

VAULTED ROOF
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. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on minimum 25mm thick treated vertical counter battens with a proprietary eaves carrier system on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 195mm grade C24 rafters at max 400mm centres span to engineer's details. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 150mm Kingspan Thermaflex between rafters and 50mm under. Fix 12.5mm foil backed plasterboard (joints staggered) to the underside of all ceilings using galvanized plasterboard nails. Finish with 5mm skim coat of finishing plaster.

ROOF LIGHTS
Min U-value of 1.4 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band B or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

INTERNAL LOADBEARING WALL
Construct load bearing internal masonry partition using dense concrete blocks built off concrete foundation. Concrete mix to conform to BS EN 206-1. Depth to engineer's details and dependent on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

WINDOWS
Windows to be double glazed with argon filled gap and with a soft coat low-E glass. Window Energy Rating to be Band A 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.

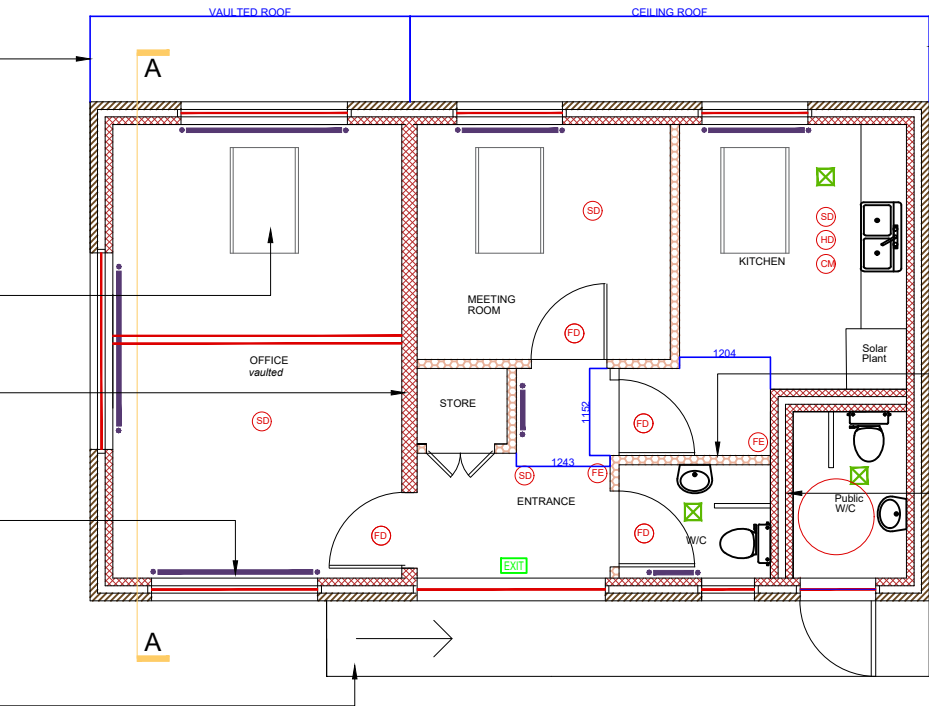
ACCESS RAMP
Provide a firm and even non slip surface capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable).
Ramp to be at least 900mm wide and with cross falls no greater than 1:40 and a maximum gradient of 1:15. Landings of 1.2m to be provided every 10m. Ensure the top and bottom landing are at least 1.2m clear of any door swing (provide intermediate landings if necessary).

SOLAR PANELS
All solar products to be tested and classified using methods described in BS 476-3:2004 or DD ENV 1187:2002 T4. Installation to be in compliance with all manufacturer's details and specifications. Installation must not impair the weather tightness of the roof. All penetrations through the roof to be weatherproofed and covered with suitable flashings, purpose-made tiles, etc.
Installation to have sufficient resistance to wind suction forces for the location. The solar installer to calculate the wind loads for the location (taking into account the local wind speed, site altitude and topography, building height and roof configuration) and choose components or kits with a declared wind resistance that exceeds those wind loads. The roof structure to be designed to accommodate the load of the collectors, advice of a structural engineer to be sought if required. Floor construction to be capable of withstanding the load of any large cylinders or thermal stores.
All components to have adequate resistance to the external spread of flame in compliance with Part B4 of Approved Document B. Ensure the panels are not fitted in the shadow of overhanging branches, a chimney or aerial.
Collectors to be located so that they can be safely accessed for cleaning and maintenance, (at a pitch of more than 15° they are normally

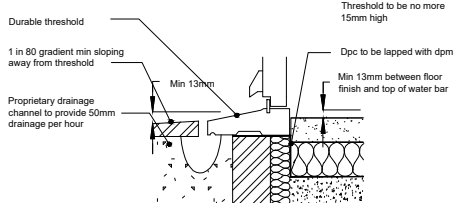
ROOF LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

EXTERNAL WALLS
To achieve minimum U Value of 0.18 W/m²K
Provide 103mm suitable facing brick. Ensure a 10mm clear residual cavity and provide 90mm Kingspan Kooltherm K106 insulation fixed to internal leaf constructed of 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.

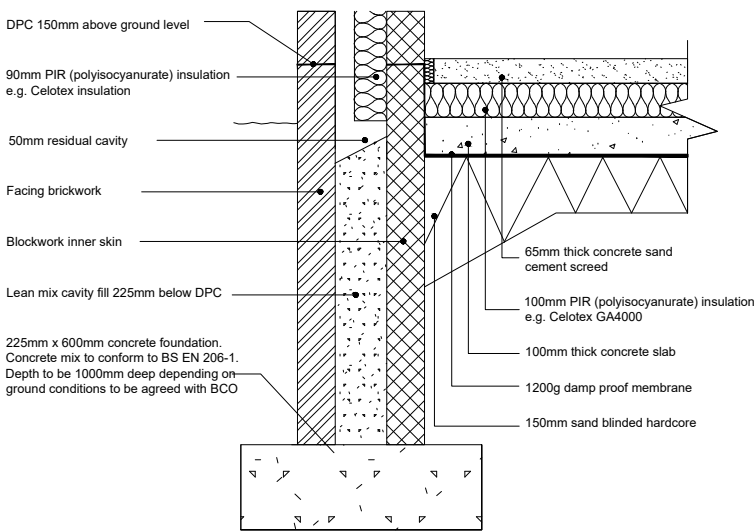
STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 6004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.



PROPOSED GROUND FLOOR PLAN
1:100



THRESHOLD
1:5



FOUNDATION & GROUND FLOOR
1:5

TO BE READ IN CONJUNCTION WITH THE
APPROVED PLANNING DRAWINGS.
TOGETHER WITH THE STRUCTURAL
ENGINEER'S DETAILS AND CALCULATIONS

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.

NEW RADIATOR
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.

NEW LINTELS
Lintel width to be equal to wall thickness, 65mm deep pre-stressed concrete plank lintels with minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
New steel beam to be encased in 12.5mm Gyproc FireLine board with staggered joints. Refer to SE details.

SMOKE DETECTOR
Mains operated linked smoke alarm detection system with interlinked heat detector to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. If ceiling mounted it should be 300mm from the walls and light fittings.

MECHANICAL EXTRACTOR
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.

CARBON MONOXIDE ALARM
Battery operated or mains-wired Carbon monoxide alarm to be fitted between 1m and 3m of the appliance in compliance with Approved Document J.

FIRE DOOR
1/2 Hour fire door with intumescent smoke seals, and with self closing mechanism, and with vision panels - fire protective glass, such as safety wired glass and safety ceramic, with size is limited to no more than 100 square inches. All doors on escape routes should be free from fastenings, or if fitted should only be simple fastenings that can be readily operated from the side approached by people making an escape. The operation of these fastenings should be without having to manipulate more than one mechanism.

EXIT
All fire signage in compliance with BS 5499 part 5 2002 & part 4 2000, fire strategy in strict compliance with approved doc part B - fire safety (2006 ed)

FE
3 litre foam class A fire extinguisher fixed to the wall, or attached to a stand, and clearly signposted with fire extinguisher ID signs fixed to the stand or the wall. Extinguishers to be commissioned on-site after installation by a BAFE or equivalent competent person to BSS306 standards.

The proposed building complies with ADB Volume 2, BS, 15.1 and table 15.2, Access and facilities for the fire service

NOTES -

Drainage subject to a visit by the builder and assessment of existing drains.

Party wall act may be required and is the responsibility of the homeowner, we can advise if required.

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www.binneysimsdesign.co.uk

Site plans and Location plans purchased from streetwise.net and are subject to their terms and conditions.

Drawings are for planning purposes only.

Prior to commencement of works the contractor is responsible for checking the plans to the site conditions. If any anomalies are found they are reported for rectification. Failure to do so at this stage will result in the contractor being liable for resulting costs incurred.

Drawings are subject to structural engineering and building control.

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Client:
Little Paxton Parish Council

Site Address:
Village Hall Car Park
Little Paxton
St Neots
PE19

Drawn By: *SR*

Date : 23rd May 2023

Drawing No:730/3 Building Regulations


Binney Sims