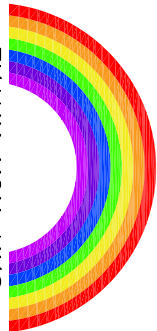


NOTES
1. No dimensions to be scaled. IF IN DOUBT ASK.
2. All dimensions must be checked and verified on site by the Contractor prior to the commencement of works and Hinchliffe Architecture & Design Ltd. to be notified of any discrepancies.
3. The copyright of these drawings remains the property of Hinchliffe Architecture & Design Ltd. They must not be reproduced in any way without prior written consent from the originator (Hinchliffe Architecture & Design Ltd)
4. Any works undertaken on site prior to obtaining full written approval from Building Control/ is at the Contractor/Clients own risk. Works should not commence until full approval is granted.

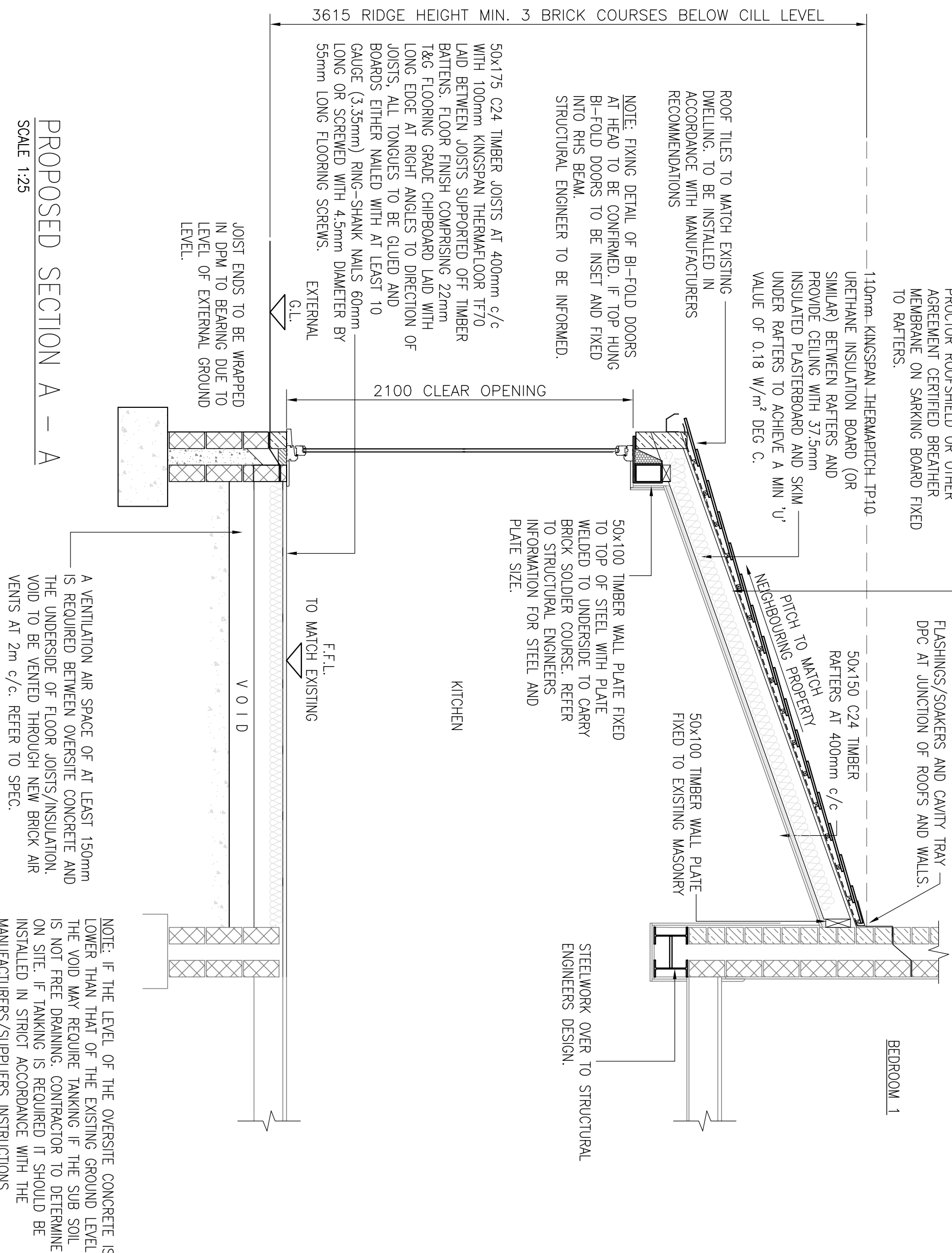
Status	Rev.	Description
LAWFUL DEVELOPMENT		
 hinchliffe architectural & design Residential A&D 140-142, Lepton Road Huddersfield HD8 0HN 01484 559 846 01484 559 846 www.hinchliffe-architecture.co.uk REGISTERED 24 Crown Way Road Huddersfield HD8 0HN 01484 559 846 01484 559 846 www.hinchliffe-architecture.co.uk		

Scale (at A1)	Date
AS SHOWN	11.09.2020
Dwg. no.	Rev.
48RLL-20-PL03	-



- 1.00 GENERAL
- Do not scale from drawing.
All figured dimensions to be taken in preference to scaled dimensions and all dimensions to be checked on site prior to construction or assembly, and any discrepancies to be reported.
- 1.01 All work to be carried out in accordance with the current Building Regulations approved documents, together with all relevant British Standards and to latest editions of BS 5268, the specified in the Building Regulations and TMA Design Aid DA 1/2004 and to be C24 or C16 as specified.
- 1.03 All relevant construction materials shall carry the CE Mark in accordance with the provisions of the Construction Products Regulations.
- 1.04 A sound test to be undertaken upon completion but before occupation.
- 1.05 Construction to be to accredited details as Part L1A 2006.
- 2.00 SUBSTRUCTURE
- 2.01 Foundations
- a. To suit site conditions. Refer to Structural Engineers sketch for size. Final depth/width to be confirmed on site with Local Authority.
- b. Foundation depth to suitable bearing strata to local authority approval with min. 750 mm cover.
- c. Stepped foundations where necessary to exceed twice step height or thickness of foundation or 300 mm, whichever is greater.
- 2.02 Works below d.p.c.
- a. Blockwork used in external walls to outer leaf below ground level and inner leaf below d.p.c. level to have density exceeding 1500 kg/m³ or a compressive strength not less than 7 N/mm². Cavities to be filled below ground level with weak mix concrete.
- b. Blockwork used in external walls to below ground level to be 7N/mm² lightweight foundation blocks
- 2.03 Oversite Concrete
- 100 mm oversite concrete thickened out to 200 mm below sleeper walls on 100 mm well compacted subgrade free hardcore.
- 2.04 Damp Proof Courses.
- Damp proof courses generally to be Visqueen Zelex High Bond Damp proof course or similar approved in 100 mm or 150mm rolls or as required for wall thickness. All cavities closed at door and window openings in external walls incorporating 150mm wide vertical d.p.c.s. Horizontal d.p.c.s in external walls minimum 150mm above ground level and at sill openings.
- Cavity trays with weep holes to be provided over openings and at junctions and obstructions. Cavity trays to be formed using Visqueen Zelex or similar approved dpc roll 450mm wide.
- 3.00 WALLS
- 3.01 External Walls
- a. 102.5mm brick to match existing.
- b. Outer leaf / 50mm clear cavity / 50mm Kingspan Thermowool TW50 urethane insulation partial fill cavity boards or similar held back to inner leaf with plastic clips fixed to wall ties with 7N Blocks, 100mm wide, in class (ii) mortar inner leaf.
- c. Cavity to be closed around all openings by fitting insulated cavity closures to avoid thermal bridging. Eaves and verge closed with mineral wool cavity closure.
- d. Wall ties to be s.s. type B double horizontal built in at 450mm vertical centres and 750mm horizontal centres and at every block course of reveals.
- e. Lateral restraint to be provided to external walls at verge, top floor ceiling with 30 x 5mm x 1100mm long galv. m.s. strips at 2m centres.
- f. External wall service cabinets to have 103 x 103 galv. m.s. angle over with cavity tray d.p.c. linked to vertical d.p.m. behind.
- g. All blockwork walls to be dry lined with 9.5 mm tapered edge gypoc board to full room depth. Top layer of gypoc board shall top coat or 9.5mm standard wallboard and skim. When dry lining provide a continuous ribbon of gypoc adhesive perimeter seal around openings at room corners and around socket boxes.
- 3.04 LINTELS
- External Walls
- a. Brick Soldier course to outer leaf with steel beam and plate to Structural Engineers Design .
- b. Provide cavity trays over all lintels (double where stone or orstone lintel used in outer leaf) with weepholes to perpend at 450mm centres, min. 2no. per opening.
- 4.00 FLOORS
- 4.01 Ground Floor – suspended timber
- a. 50x175 C24 Timber joists at 400mm c/c (refer to Structural Engineers sketch for rafter sizes) with 100mm Kingspan Thermofloor TF70 laid between joists supported by timber battens. Floor finish comprising 22mm 18x5 flooring grade chipboard laid with long edge at right angles to direction of joists, all tongues to be glued and boards either nailed with at least 10 gauge (3.35mm) nails at 150mm centres or stapled with 150mm staples at 300mm centres along perimeter of boards with intermediate fixings no greater than 450mm centres. A movement gap is to be provided to all edges of 2mm per metre run and never less than 10mm, and nogginns to be provided to all unsupported edges. Moisture resistant board to be provided to potentially wet areas.
- b. Min 150mm air space between 100mm oversite concrete and underside of floor with perspire type wall ventilators to under floor void at 2m cts. around the external wall perimeter.
- 5.00 ROOFS
- 5.01 Pitch Roof
- a. All roof timbers to be in C24 grade timber except where shown otherwise. Roofs to be surfaced with concrete profiled tiles to match existing property but suitable for low pitch, to be installed in accordance with manufacturers recommendations & headlap requirements. Tiles to be laid in accordance with manufacturers recommendations for low pitches, on 50x25mm tanolised sw. battens on 38x25 mm tanolised softwood counter battens fixed over 17x6 vapour permeable roofing membrane (or similar approved) on sarking board fixed to sw. 30x150 C24 timber rafters at 400mm c/c (refer to Structural Engineers sketch for rafter sizes), all sarked on and secured down to 100x30mm sw uolpule, secured to block inner leaf with 100mm long galvanised mild steel holding down strips at 1000mm c/c. 110mm Kingspan Thermaphich TF10 urethane insulation board (or similar) between rafters and provide ceiling with 37.5mm insulated plasterboard and skim under rafters to achieve a min U' value of 0.18 W/m² deg C.
- b. Ceilings to receive skim finish on scrim-reinforced joints
- 5.02 Roof Windows
- a. Install Velux roof windows to the references and sizes indicated on the drawing. Velux to be double glazed and to have a 'U' value of not greater than 1.3 W/m²K. To be installed complete with the appropriate flashing kit (dependent on to roof finished) all in accordance with manufacturers installation instructions. Roof timbers to be doubled up where trimming around roof window opening.
- 5.03 Rainwater Goods
- a. 115 mm p.v.c. gutters with 63 mm square or circular p.v.c. rainwater pipes to match existing dwelling.
- 6.00 GUTLINS and FIRE PROTECTION
- a. Ceilings generally to be 15 mm plasterboard and skim nailed with 40 mm nols at 150 mm centres.
- b. All steelwork to be encased in 15 mm Gypoc Fireline Board and skim to provide half hour fire resistance.
- c. Sill and vent pipes shall be encased with 2 layers of 12.5 mm plasterboard with staggered joints. All pipes and brachn connections within protected shaft to be bound in unfaced mineral wool and boxing poked with insulation.
- 3.02 Internal Walls
- a. All internal load-bearing walls and internal leaf of external walls to be constructed of Min. 7N Blocks, 100mm wide, in class (iii) mortar with dry lining as specified elsewhere.
- b. Non-load bearing partition walls to be constructed of 70 x 50mm softwood studing or 70 mm Gypoc metal framing with 12.5mm wallboard ten and skim each side and insulation quilt between studs.
- 3.04 LINTELS
- External Walls
- a. Brick Soldier course to outer leaf with steel beam and plate to Structural Engineers Design .
- b. Provide cavity trays over all lintels (double where stone or orstone lintel used in outer leaf) with weepholes to perpend at 450mm centres, min. 2no. per opening.
- 4.00 FLOORS
- 4.01 Ground Floor – suspended timber
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- b. Min 150mm air space between 100mm oversite concrete and underside of floor with perspire type wall ventilators to under floor void at 2m cts. around the external wall perimeter.
- 5.00 ROOFS
- 5.01 Pitch Roof
- a. All roof timbers to be in C24 grade timber except where shown otherwise. Roofs to be surfaced with concrete profiled tiles to match existing property but suitable for low pitch, to be installed in accordance with manufacturers recommendations & headlap requirements. Tiles to be laid in accordance with manufacturers recommendations for low pitches, on 50x25mm tanolised sw. battens on 38x25 mm tanolised softwood counter battens fixed over 17x6 vapour permeable roofing membrane (or similar approved) on sarking board fixed to sw. 30x150 C24 timber rafters at 400mm c/c (refer to Structural Engineers sketch for rafter sizes), all sarked on and secured down to 100x30mm sw uolpule, secured to block inner leaf with 100mm long galvanised mild steel holding down strips at 1000mm c/c. 110mm Kingspan Thermaphich TF10 urethane insulation board (or similar) between rafters and provide ceiling with 37.5mm insulated plasterboard and skim under rafters to achieve a min U' value of 0.18 W/m² deg C.
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- a. Ceilings generally to be 15 mm plasterboard and skim nailed with 40 mm nols at 150 mm centres.
- b. All steelwork to be encased in 15 mm Gypoc Fireline Board and skim to provide half hour fire resistance.
- c. Sill and vent pipes shall be encased with 2 layers of 12.5 mm plasterboard with staggered joints. All pipes and brachn connections within protected shaft to be bound in unfaced mineral wool and boxing poked with insulation.
- 7.00 WINDOWS and DOORS
- (Window manufacturers are to measure all openings prior to design and manufacture.)
- a. Any glazing to windows within 800 mm of floor level, any glazing to doors within 1500 mm of floor level and 300 mm either side to be laminated or toughened glass unless in small panes not exceeding 0.5m².
- b. All windows to be drought sealed and fitted with sealed double glazing with 16mm air gap and low E glass, with 0.05mm soft coating, to achieve overage 1.8 U value.
- c. Windows to habitable rooms to have opening light area min. 1/20th of floor area and to be fitted with permennents to provide background trickle ventilation to meet Part F 2006 Table 1.2b and to be calculated for each individual unit.
- d. Wickdows to kitchens, utility rooms, bathrooms and w.c.s to be fitted with permennents to provide background trickle ventilation or not less than 2500mm² equivalent area.
- 8.00 HEATING
- 8.01 Central Heating
- a. Existing boiler to be assessed by certified specialist to ensure suitability for proposed/additional demand.
- b. If new boiler is required it is to be a wall mounted gas fired central heating boiler with fan assisted flue to have galv. steel coge externally min. 300 mm from any window or door opening.
- c. Boiler to achieve 90% Seabrock standard with zone and timing controls, weather compensation control and thermostatic radiator valves.
- d. Hot water pipes and cylinders to be insulated in accordance with Part L14, 2006 edition.
- 9.0 ELECTRICAL and MECHANICAL VENTILATION
- The electrics are to be designed, installed tested and certified by a person competent to do so.
- a. Kitchens to have mechanical extract ventilation equivalent to 30 litres / sec adjacent to or over a hob, or 60 litres / sec elsewhere when operated manually. Where no operable window provided, fan to be controlled automatically and to have 15 minute overrun.
- b. Provide self contained smoke alarms to BS5839-6:2004 in every room and in every hallway and landing and in the void between floors and in the void between roof and ceiling where more than one unit is used, all in accordance with Approved Document B1 Section 1.
- c. Provide energy efficient lighting throughout.
- d. External lighting to be controlled by sensors and max 150w.
- e. All electric switches and socket outlets to be located between 450mm and 1200mm from floor level.
- f. Habitable rooms to have background ventilation of 5000mm² equivalent Ventilation.
- 10.00 DRAINAGE
- 10.01 Above Ground Drainage
- a. 40mm diam. both, shower and sink wastes 32mm diam. wash hand basin wastes 100mm w.c. wastes.
- b. All fittings to have anti-siphon resealing traps with 75mm deep seals to wash hand basins and sinks and 50mm deep seals to baths and w.c.s
- c. No connections to be made to soil pipes within 200mm below w.c. connection, vent pipe to either terminate to external or 900mm above openings within 5m and finished with slope to external drainage where appropriate and vented with air admittance valve.
- 10.02 Below Ground Drainage – provide drains
- a. drainage under buildings to be surrounded in 100 mm granular material.
- b. where drain passes through wall insert concrete relieving lintels over to give 50 mm clearance around pipe and most opening both sides with rigid sheet material.
- c. drainage pipework to be either flexible jointed cast iron or u.p.v.c. installed and laid to fall strictly in accordance with manufacturers recommendations.
- 10.3 Below Ground Drainage – adoptable sewers
- a. Any land drain or watercourse crossing the site is to be diverted so as not to pass under proposed buildings. Diversions to be approved and inspected on site by local authority.
- d. Sewer connections into existing drains of 300 mm dia. or below to be via bonded coupling and at 45 deg. Connections into drains over 300 mm dia. to be via saddle. All connections to be inspected and approved by LPA.
- NOTE: IF THE LEVEL OF THE OVERSITE CONCRETE IS LOWER THAN THE LEVEL OF THE EXISTING CONCRETE, THE VOID MAY REQUIRE RANKING. IF THE SUB SOIL IS NOT FREE DRAINING, CONTRACTOR TO DETERMINE ON SITE IF RANKING IS REQUIRED IT SHOULD BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS/SUPPLIERS INSTRUCTIONS.
- NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION

PROPOSED SECTION A – A
SCALE 1:25



PERMITTED DEVELOPMENT
MAX. PROJECTION FROM REAR OF
PROPERTY 3m. MAX. EAVES HEIGHT
3m. MAX. HEIGHT 4m. UNDER NO
CIRCUMSTANCES MAY THESE BE
EXCEEDED IN ANYWAY.

NOTE: ALL FOUNDATIONS, SLAB, STEEL &
TIMBER SIZES SHOWN ARE TO STRUCTURAL
ENGINEERS DESIGN & CALCULATION. REFER
TO STRUCTURAL CALCULATIONS & SKETCHES.

NOTE: DRAWING TO BE READ STRICTLY IN
CONJUNCTION WITH ALL STRUCTURAL
ENGINEERS INFORMATION AND SKETCHES.