

NOTE :
Material Specifications to comply with design SAP Calcs
EXTERNAL WALLS - STONE
Are to have minimum 'U' value of 0.18W/m²K achieved by
100mm Stone outer leaf
100mm cavity filled with 90mm Kingspan insulation
100mm Thomas Armstrong Aircrete standard 3.6Kn block (0.11w/mK)
Plasterboard & Skim
NOTE:
Insulation to walls to be taken up to ridge level to all gable ends
External walls to have 5no. stainless steel wall ties/m² and at
225mm vertical centres to all reveals and damp proof course
at minimum 150mm above proposed ground levels.
All external reveals to have 'U' value of 0.28W/m²K achieved
by using "Damcor" or similar approved cavity insulation.
"Flexcell" or similar approved expansion joints to external walls
at maximum 12 metre centres.
Damp proof course to all external walls at heads; sills; and
jamb, and cavity walls to be sealed at roof level and openings.
Concrete cavity fill to external walls minimum 225mm below
dpc level
EXTERNAL WALLS - CLADDING
Cedar Cladding over Aircrete 3.6Kn Block
100mm cavity with 90mm Kingspan Insulation
100mm Thomas Armstrong Aircrete standard 3.6Kn block (0.11w/mK)
Plasterboard & Skim.
GARAGE WALLS
Aircrete 3.6Kn standard block
100mm cavity with 90mm Kingspan Insulation
100mm Thomas Armstrong Aircrete standard block
Plasterboard & Skim
DORMER CHEEKS & LOFT WALL
100mm Kingspan between studs with 62mm insulated
plasterboard OR PIR under with plasterboard over
ROOF
Insulation to main roof to be 450mm mineral wool minimum
100mm between and 350mm over in multiple layers at right angles
Sloping roofs to have minimum 25-50mm air gap with
125mm kingspan between and 62.5mm insulated plasterboard under
FLOORS
Minimum 120mm Kingspan insulation between floor joists
Garage Ceiling minimum 240mm mineral wool fitted between joists
WINDOWS & DOORS
All windows : Velux & Bi-Folds to achieve 'U' value of 1.0w/m²K
Composite doors to achieve 'U' value of 1.2w/m²K
LIGHTING
To be LED 10w with 1000 lm and light fixture sto be confirmed
prior to completion
HEATING
Assumed boiler Vaillant ecoTech Plus systemwith full zoneheat controls
withinsulated 200 lt tank and insulated pipework for hot water
SOLAR PANELS
4.1kw PV's Incorporated to West Elevation

INTERNAL WALLS
Load bearing walls to be 100mm "Celcon Aircrete" blockwork with a minimum
density of 450Kg/m³ with 13mm dense plaster or plasterboard on dabs
and skim.
Non-load bearing walls to be 75mm x 50mm timber studding with 25mm quilt
insulation laid between and
12.5mm plasterboard and skim to both and double joists under walls where
running parallel.
100mm brick honeycomb sleeper walls minimum
150mm high and shown dotted.

STEELWORK All steel beams and sizes of padstone
to be in accordance with Engineer's details and
calculations for beams and padstones to be
submitted and approved prior to commencement.
Steel beams to be encased in 2no. layers 12mm thick
plasterboard fixed with 1.6mm wire binding at 450mm pitch
and 7mm skim to give minimum 1 hour
fire resistance and a minimum vertical headroom
of 2 metres to be incorporated to the underside
of the beam.

WATER SUPPLY USAGE & SYSTEM
1. Calculations demonstrating a water use for the dwelling of
125 litres per person per day (or less) are to be provided
upon completion. The calculations should follow the guidance
in the Water Efficiency calculator for new buildings.
2. A notice confirming that the hot water system has been properly
commissioned and issued by a person competent to do so is to
be provided on completion
3. All baths to be fitted with suitable device so as to limit the hot water
temperature to a maximum of 48Deg C

DRAINAGE
All drainage to be 100mm "Hepsleve"pipes or similar approved
with flexible joints, bedded and surrounded in granular material
and laid to a minimum fall 1:40.
Any drains passing under buildings to be encased in minimum
150mm concrete and to be bridged where passing through walls.
Inspection chambers to be 225mm Class 'B' Engineering brick
or pre-cast concrete sections on 150mm concrete base, and
chambers deeper than 1metre are to have step-irons
incorporated and internal sizes of chambers to comply
with B.S. 8301.
All drainage is to be to the satisfaction of and approval of the
District Building Surveyor.
New Drainage to be taken and connected to
existing I.C of existing demolished Bungalow
(No additional effect on exg drainage system)

LINTOLS
Catic insulated lintols to all external openings with
minimum 150mm end bearing and to have proprietary
weep holes at 450mm centres
All internal block walls to have 150mm x 100mm pre-cast
reinforced concrete lintols and to be "Naylor Spanlite"
or similar approved.

Access to all new dwellings is to be in accordance
with Part M of current Building Regulations
A ramped approach is to be incorporated to the
entrance to the dwelling and is to be minimum 900mm
wide of any obstructions and at maximum 1:12 gradient
and has top and bottom landings with a minimum length
of 1200mm, exclusive of the swing of any door opening
onto it.

WINDOWS
All windows to be double glazed sealed units with a
16mm air gap and "K" glass by Pilkington or similar
approved "soft" low-E coating to the inner pane to give
a U value of 1.0W/m²K and doors to be 1.2W/m²K
and to have opening lights to equal 1/20th floor area and
incorporate trickle vents with minimum area 8000mm²
to habitable rooms, 4000mm² to other rooms.
All glazing to windows to be in accordance with Part L
Building Regulations;
i.e., to be toughened/ annealed glazing to any windows
with sills below 800mm from floor level and to glazed panels
in doors, adjoining side screens and any windows within
300mm of doors below 1500mm from floor level.

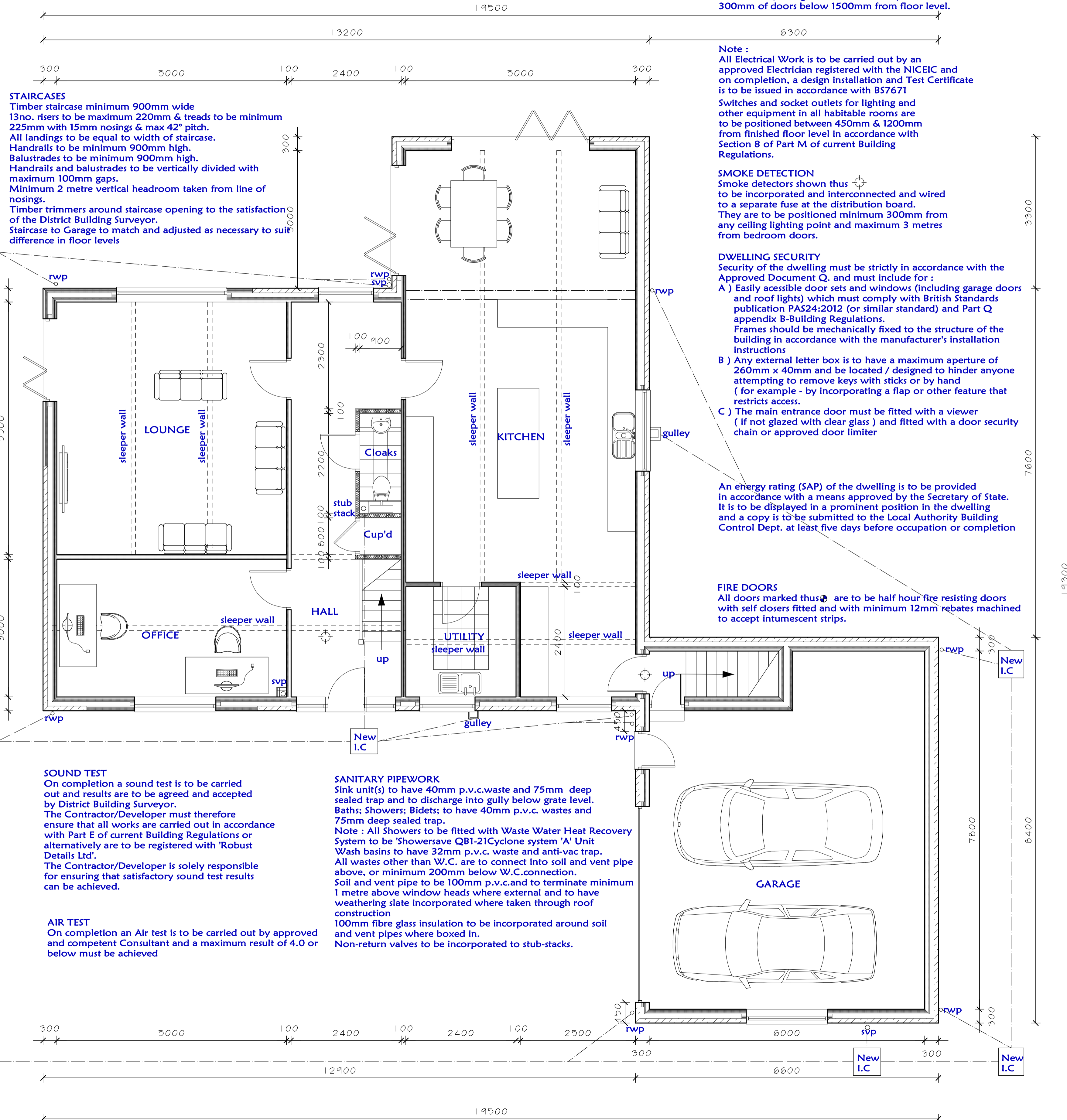
Note :
All Electrical Work is to be carried out by an
approved Electrician registered with the NICEIC and
on completion, a design installation and Test Certificate
is to be issued in accordance with BS7671
Switches and socket outlets for lighting and
other equipment in all habitable rooms are
to be positioned between 450mm & 1200mm
from finished floor level in accordance with
Section 8 of Part M of current Building
Regulations.

SMOKE DETECTION
Smoke detectors shown thus ⊕
to be incorporated and interconnected and wired to
a separate fuse at the distribution board.
They are to be positioned minimum 300mm from
any ceiling lighting point and maximum 3 metres
from bedroom doors.

DWELLING SECURITY
Security of the dwelling must be strictly in accordance with the
Approved Document Q, and must include for :
A) Easily accessible door sets and windows (including garage doors
and roof lights) which must comply with British Standards
publication PAS24:2012 (or similar standard) and Part Q
appendix B-Building Regulations.
Frames should be mechanically fixed to the structure of the
building in accordance with the manufacturer's installation
instructions
B) Any external letter box is to have a maximum aperture of
260mm x 40mm and be located / designed to hinder anyone
attempting to remove keys with sticks or by hand
(for example - by incorporating a flap or other feature that
restricts access.
C) The main entrance door must be fitted with a viewer
(if not glazed with clear glass) and fitted with a door security
chain or approved door limiter

An energy rating (SAP) of the dwelling is to be provided
in accordance with a means approved by the Secretary of State.
It is to be displayed in a prominent position in the dwelling
and a copy is to be submitted to the Local Authority Building
Control Dept. at least five days before occupation or completion

FIRE DOORS
All doors marked thus ⊕ are to be half hour fire resisting doors
with self closers fitted and with minimum 12mm rebates machined
to accept intumescent strips.



SOUND TEST
On completion a sound test is to be carried
out and results are to be agreed and accepted by
District Building Surveyor.
The Contractor/Developer must therefore
ensure that all works are carried out in accordance
with Part E of current Building Regulations or
alternatively are to be registered with "Robust
Details Ltd".
The Contractor/Developer is solely responsible
for ensuring that satisfactory sound test results
can be achieved.

AIR TEST
On completion an Air test is to be carried out by approved
and competent Consultant and a maximum result of 4.0 or
below must be achieved

SANITARY PIPEWORK
Sink unit(s) to have 40mm p.v.c.waste and 75mm deep
sealed trap and to discharge into gully below grate level.
Baths; Showers; Bidets: to have 40mm p.v.c. wastes and
75mm deep sealed trap.
Note : All Showers to be fitted with Waste Water Heat Recovery
System to be 'Showersave QB1-21Cyclone system 'A' Unit
Wash basins to have 32mm p.v.c. waste and anti-vac trap.
All wastes other than W.C. are to connect into soil and vent pipe
above, or minimum 200mm below W.C.connection.
Soil and vent pipe to be 100mm p.v.c.and to terminate minimum
1 metre above window heads where external and to have
weathering slate incorporated where taken through roof
construction
100mm fibre glass insulation to be incorporated around soil
and vent pipes where boxed in.
Non-return valves to be incorporated to stub-stacks.

- General notes**
- This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
 - All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
 - Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
 - The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2015), and under the control of a Client appointed C.D.M Co-ordinator and the Client must ensure that they are fully aware of their responsibilities within the C.D.M. Regulations (2015)
 - Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
 - NOTE:**
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.
Any works that are commenced prior to approval will be the sole responsibility of the Client / Contractor

- BUILDING REGULATION APPROVAL CONDITIONS**
- Calculations to be submitted and approved prior to commencement for :
 - Trusses and Bracing details , Steel Beams and TJI Floor Joists
 - Velux windows to Bedroom 4 above Garage to be Escape Windows
 - Survey of possible Landfill Gas and Radon Gas to be carried out and suitable precautions to be agreed and carried out if necessary
 - 'As Built' SAP Calculations and EPC Certificate to be submitted on completion
 - Photographs to be taken at ALL Stages incorporating Date : Time and Location Stamps to be submitted on completion
 - Building to be equipped with infrastructure for high speed electronic communication in accordance with Approved Document R - Building Regulations
 - Electric Vehicle charging point to be incorporated

APPROVED DRAWING

B	09-11-23	Building Regulation Approval Conditions added
A	01-09-23	Material Specifications added or amended to comply with Design SAP Calcs
REVISION	DATE	DESCRIPTION

PROJECT: PROPOSED DWELLING

ADDRESS: 46. FOUNDRY STREET. ELSECAR. BARNSELY. S74.8EQ.

CLIENT: S.ORWIN & P.BRIGGS

DRAWING No: 2024-69-1B	
DATE December 2024	
SCALE: 1:50 @ A1	JOHN KNOWLES ARCHITECTURAL DESIGN

Deancroft, Chestnut Court,
Thrybergh,
Rotherham, S65 4RA.
Telephone : 07966 394425
e-mail johnknowles-ad@outlook.com





This document was created with the Win2PDF "Print to PDF" printer available at

<https://www.win2pdf.com>

This version of Win2PDF 10 is for evaluation and non-commercial use only.

Visit <https://www.win2pdf.com/trial/> for a 30 day trial license.

This page will not be added after purchasing Win2PDF.

<https://www.win2pdf.com/purchase/>