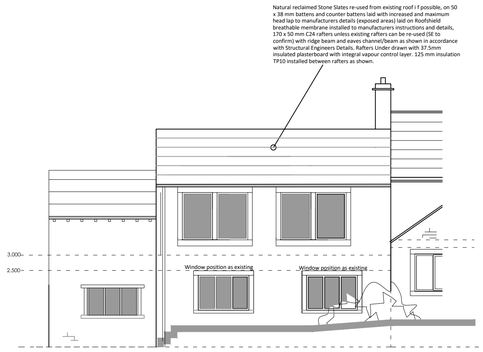
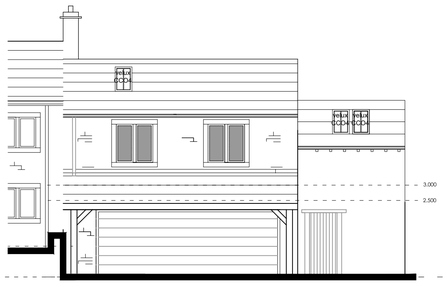
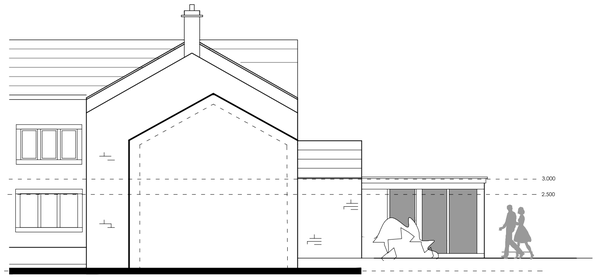
NOTE: ALL DIMENSIONS SHOWN ARE PROVISIONAL DIMENSIONS ONLY & SHOULD NOT BE READ AS EXACT MEASUREMENTS.
THESE MAY NEED TO BE ALTERED DUE TO SITE CONSTRAINTS/ INSPECTION
THE DRAWINGS AND DESIGN ARE THE COPYRIGHT OF LDL LTD & SHOULD NOT BE RE-PRODUCED WITHOUT PRIOR PERMISSION



WEST ELEVATION AS PROPOSED 1:100



EAST ELEVATION AS PROPOSED 1:100



NORTH ELEVATION AS PROPOSED 1:100

BUILDING REGULATION NOTES FOR HILLCREST
APPROVED DOCUMENT A - STRUCTURE

CONCRETE FOUNDATIONS

Concrete Foundations to remain as existing.
.All cement to be sulphate resisting to BS4027. All aggregate to comply with BS 822 part5 2 1983 and BS1047.

NEW FOUNDATION WALLS (where applicable)
To be installed in complete accordance with SE details and specification.
Generally to be built in 140mm concrete blockwork to outer wall and 140mm concrete blockwork to min 225mm below dpc. 10N/mm2 strength and 1:3 cement : sand mortar..
Type 1 Mortar to be used.Stainless steel ties at 750 centers horizontally and 450mm centers vertically and staggered.

FLOORS

First floor - where applicable
Exitsing steel to garage and existing joists to remain as long as SE confirms they are acceptable. Garage steel to be supported off of new steel, heights to be critical so these need to be checked as existing garage door is to be wider therefore depth of head beam to increase.Garage ceiling to be insulated with 200mm mineral wool and 37.5mm insulation plasterboard insulation as SAP calcs.

NEW EXTERNAL WALLS to acheive min 0.18 W/M2K

Ground Floor
External outer face to house comprises 7n 100mm inner dense blockwork, 100mm cavity, 7N 100mm inner dense blockwork, Cavity Insulation to be 50mm thick Kingspan K108 cavity board glued and taped or equivalent manufacturer, all perimeter external walls to use 37.5mm Kingspan K118 insulated plasterboard to walls and insulated reveal boards to reveals and painted finish. All joints taped and staggered to increase air tightness with 3mm skim finish.
Wall ties stainless steel Double D type for 100mm cavity at 750mm horizontally and 450mm vertical c/s. Mortar 1:1:6 cement : lime : sand.
Lintels to Ground floor openings except where noted to be Naylor R9, and to first floor except where noted to be Naylor R9, SE to confirm lintel specification as stated. Joints to blockwork inner leaf to be completely filled with mortar to ensure best air pressure test result..
Movement Joints placed in complete accordance with Warranty providers standards, movement joints to be expressed fully in internal finish to ensure continuation of joint through fabric.

Natural Stone Ashlar,heads,cills, mullions and quoins positioned and detailed as indicated on masonary drawing.

INTERNAL WALLS
New stud internal partitions used on internal non-load bearing walls are formed using 12.5 plasterboard both sides of 75 x 50 s/w studs at 450mm c/s with noggins at 1200mm c/s to then receive plaster skim (3mm finish)and paint finish. Void filled with Rockwool Flexi insulation. Where stud walls are around bathroom areas plasterboard is to be Gyproc Moisture Resistant type, skimmed both sides and to then receive paint finish.

Blockwork internal walls to be min 7N 100mm concrete blocks with dot and dab plasterboard 12.5mm both sides of wall plaster skim and paint finish. Concrete Lintels as per S.E Details, shown on L'Arche drawings for information only.
Wall between garage and house and plant room and house to be insuktaed to acheive 0.26 W/m2k

CEILINGS

Ground Floor :- 15mm Gyproc fireline board fixed to underside of ceiling or floor joists, 37.5 mm Kingspan K118 insulated plasterboard with i VCL to underside of the rafters in new master bedroom area, walkin wardobe, & En-suite, flat ceiling area to existing house to receive , with noggins to suit free ends & multi finish skim coat (3mm)

STEELWORK
To achieve 30 min fire resistance clad in 2 no layers of 12.5 mm plasterboard and skim (3mm).

ROOF - to acheive 0.15 W/M2K

Natural reclaimed stone slate (to match exisitng) roof on counter battens, to batten schedule produced by tile manufacturer/supplier slates to be mechanically fixed with a clip or nail(ratio of slates to fixings to be tailored to exposure manufacturer to advise),dry fix system to be used to ridge tiles. Specification of raised tie roof trusses to be designed and detailed by specliaist subcontrcator, with BBA approved breathable roof membrane, roofshield or equivalent, Roof to be Insulated at rafter level with 125mm thick Kingspan K107 between rafters and sealed securely in place fitted tightly to the rafter edges with underside of rafters under drawn with 72.5mm insulated K118 or equivalent plasterboard with skim finish to underside and paint finish.

Gutters/downspouts to property to be be black pvc to match exisitng profile of guttering and down spouts in black mill finish.
LINTELS
Specialist lintels please refer to SE details for specification, any sizes shown on L'Arche Drawings to be checked against those specified on the Structural Engineers drawings. Insulated Catnic type lintels to be used where possible, insulation to specialist lintels to be placed to ensure thermal bridging is negated.

Thermal Bridging Details
Thermal bridging assessment to be carried out using a mixture fo LABC Construction Details and SAP assessed method. Please see attached standard details to build in accordance with, all to meet requirements of 4.17 Part L1

WINDOWS & PATIO DOORS
New windows to all openings within existing dwelling & new extension to be aluminium finsh colour matched to the existing. glazing to be high performance argon filled cavity, low-E triple glazed units.min U value in accordance with Part L of the building regulations , All fitted with high security locking & night latches to meet Part Q1, Windows and doors to be PAS 24 certified and must be ordered and supplied and fitted as so. Trickle vents to be fitted , to acheive background ventilation rates as set out in the building regulations AD 1.7 Part F1. ventilation opening to all habitable rooms not to be less than 1/20th of floor area.
Internal Doors -D18-D20 to be XL joinery Rustic Unfinished ledged Doors. Suffold Oak Latches from the little Oak Company

ROOF LIGHTS

To be Velux fitted in between rafters and to finish flush with slate roof finish. U Values to be confirmed by manufacturer, with trimmers to suit manufactures sizing details and SE details, All with high security locking mechanism.

STEELWORK

Steel beams to Structural Engineer detail design, it is very important to refer to positions shown on SE details, sizes, positioning and location to be as shown on SE detailed drawings.
All steelwork to be encased with 2 no layers of 12.5mm plasterboard with 3mm skim finish. All steelwork to be confirmed & measured on site prior to manufacture.

APPROVED DOCUMENT B - FIRE SAFETY

Category 1 (b) Residential (dwelling)

PROVISIONS FOR ESCAPE

New windows to all bedrooms to be provided with emergency egress opening ironmongery.

SMOKE ALARM/CARBONMONXIDE ALARMS

Smoke detectors to be positioned as indicated on the drawings, 2 no. to ground floor, 2 no to first floor heat detector to be positioned in the kitchen area. Carbon Monoxide Detectors, to be positioned in lounge, & snug area of kitchen, where stoves/fires are located.

FIRE DOORS/EXIT DOORS

FD30 & FD30S Fire doors with self closer as indicated on plan drawing if required.
All Patio style doors to be high performance 4mm 20mm air filled cavity and 4mm , low-E double glazed units with UPVC frames to matche existting to front. Aluminium Thermally Broken windows to gable end details to rear by Clearview windows and doors.
Min U value of 1.4 W/M2K, All with high security locking mechanisms.

CLASSIFICATION OF LININGS

Wall and ceiling linings to circulation spaces are generally to be Class 0.
Garage ceiling to have 30 mins fire resistance. - Ceiling mounted fittings so as not to effect integrity.

APPROVED DOCUMENT C - SITE PREPARATION AND RESISTANCE TO MOISTURE

ORGANIC MATERIAL

Turf and other vegetable matter to be removed to areas to be covered by new build to a depth sufficient to prevent later growth.

DPC & RADON BARRIER - Not required only if existing garage floor is disturbed.

Walls and floors to be constructed with damp proof course and membrane where applicable
All openings in external walls to be provided with dpc / dpm at head, cill and reveals.

Insulated dpc to window and door reveals, Damcor or similar with KINGSPAN cavity closers to cavity walls.

Radon barrier to be installed to the ground floor area of the extension in the form of a dual purpose BBA approved DPM Radon Barrier where required.

APPROVED DOCUMENT D - TOXIC SUBSTANCES

UREA-FORMALDEHYDE FOAM

UF foam will not be used.

APPROVED DOCUMENT F - VENTILATION

Whole Dwelling extraction rate to acheive min of 37 litres per second to be acheived by a combination fo extract, whole and purge ventilation.

All mechanical extract systems to comply with F1 1.8 Access for Maintenance of AD F1 and Approved Document F

Extraction fans to Ensuites, Bathroom & cloaks and Shower/wc via ceiling/wall mounted mounted grilles to achieve 30 litres / second extraction rate for all rooms except bathroorms which are to acheive 15 litres per second exraction rate.

All ventilation controls are to be sited locally to the room they serve.

Background ventilation achieved with trickle vents and these are compulsory. All Backgound ventilators to comply with Table 1.7 AD F1. Min values are as follows 8000mm2 for habitable rooms and kitchens and 4000mm2 for bathrooms. Spacings of ventilation devises and background ventilators to be spaced apart by a distance of 500mm.

If applicable and Rooms located on a main road to be provided with noise attenuating background ventilator trickle vents and comply with AD F1 in minimising ingress of external pollutants.

All ventilators to have sufficent access points for maintenance, replacing coils and filters, access points for cleaning ductwork to be provided and agreed onsite, access for the general cleaning of the ductwork also to be agreed onsite pre plaster.

All extract ventilators to be positioned a min of 1700mm from floor level.

All ductwork to be rigid, flexible to be only used for final connections a max length of 1.5m.

All internal doors to allow air flow through the dwelling by providing a min free area of 10mm undercut in a 760mm door.

APPROVED DOCUMENT G - HYGIENE

SANITARY CONVENIENCES
Adequate sanitary conveniences are to be provided as indicated on drawings.
Part G3 2012
The hot water supply temperature to a bath should be limited to a maximum of 48 degrees centigrade by use of an in-line blending valve or other appropriate temperature control device compliant with the relevant European standard such as BS EN 1111:1999 sanitary tapware. Such valves should not be easily altered by building users.

Plumber carrying out work to provide Local Authority with Notice which specifies the potential consumption of wholesome water not to exceed 125/literes/person/per day. The notice shall be given to the Local Authority not later than 5 days after the work has been completed.

APPROVED DOCUMENT H - DRAINAGE AND WASTE DISPOSAL
Provisional drainage layout as indicated on drawings, full drainage design by Beam Consulting. New surface water drainage run to new soakaways designed by Beam Consulting and subject building control approval.
New foul water drainage connected into existing foul sewer .
All drainage to driveways to be fully and adequately protected and designed to withstand vehicular movements.

EXTERNAL WORKS
Loggia installation (foundations for saddle stones) and connection into existing drainage.

ACCESS FOR CLEARING BLOCKAGES

Rodding points to be provided to give access to lengths of pipes which cannot be reached from any other part of the system.

AIR TIGHTNESS

New pipes, fittings and joints to be capable of withstanding an air or smoke test of positive pressure of at least 38mm water gauge for at least 3 minutes during which time every trap is to maintain a water seal of at least 25mm. Air pressure test result to New dwelling to acheive a reading of <5.
SOIL PIPES

UPVC soil pipes and fittings to BS 4514 with rubber ring seal joints.
All to be 110mm dia.

OVERFLOW PIPES

MUPVC 19mm overflow pipes and fittings to BS 5255 with solvent welded joints.
PIPES PASSING THROUGH WALLS

Where new drain runs pass through structural walls, concrete lintels to be installed to support opening, pack gap around pipe with fibre glass insulation and mask opening both sides with rigid sheet material to prevent entry of fill or vermin. All penetrations through internal blockwork skin to be sealed neatly but continuously to ensure maximum airtightness through wall.

RAINWATER DRAINAGE

Rainwater pipes and gutters to be installed, Alumasc heritage rectangular profile (planning condition compliant)
New drain runs to connect into soakaways designed by Beam Consulting Engineers to approval of Building Control Officer.

APPROVED DOCUMENT K - STAIRS, RAMPS AND GUARDS
If applicable, New dwellings to all for ramped access for disabled access to be allowed for and to front door or rear patio, client to advise builder on exact location.
Staircase to comply fully with standards set out in Part K of the building regulations. Max risers not exceeding 220mm equal risers and goings. Min headroom to head of stairs to be 2000mm. Balustrade to be softwood ready to recieve paint finish.

K4 REQUIREMENT

CRITICAL LOCATION

Laminated or toughened glass to be provided in all internal and external doors/windows/patio doors in locations indicated in Diagram 1 page 6 of Approved Document N. All doors and side screens and all glazing within 800mm of floor level Glass to be as defined in BS 6206: 1991.

Q1 REQUIREMENT

All windows and doors to comply with PAS 24 testing all easily accessible windows should be made to PAS 24 standards and all easily accessible doorsets, which allow access to be gained into the dwelling must either meet the security requirements of PAS 24 or be designed and manufactured in accordance with specific standards outlined in document Q.

MISCELLANEOUS

ELECTRICS

All electrical installations to comply with current IEE wiring regulations and NICEIC certification on completition of works
New distribution board to serve whole house. All sockets and switches to be placed between 450mm and 1200mmm finished floor level.

Low energy Light fittings to be 100% of dwellings fixed light fittings ie min luminous efficacy of 75 light sources lumens per circuit watt.

HEATING (where applicable)

New Boiler SEDBUK efficiency not less than 90% with hot water Cylinder, supplied and installed by specialist. Time and temperature controls are required due to the floor area of the dwelling.. All rooms to have thermostatic controls complying with 5.22 of Approved Document L1.
The systems are to be inspected and commissioned at completion of the installation and a commissioning certificate issued indicating their compliance with Part L1 Including pipe insulation in accordance with table 4.4 of the building regulations Part L1.
The certificate is to be made available to the client and the Local Authority Building Control.

WOODBURING STOVES (where applicable)

Woodburning stoves to be chosen by client and sized by specialist for specific location. mln 5500m2 opening to be installed to all rooms with class 1 appliances. All appliances to be HETAS approved with class 1 flue installed. Provide Notice Plates for hearths and flues in accordance with J4 .

CHIMNEYS (where applicable)
Masonry Chimneys to be lined with 200mm diameter clay flue liners with rebated and socketed joints sockets to be fitted uppermost to comply with BS 1181:1971. Terminate flues with a 300mm terracotta chimney pott flaunched in 1:3 mortar.Contractor to also check against Warranty providers requirements but Cavity trays to be inserted at roof level with chimney flashing in complete accordance with LSA guidelines.

SAP, AIR PRESSURE TEST & EPC

Dwelling is not required to undergo a SAP assessment.

REFUSE COLLECTION
Refuse containers positioned as per the site plan.

New Internal Doors

To match existing internal doors. XL joinery Rustic unfinished Oak ledged Doors.
Latches from little oak Company Suffolk Latch.
1.5 pairs of hinges per door.

DRAWING DESCRIPTION
PHASE 2 GARAGE ELEVATIONS AND NOTES AS PROPOSED

JOB TITLE
Hillcrest
the village
Thurstonland

CLIENT
MR AND MRS LANE

DRAWN BY	SCALE 1:100 @ A1	
DATE NOV 2024	DRAWING NO. 2008-00-25	REVISION D
CHECKED		

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