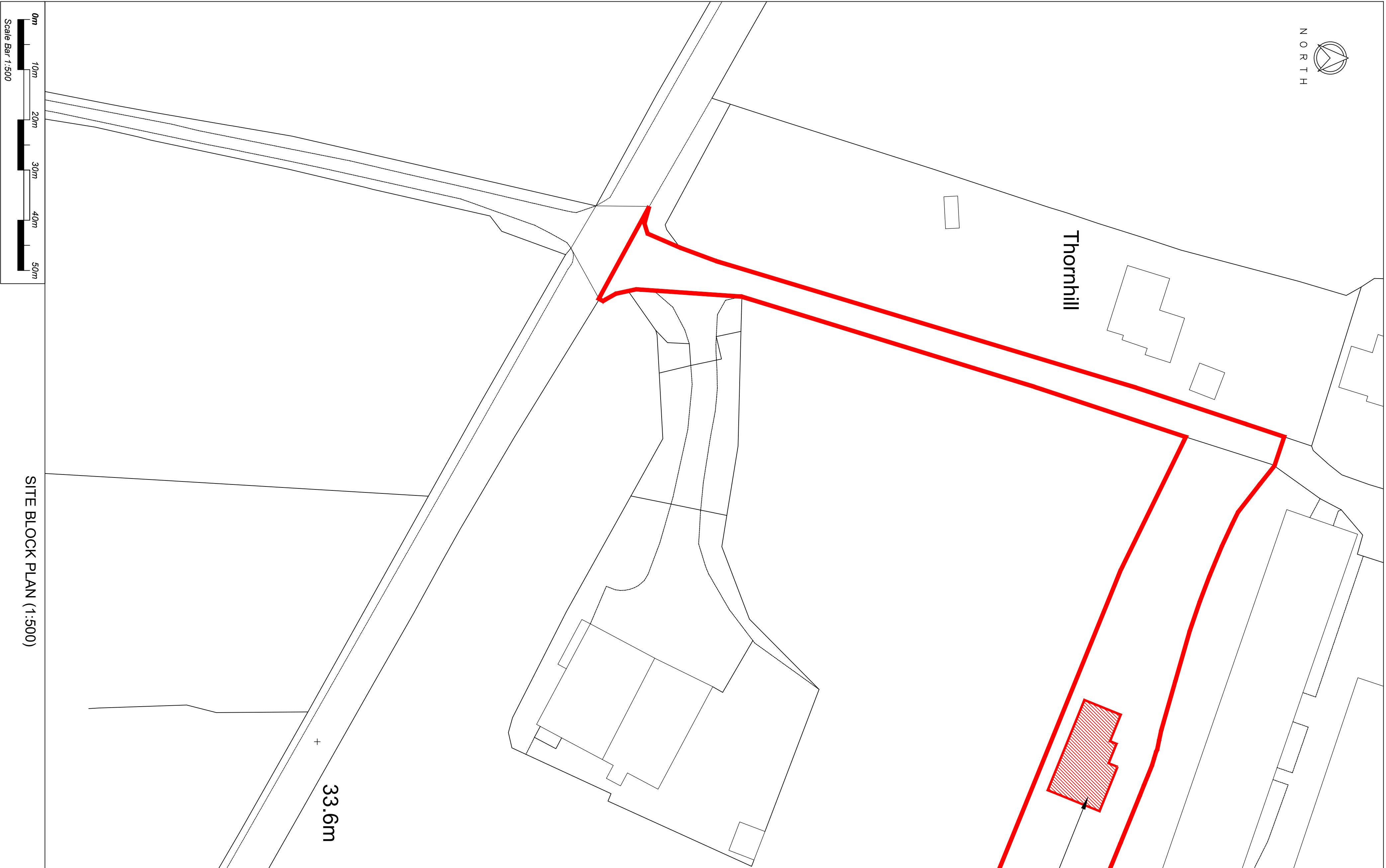
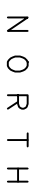




Do not scale from this drawing. Use figured dimensions only. All levels and dimensions to be

dimensional discrepancies are to be brought to the immediate attention of DNA BUILDING DESIGNS

Responsibility cannot be accepted for alteration and/or deviation from this design without prior knowledge of DIM-BUILDING DESIGNS.

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Prior to any work commencing on site, DIMA revision or regulatory approval of this drawing

STANDARD DOMESTIC B-REGS NOTES

A: STRUCTURE
For structural elements 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 below the minimum below outside ground level (unless otherwise specified) and to the satisfaction of the Local Authority Building Inspector.

B: FIRE SAFETY
Smoke alarms should be installed in all circulation spaces (where a house is extended) in accordance with BS 5836-6:2004. 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.

F: VENTILATION
All ventilation should be designed in accordance with the Systems suggested within Approved Document F.

Background Ventilation:

- Minimum intermittent
- follows - Kitchens > 301
- room > 301/c Bathroom

H-DRAINAGE & WASTE DISPOSAL

- Trickle vents to be provided to all new windows at the following rates -
Habitable Rooms > 5000mm², Non-Habitable Rooms > 2500mm².

where pipe are at least 1000mm below formation level, or less than 900mm in fields & gardens, protection should be provided. 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 of max 500mm c/c.

flexible pipes with less than 600mm cover, NOT under a road, should be provided with a layer of concrete paving slabs with a 75mm layer of 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 SYP. No connections to be within 200mm of WC connection to SYP. Cleaning

access to be provided at all waste pipe angles and at all angles/bends at bases of S/Ps.
S/Ps 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 falls, 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 to be discharged into a soakaway, this 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 drainage systems is to be established and checks carried out to ensure the proposed extension works are not in conflict with existing runs; and proposed connections to the existing system are achievable.

K: PROTECTION FROM FALLING
Private, domestic staircases should be designed as follows - maximum 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 p 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 flight 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 dedicated low energy light fitting out of every 4 new (75%).
Low energy light fittings should have lamps with a luminous efficacy greater than 45 lumen per circuit-watt and a total output greater than 400 lamp lumens.

All new thermal elements on following minimum U-Values:

Walls 0.28 w/m²K.
Pitched Roof (insulation at ceiling level) 0.16 w/m²K.
Pitched Roof (insulation at rafter level) 0.18 w/m²K.
Flat roof (or roof with integral insulation) 0.18 w/m²K.
Floors 0.22 w/m²K.

All new glazing in windows/doors etc should be sealed double glazed unit with a min 6mm air gap, to give a minimum U-Value of 1.6 w/m²K or better.

N: GLAZING - SAFETY IN RELATION TO IMPACT

any glazing below document F1, e.g. any glazing to doors, and any glazing within 300mm adjacent to doors (eg. side panels). MUST be safety glass. First and second floor windows with any part opening within 800mm above F1, must be fitted with opening restrictors to limit opening to a maximum of 100mm (unless the window is to be used for egress - in accordance with Approved Document B of the Building Regulations).

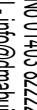
P-ELECTRICAL SAFETY IN DWELLINGS

REGULATION 7: MATERIALS & WORKMANSHIP
Any building work that 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.

manner.

DMA BUILDING DESIGN

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CLIENT

VIC SAWYER

NEW DOMESTIC DWELLING

LOCATION AND BLOCK PLAN

THORNHILL STABLES LAND, BILLINGSHURST ROAD,
COOKHAM, D143 9QJ

PLANNING

SCALE @ A1	DATE	DRG No	REVISION
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1:1250, 1:500	AUGUST 2024	DE1257/01	P1
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