

Notes for Approval under Building Control: APPROVED DOCUMENT A1/A2 Sections 1B - Size of Timbers: All structural timbers are to be of Grade C16 or C24 where specified. Timber sizes as agreed by the Local Authority Building Inspectorate. Pitched Roof: 200 x 50mm C16 at 400mm centres as agreed by the Local Authority Building Inspectorate. Section 1C - Wall Thickness: 102.5mm facing brickwork outer leaf to new walls all to match in size shape colour and texture those of existing facing bricks used on the main House. 97.5mm cavity with 100mm inner leaf lightweight blockwork wall as "Thermalite Shield" or similar and approved, plasterboard fixed internally with plaster skim finish. Stainless steel wall tiles built in at maximum 450mm vertical centres (300mm at jambs) and 750mm horizontal centres. Lintels: Lintels above openings through external walls to be I.G. steel lintels (or similar and approved) all to have minimum end bearings of 200mm onto jambs, or as directed by the Structural Engineer. Wall Ties: Wall ties to be stainless steel vertical twist wall ties and in accordance with Table 5 of Approved Document A, the total cavity width is 95mm. Wall ties are to be set at 750mm centres horizontally and 450mm centres vertically unless within 225mm of any opening with non-bonded jambs where the wall ties are to be set at 300mm centres vertically. Brick re-inforcement as stainless steel mesh to be placed in the two courses of the blockwork leaf, below openings internally and extending 300mm beyond jambs. Lateral Restraint Straps: 30 x 5mm galvanised steel straps to be provided to all roof and wall junctions, and set at no more than 2000mm centres, as per diagram 16 of the Approved Document. Solid noggins to be provided between all joists when straps run across three or more joists. Solid noggins provided between the last joist and face of wall. Noggins to be a minimum of half the depth of the joist and 50mm thick. Section 1.E - Foundations: Trench fill strip foundations (where required) in mass concrete (mix 1:2.5:3) grade C15. Foundations to be 600mm wide placed centrally under cavity walls all to a minimum depth of 1100mm below external finished ground level or as agreed on site by the Building Inspectorate and/or the Architect. APPROVED DOCUMENT B Section B.1 - Means of Escape: If required a mains electrically operated smoke alarm system (with battery back-up) is to be installed with sensors sited within 7.0 metres from internal doors. All smoke detectors to be linked to one another and accord with B.S.5839. Windows in habitable rooms at first floor to be escape windows and have a clear opening of 750 x 450mm with an area of not less than 0.33m². Windows to be no higher than 1100mm and no lower than 800mm from the finished floor level. Section B.3 - Internal Spread of Fire (Structure): All structural elements are to be afforded a minimum of 30 minutes protection from the effects of fire. APPROVED DOCUMENT C Section C1 - Preparation of Site: Area of the proposed extension to be cleared of all existing hard landscape materials, turf, vegetation and any underlying vegetable matter within the site and is to be treated with a suitable growth inhibitor.																			
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