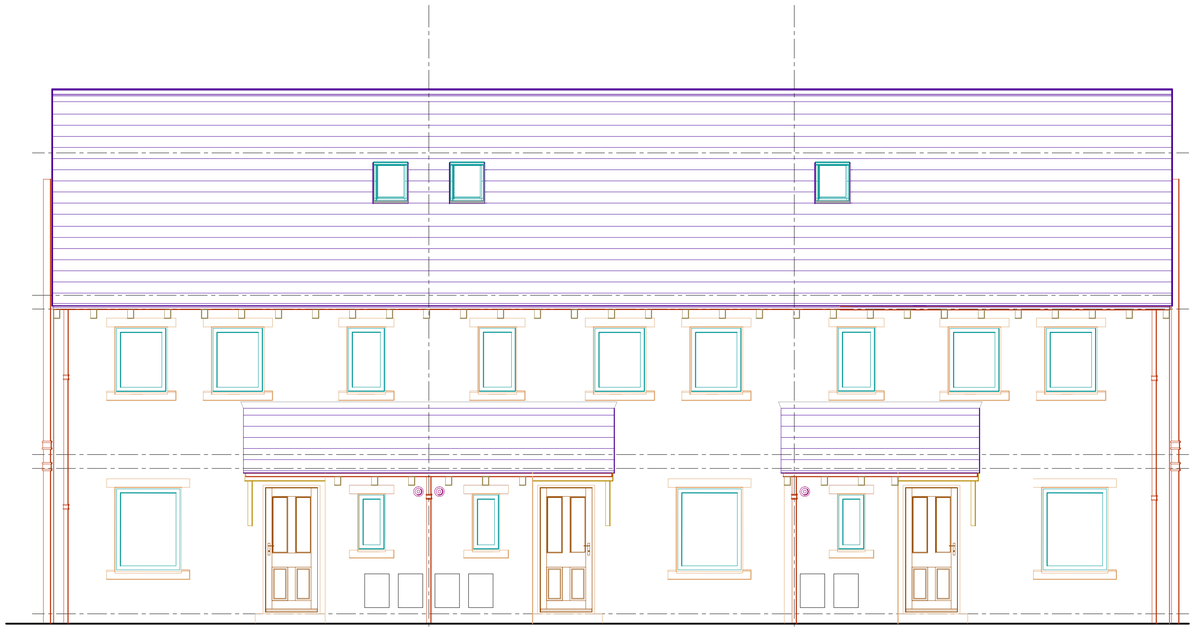
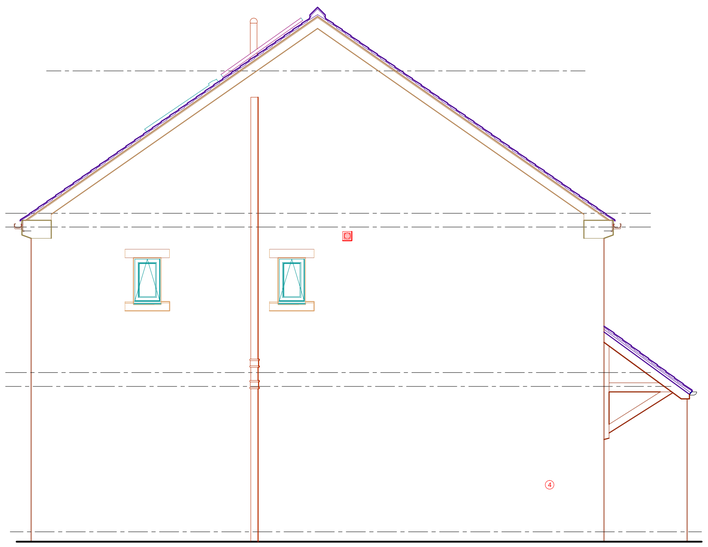
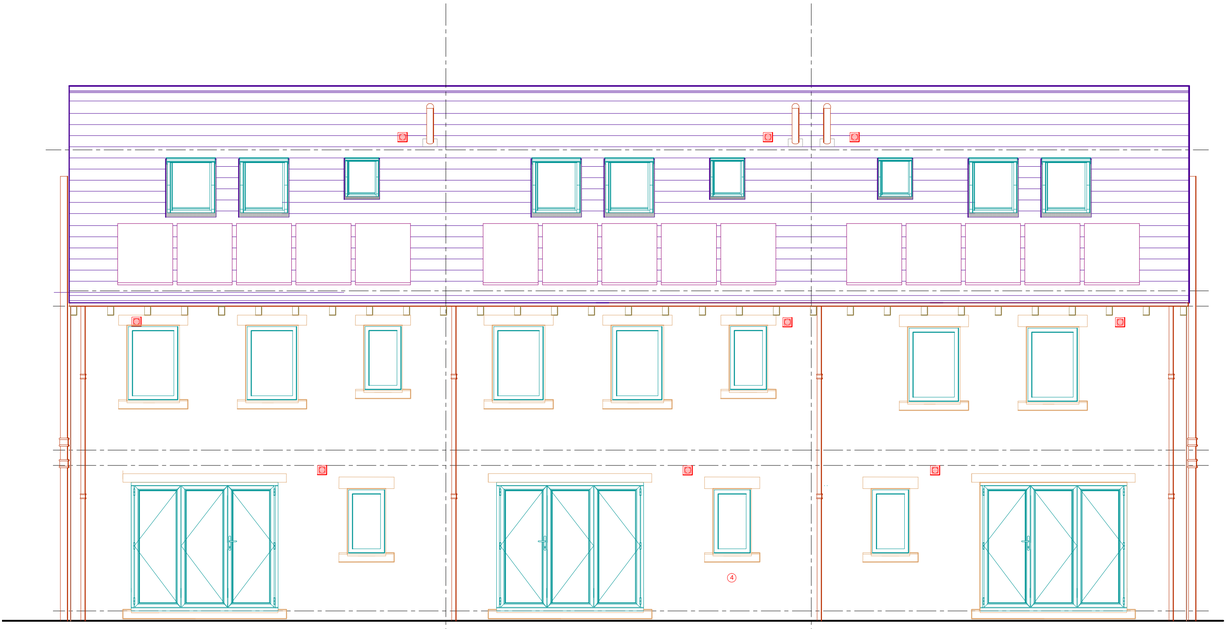
0 2m 5m



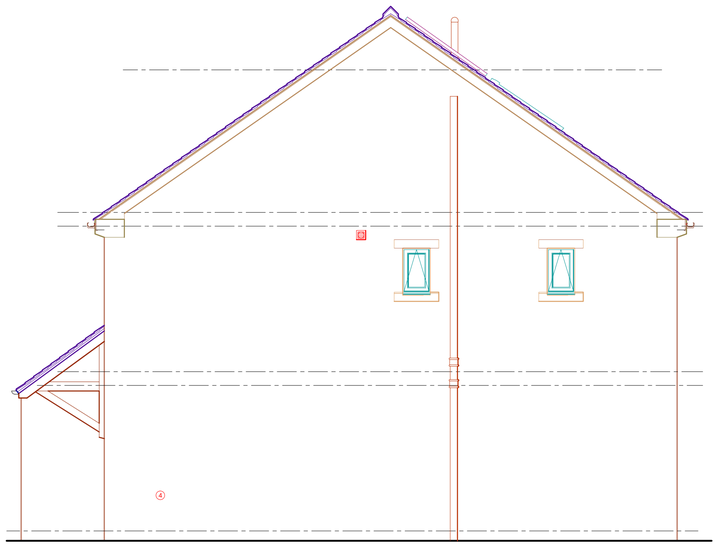
Front Elevations



Side Elevation (South East)



Rear Elevations



Side Elevation (North West)

NOTES

Foundations and Ground Floor Construction

Ground Floor Construction designed to obtain a overall U-Value of 0.14 W/m2K.

Foundations to be 600x300mm C35 conc. strip foundation structure as designed and specified by Structural Engineer, with depth to be determined by ground conditions and instruction from Engineer.

Walls to be built off foundations with 300x250x140mm lightweight foundation blocks to approx 150mm below finished ground level.

Ground floor construction to be 65mm screed laid over underfloor heating coils set on spacers over vapour separation layer on 100mm Kingspan Kooltherm K103 floorboard insulation with 25mm vertical perimeter isolating insulation to external and party wall/floor junctions, on 1200g dpm on Longleys 175mm beam and block floor deck grouted with 3:1 sharp sand/cement dry mix well brushed into all joints on a thoroughly "wetted" floor deck.

Hi-Load DPC to be incorporated in external walls at min 150mm above finished external GL, with DPM taken through cavity insulation to inner leaf. and turned up behind cavity insulation, min 450mm.

Provide air vents from external air-grates set below DPC through to void below Beam and Block floor deck using telescopic vent ducts at approx 1.8m horiz. ctrs.

External Walls

External Wall Construction designed to obtain a overall U-Value of 0.16W/m2K

GF level external walls to be 100mm stone outer leaf in 140mm courses, with 140mm cast stone cills, jambs and lintols over windows and doors and corbel blocks to external corners and line of party wall divisions, as indicated on drawing.

External perimeter wall construction to be 100mm stone, 100mm cavity and 100mm 7 N/mm2 thermal insulation block (Thermalite or similar) with 12.5mm plasterboard internal dry-lining on adhesive dabs.

Dividing walls between houses to be constructed to Robust Detail E-WM-14 i.e 2no leafs of 100mm lightweight aggregate blockwork 1350-1400kg/m3 density with 10mm FULLY FILLED mortar joints, with 100mm clear cavity with Tie type A, insulation retaining wall ties holding Isover RD35 35mm foil-faced mineral wool wall batts against 1no leaf, with foil facing into remaining cavity.

External wall cavity to be closed off between houses with RD35 infill to remaining cavity between rigid partial-fill insulation and external brickwork.

Party Wall detail to be continued right up to the underside of roof construction to maintain continuity.

Cavity insulation to be connected and sealed directly to roof insulation at eaves with all joints overlapped and taped where possible.

Window and door reveals to be provided with Thermabate or similar proprietary combined insulant and DPC cavity closer to all reveals with IG L1/XHD 100 heavy duty load open back cavity wall lintols or other similar manufacture, with weep holes provided to external skin.

Roof and floor decks to all be provided with 30x3mm galv.ms. straps at 1.5m centres, screw fixed to both frames and extended min 900mm down wall face to ensure firm connection between elements. Straps to be fixed across min 2no rafters and 2no joists onto walls parallel to joists/trusses.

Suspended Floors

1st Floor structure to be 18mm P5 T&G FG chipboard on 220x60mm SJ60 Steico I-joists at max 400mm centres, spanning max 4.2m as indicated, with galvanised MS joist hangers to external and party walls.

DO NOT SLOT INTO WALL!

100mm glass/mineral wool, density 10.5 kg/m3, to be laid between floor joists with 12.5mm Lafarge Firecheck board on Cormet Resilient bars (RBD3000) at max 450mm ctrs fixed across u/s of joists - provide end support to pfboard between joists at wall abutment. Lafarge Detail RTC17 from the Lafarge Drywall Manual, 30mins FR BS476 & EN1365-2, 45db airborne sound reduction, 69db impact, 38 kg/m2 weight.

2nd Floor structure to be as above with joists spanning the full depth of the houses (9160mm) hung from steel intermediate purlins with 75 x 50mm timber battens strapped to rafters to both sides of I-Joist and rafter abutting the purlin, off EACH joist. I joist to be chamfered at each end at 35deg slope (roof pitch) with 60 x 47mm batten infill to joist end.

1stFL wall abutments to be provided with Thermal Economics ISOedge 6/75, 75x6mm isolation strip to infill between wall and edge of floor deck all round.

Doors and Windows

Front doors sets to be coloured composite part-glazed doors in uPVC frame provided with full seals and multi-point locking mechanism.

White uPVC windows with 28mm argon filled double glazed units with "K" glass and min 16mm air-gap. SS or nickel coloured ironmongery. Windows to achieve min 1.8W/degC/m2

All bedrooms to be provided with required dimensioned Escape Window opening casement - see below.

Main front and rear windows to be vertical sliding sash casements, with secondary front (cloakroom) and side windows to be top hung casements.

New 1stFL bedroom windows to be provided with an opening casement that provides an emergency egress that complies with B/Regs Part B1, para 2.8 i.e. min 450mm wide x 450mm high at max 1100mm above FL. Actual = 753w x 512h x 828mm above FL.

Rear bi-fold door-set to be Origin or similar uPVC, 2400mm overall width with 3no leafs of 754mm. Doors to open out with lead door leaf operating as single opener.

Roof

Roof Construction designed to obtain a overall U-Value of 0.13W/m2K

Natural blue slate roof tiles with blue terracotta square ridge tiles, on 38x25mm treated SW tiling battens on 50x25mm treated SW counter-battens on Tyvek, Nil-vent or similar sarking membrane on 18mm OSB sarking board on traditional 150x50mm CS rafters at 400mm max centres supported on steel UB ridge and purlins as specified by Structural Engineer.

Rafters to be spanned over and between steel purlins, tied to ends of Steico I-Joists forming 2nd floor level and tied with 75 x 50mm timber ties from steel purlin positions to I-Joists below, forming structural hanger at approx 1/3rd spans. Roof frames to be tied horizontally with 75 x 50mm stud framework between purlins and 2nd floor level and with 18mm P5 T&G chipboard floor deck, creating a structural composite roof, braced for wind with the rigid sarking boards and horizontal stud framing.

Insulation to be 100mm Kingspan K7 pitched roofboard fitted tight between rafters with the bottom edge of the insulation board level with the lower edge of the rafters, leaving a vent space of approx 50mm over.

A 2nd layer of min 80mm K7 insulation to be fixed tight across the underside of the rafters, cross-ways to the rafters with all joints taped, to form continuous second layer between ridge and junction with 2nd floor I-Joists and then infill the eaves with min 2no layers of 100mm Rockwool / Earthwool quilt insulation tp provide continuous insulation layer between roof and external walls.

Roof joists/I-Joists to be sat on 100x50mm tanalised SW wall-plate with 30x3mm galv. MS straps screw-fixed to roof frames and wall plate and screw-fixed to inner block leaf mid 900mm down at 1.5m ctrs all around perimeter of building. Roof structure to be designed and specified by Structural Engineer.

All joints to insulation to be staggered and filled, if necessary, with Alfasbond canister applied FR foam insulant where required and all joints taped over to provide airtight seal to ALL insulation abutments.

Ceiling under rafters to be 12.5mm Lafarge or similar plasterboard with plaster skim on Visqueen vapour check vapour control layer installed in accordance with the recommendations of BS5250: 2002 'Code of practice for control of condensation in buildings and fixed behind plasterboard to rafters, bulkhead framing and ceiling ties forming the shell of the 2nd floor level accommodation.

Eaves fascia to be formed with 150 x 25mm WBP ply fascia board, clad over with extruded rigid cellular foamed 175mm fascia , boxed out from wall face approx 200mm with flat ventilated soffite return. White colour.

Black Twinplas OG profile PVC rainwater goods with circular section downpipes. (twinplas.co.uk)

Internal Partitions

Ground Floor main partition between Kitchen/Living and front Lounge to be 100mm block with 12.5mm plasterboard and skim dry-lining on adhesive dabs.

All other internal partitions to be ex. 75x50mm PSE or galv MS framework infilled with 50mm Rockwool semi-rigid dense wall batts with 12.5mm plasterboard and skim cladding both sides.

Plasterboard to be Fireline (pink) or Firecheck or equivalent as standard with water resistant (green) to bathroom locations.

Skirtings and architraves to be pre-primed moulded MDF.

Staircases.

Staircase to be 2no flights of 13no risers. GF to FF Risers to be 203mm, overall rise 2639mm. Treads to be 225mm.

FF to 2ndFL Risers to be 198mm, overall rise 2574mm. Treads to be 225mm.

Min 2056mm clear headroom to be provided to length of all staircases.

Construction to be MDF with 25mm treads, 9mm risers and 32mm strings with 12.5mm Fireline (pink) or equivalent plasterboard soffite screw fixed on battens under to provide 30mins FR as for main ceilings.

Stair width, string to string to be 850mm overall.

NOTE - Party wall plasterboard to be fixed PRIOR to staircase installation and be continuous behind abutting string. NO fixings to be inserted through string into Party Wall!

Handrails to be provided to open side at 800mm above pitch line and 900mm to landings.

Drainage

Main drainage systems to be single stack, 110mm dia. PVC, soil and vent with 110mm dia branches to WC's and 50mm dia branches to bathroom and kitchen appliances.

Bath and WHB's to be provided with anti-vac, auto-vented, traps with 50mm water-seal.

GF WC's to be provided with automatic air pressure relief valves (Durgo) above flood level of overflow from cistern, to top of branch behind WC.

Systems to be installed in accordance with the Code of Practice for Internal Building Drainage (current edition) discharging into existing mains drainage system for the building.

External Drainage to discharge into existing main drains for Foul and Surface water within street, via new connections.

New below ground drainage to be constructed in PVC flexible jointed system in 150mm granular bed with proprietary PVC and PC shell inspection chambers on 150mm concrete base.

Electrical

Service meter point to be housed in externally accessed meter enclosure outside Cloaks WC enclosure.

Electrical installation to be in accordance with IEE current regulations for domestic properties.

Positioning of electrical sockets and switches to comply with B/Regs Part M 2004:Section 8, ie between 450mm and 1.2m above FFL.

A whole house, min Grade D2, Category LD3 standard mains powered (with battery back-up) Central Smoke Detection system, in accordance with BS 5839-6 to be built-in with smoke detectors to BS EN 14604 in all circulation spaces and bedrooms with heat detector to BS 5446-2 in kitchen area. Control Panel to be situate in Entrance Hall.

All lighting to be LED fittings.

Certificate of Electrical Installation will be required to be issued and provided to Building Control.

Heating

LPHW gas fired heating system serving GF underfloor heating circuits and radiators with Thermostatic Valves under windows to 1st & 2nd floor levels. Heating Engineer to design system and provide suitable sized radiators to suit.

Boiler to be wall mounted Condensing System Boiler, located within GF Cloaks WC at high level.

Hot Water to be stored in insulated mains pressure cylinder heated by independent coil from Boiler and electrical immersion heater element.

All HW circuit pipework to be provided with 25mm foam insulation with all joints taped and sealed.

Cylinder cupboard on 1st FL landing to be fitted with open SW slatted shelves for storage and airing of fabrics.

Cooking Hob to be gas-fired with electric fan assisted oven.

Overhead filter to be provided over hob.

Heating and Gas installation will require certification by Gas-Safe registered Engineer for issue to Building Control.

Gas Installation

Gas meter to be situated in externally accessed meter box located outside Cloaks WC enclosure.

Gas service to be provided to Boiler and cooking hob only and be provided with certified installation upon completion.

Ventilation

All windows to be provided with semi-open locked vent position.

Individual extract ventilation units to be provided with manual operation and automatic louvred shutters externally to all bath/shower rooms as indicated and filtered cooker extract hood and fan over hob in kitchen.

Glazing

Any glazing below 800mm above FFL (French/Patio doors etc.) to be provided with toughened or laminated glass to BOTH leaves of DG units.

Air Tightness.

The properties will be required to be tested for the above requirements and conclusions/test report submitted for approval by Building Control.

All partitions and blockwork forming the lining of the Air Tightness enclosure MUST be fully sealed with continuous mortar joints and Visqueen lining fully overlapped and sealed all round.

Plasterboard should NOT be assumed to provide any measure of airtight seal whatsoever.

Accessibility

Access from the drive to the building and within the entrance storey (GF) of the house, is to conform with the requirements of B/Regs Part M:2004; Sections 6 & 7. e.g. level (i.e. not steeper than 1:20) access thresholds and min 750mm wide door widths within the building (775mm ext. entrance door) etc.

Structural

All beams and lintols to be checked, calculated and specified by Structural Engineer.

Beam and Block ground floor deck to be specified by supplier.

REV	DATE	NOTES & REVISIONS	INITIAL
C	15.02.22	Eaves and windows amended as built.	JML
B	04.02.22	Solar panel positions amended.	JML
A	28.04.20	EV home charging point locations indicated	JML
-	23.04.20	1st issue	JML

DO NOT SCALE OFF THIS DRAWING

DIMENSIONS TO BE CHECKED ON SITE WHERE POSSIBLE
©THIS DRAWING MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY

PROJECT/CLIENT

3no New Town Houses at
3, Marsh Gardens
Honley, Holmfirth
Kirklees
HD9 6AF
for
Shazam Developments Ltd

CONTENT

External Elevations Construction

See Plan drawings, Section A-A and B-B drgs Ref 1673/24, 25 and 26.

Building Regulations

DRAWN	jml	SCALE	1:50 @ A1
CHECKED		DATE	April 2020
JOB NO	1673	DRG NO	27
		REV	C

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