DP1212 Old Station House, Corbiere

Summary of Scope of Works:
Proposed construction of garage to west of main property

Summarised response to Building Bye-laws Application Checklist, for works carried out in connection with dwellings, to be read in conjunction with the application drawings:-

Revision A

Part 1: Structure

GENERAL

Technical guidance document 1: Structure, has been used for the purposes of satisfying each of the requirements in Part 1 of the second schedule. All works are to be carried out in accordance with all relevant recommendations of Technical guidance document 1

Design is to be certified under the SER scheme prior to commencement of work.

SPECIFIC DETAILS

Foundations:

1.1 Proposed raft foundation to engineers design and details

1.2 N/A

1.3 All foundations to be to later design by a structural engineer as noted on drawings.

1.4 N/A

1.5 N/A

1.6 **Wall Construction:**

External Wall Type 1: proposed; 150mm granite cladding facing with 140mm blockwork below ground level, concrete reinforced wall to engineers design and details

External Wall Type 2: proposed; reinforced concrete wall to engineers design and details

1.7 Please refer to drawing dp1212_301 for length, height and thickness of walls

1.8 N/A (Proposed works do not effect existing walls.)

1.9 N/A

Floor Construction:

1.10 N/A

1.11 Reinforced concrete slab to engineers design and details

1.12 Floor Construction to engineers design and details

Roof Construction:

1.13 Please refer to engineer's drawings and specification for detail

1.14 Flat concrete roof construction is to be to engineer's design and details

Windows:

1.15 N/A

Stairs:

1.16 N/A

Part 2: Fire Safety

The Fire Safety Approved Document B (2000 edition) including 2002 amendments, has been used as a design code for the purposes of satisfying the requirements for Part 2: Fire Safety. All works are to be completed in accordance with all relevant recommendations and requirements of Fire Safety Approved Document B.

SPECIFIC DETAILS

MEANS OF WARNING AND ESCAPE (Dwelling Houses)

Alarm system:

2.1 N/A

Escape Windows:

2.2 N/A

Houses with a floor more than 4.5m above ground level (including loft conversions in a 2 storey houses):

2.3 N/A

Houses with more than one floor over 4.5m above ground level:

2.4 – 2.6 N/A

MEANS OF WARNING AND ESCAPE (Flats)

Alarm system:

2.7 N/A

Escape with flats:

2.8 – 2.10 N/A

Vertical Escape:

2.11 – 2.20 N/A

Structural Fire Resistance:

2.21 All elements of structure to have a fire resistance period of 30 minutes.

Compartmentation:

2.22 – 2.25 N/A

EXTERNAL FIRE SPREAD

Walls and Roof:

2.26 Please refer to drawings for distance from building to boundary

2.27 Please refer to drawings for amount of unprotected area on elevation

ACCESS AND FACILITIES FOR THE FIRE SERVICE

2.28 Please refer to site plan drawing: dp1212_**203**

2.29 – 2.32 N/A

Part 3: Combustion Appliances and Fuel Storage Systems.

Proposed works do not effect existing combustion appliances and fuel storage, therefore N/A

Part 4: Site Preparation and Resistance to Moisture

GENERAL

Technical guidance document 4 has been used for the purposes of satisfying each of the requirements in Part 4 of the second schedule. All works are to be carried out in accordance with all relevant recommendations of technical guidance document 4.

SPECIFIC DETAILS

Resistance to Moisture:

4.1 Proposed concrete flat roof to engineers design and details.

Roof Type: - grass (flat roof) TYPICAL 'EXTENSIVE' GREEN ROOF BUILD-UP

ZinCo Sedum Carpet Substrate / Sedum species, to be planted in accordance with 'Michael Felton Ltd Landscape Architects' approved application drawing:

P2010 1296 D, Filter sheet SF, loose laid over the drainage layer with 150mm unsealed laps, with Hydroduct 401/501, on Hydroduct root barrier, with servipak 3, 6 or 12mm beedded in Servideck compound, with Bituthene 4000 on grace primer.

4.2 **External Wall Type 1: proposed;** 150mm granite cladding facing with 140mm blockwork below ground level, concrete reinforced wall to engineers design and details

External Wall Type 2: proposed; reinforced concrete wall to engineers design and details

4.3 Reinforced concrete slab to engineers design and details

4.4 DPC's in positions indicated on drawings

4.5 N/A

4.6 Please refer to drawing dp1212_202 for tanking details

Radon:

4.7 – 4.8 N/A

Part 5: Ventilation and Condensation in Roofs

Proposed works do not effect existing ventilation and condensation in roofs, therefore N/A

Part 6: Drainage, Hygiene and Water Storage:

Approved document H has been used for the purposes of satisfying each of the requirements in Part 6 of the second schedule. All works are to be carried out in accordance with all relevant recommendations of approved document H

Foul Water Drainage:

6.1 -6.3 N/A

Cesspools and Packaged Treatment System:

6.4 – 6.9 N/A

Rainwater Drainage:

6.10 The Intention is for the grass roof to drain onto the existing landscape, which is made up of existing 'sandy' soil, proposed new soak-away as indicated drawings.

6.11 – 6.13 N/A

6.14 Please refer to drawing dp1212_**203** for proposed and existing soak-away's

Sanitary Facilities:

6.15 N/A

Part 7: Stairs Ramps and Protective Barriers

Proposed works do not affect existing staircase within the dwelling, therefore N/A

Part 8: Access to, and use of Buildings

Proposed works do not affect existing access within the dwelling, therefore N/A

Part 9: Resistance to the Passage of Sound.

Proposed works do not affect existing resistance to the passage of sound, therefore N/A

Part 10: Glazing – Safety and Protection

GENERAL

Technical guidance document 10 has been used for the purposes of satisfying each of the requirements in Part 10 of the second schedule. All works are to be carried out in accordance with all relevant recommendations of technical guidance document 10.

Part 11:

Approved Document 11.1A has been used as a design code for the purposes of satisfying each of the requirements in Part 11 of the second schedule. All works associated with Conservation of Fuel and Power will be carried out in accordance with all relevant recommendations of Approved Document 11.1A

SPECIFIC DETAILS (NEW BUILD DWELLINGS)

Achieving the TER:

11.1 – 11.7 N/A

11.8 Provide fixed energy efficient lighting that number will not be less than 80% of all light fittings to the proposed garage

11.9 -11.10 N/A

SPECIFIC DETAILS (EXTENSION OF A DWELLING)

Standard approach for determining area of windows, roof windows and doors:

11.11 – 11.12 N/A

Optional approach one for determining U-values and area of windows, roof windows and doors: Details to be provided only when not following 11.11 & 11.12 above.

11.13 – 11.14 N/A

Optional approach two for determining U-values and areas of windows, roof windows and doors. Details to be provided only when not following 11.13 to 11.14 above,

11.15 N/A

General information to be provided in respect of New dwellings and Extensions.

11.16 – 11.23 N/A

SPECIFIC DETAILS (CHANGE OF USE TO FORM A DWELLING, or PROPOSAL TO CHANGE ENERGY STATUS)

11.24 – 11.33 N/A

SPECIFIC DETAILS (MATERIAL ALTERATIONS & PROVISION OF NEW CONTROLLED SERVICES & FITTINGS)

Controlled services or fittings:

11.34 N/A

11.35 N/A

Work in connection with thermal elements:

11.37 N/A

11.38 N/A

Part 12: Electrical Safety

Technical guidance document 12 has been used for the purposes of satisfying each of the requirements in Part 12 of the second schedule. All works are to be carried out in accordance with all relevant recommendations of technical guidance document 12.

GENERAL