

BUILDING REGULATION NOTES/SPECIFICATION

Location	16 Hanson Road, Meltham, Holmfirth, HD9 5LR.
application	Erection of Porch Extension and Associated Alterations to Dwelling at 16 Hanson Road, Meltham, Holmfirth, HD9 5LR.
client/applicant	Mr D Milsom
job number	25/1278
date	January 2026

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499

paul@paulmatthewsarchitectural.co.uk

www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 - Company Registered in England and Wales

GENERAL NOTES

- * This project is considered exempt from the Building Regulations but has been designed to comply with the Building Regulations.
- * All work to be carried out in accordance with Building Regulations and all amendments thereto and Water Authority Regulations.
- * The materials and workmanship to comply with the current British Standard where such a standard exists.
- * All workmanship to comply with standards not less than those defined in the current code of practice for the appropriate trade.
- * The contractor should remember to allow for all necessary propping, temporary support, etc., needed to carry out the works.
- * All dimensions and measurements must be checked on site.
- * The contractor must familiarise himself with the nature and layout of the premises and work to be undertaken.
- * The contractor must ensure that all necessary precautions are taken to prop and support the existing structure, whilst breaking out new openings, etc.
- * The contractor must ensure maximum security and protection to the premises whilst works are in progress.
- * The contractor must ensure that all part of the existing building affected by the work to be made good on completion.
- * Refer to figure dimensions only - do not scale – all dimensions are given in good faith and must be clarified and checked by the contractor prior to commencement on site.
- * If the new building work/extension encroaches upon any gas, electric, telephone or water main the appropriate statutory undertaking must be consulted prior to commencement.
- * All new materials to match existing, wherever applicable / appropriate.
- * Concrete in any new foundations shall have minimum compressive strength of 25 N/mm².
- * Foundations to be taken below all drains within 1.0 metre.
- * Blockwork leaves to have minimum crushing strength of 7 N/mm² or Class A blocks to BS 2028 up to DPC level.
- * The stainless steel wall ties are to be double triangle tie AC-02 by Ancon Clark (Sheffield) Limited, to BS 1243 and of sufficient length to suit the width of the cavity. Ties shall be placed horizontally at 900mm. centres for masonry cavity width of 50mm. to 75mm. or at 750mm. centres for masonry cavity width of 76mm. to 100mm., vertically at 450mm. centres

and staggered, and half this distance at quoins and jambs – unless described otherwise.

- * Any drains under new building work/extension to be uncovered and completely surrounded in 150mm. concrete.
- * Any drains passing through walls to have lintels supporting each leaf providing 50mm. space all round pipe. Opening to be masked with rigid sheet material to prevent the ingress of fill or vermin.
- * Drainage pipework to be vitrified clay with 100mm. diameter hapsleve flexible fittings and surrounded in 150mm. pea gravel. All to entire satisfaction of the Building Inspector.
- * All reveals to have minimum 150mm. DPC
- * All new brickwork to be toothed into existing, but where this is not possible block bonding every 3 bricks in 6.
- * All structural timber to be stress grade C16.
- * All new joinery to be to E.J.M.A. standards.
- * All external timbers to be pressure impregnated with preservative.
- * All lintels in new external walls to be fitted with cavity trays, stop ends and weep vents (minimum 2 per window opening).
- * 30mm. x 5mm. mild steel anchor strapping at ceiling level/roof level, to be over 2 No. joists and reaching onto uncut blocks, with 50mm. x 50mm. noggins and packing.
- * All flashing to be well dressed and minimum 150mm. high. Flashing to be stepped when installed to a pitch.
- * Position of electrical power points, switches and lights to be determined by client and to be in accordance with I.E.E. regulations (Latest Edition).
- * All cavities to have cavity barriers. Wall ties should be installed on every block course, or doubled up every other block course within 300mm of the reveal.
- * External painting: - woodwork to knot, prime, stop, prepare and paint 2 undercoats and 1 gloss.
- * All window and door reveals to be insulated between inner and outer leaves to provide a thermal break.
- * This drawing to be read in conjunction with all the associated drawings, engineers' calculations & drawings and all other notes.
- * Gullies to be external inspection type unless connected to a manhole.
- * Any new manholes to have 150mm. concrete slab and smooth benching laid to falls, 215mm. class B engineering brickwork walls. Manhole

covers to be medium duty. If required manholes can be plastic by 'Hepworths'.

- * Timber members joists etc, if built into any wall to have the end(s) treated with a wood preservative.
- * Where joist hangers and truss shoes are used they should have a return flange for hooking into brick or block walls to provide a positive fixing.
- * All glazing to comply with the current Building Regulations.

GENERAL

Do not scale from drawing.

Contractor to familiarise themselves with the planning approval and conditions imposed, NB Planning decision outstanding, application formally submitted January 2026.

All figured dimensions to be taken in preference to scaled dimensions and all dimensions to be checked on site prior to construction or assembly, and any discrepancies to be reported.

All work to be carried out in accordance with the current Building Regulations approved documents, together with all relevant current British Standards.

All structural timber to be stressed graded to BS EN 1995:2004 and strength class in accordance with BS EN 338:2016. The timber used is to be a species and grading as specified in the Building Regulations and TRADA Eurocode 5 span tables fourth Edition 2014 and to be C24 or C16 as specified.

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

All works to comply with planning approval.

Existing ramped access to be amended to project around the proposed porch extension. Ramp and Guard rails, etc all to match existing.

SUBSTRUCTURE

Foundations to comply in all respects to BS.8004/8110: 1986 and taken down to a load bearing strata to adequately transmit all applied loads. Construction detail and mix all in accordance with Structural Engineer's design and to comply with both Local Authority Building Control and NHBC standards.

Foundations to be minimum 650mm wide as indicated on the section to a depth of not less than 750mm in sand, and 900mm in clay, and to be taken down to the invert of any drain within 1 metre of the foundation. All to the Building Control Officers satisfaction.

Walls below ground to be built in brickwork or dense concrete blockwork construction with any cavities filled with weak mix concrete up to 225mm below DPC. Facing brickwork to extend two courses below ground level. Blockwork to be 7N/mm² lightweight foundation blocks.

WALLS

EXTERNAL WALLS

All masonry to be constructed in accordance with BS.5628 PT3.

Cavity wall to consist of:

102.5mm facing brickwork, to match existing with 50mm clear cavity kept clear of mortar droppings with 100mm Kingspan Kooltherm K106 cavity boards held back to inner leaf with plastic clips fixed to wall ties with 100mm lightweight block. (U Value 0.18)

Insulation to receive self-adhesive breathable tapes at all joints and at all wall tie locations.

Installed in accordance with manufacturers current Agreement Certificate.

All wall ties to slope towards external leaf & commence 1 course above DPC (subject to joint locations).

Cavity to be closed around all openings with proprietary insulated DPC cavity closers, 'Thermabate' or similar. Eaves and verge closed with mineral wool cavity closer.

The inner leaf is to be 100mm Standard aircrete blocks (600kg/m³) laid in gauged mortar mix to block manufacturer's guidelines & compatible with mortar to external leaf.

Walls to be finished internally with 12.5mm plasterboard & 3mm plaster skim.

Lintels to openings within cavity walls to be to catnic or IG lintels to suit span/loading.

Cavity trays to be provided above all opening and abutments, to extend a min of 150mm beyond each side & turn up at stop ends.

Cavity weep holes to be provided over lintels & cavity trays at min 450mm centres, min 2 No per opening.

All masonry walls to receive movement joints at min 6m centres.

Cavity to be filled at low level to 225mm below DPC with lean mix concrete.

All walls below DPC to be constructed from Class B Engineering bricks or 7N/mm² lightweight foundation blocks. Where new walls abut existing walls perpendicular, Simpson Strong Tie crocodile wall extension profiles or similar wall starters are to be used.

FLOOR STRUCTURE

Ground Floor – suspended timber floor

18mm Safedek P5 Grade moisture resistant chipboard with slip resistant polypropylene film on 125 x 50mm C24 timber joists spanning onto 125 x 50mm timber with joist hangers on existing external wall and neatly built into new blockwork inner leaf on external wall. Provide 100mm mineral wool quilt insulation between joists supported on battens or plaster angle beads nailed to joists.

150mm min ventilated void below floor structure with 100mm concrete oversite on 50mm sand blinding on 100mm well compacted sulphate free hardcore to S.E design / calcs. NB property is in a radon area. 1200 gauge visqueen DPM to above sand blinding. DPM to project through cavity to external leaf with cavity tray over.

Joists to be built into new inner skin of outer leaf and neatly pointed round with general builders silicone (external walls only to prevent air leakage).

Direction of joist span as indicated on proposed section.

Herringbone strutting or blocking shall be provided at ends of joists where they bear onto intermediate walls, and full depth S/W solid strutting at either mid span or 2000mm ctrs which ever is the shortest distance.

Sub floor void to be min 150mm between oversite and underside of proposed joists (oversite to be no lower than ground level). Void to be ventilated with air grate at 1800mm ctrs, include for cavity trays over cavity sleeves.

Any existing air vents, to be covered by the proposed extension, to be broken out to ensure continuous sub floor ventilation.

All internal floors to line through level (unless noted otherwise).

ROOFS

Pitch Roof

Duble roman concrete Roof tiles, to match existing on 50 x 25 mm tanalised softwood battens on Proctor Roofshield or other agreement certified breather membrane on 150 x 50 C24 rafters at 400mm C/C rafters fixed to 100 x 50 mm tanalised softwood wallplate bedded and strapped to wall with galv. steel straps at 2m c/s.

175 x 50mm ridge board and 200 x 75mm C24 hips.

Restraint straps at max. 2.0m ctrs to ceiling and rafters, fixed over 3 no. Members. 1 no. Bend, 5 thick x 30mm wide galvanised steel straps with solid S/W noggins and packing pieces. Straps to be fixed under rafter and over ceiling members. Turned down straps to reach an uncut block.

Valley construction to be formed using Code 4 lead lining and supported by 19mm thick exterior quality ply (WBP) with adjacent tiling neatly cut leaving a clear channel of approximately 125mm length of lead sheet should not exceed 1.5m and must be lapped by 150mm lead to run up sides by at least 150mm high and form a welt each side.

Flat ceiling to be formed internally with 100 x 50 C24 ceiling joists, 100 x 50mm central runner and 50 x 50mm hangers every other rafter/ceiling joist.

UPVC fascia and soffit to replicate existing.

Thermal insulation

Where ceiling follows line of rafters lay 100mm Kingspan Kooltherm K107 urethane insulation board between rafters and provide ceiling of 42.5mm insulated plasterboard and skim under rafters.

Rainwater Goods

p.v.c. gutters and rainwater pipes to match existing.

All new surface water to connect into existing surface water drainage system.

CEILINGS and FIRE PROTECTION

Ceilings generally to be 12½mm wallboard TEN and skim.

Any steelwork to be encased in 15 mm Gyproc Fireline Board and skim to provide half hour fire resistance.

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.

All ground floor windows with an opening light should incorporate laminated glass to BS EN 356:2000. Door sets must incorporate one pane of laminated glass meeting requirements of BS EN 356:2000 class P1A. There should also be a means of giving a wide angle view of the area immediately outside the main entrance door to individual homes.

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 Band B Energy Rating or better.

All windows to be draught sealed and fitted with sealed double glazing with 18mm ARGON filled cavity, with warm edge spacer and low E glass with 0.05mm soft coating to achieve average 1.4U value.

Home ventilation guides required to be given to the homeowner by the builder explaining how to use and ventilate the dwelling efficiently.

Windows to habitable rooms to have opening light area min. 1/20th of floor area and to be fitted with permavents to provide background trickle ventilation to meet Part F 2010 Table 5.2a and to be calculated for each individual unit.

All windows to be openable unless specifically requested by planning authority, refer to drawing for further details

ELECTRICAL WORKS

The electrics are to be designed, installed, tested, commissioned and certified by a person competent to do so and shall be to 18th Edition of IEE Wiring Regulations and BS7671:2018.

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.

DRAINAGE

Below Ground Drainage - private drains

Drainage under buildings and those deeper than 600mm to be surrounded in 100 mm bedding.

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.

Where drain passes through wall insert concrete relieving lintels over to give 50 mm clearance around pipe and mask opening both sides with rigid sheet material.

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 light duty covers in garden areas and medium duty covers in drives.

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 concrete in drainage infrastructure to be ST2 to BS EN 206-1:2000 with minimum 20mm aggregate.

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