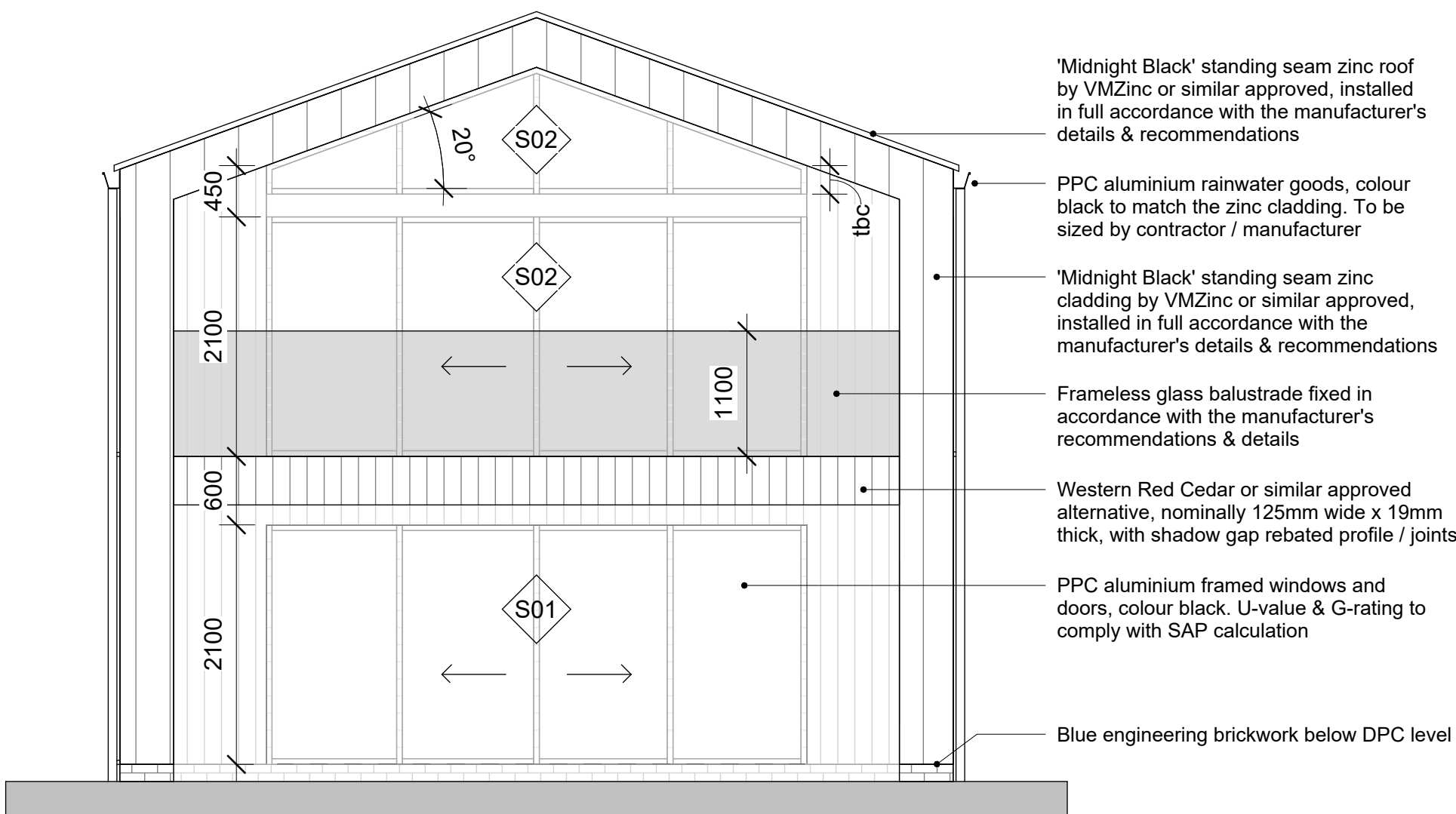


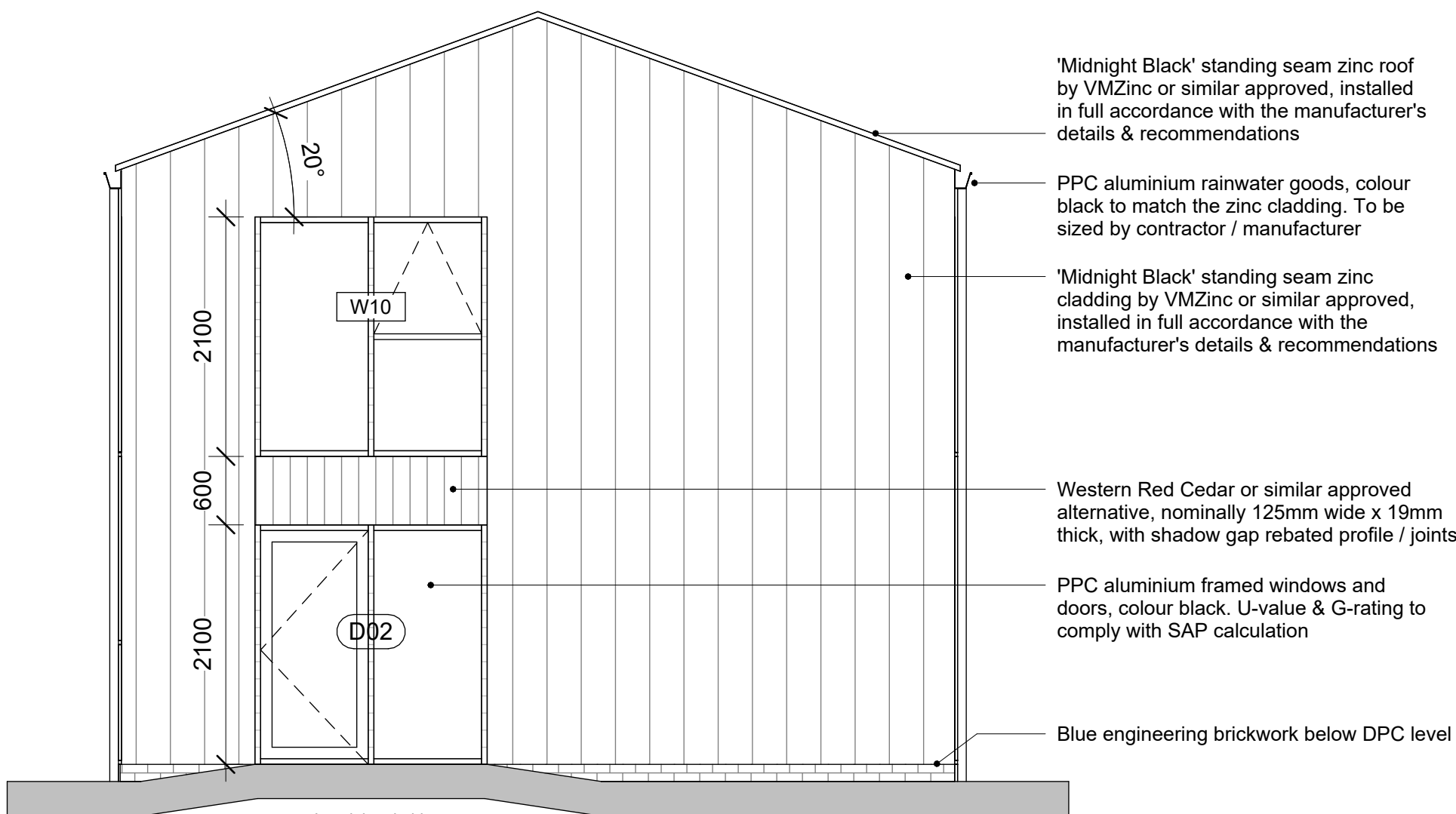
1 South Elevation
1 : 50



2 North Elevation
1 : 50



3 East Elevation
1 : 50



4 West Elevation
1 : 50

CONSTRUCTION NOTES:
Part A (Structural safety)
Refer to Structural Engineer's drawings, details and calculations.
Part B (Fire safety)
See drawings for indicative positions of smoke and heat detection.
BS5839-6:2019 grade D category LD3 automatic, interlinked fire detection system, mains powered with battery back up.
All structure to be 30 mins fire rated minimum.
Part C (Resistance to contaminants and moisture)
Reference to be made to site specific Ground Investigation report & associated testing.
Part E (Resistance to sound)
All internal stud walls are to contain minimum 25mm Isover APR 1200 insulation within the stud zone to achieve 40db room-to-room sound resistance. Timber floors are to be underdrawn with 15mm plasterboard & skim finish and are to contain minimum 100mm acoustic insulation atop the plasterboard ceiling.
Part F (Ventilation)
Bathrooms & en-suites are to have 15l/s mechanical ventilation, activated via the light switch and with 15 minute overrun. Kitchen to have 30l/s over-cooker hood ducted directly through the external wall (not a re-circulating type), with utility rooms to also have 30l/s mechanical ventilation. Ground floor W.C.s are to include mechanical extract ventilation (6l/s) as well as having an openable window.
A minimum equivalent area of background ventilators to habitable rooms & kitchens of 8,000mm² is required within buildings containing two or more storeys, with 10,000mm² required to single storey buildings. A minimum equivalent area of background ventilators of 4,000mm² is required to bathrooms.
Part G (Sanitation, hot water safety and water efficiency)
Hot and cold water supply required. Water efficiency calculation(s) to be provided by Contractor.
Part H (Drainage and waste disposal)
All sanitary pipework and drainage must comply with the relevant clauses in section 1 and 3 of Building Regulations approved document H or BS 1205:2000, BS EN 12056 and BS 752. All to be agreed with Building Control Officer on site.
NB: Any depicted drainage runs / routes are indicative only - below ground drainage is to be designed by the Structural Engineer with above ground drainage to be designed by the Contractor. The Contractor is additionally responsible for ensuring all ground floor en-suite / bathroom items such as showers, baths, basins & W.C.s as well as any basins / sinks elsewhere have adequate drainage provision prior to the ground floor being installed / screeded.
Part J (Heat producing appliances)
Gas boilers & wood burning stoves (if applicable) are to be installed in complete accordance with the SAP calculation, with CO detectors present and installation certificates to be provided by Contractor to Building Control body prior to handover.
Part K (protection from falling)
See drawings for riser and tread dimensions for new stairs. Balustrades / guarding to be in full accordance with BS EN 1991-1-1 & BS 6180 and to be of the appropriate height for their category / location. Safety glass to be installed where required.
Part L (Conservation of fuel and power)
Contractor to refer to the project specific SAP calculation produced by the Client appointed Energy Assessor for full thermal envelope details, air tightness, boiler / ASHP (as applicable) efficiency, space heating & HW, lighting efficiency, etc. Contractor to note the supply of a SAP calculation may follow the creation of the Architect's drawings, thus the SAP calculation is to be referred to and to take precedence over any and all depicted insulation regimes & cavity widths displayed and / or annotated on the Architect's drawings. Caution should be expressed should a project specific SAP calculation not be present for reference in advance of site works commencing.
The requirement for photographic evidence (AD Part L: Appendix B & Para's B6, B7 & B8 in particular) need be noted and adhered to by the Contractor throughout the works to ensure compliance.
Part M (Access to and use of buildings)
Level threshold required to principle entrance. Outward opening door required to ground floor W.C.
Part O (Overheating)
An Energy Assessor to create an AD Part O / TM59 calculation in conjunction with the SAP calculation.
Part P (Electrical safety)
A person or firm registered with a Part P Competent Person's Scheme should carry out all electrical work. Electrical installation to be designed, installed, inspected and tested in accordance with BS 7671:2001 Chapter 13. A BS7671 Electrical Installation Certificate is to be issued for the work and submitted to Building Control body upon completion.
Part S (Electric vehicle)
Electric vehicle charging point to be provided by Contractor at a location first agreed with the Client and to the satisfaction of the LA Planning Authority and Building Control body in terms of specification.
Part Q (Security in dwellings)
New dwellings (including those being formed by a material change of use) are to be in complete accordance with that contained within AD Part Q.
CONSTRUCTION NOTES:
1. The Contractor is to refer to all existing, demolition & proposed Architectural drawings, along with all associated site reports, surveys, other consultants' (S.E. etc) packages, the project SAP calculation(s) and the planning conditions as a minimum prior to commencing works on site.
2. All materials and workmanship for each and every trade is to comply with the latest editions of the relevant British Standards, Institution Specifications and Codes of Practice. Proprietary materials are to be used strictly in accordance with the manufacturers' recommended specifications & details.
3. Upon completion of the works all services are to be tested, commissioned and certified. An O+M Manual and Health & Safety file are to be provided to the Client by the Contractor prior to completion.
4. The Contractor shall be responsible for the correct design, installation and coordination of the works as generally specified and to ensure the proper working of any and all equipment & services to the complete satisfaction of the Client.
5. Any mechanical and electrical information shown on drawings is indicative only. Contractor to be fully responsible for M&E installations.
6. All structural information shown on drawings is indicative. Contractor should refer to the Structural Engineer's Drawings & Specification for further details.
7. The Contractor is responsible for specifying and coordinating all additional items required for the proper installation / operation of all specified items.
8. All dimensions and levels are to be checked on site by the Contractor and are deemed to be their responsibility. Any errors or omissions must be reported to the Architect.
9. Areas stated on drawings are rounded to the nearest whole unit.
10. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during both survey & construction.
11. Do not scale from drawings.
12. The Contractor shall be responsible for the correct design installation and full coordination of the works to the complete satisfaction of the Client.
13. The Contractor is to allow for all associated builder's work in conjunction with the works.
14. Design intent only is shown on drawings.
15. Responsibility for Party Wall and Right to Light agreements lie with Client, as do any Freeholder / Leaseholder / Restricted covenants / Easement approvals - the Client will ensure that any such notices and consents are obtained prior to work commencing. **If in doubt, ask.**

Rev	Date	Description	Checker
C	08.04.25	Top hung windows added	DT
B	25.03.25	Minor amendments	DT
A	07.03.25	Minor amendments	DT

Building Regulations

Drawn by DT Checked by DT



PLANNING | ARCHITECTURE | PROJECT MANAGEMENT

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Project
P23122 Wakerley Road Barn

Drawing Title
T020
Drawing Title
Proposed Elevations

Date
Jan 2025
Revision
C
Scale @A1
1 : 50

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