

GENERAL NOTES

This specification should be read in conjunction with Hinchliffe Architecture & Design drawings and sketches as listed below:

110-22-BR01 – Site Layout & Location Plan

110-22-BR02 – Site Layout

110-22-BR03 – Proposed Ground Floor Plan

110-22-BR04 – Proposed First Floor Plan

110-22-BR05 – Proposed Elevations & Sections

Kirklees MBC Planning Decision Notice – 2019/62/91524/W in relation to conditions as part of the approval.

Construction to be in accordance with the Building Regulation approved documents together with relevant British Standards and if applicable, the published guidance from the relevant approval body e.g. LABC/Premier.

Where British Standards and Codes of Practice are referred to, these shall be the most recently published editions including all relevant amendments, unless specifically noted otherwise. Where a BS EN document is referred to, this shall be the current edition including all relevant amendments and the relevant UK National Annex.

Do not scale drawings. All dimensions shown on drawings are in millimeters. Where dimensions are not shown Contractor to refer to the relevant Architects drawings. Dimensions marked thus *are to be confirmed on site by contractor and any discrepancies should be reported to the designer immediately.

The Contractor shall be responsible for the design, erection and maintenance of all temporary supports, needles and shoring necessary to support and maintain the stability of structures and earthworks. The Contractor must also ensure that no parts of the existing or new structures are over stressed during the works, either by temporary construction loads or by the application of loads to part of the structure before these have gained sufficient strength. Temporary works should be arranged so as not to impede construction of the permanent works.

All proprietary products and systems shall be used in strict accordance with the manufacturers/suppliers instructions UNO.

Existing Services: Prior to commencement of all building works, positions of all cables, pipes, conduits and cabling and apparatus should be identified and marked on-site and recorded on plans.

Any discrepancies between the drawings and specification should be notified to Hinchliffe Architecture & Design

All relevant construction materials shall carry the CE Mark in accordance with the provisions of the Construction Products Regulations.

Fire vehicle access to within 45m of all points within building to be provided.

FOUNDATIONS

Foundations

Foundations to be designed by structural engineer and further advice in these regards should be sought from the relative approval body.

All excavations shall be kept free from water, loose material and rubbish etc. The formation level shall not be exposed until the day of the concrete pour.

The layout of any existing drainpipes or services is to be confirmed upon excavation.

The Building Inspector / Engineer are to be given the opportunity of inspecting the formation level of any foundations prior to the placing of the concrete. Allow a minimum 24 hours' notice for inspection.

Works below d.p.c.

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.

WALLS

External Walls

Note: Proposed front elevation to be set back 300mm from existing coal drop structure.

100mm coursed stone to outer leaf / 50mm clear cavity /60mm Kingspan Thermawall TW50 insulation partial fill cavity boards held back to inner leaf with plastic clips fixed to wall ties with 100mm lightweight blockwork inner leaf min.

100mm wide cavity with stainless steel wall ties to BS1243 in staggered formation @ 450c/c vertically and 750mm horizontally.

Lateral restraint provided by 50 x 5 x 1000mm galvanised mild steel straps

Weak mix cavity fill to be provided to all cavities 225mm below ground floor level, weep hole left at ground level @ 900mm c/c.

All openings in cavity wall constructed to be protected with horizontal DPC's, cavity trays, stop ends, weep holes and insulated.

Wall construction at first floor level to be 100mm lightweight blockwork to outer leaf / 50mm clear cavity /60mm Kingspan Thermawall TW50 insulation partial fill cavity boards held back to inner leaf with plastic clips fixed to wall ties with 100mm lightweight blockwork inner leaf min. Timber clad over external face of blockwork typically 35mm external cedar cladding (thickness lbc by client) fixed to 50x50 horizontal battens at 600mm vertical c/c top face chamfered back to timber frame infill, fixed to 25x50 vertical battens at 400mm horizontal c/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.

Wall ties to be s.s. type B double triangular built in at 450mm vertical centres and 750mm horizontal centres and at every block course at reveals.

Lateral restraint to be provided to external walls at verge where cladded above.

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.

Provide horizontal dpc's to all external cavity walls positioned min. 150mm above external ground level. Step as necessary to maintain min. clearance. Damp proof course to be 'Hyload' or equal approved. Laps to be min. 150mm.

At openings provide insulated vertical and horizontal dpc's to cills 'Damcore or similar approved, built in as work proceeds. Provide pressed metal colour coated flashings to ridges, verges, eaves, heads, cills, jambs, wall corners and at junction between brickwork and cladding, all to be fitted in accordance with manufacturers recommendations.

Existing retaining walls to be lined internally with 62.5mm Kingspan K118 insulated plasterboard with skim finish. Insulated plasterboard fixed to 50 x 50mm treat. vertical battens at 600mm centres. Incorporate vertical DPC behind each batten to full height of wall to eliminate moisture tracking. Ensure vertical DPC is lapped with floor DPM.

Type 'C' Waterproofing system in accordance with BS8102 applied to internal faces of existing retaining wall with cavity drainage membrane system fixed over. Base drains to be installed and necessary outlets installed.

Waterproofing design and detail to be undertaken by specialist contractor in accordance with BS8102:2009. Waterproofing specialist to provide 30 year insurance backed guarantee.

Note: Floor slab dpm to have adequate lap up against existing wall and fixed in place against vertical membrane – refer to specialist recommendations

Internal Walls

Internal load-bearing walls to be constructed of 100mm/140mm lightweight concrete blockwork with dry lining. Non-load bearing partition walls to be constructed of 70 x 50mm softwood studding or 70 mm Gyproc metal framing with 12.5mm Gyproc Fireline plasterboard and skim each side and 25mm insulation quilt between studs (min density 10kg/m³).

External Wall Lintels

Keystone SB/K galvanised steel lintel to outer leaf and reinforced concrete lintel or Keystone Box/K-100 to inner leaf to all new openings.

Ensure cavity wall insulation continues down to cavity closer. Structural Masonry

All masonry to be in accordance with the requirements of BS 5628:2005 parts 1,2 and 3 and specified by Structural Engineer. Movement joints are not shown and should be set out with agreement by The Engineer. Movement joints to be filled with suitable flexible filler and polysulphide sealant, where required.

FLOORS

Ground Floor

150mm thick concrete slab with powerfloat finish and 1 layer of A193 mesh in top with 50mm cover on 500 gauge Visqueen dpm on 100mm Kingspan Thermafloor TF70 urethane insulation with 25mm perimeter insulation on 1200 gauge Visqueen dpm on sand blinding on min. 150mm well compacted sulphate free hardcore.

Note: Ground bearing slab and existing ground conditions to be assessed by structural engineer prior to construction.

d.p.m below floor slab to be linked with d.p.c. in walls.

1200 gauge Visqueen Radon Barrier over in situ slab and through outer wall, stepped down to outer leaf with Butyl taped joints

Note: Floor slab dpm to have adequate lap up against existing wall and fixed in place against vertical membrane – refer to specialist recommendations

First Floor

First Floor to be 22mm Safedek P5 moisture resistant chipboard with slip resistant polypropylene film on metal-web joists (as specified by manufacturer) at 400mm centres with 12½mm wallboard TEN ceiling. Joists to be doubled where running parallel with and under internal partitions. Floor joists spanning between 2.5m & 4.5m to have strutting at mid-span, spans above 4.5m to be strutted twice at one-third spans.

ROOFS

Outer roof cladding to be Trisobuild RWL System (or similar approved) 0.7mm thick galvanised steel sheet, specialist manufactured HPS 200 plastisol coated on the outer surface in a standard colour and a standard washcoat to the internal surface; include all appropriate cappings and flashings. Colour to be RAL 7016 Anthracite grey to all external exposed areas.

LP1000 Inner lining (or similar) and insulation 0.4mm thick white steel lining tray complete with galvanised metal zed spacers, ferrules and Knauf Earthwool Factoryclad glass mineral wool insulation and spacer bracket of 300mm to incorporate 300mm insulation depth to achieve u-value of 0.14W/m²

Cladding Outer and Inner facings to have class 1 surface spread of flame to BS476: Part 7: 1987, class 0, as defined by building regulations.

Timber rafters and fixings to be specified by structural engineer.

Cladding Outer and Inner facings to have class 1 surface spread of flame to BS476: Part 7: 1997, class 0, as defined by building regulations.

Roof lights double walled to 10% of roof area with matching flashings, all on cold rolled steel purlins.

Rainwater Goods

Pre-galvanised pressed steel hidden gutters complete with supports, stopends, outlets and with overflows, designed to accommodate a maximum rainfall rate per hour under EA guidance. All gutters to be connected to hopper and rwps. min 150mm dia. PVC downpipes with brackets, clips and access points at floor level. Downpipes to connect into existing drainage system designed by engineer.

STAIRCASE

Staircase and balustrading to be constructed as follows:–

a) min. clear headroom from pitch line 2m.

b) unobstructed width of stairway 950mm. between handrails.

c) max pitch of flight 42°

d) All floors – 17no. equal risers at 164.7m (total rise 2800mm)

e) going of tread to be 250mm

Handrail to staircase min. 900 mm high above pitch line and balustrade to landing min. 900 mm high. max 100 mm spacing between balusters and balustrade not to be readily climbable.

Tapered steps to have min. 50 mm tread with min. going measured on centre line.

Stair soffit to be lined with 12.5 mm plasterboard and skim.

TIMBERWORK

All softwood timber to be Grade C16 to BS 5268 unless noted otherwise. The Maximum moisture content should be based on the average value indicated in Table 1 of BS 5268-2 for its proposed use in service.

All timber components should be treated with a preservative treatment set out to BS 8417 and in accordance with Building Regulation guidelines.

Notches and holes to be in accordance with TRADA guidelines unless noted otherwise. All other holes and notches shall be referred to S.E.

STEELWORK

Fabrication, workmanship and erection to be in accordance with BS 5950-2 and SCI / BCSA National Structural Steelwork Specification for Building Construction. If there is a conflict between these documents, the stricter of the two will apply.

The steelwork fabricator is to check all dimensions on site and report any discrepancies to the Engineer.

The steelwork subcontractor will be fully responsible for temporary stability of the steelwork until hand over is achieved. The Fabricator will be responsible for provision of temporary lateral restraints unless confirmed otherwise.

CEILINGS AND PROTECTION

Ceilings generally to be 12½mm wallboard TEN and skim.

Any pipes/ducts passing through compartment walls/floors to have GYPROC FS firewrap fitted in accordance with manufacturers instructions.

All steelwork to be encased in 15 mm Gyproc Fireline Board and skim to provide half hour fire resistance or two coats of intumescent paint.

WINDOWS AND DOORS

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 0.05m².

Easily accessible doors and windows will be of a design that has been certified to PAS 24 or equivalent security standard, and installed in accordance with manufacturers design.

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. All new external doors to be draught sealed opaque doors to achieve a U Value of 1.4

All new doors have an unobstructed space of at least 300mm to the leading edge of the door.

Opening Force as leading edge of doors not to exceed 20N.

All external doors to be draught sealed to achieve a U Value of 1.4

ELECTRICAL

The electrics are to be designed, installed, tested, commissioned and certified by a person competent to do so and shall be to 17th Edition of IEE Wiring Regulations and BS7671:2018.

All ductwork to be rigid and lagged with foil backed Rockwool insulation or to be thermal ducting. Flexible ducting not to be used.

Any ductwork which passes through the enclosure to a protected stairway or entrance hall to be fire stopped as it.

Provide 100% energy efficient lighting.

External lighting to be controlled by daylight and movement sensors and max 100w.

All electric switches and socket outlets to be located between 450mm and 1200mm from floor level.

Emergency Lighting

Emergency lighting system to BS 5266: Part 1: 2016 and BS 5266: Part 7: 2013 Emergency lighting to be provided to all exit doors and exit routes to BS 5266: Part 1: 2016 and BS 5266: Part 7: 2013

The emergency lighting system shall be extended so that if the normal lighting fails, irrespective of cause, the system will:

a) Indicate clearly and unambiguously the escape routes

b) Provide illumination along such routes (including external routes) to allow safe movement towards and through the fire exit.

c) Enable fire alarm call points and firefighting equipment provided along escape routes to be seen.

On completion, the system shall be tested and certified on the enclosed inspection and a test certificate shall be issued by a certified electrical engineer as fully complying with the relevant current british standards. The certificate shall be forwarded to the relevant fire officer.

All exit doorways and routes shall be clearly indicated by exit signs. All such signs shall be clearly illuminated by maintained emergency lighting, together with other supplementary points as necessary to ensure safe egress from the premises in the absence of daylight and in case of failure of normal lighting.

Fire Escape

All doors within/accessing escape routes are to be fitted with intumescent strips, smoke seals and self closing devices.

All doors on escape routes not to be fitted with lock latch or bolt fastenings, or to only be fitted with simple fastenings that can be readily operated from the side approached by people making an escape and without the use of a key.

All emergency exit doors to be sufficiently recessed to enable its swing to be great enough to prevent it from encroaching on the effective width of the exit route.

Every doorway or other exit providing access to a means of escape, other than exits in ordinary use to be distinctively marked by an exit sign in letters of adequate size to BS5499: Part 1: 2002.

A Conspicuous "FIRE EXIT – KEEP CLEAR" sign should be provided to all outward opening doors.

Fire Detection

Smoke detectors to be provided, as indicated on Drawings 110-22-BR03 & BR04

The fire alarm and detection systems should be designed, installed, commissioned and serviced by a person competent to do so and preferably by a firm listed as complying with LPS1014, BAFE SP203 or equivalent standard.

Fire Alarm system to BS 5839:1:2017.

The storage areas are to be fitted with an automatic fire detection and alarm system to warn occupants if a fire starts.

If the alarms are monitored the receiving centre should comply with LPS1020, BS5979 or equivalent standard.

Commissioning certificates to be provided upon completion.

Fire extinguisher to be 9litre water extinguisher (or equivalent 13A fire rating extinguisher) located at required locations to fire officers recommendation to BS5306

Fire exit notices shall be illuminated by emergency lighting and provided in positions indicated on drawings 110-22-BR03 & BR04

All fire safety signs to comply with EC directive 92/58/EEC.

The fire alarm system shall be carried out in accordance with the relevant current british standard and, on completion, the system shall be certified on the test certificate by the commissioning engineer as fully complying with that standard. The certificate shall then be forwarded to the fire officer.

The fire alarm system shall incorporate automatic fire detectors of the type indicated and the locations shown.

HEATING & HOT WATER

General

Air source heating to be installed to clients specification.

Hot water pipes and cylinders to be insulated in accordance with Part L1.

The hot water system should be able to resist the effects of temperature and pressure during normal operation and foreseeable failure modes.

DRAINAGE

Below Ground Drainage – private drains

Where less than 600mm deep vitrified clay pipes to have 100mm concrete surrounding with 13mm compressible filler at each joint, and UPVC pipes to have reinforced concrete bridging.

Manholes to be constructed with 150 mm concrete base, precast concrete rings or g.r.p. inspection chambers set in concrete. Manhole sizes to be in accordance with H1 Tables 11, 12 with heavy duty covers in highly trafficked areas and medium duty covers within pathways.

Drainage pipework to be either flexible jointed earthenware pipes or u.p.v.c. installed and laid to falls strictly in accordance with manufacturers recommendations.

All existing drainage to be investigated and inoperative drainage to be cut back, capped and filled with grout or removed.

Surface water arising from the development, including water run-off from the proposed new roofs of the converted coal chutes, shall be collected and diverted away from the adjacent railway infrastructure.

ACCESS

Entrance Access Door (Level Approach) – provide an accessible threshold max. 15mm high and door with min. 1000mm clear opening.

No gradients to exceed 1:20

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.)

ELECTRIC VEHICLE CHARGE POINTS (EVCP)

All EVCP charge points and installation to comply with Approved Documents – Part S

Electrical vehicle charging points to be installed to each unit:–

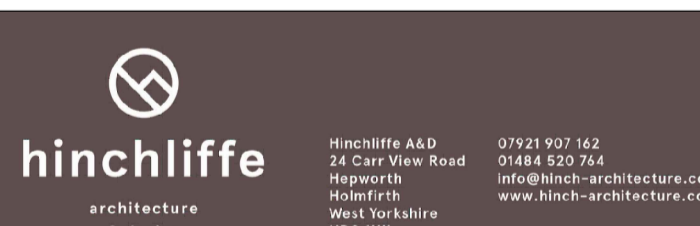
EVCP to be designed and installed as described in BS EN 61851 and have a minimum nominal rated output of 7kW.

To be fitted with a universal socket (also known as an untethered electric vehicle charge point), and fitted with an indicator to show the equipment's charging status that uses lights, or a visual display.

It must be a minimum of a Mode 3 specialised system for electric vehicle charging running from a dedicated circuit, or equivalent, as defined in BS EN IEC 61851-1.

EVCP must meet the requirements of BS 7671 and the IET's Code of Practice: Electric Vehicle Charging Equipment Installation.

For the cable enabled bays, adequate electrical capacity is required, and suitable cabling installed to allow the cost effective installation of the EV charging points. It must be compatible with all vehicles which may require access to it.

A	26.07.2022	Notes added
Rev.	Date	Description
Status		
BUILDING REGS		
		
Client		
MR S TAYLOR		
Project		
FORMER COAL CHUTES LAND ADJ. LOW WESTWOOD LN. WELLHOUSE, GOLCAR. HD7 4EW		
Drawing Title		
SPECIFICATION		
Scale (at A1)		Date
AS SHOWN		07.07.2022
Drg. no.		Rev.
110-22-BR06		A

