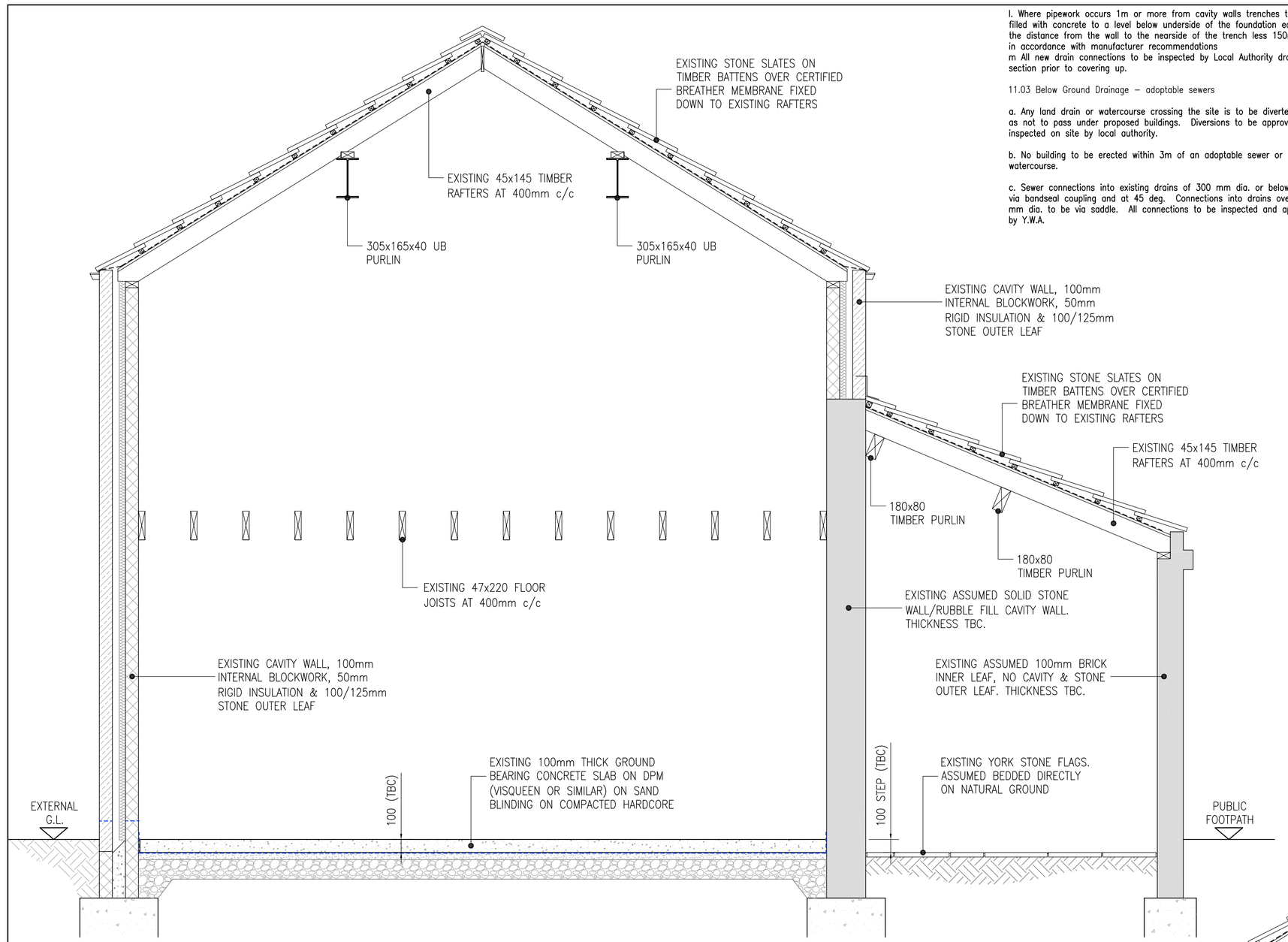


EXISTING SECTION A – A
SCALE 1:25

l. Where pipework occurs 1m or more from cavity walls trenches to be filled with concrete to a level below underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm all in accordance with manufacturer recommendations
m All new drain connections to be inspected by Local Authority drainage section prior to covering up.

11.03 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.

b. No building to be erected within 3m of an adoptable sewer or watercourse.

c. Sewer connections into existing drains of 300 mm dia. or below to be via bandseal coupling and at 45 deg. Connections into drains over 300 mm dia. to be via saddle. All connections to be inspected and approved by Y.W.A.

10.00 HEATING

10.01 Central Heating

a. New boiler to be a wall mounted gas fired central heating boiler with fan assisted flue to have galv. steel cage externally min. 300 mm from any window or door opening.

b. Boiler to achieve 90% Sedbruk standard with zone and timing controls, weather compensation control and thermostatic radiator valves.

c. Hot water pipes and cylinders to be insulated in accordance with Part L1A, 2006 edition.

11.00 DRAINAGE

11.01 Above Ground Drainage

a. 40mm dia. bath, shower and sink wastes, 32mm dia. wash hand basin wastes and 100mm w.c. wastes.

b. All fittings to have anti-syphon 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 air 900mm above openings within 3m and finished with cage or to terminate internally where appropriate and ventilated with air admittance valve.

11.02 Below Ground Drainage – private drains

a. Existing drainage runs, including manholes and other connections should be verified on site.

b. Drainage layout shown is schematic only

c. Existing falls and invert levels to be investigated prior to any work commencing to ensure feasibility of the layout shown.

d. All new underground drainage to be 100mm diameter cloyware Hepworth 'Supersleeve & Hepseal' or similar laid at minimum fall of 1 in 40 in accordance with the manufacturer recommendations

e. Bedding and backfilling of all drainage to be carried out in accordance with the manufacturer recommendations and to the satisfaction of the Local Authority Building Inspector

f. Inspection chambers to be of brick construction or PPIC. New class 'B' engineering brick inspection chamber to be 215mm thick brick flush pointed 450x600mm internally with light duty cover and frame over, unless otherwise described

g. All gullies to be roddable access type

h. Form lintelled opening over using PCC lintels (Naylor Bros or similar) where drain passes through wall (note: bed short length of pipe with joints formed within 150mm of each wallface and adjacent rocker pipes to have maximum length of 600mm) Ensure minimum 50mm clearance all round and seal off opening both sides using 12mm fibre cement board

i. All pipework where running below floor slab with less than 300mm cover to be surrounded with concrete to a thickness of at least the diameter of the pipe

j. Movement joints formed within concrete surround at maximum 5m centres using 18mm fibreboard pre-cut to suit pipe diameter all in accordance with manufacturer recommendations

k. Where pipework occurs within 1m of cavity walls trenches to be filled with concrete at least to level of underside of the foundation all in accordance with manufacturer recommendations

a. 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 draught sealed and fitted with sealed double glazing with 16mm air gap and low E glass, with 0.05mm soft coating, to achieve average 1.6 U value.

c. Windows to habitable rooms to have opening light area min. 1/20th of floor area and to be fitted with permavents to provide background trickle ventilation to meet Part F 2006 Table 1.2a and to be calculated for each individual unit.

d. Windows to kitchens, utility rooms, bathrooms and w.c.'s to be fitted with permavents to provide background trickle ventilation of not less than 2500mm² equivalent area.

e. Escape windows to be provided to suit unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through may be at an angle rather than straight through) the bottom of the openable area should be not more than 1100mm above the floor. Contractor to confirm with Local Authority Building Inspector that the existing openings are adequate.

8.00 STAIRCASE

a. Staircase to comply with Building Regulations Part K principal dimensions as follows:

b. Stair category – Private

c. Stair of minimum width 900mm to run between floors at a pitch no greater than 42 degrees. Riser heights to be confirmed on site to suit existing levels. All risers to be equal height but not exceed 220mm and goings to be a minimum of 220mm.

d. Handrail to be provided at a height of 900mm above pitch line and 900mm to landings with any apertures in balustrading not exceeding 100mm centres

e. Note: Guarding to landings to resist a horizontal force of 0.36KN/m exerted at the handrail level

f. Clear headroom of 2000mm to be maintained measured vertically above pitch line

g. Newel posts to be bolted through to adjacent joists

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 openable window provided, fan to be controlled automatically and to have 15 minute overrun.

b. Provide self contained smoke alarms to BS5839-6:2004 within circulation areas on every floor permanently wired to lighting circuit at the distribution board and interconnected where more than one unit is used, all in accordance with Approved Document B1 Section 1.

c. Provide energy efficient lighting in min. 3 per four fittings or 3 every 25m² to ensure compliance with SAP calculations.

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.

g. Bathroom/En-suite/WC rooms to have extract fan with a min. extract rating of 15 litres/sec.

h. Utility rooms to have extract fan with a min. extract rating of 30 litres/sec.

g. All fans to be ducted to outside air, fitted with suitable terminal.

4.00 FLOORS

4.01 New Ground Floor to Boot Room/Utility & W/C – Ground Bearing Slab

a. Floor finishes (thickness to be confirmed by client) on 18mm tongue and grooved chipboard laid directly over 100mm thick Kingspan Thermafloor TF70 rigid board flooring insulation 150mm thick concrete slab with 1 layer of A142 mesh in bottom face (refer to Structural Engineers Calculations & details) laid on 1200g Visqueen DPM, with lapped and taped joints, lapped with any vertical and horizontal dpc's in walls. DPM to be laid on sand blinded sulphate free hardcore. Refer to Structural Engineers information for slab and hardcore specification.

4.02 Existing Ground Floor Ground Bearing Slab

a. Floor finish comprising 22mm T&G flooring grade chipboard laid directly over 25mm Kingspan K3 Rigid insulation board on 1200g Visqueen DPM laid over existing concrete slab. DPM to lap into existing DPC in existing walls to full perimeter (where present). Moisture resistant board to be provided to potentially wet areas.

4.03 First Floor – Suspended Timber

a. Existing 47x220 Timber joists at 400mm c/c with 100mm mineral wool insulation laid between joists. Floor finish comprising 22mm T&G 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) ring-shank nails 60mm long or screwed with 4.5mm diameter by 55mm long flooring screws. Fixings to be 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 noggings to be provided to all unsupported edges. Moisture resistant board to be provided to potentially wet areas.

b. Joists to be doubled where running parallel with and under internal partitions and where supporting a bath.

c. Floor joists spanning between 2.5m and 4.5m to have strutting at mid-span, spans above 4.5m to be strutted twice at one-third spans.

5.00 ROOFS

5.01 Pitched Roof

a. Existing roofs surfaced with stone slates. Slates laid on 50x25mm tanalised sw. battens fixed over certified breather roofing membrane fixed to existing sw. 45x145 timber rafters at 400mm c/c (refer to Structural Engineer calculations for justification of existing rafter sizes), all seated on and secured down to 100x50mm sw wallplate, secured to block inner leaf with 1100mm long galvanised mild steel holding down straps at 1000mm c/c. 110mm Kingspan Thermapitch TP10 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. Build in 150mm high code 4 lead flashings/soakers and cavity tray DPC at junction of roofs and walls if not already installed.

c. 25 mm th. softwood fascia.

d. Where pitched roof abuts wall provide code 5 lead flashing with min. 150 mm lap over tiles and Min. 100mm upstand if not already installed.

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 (dependant on to roof finishes) all in accordance with manufacturers installation instructions. Roof timbers to be doubled up where trimming around roof window opening.

5.03 Rainwater Goods

a. Utility/WC single storey to receive 115 mm u.p.v.c. gutters with 63 mm square or circular u.p.v.c. rainwater pipes to match existing dwelling.

6.00 CEILINGS and FIRE PROTECTION

a. Ceilings U.N.O. to be 15 mm plasterboard and skim nailed with 40 mm nails at 150 mm centres.

b. All steelwork to be encased in 15 mm Gyproc Fireline Board and skim to provide half hour fire resistance.

c. Soil and vent pipes shall be encased with 2 layers of 12.5 mm plasterboard with staggered joints. All pipes and branch connections within protected shaft to be bound in unfaced mineral wool and boxing packed with insulation.

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 current British Standards and to latest amended edition of NHBC Registered House Builders Handbook if relevant.

1.02 All structural timber to be stressed graded to BS 5268. The timber used is to be a species and grading as specified in the Building Regulations and TRADA 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.

1.06 Dwellings to be subject to Part L air tests and should achieve a minimum result of 5.0m3/(hm2)

1.07 Dwelling to be constructed in line with ACD – Masonry cavity wall construction recommendations & details.

2.00 SUBSTRUCTURE

2.01 Foundations

a. Existing foundations to be exposed and deemed acceptable by Structural Engineer and Local Authority Building Inspector.

b. Foundation depth to suitable bearing strata to local authority approval.

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 Damp Proof Courses.

Damp proof courses generally to be Visqueen Zedex 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 dpc's. Horizontal dpc's in external walls minimum 150mm above ground level and at cill openings.
Cavity tray with weep holes to be provided over openings and at junctions and abutments. Cavity trays to be formed using Vizqueen Zedex or similar approved dpc roll 450mm wide.

3.00 WALLS

3.01 Existing External Walls (excluding cavity walls)

a. Provide new insulation to existing external walls, Mechanically fix 72.5mm Kingspan K18 insulated plasterboard to 25x47mm treated softwood timber battens at 600mm vertical centres, with either drywall screws at 300 mm centres or large headed galvanised clout nails at 150 mm centres. These fixings should allow for at least 22.5 mm penetration of the timber. The timber battens should be protected by a strip of damp proof course, placed between the batten and the wall. Timber noggins should be positioned horizontally at floor and ceiling level and at a maximum of 1200 mm vertical centres. Plasterboard to receive 3mm plaster skim and polish finish.
To achieve a minimum U-value 0.28 W/m² deg C.

3.02 Existing External Cavity Walls

a. 100/125mm stone outer leaf / 50mm clear cavity / 50mm Kingspan Thermawall TW50 urethane insulation partial fill cavity boards held back to inner leaf with plastic clips fixed to wall ties with 100mm wide innear leaf blockwork.

b. 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.

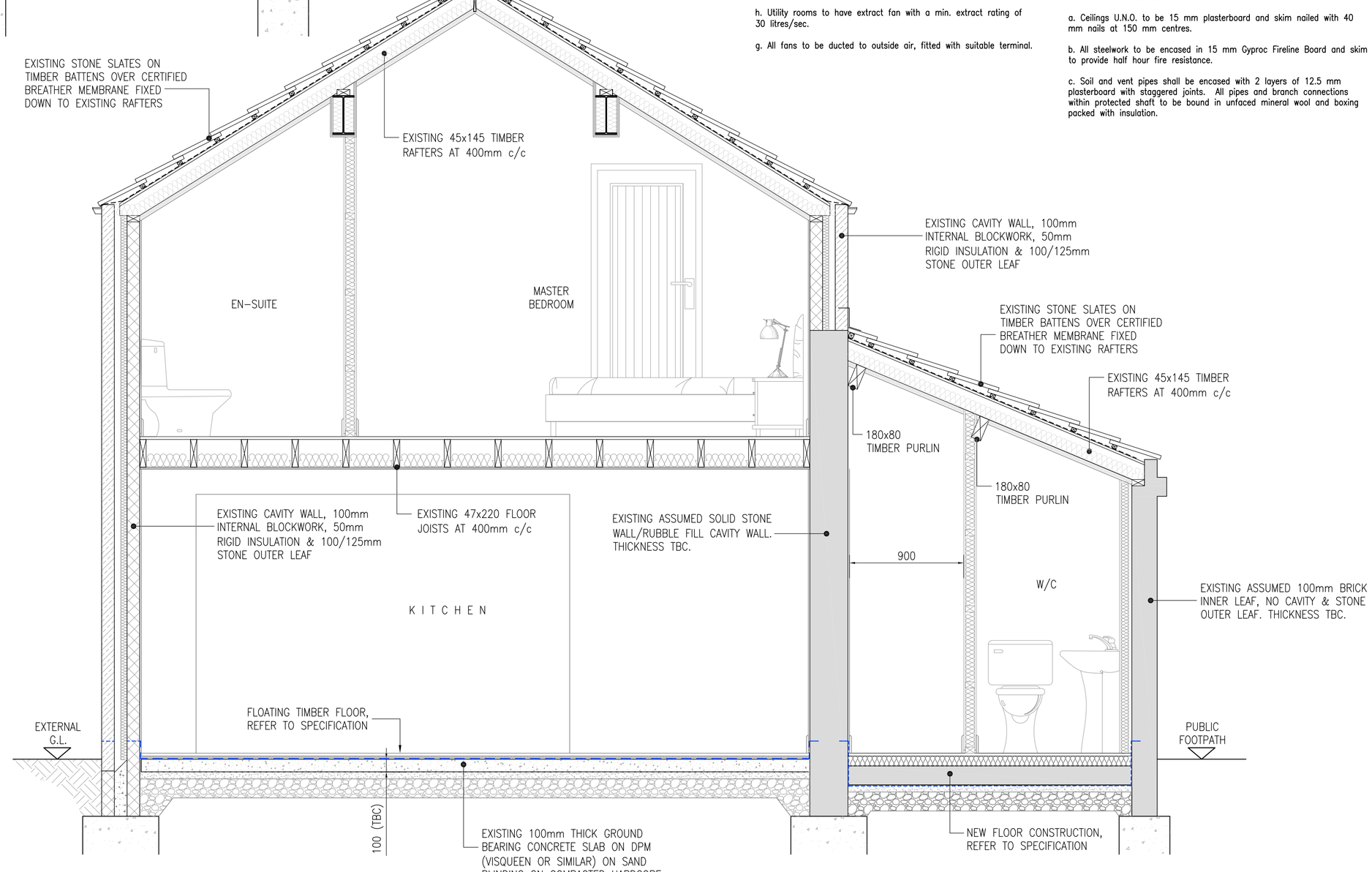
c. Lateral restraint to be provided to external walls at verge, top floor ceiling with 30 x 5mm x 1100mm long galv. m.s. straps at 1.5m centres.

d. All blockwork walls to be dry lined with 9.5 mm tapered edge gyproc wallboard with filled and taped joints and gyproc drywall top coat or 9.5mm standard wallboard and skim. When dry lining provide a continuous ribbon of gyproc adhesive perimeter seal around openings at room corners and around socket boxes.

3.03 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 studding or 70 mm Gyproc metal framing with 12.5mm wallboard ten and skim each side and insulation quilt between studs.



PROPOSED SECTION A – A
SCALE 1:25

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 or 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.

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL ENGINEERS CALCULATIONS & DETAILS

NOTE: DRAWING TO BE READ IN CONJUNCTION WITH RS ENERGY SAP CALCULATIONS

NOTE: ALL EXISTING LINTELS, STEELWORK & TIMBER SIZES SHOWN ARE TO STRUCTURAL ENGINEERS DESIGN & CALCULATION. REFER TO STRUCTURAL CALCULATIONS. EXISTING FOUNDATIONS TO BE EXPOSED AND L.A. BUILDING INSPECTOR TO CONFIRM THEY ARE ACCEPTABLE.

NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION

10 0 10 20 50 100mm NATURAL SCALE

Rev.	Date	Description

Status
PLANNING

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Drawing Title
EXISTING & PROPOSED SECTIONS & SPECIFICATION

Scale (at A1)	Date
AS SHOWN	28.06.2022

Drg. no.	Rev.
173AR-19-PL03	–

ORIGINAL DRAWING SIZE 841 x 594