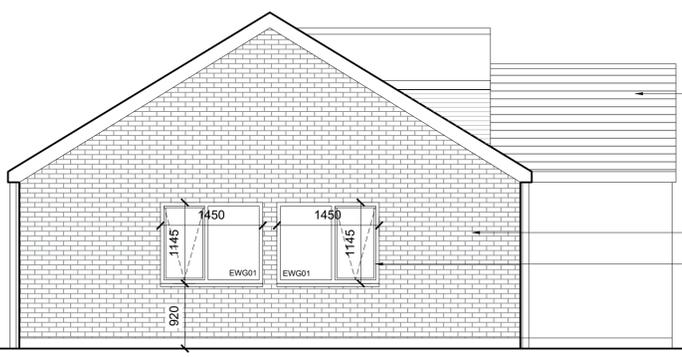




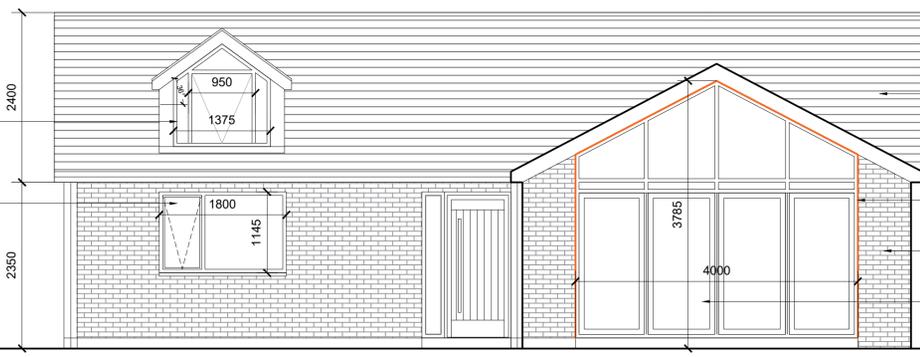
Proposed Buff facing brick



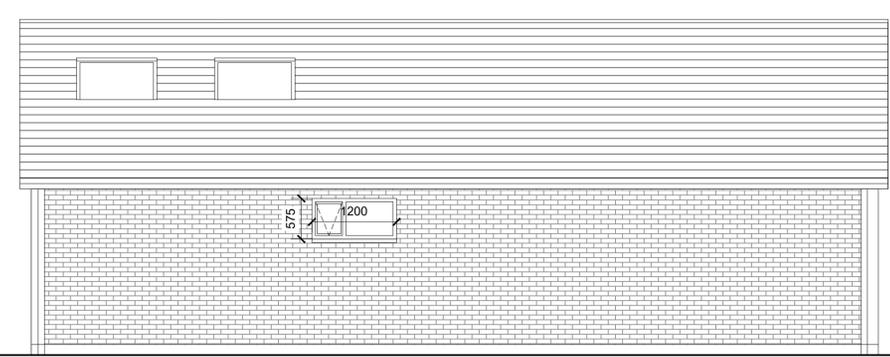
Proposed Concrete Roof tile



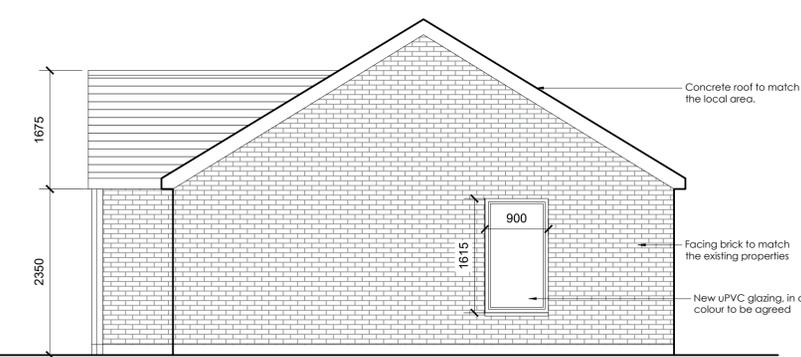
PROPOSED ELEVATION Side 1:50@A1



PROPOSED ELEVATION Front 1:50@A1



PROPOSED ELEVATION Rear 1:50@A1



PROPOSED ELEVATION Side 1:50@A1

**BUILDING REGULATIONS NOTES.**

**DESCRIPTION OF PROPERTY**  
The proposal is a single storey bungalow

**GENERAL NOTES**  
Workmanship and materials to comply with Building regulations. All materials to be fixed, applied or mixed in accordance with manufacturers instructions and specifications.  
All dimensions to be checked on site prior to work. Any inconsistencies to be reported to the architect before commencement of work.

**SUB STRUCTURE:**  
All Foundations and steelwork to be in strict accordance with the SE design, drawings and calculations.

Strip wall foundations to new load bearing walls to Structural engineers design and specification, central under walling or as specified by SE. Concrete to be designated type GEN3. Foundations to be reinforced with B196 mesh with min 60mm cover from base and sides and mesh to have min 400mm laps. Depth to be at safe bearing level as agreed with L.A. after site investigation. Wall cavity to be concrete filled from foundation level to within 225mm of floor slab with weak mix concrete. Solid concrete blockwork, lightweight foundation blocks or class A engineering block.

Minimum crushing strength between 7.0 and 15N/mm<sup>2</sup> in accordance with Engineers details. Class 2 mortar.

Minimum 750mm cover to foundation bearing in clay sub-soils. Existing topsoil to be removed down to natural ground and replaced with well consolidated hardcore for extent of extension. Foundations adjacent to drains or IC's to be taken down to at least invert level. Trial hole to be dug local to proposed development to allow Building Inspector to inspect trial holes and confirm suitability for new load.

**GROUND FLOORS:**  
Floor finish to client requirement on min 75mm screed or power float finish on 1200g dpm over Kingspan TFF70 (110mm) insulation board, or similar, turned up in 25mm thickness at floor perimeter to dpc to avoid cold bridge. 200mm thick C35 concrete slab with a193 mesh top and bottom reinforcement, lay further dpm linked to dpc over well blinded natural stone, sulphate free hardcore compacted in maximum 150mm layers to achieve 0.13W/m<sup>2</sup>K-values.

\*Allowance to be made for underfloor heating to the bathroom and hallway following L.A. agreement with the client. Installation to manufacturers details.

All in compliance with Part E of the Approved Document. Minimum 100mm bearing on to inner leaf of external wall or internal loadbearing wall.

All timber trimming beams to be protected to one hour fire resistance with either fire line plasterboard. All joint ends to be wrapped with dpm to protect.

**STEELWORK AND LINTELS**  
Proprietary galvanneal steel lintels (unless SE drawings and specification state otherwise) with 150mm min bearing at each end installed in accordance with manufacturers recommendations to window floor opening. Horizontal and vertical DPC to be provided at jambs to comply with BS 743. All steelwork to be primed with 75 microns dry film thickness zinc phosphate or chromate.

All lintel / beam sizes to be approved by Building Control. Steel beams, must be treated with min. half hour fire protection by means of 2 no. layers of 12.5mm plasterboard and 3mm skim. Crushing strengths between 7.0 and 15N/mm<sup>2</sup> in accordance with Engineer's requirements.

**EXTERNAL WALLS:**  
**Extension:**  
Brickwork, outer leaf to match existing (Style and finish to be agreed with the client prior to order), tied to timber frame designed by specialist. Internal leaf finished with 12.5mm plasterboard and 3mm skim. Crushing strengths between 7.0 and 15N/mm<sup>2</sup> in accordance with Engineer's requirements.

Cavity wall insulation to be taken down to min 150mm below floor level. Cavity to remain clear 225mm below DPC level. Tanking to be provided to external walls where ground level sits above the internal finished floor level.

Walls set in 1:3 sand cement mortar below DPC and 1:4 sand cement mortar above DPC, pointing to match existing. The two leaves to be tied together with stainless steel double triangle ties at 900 horizontal c/s and 450 vertical c/s incorporating plastic insulation retaining clips. Horizontal DPC, to comply with BS 743, to be installed to outer leaf, in a bed joint course at least 150mm above proposed external ground level.

Damp proof membrane beneath floor construction to be lapped up cavity face of inner blockwork and onto DPC course within blockwork inner leaf. U-value of construction: 0.18W/m<sup>2</sup>K. Thermabate 90 (or similar) insulated cavity closer to all windows and external door jambs and junctions between new and existing walls.

**INTERNAL WALLS**  
Stud partitions of 75mm x 50mm sw studs at 400mm centres, tied to joists at head and fixed to sw runners .50mm thick, at base. Partitions finished both sides with 12.5mm thick plasterboard and 3mm plaster skim finish.

Provide Rockwool RW3 sound deadening insulation to stud partitions where shown.

**THERMAL EFFICIENCY**  
All wall constructions to achieve minimum U-value of 0.18W/m<sup>2</sup>C.  
Exposed floors and ground floors to achieve minimum U-value of 0.13W/m<sup>2</sup>C.  
Roofs to achieve min U-value of 0.11W/m<sup>2</sup>C.  
Windows to achieve min u value 1.2W/m<sup>2</sup>C.

**DAMP PROOF COURSE**  
Damp proof course at ground level with lapped joints in accordance with the manufacturer's instructions. DPM to be taken up to the walls to a minimum of 150mm above the top of the joists and lapped and bonded to the horizontal DPC's in the new masonry walls.

All internal and external load bearing walls built on a concrete foundation and to incorporate a DPC lapped to any DPM. The DPC to the external walls must be at least 150mm above the level of the outside ground as shown on the structural engineers drawings.

Proprietary cavity closer to all external door and window jambs and cills.  
Preformed cavity trays and cavity gutters with stop ends to roof abutments.

Perpend Weepholes to be installed as required.

**ROOF**  
Pitched roof to use concrete roof tiles to visibly match existing local properties (suitable for pitch of roof), on 38 x 38 tanalised battens with c/s to suit gauge of tiles as recommended by manufacturer, on Tyvek breathable underlay. Tyvek breathable underlay on trusses to specialist supplier design and detail. Roof void to be ventilated via a pre-vented board (12mm wide slot along soffits). Proprietary eaves ventilator fixed between each attic truss to ensure clear passage of air across top of insulation. Eaves vents to be provided all round perimeter.

2 No. rooflights to be installed to manufacturers details.

General roof insulation above the ceilings to comprise 2No. layers of 100mm thick Rockwool insulation batts. 12.5mm plasterboard internal finish below with 3mm plaster skim. Roof to provide u-value of 0.13W/m<sup>2</sup>K.

Where the ceiling slopes in Kitchen/Living Room roof insulation to comprise Tyvek sarking felt breathable on 100mm Kingspan Kooltherm K107 pitched roof board between rafter (@400mm ctrs) with 42.5mm Kooltherm K118 (12.5mm plasterboard internal finish below) with 3mm plaster skim. Roof to provide u-value of 0.13W/m<sup>2</sup>K.

Code 4 lead flashing at roof valley. Cavity trays to be installed at abutment of low level roof with brickwork.

100mm moulded to match the existing (or similar) black PVC gutter bracketed off fascia. 75mm dia black circular PVC RWP to match existing, to connect into the new drainage system.

**NOTE: The client intends on installing solar panels on the roof, these will be installed to manufacturers details.**

**CEILING**  
15mm plasterboard and skim screwed to roof joists. Moisture resisting plasterboard to bathroom and kitchen areas.

**WINDOWS**  
New windows will be high performance purpose uPVC with side hung casement openings. The design and glazing bars to match the existing and confirmed with the client. Double glazed Eco Clear "C" glass to achieve U value rating of no more than 1.2W/m<sup>2</sup>K.

Window ironmongery to be chrome lockable fittings (lockable where regulations permit). Toughened glass where under 800mm above floor level, to glazed doors and sidelights within 300mm horizontally of door way. Obscure glass to be used in bathrooms where appropriate.

Background ventilation provided by use of adjustable trickle ventilators at a height not less than 1.75metres above finished floor level fitted to all windows.

All operable windows, with the openable area in habitable rooms equivalent to at least 1/20th of the room floor area. Thermabate 90 (or similar) insulated cavity closer to all windows and external door jambs and junctions between new and existing walls.

All windows to have closable trickle vents in head of frame to give 8000m<sup>2</sup> ventilation per room per min. as Part F1. Glass below 800mm from FFL to be toughened.

**DOORS:**  
**External Glazed sliding doors:**  
Secure doorsets should be manufactured to meet the requirements of British Standards publication PAS 24: 2012 or to meet the requirements set out in App. B of the Approved Doc. Part Q 2015. Doors should be colour specified by Client) powder coated Aluminium framed 'bottom hung' doorset with full height glazing. Glazing to be low E clear double hung glazing (4mm float glass inner pane, 20mm cavity between panes, or 16mm argon fill, and 4mm low E glass outer pane). Draught strips to be fitted around all new door openings.

Lintels and corner post as per SE calculations. It is recommended that the opening into which the sliding /bi-fold doorset is to be installed is 10mm larger in both. These should be supplied to fit as the built structural opening measurements.

**External Doors**  
External doors and frames to House to provide a maximum U value of 1.4W/m<sup>2</sup>K. All external doors to have multipoint locking.

**Internal Doors**  
Flush doors, finish to be agreed with client, are designed for internal use only, and must not be exposed to or installed in damp ambient conditions, including where wet trades have recently been active. Door faces are factory finished; Doors within this range have a solid timber liping to both vertical edges, which require site decoration. The door must be fully sealed on all edges, especially on the top and bottom.

Any vision panels with a minimum zone of clear visibility between 900mm and 1500mm above floor level. Vision panels to be 22mm hermetically sealed units comprising 6mm laminated safety glass with 10mm cavity. (Kite marked). Any side panels to be fully glazed to the same specification.

**SPACE HEATING:**  
Air source heat pump system to be installed to manufacturers details on agreement with the client. Any panel radiators with TRV's to be supplied by the contractors plumber and any alterations agreed with the client.

The hallway and bathroom to have UFH unless otherwise agreed with the client. Radiator locations in the bedroom, living room etc to be agreed with client on site.

**HOT AND COLD WATER:**  
Direct mains-fed cold water supply through out.

All works to be carried out in accordance with the current water regulations and relevant British Standards.

**VENTILATION:**  
Kitchens to have mechanical extract fans for intermittent use adjacent to hobs with humidistat control rated at 30 l/s.ec.

**FIRE SAFETY:**  
Fire resistance of structure:  
Structural beams, loadbearing walls, compartment walls and compartment floors shall have a fire resistance of 1 hour.

Non-compartment walls and non-compartment floors shall have a fire resistance of 30minutes.

**DRAINAGE:**  
New drainage to be designed by a special contractor capable of installing a septic tanks system.

**SANITARY PIPEWORK -**  
Traps and wastes to wash basins to be min. 32mm dia. Traps to be 75mm deep seal.

Traps to baths, showers and sinks to be min. 40mm dia. Traps to wc's to be min. 75mm with 50mm depth of seal.

All soil and vent pipes are to be 100mm solvent welded uPVC to BS 4514.

Access points for rodding shall be provided at all changes in direction. The system shall be designed to comply with BS 4514 for uPVC soil and ventilation pipes, fittings and accessories.

Soil and ventilation pipes to terminate 900mm above any opening within 3m and have a cover at the termination.

Invert levels of all manholes will be as shown on the structural engineer's drawings. 135 degree slow radius bends to be provided at the base of the new soil stacks.

**RAINWATER DRAINAGE:**  
Gutters are to be 100mm half round uPVC. Downpipes are to be 75mm dia. upvc discharging into back inlet gullies as shown. All work to comply with BS 4514 and 4576



Notes: Unless indicated, this drawing is for information only. Do not scale, use figured dimensions only. All dimensions to be checked on site.	Revisions: Date: Rev: Note:	Check:
Drwg. original size: A1		

	Project: 51 TURNSHAW ROAD Kirkburton	Drwg. No: 0467_TURN_204
	Drawing Title: Proposed Building Regulations Elevations	Status: Building Regulations (*)
	Scale: As Shown/ 1:50@A1	Revision: *
	Drwg. Created: 14.04.25	