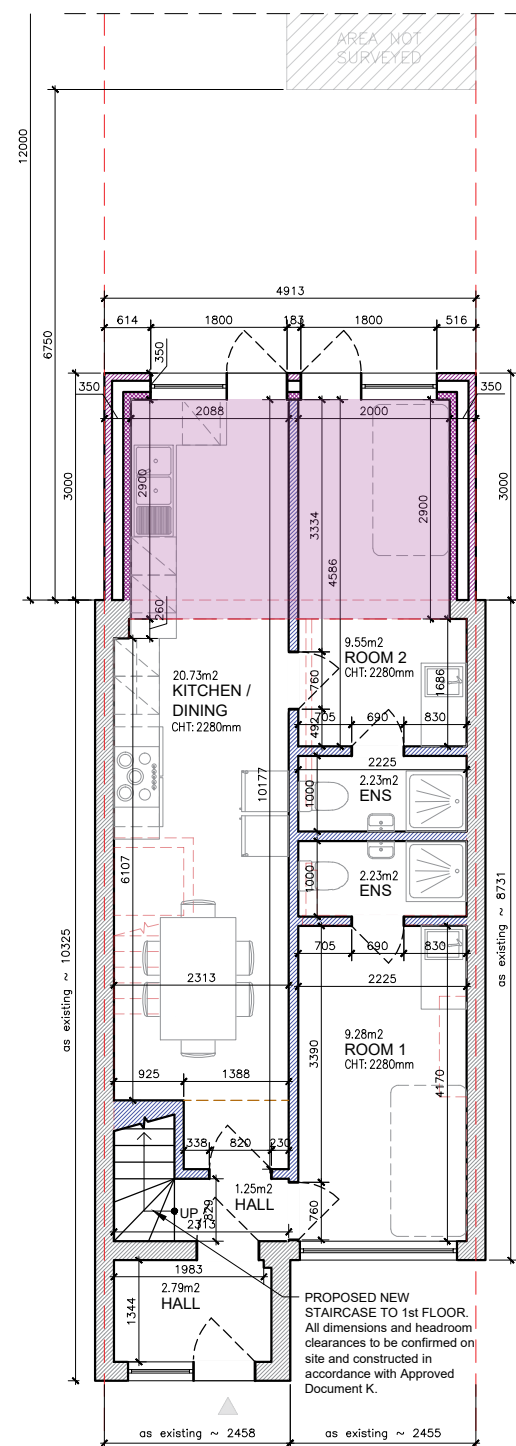
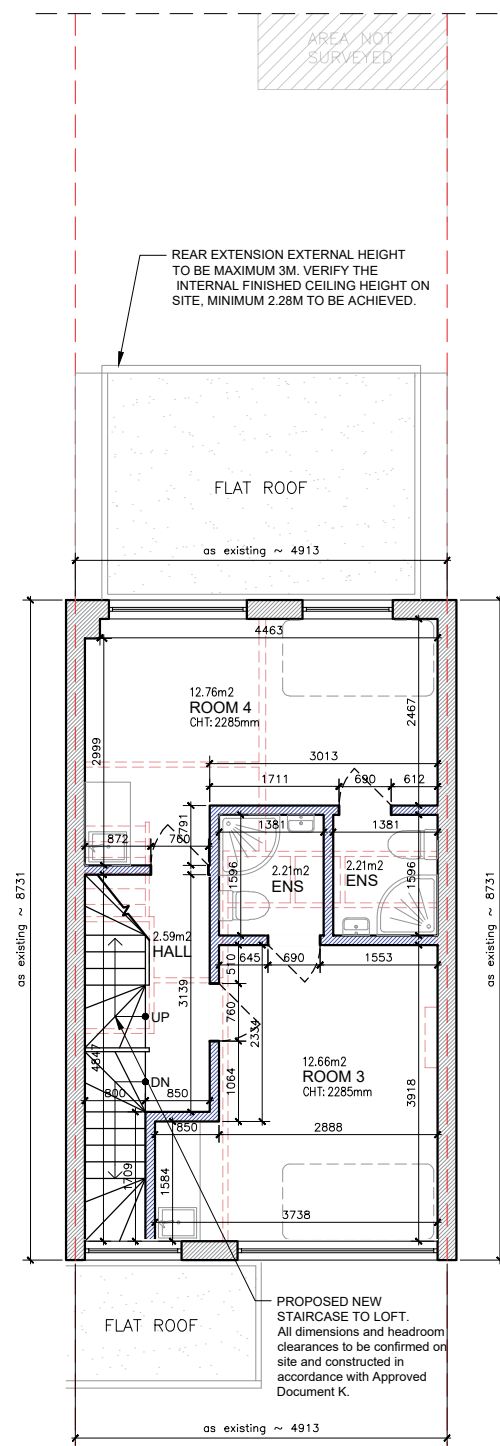
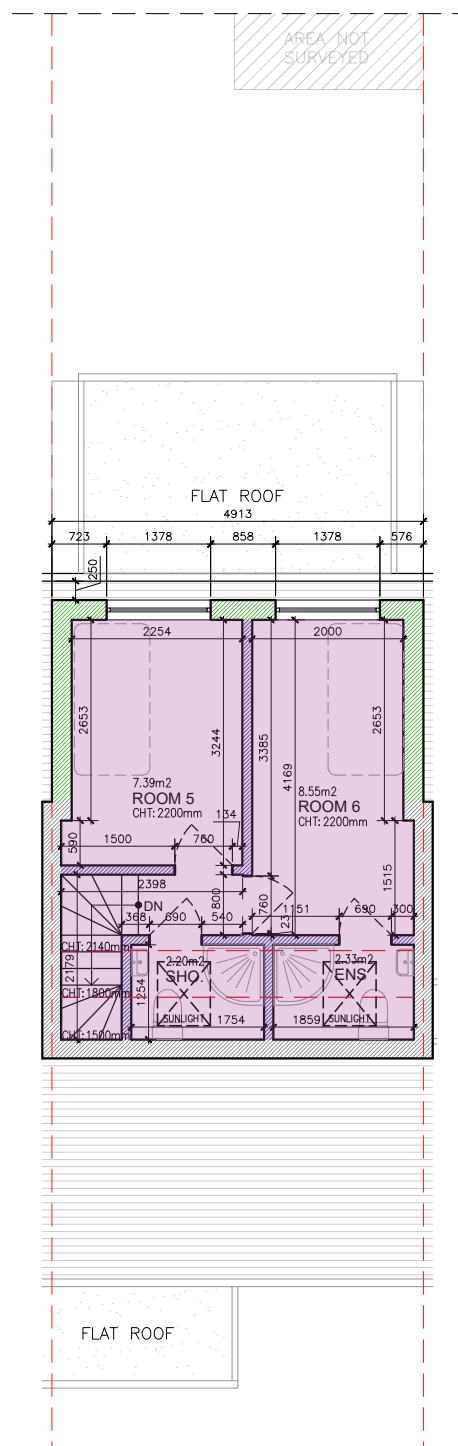




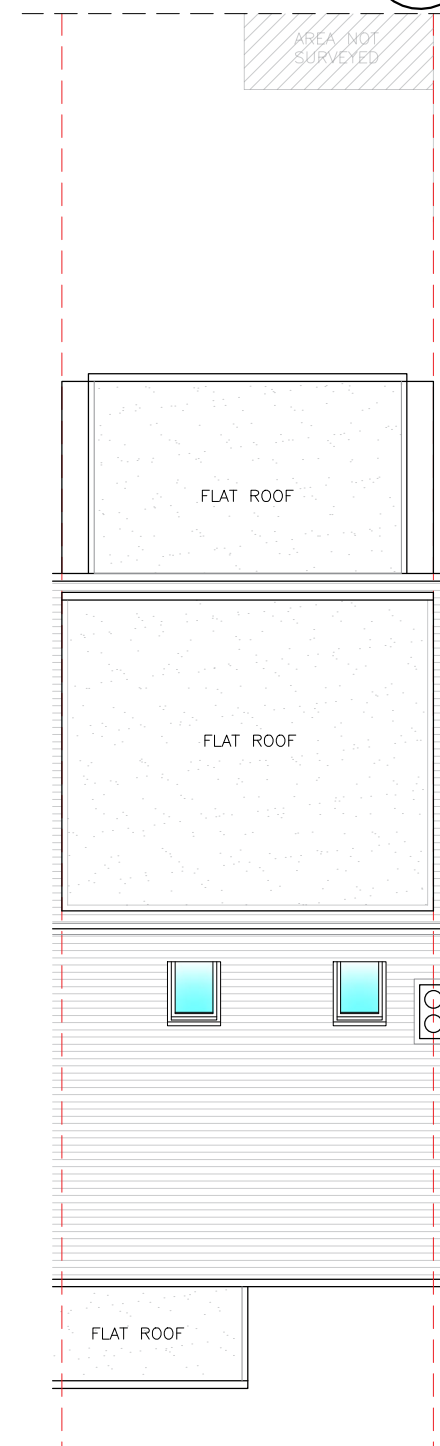
## GROUND FLOOR



## FIRST FLOOR



LOFT LEVEL



## ROOF PLAN

## LEGEND

**EXISTING WALLS**  
**MADE GOOD & PAINTED**  
**DRY LINING TO EXTERNAL WALLS**

**EXISTING WALLS**  
UPGRADED EXISTING WALLS  
DETAIL- 001

NEW STRUCTURAL WALLS  
EXTERNAL CAVITY WALLS  
DETAIL- 002

NEW STRUCTURAL WALLS  
DORMER CONSTRUCTION  
DETAIL- 003

EXISTING INTERNAL WALLS  
MADE GOOD & UPGRADED TO  
COMPLY WITH DETAIL- 004

NEW INTERNAL  
PARTITION WALLS  
DETAIL- 004

EXISTING STRUCTURE  
TO BE REMOVED

EXISTING CEILING HEIGHT  
CH: XXXXmm

PROPOSED CEILING HEIGHT  
CH: XXXXmm

**NOTE:**Expose all elements of existing structure whether subject to increase load or not,check the condition,replace where necessary.

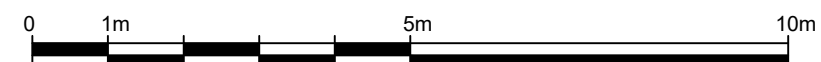
**FOR STRUCTURE REFER TO STRUCTURAL  
ENGINEER'S DRAWINGS AND DETAILS**

**NOTE:** Existing floor levels to remain same (unless specifically is stated otherwise), clear ceiling heights to be adjusted in accordance with separating floor Detail 020.

**Final ceiling heights to be checked and verified on site, to be satisfactory and in accordance to the UK National Space Standards.**

Refer to Drawing No. BR002, BR003 for Details.

Refer to Sheet No. BR006, BR007 for Building Regulations Notes.



Written dimensions to be taken in preferences to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

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## Description

**ALL NEW WORKS TO BE CARRIED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, AND TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITIES BUILDING CONTROL.**

All windows to be double glazed windows to min 1.4 W/(m<sup>2</sup>·K) with trickle ventilation to heads to give min 8000mm<sup>2</sup> to each room. All glazing below 800mm from FFL to be toughened safety glass and to achieve a U-Value of 1.4 W/(m<sup>2</sup>·K) or better.

New roofs to be constructed to SE requirements. All new roofs to achieve U-value of 0.15 W/(m<sup>2</sup>·K) or better.

All lighting to be LED.75% low energy light fittings per unit as a minimum.

All bathrooms and en-suites are to be mechanically ventilated to the external air by wall/ceiling mounted extract fans capable of extracting not less than 15 litres/sec. Fans to be light operated with 15 minute over run and manual over ride. All Kitchens and utility rooms to extract not less than 30 litres/sec.

## WASTE PIPES

All W/Cs to have trapped outlet connected to 100mm diameter pipes, and to be provided, with a wash hand basin with hot and cold running water. Sanitary appliances such as wash hand basin, baths, showers, sinks etc, to be provided with 50mm diameter waste pipes laid to falls and 75mm deep seal traps. Where waste pipe runs exceed 4m BBA approved air admittance valves are to be fitted above appliance spill over level. Waste pipes to either discharge below trapped gully grating or into soil and vent pipes via proprietary waste manifolds or bossed junctions. Internally all waste and drainage pipes to have rodding access/eyes at changes of direction and be adequately clipped/supported and provided with 30 minutes fire protection where passing through floors.

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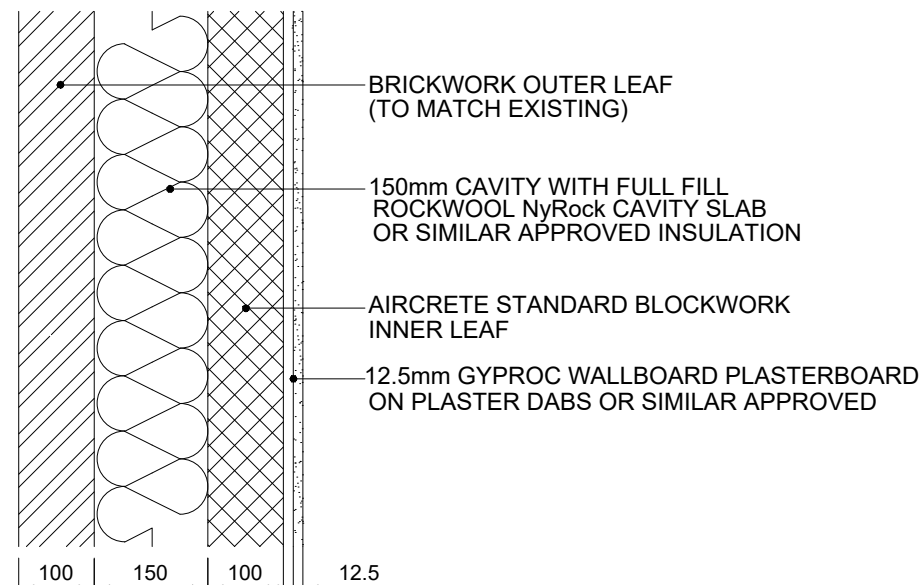
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Title  
BUILDING REGULATIONS  
PROPOSED FLOOR PLANS

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| Drawing No. | BR001    |

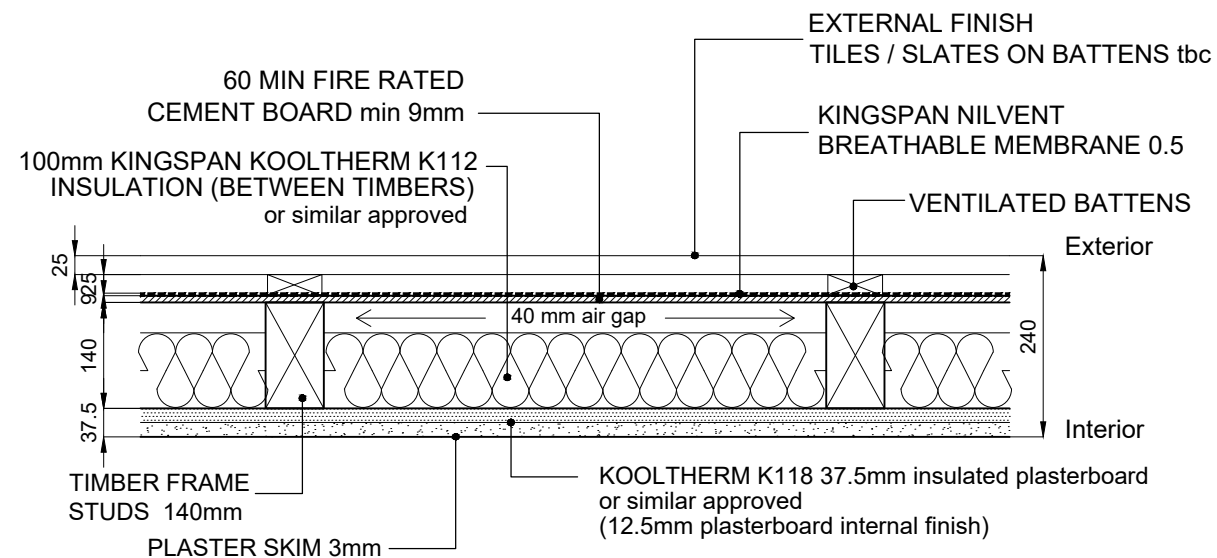
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### DETAIL 002 - PROPOSED CAVITY WALL SECTION

U-VALUE: 0.18 W/m<sup>2</sup>K

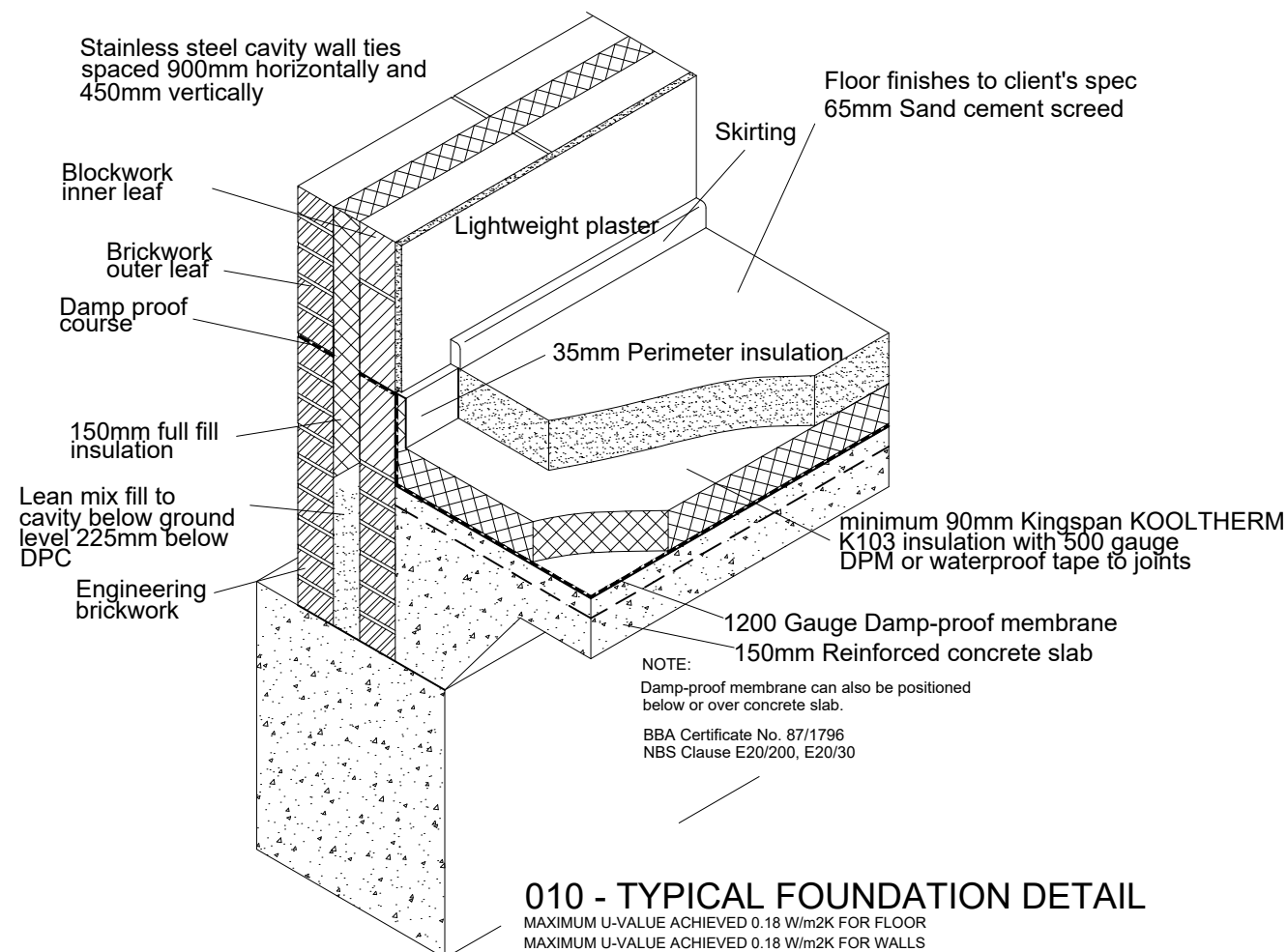
MAXIMUM U-VALUE 0.18 W/m<sup>2</sup>K TO BE ACHIEVED AS PER PART L APPROVED DOCUMENT  
(Table 4.2 Limiting U-values for new fabric elements in existing dwellings.)



### DETAIL- 003 DORMER FACE & CHEEK CONSTRUCTION

U-VALUE: 0.18 W/m2K

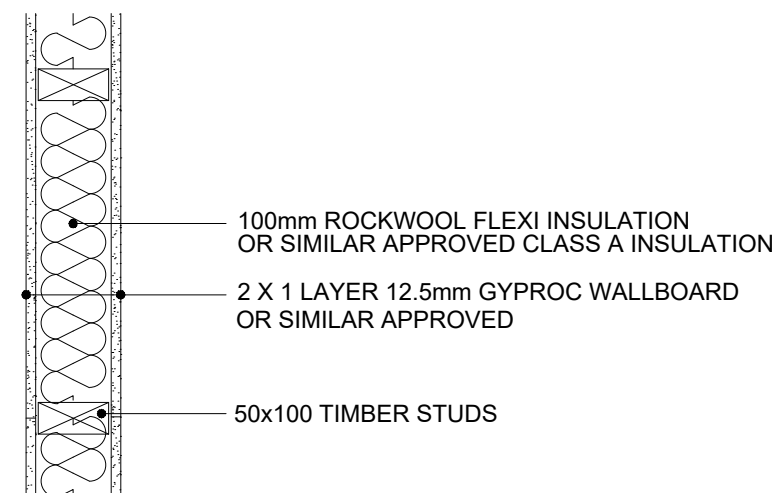
MAXIMUM U-VALUE 0.18 W/m<sup>2</sup>K TO BE ACHIEVED AS PER PART L APPROVED DOCUMENT  
(Table 4.2 Limiting U-values for new fabric elements in existing dwellings.)



## 010 - TYPICAL FOUNDATION DETAIL

MAXIMUM U-VALUE ACHIEVED 0.18 W/m2K FOR FLOOR  
MAXIMUM U-VALUE ACHIEVED 0.18 W/m2K FOR WALLS

MAXIMUM U-VALUE 0.18 W/m2K TO BE ACHIEVED AS PER PART L APPROVED DOCUMENT  
(Table 4.2 Limiting U-values for new fabric elements in existing dwellings.)



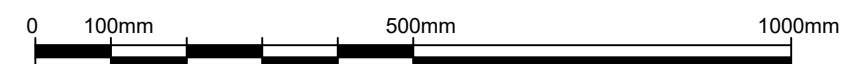
## DETAIL- 004 TIMBER STUD PARTITION

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m<sup>3</sup> density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops. Moisture resistant board to all bathrooms, ensuites etc. 15mm Fireline board or similar approved to all steels. NOTE: No sockets etc. to be sited in the partition walls separating the bedrooms.

With Gyproc Wallboard: Estimated lab performance: Rw ~40–42 dB  
(Acceptable for internal use, though may allow more sound transmission)

With Gyproc Soundblock: Estimated lab performance: Rw ~45–47 dB  
(Suitable for good acoustic separation within units/flats)

Refer to Sheet No. BR006, BR007 for Building Regulations Notes.



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### Description

**ALL NEW WORKS TO BE CARRIED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, AND TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITIES BUILDING CONTROL.**

**NOTES:** As part of the material change of use to a House in Multiple Occupation (HMO) in accordance with Approved Document L1B (2021): Where the existing wall has a U-value greater than 0.70 W/m<sup>2</sup>·K, it shall be upgraded to achieve a U-value of 0.30 W/m<sup>2</sup>·K or better, where technically and economically feasible. Upgrade to be achieved by applying internal insulation.

Internal option: 62.5 mm insulated plasterboard (e.g. 50 mm PIR + 12.5 mm board) with appropriate vapour control and thermal bridging treatment.

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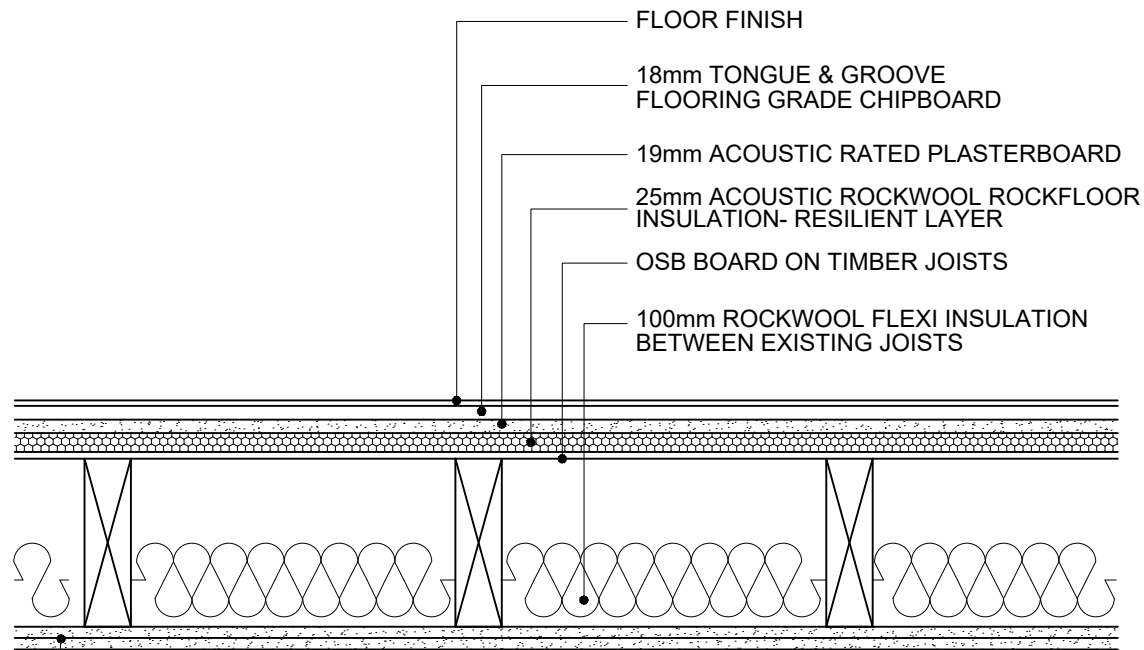
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BUILDING REGULATIONS  
PROPOSED DETAILS

Date: 11.09.2026

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Rev:



Existing ceiling upgraded to 20Kg/m²: If the existing ceiling consists of lath and plaster it should be retained, providing it satisfies Part B (Fire Safety). If in doubt, underdraw it with an additional layer of 12.5mm Firecheck board before screwing into the joists. Note: If the existing ceiling is being replaced the sound performance of the floor can be further enhanced by fitting resilient bars which isolate the ceiling from the floor structure.

### DETAIL - 020 SEPARATING FLOOR CONSTRUCTION

TIMBER FLOOR UPGRADE WITH PLATFORM FLOOR

**NOTES:** Existing floor construction to be surveyed and any required remedial works to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with boarding of a minimum thickness of 12mm. Gaps in the timber boarding should be sealed by overlaying with hardboard or filled with sealant.

**All new works to be in accordance with Building Regulations.**

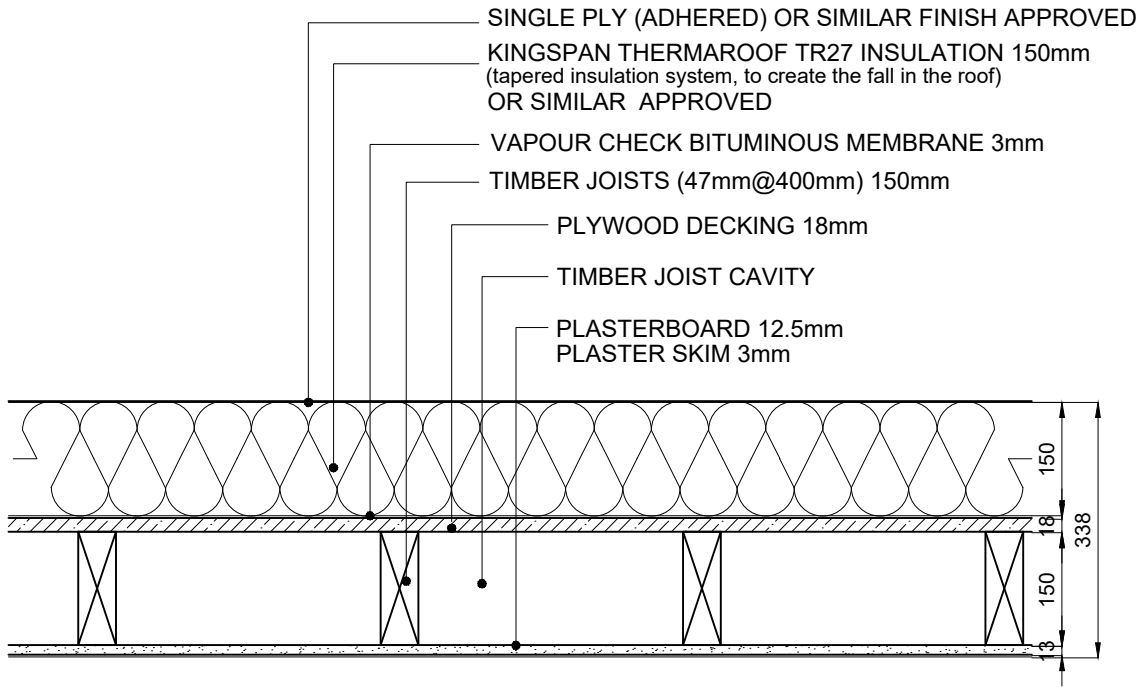
Separating floors between units of accommodation in HMO must achieve a minimum of 30 minutes fire resistance (REI 30) in accordance with Approved Document B (Vol 1 – Dwellings) and tested to BS EN 1365-2 or BS 476-21.

Sound resistance performance to be checked and confirmed by acoustic Engineer.

**Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association).**

By adopting this method, Site Test Report no. 2271 showed that the construction exceeded AD E performance requirements:

- Airborne: Rw 48dB DnTw + Ctr.
- Impact: 58dB LnTw.

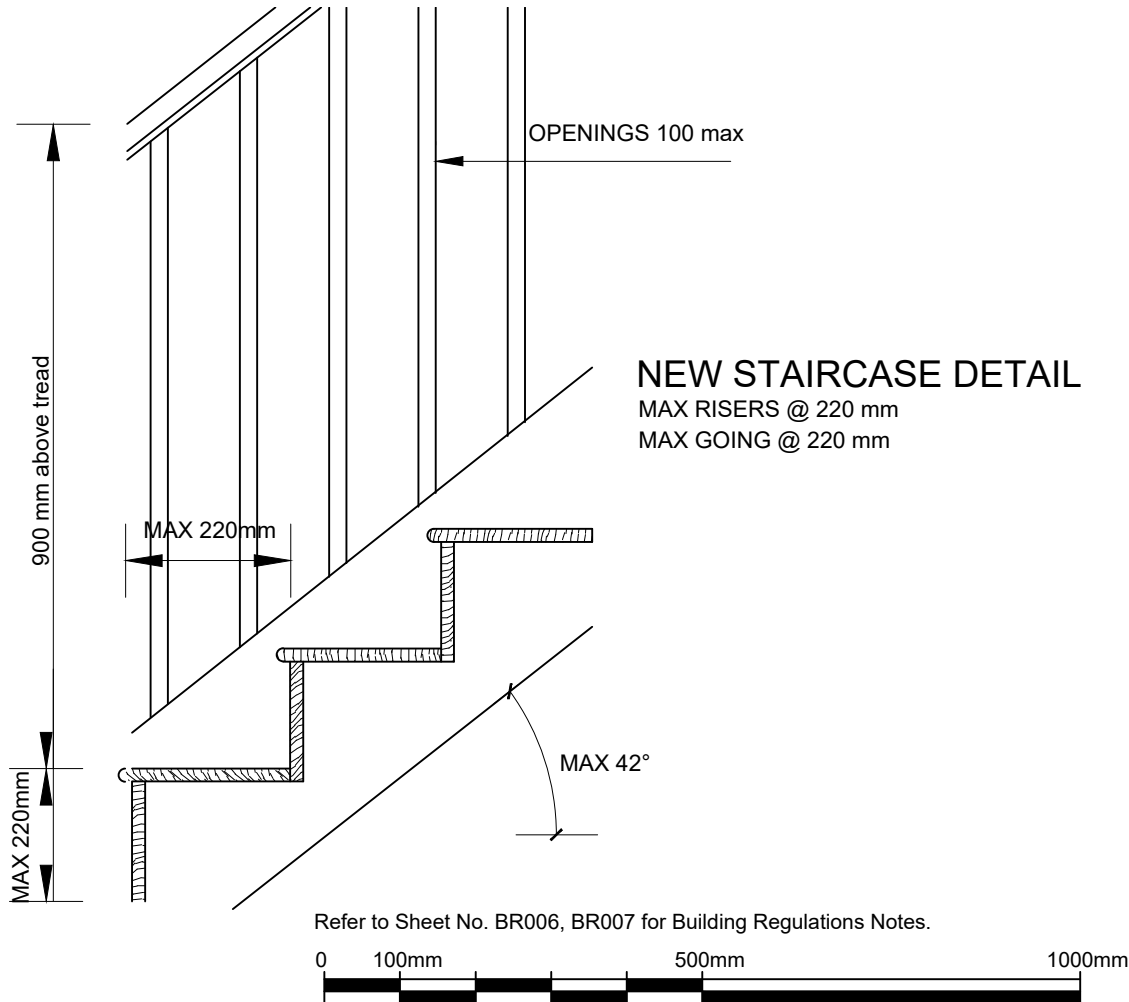


### DETAIL- 030 WARM FLAT ROOF CONSTRUCTION

U-VALUE: 0.15 W/m²K

MAXIMUM U-VALUE 0.15 W/m²K TO BE ACHIEVED AS PER PART L APPROVED DOCUMENT  
(Table 4.2 Limiting U-values for new fabric elements in existing dwellings.)  
**All new works to be in accordance with Building Regulations.**

Warm flat roof construction to achieve a minimum finished fall of 1:40 to ensure a maintained fall of at least 1:80 after construction tolerances and deflection, in accordance with Approved Document H and BS 6229:2018. Roof covering to be fully bonded Single ply membrane (or suitable waterproof system) with appropriate upstands, outlets, and weathering details provided at all perimeters and penetrations. The fall is to be formed using a tapered insulation system, or alternatively by firrings or a sloped structural deck.



Written dimensions to be taken in preferences to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

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Description

**ALL NEW WORKS TO BE CARRIED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, AND TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITIES BUILDING CONTROL.**

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Internal option: 62.5 mm insulated plasterboard (e.g. 50 mm PIR + 12.5 mm board) with appropriate vapour control and thermal bridging treatment.

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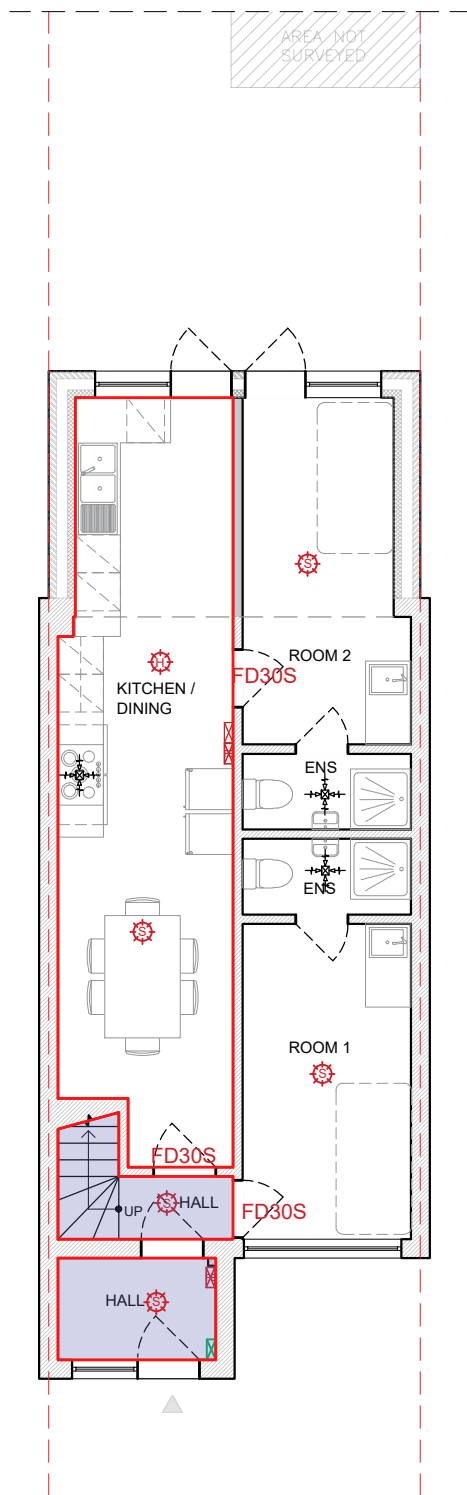
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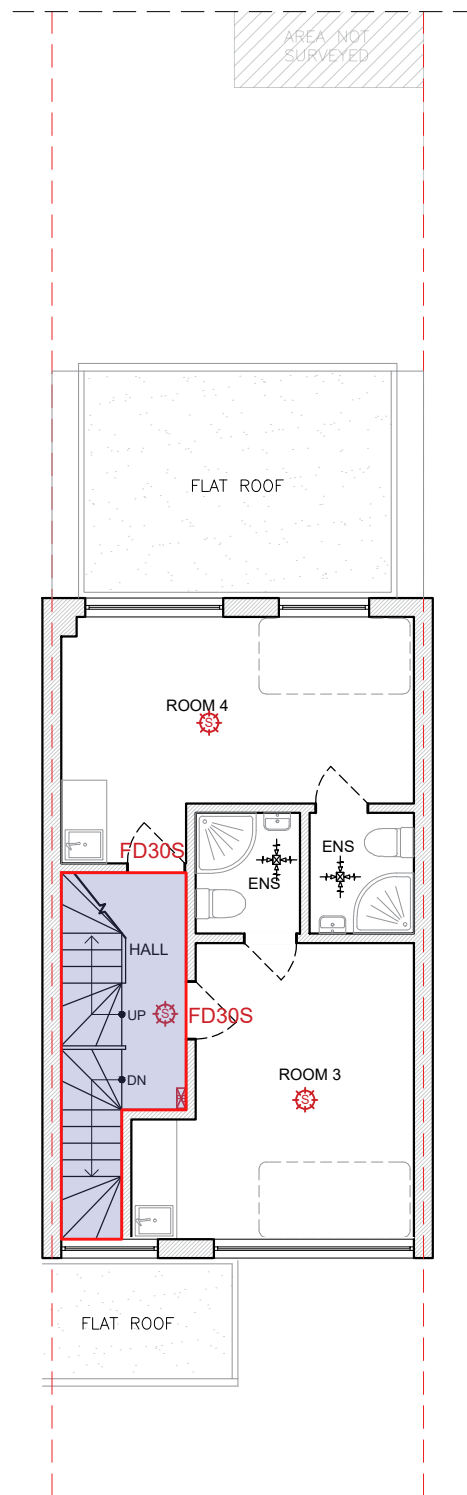
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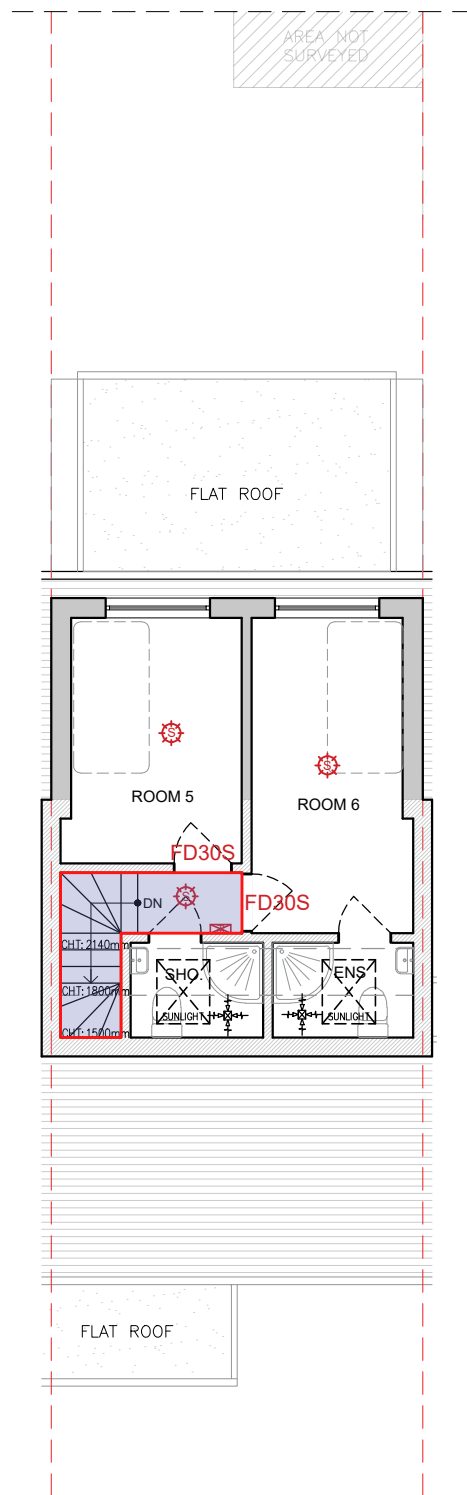
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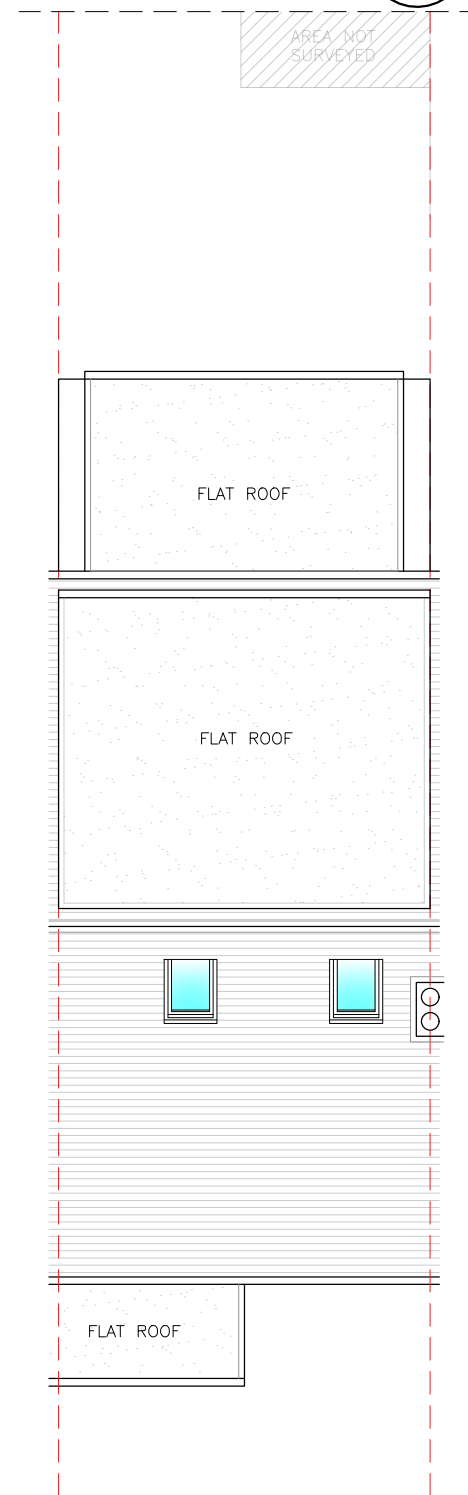
GROUND FLOOR



FIRST FLOOR



LOFT LEVEL



ROOF PLAN

LEGEND

- PROTECTED HALLWAYS

FD30 FIRE RATED DOOR (30 min)

FD30S FIRE RATED DOOR (30 min) - SELF CLOSING

FIRE RESISTING CONSTRUCTION MIN 60 minutes FR
- FIRE ALARM SMOKE DETECTOR

FIRE ALARM HEAT DETECTOR

FIRE BLANKET

FIRE EXTINGUISHER

FIRE ALARM SWITCH BOARD

EXTRACT FAN

Notes:  
Protected hallway internal Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.  
The loft level ceiling construction to be upgraded to achieve minimum 30-minute fire resistance.

All access panels used as opening service are minimum 60 min fire resistant and comply with the fire safety regulations.  
Alarm sounders to achieve a minimum sound level of 85 dB(A) at bedroom doors with doors closed, in accordance with BS 5839-6:2019.

Refer to Sheet No. BR006, BR007 for Building Regulations Notes.



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Description

**ALL NEW WORKS TO BE CARRIED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, AND TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITIES BUILDING CONTROL.**

FIRE DETECTION AND ALARM SYSTEMS

Grade A, Category LD2 fire detection and alarm system to be installed in accordance with BS 5839-6:2019 unless otherwise required by Building Control or Fire Risk Assessment.

The system shall include a control panel, smoke detectors in escape routes and all rooms opening onto escape routes, sounders on each level, and manual call points at each final exit. System to be mains powered, fully interconnected, and include battery backup. Installation and certification to be by a competent installer.

FIREFIGHTING EQUIPMENT AND FACILITIES

Provide a fire blanket complying with the requirements of BS 6575: 1985 within the kitchen area.

Fix a fire blanket retainer to the wall 1500mm from FFL (Finished Floor Level).

Install and maintain Extinguishers as per BS EN-3: Part 3 and BS 5306 Part 3 (1985).

A multi-risk fire extinguisher of 13A rating situated in the kitchen area. A carbon dioxide (CO2) extinguisher next to any incoming mains electric supply cupboard.

FIRE DOORS

All fire doors must be FD30-rated, providing a minimum 30-minute fire resistance in accordance with BS 476-22 or BS EN 1634-1. Fire doors must be fitted with self-closing devices (e.g., overhead or concealed closers) and intumescent strips with combined cold smoke seals fitted in the frame or door leaf. All fire doors must be clearly labeled and maintained to ensure easy operation and compliance with fire safety standards.

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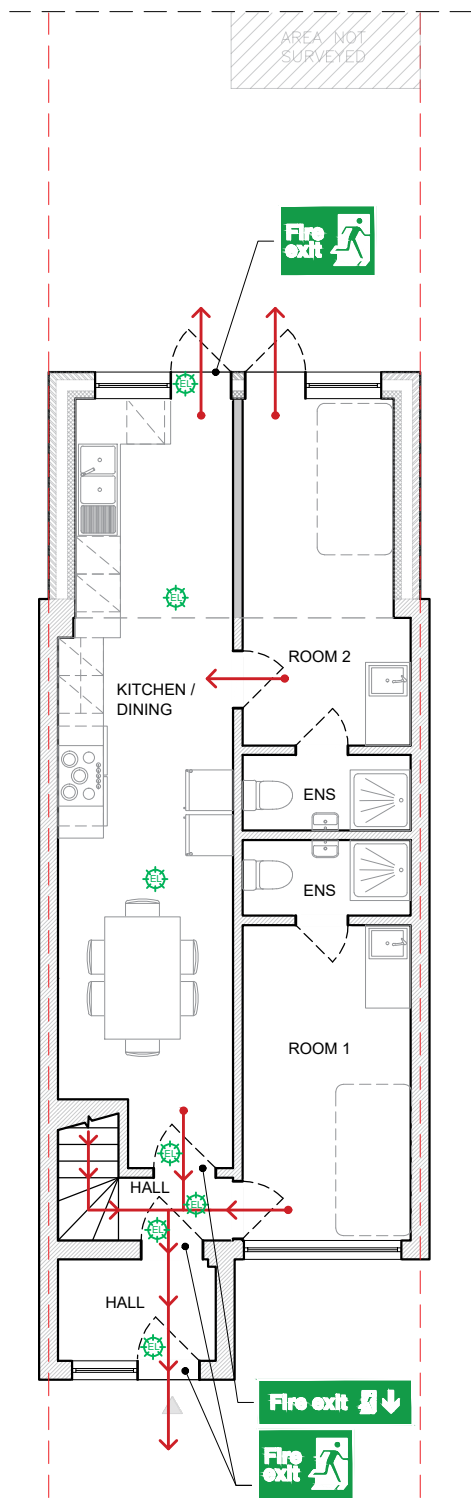
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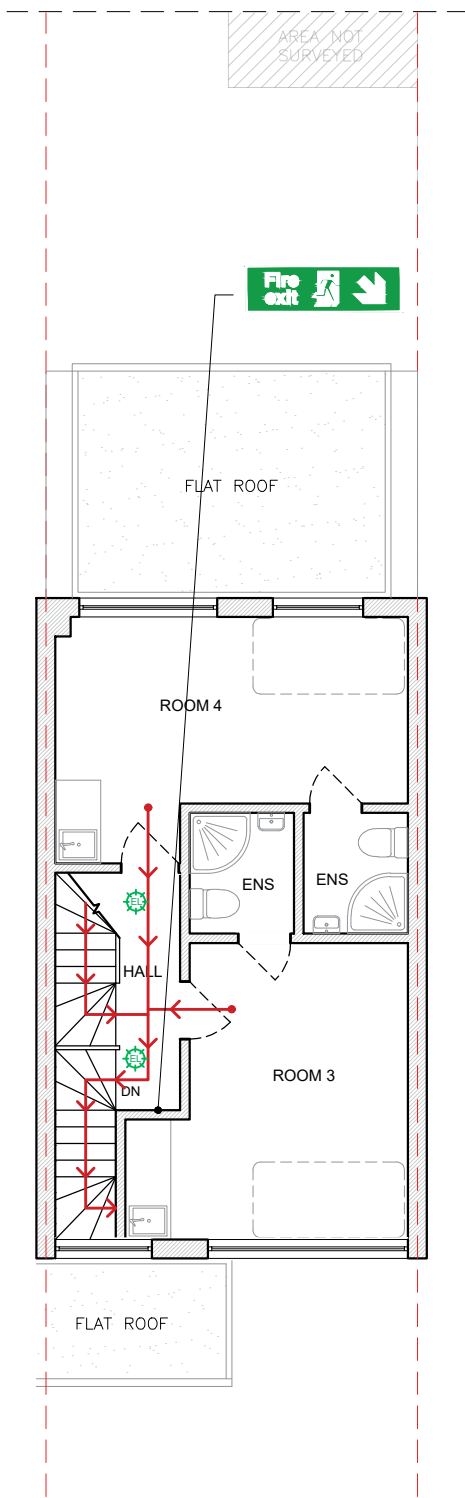
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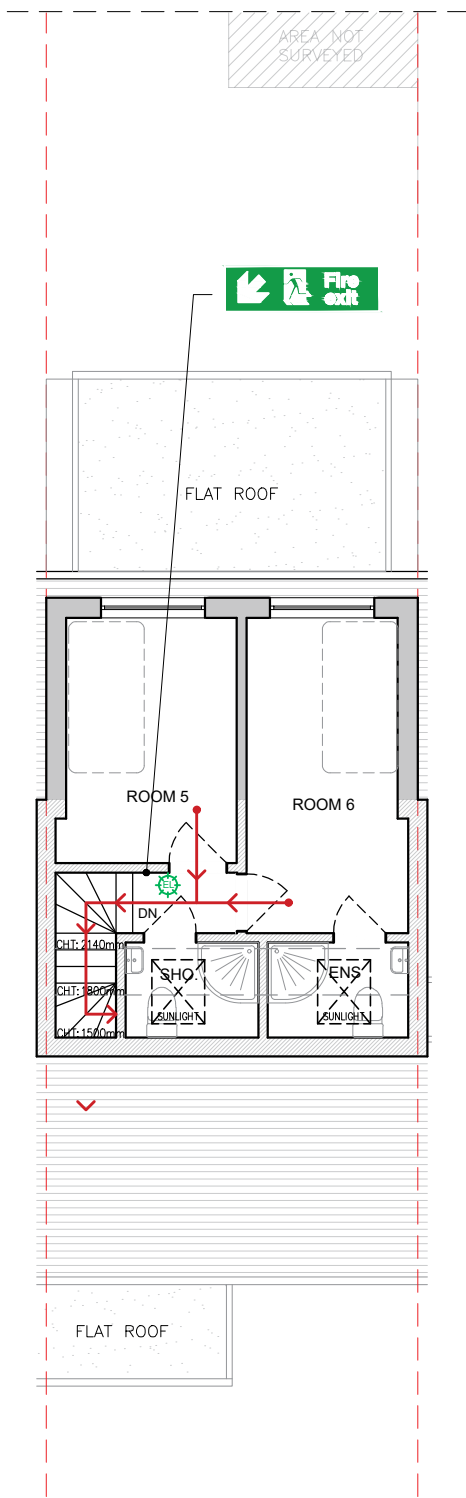
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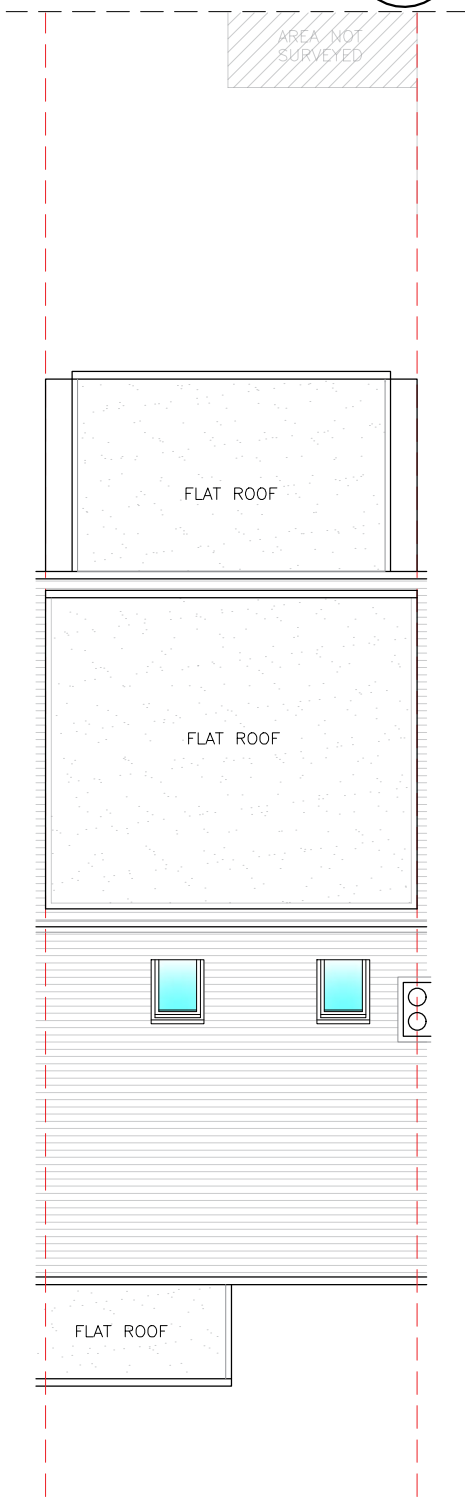
GROUND FLOOR



FIRST FLOOR



LOFT LEVEL



ROOF PLAN

LEGEND

- FIRE ESCAPE ROUTE  
★ EMERGENCY LIGHT  
Fire exit → FIRE SIGN  
Fire exit ↘ FIRE SIGN  
Fire exit ↓ FIRE SIGN

Refer to Sheet No. BR006, BR007 for Building Regulations Notes.



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Description

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ESCAPE ROUTES

Escape routes must be kept clear, unobstructed, and free from any trip hazards at all times.

No items are to be stored in corridors, stairwells, or lobbies forming part of the escape route.

Loose cables, such as electrical or telephone wires, must not cross the floor or impede movement in any way.

SIGNS AND NOTICES

Clearly mark and display all exits with a sign that makes it easy to identify an exit.

Specifications include green background with a white figure and clearly visible "EXIT" written alongside an arrow.

These must be placed at each landing level and above the final exit door (front and rear exit doors).

Fire Exit Signs should be fitted at ceiling level not less than 1.8m above the floor level, to ensure it can be seen over the heads of people.

EMERGENCY LIGHTING

Emergency lighting must be provided on each floor, including in escape routes, stairwells, and exit points, in accordance with BS 5266-1:2016.

The system shall be a non-maintained type with a minimum duration of 3 hours in the event of a power failure.

The lighting must automatically operate upon failure of the normal mains circuit.

All installation works must comply with the IET Wiring Regulations (BS 7671), using appropriately rated PVC insulated/sheathed cables.

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Title  
BUILDING REGULATIONS  
FIRE STRATEGY PLANS

Date: 11.09.2026

Scale: 1:100@A3

Drawing No. BR005

Rev:

PART B - FIRE SAFETY

General provisions

- 1.1 All dwellings should have a fire detections and alarm system, minimum grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.
- 1.2 Smoke alarms should be mains operated and conform to BS EN 14604.
- 1.3 Heat alarms should be mains operated and conform to BS 5446-2.
- 1.4 Smoke and heat alarms should have a standby power supply, such as a battery (researchable or non-researchable) or capacitor. More information on power supplies is given in clause 15 of BS 5839-6.

Means of escape

- 3.34 Common corridors should be protected corridors. The wall between each flat and the corridor should be a compartment wall (minimum REI 30 where the top storey is up to 5m above the ground level, otherwise REI 60)
- 3.39 Escape route finishes should minimise their slipperiness when wet. Finishes include the treads of steps and surfaces of ramps and landings.
- 3.45 Every doorway or other exit providing access to a means of escape, other than exists in ordinary use (e.g. main entrances), should be distinctively and conspicuously marked by an exit sign in accordance with BS ISO 3864-1 and BS 5499-4.
- 3.62 Every common stair should be a protected stairway. Where the protected stairway passes from one compartment to another, it should be within a protected shaft.
- 3.81 Every protected stairway should lead to a final exit, either directly or via a protected exit passageway. Any protected exit corridor or stair should have the same standard of fire resistance and lobby protection as the stair it serves.
- 3.90 Doors should be readily openable to avoid undue delay to people escaping. Doors on escape routes (both within and from the building) should comply with paragraph 3.91 to 3.98. Guidance on door closing and "hold open" devices for fire doorsets is set out in Appendix C.

Provision of cavity barriers

- 5.18 Cavity barriers should be provided at all of the following locations
- a. At the edges of cavities, including around openings
  - b. At the junction between an external cavity wall and every compartment floor and compartment wall.
  - c. At the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire resisting barrier.

PART E - RESISTANCE TO THE PASSAGE OF SOUND

Performance standards

- 0.1 In the Secretary of State's view, the normal way of satisfying Requirement E1 will be to build separating walls, separating floors, and stairs that have a separating function, together with the associated flanking construction, in such way that they achieve the sound insulation values for dwelling-houses and flats set out in Table 1a, and the values for rooms for residential purposes set out I Table 1b. For walls that separate rooms for residential purposes from adjoining dwelling-houses and flats, the performance standard given in Table 1a should be achieved.

| Table 0.1b Rooms for residential purposes – performance standards for separating walls, separating floors, and stairs that have a separating function |                                                                                                             |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|                                                                                                                                                       | Airborne sound insulation<br>sound insulation<br><i>DnT,w</i> + <i>C<sub>v</sub></i> dB<br>(Minimum values) | Impact<br>sound insulation<br><i>L'w</i> dB<br>(Maximum values) |
| Purpose built rooms for residential purposes                                                                                                          |                                                                                                             |                                                                 |
| Walls                                                                                                                                                 | 43                                                                                                          | -                                                               |
| Floors and stairs                                                                                                                                     | 45                                                                                                          | 62                                                              |
| Rooms for residential purposes<br>formed by material change of use                                                                                    |                                                                                                             |                                                                 |
| Walls                                                                                                                                                 | 43                                                                                                          | -                                                               |
| Floors and stairs                                                                                                                                     | 43                                                                                                          | 64                                                              |

| Table 0.2 Laboratory values for new internal walls and floors within dwelling-houses, flats and rooms for residential purposes, whether purpose built or formed by material change of use |                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|                                                                                                                                                                                           | Airborne sound insulation<br><i>R<sub>w</sub></i> dB<br>(Minimum values) |
| Walls                                                                                                                                                                                     | 40                                                                       |
| Floors                                                                                                                                                                                    | 40                                                                       |

PART F - VENTILATION

Extract ventilation

- 1.17 Extract ventilation to the outside should be provided in all of the following spaces.
- a.Kitchens
  - b.Utility rooms
  - c.Bathrooms
  - d.Sanitary accommodation
- 1.19 Minimum extract ventilation rates in litres per second (l/s) for intermittent operation extract systems are given in table 1.1. Minimum extract ventilation rates for continuous operation extract systems are given I table 1.2.

Whole dwelling ventilation

- 1.23 Supply air for the dwelling should be delivered through one of the following means
- a. Continuous supply fans
  - b. Background ventilators (trickle vents)
- 1.52 All rooms with external walls should have background ventilators. If a habitable room has no external wall, paragraphs 1.42 to 1.44 should be followed.
- 1.55 If fans and background ventilators are fitted in the same room, they should be at least 500mm apart.
- 1.56 The minimum total area of background ventilators in each room should follow the guidance in table 1.7

Purge ventilation

- 1.26 A system for purge ventilation should be provided in each habitable room.
- 1.27 Purge ventilation should be capable of extracting at least four air changes per hour per room to the outside.
- 1.29 Where purge ventilation is delivered through openings in a habitable room, the minimum opening areas in table 1.4 should be achieved.

| Table 1.4 Purge ventilation openings                                                 |                                    |
|--------------------------------------------------------------------------------------|------------------------------------|
| Opening type                                                                         | Minimum total area of openings     |
| Hinged or pivot windows with an opening angle of 15 to 30 degrees                    | 1/10 of the floor area of the room |
| Hinged or pivot windows with an opening angle of greater than or equal to 30 degrees | 1/20 of the floor area of the room |
| Opening sash windows                                                                 |                                    |
| External doors                                                                       |                                    |

PART K- PROTECTION FROM FALLING, COLLISION AND IMPACT

K1 Section 1: Stairs and ladders

Handrails for stairs

For all building

- 1.34 Provide handrails in accordance with all of the following.
- a. Position the top of the handrail 900mm to 1000mm from the pitch line of floor.
  - b. The handrails may form the top of guarding if you can match the heights.
  - c. If the stairs are 1000mm or wider provide handrails on both sides.
- 1.39 In a building that may be used by children under five years of age, construct the guarding to a flight of stairs to do both the following.
- a. Prevent children being held fast by the guarding: ensure that 100mm sphere cannot pass through any openings in the guarding.
  - b. Prevent children from readily being able to climb the guarding.

Requirement K4: Protection against impact with glazing

Glazing in critical locations

For all buildings

- 5.2 In critical locations, comply with one of the following
- a. Ensure that glazing, if it breaks, will break safely (see paragraphs 5.3 and 5.4)
  - b. Choose glazing that is one of the following:
    - (i) robust (see paragraph 5.5)
    - (ii) in small panes (see paragraph 5.6 and 5.7)
  - c. Permanently protect glazing (see paragraph 5.8)

5.8 If glazing in a critical location is protected by a permanent screen then the glazing itself does not need to comply with requirement K4.

The permanent screen should comply with all of the following.

- a. Prevent a sphere of 75mm from coming into contact with the glazing.
- b. B. Be robust.
- c. If it protects glazing installed to hep protect people from falling, be difficult to climb (no horizontal rails)

Written dimensions to be taken in preferences to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

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Any discrepancies to be brought to the attention of Star Plans Consultants immediately.

Description

| Rev | Date | Description | by | chk |
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Architecture | Planning

Client

Project

Title

BUILDING REGULATIONS NOTES

|             |            |      |
|-------------|------------|------|
| Date:       | 11.09.2026 | Rev: |
| Scale:      | NTS@A3     |      |
| Drawing No. | BR006      |      |

PART M - ACCESS TO AND USE OF BUILDINGS

Communal entrances

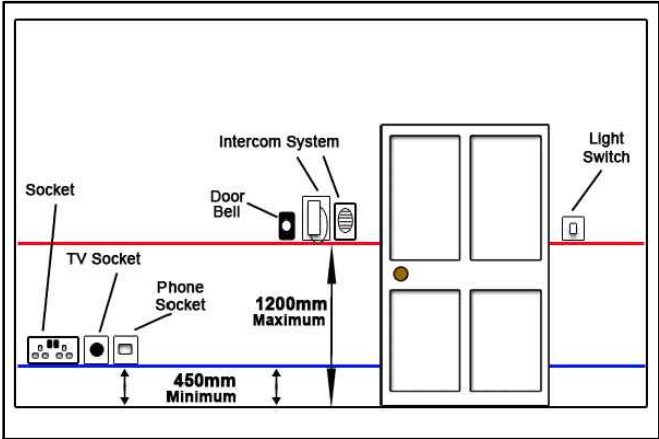
- 1.9
- The door has a minimum **clear opening width** of 775mm, when measured in accordance with Diagram 1.1
  - Any threshold is an **accessible threshold**.

Circulation areas and internal doorways

- Minimum width of hallways and clear opening widths of doors on the entrance storey to be in accordance with Table 1.1 of AD M V1.
- Every door to a habitable room and the room containing the WC has a minimum clear opening width as set out in Table 1.1, when measured in accordance with Diagram 1.1.
  - Any localized obstruction, such as radiator, does not occur opposite or close to a doorway, and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.

Services and controls

- 1.18
- Switches and sockets including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving habitable rooms throughout the dwelling have their centre line 450-1200mm above the floor level, as shown in Diagram 1.5.
  - Consumer units are mounted so that the switches are 1350-1450mm above floor level.



PART P - ELECTRICAL SAFETY

- 1.1 Electrical installations to be designed and installed in accordance with BS 7671:2008 Incorporating Amendment No 1:2011

Additions and alterations to existing electrical installations

- 1.47 Any new work should be carried out in accordance with BS 7671. The existing electrical installation should be checked to ensure that the following conditions are all satisfied.
- The rating and condition of existing equipment belonging to both the consumer and to the electricity distributor are suitable for the equipment to carry the additional loads arising from the new work.
  - Adequate protective measures are used.
  - The earthing and equipotential bonding arrangements are satisfactory.

PART Q - SECURITY

Section 1 : Doors

- 1.1 All easily accessible doorsets (including garage doorsets and communal entrance doorsets) that provide access into a dwelling or into a building that contains dwelling should be secure doorsets in accordance with paragraph 1.2 to 1.4.
- Bespoke timber doors to be designed in accordance with Appendix B of AD K.
- 1.2 Secure doorsets should be either:
- manufactured to a design that has been shown by test to meet the security requirement of the British Standard PAS 24:2012, or
  - designed and manufactured in accordance with Appendix B

- 1.4 The main doors for entering a dwelling(usually the front door) should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.
- 1.6 Lightweight framed walls should incorporate a resilient layer to reduce the risk of anyone breaking through the wall and accessing the locking system.
- The resilient layer should be timber sheathing at least 9mm thick, expanded metal or a similar resilient material. The resilient layer should be to the full height of the door and 600mm either side of the doorset.

Section 2: Windows

- 2.1 Ground floor, basement and other easily accessible windows (including easily accessible rooflights) should be secure windows in accordance with paragraphs 2.2 and 2.3
- 2.2 Windows should be made to a design that has been shown by test to meet the security requirement of British Standards publication PAS 24:2012

REGULATION 7 - MATERIAL AND WORKMANSHIP

- Materials to comply with the appropriate British Standards or Agreement Certificates. The materials to be marked, Stamped and independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet BS 8000-0:2014 series of documents.

THERMAL BRIDGING

- 1) In walls, floors and roofs, insulation materials should be continuous. Components should be butted together tightly, with no gaps between them and no gaps at the perimeters or corners. Failure to achieve accurate installation will result in breaks within the insulation layer and increase the potential for both unintended thermal bridging and air circulation, which will further increase unintended heat loss.
- 2) Insulation should be cut to fit closely around openings and other features, and correctly cut and fitted to the front faces of any lintels, with no gaps.
- 3) At openings, insulation should be built into window jambs, not pushed in after the wall has been completed; cill insulation should be supported on wall ties and should extend the full height of any sub-cill.
- 4) Rigid insulation boards should be of the mitred and/or tongue and grooved type, where available, and should be securely fixed to the face of the inner leaf in accordance with the manufacturers' instructions

SERVICES PENETRATIONS

- Seal gaps around services penetrations as they penetrate the air barrier. When the vapour control layer is cut to allow pipes, cables and ducts to enter the dwelling make sure the cuts are immediately sealed prior to any dry lining being fixed. Seal gaps in the membrane using either tape or a proprietary sealing system like a top hat detail that fits over the pipe like a sleeve with a flat end flange that is sealed to the membrane.
- ABOVE GROUND DRAINAGE (PLUMBING)-  
ACCORDING TO BS EN 12056:2000

- All new plumbing to comply with BS EN12056:2000 and to be agreedwith L. A. Surveyor. New waste pipes to be UPVC or approved type with rodding eyes at all junctions. Sinks, WHB and bath to have aminimum 75mm deep seal 'P' traps. Where necessary, wastes connected to SVP's to have an anti-syphonage pipes. Sinks, baths,WHBs to have a minimum of 40mm diameter wastes (50mm ifcombined with washing machine spaces) unless specified on the drawings.
- Soil and Vent Pipe to have a 100mm diameter and to be air tested.Where pipes passing any roof to have Code 4 lead flashing around.SVP to have a large radius root bend with access plate near base andto terminate minimum 900mm above roof level and 3000mm from any windows with a durable cage. New guttering to be half round, 100mm to BS414 and BS4576 with 75mm UPVC rainwater downpipe discharging into surface water system.
- All wastes discharging gullies to be below grating but above water line.

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