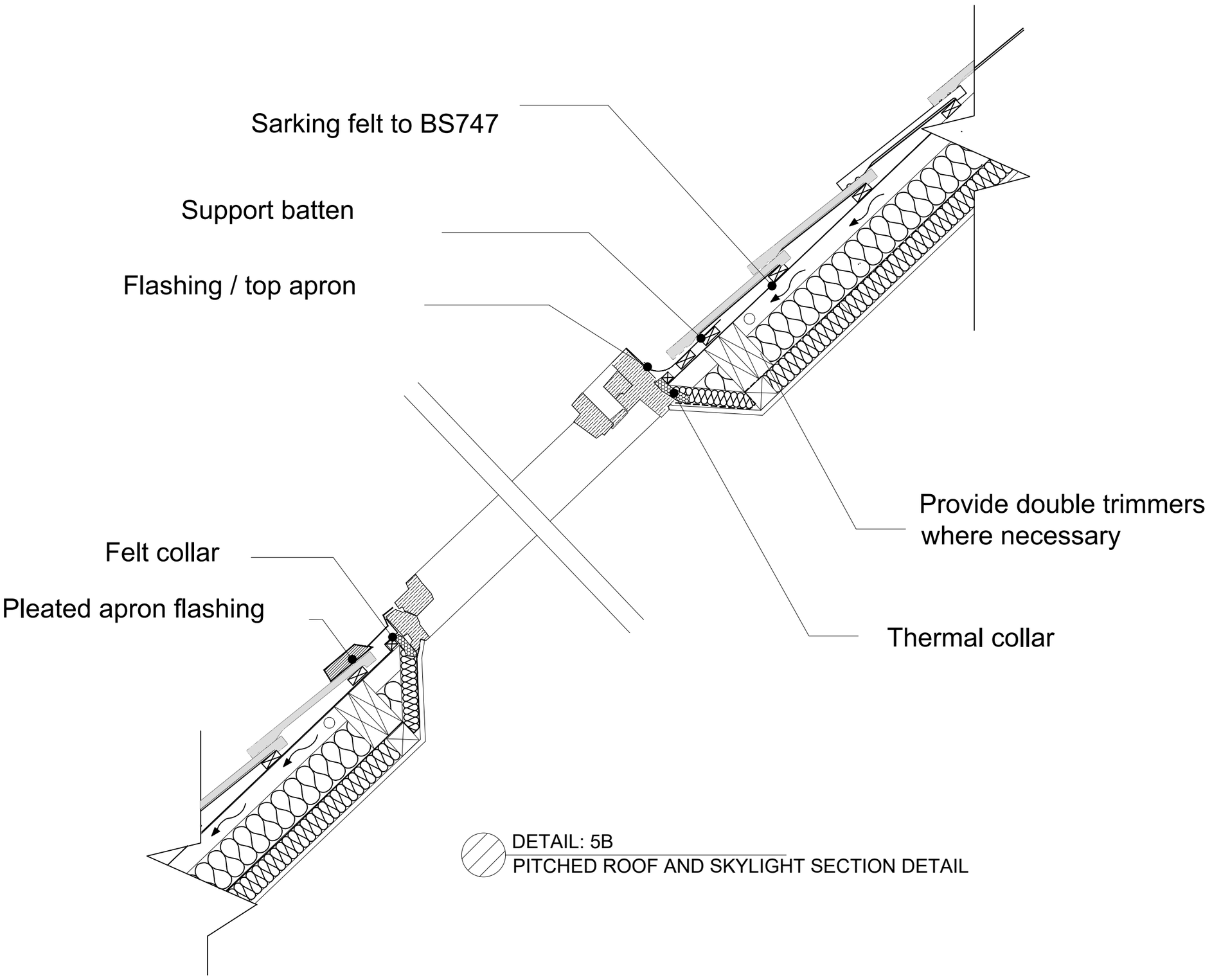
DETAIL-5

0800 246 5779 info@bayadesign.co.uk
13 Clifton Vale, Bristol, BS8 4PT

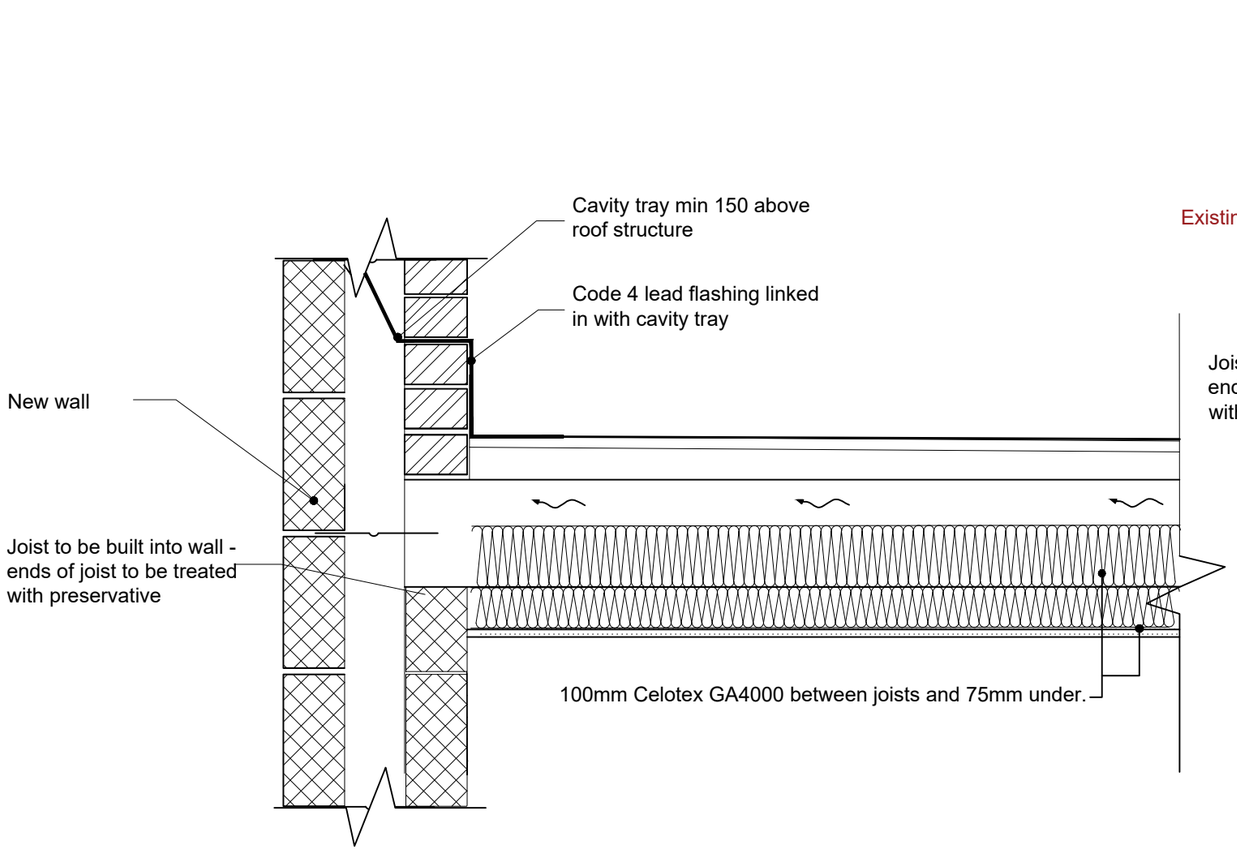
BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR
DIMENSIONS RELATING TO PROPOSED
MASS WHICH CANNOT BE EXCEEDED

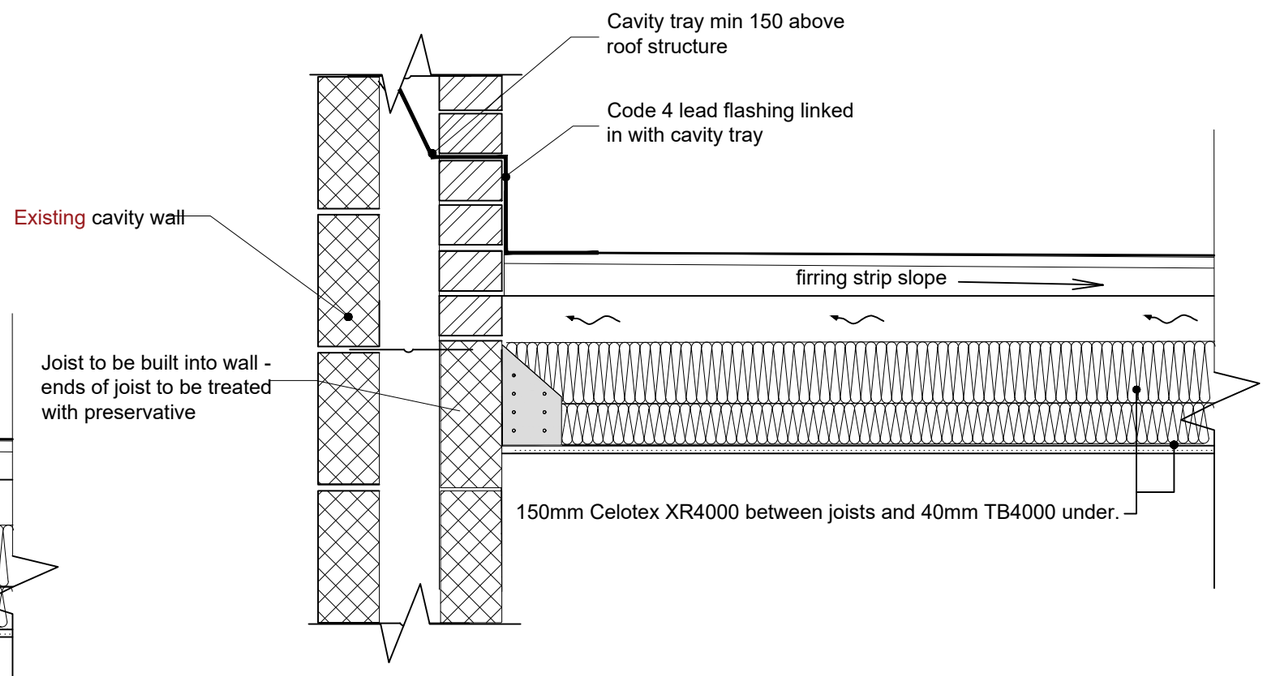
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



DETAIL: 5B
PITCHED ROOF AND SKYLIGHT SECTION DETAIL



DETAIL: 6A
FLAT ROOF- NEW WALL ABUTMENT DETAIL



DETAIL: 6B
FLAT ROOF- WALL ABUTMENT DETAIL

SCALE BAR 1:10
0 0.5 1
METRES

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Scale: 1:10 @ A2

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Revision: R0

DETAIL-6

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BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

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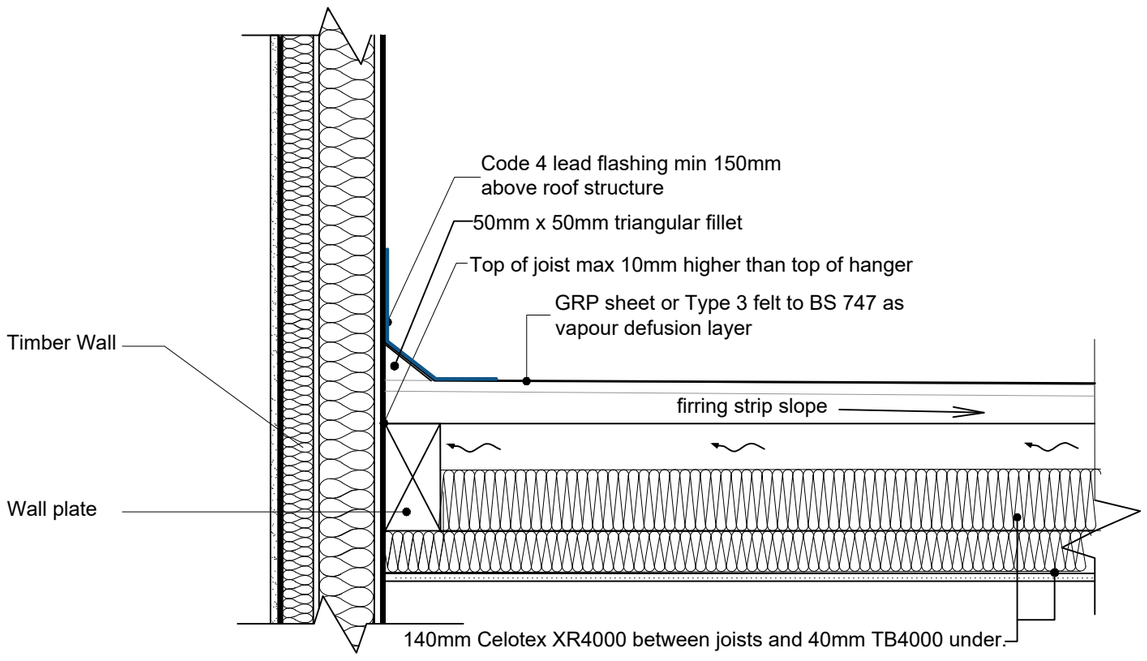
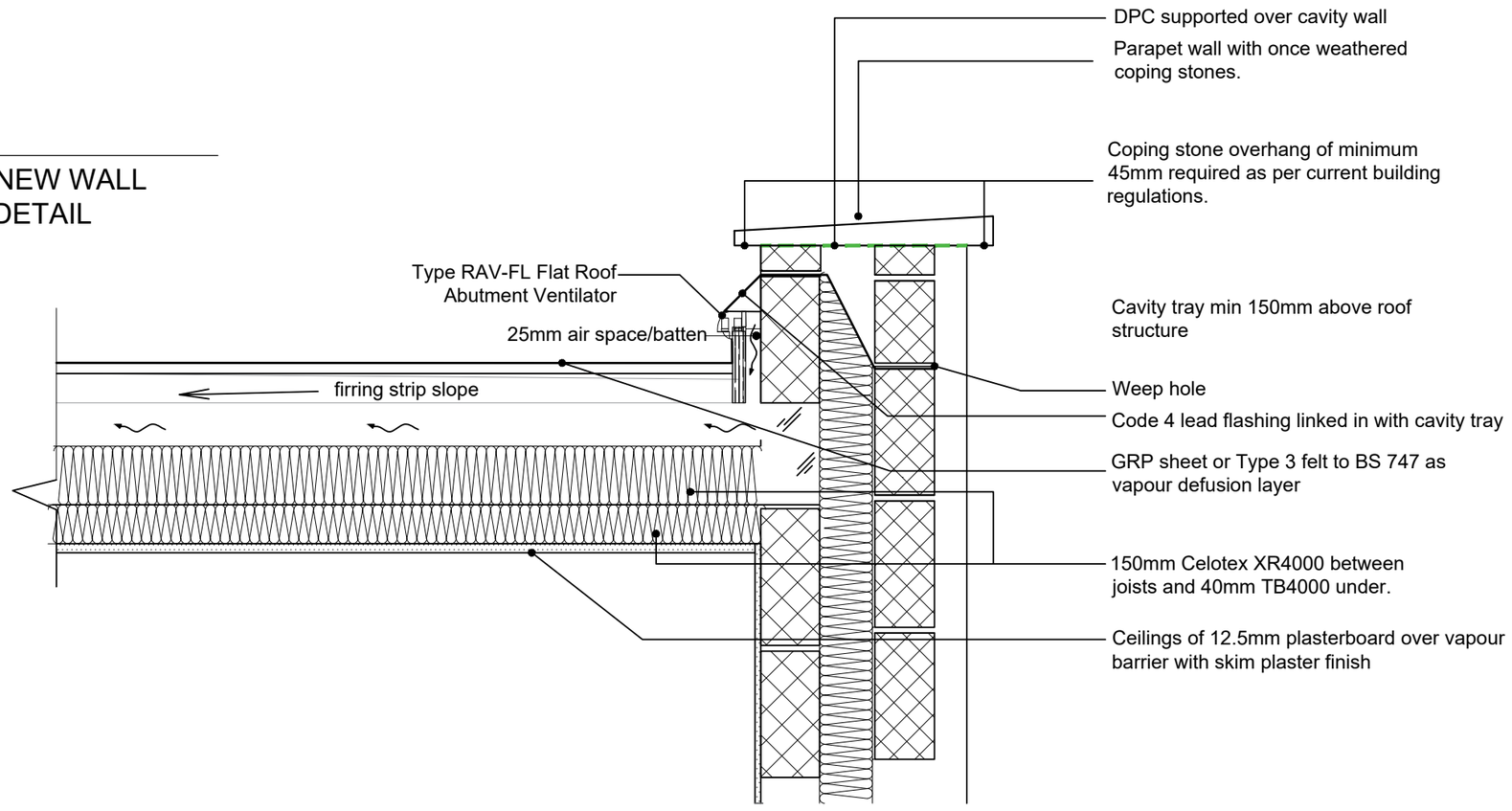
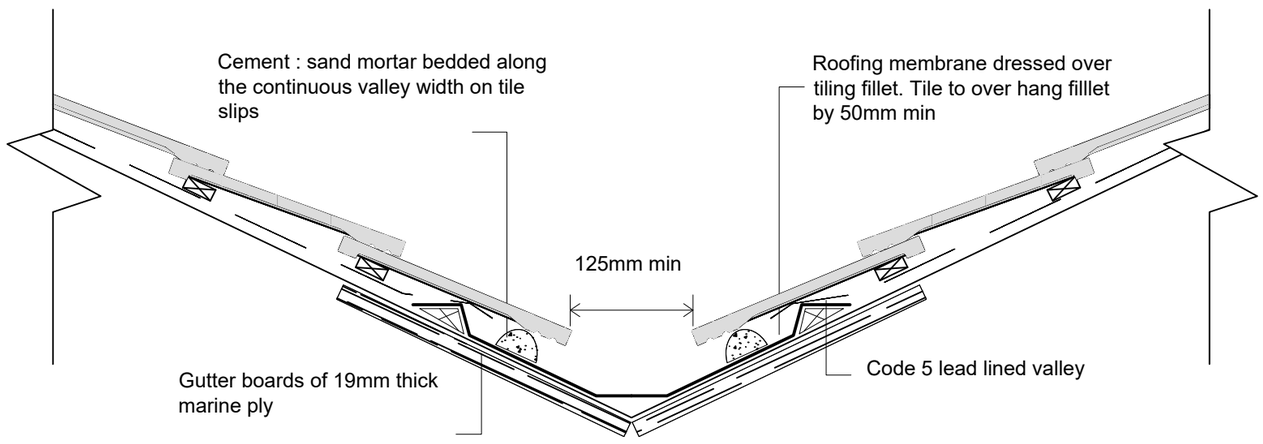


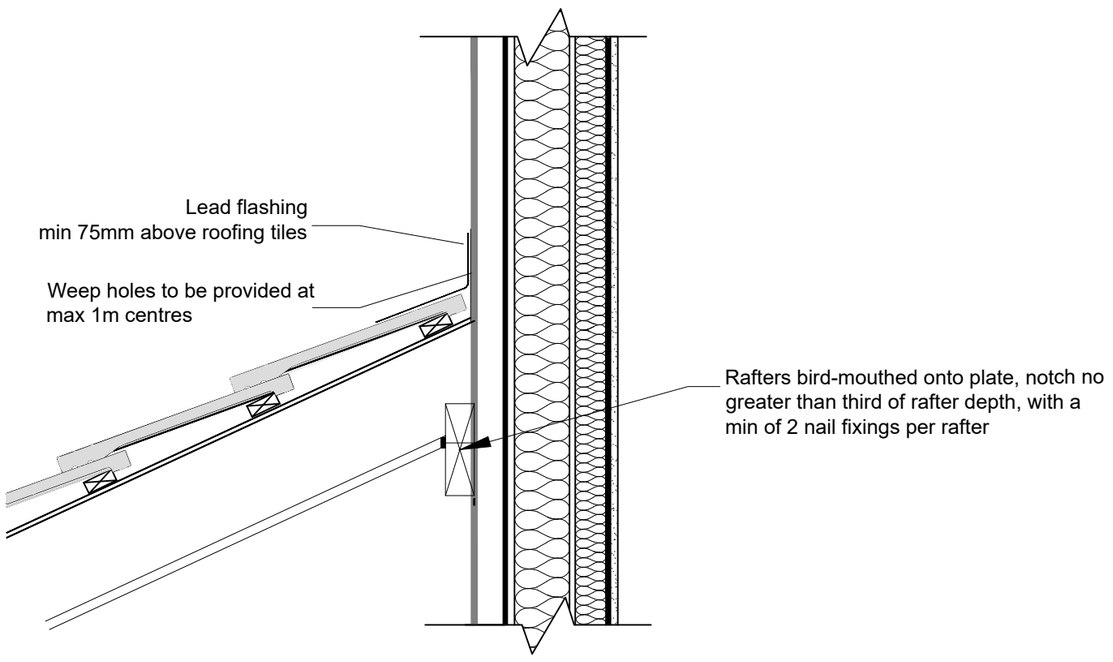
DETAIL: 6C
FLAT ROOF-NEW WALL ABUTMENT DETAIL



DETAIL: 6D
FLAT ROOF-PARAPET WALL ABUTMENT DETAIL (FIRRING STRIPS IN PARALLEL TO JOISTS)



DETAIL: 6E
VALLEY DETAIL



DETAIL: 6F
PITCHED ROOF NEW TIMBER WALL ABUTMENT DETAIL

SCALE BAR 1:10

0 0.5 1

METRES

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DETAIL-7

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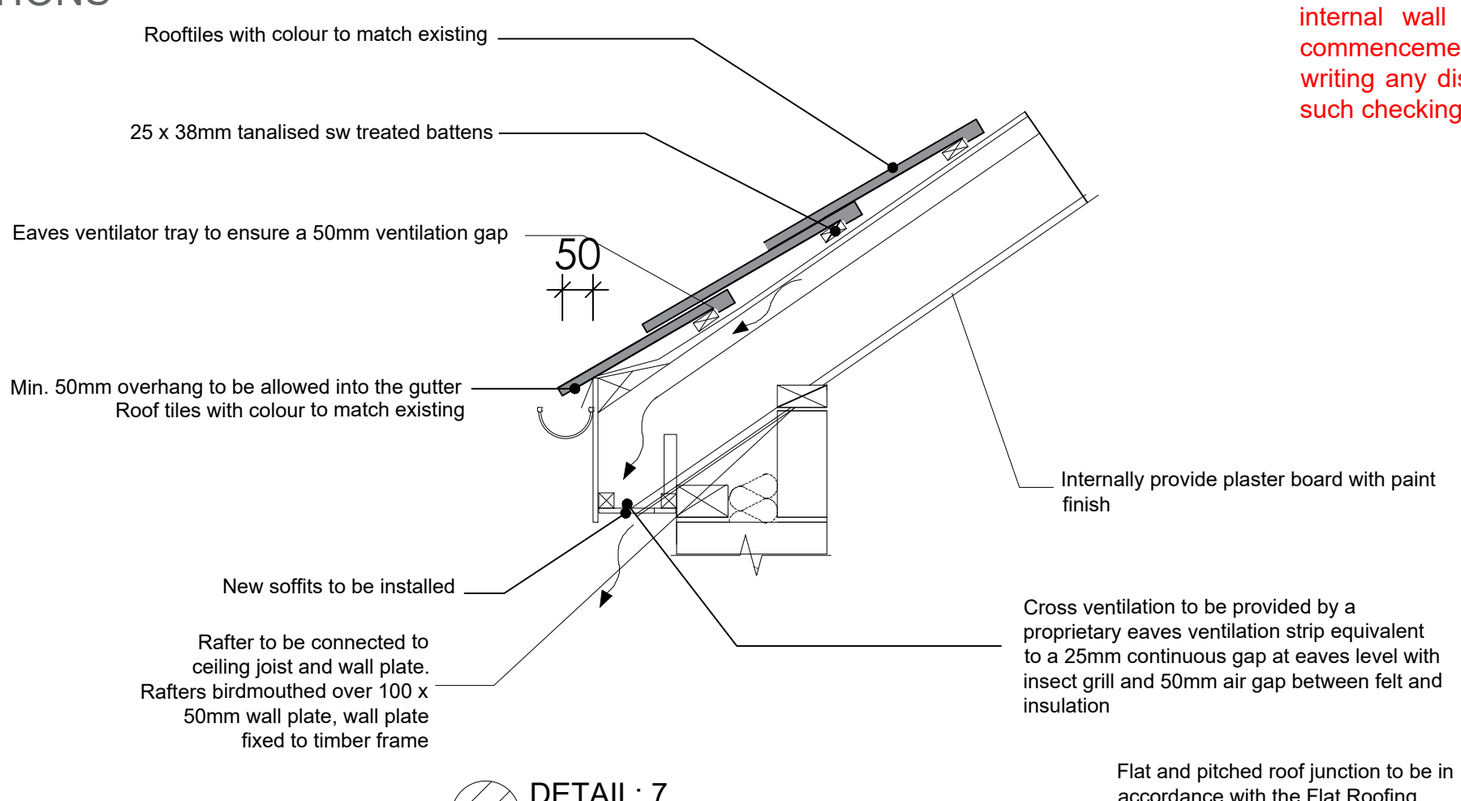
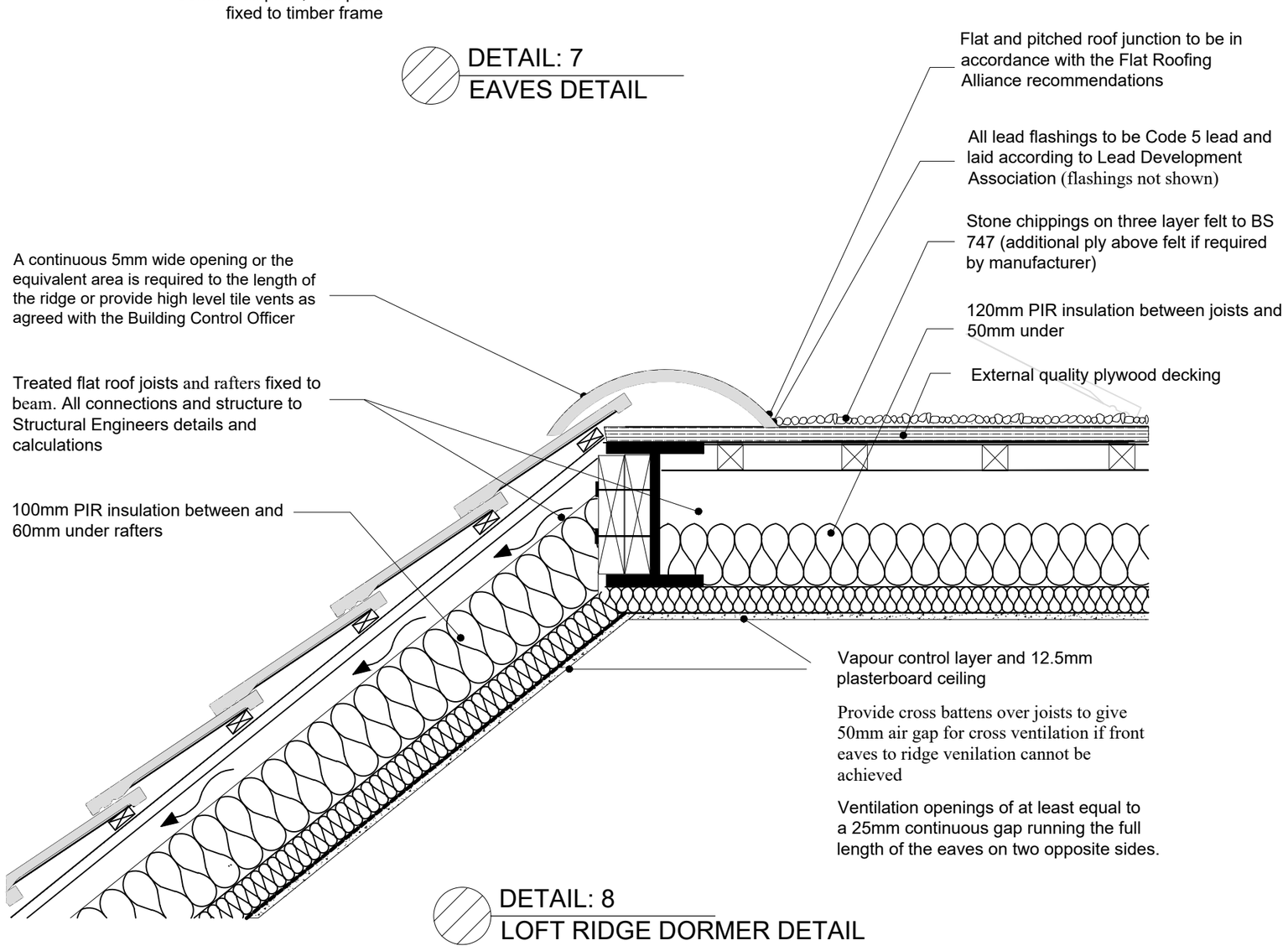
BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

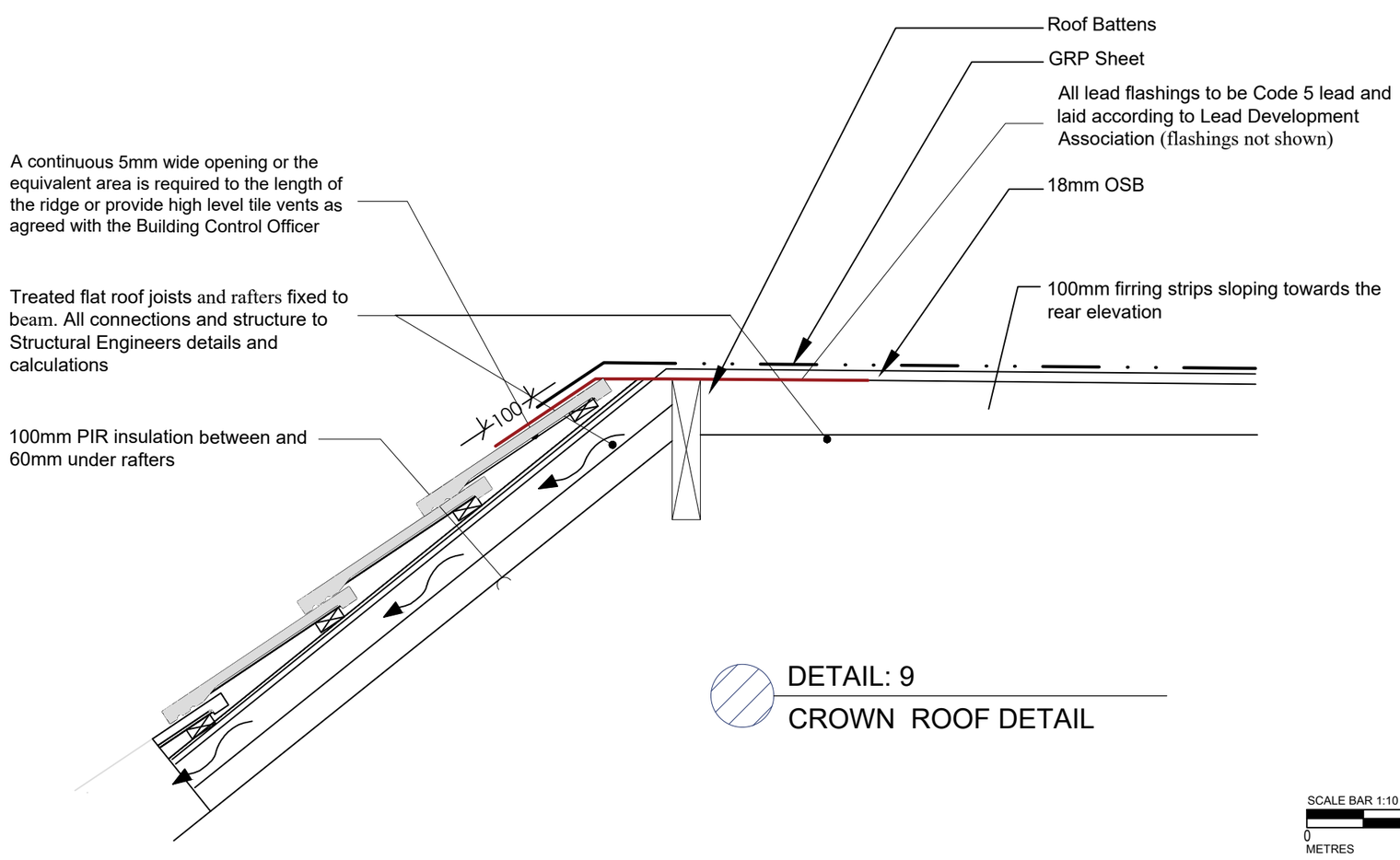
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



DETAIL: 7
EAVES DETAIL



DETAIL: 8
LOFT RIDGE DORMER DETAIL



DETAIL: 9
CROWN ROOF DETAIL

SCALE BAR 1:10
0 0.5 1
METRES

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Drawing Code: 3/NC-30

Revision: R0

DETAIL-8

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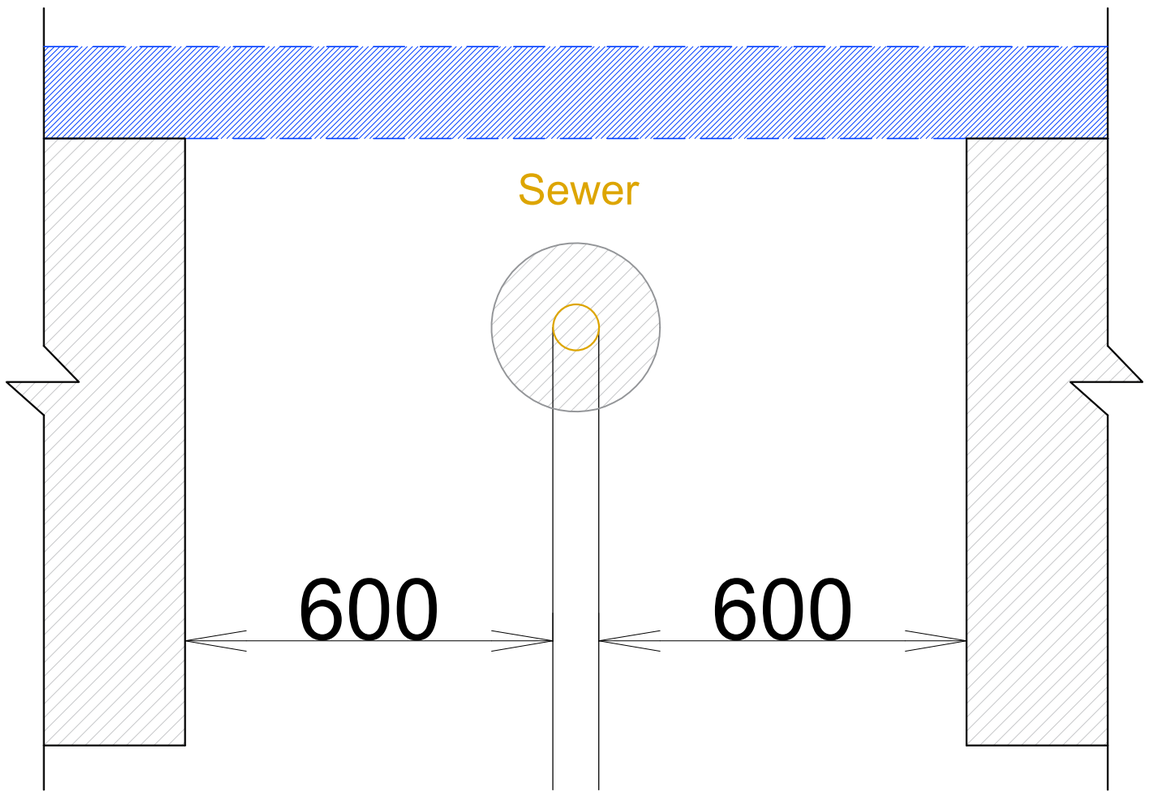
BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

2 X 100 X140mm pre-stressed concrete lintels to support cavity wall.



DETAIL: 10

BRIDGING DETAIL

SCALE BAR 1:10

0 0.5 1

METRES

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Drawing Code: 3/NC-31

Revision: R0

DETAIL-9

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13 Clifton Vale, Bristol, BS8 4PT

SPECIFICATIONS

BUILDING REGULATION NOTES

CONSULTATIONS WITH OTHER AUTHORITIES

The applicant is reminded of the need to consult with other departments such as Planning, Conservation, Environmental Health, Water Authorities, Private Sector Housing etc. Issues which may arise include:

Parking and cycling facilities

Conversion of listed buildings

Conversion in conservation areas

Crime prevention and security

Disabled access provision

Conversion to HMO and private sector housing requirement

Flat layout requirements

Room size requirements

Design statements

Other issues may also apply.

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).

PARTY WALL ACT

Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

A Party Wall Notice is also required for:

- Any excavtions within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations; or
- Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations,
-

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).

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.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic Clients

The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not your duties will automatically be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) Exceeds 500 person days.

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by Building Control.

BEAMS AND STRUCTURE

Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. 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.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1:2023 Eurocode 2, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS EN 845-2:2013.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

Independent lintels to have an insulated cavity closure between the inner and outer lintel.

STEEL LINTELS

Lintel and lintel installation to be in accordance with BS 5977-1 Lintels. Method of assessment of load and BS EN 845-2 Specification for ancillary components for masonry.

Lintel to be galvanised steel, powder coated lintel, such as Catnic, with a built-in damp-proof course.

The lintel to be wide enough to provide adequate support to the walling above, to be installed with a nominal 150 mm bearing area at each end and be fully bedded on a solid bed of mortar. Only full bricks or blocks to be part of the bearing area - lintels not to be placed directly onto part bricks. Padstones and spreaders to be provided under the bearings, where required. Installation to be in accordance with manufacturer's recommendations.

Overhang of any masonry to be a maximum of 25mm and lintel toe to project beyond window head externally.

Risk of condensation at potential cold bridges to be minimised, wall insulation should abut the head of the window frame and insulation to be provided at the underside of the lintel unless the manufacturer produces an alternative.

(In severely exposed locations or where the lintel does not offer a built-in DPC, a separate membrane to be fitted, turned up at the edge to ensure the water is not directed into the cavity. For coastal areas, the use of soffit cladding to also be considered to provide further protection).

TIMBER SUSPENDED FLOOR

To achieve U-value of 0.25 W/m²K

Provide a damp-proof membrane of at least 1200 gauge polyethylene over existing floor slab. Floor construction - Min 20mm softwood tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312 as required, laid with staggered joints. Provide C24 grade soft wood joists at maximum 400mm centres to suit span and to Engineer's details. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. If required, floor joists also to be supported on 100mm x 50mm treated wall plates with DPC onto masonry honeycombed sleeper walls built off thickened oversite concrete. Joists infilled with 90mm Celotex GA4000 on battens or proprietary insulation clips.

The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists not to be less than 150mm above the top of the ground cover. The underside of any wall plate is not to be less than 75mm above the top of the ground cover.

Ventilation of Floor

Provide cross ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tape if they pass through any radon barrier.

UPGRADE OF EXISTING FLOOR WITH A PLATFORM FLOOR

(As detailed in Approved Document E1)

Existing floor construction to be surveyed and any required remedial works to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with boarding of a minimum thickness of 12mm. Gaps in the timber boarding should be sealed by overlaying with hardboard or filled with sealant.

Upgrade the existing ceiling by:

a) Providing 100mm thick mineral wool with a minimum density 10kg/m³ between the joists in the floor cavity of the existing floor and

b) Installing 2 layers of plasterboard minimum total mass per unit area 20kg/m², under existing ceiling laid with staggered joints.

Perimeter of ceiling to be sealed with tape or sealant.

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3 NEW CLOSE,
SW19 2SX

Date:19/12/2024

Scale: 1:50 @ A2

Drawing Code: 3/NC-32

Revision: R0

SPECIFICATION-1

0800 246 5779 info@bayadesign.co.uk
13 Clifton Vale, Bristol, BS8 4PT

SPECIFICATIONS

BUILDING REGULATION NOTES

A platform floor to be created by providing a 25mm thick resilient layer of mineral wool with a density of 60 to 100kg/m ³ (e.g. Knauf Acoustic Floor Slabs) over the existing floor and carried up the edges of the room to isolate the floating layer from the wall surface. Over this provide 2 layers of board material:18mm chipboard spot bonded to 19mm Knauf Drywall Plank, glued together with staggered joints.

Refix the floor deck and fix Floorfoam Easy Edge Strip to the perimeter wall with the integral self adhesive strip.

Install timber battens on resilient strips at the floor perimeter and thresholds.

A 5mm gap to be provided between the skirting and floating layer, gap to be filled with flexible sealant.

Do not bridge the floating layer and the base or surrounding walls e.g. with services or fixings that penetrate the resilient layer.

All construction to be in accordance with Knauf 4.3 Separating Floors.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING FLOOR FROM AN EXISTING FLOOR BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

FLOOR PENETRATIONS

Pipe services and ducts which pass through separating floors should be surrounded with 25mm sound absorbent mineral wool and enclosed in a duct of two layers of Gyproc FireLine board having a mass per unit area of at least 15kg/m² for their full height. Seal the joint between the casing and ceiling with tape.

Gas services may require ventilation and should be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

DRY LINING EXISTING CAVITY WALL

To achieve min U-value 0.30 W/m²K

The existing external walls must be checked for stability and be free from defects, as required by Building Control. Insulate existing wall on the inside using 50mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.

Fix a vapour control layer on the warm side of the insulation. Finish with 12.5mm plasterboard with a plaster skim.

All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

UPGRADING PARTY CAVITY WALL

The existing walls must be checked for stability and be free from defects, as required by Building Control. Provide scratch coat render to existing wall. Apply plasterboard with mass of 10kg/² (e.g. Gyproc Soundbloc) or greater to the both faces of the wall to ensure adequate sound insulation in accordance with Approved Document E.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING WALL FROM AN EXISTING WALL BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

STUD ASHLAR/DWARF WALL

To achieve minimum U Value of 0.18 W/m²K

Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster

All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

TIMBER FRAMED SEPARATING WALL

Approved Document E Wall Type 4.1

Construct two parallel timber frames using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres, or to Structural Engineer's details and calculations, ensuring a minimum distance of 200mm is provided between inside faces of the two frames. Provide two layers of plasterboard with staggered joints each side of frame, each sheet to have a minimum mass per unit area 10kg/m² (for example Gyproc Soundbloc). Provide 50mm of mineral wool batts, Crown Acoustic Partition Roll or Isowool APR 1200, with a minimum density 10kg/m³ between the studs of the frames.

Stagger all sockets on opposite sides of the separating wall by a min of 150mm.

Care to be taken at junctions to block air paths using timber blocking or joists as detailed in Approved Document E.

THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING WALL. HOWEVER, AN ACOUSTIC ENGINEER MUST BE CONSULTED TO ENSURE THE CONSTRUCTION IS SUITABLE FOR THE BUILD. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

SOLID EXTERNAL WALL

Minimum total mass per unit area 415kg/m²

As detailed in British Gypsum Separating Walls

Construct solid separating wall using dense aggregate blocks laid flat, blocks to have a density of 1840/kg/m². Finish with 13mm Thistle plaster with a minimum mass per unit area of 10kg/m² on each face of wall.

THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING WALL. HOWEVER, AN ACOUSTIC ENGINEER MUST BE CONSULTED TO ENSURE THE CONSTRUCTION IS SUITABLE FOR THE BUILD. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

INSULATION AT CEILING LEVEL

To achieve U value of 0.16 W/m²K

Insulation at ceiling level to be 150mm XR4000 Celotex between ceiling joists with a further 25mm over joists. 18mm chipboard to be provided over insulation.

Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Allow for all structure as designed by a Structural Engineer.

Loft hatches should be suitable designed and installed to ensure optimum air tightness.

UPGRADE OF PITCHED ROOF

(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

Vented roof - pitch 22-45°

To achieve U-value 0.16 W/m²K

Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which must be approved by Building Control before works commence on site. The existing roof condition must be checked and be free from defects, as required by Building Control, any defective coverings or felt to be replaced in accordance with manufacturer's details.

Roof construction - 47 x 170mm Grade C24 rafters at max 400mm centres, span to Engineer's details. Insulation to be 120mm Celotex GA4000 between rafters and 50mm under rafters. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.

Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.

FLAT ENTRANCE DOORS

Flat entrance doors to be a FD30 hung with 3 steel hinges with a melting point of at least 800°C and fitted with a self-closing device, intumescent strips and smoke seals. All fire doors to be tested in accordance with BS 476.

DOORS WITHIN FLAT (Protected lobby)

Form a protected lobby within the flat entrance by providing half hour fire resistance to all partitions. All doors on to lobby must be FD20 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides and top of door or frame if required by Building Control). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level.

TRENCH FOUNDATION

Provide 600mm 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 1200mm 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

To meet min U value required of 0.18 W/m²K

P/A ratio 0.5

Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2:2023 and BS EN 206 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex GA4000 insulation.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

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.

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to internal leaf. Inner leaf constructed using 100mm, 0.45 W/m²K standard block. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

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3 NEW CLOSE,
SW19 2SX

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Scale: 1:50 @ A2

Drawing Code: 3/NC-33

Revision: R0

SPECIFICATION-2

0800 246 5779 info@bayadesign.co.uk
13 Clifton Vale, Bristol, BS8 4PT

SPECIFICATIONS

BUILDING REGULATION NOTES

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm medium block, 0.45 W/m²K. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to inner leaf constructed. Inner leaf using 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

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.

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 and where roofs abut walls. 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.

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.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barriers where required. Trays and cavity barriers to be installed according to manufacturer's details.

MOVEMENT JOINTS

Movement joints to be provided at the following maximum spacing:

Clay brickwork - 12m.

Calcium silicate brick - 7.5-9m.

Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m.

Dense concrete block - density exceeding 1,500kg/m³ - 7.5-9m.

Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.

Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m - 16mm and for other masonry not less than 10mm.

Additional movement joints may be required where the aspect ratio of the wall (length :height) is more than 3:1.

Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

VENTILATED FLAT ROOF

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value of 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 a current BBA or other approved accreditation. GRP to be laid in compliance with manufacturer's details by flat roofing specialist on 18mm exterior grade plywood, plywood to be laid on firrings to give a 1:40 fall on 50 x 200mm grade C24 joists at 400 ctrs, max span 4.55m (see Engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 150mm Celotex XR4000 between joists and 40mm TB4000 under joists. Provide 12.5mm plasterboard over vapour barrier to the underside of the insulation. Plasterboard to be fixed joists and finished with a plaster skim.

Provide cavity tray where roof meets existing wall. Provide restraint to flat roof by fixing using 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.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.

VENTILATED FLAT ROOF

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value of 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 a current BBA or other approved accreditation. GRP to be laid in compliance with manufacturer's details by flat roofing specialist on 18mm exterior grade plywood, plywood to be laid on firings to give a 1:40 fall on 50 x 175mm grade C24 timber joists at 400 ctrs, max span 3.89m (see Engineer's details for sizes). Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 120mm Celotex XR4000 between joists and 50mm Celotex GA4000 under joists. Provide 12.5mm plasterboard over vapour barrier to the underside of the insulation. Plasterboard to be fixed joists and finished with a plaster skim.

Provide restraint to flat roof by fixing using 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.

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PITCHED ROOF INSULATION AT CEILING LEVEL

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

To achieve U value of 0.15 W/m²K

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 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable felt supported on 50 x 175mm grade C24 rafters at max 400mm centres, max span 3.47m. Rafters supported on 100 x 50mm sw wall plates.

Insulation at ceiling level to be 120mm XR4000 Celotex between ceiling joists with a further 50mm TB4000 over joists. 18mm chipboard to be provided over insulation.

Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide cavity tray where roof meets existing wall.

Where required provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation and provide mono pitched roofs with ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.

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 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres.

Loft hatches should be suitable designed and installed to ensure optimum air tightness.

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UNVENTED PITCHED ROOF

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

To achieve U-value 0.15 W/m²K

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 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens, battens fixed to minimum 25mm thick treated vertical counter battens over breathable felt to relevant BBA Certificate, proprietary eaves carrier system to be installed. Counter battens to be fixed to 50 x 175mm grade C24 rafters at max 400mm centres, max span 4.69m. Rafters supported on 100 x 50mm sw wall plates.

Insulation to be 120mm Celotex XR4000 between rafters and 60mm GA4000 under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Provide cavity tray where roof meets existing wall.

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 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 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

LEAD VALLEYS

Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles.

Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°).

All work to be in accordance with the roof cladding manufacturer's details and BS 5534 and BS EN 12588.

SOUND INSULATION UNDER STAIRS WHICH FORM A SEPARATING FUNCTION

Stair treatment 1 as detailed in Approved Document E

Lay a soft covering over stair treads of at least 6mm thickness and glue securely so the covering does not become a safety hazard. Construct a new independent ceiling under stairs ensuring a minimum clearance of 25mm (additional support can be provided by resilient hangers attached directly to the existing soffit if required). Provide 2 layers of plasterboard, minimum total mass per unit area 20kg/m², under new ceiling with staggered joints. Fill void with 100mm mineral wool (e.g. Rockwool Flexi slab) with a minimum density 10kg/m³. Seal the perimeter of the independent ceiling with tape or sealant.

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

Internal energy efficient light to be fitted as calculated within the dwelling primary energy rate and dwelling emissions rate for account for the efficacy of lamps.

Provide low energy light fittings lamps with a luminous efficacy better than 80 lamp lumens per watt. All fixed lighting to have lighting capacity (lm) 185 x total floor area.

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

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3 NEW CLOSE,
SW19 2SX

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Drawing Code: 3/NC-34

Revision: R0

SPECIFICATION-3

0800 246 5779 info@bayadesign.co.uk
13 Clifton Vale, Bristol, BS8 4PT

SPECIFICATIONS

BUILDING REGULATION NOTES

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.

All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

SMOKE VENTILATION IN COMMON WAYS

Provide an automatic opening smoke vent with a geometric free area of at least 1.0m² located on an external wall at the top of the stair as high as practicable and so the top edge is at least as high as the top of the door. Vent to be opened on detection of smoke on any storey in the stair (vents to be placed on every level if required by Building Control).

SMOKE VENTILATION IN COMMON WAYS

Provide an automatic opening smoke vent with a geometric free area of at least 1.0m² located on an external wall at the top of the stair as high as practicable and so the top edge is at least as high as the top of the door. Vent to be opened on detection of smoke on any storey in the stair (vents to be placed on every level if required by Building Control).

COMMON STAIRS AND CORRIDORS

Common corridors and stairs should be protected, i.e. within a 30 minute fire resisting enclosure, and should lead directly to outside. Wall and ceiling surfaces are to have the appropriate linings to inhibit surface spread of flame in accordance with BS476.

Meters located within the stairway should be enclosed with a secure cupboard which is separated from the escape route with fire resisting construction. All gas services within a protected stairway must be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

Escape routes to be provide minimum 2m headroom, to be adequately lit and exits are suitably signed in accordance BS ISO 3864-1 and BS 5499-4, as required.

Any cupboards to be contructed with half hour fire resistant construction with an FD30 fire door marked 'Fire door keep locked shut' in accordance with BS 5499-5.

EMERGENCY LIGHTING

Emergency Lighting to BS 5266 Pt 1 will be required in common escape routes, including stairways,

Some buildings will, in addition, require emergency escape lighting in other areas. These will include:

- Large buildings with long escape routes.
- Buildings with a complex layout.
- Buildings with no natural or borrowed lighting along the escape route; and buildings with vulnerable occupiers or those posing a specific risk.

It is recommended that the Emergency Lighting system is tested on a monthly basis with a record of the test maintained.

ACCESS AND FACILITIES FOR THE FIRE BRIGADE

Consultation with the local Fire Authority is required to ensure the provision is made within the site of the building to enable fire appliances to gain access to the building. This provision shall include:

- Vehicle access for fire appliances.
- Access for fire fighting personnel.
- Venting for heat and smoke from basement areas.
- The provision of adequate water supplies.

REGULATION 38: FIRE SAFETY INFORMATION

On completion or occupation of the building fire safety information to be provided to the building owners which will include.

An as-built plan of the building showing all of the following.

a. Escape routes - this should include exit capacity (i.e. the maximum allowable number of people for each storey and for the building).

b. Location of fire-separating elements (including cavity barriers in walk-in spaces).

c. Fire doorsets, fire doorsets fitted with a self-closing device and other doors equipped with relevant hardware.

d. Locations of fire and/or smoke detector heads, alarm call points, detection/alarm control boxes, alarm sounders, fire safety signage, emergency lighting, fire extinguishers, dry or wet fire mains and other firefighting equipment, and hydrants outside the building.

e. Any sprinkler systems, including isolating valves and control equipment. F

Any smoke control systems, or ventilation systems with a smoke control function, including mode of operation and control systems.

g. Any high risk areas (e.g. heating machinery). 17.4

Details to be provided of all of the following.

a. Specifications of fire safety equipment provided, including routine maintenance schedules.

b. Any assumptions regarding the management of the building in the design of the fire safety arrangements.

Building Control to be provided with written confirmation from the responsible person that they have received and understood the information contained within the Regulation 38 package.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 l/s extraction. 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. 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.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in the 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.

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. Extract 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.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/s. 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.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. 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. Cooker hoods to BS EN 13141-3. 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

New rainwater goods to be new 110mm upvc half round gutters taken to and connected into 68mm dia upvc downpipes.

ROOFLIGHTS

Min U-value of 1.6 W/m²K.

Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

Where new windows are to be provided; if the area of openings is more than 25 per cent of the total floor area either the area of opening should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in paragraph 4.15 Approved Document L1b and as agreed with Building Control.

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 K (Part N in Wales) 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.

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.

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.

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 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) 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.

ESCAPE WINDOWS

Where escape windows are required.

The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.

The bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

PART C

1 - Site Preparation and Resistance to Contaminants

Reasonable precautions must be taken to ensure protection from contaminants and ground gases e.g. landfill gases, radon, vapours etc. in accordance with Approved Document C.

2 - Resistance to Moisture

Assess all moisture risks including precipitation, wind driven spray, moisture emanating from the ground, as well as interstitial and surface condensation. Make appropriate provision to reduce all risks in accordance with the requirements of Approved Document C2.

Ventilation to roof voids to be provided and any new roof insulation should be kept sufficiently clear of the eaves to maintain adequate ventilation.

The ability of the walls, floors and roof to resist the passage of moisture to the inside of the building to be assessed and damp proof courses and membranes to be provided where necessary.

C2. CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

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3 NEW CLOSE,
SW19 2SX

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Revision: R0

SPECIFICATION-4

BAYA

0800 246 5779 info@bayadesign.co.uk
13 Clifton Vale, Bristol, BS8 4PT

SPECIFICATIONS

BUILDING REGULATION NOTES

The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2021 Management of moisture in buildings to be followed.

SOUND PROTECTION AND TESTING

Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting, and a copy of the test results given to Building Control.

If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

WATER EFFICIENCY

The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2. Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' and results submitted to building control before works commence on site.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below;

WC 5/3 (dual flush)

Taps (excluding kitchen taps) 4

Baths 180

Shower 8

Kitchen sink taps 6

Washing machine 8.17 (not supplied)

Dishwasher 1.25 (not supplied)

Water recycling 0 (not supplied)

Predicted per capita consumption (Code) 103.28

COLD WATER SUPPLY

There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place where drinking water is drawn off and to any sink provided in areas where food is prepared.

Supply of cold water to comply with section 67 of the Water Industry Act 1991 and the Water Supply (Water Quality) Regulations 2016.

HOT WATER SUPPLY

All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with wholesome hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS

Hot water storage systems should be designed and installed in accordance with BS 12897. Hot water vessels, cisterns etc and must be adequately supported.

Any hot water storage system, including any cistern or other vessel, shall incorporate precautions to ensure suitable pressure relief ,and ensure any discharge from safety devices is safely conveyed to where it is visible, but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply.

Outlets from domestic hot water storage vessels to be fitted with an in-line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

ENERGY PERFORMANCE CERTIFICATE AND DWELLINGS EMISSIONS RATES

A registered Energy Performance Certificate (EPC), accompanied by a recommendation report in compliance with SAP 2009 and Regulation 29, is to be given to the owner of the building and submitted to Building Control no later than 5 days after the work has been completed.

The annual CO2 emission rate of the completed dwelling, calculated using The Standard Assessment Procedure (SAP) ,to be submitted to Building Control in compliance with SAP10 and Approved Document L before works commence on site.

AREA OF WINDOWS AND DOORS

Where new windows are to be provided; if the area of openings is more than 25 per cent of the total floor area either the area of opening should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in Approved Document L and as agreed with Building Control.

PROVIDING INFORMATION

Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the owner of the dwelling on completion in compliance with Approved Document L1.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

REG 44 AND 44ZA - COMMISSIONING OF FIXED BUILDING SERVICES

All fixed building services to be commissioned and a commissioning plan to be produced identifying:

- Systems that need to be tested.
- How these systems will be tested.

Commissioning plan to be given to the building control body with the design stage dwelling primary energy rate, dwelling emissions rate and dwelling fabric energy rate calculation.

At completion commissioning certificate to be given to the building control body confirming that the commissioning plan has been followed and that all systems have been inspected and conform with the design requirements.

SYSTEM CONTROLS AND ZONING

Domestic hot water circuits to have:

- Time control that is independent of space heating circuits.
- Electronic temperature control.

Each room or agreed zone should be provided with thermostatic room controls.

Dwellings with a floor area of 150m² or greater to have a minimum of two independently controlled heating circuits.

LIMITING HEAT LOSSES AND GAINS

In accordance with Table 4.4 Approved Document L

Insulation to be provided to:

- Primary circulation pipes for domestic hot water.
- Primary circulation pipes for heating circuits where they pass outside the heated living space.
- Pipes connected to hot water storage vessels for at least 1m from the point at which they connect to the vessel.
- Secondary circulation pipework.

LIMITING HEAT LOSSES AND GAINS

In accordance with Table 4.4 Approved Document L

Insulation to be provided to:

- Primary circulation pipes for domestic hot water.
- Primary circulation pipes for heating circuits where they pass outside the heated living space.
- Pipes connected to hot water storage vessels for at least 1m from the point at which they connect to the vessel.
- Secondary circulation pipework.

OVERHEATING MITIGATION

Adequate means of removing excess heat and limiting solar gains to be provided.

Compliance to be demonstrated by using either:

- The simplified method for limiting solar gains and providing a means of removing excess heat as set out in Section 1 of Approved Document O. Compliance check list (AD O Appendix B) to be provided to demonstrate compliance, or
- The dynamic thermal modelling method as set out in Section 2 of Approved Document O, using the guidance set out in - CIBSE TM59 methodology for predicting overheating risk.

Report to be provided that demonstrates that the building passes CIBSE's TM59 assessment of overheating. Consideration given to provision of adequate daylight as detailed in BS 8206 -2 Code of Maintaining Adequate Level of Daylight, noise pollution and security.

Solar gains in summer to be limited by fixed shading devices, which may be any of the following:

i. Shutters.

ii. External blinds.

iii. Overhangs.

iv. Awnings.

PROTECTION FROM FALLING AND ENTRAPMENT

Window handles on windows that open outwards are not to be more than 650mm from the inside face of the wall when the window is at its maximum openable angle.

Any guarding to be sized to prevent the passage of a 100mm sphere, to be 1.1m high from floor level, to be not easily climbable and to be capable of resisting at least the horizontal force given in BS 6180:2011.

Any louvered shutters, window railing and ventilation grilles to comply with the following:

- Not allow the passage of a 100mm diameter sphere.
- All holes which allow the passage of an 8mm diameter rod should also allow the passage of a 25mm diameter rod, such holes should not taper in a way that allows finger entrapment.
- All looped cords must be fitted with child safety devices.

PART Q - SECURITY

Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2022 or alternatively comply with the requirements set out in Approved Document Q - Appendix B,

Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS24:2022 or designed and manufactured in accordance with Appendix B or Approved Document Q.

PART S - CHARGING OF ELECTRIC VEHICLES

Electrical vehicle charge point to be provided to any associated car parking spaces. If the connection cost is greater than £3600 two formal quotes to be given to building control, as detailed in Approved Document S, in which case, cable routes for electrical vehicle charge points to be agreed.

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

- All dimensions to be cross checked on site prior to construction. Any discrepancies to be reported to BAYA immediately
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Date:19/12/2024

Scale: 1:50 @ A2

Drawing Code: 3/NC-36

Revision: R0

SPECIFICATION-5

0800 246 5779 info@bayadesign.co.uk
13 Clifton Vale, Bristol, BS8 4PT

SPECIFICATIONS

BUILDING REGULATION NOTES

FIXED EXTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.

External light fittings to have both the followiing:

- Automatic controls which switch luminaires off in response to daylight

- If luminous efficacy is 75 light source lumens or less automatic controls which switch luminaires off after the area lit becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.

Dwelling primary energy rate and dwelling emission rate calculations to account for the efficacy of lamps installed in the fixed lighting locations.

SOLID WASTE STORAGE (REFUSE)

Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.

The new dwelling is to be provided with an area of 1.2m x1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority.

Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuge more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

EXTERNAL SURFACE WATER DRAINAGE

Drainage of newly paved areas to be carried out in accordance with BS EN 12056-3 and Approved Document H.

Any new hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS EN 1338:2003 to allow for adequate drainage, or provided with a non slip surface and cross fall of 1:40 - 1:60 draining away from the building for a minimum of 500mm to a suitable soakaway.

Any new paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

WASTEWATER HEAT RECOVERY SYSTEM (WWHRS)

All showers to connect to instantaneous WWHR with 36% recovery efficiency utilization of 0.98, including showers over baths as detailed in the SAP report.

Recovery system and components to be independently tested and assessed by BRE. All works to be in compliance with Approved Document H and L.

All boxing off to be accordance with NHBC standards and Approved Document E.

Installation and water fittings to be compliant with The Water Supply (Water Quality) Regulations 2016 and BS 6920.

Design stage checklist to be completed and system to be installed and commissioned by a qualified plumber. Operational and maintenance instructions to be given to owner on completion.

System to have factory fixed NCM (SAP) Identifier label. An identical second NCM (SAP), identifier label is also required to a nearby service cupboard.

System to be installed vertically so that it is fitted on the floor below the shower.

WWHR units to be installed inside the building

WWHR unit and the drain connector to have min 10mm clearance from the any adjacent structure.

WWHR system not to be installed in an environment where the ambient temperature is naturally above 25 degrees centigrade to minimise the risk of legionella growth.

Supply temperature of at least 60 degrees centigrade to be maintained from the heat source and/or storage vessel.

An approved single check valve prevention device providing backflow prevention to at least fluid category 2 to be fitted at the point of connection(s) between the water supply and the fitting or appliance.

Length of drainpipe between shower and WWHR system to be less than 3 meters as far as practicable.

Access points to be provided.

Any shut-off valves for inlet and/or outlet to be full flow (non-restricting) shut off-valves.

WWHR pipe to be the same nominal size as the waste pipe to which it is connecting.

Pipework between the WWHRS preheated water outlet and the water heater and the shower cold-water inlet(s) to be insulated in accordance with the specification for DHW primary circulation pipes defined in 'Domestic Building Services Compliance Guide'.

Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

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0800 246 5779 info@bayadesign.co.uk
13 Clifton Vale, Bristol, BS8 4PT