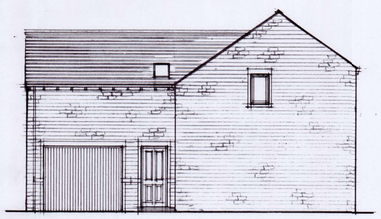


FRONT ELEVATION

STAIRCASE: Form stairs with 2m min clear headroom above pitch line. 800mm unobstructed width of stairway, max pitch of flight 42°
Equal risers of 220mm with 225mm going of tread
Form handrail and balustrade to a height of 900mm above pitch line, and 900mm with balustrade to landing. No opening in balustrade to exceed 99mm and balustrade not to be readily climbable.
Provide a level approach and threshold to main door for disabled access
Gradient of ramp not steeper than 1:12
Provide vertical d.p.c. where ramp abuts external wall.



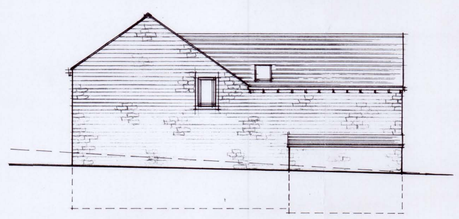
SIDE ELEVATION

VENTILATION: 16mm sealed air gap double glazed windows with soft coated low 'E' glass.
to provide natural ventilation to all room's by opening lights equal in size to 1/20th of adjacent floor areas
Trickle ventilators to be 5,000mm² equivalent free area for habitable rooms, 2,500mm² to all wetrooms ie kitchen, bathroom shower room and utility
Kitchen to have cooker hood capable of extracting at a rate of not less than 30 litres per second
Bathroom and en-suite to have mechanical extraction of not less than 15 litres per second
Utility to have mechanical extraction of not less than 30 litres per second to turn on with light switch and have a 15min overrun
Ground floor toilet to have mechanical extraction of not less than 15 litres per second to turn on with light switch and have a 15min overrun.



REAR ELEVATION

FLOORS: First Floor: timber or wood based board mass per unit area 15 kg/m² on 38x170mm joists at 400mm cts
Ceiling, single layer of plaster board mass per unit 10 kg/m²
with normal joints
Absorbent layer 100mm mineral wool laid in cavity 10kg/m² for sound insulation
Ground Floor: 100mm conc. slab on 70mm Kingspan floor insulation
Floor insulation on similar units 1200 gauge 'Visqueen' 50mm min 150mm hardcore
Clearance Floor: 125mm thick concrete slabs laid to falls to door with 1200 gauge 'Visqueen' d.p.m on 150mm well compacted
sulphate free hardcore.
D.p.m below floor slab to be lapped and jointed with d.p.c. in walls.



SIDE ELEVATION

WALLS: Internal walls at ground floor in 100mm conc blockwork units 450 x 175mm conc. foundation
Load bearing walls at first floor in 100mm blockwork
First floor partitions in 75mm timber studding with two layers of plasterboard each side, mass per sheet 10kg/m² or one layer of plasterboard per side with 25mm mineral wool in cavity for sound insulation
150mm stone heads, 100mm stone jambs, mullions and cills to all openings
Cathic or similar box lintels over inner leaf with 150mm end bearing, size to manufacturers recommendations for load & span.
Over garage door opening, flat Cathic or similar combined lintel with stone head for appearance only.
Internal reskreying to be provided to external walls at eaves and verges and first floor ceiling and floor levels with 30x5x40mm long galv. m.s straps at 2m centres

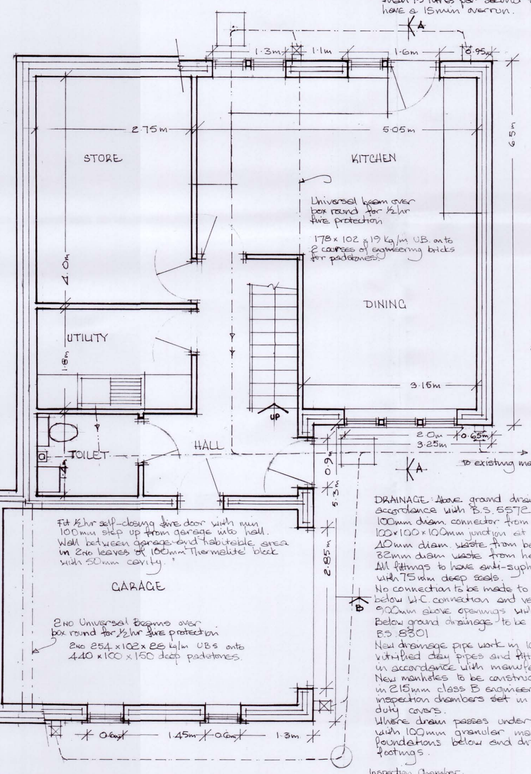
FIRE PROTECTION: Interlinked smoke alarms to be positioned in ground floor hall and first floor landing
All to be mains operated with battery backup and on a separate fused spur, hard wired to mains

Approved for Planning 9th June 2014
App. no. 2014/62/91182/W

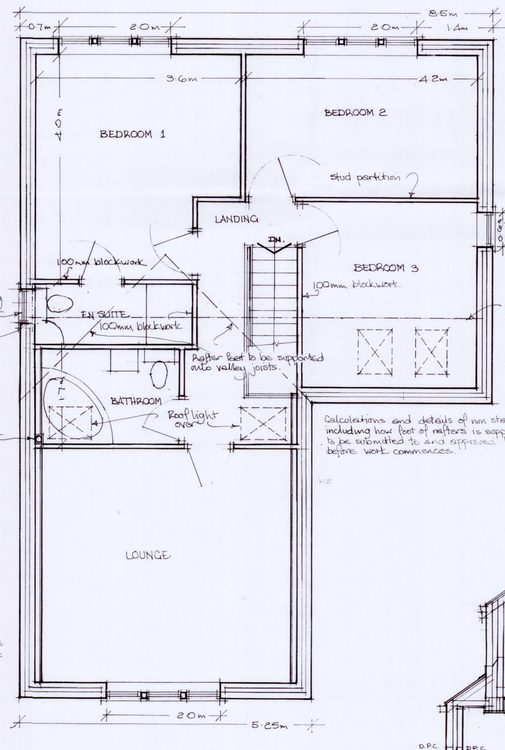
ROOF Rifle slates, on 38 x 25mm tanalised softwood battens on breathable roofing felt on approved trussed rafters at 400mm cts and 35° pitch
Bottom chord of trusses over Lounge
Continuation of front pitch over Bedroom 3 in 38x 125mm joists at 400mm centres
100 x 50mm tanalised softwood wall plate.
100 x 25mm horizontal and diagonal bracing to trusses at rafter and ceiling level all in accordance with manufacturers recommendations and BS 5268
Roof trusses to be fixed down to wall plate with holding down straps at 2.0m centres

Insulate above flat ceilings with 100mm insulation quilt between ceiling joists with a further 170mm insulation quilt laid across
Insulate sloping ceilings with 115mm Kingspan TP10 between rafters with 50mm thick layer of air over and a further 25mm Kingspan TW50 fixed across face.
Form valley gutters in 5 gauge lead on roofing felt and 150 x 25mm gutter bearers
100mm cope Section gutters onto stone corbels, 75mm diam rain water pipes

WALLS External walls, outer leaf of 110mm coursed natural stone with inner leaf of 100mm Thermalite or similar blockwork.
Insulate with 50mm Kingspan TW50 board with a 50mm clear cavity between insulation and outer leaf
Cavity closed around all openings and at eaves and verge by forming in inner leaf with d.p.c
Provide thermal insulation to cavity closures & prevent cold bridging
Stainless steel cavity wall ties to B.S. 1243 to be built in at 750mm cts horizontally, 450mm cts vertically and at 225mm cts vertically at reveals
Cavity to be filled up to ground level with weak mix concrete
Wall below ground level to be trench blocks in 1:3 mortar
Any blockwork below d.p.c's to be in 7N blocks
650 x 175mm concrete strip foundation, depth to suitable bearing strata to Local Authority approval with min 600mm cover where ground level is above. Reinforced conc. block retaining wall all to structural engineers calculations and details
Provide vertical d.p.m with 'Bituthene' and protect with Servipak
D.p.m below floor slab to be lapped and jointed with vertical d.p.m.



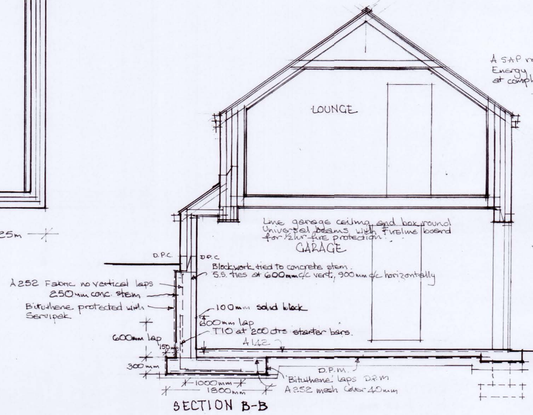
GROUND FLOOR PLAN



FIRST FLOOR PLAN

DRAINAGE: Above ground drainage to be in accordance with B.S. 5572.
100mm drain connector from W.C 5m into 100x100x100mm junction on S.V.P
40mm drain waste from bath, shower and sinks
32mm drain waste from hand wash basins
All fittings to have anti-syphon resealing traps with 75mm deep seals.
No connection to soil pipe within 2200mm below W.C connection and vent pipe to terminate 900mm above openings within 15m.
Below ground drainage to be in accordance with B.S. 8301
New drainage pipe work in 100mm Flexible jointed vitrified clay pipes and fittings, installed strictly in accordance with manufacturers recommendations
New manholes to be constructed with 150mm conc. base in 215mm class B engineering brick or g.r.p inspection chambers set in concrete with medium duty covers
Waste drain passes under building, surround with 100mm granular material with wall foundations below and drain bridged through footings.

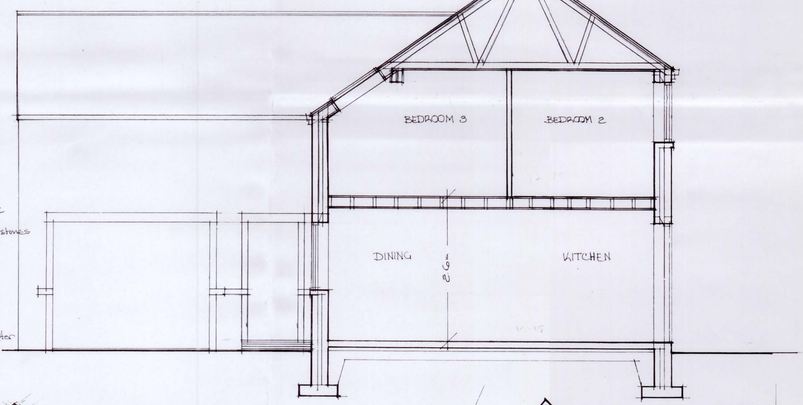
Commissioning of heating and H.W.S. certificate
Further is are to be inspected at completion & the installation and a certificate issued indicating their compliance with Part L
The certificate is to be made available to the client and Building Control body.
Notice Plate for Floors and Hearths
A notice containing important safety information as required by regulation 44 is to be fixed in an unobtrusive but obvious position within the building.



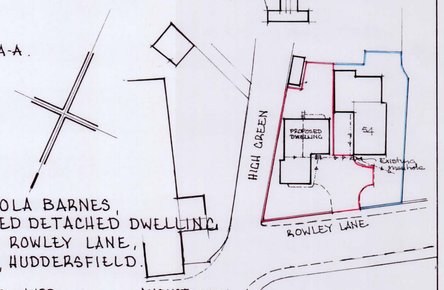
SECTION B-B

A SAP rating will be required and an Energy Performance Certificate required at completion

Calculations and details of non standard roof trusses including how feet of rafters is supported at the valley rafter to be submitted to and approved by Building Control before work commences.



SECTION A-A



BLOCK PLAN
Scale 1:500

MS. NICOLA BARNES,
PROPOSED DETACHED DWELLING
ADJ. 54 ROWLEY LANE,
LEPTON, HUDDERSFIELD.

SCALE 1:50 & 1:100

AUGUST 2004

Revised Oct 2004
Revised April 05
Notes redrawn Sept 2005
Revised Nov 05 & Dec 05
Revised Mar 2010

These drawings are for Planning and Building (only where applicable) purposes only. Where are not complete working drawings.
Check and verify all dimensions on site before commencing work.
Comply in all respects with current Building Regulations whether or not specifically stated on these drawings.
All materials and workmanship shall comply with current relevant British Standards.