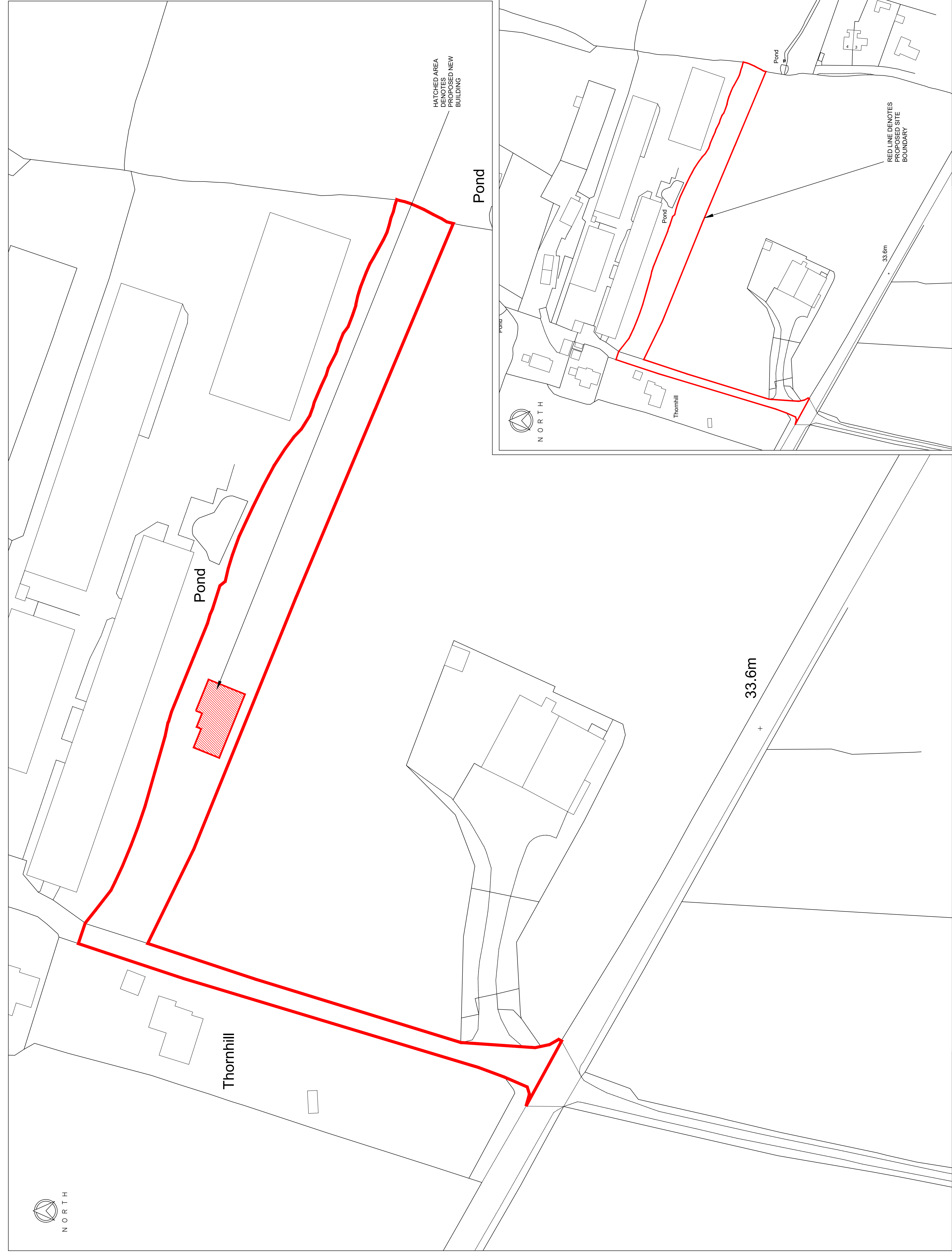




This drawing is to be read in conjunction with all other relevant drawings and specifications.
Do not scale from this drawing. Use figured dimensions only. All levels and dimensions to be checked on site. All
dimensional discrepancies are to be brought to the immediate attention of DMA BUILDING DESIGNS.
Responsibility cannot be accepted for alteration and/or deviation from this design without prior knowledge of DMA
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Prior to any works commencing on site, DMA BUILDING DESIGNS is to be contacted regarding the current status,
revision or regulatory approval of this drawing.

Notes	
STANDARD DOMESTIC B-REGS NOTES	
A. STRUCTURE For construction details and connection details please refer to Structural Engineers Calculations and Design Details.	
All foundations to be a minimum of 450mm wide and to a depth of 1000mm minimum. Foundations shall be constructed in accordance with the Building Regulations and the satisfaction of the Local Authority Building Inspector.	
B. FIRE SAFETY Fire alarm system to be installed in all circulation spaces (where a house is extended) in accordance with BS 5839-6:2004. All smoke/heat alarms should mains supplied & have a standby power supply. Elements of structure which are load-bearing should have a minimum Fire Resistance of 30mins. Separating (or party) walls/floors should be constructed to have a minimum Fire Resistance of 60mins.	
C. VENTILATION All ventilation should be designed in accordance with the Systems suggested within Approved Document F.	
Background Ventilation: Background ventilation rates should be provided as follows - Kitchens > 30/s (adjacent to a hob) or 60/s (elsewhere). Utility room > 30/s. Bathroom > 15/s. Sanitary Accommodation (WC) > 6/s. - Trickle vents to be provided to all new windows at the following rates - Habitable Rooms > 500mm ² . Non-Habitable Rooms > 250mm ² .	
H-DRAINAGE & WASTE DISPOSAL Where pipes are laid less than 1000mm below formation level, or less than 1000mm below finished ground level, they shall be laid in a trench with Rigid pipes of 100mm dia. with less than 300mm cover, or 150mm dia pipes or greater with less than 600mm cover should be surrounded in 150mm of concrete with joints at max 500mm c/s. Flexible pipes with less than 600mm cover, NOT under a road, should be surrounded in 150mm of concrete with joints at max 750mm c/s. granular material between pipe and slab OR be surrounded in 150mm of concrete.	
All sanitary pipework above ground level should comply with BS 5572. Waste pipes and unplasticised PVC to BS 2871 Part 1, WC 100mm dia salt-glazed clayware, soil connection to manhole or SVP. No connections to be within 200mm of WC connection to SVP. Cleaning outlets should be provided at all waste pipe angles and at all angles/bends at bases of SVPs. SVPs to be encased with timber studwork frame and 12.5mm plasterboard, and, where passing through a habitable room, should be wrapped in sound-reducing quilt.	
Gutters should be laid to fall, towards the nearest rainwater downpipe outlet. Such an outlet should discharge into a drain or gully, but may also discharge onto another surface if it is suitably drained thereafter. If surface water is discharged onto a hard surface, the outlet should be situated a minimum of 5m away from any building.	
Prior to commencement of any works on site, the line and level of existing proposed extension works are not in conflict with existing runs; and i) the proposed connections to the existing system are achievable.	
K. PROTECTION FROM FALLING Private, domestic staircases should be designed as follows - maximum rise and minimum going of 220mm as long as the pitch of the stair does not exceed 42°. A minimum of 2m headroom should be provided from the pitch line of the stair.	
Handrails on flights should be between 900-1000mm when measured from the pitch line of the stair to the top of the handrail. Guarding on any flights and landings should be constructed so that a 100mm sphere cannot pass through any openings in it.	
L1. CONSERVATION OF FUEL & POWER New light fittings within the dwelling should be provided with a minimum of 3 watts per square metre of ceiling level. All lighting should be provided with Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.	
All new thermal elements on existing dwellings should be designed to the following minimum U-Values; Walls 0.20 w/m ² K Roofs 0.18 w/m ² K Floors 0.18 w/m ² K Pitched Roof (insulation at ceiling level) 0.18 w/m ² K Pitched Roof (insulation at eave level) 0.18 w/m ² K Flat roof (or roof with integral insulation) 0.18 w/m ² K Floors 0.22 w/m ² K.	
All new glazing in windows/doors etc should be sealed double glazed units with a min 6mm air gap, to give a minimum U-Value of 1.6 w/m ² K or better.	
N. GLAZING - SAFETY IN RELATION TO IMPACT All new glazing in windows, doors, glazed balconies, glazed floors, and any glazing within 300mm adjacent to doors (eg, side panels) MUST be safety glass. All first and second floor windows with any part opening within 800mm above FFL must be fitted with opening restrictors to limit opening to a maximum of 100mm. All new glazing should be installed in accordance with Approved Document B of the Building Regulations).	
P. ELECTRICAL SAFETY IN DWELLINGS All electrical installations should be designed, installed, inspected and tested in accordance with BS 7671. On completion of the works, the installers Electrical Installation Certificate should be forwarded to the Local Authority.	
REGULATION 7. MATERIALS & WORKMANSHIP Any building work which is subject to the requirements imposed by Schedule 1 of the Building Regulations should, in accordance with Regulation 7, be carried out with proper materials and in a workmanlike manner.	
P1	ISSUED FOR PLANNING APPROVAL
REV	DESCRIPTION
	DATE
DMA BUILDING DESIGNS	
10/10 HOUSE, RICHMOND GREEN, LONDON, SW14 8JH TEL: 0181 463 8222 EMAIL: info@dmabuildingdesigns.co.uk	
CLIENT	
VC SAWYER	
PROJECT	
NEW DOMESTIC DWELLING	
TRAINING	
LOCATION AND BLOCK PLAN	
THORNHILL STABLES LAND, BILLINGSHURST ROAD, COOLHAM, RH13 9QN	
STATUS	
PLANNING	
SCALE @ A1	DATE
1:1250, 1:500	AUGUST 2024
DWG No	REVISION
DE1257/01	P1