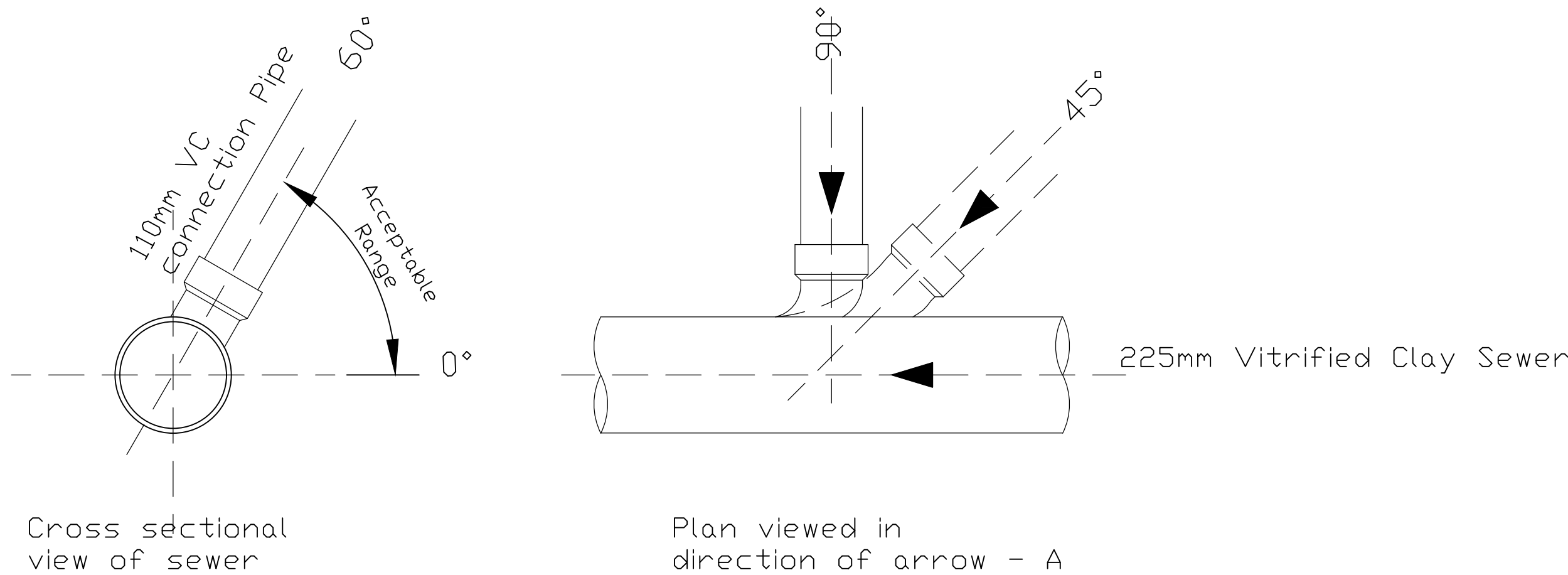
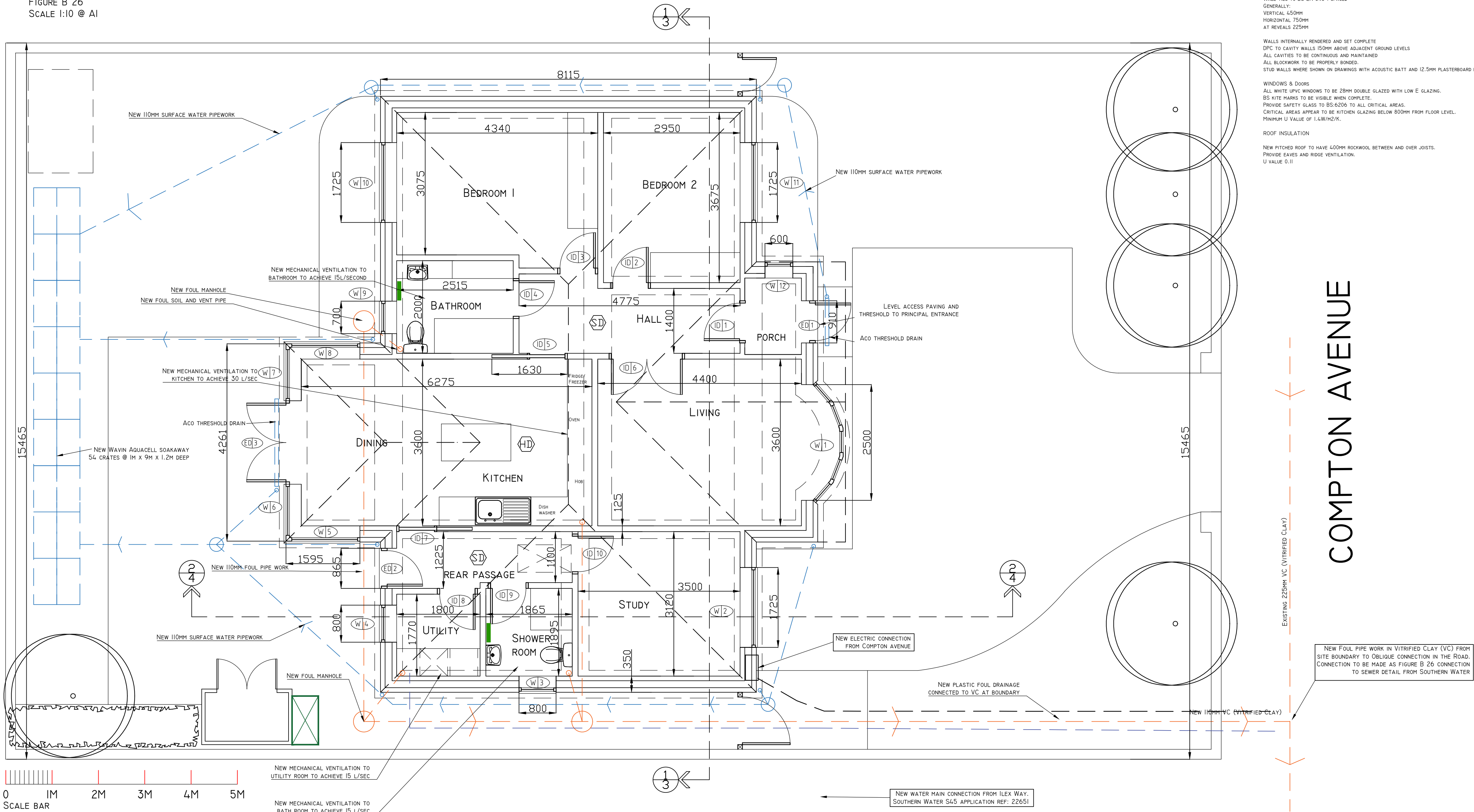




CONNECTION TO SEWER
FIGURE B 26
SCALE 1:10 @ A1



BUILDING REGULATIONS NOTES

GENERAL

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CURRENT BUILDING REGULATIONS, STANDARD CODE OF PRACTICE, PREMIUM CERTIFICATES OR OTHER EUROPEAN TECHNICAL APPROVED AND NHBC STANDARDS VOLUME 1 AND 2 INCLUDING TECHNICAL REQUIREMENT R1 TO R3.
ALL MATERIALS SHALL BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATION.
ALL ELECTRICAL INSTALLATION AND WORKMANSHIP TO APPLY WITH THE CURRENT REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE STATUTORY AUTHORITY TO THE SATISFACTION OF THE RELEVANT INSPECTOR.

FOUNDATIONS

FOUNDATIONS TO BE TRENCH FILL TO APPROVAL OF BUILDING INSPECTOR AND ARCHITECTS DRAWINGS.

RADON BARRIER

FIT A RADON BARRIER TO FLOOR AND ACROSS CAVITIES

DRAINS BELOW GROUND

ALL BELOW GROUND DRAINAGE TO BS 8301
DRAINS 100MM DIAMETER LAID TO 1:40 FALLS BEDDED ON 150MM PEA GRAVEL.
DRAINS PROTECTED BY LEAN MIX CONCRETE.
FLEXIBLE JOINT TO BE PROVIDED WITHIN 150MM OF EXTERNAL FACE OF MANHOLE AND FOUNDATIONS.
300MM DIAMETER INSPECTION CHAMBER SURROUNDED IN CONCRETE.
MIN. INVERT OF DRAIN 300MM.

DRAINS ABOVE GROUND

ALL ABOVE GROUND DRAINAGE TO BS 5572
100MM DIAMETER UPVC SOIL AND VENT PIPE
VENT PIPE TO DISCHARGE 300MM ABOVE ANY VENTILATION OPENINGS WITHIN 3M.
STUB STACKS WITH DERGO VALVES.
300MM DIA. WASTE TO WHD
100MM DIA. WASTE TO ALL OTHER APPLIANCES
50MM DIA. WHERE COMBINED
75MM DEEP SEAL TRAPS TO ALL WASTES
WASTES TO BE CONNECTED TO SEPTIC WASTE FITTINGS
AN APPLICATION TO SOUTHERN WATER HAS BEEN MADE TO CONNECT TO EXISTING
EQUILIBRIUM COMPRESSION/EXPANSION. DRAINAGE FROM BOUNDARY INTO SEWER MUST BE IN CLAY.
REFER TO SOUTHERN WATER AGREEMENT.
100MM TOP/LITE STANDARD 7N BLOCKWORK, 100MM CELOTEX CWL000, FACING BRICKWORK TO PLINTH AND THROUGH COLOURED RENDER ABOVE. U VALUE MINIMUM 0.18 W/M²K.
INSULATED CAVITY CLOSER TO REVEALS
CLOSE CAVITY AT TOP OF WALLS
150MM MYLOAD VERTICAL DPC TO REVEALS
WALL TIES TO BS EN 845-1 SPACED
GENERALLY:
VERTICAL 450MM
HORIZONTAL 750MM
AT REVEALS 225MM

WALLS INTERNALLY RENDERED AND SET COMPLETE
DPC TO CAVITY WALLS 150MM ABOVE ADJACENT GROUND LEVELS
ALL CAVITIES TO BE CONTINUOUS AND MAINTAINED
ALL BLOCKWORK TO BE PROPERLY BONDED.
STUD WALLS WHERE SHOWN ON DRAWINGS WITH ACOUSTIC BATT AND 12.5MM PLASTERBOARD EACH SIDE.

WINDOWS & DOORS

ALL WHITE UPVC WINDOWS TO BE 28MM DOUBLE GLAZED WITH LOW E GLAZING.
BS KITE MARKS TO BE VISIBLE WHEN COMPLETE.
PROVIDE SAFETY GLASS TO BS 6206 TO ALL CRITICAL AREAS.
CRITICAL AREAS APPEAR TO BE KITCHEN GLAZING BELOW 800MM FROM FLOOR LEVEL.
MINIMUM U VALUE OF 1.4 W/M²K.

ROOF INSULATION

NEW PITCHED ROOF TO HAVE 400MM ROCKWOOL BETWEEN AND OVER JOISTS.
PROVIDE EAVES AND RIDGE VENTILATION.
U VALUE 0.11

BUILDING REGULATIONS NOTES

VENTILATION

BACKGROUND VENTILATION TO NEW DWELLING MUST EQUATE TO 86000H/M².
THIS WILL BE ACHIEVED BY TRICKLE VENTILATION TO WINDOWS AND DOORS.
ALL HABITABLE ROOMS TO HAVE MIN. 1:20 OPENABLE WINDOW TO FLOOR AREA RATIO.
86000H/M² TRICKLE VENTS TO ALL HABITABLE ROOMS.
3 X 8000H/M² TO OPEN PLAN KITCHEN/DINER.
4000H/M² TRICKLE VENTS TO ALL OTHER ROOMS.

MECHANICAL VENTILATION TO ACHIEVE:

KITCHEN: 30 LITRES PER SECOND IF HOOD OVER HOB OR 60 L/S IF FAN REMOTE FROM HOB.
BATHROOM/ENSUITE: 15 LITRES PER SECOND
UTILITY: 15 LITRES PER SECOND

SURFACE WATER DRAINAGE

HALF ROUND OUTLETS TO DISCHARGE INTO DOWNPIPES
HOPPERS TO THE FLAT ROOF.
DOWNPIPES TO CONNECT INTO NEW SURFACE WATER PIPES AND SOAKAWAY.
SOAKAWAY TO BE WAVIN AQUACELL PLUS R TYPE AND DESIGNED TO BRE DIGEST 365.
SURFACE WATER DRAINS TO BE 100MM DIA. SURROUNDED BY 150MM PEA SHINGLE.
MAX. GRADIENT 1:50.

MEANS OF ESCAPE

GROUND FLOOR BEDROOMS TO HAVE MEANS OF ESCAPE WINDOWS. THESE SHOULD BE PROVIDE A CLEAR OPENING AREA OF 0.33M², MINIMUM WIDTH 450MM AND MIN. HEIGHT 450MM.
WINDOW OPENING POSITIONED BETWEEN 800 AND 1000MM FROM FFL.

MAINS WIRED LINKED HEAT AND SMOKE DETECTOR SYSTEM AS SHOWN ON THE DRAWINGS.
TO COMPLY WITH BS5446 PART 1 WITH BATTERY BACKUP.
SD = SMOKE DETECTOR
HD = HEAT DETECTOR

HEATING AND HOT WATER, ADL & AD G.

NEW AIR SOURCE HEAT PUMP AND UNDERFLOOR HEATING.
DERIVET CALCULATIONS TO BE PROVIDED TO BUILDING CONTROL FOR THE NEW DWELLING BEFORE WORK COMMENCES.
PROVIDE A CALCULATION AT THE DESIGN STAGE TO DEMONSTRATE THE WATER EFFICIENCY OF THE DWELLING.
THE HOT WATER SYSTEM IS TO BE DESIGNED, CONSTRUCTED AND INSTALLED SO AS TO RESIST TEMPERATURES AND PRESSURES SHOULD THE SAFETY CONTROLS FAIL.
A TAMPER PROOF BLENDING VALVE IS TO BE FITTED TO THE BATH SO THAT WATER DOES NOT EXCEED 48 DEGREES CENTIGRADE.
WATER TO THE DISTRIBUTION SYSTEM SHOULD NOT EXCEED 60 DEGREES CELSIUS.
THE WATER SUPPLY IS TO BE TESTED AND COMMISSIONED IN ACCORDANCE WITH THE DOMESTIC HEATING AND COMPLIANCE GUIDE. A NOTICE OF SATISFACTORY TESTING IS TO BE GIVEN TO THE LOCAL AUTHORITY NOT MORE THAN 5 DAYS AFTER THE COMMISSIONING WORK.

ENERGY EFFICIENT LIGHTING

100% OF LIGHT FITTINGS ARE TO BE ENERGY EFFICIENT.

ELECTRICAL POWER

POWER POINTS TO BE 450 TO 500MM FROM FINISHED FLOOR LEVEL.
LIGHT SWITCHES 1100MM FROM FLOOR LEVEL.
CONSUMER UNIT TO BE POSITIONED SO THAT THE SWITCHES ARE POSITIONED BETWEEN 1350 - 1450MM ABOVE FINISHED FLOOR LEVEL. PROVIDE ELECTRICAL TEST CERTIFICATE TO BS 7671 UPON COMPLETION BY A PERSON COMPETENT TO DO SO.

PV PHOTOVOLTAIC PANELS AND BATTERY STORAGE IN LOFT SPACE.

AD PART G: WINDOWS AND DOORSETS TO COMPLY WITH REQUIREMENTS OF PAS 24:2012

AD PART R: BUILDING TO BE EQUIPPED WITH A HIGH SPEED (HARD WIRED) READY IN BUILDING PHYSICAL INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORKS.

AIR PRESSURE TESTING AND ENERGY CALCULATIONS TO BE PROVIDED.

ACCESS INTO THE BUILDING FROM THE BOUNDARY AND DRIVEWAY TO THE PRINCIPAL ENTRANCE TO COMPLY WITH PART M.

FIRE ALARM SYSTEM

SD = MAINS WIRED LINKED SMOKE DETECTOR WITH BATTERY BACK UP

HD= MAINS WIRED LINKED HEAT DETECTOR WITH BATTERY BACK UP

05	ISSUE TO PLANNING	24.03.26
04	Building Regulations issue to Therm Energy 0112	05.11.25



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RIBA
Chartered Practice

Project
26 Ilex Way
Goring by Sea
West Sussex

Drawing
Building Regulations Application
Floor Plan

Date Sept 2025	Drawn by CDP	Scale 1:50 @ A1
Drawing No. BR-02	Revision 05	

PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1

