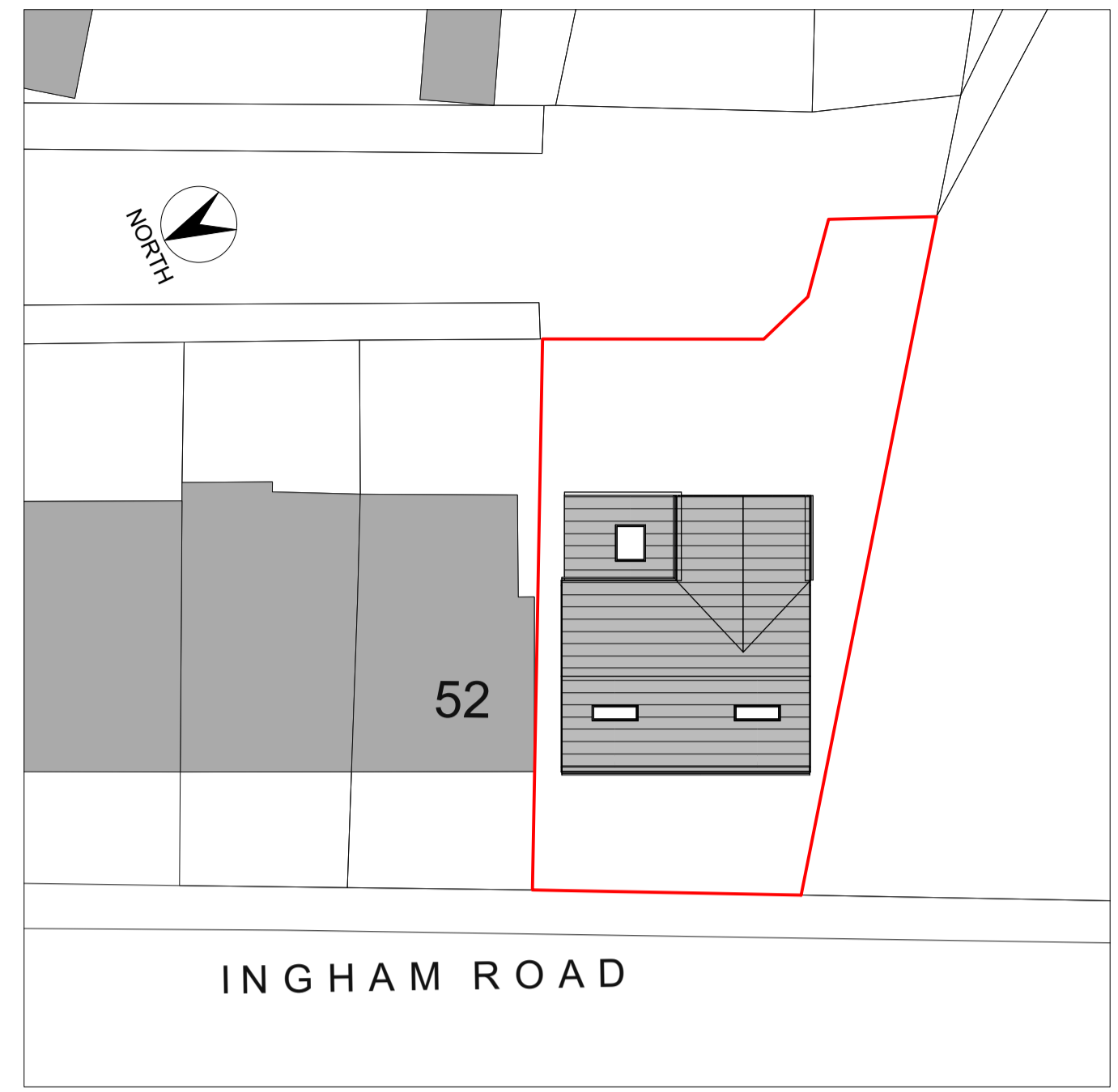




Side Elevation As Proposed
Scale 1:50



Front Elevation As Proposed
Scale 1:50



Site Plan As Proposed
Scale 1:200

GENERAL NOTES
[All works to be in accordance with the current building regulations 2024 and Planning consent]
Tenders must include for all work shown or described in the drawings as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

FOUNDATIONS CONSTRUCTION
New strip foundation to be - 600x300mm with min 700mm cover taken down to suitable ground all to be agreed with the building inspector.
Foundations to be deeper than drainage invert levels.

STRUCTURAL WORK:
All Steelwork to S.E Spec.
Including to rear Bi-folding doors.

NEW EXTERNAL WALLS:
Allow for forming walls in natural coursed stone or brick outer-leaf as shown with 100mm AAC Blockwork 7kN inner leaf with 150mm v cavity 100mm Kingspan K108 cavity insulation held back with retaining washers.
Max 'U' value 0.18W/m²k
Horizontal and vertical dpc's and thermal breaks to be provided at heads cills and reveals in accordance with Kingspan PSI construction details. Stainless steel wall ties to be provided at 750 horizontal ctrs and 450 vertical ctrs and every block course at reveals. Cavity to be closed at eaves.
Allow for expansion joints as necessary with mastic fill to match stone colour.
Kingspan Psi construction details to be used for thermal bridging calculations.

GROUND FLOOR CONSTRUCTION:
Ground Floor to be 75mm screed on 150mm kingspan K3 floorboard insulation on 1200grade Visqueen or similar on AAC block and beam floor, design by supplier, with min 250mm air gap, and membrane to void under floor with 100mm lean mix concrete. Allow fro telescopic under floor ventilation.
Max 'U' value 0.12W/m²k.

FIRST FLOOR CONSTRUCTION:
New first floor to be 22mm waterproof flooring grade t&g chipboard, on engineered floor joists fixed @ 400mm centers with mid point strutting, double up joists under partitions. Allow for 100mm Rockwool quilt sound deadening between joists. Allow for foibacked plasterboard to Bath and shower rooms.

INTERNAL STUD WALLS:
To be 100x50mm sw studs at 400 ctrs with 12.5 plasterboard and skim both sides and 80mm Rockwool batts sound deadening infill, double up floor joists under partitions as required.

INTERNAL MASONARY WALLS:
To be 100mm blockwork with 12.5 plasterboard and skim both sides.

NEW ROOF:
Roof to be in Marley Modern or similar concrete tiles on 38x19 treated slaters laths, on breathable sarking felt Kingspan Nilvent or equal, on roof rafters (design by engineer). Allow for 100mm Kingspan TP10 between rafters and 62.5mm Kingspan K118 Insulated Plasterboard over with skim finish to ceiling.
Max 'U' value 0.11W/m²k.

LATERAL RESTRAINT
30x5mm galv m/s lateral restraint straps to be provided at first floor, and roof level fixed to 3no joists and fixed to walls at 2m ctrs.

STAIRCASE
Form new stair to second floor in timber with min 250mm going and max 200mm rise, min 15mm nosing, 900mm high handrails on flights, increased to 1100mm at the top floor landing. Allow for min. 2m head clearance.

DOORS:
Entrnce door to be high performance composite with draught seals.
Max 'U' value 0.9W/m²k.
All internal doors to be solid core FD30 fire doors.

WINDOWS AND GLAZED DOORS:
New Windows to be bespoke high performance upvc, all opening lights to have draught seals, window stays to be lockable. Approved trickle vents to be fitted min 9000mm². Windows to be double glazed in Pilkington K Glass, argon filled with soft low E coating to inner pane, min 16mm air gap. Max 'U' value 1.4W/m²k
Windows to have openers equal to min 1/20 floor area. Bedroom windows to be escape windows minimum 0.33m² clear opening of 450mm in either direction.
All new glazing less than 800mm above floor level to be in toughened glass.

LINTELS
Allow for Keystone Hi-therm+ lintels to all external window and door openings.

SKIRTINGS AND ARCHITRAVES:
Skirtings to be 150 x 20mm softwood.
Architraves to be 75 x 20mm softwood.
Pattern to be agreed with client.

Security
Ground Floor Windows and External doors to be to one of the following standards: PAS 24:2012, PAS 24:2016, STS 202 issue 3:2011 burglary rating 2 or LPS 1175 issue 7:2010 security rating 2.
Locks to be upgraded to 3 star standards to achieve TS007 or Sold Secure Diamond Standard.

CO2 emissions
A notice specifying the predicted DER and TER for the properties will be forwarded under separate cover, in accordance with ADL1A. An as Built Assessment with EPC to be provided on completion.

Air Pressure Testing
An air pressure test shall be carried out on the development in accordance with ADL1A.

Psi Value Details
Kingspan Psi construction details to be used for thermal bridging calculations.

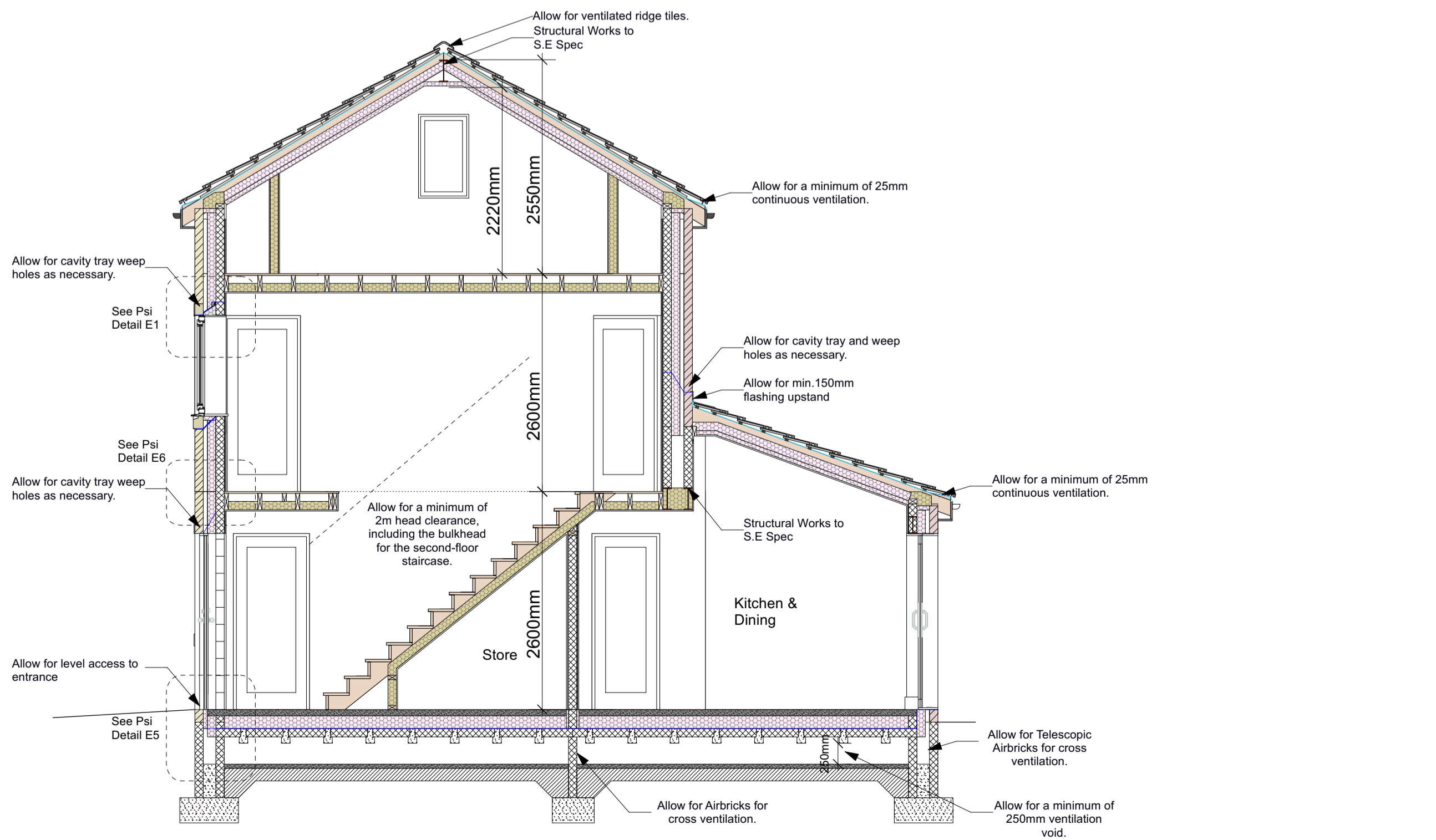
NOTES:
Any errors or omissions to be reported to Code L6 immediately.
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Side Elevation As Proposed
Scale 1:50



Rear Elevation As Proposed
Scale 1:50



Section A-A As Proposed
Scale 1:50

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Client:
X

Drawing:
Section & Elevations As Proposed

Date: 20/12/24 Scale: varies Size: A1

Drawing Number:
24-042-SK11