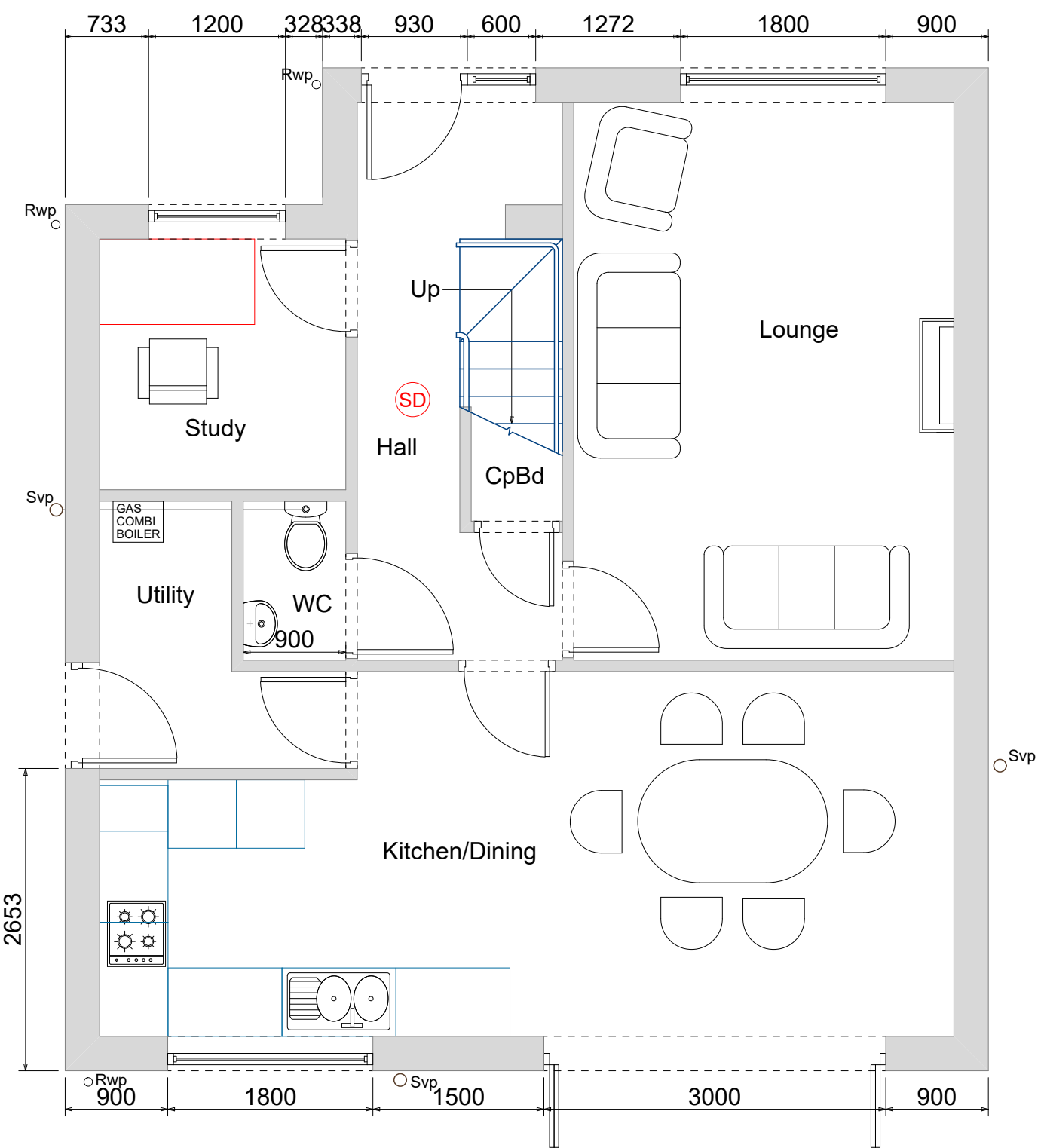
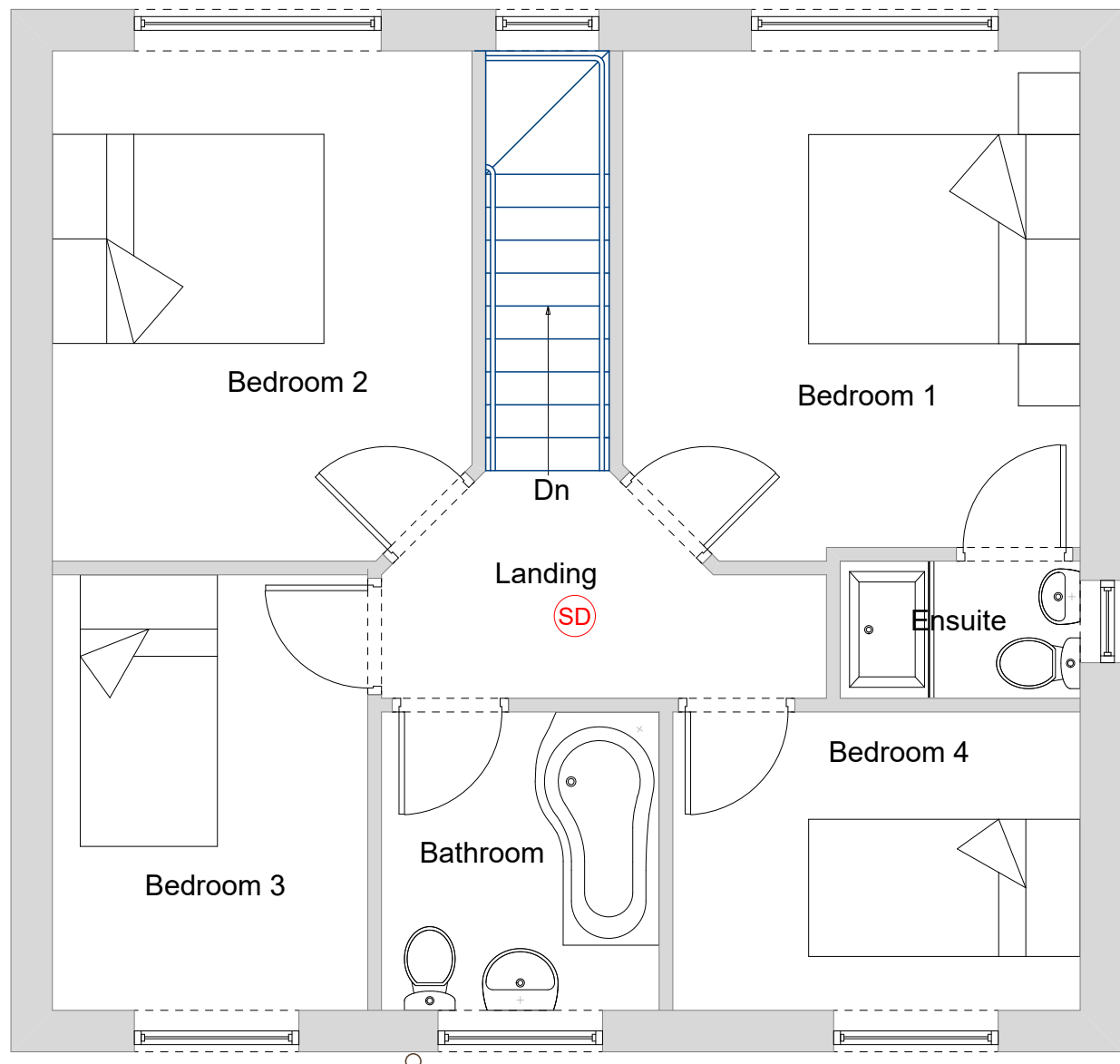




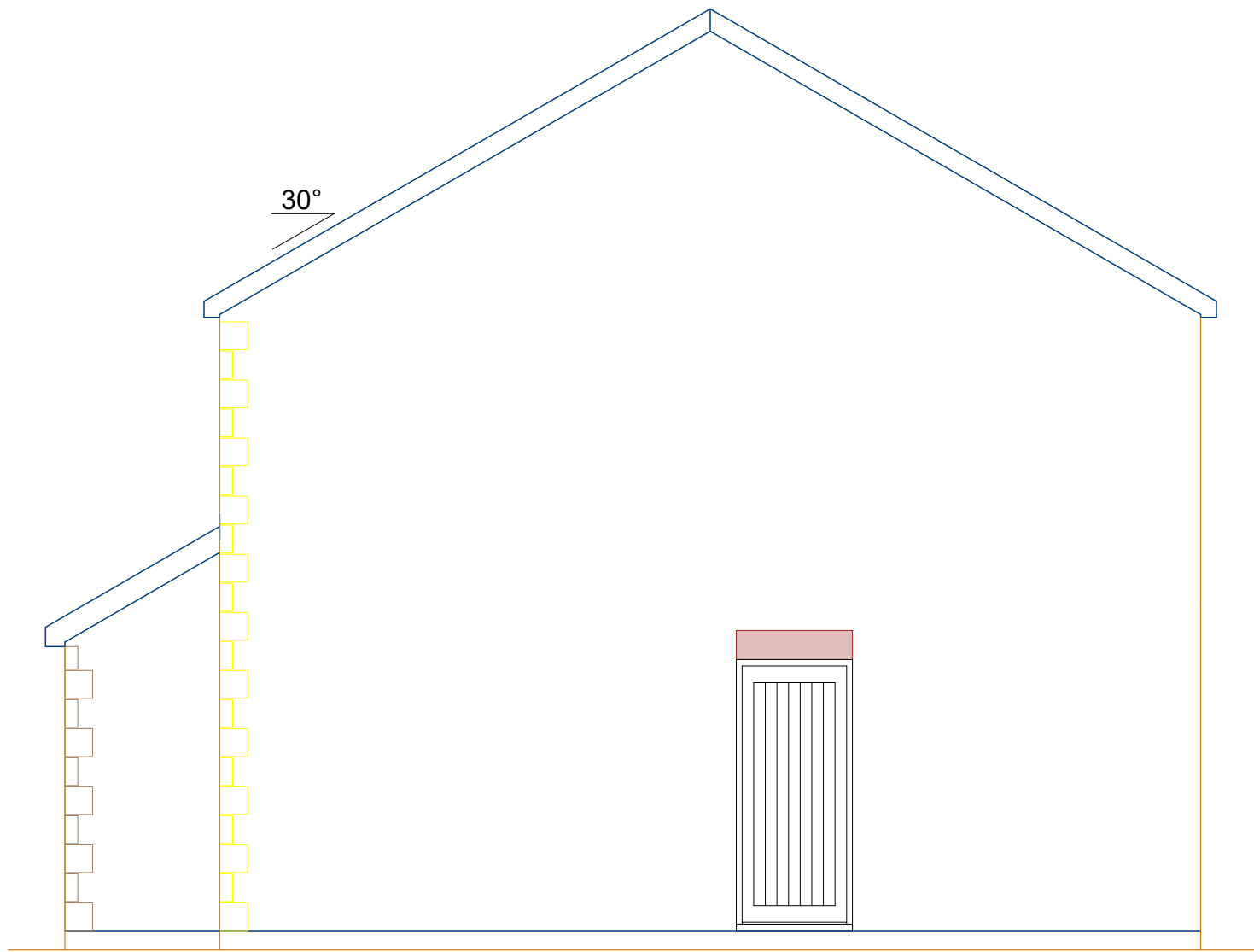
Ground Floor Plan



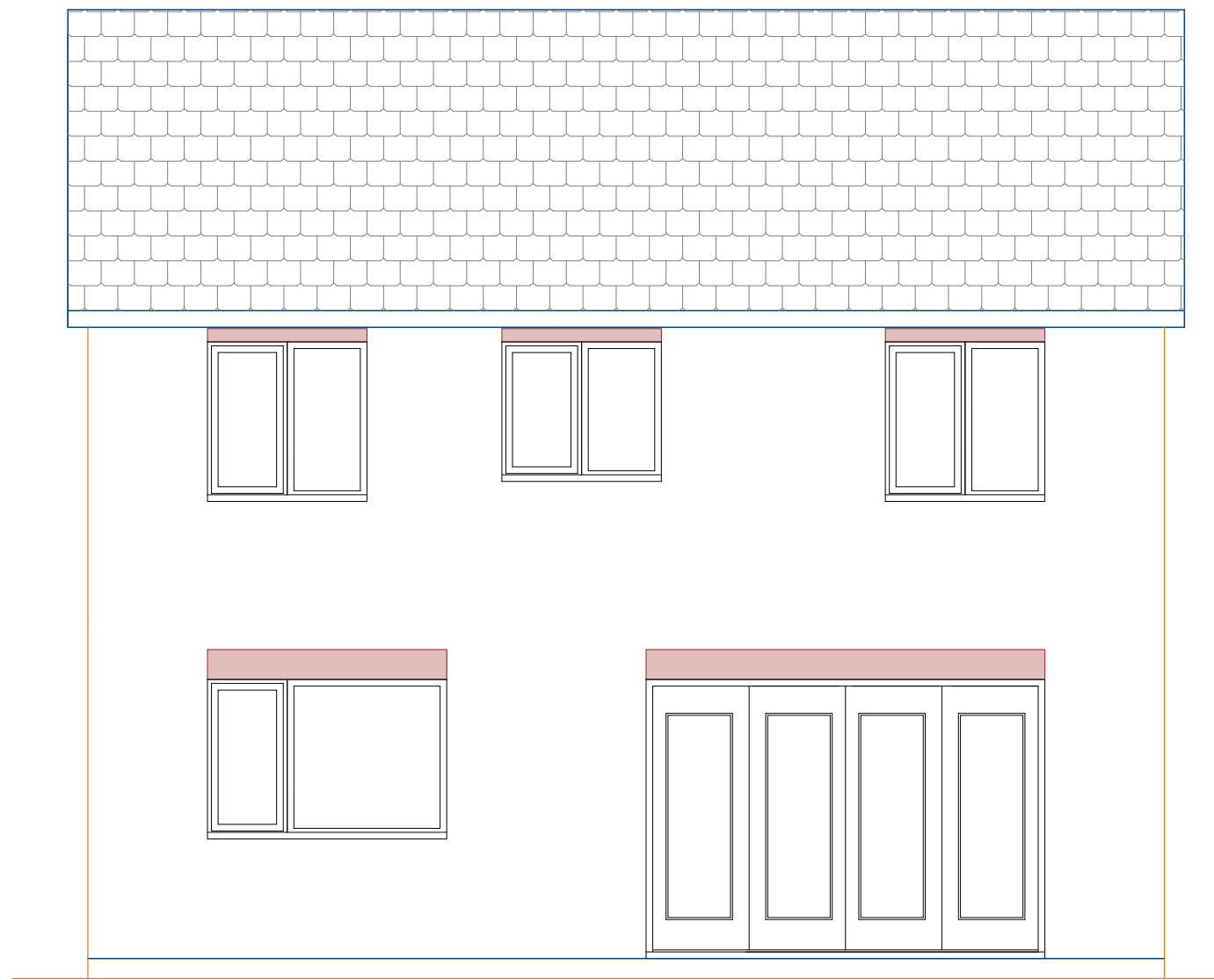
First Floor Plan



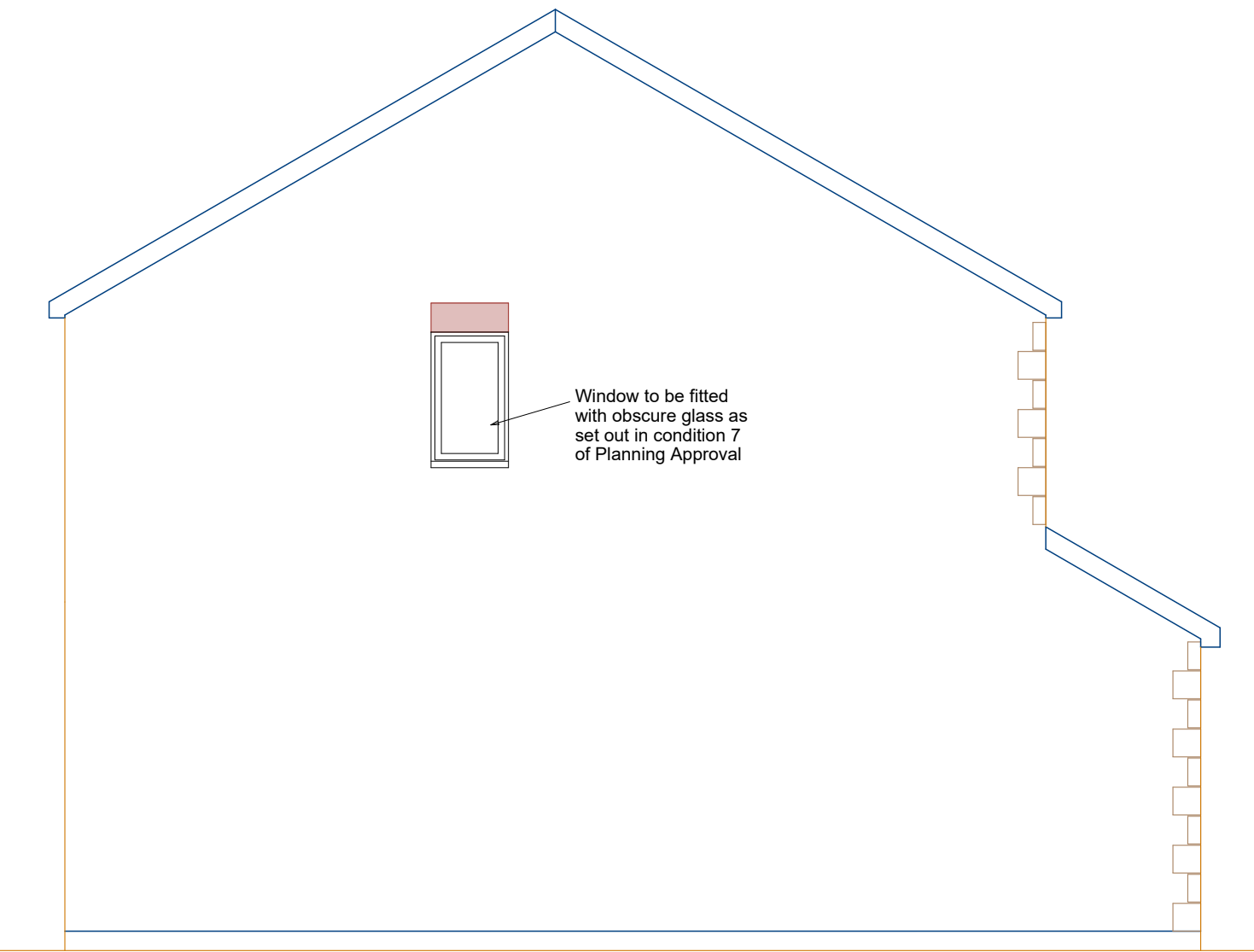
Front Elevation



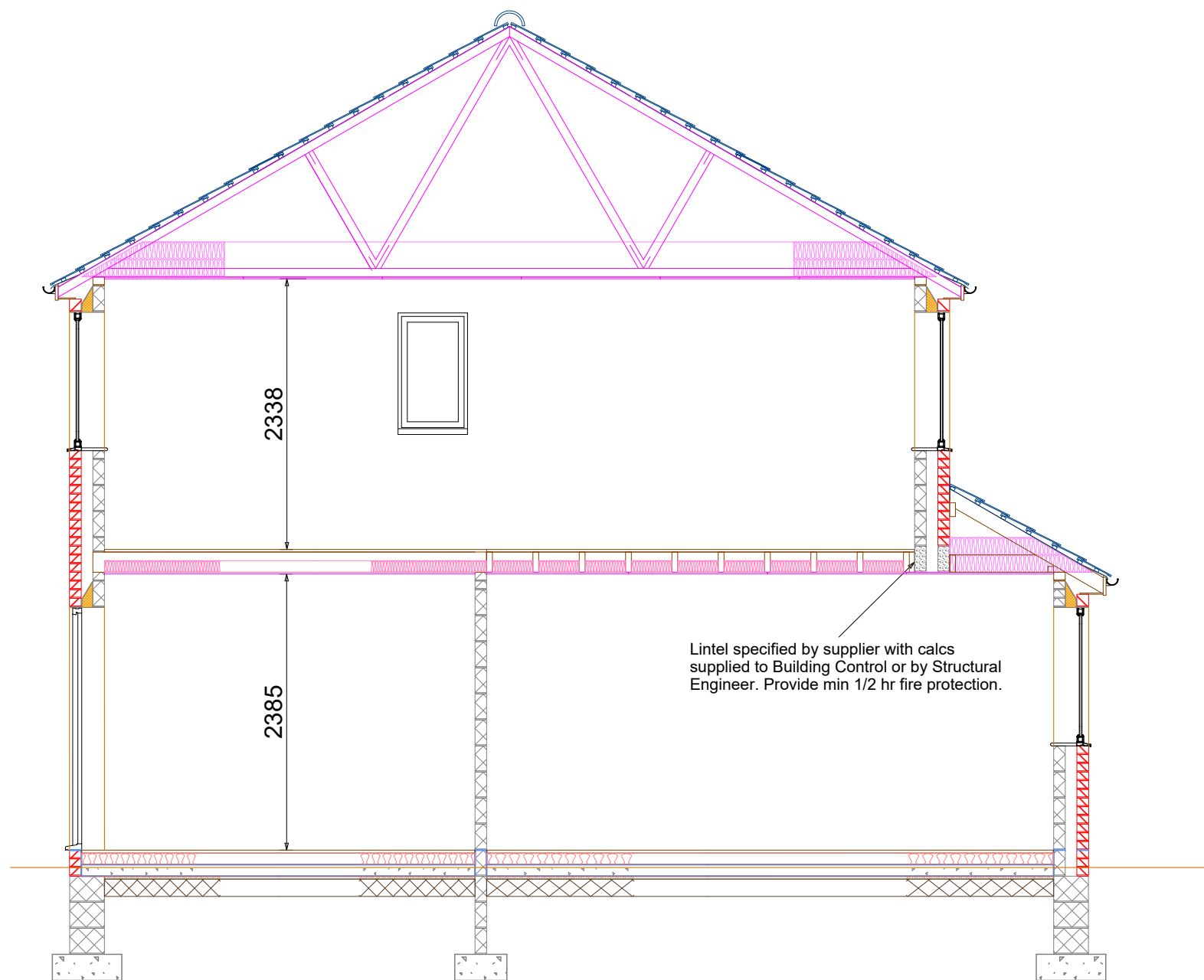
Side Elevation



Rear Elevation



Side Elevation



Section A-A

GENERAL NOTES
No building works to be commenced until full planning permission has been granted or permitted development has been confirmed by local authority. All works to be carried out in accordance with the requirements of the Building Act 1984 and current Building Regulations, to the approval of the Building Control Surveyor.
All works to be carried out in accordance with safe working practices and in accordance with CDM 2015 regulations. Ensure that all materials used internally and externally, e.g. Paving slabs are selected on the basis of ease of lifting by operatives or specify means of safe lifting and positioning in all cases.
All dimensions, drainage positions, services and boundaries to be verified before construction commences to ensure that any errors do not create problems.
EXISTING SERVICES
Existing Electrical Supplies: Prior to commencement of all building works, positions of all cables and apparatus should be identified and marked on site, recorded on plans and made available in the health and safety file. Where electrical mains run close (normally within 3 metres) to the proposed building line consent must be obtained to carry out the building works.
Existing Gas Supplies: Prior to commencement of all building works, positions of all pipes, conduits and apparatus should be identified and marked on site, recorded on plans and made available in the health and safety file. In the case of major Telecoms and Cabling infrastructure we advise you to contact the owners of the apparatus prior to commencement of building works.
Existing Water Supplies: Prior to commencement of all building works, positions of all pipes, conduits and apparatus should be identified and marked on site, recorded on plans and made available in the health and safety file. Where water mains run close (normally within 3 metres) to the proposed building line consent must be obtained to carry out the building works.
Existing Telecoms and Cabling: Prior to commencement of all building works, positions of all pipes, conduits and apparatus should be identified and marked on site, recorded on plans and made available in the health and safety file. In the case of major Telecoms and Cabling infrastructure we advise you to contact the owners of the apparatus prior to commencement of building works.
Existing Public Drains and Sewers: Prior to commencement of all building works, positions of all Drains and Sewers should be identified and marked on site, recorded on plans and made available in the health and safety file. Where public sewers run close (normally within 3 metres) to the proposed building line consent must be obtained to carry out the building works and a copy provided to the Building Control Surveyor.

SITE PREPARATION
All vegetable matter to be stripped from site of building and treated with proprietary weed killer where required. Topsoil to be set aside for reuse if suitable and free of contamination.
BUILDING REGULATIONS PART A (2004 Edition incorporating 2010 and 2013 amendments)
BUILDING REGULATIONS PART A - Structure (2004 Edition incorporating 2010 and 2013 amendments) Thicknesses of walls, general arrangement and piers sizes to comply with Part A1/2 with buttresses and openings to comply with Diagram 14 unless engineering calculations provided.
BUILDING REGULATIONS PART E (2003 Edition incorporating 2004, 2010, 2013 and 2015 amendments)
RESISTANCE TO THE PASSAGE OF SOUND
Internal stud walls and floors to be insulated with min.100mm quilt insulation.
Internal walls between bedrooms or a Wc and any other room require sound insulation.
EXTRACTOR VENTILATION
Background ventilation to the whole dwelling is to be at least equivalent to min 5000mm² to all habitable rooms and 2500mm² to Kitchens, Utility Rooms and Bathrooms with external walls. Rapid purge ventilation to be provided (opening windows) equivalent to 1/20th floor area to habitable rooms. All internal doors are to have a 10mm undercut.
EXTRACTOR VENTILATION
Mechanical ventilation to outside air, is to be installed:
Kitchen extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s
Utility extractor fan capable of 30 l/s
Bathroom/En-Suite extractor fan capable of 15 l/s
WC extractor fan capable of 6 l/s.
All mechanical extraction fans to be fitted with a 15 minute over run & to be connected to light switch, where there is no openable window.

BUILDING REGULATIONS PART G (2015 edition with 2016 amendments)
A wholesome water supply must be provided. Before completion provide calculations to demonstrate that water usage does not exceed 125 litres / per person / per day. All baths to be fitted with a suitable device to limit hot water temp to max 48 deg c, possibly by using an inline blending valve. Provide notice to confirm the hot water system has been commissioned by a competent person. Where hot & cold taps are provided on a sanitary appliance, the hot tap should be on the left.
BUILDING REGULATIONS PART J (2010 edition incorporating 2010 and 2013 amendments)
Approved Document J - Combustion appliances and Fuel Storage systems (2010 edition incorporating 2010 and 2013 amendments) All gas installations to be by a GAS SAFE registered installer in accordance with the self-certification scheme

BUILDING REGULATIONS PART M (2015 Edition incorporating 2016 amendments)
Provide level or ramped (no more than 1:40) access into the building with a low threshold door frame. Provide an accessible WC to the entrance storey, see floor plan. Door and corridor/passageway width to be in accordance with Table 6.14.1.
BUILDING REGULATIONS PART P - ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended. Installation to comply with the Electrical Safety, Quality and Continuity Regulations 2002. Installation to be tested before being taken into service and to comply with BS 7671:2008 and a Part P certificate of compliance obtained from a qualified electrician registered as part of an approved competent person scheme and provided to client and Building Control Surveyor.

BUILDING REGULATIONS PART Q-SECURITY
Easily accessible doors and windows that provide access to a dwelling must be secure. Provide secure door sets and windows to B.S. PAS 24:2012.
BUILDING REGULATIONS PART R-INTERNET PROVISION
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TESTING & COMMISSIONING
Provide notice specifying TER (Target Emissions Rate) from proposed plans, before construction begins, then provide notice specifying DER (Dwelling Emissions Rate) for building as constructed prior to completion/occupation. The DER must be no worse than the TER.
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Notes

ROOF (Target U-value 0.13 W/m² K)
Grey conc interlocking roof tile to suit 30° pitch, on 50x25 s/w treated battens, on breathable roofing membrane (draped between rafters as per manufacturers recommendation), on prefabricated timber trusses (truss calculations to be supplied to LABC) braced to manufacturers design. 100x50 s/w wall plate with 5x30 galv holding down straps 1m long at 2m c/c's. Lateral restraint straps at 2m c/c's provided at gables, over min 3 trusses with noggins between.
Ventilation to roof space provided by 25mm overfascia vent or similar propriety system.
100mm insulation quilt laid between ceiling joists with a 270mm secondary layer laid perpendicular to first. Knauf Loft Roll 44 or similar.
Valleys formed with preformed GRP valley trough on 18mm ply support boards.
Ridge ties to be fitted using a dry ridge system (mechanically fixed).

WALLS (Target U-value 0.18 W/m² K)
Cavity wall construction, 102mm Old English Mixture facing brick outer skin, 100mm cavity fully filled with 100mm Knauf DnTherm 32 Ultimate insulation batt, 100mm lightweight block inner skin, (Plasmore Fibolight or similar), with 12.5mm plasterboard and skim finish, fixed to blockwork with plaster dabs. Stainless steel cavity wall ties to BS1243 at 750mm horizontal and 450mm vertical c/c's, 225mm around openings.
Provide Dpc min 150mm above finished ground level. Openings in cavity wall spanned by Keystone lintels, to manufacturers loadspan tables, using L1 e90 or L1 e90 insulated lintels with cavity tray dpc above where relevant and min. end bearing 150mm.
Openings to internal block walls spanned by Naylor P100 pre-stressed conc lintels or similar, with 100mm end bearing if opening less than 1m, else 150mm bearing.
Cavities closed at reveals with proprietary insulated cavity closer.
Stud walls formed from 70x45 studs with sole plate head plate and intermediate horizontal noggins with 12.5mm plasterboard and skim, cavity filled with acoustic sound insulation to give 10 kg/m³ density.

FOUNDATIONS
600x225 ST1 concrete strip foundation, min 750mm below finished ground level (min 900mm in clay sub soil) to satisfaction of LA Building Control officer.
Foundation taken below invert of adjacent drains.
305mm foundation blockwork (7N) below ground level, with facings and common brickwork to dpc.

GROUND FLOOR (Target U-value 0.13 W/m² K)
Floating timber floor, 22mm V313 moisture resistant t&g chipboard flooring, on 100mm polyisocyanate insulation board, Kingspan Thermafloor T770 or similar, with 25mm thick upstand to perimeter, on 100mm concrete oversite, on 1200 gauge visqueen dpm, on 150mm blinded hardcore. All joints in chipboard to be glued.

FIRST FLOOR
Suspended timber floor, consisting of: 22mm V313 moisture resistant t&g chipboard flooring, on 175x47 C24 grade s/w joists @400 c/c's built into load bearing walls, with 100mm insulation quilt between joists. Joists to be doubled up beneath stud walls and baths.
Solid strutting to mid span. All joints in chipboard to be glued. Lateral restraint straps 30x5mm, built into walls provided @ 2m c/c's over 3 joists with noggins between.
Alternatively I-beam or Easy-Joist system designed and installed to manufacturers specification, with details supplied to Building Control.

STAIRS
Total rise approx 2600 (to be checked on site), 13 nr riser between 150-220 with goings of 220-300, max pitch 42°, min clear width 850. Min headroom 2m above pitch line.
Handrail at 900mm above pitch line. Balustrade min 900 high with spindles spaced so as not to allow a 100mm sphere to pass through. Provide guarding to any drop more than 600mm. All in accordance with Part K

WINDOWS (Target U-value 1.4 W/m² K)
Grey Upvc windows frames with trickle vents to provide background ventilation of 8000mm and opening lights min 1/20th floor area. Double glazed units with 16mm air gap and low emissivity soft coating.
Safety glazing to be provided to critical zones, glazing in doors and adjacent panels below 1500mm and windows below 800mm from floor level in accordance with Part K4. Bedrooms to have suitable emergency egress windows.

ELECTRICS
All electrical works to with the current issue of the "Regulations for Electrical Installations" issued by the Institution of Electrical Engineers. Electrical works to be carried out by approved qualified contractors.
Provide Part P certificate of compliance obtained from a qualified electrician registered as part of an approved competent person scheme.
Smoke Alarms to be interconnected and mains wired with battery back-up, positioned minimum 7.5m from the door to every habitable room on each floor, within the circulation space of the dwelling.

PLUMBING
Where condensing boilers are required, heating system to incorporate zone controls via thermostatic radiator valves and boiler to incorporate timing device, interlock facilities and flow control to prevent unnecessary boiler cycling. Flues to be positioned in accordance with diagram 34 of Approved document J and certified by Gas Safe Engineer.
Provide and supply commissioning instructions to end user.
Bath and shower to have 38mm waste and sink to have 32mm waste, all with 76mm deep anti-vac traps.
All above ground drainage to comply with BS EN12056-2:2000
Toilets to discharge into 100mm foul drain. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening in the building within 3m.
New foul drain as shown on plan to be 100mm u/g pipe, laid to falls (min 1:40), in 100mm gravel bed and surround, connected to existing foul sewer.
Rainwater collected by 112mm gutter, connected to rwp, discharging into 100mm u/g drain laid to falls (min 1:80) in 100mm gravel bed and surround, running to surface water main drain.

Revisions

PAUL GLOVER
DESIGN SERVICES

Glover Building Management

Project
Proposed New Dwellings
Land Adjacent & Behind
31 Mansfield Rd
Athersley, Barnsley
Drawing Title
Construction Detail
Floor Plans & Elevations

Client

Mr Kajani

Drawing No.

PG 172-2

Date

March 2019

Drawn by

P Glover

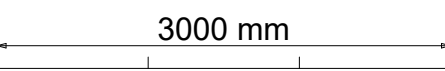
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Page Size - A1



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