

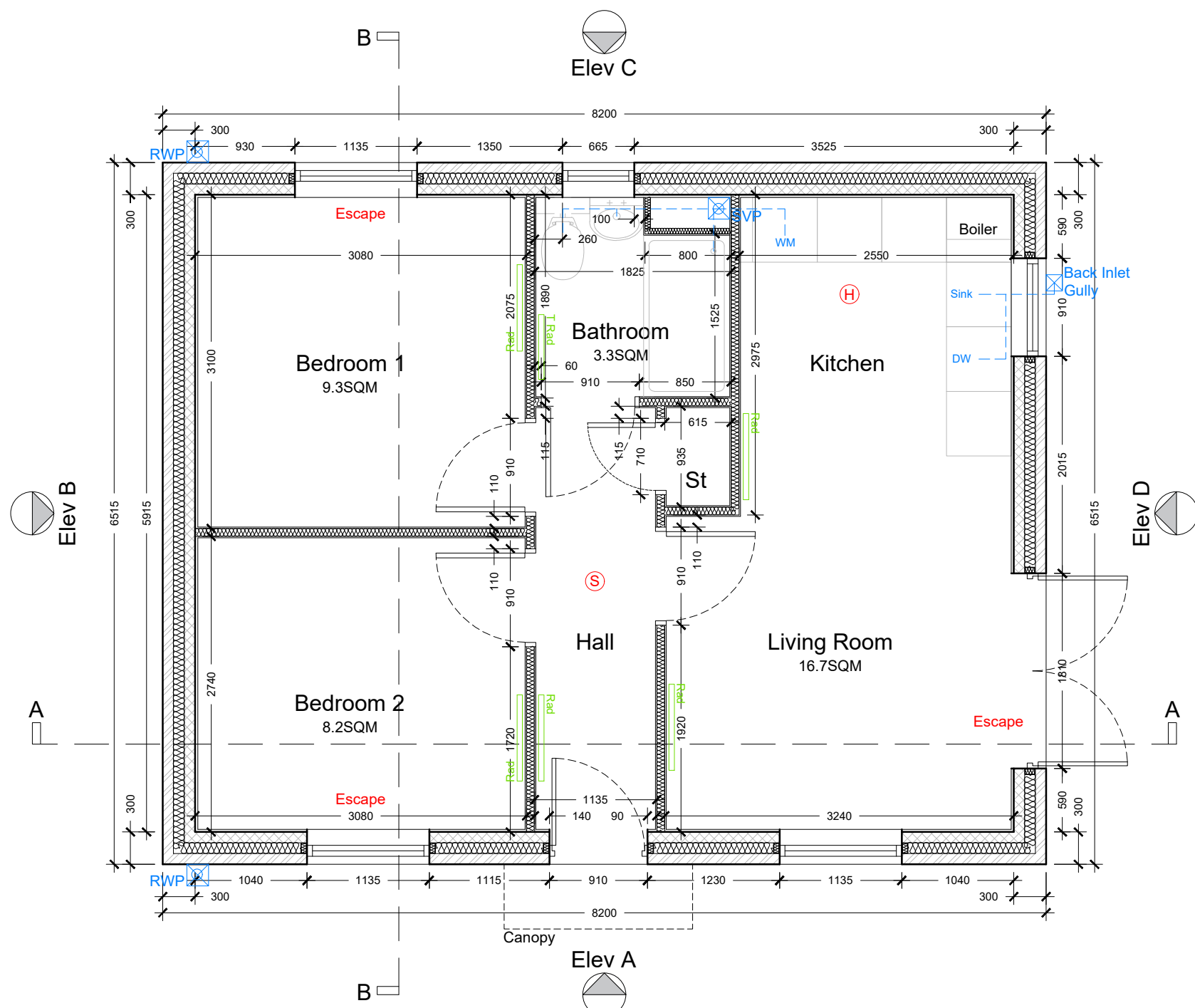
Do not scale from this drawing. All drawings to be checked on site. If in doubt, please ask.

Revision: A Date: 06/07/2023  
Drawings revised following building control, SAP assessor and site team comments.

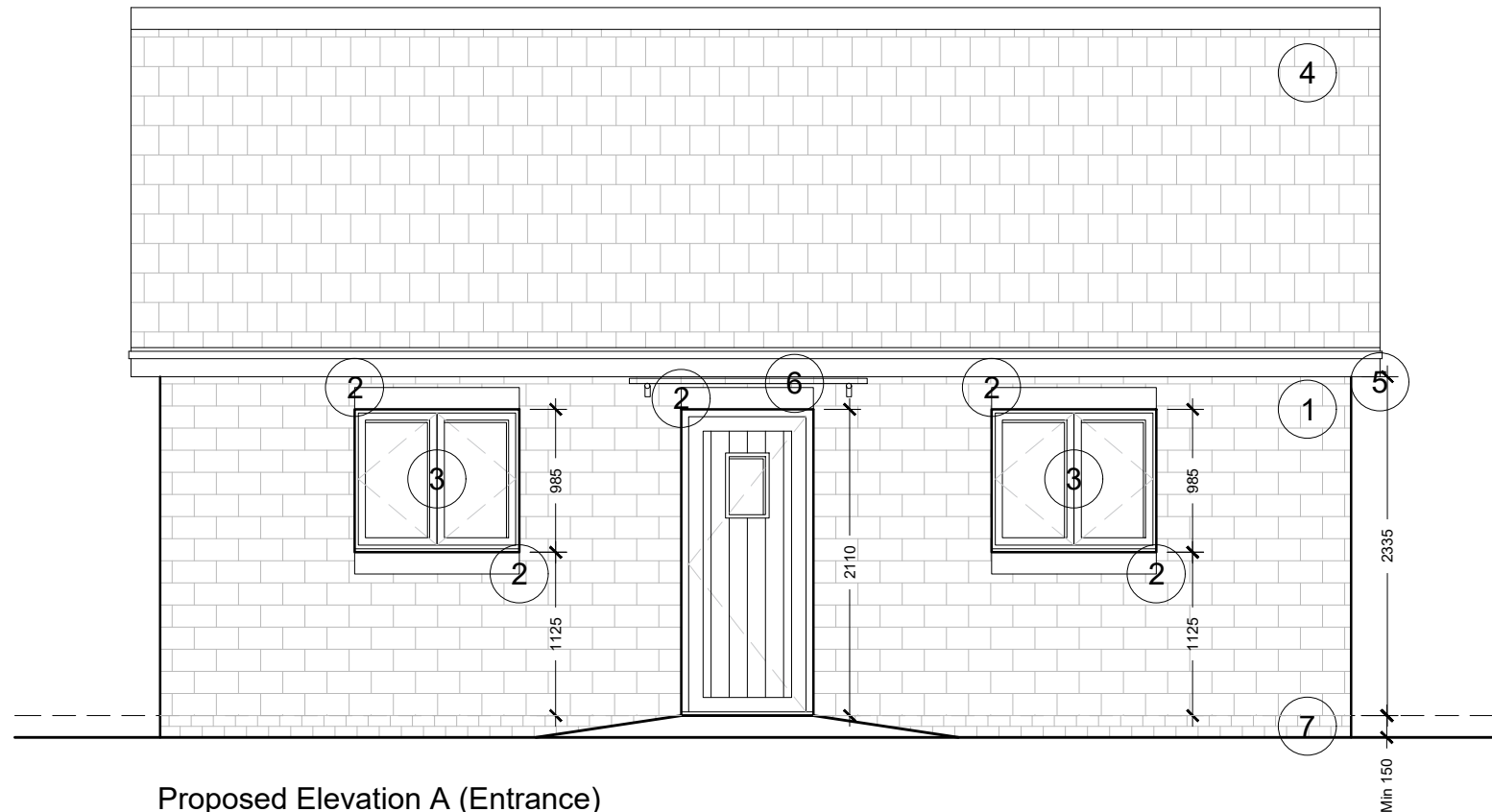
Revision: B Date: 04/08/2023  
Drawings revised following building control comments.

Revision: C Date: 23/10/2023  
Room sqm added.

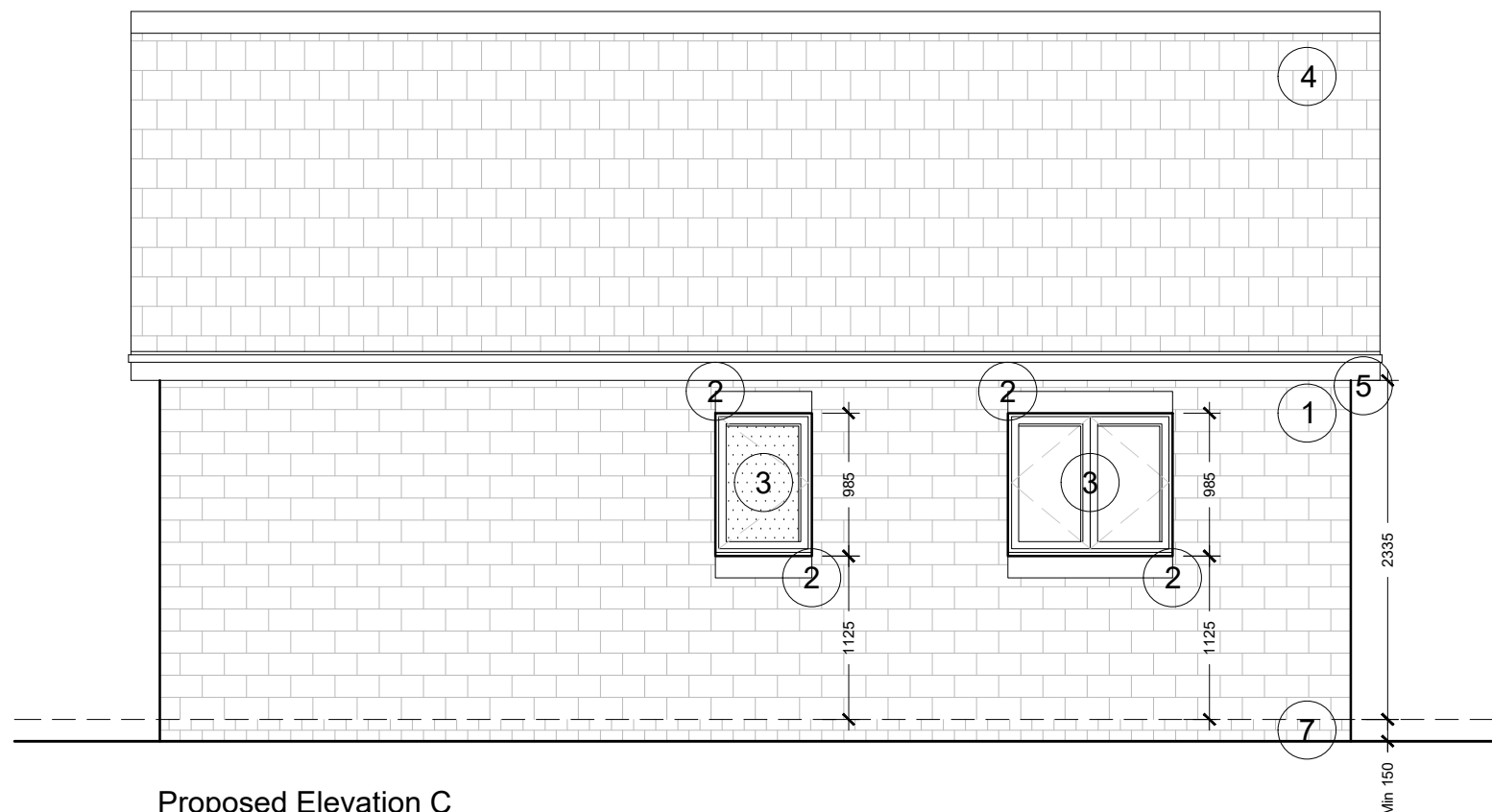
Revision: D Date: 24/11/2023  
Rainwater goods colour revised.



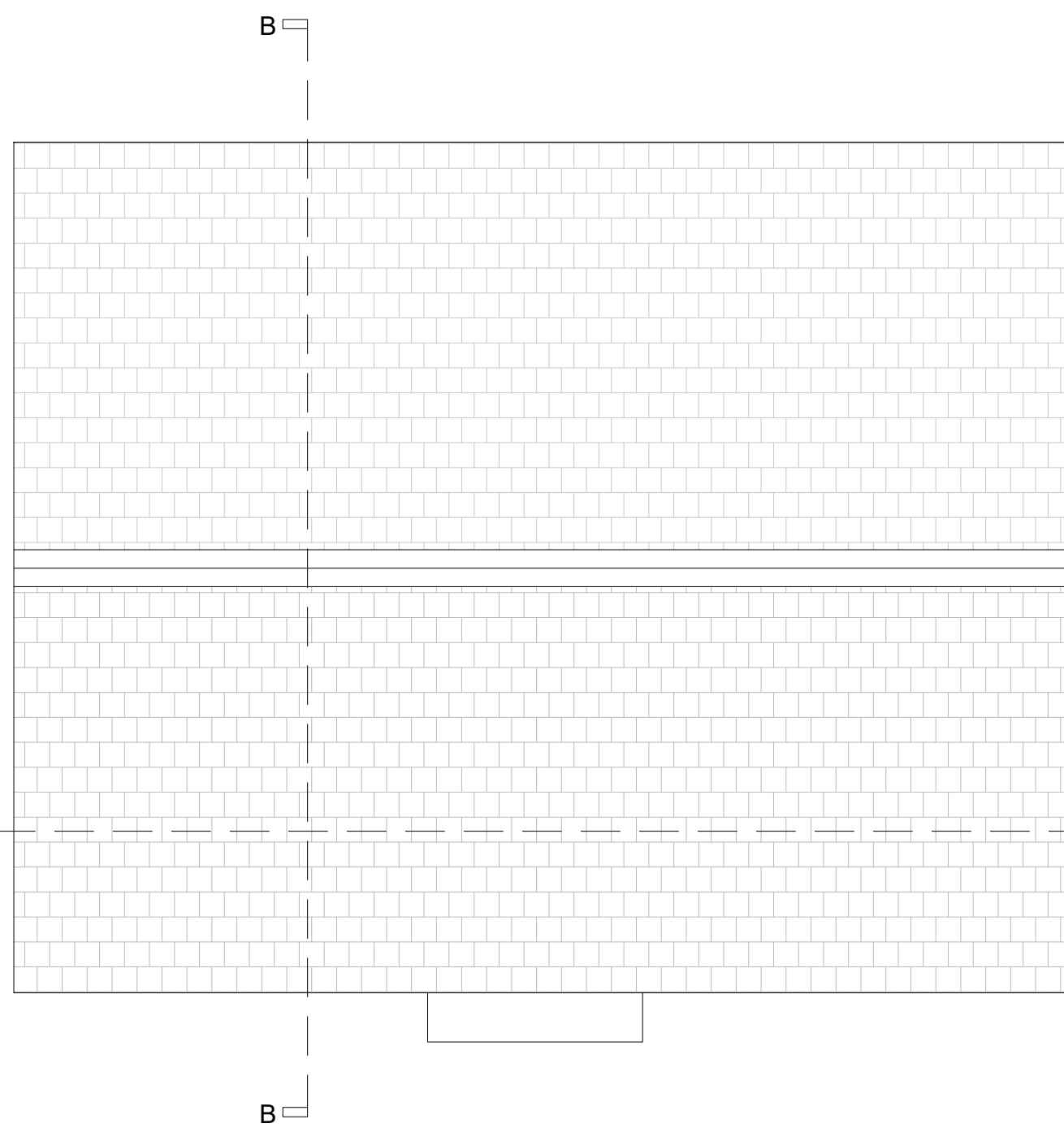
Proposed Ground Floor Plan Builders Works  
Scale: 1:50



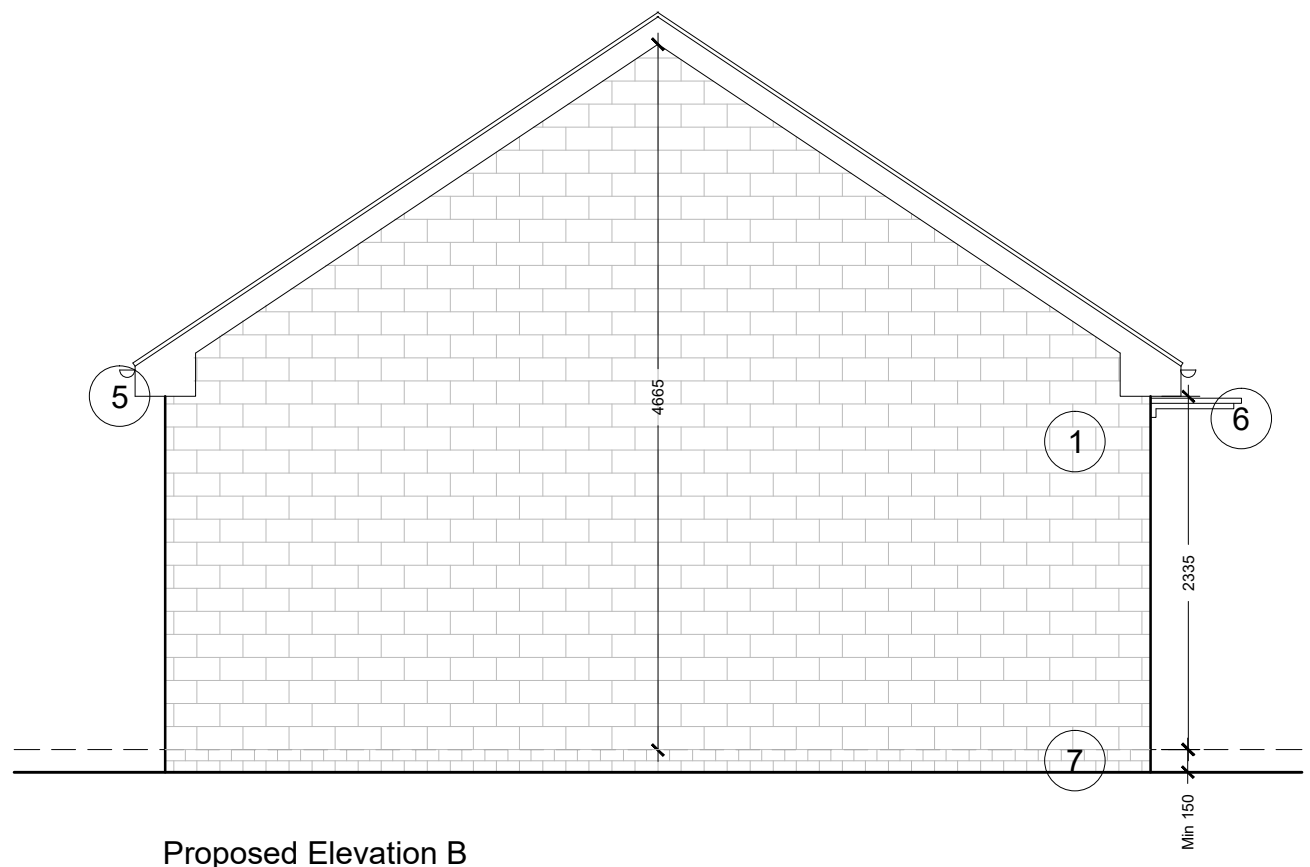
Proposed Elevation A (Entrance)  
Scale: 1:50



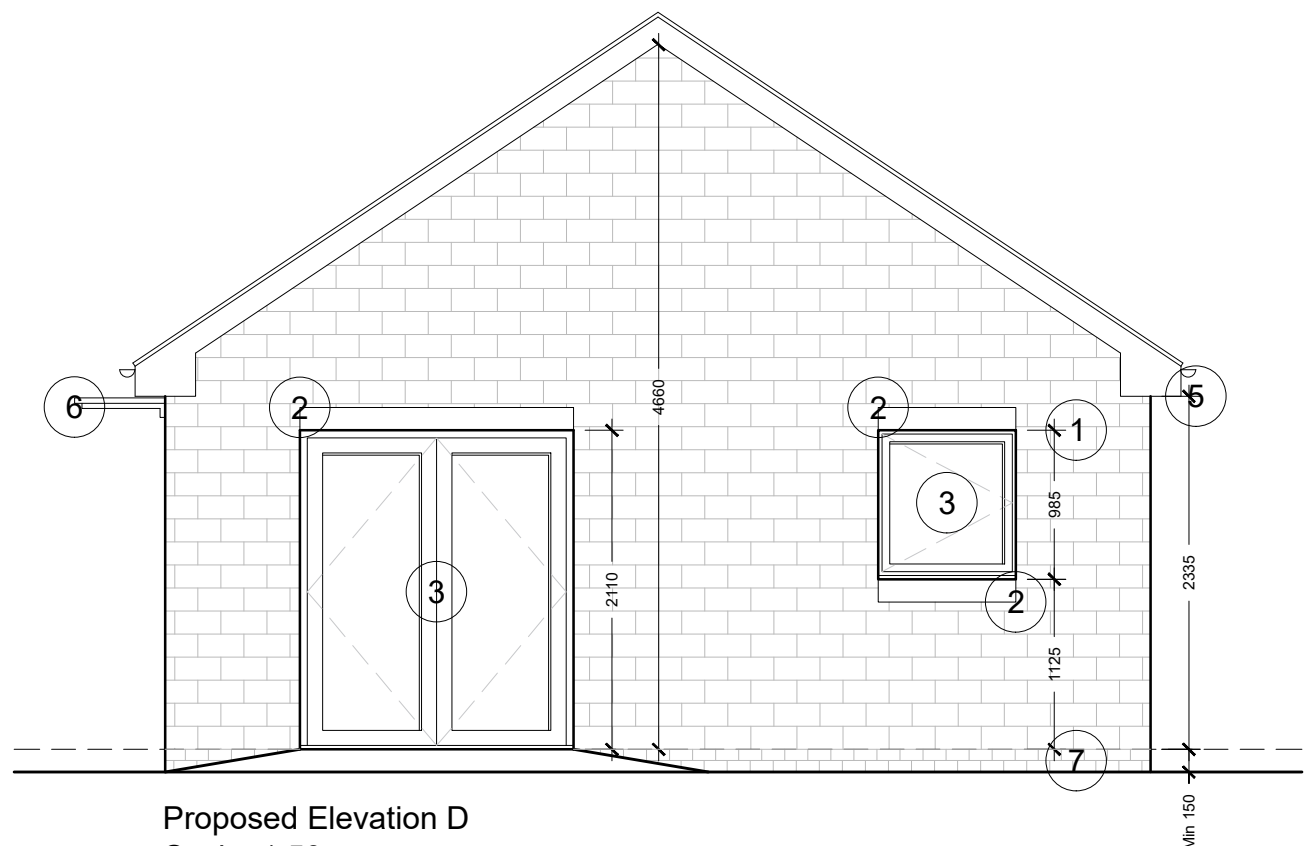
Proposed Elevation C  
Scale: 1:50



Proposed Roof Plan  
Scale: 1:50



Proposed Elevation B  
Scale: 1:50



Proposed Elevation D  
Scale: 1:50

#### CONSTRUCTION NOTES

##### WORKMANSHIP AND MATERIALS

Workmanship and materials to comply with the Building Regulations and British Standards codes of practice. All materials shall be used in accordance with the manufacturer's instructions and specification. All materials shall be suitable for the purpose they are used. The contractor shall take into account everything necessary for the proper execution of the works, whether or not indicated on the drawings or in these notes. Contractors should refer to the DEFRA/DTLR/ODPM publication 'Robust Construction Details for Dwellings and Similar Buildings' for guidance on limiting thermal bridging and air permeability; a certificate confirming site compliance will be required from the contractor on completion of the works.

All U-values of thermal elements are to achieve the requirements below and in accordance with Table 2 of Approved Document L1B.

##### GROUND FLOOR CONSTRUCTION

Ground floor construction to be generally:

Hardcore to structural engineers details  
Min 250mm clear ventilation space.  
Concrete beam and block floor structure to structural engineers details.  
Radon barrier damp proof membrane layer (subject to SI report).  
150mm rigid board floor insulation.  
Polythene separating layer.  
Cement screed.  
Floor finish to client specification.

Ground floor construction to be constructed to achieve U-value of 0.11 W/m2K.  
All foundations to be constructed in accordance with structural engineers details. Lean mix cavity fill or suitable foundation blocks to be used to form under build. DPM to be proprietary radon barrier (subject to SI report), provided throughout the extension footprint including through the wall construction. All joists are to be sealed with double sided tape in accordance with suppliers literature. Suitable below DPC brickwork to be constructed where visible above ground floor level. Below DPC cavity insulation to be used in cavity down to 225mm below DPC level.  
Telescopic ventilators to be located on opposite walls to provide 1500mm²/m run or 500mm²/m² of floor space, whichever is greater. Underside of ventilators to be a min of 150mm above external ground level.

##### PITCHED COLD ROOF CONSTRUCTION

Pitched cold roof construction to be generally:

Roof tiles to match existing.  
50x25mm treated timber tiling battens.  
Breathable sarking felt.  
Timber roof trusses to structural engineers details.  
450mm mineral wool insulation laid at ceiling level, made up of min 3no layers, (layer laid perpendicular to layer below).  
12.5mm vapour backed plasterboard with skim finish at ceiling level.

Pitched cold roof construction to be constructed to achieve U-value of 0.11 W/m2K.  
Roof to be ventilated at ridge, eaves and abutment junction in accordance with Building Regulations Approved Document C. All guttering rainwater pipes to be upvc, colour anthracite, style to match existing in locations shown on drawings.

##### EXTERNAL MASONRY WALL CONSTRUCTION

External masonry wall construction to be generally:

100mm approved stonework / brickwork below dpc.  
100mm cavity with 90mm full fill Celotex CF5000 PIR insulation board or similar.  
100mm medium density concrete block inner leaf  
12.5mm vapour backed plasterboard on dry wall adhesive dabs to concrete blockwork, with skim plaster finish.

External wall construction to be constructed to achieve U-value of 0.18 W/m2K.  
External walls to be closed roof all openings with 100mm thermabate insulated cavity closers.  
All lintels over openings to be structural engineers details, suitable to span structural openings with min 150mm bearings on either side of openings. Wall ties and universal starter systems to be set out in accordance with approved document part A.  
Weepholes to be provided in accordance with Approved Document C, Section 5, above all openings and above cavity tray locations. At openings stop ends to the cavity should be created and a double weephole used.  
Cavity try to be linked to damp proof membrane and terminated at external leaf min 150mm above external ground level. Cavity trays and weepholes at ground floor level to terminate a min of 150mm above external ground level.

##### INTERNAL STUDWORK WALLS

Internal wall construction to be generally:

12.5mm plasterboard with skim finish,  
75x50mm timber studs @ 450mm centres,  
75mm mineral acoustic insulation between studs,  
12.5mm plasterboard with skim finish,

Internal walls to achieve min 40db through wall build up.  
All internal walls to be to structural engineers details, finished with 12.5mm plasterboard with skim finish.

##### PLASTERWORK AND FINISHES

All plasterwork is to be carried out in accordance with BS 1191. Corner reinforcement beads are to be used at all external angles on all plaster and board finishes. Plaster is to be stored in a dry environment. Ceiling is to be generally finished with 1no layers of 12.5mm British Gypsum 'Wallboard 10' plasterboard scrim and skim. All plasterboard is to be fixed using dry lining screws, with taped joints and skimmed with 4mm thick plaster finish. All plaster work to be finished in 1 mist and 2 full coats matt emulsion paint, colour to be confirmed by clients.

##### WINDOWS AND DOOR FRAMES

Upvc window and door units, with 150mm wide epdm to B.S. 743 to reveals. All windows to be double glazed and to be fitted with trickle vents providing no less than 8000mm² ventilation to habitable rooms. Where trickle ventilators do not achieve the required background ventilation rates, a mechanical system should be utilised. Trickle vent sizes for background ventilation to be in accordance with Building Regulations Approved Document F, Table 5.2a. Dwelling requires 40,000mm² ventilation. Purge ventilation of 5% floor area is to be provided via opening windows.

All glazing to be 'K' Glass to provide a 'U' value not exceeding 1.4W(m² K)². Obscure glazing to bathrooms. Window opening sizes for purge ventilation to comply with the requirements of Building Regulations Approved Document F, Appendix B if mechanical purge ventilation system is not installed. All easily accessible external windows and doors (within 2m of an accessible level surface) will meet the security requirements of PAS 24:2012.

Principle entrance doors to be provided with level thresholds and be provided with a min clear opening of 775mm in accordance with Building Regulations, Approved Document M. Principle entrance doors are to be provided with door viewers or clear glazing.

Internal doors and architrave styles to be confirmed by client before installation. All internal doors and corridor widths to comply with Building Regulations, Approved Document M, Volume 1, Tabel 1.1

##### GLAZING

All glazing below 800mm, above finished floor level to be approved safety glass (to a suitable thickness as specified in regulation N1 and in accordance with B.S. 6180) except small panes not exceeding 0.5m, and 250mm wide.

##### JOINERY

Timber skirting's and architrave to be confirmed by client before installation. External s.w. joinery to be finished with preservative stain to designer's specification. All joinery to be primed and finished to clients requirements.

##### DRAINAGE

New pipes to appliances to be 40mm. Traps to have 75mm deep seal fittings. Externally: All new foul and surface water drainage to be linked as per ground floor plan. All RWP locations to be provided with back inlet gullies at the base.

Foul drainage with a connection to at least 1no WC must have a fall of min 1in80 (12.5mm per m run). Foul drainage with no connection to a WC must have a fall of min 1in40 (25mm per m run). At the head of each drainage run is to be an SVP vented to atmosphere, min 900mm above any opening or min 3m horizontally away from any opening.

Existing drainage and connection points to be determined prior to installation of new drainage. All connections to existing drainage system to be confirmed by building inspector before all drainage is covered up and ground made good.

##### VENTILATION

Mechanical intermittent extract ventilation to be provided to the following areas:

Bathroom 15 l/s  
Kitchen 60 l/s (or 30 l/s at hob extract)

All fans to be provided with overrun.

All ventilation to be installed in accordance with Building Regulations, Approved Document F, Table 5.1a.  
Where extract ventilation is not possible, background ventilation in accordance with Building Regulations, Approved Document F are to be installed.  
Ventilation strategy to be used is to be proposed to and confirmed by building inspector prior to installation.

##### SERVICES

All work and installations to comply with the regulations and recommendations of the respective 'board' or 'authority' to the satisfaction of the inspector.

##### HEATING

Radiators suitable to room dimensions to be installed in locations shown on the rproposed plans. Style to be confirmed by client prior to purchase and installation.

##### ELECTRICAL INSTALLATION

All installations to comply with I.E.E. regulations. All fittings to comply with British Standards. Quantity, quality, and position of fittings in accordance with N.H.B.C. requirements.

All wiring and electrical works to be designed, installed, inspected, and tested in accordance with the requirements of B.S. 7671, the I.E.E. 17th Edition wiring guidance and Building Regulations Approved Document Part P (Electrical Safety) by a certified electrician.

AND  
The certified electrician is to send to the local authority a 'Self-certification Certificate' within 30 days of the electrical works completion. The client must receive both a copy of the 'Self-certification Certificate' and a B.S. 7671 Electrical Installation Test Certificate.

##### SWITCHES/SOCKETS OUTLETS

All switches and socket outlets for lighting and all other electrical equipment are to be provided at appropriate height between 450mm and 1200mm above finished floor level, all to suit part Building Regulations Approved Document M. Client to liaise directly with main contractor to ascertain exact locations/ quantities of all sockets & switches

##### LIGHTING

Internally a number of light fittings should be fitted which only accept lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Reference should be made to both Approved Document L1A: paragraphs 42 to 44, and general information leaflet GL20 (1995: 'Low Energy Domestic Lighting', published by BRESCU) for both number and appropriate siting of such fittings. Externally fittings should be provided accepting only lamps that have a greater luminous efficacy than 40 lumens per circuit-watt, or fittings used which are connected to a P.I.R. Client to liaise directly with main contractor to ascertain exact locations/ quantities of all light fittings.

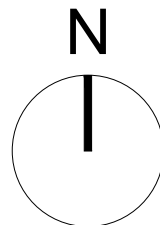
##### FIRE

Mains connected interlinked smoke alarms to be fitted in location shown with an 'S' symbol on the plan, meeting BS 5839 part 6 (2019) requirements.

All habitable rooms to be provided with an escape window. Windows to be at least 0.33m² with a height and width no less than 450mm. The bottom of the opening is to be at a height no more than 1.1m from finished floor level.

Windows and doors located under 1m away from a boundary or neighbouring building are to have frames and glazing fire rated to 60mins fire resistance. Windows and doors between 1m and 2m from a boundary or neighbouring building are to not exceed 5.6sqm combined. Where this is exceeded windows and doors are to be fire rated to 60mins fire resistance.

- 140mm coursed split stone.  
Newlay Split faced, colour Calder Buff.
- 140mm decorative cast stone head and sills.
- uPVC door and window system, anthracite.
- Concrete roof tiles.  
Marley Modern Interlocking, colour anthracite.
- uPVC fascia boards and rainwater goods, anthracite.
- Glazed entrance canopy.
- Red engineering brickwork up to DPC.



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Drawing Title:  
Proposed Dwelling Type 01

Builders Works

Drawing Status:  
Construction

Scale: 1:50  
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