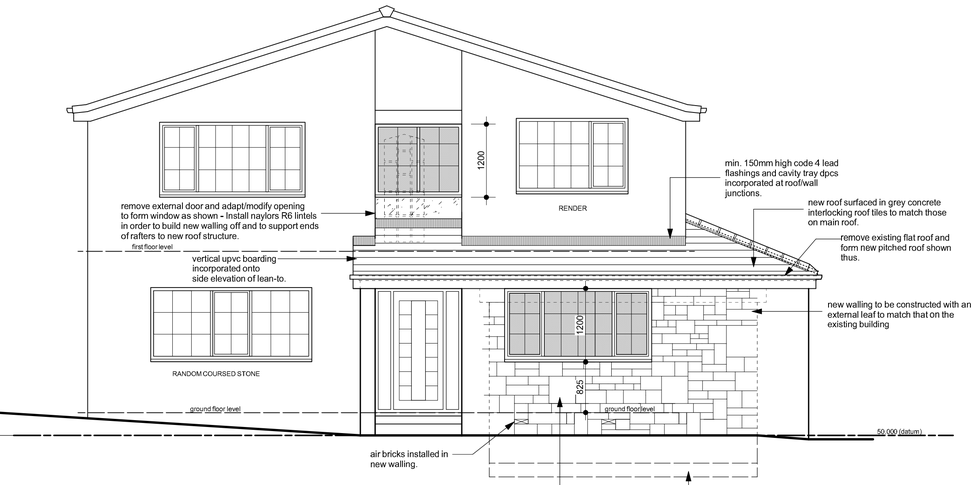
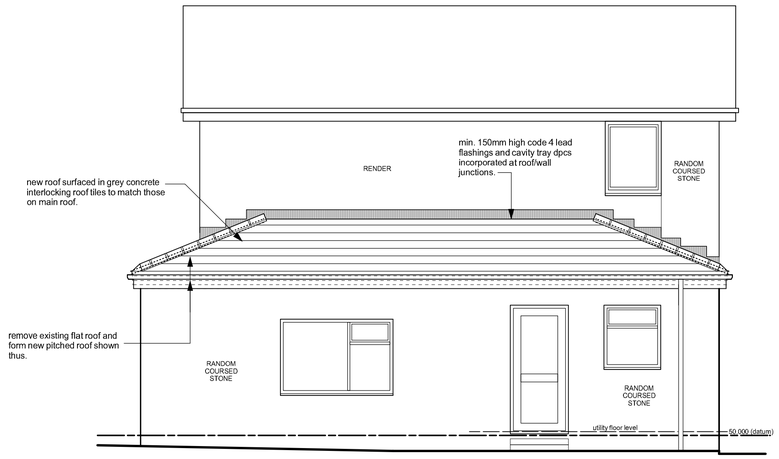
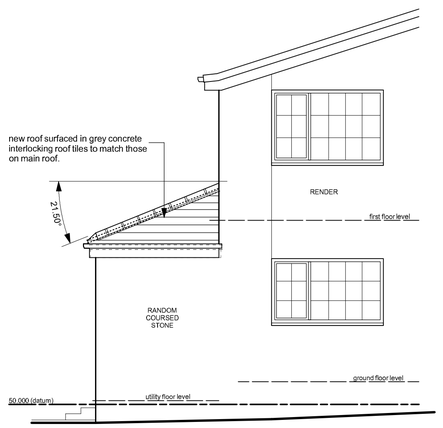


south elevation



east elevation



part north elevation

GENERAL SPECIFICATION:

This drawing has been prepared specifically for the purpose of obtaining Planning Permission (where appropriate) and Building Regulations Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed.
Permission for Planning is beyond the Designers control and no guarantee that such will be granted is to be inferred by the preparation of this drawing.
Use only figured dimensions. All dimensions to be checked on site. The Contractor should visit the site before tendering to ascertain any local features, e.g. trees, adjacent buildings, etc. which may adversely affect the works.
This drawing, together with the design is the property and copyright of the Designer, and must not be re-produced without prior permission.

CDM Regulations: Contractor to comply fully with managing for Health & Safety: Construction Design & Management Regulations 2015. Main Contractor to act as Principal Designer and notify Architect of any alterations to layout provided for comment.

Site Preparation: Ground for development shall be inspected and prepared to comply with Building Regulations C1 of the Building Regulations 2000 (as amended) Approved Document C and to the satisfaction of the Building/NHBC Inspector by the removal of deleterious materials.

Design Risk Assessment - Underground Services: If there are underground gas and electricity services on the site, these must be accurately located prior to any excavations for foundations or drainage etc. see HSE guidance notes HS (G) 47 avoiding danger from underground services, BT guidance notes appendix 1, NW cable precautions to protect communications apparatus, water protection of mains and services. British Gas Transco measures to protect apparatus.

Demolition: Where any demolition work is taking place there is a risk to operatives falling from heights, objects falling onto operative/adjacent property owners. Provide adequate protection.

SUB-STRUCTURE:

Where new or altered loads are to be applied to existing foundations they are to be exposed at the commencement of the works and strengthened if necessary to the satisfaction of the Building Control Officer.
Excavate down for reduced levels and foundations taken down to suitable bearing strata with minimum top cover of 600mm final depth to be confirmed on site with Local Building Control Officer.
Mass concrete strip foundations in ST2 mix concrete, min. 225mm thick and 150mm projection beyond wall thickness.
Foundation walls below ground level to be brought up as 2 skins of Class A blockwork the same thickness as walls above with 225mm long st. steel vertical-twist wall ties at 450mm vertical and 750mm horizontal staggered c/s. Cavity to be filled to ground level in weak-mix concrete.

Radon Barrier: Provision to be made for the incorporation of radon barriers in floor slab and substructure walling with measures taken as described in accordance with the most up to date version BRE guidance report 221 (1997), Radon: guidance on protective measures for new dwellings.

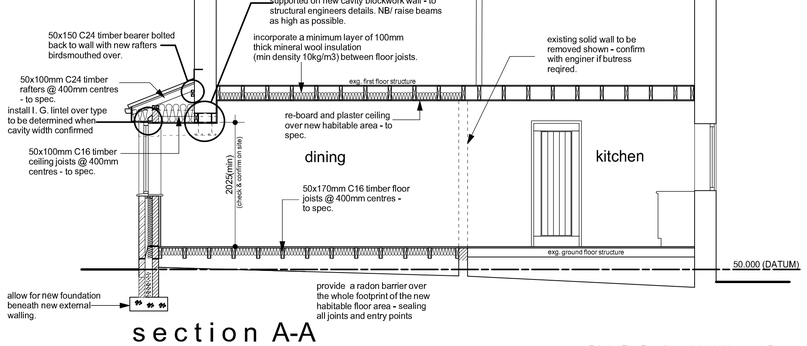
SUPERSTRUCTURE:

Suspended Timber Ground Floor: New timber floor to be continuous with existing floor and to be 22 mm green flooring grade chip board (min mass per unit area 15kg/m). Maintain a min. 150mm void between u/side of new floor joists and top of existing garage floor slab. Incorporate 75 x 225mm (nom). terra-cotta air bricks and liners, ducted thro. walls with stepped DPCs over. Air bricks to provide ventilation equivalent of to 1500mm per metre run of wall in two opposing external walls. 38mm x 38mm sw. herringbone strutting in mid-span where span exceeds 2.5m. Incorporate 120mm Kingspan Thermafloor "TF70 zero ODP" rigid urethane insulation to achieve a U-value not exceeding 0.18W/m K. Insulation laid between joists and supported on timber battens secured to joists.

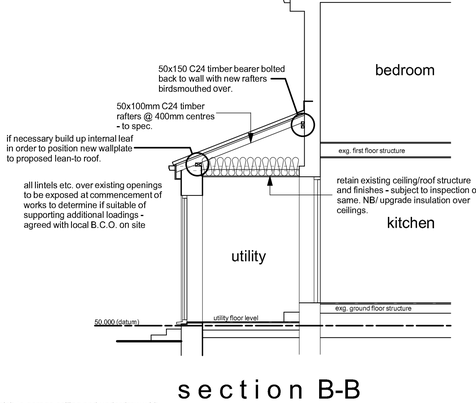
External Walls (Stone): Subject to existing wall construction new cavity walling formed with outer leaf of 100mm thick natural stone with 125mm cavity incorporating 75mm thick Kingspan Kooltherm 108 cavity board insulation maintaining a 50mm minimum cavity. Inner leaf of 100mm thick lightweight loadbearing blocks. 12.5mm plasterboard and 5mm plaster skim on plaster dabs finish internally. Wall construction to give a U-value not exceeding 0.18W/m K. 250mm long stainless steel vertical twist wall ties at 450mm vertical and 750mm horizontal c/s. and 300mm (max). c/s. within 150mm of openings. Ties to incorporate plastic insulation retaining clips.
Openings to have IG Type lintols over (unless otherwise specified), and installed in accordance with manufacturers' recommendations. Install Rytons Weep Hole Ducts (in colour to match wall) over all openings, at 450mm c/s, but min. 2 per opening.
Use 50mm thick TW50 insulation with dpc. as thermal closers to close cavity around openings.
Provide a min. 12mm check in the reveal for the installed frame to trap the DPC against the outer leaf. All openings to have Kingspan Kooltherm insulated cavity closers to all reveals. with a stepped cavity tray DPC above opening & a horizontal cavity DPC below the cill. Build in a continuous horizontal DPC to both leaves of cavity walls, located min. 150mm above finished external ground level.

Store/House Separating Cavity Wall: To be 275mm thick comprising of 2 leaves of 100mm thick load bearing concrete blockwork built off foundation as previously described. 75mm cavity incorporating 25mm thick Kingspan Kooltherm 108 cavity board insulation and maintaining a 50mm minimum cavity. Nb/ cavity width to be confirmed on site (determined by location of existing beams over) 225mm long stainless steel vertical twist wall ties at 450mm vertical and 750mm horizontal c/s. Ties to incorporate plastic insulation retaining clips. 52.5mm Kingspan Kooltherm K118 insulated dry lining board to face of dining room wall. NB/ K118 contains an internal vapour control please refer to manufacturer s recommendations. 5mm skim coat on jute-reinforced scrim joints. Wall construction to give a U-value not exceeding 0.18W/m K.

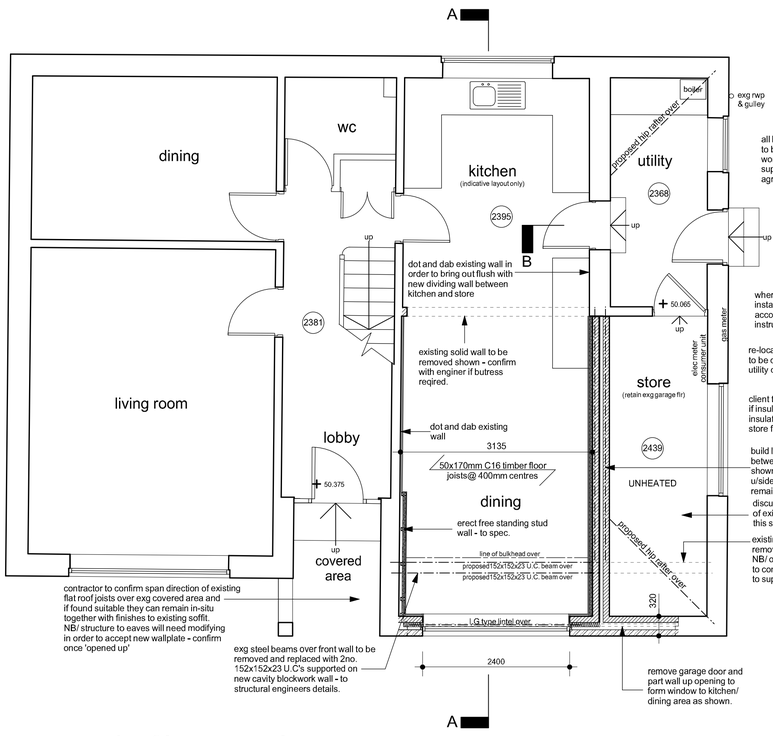
Existing External Garage Wall: Where indicated erect a freestanding pre-treated 50x75mm stud wall to new kitchen side and incorporate 50mm Kingspan Thermawall TW55 insulation between studs and 37.5mm Kingspan Kooltherm K118 insulated dry lining board to face of wall. NB/ K118 contains an internal vapour control please refer to manufacturer s recommendations. 5mm skim coat on jute-reinforced scrim joints.



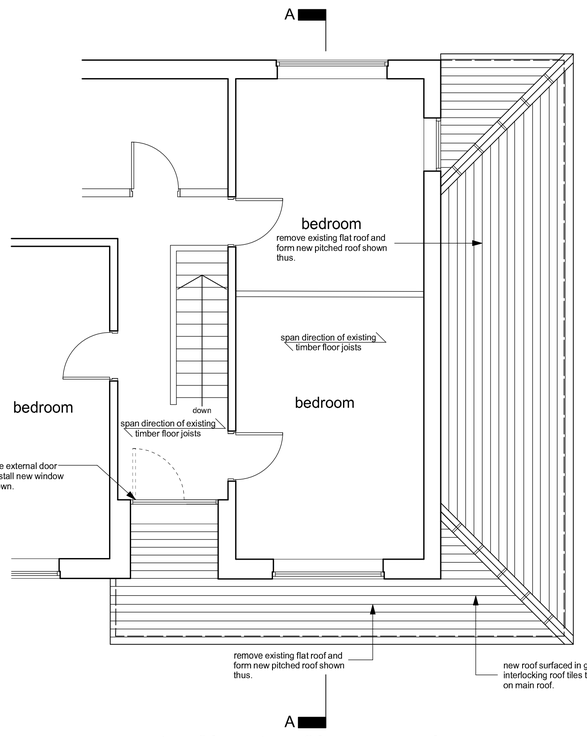
section A-A



section B-B



ground floor plan



part first floor plan

Existing First Floor (beneath habitable rooms): Remove existing finish to garage ceiling and underdraw with 12.5mm gypsum plasterboard (min mass per unit area 10kg/m) fixed with staggered joints reinforced with jute scrim and finished with 5mm gypsum skim finish (half hour protection).

Windows: Generally to be hermetically sealed unit double-glazing with a min.16mm argon gas filled cavity between panes. Opening lights to be weather-sealed and provide a minimum of 1/20th of the total floor area of room as ventilation. Windows to give a U-value not exceeding 1.4W/m K. Windows in habitable rooms to be fitted with trickle-vents to give background ventilation the equivalent area of at least 8000mm . Windows in wet rooms (kitchens, bathrooms etc.) to be fitted with trickle-vents to give background ventilation the equivalent area of 4000mm . Any glazing extending to less than 800mm above finished floor level, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to B.S.6206. All glazing to comply with B.S.6206.
Reasonable provision must be made to resist unauthorised access to the dwelling in accordance with the requirements of Part Q1 of the building regulations. Requirement Q1 applies to easily accessible doors and windows that provide access into the dwelling from outside, these must be able to resist physical attack by a casual or opportunist burgular by being both sufficiently robust and fitted with appropriate hardware.

Pitched Roof (Traditional + unvented): Roof timbers to be in Grade C24 timber (unless otherwise stated).
Roof to be surfaced in concrete interlocking tiles, with lap and gauge suitable for pitch. Sw. battens as recommended by tile manufacturer over Proctor 'Air' (or similar) vapour permeable roofing felt. Sw. rafters & ceiling-joists, as specified. Rafters and ceiling-joists supported on 50 x 100mm sw. wall-plate, secured at max. 2000mm c/s with 30 x 5mm x 1000mm long galv. m.s. holding-down straps.
19mm sw. fascia and 6mm exterior-quality ply soffit for paint finish on 50 x 75mm sw. framing. Roofspace to incorporate 300mm Rockwool "Rollbat" insulation in 2 layers laid between and across joists. 12.5mm plasterboard and 5mm plaster skim to ceiling, on jute scrim reinforced joints. Roof construction to give a U-Value not exceeding 0.15 W/m²K as set out in L1B of the Building Regulations.
150mm high Code 4 lead flashings and cavity-tray DPCs incorporated at wall/roof junctions.

Timber pre-treatment: All structural and external timbers shall be pre-treated with either the double vacuum process using organic solvent to BS 5707 or vacuum/pressure process using a fixed water borne preservative (to BS4072) location of timber will determine which specification used i.e. As recommended by the processor.

Flashings: To BS 1178:1982 milled lead sheet or equal approved. Minimum thickness are code 4 for gutters and flashings and code 3 for soakers. To extend minimum 150mm vertically to all abutments. All to be coated with patination oil.

Draught Sealing: All pipes entering boxing or passing into unheated spaces to be sealed against draughts. Large diameter pipes such as S and VP s to be passed through close fitting holes where passing through plaster board to ceilings, walls, pipe boxing etc.

Gutter: Roof to drain into UPVC gutters to match those on the existing property. 68mm dia. UPVC rwp. secured with pipe-clips, to manufacturer's instructions. Rwp. to be fitted with anti-splash shoe and drain into trapped gulley.

Below-ground drainage: Existing drainage runs, including manholes and other connections should be verified on site. New surface water drain is to connect into the existing system via. 100mm dia. vitrified clay extra-strength pipes and fittings with flexible-sleeve joints - all to B.S.65:1981. Pipes to be laid to an even fall of min. 1:80 (surface water)

Mechanical Ventilation: Kitchen to have mechanical extract ventilation, extracting min. 60 l/sec., or 30 l/sec. if incorporated in a cooker hood.

Electrical: Electrical installations to be in accordance with IEE Regulations and requirements of the supply authority. All new electrical work to be carried out in accordance and meet requirements P1/2 of Building Regulations 2000 (as amended by SI 200/3210) Approved document P (Electrical Safety). Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations by a person competent to do so in order to protect persons from fire and injury. Sufficient information shall be providing so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety. Prior to completion, Building Control must be satisfied that Part P has been complied with and may require an appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so. Switches and sockets in habitable rooms to be fitted between 450mm and 1200mm above finished floor level to comply with Building Regulations Part M.

Each internal light fitting should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings should have local controls to allow for the separate control of lighting in each space zone. Controls may be manual, automatic or a combination of both.

Gas Installations: Gas installations to be in accordance with the British Gas Corporations regulations and the requirements of the supply authority, by GAS SAFE registered fitter.

Central Heating: Contractor to be responsible for extending existing central-heating system to cater for alterations, including re-siting and provision of new radiators. Contractor to inform client if boiler inadequate at tender stage.

Fire:

Steel Beams: Build in steel Beams where shown on drawing to structural engineers details. Encase beams in 2 layers of 12.5mm Gyproc Wallboard nailed to min. 50x50mm timber soldiers @ max. 600mm c/s with all joints staggered. to have 1/2-hour fire protection using 12.5mm Gyproc FireLine board on expanded metal lathing. Ensure min. 6mm gap between lathing and flanges of beams to provide adequate mechanical bond for plaster. Plasterboard to receive 3mm skim finish on scrim reinforced joints (30min. fire protection).

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS

Notes:
This drawing has been prepared specifically for the purpose of Planning Permission (where appropriate) & Building Regulation Approval. Valley Properties accept no liability for errors or omissions. The drawing may be used for estimating purposes, but the Principal Contractor must cost fully from a site investigation. The Contractor is responible for checking site dimensions, materials etc., and all building work, such work being checked by Building Control on site, as may be appropriate. Valley Properties disclaim any liability for works carried out.

Revisions:
Rev. (31-07-2024) - Drawing updated to create Building Regs drawing
Rev.B (12-09-2024) - Drawing updated.
Rev.C (24-09-2024) - Drawing updated.
Rev.D (15-01-2025) - Flat roof over single storey part of dwelling replaced with pitched roof.
Rev.E (26-01-2025) - Drawing generally updated.

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Client Details

Ambreen Khan & Mojeeb Latif

Project Title

Proposed partial conversion of garage to habiatable room & associated alterations at 10 Delves Wood Road
Beaumont Park
Huddersfield

Drawing Title

Planning & Building Regulations Drawing

Drawing Status

PRELIMINARY

Scale.	Drawing Number	Rev.	Date Drawn	Drawn By
1/50	2024/014/03	E	April 2024	Andrew Smith