

plasterboard and 2mm skim finish. See part Part E notes below for ALTERNATIVE: 70mm British Gypsum GypWall CLASSIC Gypframe 'C' studs at base and head and as vertical studs at 600mm centres with 50mm Isowool APR 1200 in the cavity and finish using 12.5mm Gyproc Where partition locations run parallel with floor joists provide double

Purpose made timber windows. All with double glazed low-E units to achieve U-value of not worse than 1.6 W/ m<sup>2</sup>K. All windows/doors with glazing less than 800mm above floor level to be toughened safety glass to BS 6206:1981. Glazed door and side lights to doors within 300mm of each jamb and 1500mm above floor level also to be toughened glass. Windows as means of escape to have minimum clear opening of 450mm and minimum openable area of  $0.33m^2$ . Proof of U values should be provided to Site Supervisor and Building Inspector

All windows/doors with glazing less than 800mm above floor level to be toughened safety glass. Glazed side lights to doors within 300mm of each jamb and 1500mm above floor level also to be toughened glass to BS 6206:1981. Openable lights lower than 800mm to be fitted with restrictor stays to prevent opening greater than 100mm during normal use. Windows as means of escape to have minimum clear opening of 450mm and minimum open able area of  $0.33m^2$  restrictor stays to

## WINDOWS/DOORS - SECURITY

All entrance doors and windows to be manufactured to PAS 24:2012 (or in accordance with appendix B of PART Q). Letter plate aperture not greater than 260x40mm and not located near any locks/handles. Main doors to be fitted with door viewer if solid or electronic audio-visual entry system. All frames to be securely fixed to structure and any surrounding walls (full height of door and 600mm either side) capable of withstanding penetration to gain access to locks.

12.5mm wallboard on dabs and 3m skim finish to inner leaf, galvanised plaster beads to all arises. Insulating boards as shown drawings.

Generally use min. of 18mm thick floor grade chipboard over joists at 450mm centres or less and 22mm to 600mm centres. To all kitchens, utility, bathrooms, wc and en-suites use moisture resistant board to BS

TIMBER FLOORS - Strutting (Domestic) Provide strutting along the length of joists at intervals recommended in TRADA Technology's Span tables document or Building Regulation documents. These figures should be regarded as a minimum provision. Ensure end blocks are fitted at both ends of strutting line.

FIRE SAFETY - Within dwellings Fit interconnected mains powered smoke/heat detectors as indicated

In general, optical smoke alarms should be installed in non-circulation spaces and ionization chamber type smoke alarms to circulation areas. All installations to conform to BS 5839-6:2013, equipment to conform to BS EN 14604:2005 or BS 5446-2:2003. All windows fitted with limiting stays to have ability to be released to allow escape. Any window acting as means of escape to have lowest point of openable area no higher than 1100mm from floor level to bottom of openable

## FIRE PROTECTION - Generally All ducting or pipework passing through compartment walls/floors to be fitted with proprietary fire protection sleeve to give the same rating as the element penetrated (min mass 15kg/m<sup>2</sup>). Use AstroFlame or similar approved. Fire doors between garages and dwellings to give min. 1

FIRE PROTECTION - Partitions/Dry-lining Where electrical outlets are to be cut-in to partitions/dry-lining seal openings with SCP Putty Pads (tel: 01902 310031) or equal approved fitted as recommended by manufacturers. Achievable fire rating of 2

# ELECTRICAL INSTALLATIONS

All lighting and power points to be scheduled by client. Switches to be at 1.2m above FFL, sockets at 450mm above FFL. Minimum of 50% of rooms to be fitted with low energy lighting. All electrical installations shall be installed and designed in accordance with BS 7671: 2008 +A3:2015. And Approved Document Part P of the Building Regulations. All wiring and equipment is to be protected against mechanical and thermal damage and suitably inspected and tested to verify that they meet the relevant equipment and installation standards. All work is to be carried out by a member of the EEA, fully tested before commissioning and an electrical installation certificate will be issued to the person ordering the work upon completion together with all relevant

A minimum of 75% of all light fittings are to be of low energy type, either compact fluorescent or LED. All to be in full accordance with Domestic Services Compliance Guide.

All finishing timbers to good quality softwood and to match existing skirtings, architraves, linings, beads, window boards, curtain battens

# RevNo Revision note BRegs amends added Exisfing ceiling retained/underdrawn

hour fire protection and be self closing. All roof timbers should not pass

## TIMBER

All timbers will be from sustainable sources (documentation is to be made available upon request to the client/site supervisor). Preference will be given to UK grown sources where possible, if not available: European grown timbers will be substituted. Under no circumstances shall endangered or prohibited species to be used. All timber will be from companies certified by the Forest Stewardship Council (www.fsc-uk.info).

Date

04/01/18 05/01/18

VENTILATION

Mechanical extractors are to be installed to bathroom, and kitchen with 100mm dia. ducting to outside air. Extractor connected to light switch with run on facility. To provide: Kitchen; 30litres/sec (adjacent to hob) or 60litres/sec elsewhere. Utility room; 30litre/sec. Bathrooms; 15litres/sec. All sanitary accom. to have 15min over run facility. All habitable rooms to have openable windows and fitted with trickle vents to provide 8000mm2 except houses fitted with whole house ventilation systems.

PART E COMPLIANCE

WALLS - All new stud walls (except runs containing doors and between bedroom and associated en-suites to achieve sound reduction of RW 40db. To be 12.5mm Gyproc WallBoard TEN either side. 75mmx38mm timber studs at 600mm centres. 25mm Isowool Acoustic Partition Roll (1200) in the cavity.

Solid partitions are to be constructed of 100mm dense concrete blocks and plastered both side with 13mm plaster to achieve a minimum of RW 40db sound reduction. Note all joints to be fully filled and flush pointed.

FLOORS - All floors to achieve sound reduction of min. RW 40db. 12.5mm Gyproc SoundBloc board to underside of joists with noggins voids filled with min 100mm Isowool Acoustic insulation or Rockwool Flexi.

PART E COMPLIANCE - Recessed electrical fixings Where electrical outlets are to be cut-in to partitions/dry-lining seal openings with SCP Putty Pads (tel: 01902 310031) or equal approved fitted as recommended by manufacturers.

PART G and REGULATION 17K COMPLIANCE Wholesome water shall be provided to and meet all requirements in section G1:

a. any place where water is drawn off, b. all wash basins, bidets, fixed baths, showers and all sinks in rooms where food is prepared.

Hot water supply and systems shall comply with the guidance as set out in 3.1-3.8. Hot water to the bath(s) to be limited to 48 deg Celsius and controlled by an inline blending valve.

Where separate hot and cold taps are provided the hot water supply tap must be located on the left.

Wholesome water supplies are all to comply with Regulation 17K and not to exceed 125 litres/person per day consumption. The client or contractor must supply a notice of compliance not later than 5 days after work has completed. Water efficiency calculator can be accessed at http://www.wrcplc.co.uk/PartGCalculator/

## HEATING

Primary heat source is to be provided by gas condensing combi with automatic ignition, 1998 or later - Worcester Greenstar Highflow 440: Manufacturer's declared efficiency = 91%. With the following controls as set out in the Domestic Building Compliance Guide: Boiler interlock, Space heating zones (min. of 2 zones for house under 150sq.m), Time control of space and water heating, Temperature control of space and water heating. All primary circulation heating pipes insulated where they pass outside heated living areas, primary hot water pipes insulated along entire length.

All systems to be fully compliant with the latest 'Domestic Services' Compliance Guide'.

Fit all necessary pressurisation equipment to provide adequate mains pressure to all outlets. All to be designed by specialist. CONFIRM ON SITE

## AIRTIGHTNESS

All construction forming part of the building envelope must be carefully formed in order to prevent any air leakage. All beds and perpens to all walls must be flush pointed to both sides. All windows and doors must be fully foamed in along their entire perimeter. Where possible joists should not be built in to external walls, where not possible all gaps must be sealed with a proprietary sealant. Light fittings to under side of attic spaces must be fully sealed. Where a pressurisation test is required as part of Part L it is the contractors responsibility to ensure the building is sufficiently airtight to meet the SAP designed criteria. All certificates to made available to client/site supervisor and building inspector.

## SOUND INSULATION

All building elements forming protection form the passage of sound to be constructed to meet the requirements of Part E of the Building Regulations. Construction specifications shown meet those requirements but it is the Contractors responsibility to ensure that these are delivered on site and any requirement for onsite testing will be the responsibility of the contractor to arrange and provide confirmation that each element conforms. Any remedial work required due to failure of a sound test falls with the contractor. SOUND TEST WILL BE REQUIRED ON COMPLETION.

## NOTE

All current HSE, Building Regulations and any other relevant standards and legislation to be met. Any discrepancies in specification, detail, etc to be brought to the immediate attention of the supervising agent, client or Red Raven.

ON OR BEFORE COMPLETION - provide

- 1. Water efficiency calcs
- 2. Epc notification
- 3. Completion sound testing results
- 4. Heating design



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ISSUED AS:-	Preliminary 🗌 Final	Filename 170801–Springfields–BRegs.dwg		Date 8/12/17		Scale 1/20,100@A
Mr Olude			Plans, Elevations & Notes			
Springfields Store Bigrigg		170801-02		Edition B	Sheet 1 of 1	

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