

Ventilation

01. Mechanical ventilation to be provided in accordance with the recommendations of BS 5720: 1979 or Section B2 of CIBSE Guide B: 2001 Installation and Equipment Data.
02. Electrical isolators are to be provided for all extract fans.
03. Mechanical extracts to be positioned not less than 1750mm above finished floor level
04. Mechanical Ventilation system to be constructed in accordance with the recommendations of Legionnaires' Disease: The control of Legionella bacteria in water systems -approved code of practice and guidance - HSE L8
05. Any duct passing through unheated voids to be fitted with a condensation trap on all upward sections and be insulated to the standard of the wall/roof/floor in which it is located.
06. Mechanical extract to provide at least the following rates:
Kitchen 60 litres / second (30l/s if cooker hood extracting to external air.
Utility 30 litres / second
Bathroom 15 litres / second
WC 15 litres / second
07. Extract fans to dark rooms to be operated via light switch and to have over-run facility providing minimum 1 air chage/hour
08. Weather and insect proof cover to all extract terminals.
09. All apartments to have openable windows providing a minimum 1/30th floor area of room in opening size. Adjustable trickle vents providing 12000mm² ventilation area to be provided to the head of all units and be at least 1750mm above FFL.
10. All natural ventilation to comply with the Building (Scotland) Act 2003 and Regulatons 2010, BS5925: 1991 and the requirements of CIBSE Guide 1986
11. All service penetrations to be sealed to limit air infiltration.
12. Continuous mechanical ventilation to be installed in accordance with BRE Digest 398.

Heating

01. All works relating to gas supply pipes, boiler, heating system etc. to be carried out by a competent person registered under the GAS SAFE register.
02. All radiators and heat emitters to be low surface temperature and thermostatically controlled.
03. All heating / hot water pipework to be insulated with 40mm EPU sleeve insulation in accordance with BS 5422:2009
04. All flue pipes to be twin-walled, with minimum 50mm gap between outer face and any combustible material.
05. All flue terminals to be fitted with guards externally. Terminals to be positioned a min. 300mm vertically and horizontally from adjacent openings.
06. All boiler enclosures to be provided with ventilation openings for cooling purposes in accordance with current recommendations and BS 5440: Pt2:2000

Air Tightness

01. Completed property to be tested for air-tightness to ensure that at q50 a maximum of 5m³/m²/h air change rate is achieved or as otherwise stated in SAP calculations.
02. Air infiltration to be limited in accordance with BRE 262 Thermal Insulation - Avoiding Risks 2002
Methods to be adopted are as follows:
 - plasterboard adhesive to be used at junctions between walls,
 - ceilings and floors and at window openings.
 - sealing joints in vapour control mebrane
 - sealing all service penetrations
 - provide primary outer seal and secondary inner seal to window and door junctions to adjacent walls with
 - sealant bedding externally and plasterboard adhesive and proprietary air-tight tapes internally.
03. Air-test certificate to be provided for completed building in accordance with the Air TightnessTesting and Measurement Association (ATTMA) Technical Standards L1: Measuring Air Permeability of Building Envelopes.
04. Testing Should be in accordance with BS EN 13829: 2001 - 'Thermal Performance of Buildings - determination of air permeability of buildings - fan pressurization method'

Rainwater

01. All gutters and rainwater pipework to be to BS EN 12056-3:2000
02. Porosity test to be carried out to establish required size/area/ volume of all absorption features.
03. All above ground rainwater goods to be deepflow gutters with 89mm dia downpipes fitted with traps with rodable gully fittings at ground level.
04. All underground pipework installation and protection as per foul drainage notes.
05. Rainwater system to discharge as indicated on drainage layouts with one downpipe connected to 200 litre water butt to allow reuse of rainwater for garden and other external uses. Refer to foundation drawing, general arrangement and site plans for layout and further information
07. Car parking areas to be laid to fall to perimeter swales strips where shown. No upstand kerbs to be used in these areas.
08. New paved areas around building to be of PC concrete slabs laid dry jointed with a min fall of 1:60 to allow for surface water run-off.

Upper Floor Construction

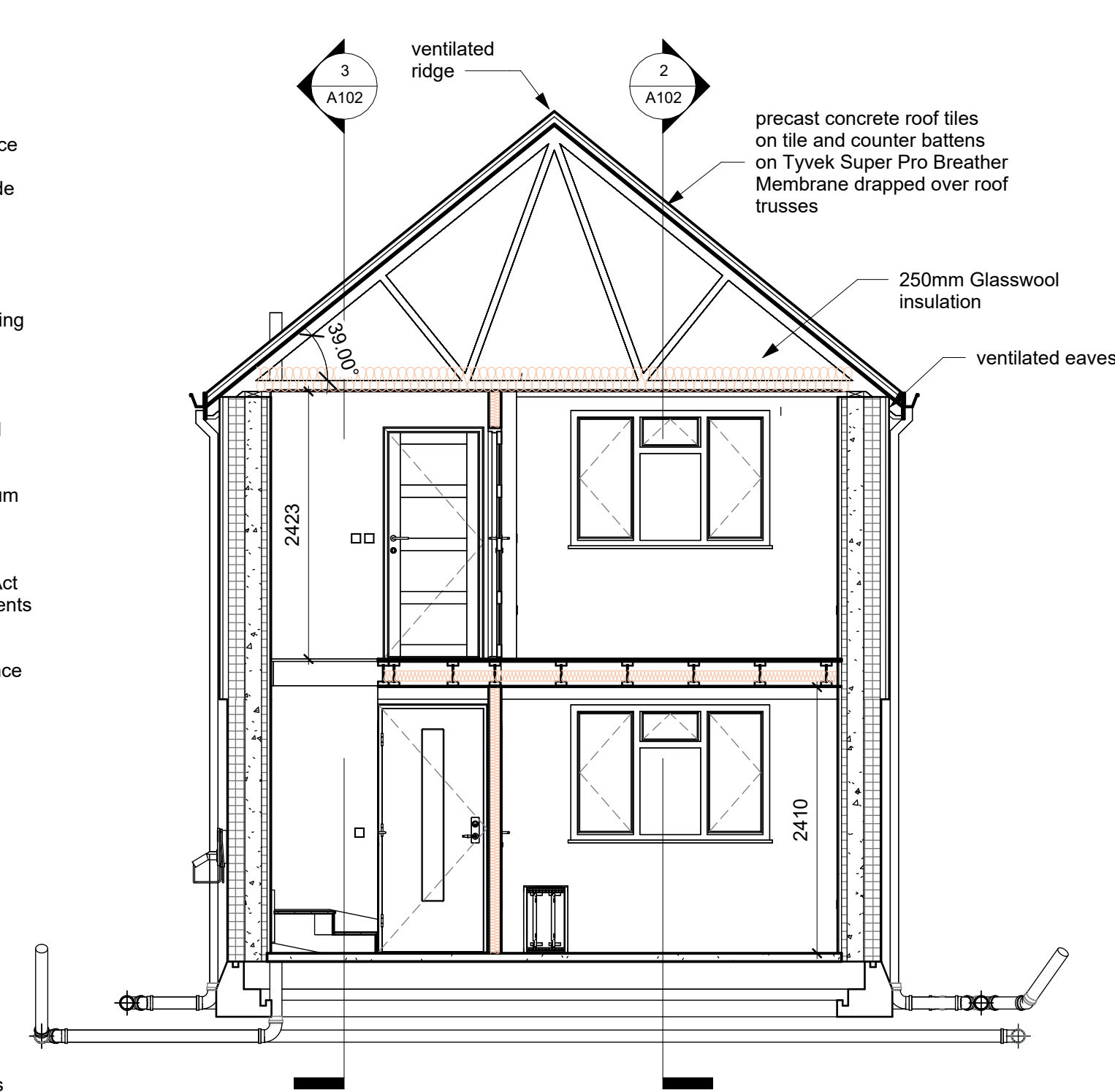
01. 22mm V 313 Chipboard Flooring on
02. 220x95 timber web joists at 400mm centres all installed as per specialist manufacturers layout
03. 100mm Knauf Acoustic roll between joists.
04. 12.5mm plasterboard (min density of 10kg/m²) to ceiling with all Joints taped, filled and coated with one coat BG Top Coat and two coats of emulsion.
05. All to achieve a minimum noise reduction of 43dB

1 Section 1

1 : 50

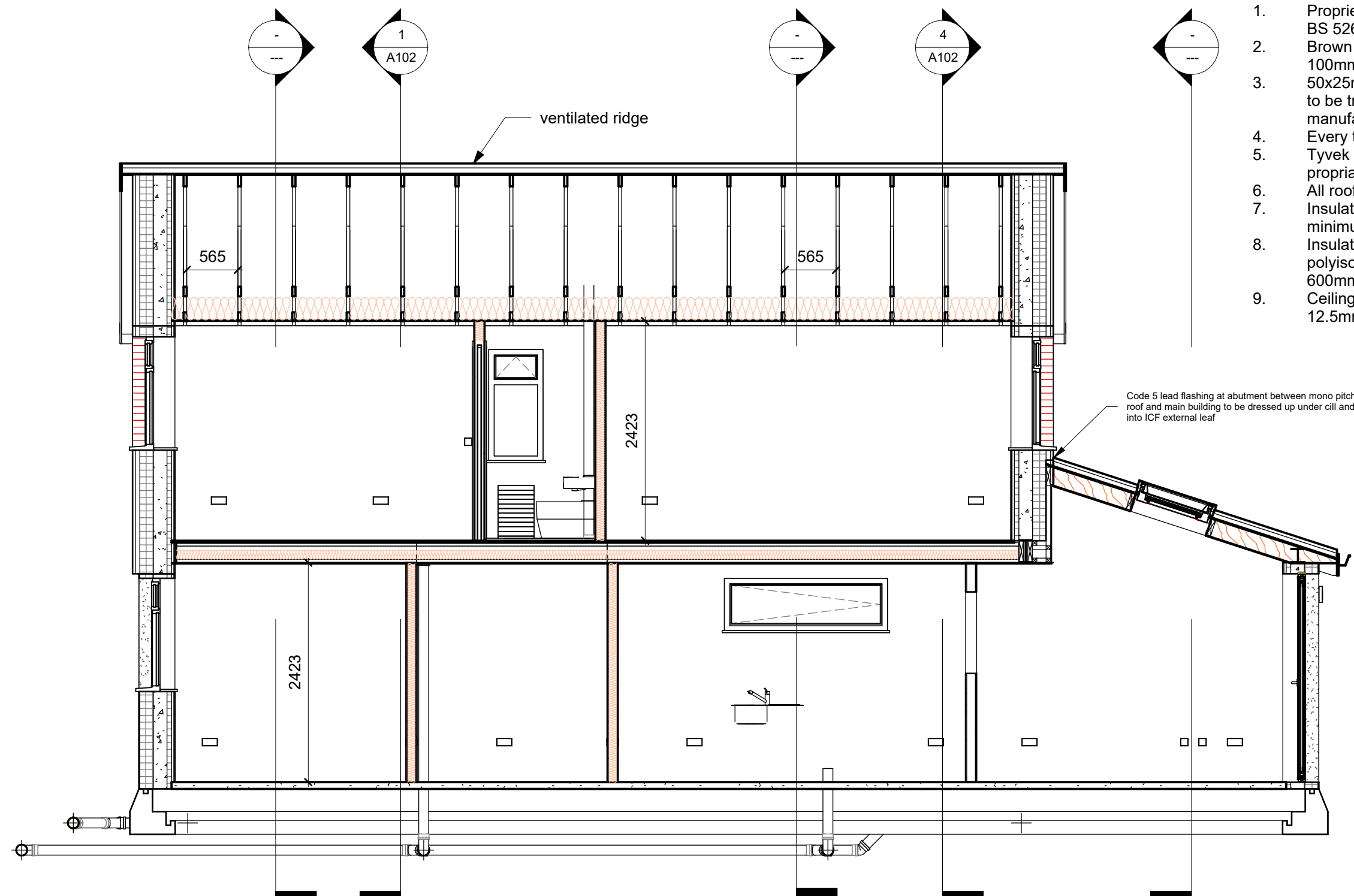
4 Section 5

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2 Section 2

1 : 50



Roof

1. Proprietary trusses to manufacturer's Design all in accordance with BS 5268 and all other relevant Codes of Practice.
2. Brown concrete roof tiles to be fixed with a minimun head lap of 100mm on
3. 50x25mm tile battens and 38 x25mm counter battens. All battens to be treated. Eaves, Verge and tiles clips to be used as per manufactures recommendations.
4. Every tile to be nailed and clipped. Nails to be 45x3.35mm S/S.
5. Tyvek SuperPro Breathable roof membrane to be laid over propriatary roof trusses
6. All roof coverings to comply with BS 5534 Pt1.
7. Insulation at ceiling level to be 2 layers of Glasswool to provide a minimum thickness of 250mm.
8. Insulation to rafters to be 180mm Ecotherm, Ecoveral fibre free polyisocyanurate fixed tightly between 197 x 47mm rafters at 600mm centres.
9. Ceiling and rafters to be finished below with Tyvek VCL and 12.5mm plasterboard taped and filled for paint finish.

01-First Floor
266500-Ground Floor
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Internal Stairs

01. Stairs to have a maximum riser height of 190.4mm with a going of 235mm and minimum clear with of 900mm. Pitch to be 39°
02. Min 2000mm clear headroom to be maintained above stair throughout its entire length.
03. All protective barriers at balcony, stairs and landings constructed with toughened and laminated glazing or timber spindles are to be positioned to prevent the passage of a sphere 99mm in diameter.
04. Stair handrail height internally to be no less than 840mm and no more than 1000mm above pitch line. Handrail to project 300mm beyond last riser.
05. Balustrade at balcony and landings to be 1100mm high min. above adjacent FFL
06. All barriers to be capable of resisting loads as calculated inaccordance with BS EN 1991-1-1 and associated PD 6688-1-1

Emergency Escape Windows

01. Minimum opening of 450 x 750mm in size with bottom part of any opening a minimum of 800mm and a maximum of 1100mm above finished floor level.
02. Total opening area to be a minimum of 0.33m²

Internal Doors

01. Generally all doors to be softwood semi-solid core for paint finish. Except where fire door specified.
02. Widths to be as noted on drawings.

Bin Stores

01. External refuse storage to be provided by individual wheeled containers for recycling and general household waste. Sited on hardstanding of 50mm precast concrete slabs.
02. Minimum 900mm wide access path to be provided from storage area to refuse collection point.

Mono Pitch Roof

1. Brown concrete roof tiles to be fixed with a minimun head lap of 100mm on
2. 50x25mm tile battens and 38 x25mm counter battens. All battens to be treated. Eaves, Verge and tile clips to be used as per manufactures recommendations.
3. Every tile to be nailed and clipped. Nails to be 45x3.35mm S/S.
4. Tyvek SuperPro Breathable roof membrane to be laid over propriatary roof trusses 197x47 timber rafters at 600mm centres
5. All roof coverings to comply with BS 5534 Pt1.
6. 180mm Ecoveral Fibre Free Polyisocyanurate insulation to be tightly fitted between rafters
7. Ceiling and rafters to be finished below with Tyvek VCL and 12.5mm plasterboard taped and filled for paint finish.

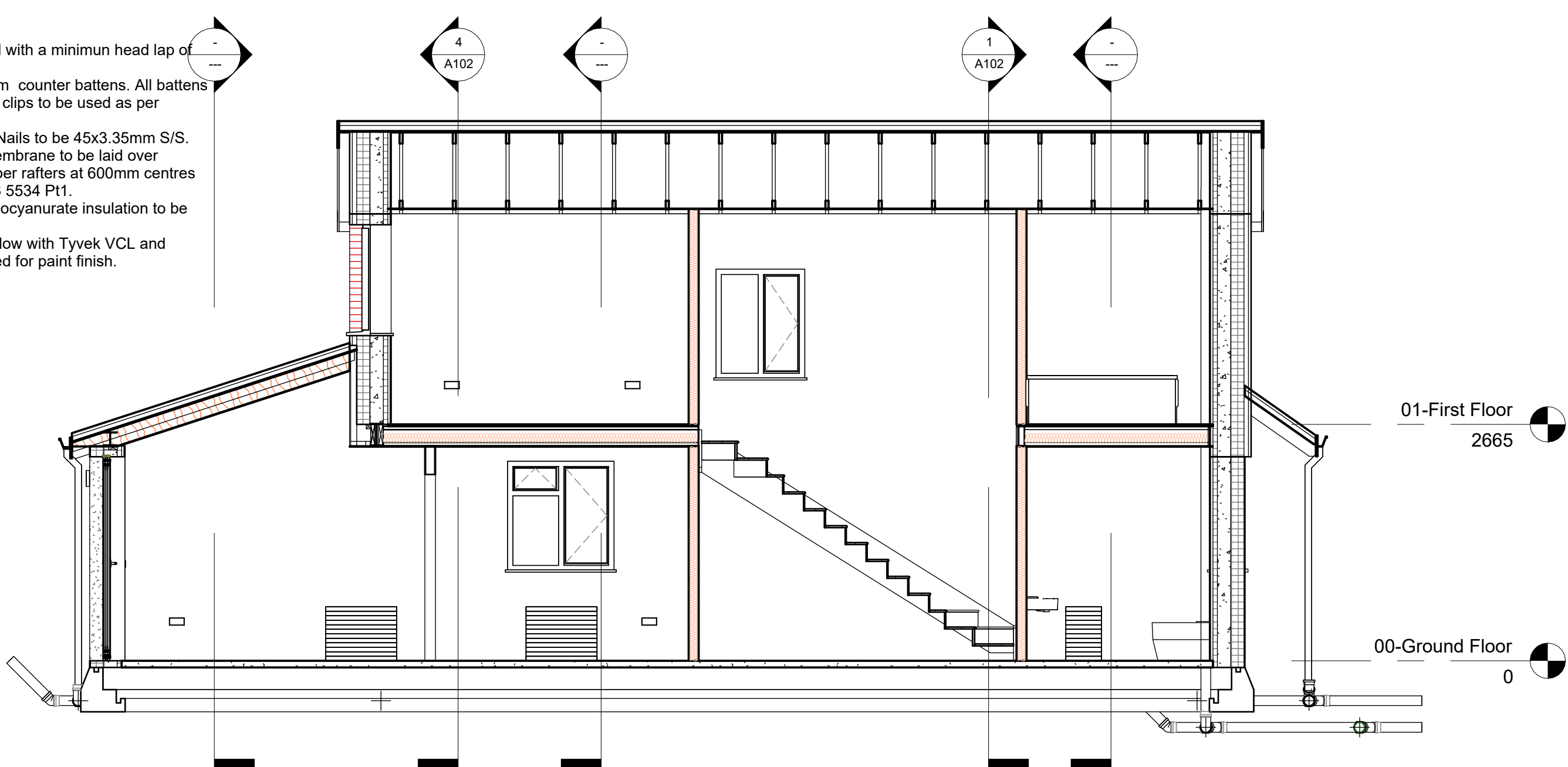
External Access

01. New paved areas around building to be of precast concrete slabs / pavours with sand cement bedding laid dry-jointed to a fall of at least 1:60 to allow surface water run-off and absorbtion. No upstand kerbs to be used in these areas.
02. Carpark areas laid to fall to perimeter swale strips where indicated on plans.
03. Paths from car parking areas to have dropped kerb at roadway and generally be level. Gradients where required to be no greater than 1:12 (max length between landings 2m) but generally 1:20 (max. length 10m between landings) or shallower.
04. Paths serving single dwwelling to be 900mm wide.
05. Handrails to be provided where slope exceeds 1:20 and length exceeds 2m. Handrails to each side at 950mm above ramp level: 50mm galvanised steel tube construction with wreathed ends to be powder coated. Handrail to extend 300mm past end of ramp. All landings to be minimum of 1200 x 1200mm at top and bottom of ramp.

06. Edge of ramps to have 50mm upstand kerbing.
07. 900mm wide level platt to be provided at entrance to all doors with level approach
08. Porosity test to be carried out to establish required size/area/ volume of absorption features.
09. Accessible path to be formed in non-slip paving to minimise the possibility of slipping but with a profile that will not offer a trip haazard or result in standing water. All installed in accordance with the Code of Practice applicable to the material, where such exists.
10. External Steps
 - Rise of external step to be a min of 100mm and max 170mm
 - with a minimum going of 250mm
 - Minimum width of flight and landing to be 900mm
 - Handrail height to be minimum 900mm
 - Balustrade height at landings to be minimum 1100mmAll barriers capable of resisting loads calculated in accordance with BS EN 1991-1-1 and associated PD 6699-1-1

3 Section 3

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01-First Floor
266500-Ground Floor
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The purpose of this drawing is solely to obtain Planning and Building Warrant Approval.
The drawing maybe suitable for construction purposes but it may be necessary to augment the information given for this purpose. No Liability will be accepted for any omission on this drawing should it be used for construction or purposes other than it's intended use.
Report all discrepancies immediately to the originator. This Drawing is to be read in conjunction with all related Architect's, Engineer's and Specialist Contractors Drawings and all other relevant information.
DO NOT SCALE use figured dimensions only, all dimensions are to be checked and verified onsite by the Main Contractor prior to commencement

a	clients Layout amendments added	6/8/25
Rev	Description	Date
Revisions		

CLIENT
Glenn and Gemma CrossPROJECT
26 Amberley Gardens
Horsham West Sussex
RH12 4LNProject Status
PreliminaryTITLE
Sections

Date	August 2025		Drg No.	A102
Scale @ A1	Drawn	Checked		
1 : 50	CFM	-		

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