

PLANNING NOTE
SINGLE-STOREY EXTENSION

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

- On designated land" - no cladding of the exterior. *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
- On designated land" - no side extensions. *Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.
- No more than half the area of land around the "original house" would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
- No extension forward of the principal elevation or side elevation fronting a highway. 5. Materials to be similar in appearance to the existing house.
- Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.
- Side extensions to have a maximum height of four metres and width no more than half that of the original house.
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
- Single-storey rear extensions must not extend beyond the rear wall of the original house by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
- Maximum height of a single-storey rear extension of 4m.
- Maximum eaves and ridge height of extension no higher than existing house.

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.

PARTY WALL ACT

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

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

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

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

SITE PREPARATION

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

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 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:

- Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or;
- Exceeds 500 person days.

BASIC RADON PROTECTION

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

FULL RADON PROTECTION: IN-SITU (GROUND-SUPPORTED) CONCRETE FLOOR

Floor slab to be reinforced concrete slab designed by structural engineer and supported on the inner leaf of the cavity wall on 150mm consolidated well-rammed hardcore. Provide a 1200g (300 micrometre) continuous polythene DPM radon-proof barrier over the slab, lapped and sealed at all joints, around service penetrations with radon gas proof tape and linked to DPCs in the cavity wall. Provide a radon sub floor sump, depressurization pipe with up stand beneath the floor slab as sump manufacturers' details. Radon test to be undertaken if required by building control after completion, and if unacceptably high levels of radon are found, provide an electrically powered fan to the pipework. 80mm PIR insulation over DPM and 75mm reinforced concrete slab. All in accordance with BRE GBG 73.

NOTE: TO BE CONFIRMED BY BUILDING CONTROL

NOTE: TO BE READ IN CONJUNCTION 'BUILDING REGULATIONS PG 2'

FULL RADON PROTECTION: BEAM-AND-BLOCK CONCRETE FLOOR

Lay a 1200g (300 micrometre) continuous polythene DPM radon-proof barrier lapped and sealed at all joints, around service penetrations with radon gas proof tape over the floor structure and linked to cavity trays at the edges. Provide additional protection by underfloor vents on two or more sides of the underfloor space. Radon test to be undertaken if required by building control after completion, and if unacceptably high levels of radon are found, provide an electrically powered fan to the underfloor. BRE GBG 74

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 8004:2015 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.

PIPES PASSING THROUGH TRENCH FOUNDATIONS

The load-bearing capability of foundations must not be affected where services pass through. The pipe work should be sleeved and be provided with 'rocker pipes' at a distance of 150mm either side of the foundation concrete. The 'rocker pipes' should have flexible joints and be a maximum length of 600mm. Alternatively Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Advice from Building Control to be sought on suitability of pipe running through foundation before construction.

DPC

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

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 extension is constructed to minimise unwanted air leakage through the new building fabric.

FULL 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 standard block, 0.45 W/m²K. Fully fill the cavity with 200mm (100 x 2) Dnitherm 32 cavity insulation as manufacturer's spec. Inner leaf to be 100mm standard block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

OR

FULL FILL CAVITY WALL WITH INTERNAL INSULATION

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 standard block, 0.45 W/m²K. Full fill the cavity with 100mm Rockwool Cavity insulation as manufacturer's details and provide 50mm PIR insulation over vcl, e.g. Celotex GA4000 internally. Inner leaf constructed using 100mm standard block, 0.45 W/m²K, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.cw-rf-sb-ffpd-r-18

OR

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 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.

OR

PARTIAL FILL CAVITY WALL WITH INTERNAL INSULATION

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 standard block, 0.45 W/m²K. Ensure a 50mm clear residual cavity and provide 50mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm, 0.45 W/m²K standard block. Provide additional 50mm PIR insulation over vcl, e.g. Celotex GA4000 internally. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

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.

PIPES PASSING THROUGH WALLS

Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Alternatively Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. 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.

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

CAVITIES

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

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

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.

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, 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. 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. Common leaf lintels base plates should not be continuous and the lintel core to be insulated.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

INTERNAL MASONRY PARTITIONS

Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab and 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.

INTERNAL LOADBEARING MASONRY PARTITIONS

Construct load bearing internal masonry partitions 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.

INTERMEDIATE FLOORS

Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm ctrs (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

SMOKE DETECTION

Mains operated linked smoke alarm detection system 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. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02).

The following 3 conditions should All be met:

- Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up.
- Provide an egress window at first floor level with an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, 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.
- Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

TIMBER FRAME WALL

To achieve minimum U Value of 0.28W/m²K. Render finish (to comply with BS EN 13914-1:2005) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative-treated battens to provide vented and drained cavity, battens fixed vertically to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm ctrs or to s/engineer's details & calculations. Insulation to be 60mm Celotex GA4000 between studs and 37.5mm Celotex PL4000 with VCL over. 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.

BEAMS

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

OPENINGS AND RETURNS

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

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- 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.

CLADDED WALLS

Where a wall has a surface material that is worse than class B-s3,d2 and is more than 1mm thick, the unprotected area for the wall is divided in half and the rest of the wall remaining is to be provided with Gyproc Fire-Line board from the inside only.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1. Hinged pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room. Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room. Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. 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 W/C

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent 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 BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec 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.

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm², and to wet rooms at a rate of min 5000mm². Background ventilators to be tested to BS EN 13141-1. Background ventilator equivalent area and operation to be measured and recorded.

SAFETY GLAZING

All glazing in critical locations 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, 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. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

ROOF LIGHTS

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 etc.

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.

DEMOLITION

Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties. Such measures to include:

- The shoring of adjoining buildings.
- The control of dust and noise generation.
- The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
- The repairing and making good any damage to any adjacent building effected by the demolition.
- The removal of material or rubbish resulting from the clearance and demolition of the site.
- The disconnection, sealing or removal of any drain or sewer, as required.
- The making good of any disturbed ground.
- Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

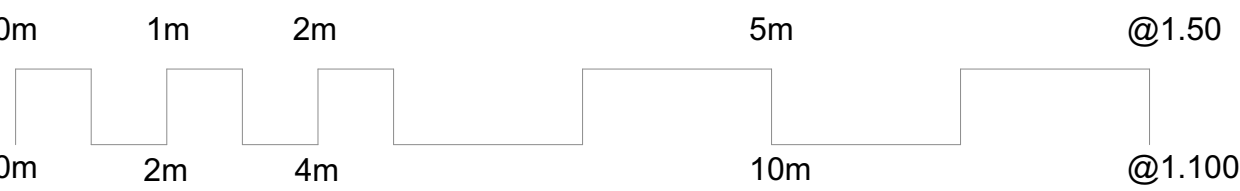
Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site. If the demolition is more than 50m² in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83. Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish to be made where required. All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

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.

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. The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01) and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings to be followed.



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605 Fishponds Road, Fishponds, Bristol, BS16 3AA.
studio@yourdesignbristol.co.uk ~ 0117 329 1818
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Client:	Winterbourne Parish Council	Drawing:	BUILDING REGULATIONS PG 1	Project Description:	Revisions:	NB
Address:	The Greenfield Centre	Designed By:	CH		A	Author Retains Copyright.
	Park Avenue	Date:	07/12/2022		B	Responsibility is not accepted for errors made by others in scaling from this drawing.
	Winterbourne	Cad File:	CPBS361NJ		C	All dimensions, levels and angles to be checked on site by the contractor.
	BS36 1NJ	Status:	For Comment		D	All boundaries are assumed and we accept no liability for boundary inaccuracy.
		Scale:	Labelled @ A1		E	You are reminded of your responsibilities under the 'Party Wall etc. Act' 1996 where applicable.