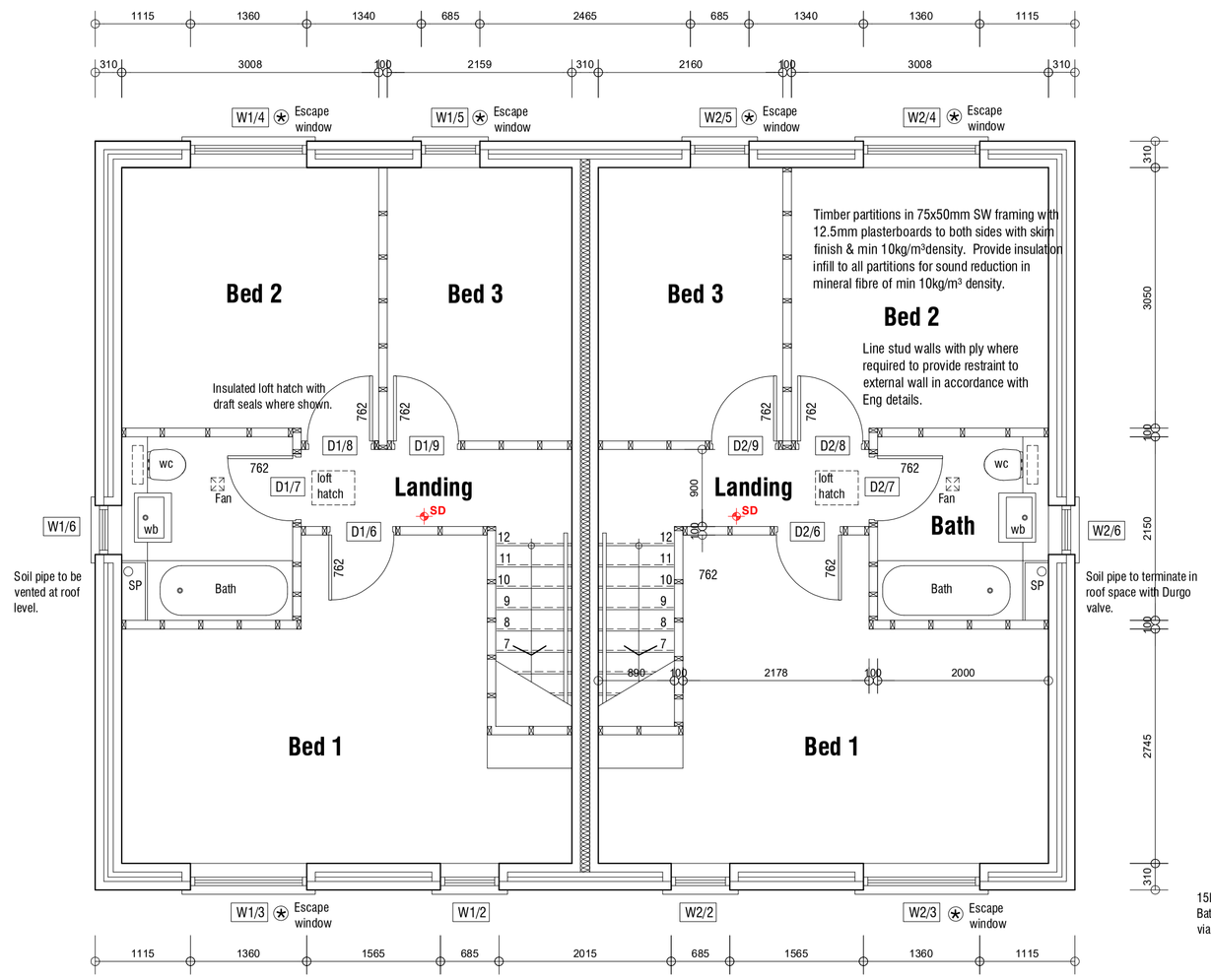
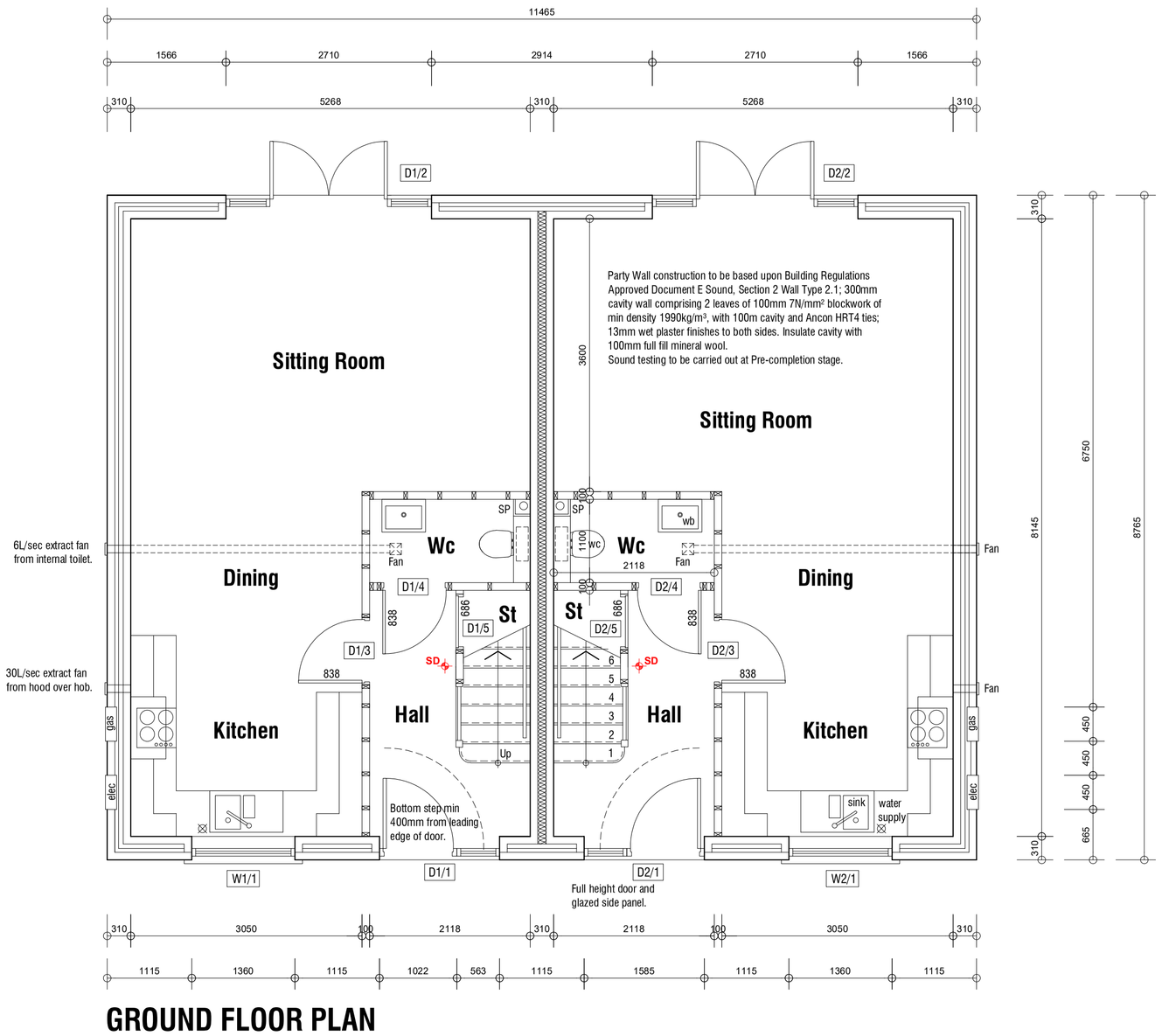


FIRST FLOOR PLAN



GROUND FLOOR PLAN

General Notes:-

EXTERNAL CAVITY WALLS:
Outer leaf of 102mm facing brick, 110mm structural cavity and internal leaf of 100mm Plasmor Agilite Ultima loadbearing blockwork of 4.2N/mm² compressive strength and approx density of 1050Kg/m³. Insulate cavity with 60mm Xtratherm cavity wall insulation and maintain min 50mm cavity. Line inside face of external walls with 37.5mm Xtratherm insulated plasterboard to give an overall external wall U Value of 0.19W/m²ºC.

Cavity walls to have Stainless steel double drip triangular wall ties with insulation retaining clips (Ancon HRT4, 225mm long or similar approved) at 750mm c/c horiz, 450mm c/c vert, and every block course at reveals within 150mm of opening. All wall ties to be built at least half way into each leaf and must be level or sloping towards the outside.
Close cavities around all openings in external walls and build in BBA certified proprietary Insulated cavity closer/DPC at reveals and cills. Cavity to be closed at head of cavity wall.
All mortar to comply with Approved Document A paragraph IC23 of Building Regulations.

DAMP PROOF COURSES:
Provide horizontal DPC to all walls minimum 150mm above ground level.
Tray DPCs to be installed above all lintels, meter boxes & air bricks with perpend weepholes at max 450mm c/c.
Tray DPCs to rise min 150mm across cavity.
All DPC`s to be minimum 2000 gauge.
Horizontal DPC and Tray DPC at ground level to be installed in conjunction with DPM as described under Ground floor construction heading.
RADON PROTECTION NOT REQUIRED - Refer to Radon Report.
At abutments such as gable wall stepped cavity tray dpcs to be installed above and in conjunction with code 4 lead soakers and cover flashings turned into wall & wedged & pointed with "Lead seal".

LINTELS:
All lintels to external cavity walls to be Catnix CG90/100 insulated steel top hat lintels to suit spans and loading conditions with 150mm end bearings. Provide tray DPC to rear of and over all outer lintels with stop-ends & perpend weepholes at 450mm c/c.

INTERNAL WALLS:
Non-loadbearing partitions to be constructed in 75x50mm SW studs with head and sole plates and intermediate studs to facilitate sanitary appliance installation with 12.5mm wallboard to both sides with skim finish & min 10kg/m³density. Provide insulation infill to all partitions for sound reduction in mineral fibre of min 10kg/m³ density.

WINDOWS AND DOORS :
All windows and doors to have high performance Upvc frames double glazed & fully draft sealed, with opening lights as indicated giving 1/20th floor area natural purge ventilation.
Double Glazed Units:-
Windows to be sealed units comprising float glass outer pane, 20mm gap and inner pane of low-emissivity "K Glass" argon filled giving overall U-Value of max 1.4W/m²ºc. Max U-value of glazed doors 1.8W/m²ºC.

GLAZING:
All glazing to comply with Approved Document K of Building Regulations.
Obscure glazing to all bathrooms and WC`s.
All glazing to critical areas to be Kite marked safety glass as follows:-
Windows with cill height less than 800mm from internal floor level.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.

VENTILATION:
Background ventilation based upon BR Approved Doc F1 Table 5.2a System 1 for dwellings with a dwelling with a design air permeability of 7. Total Floor Area of each 3 bed dwelling is 85.8sqm. Frame vents are required to habitable rooms to provide the equivalent of 40000mm² ventilator area. Allow min 10mm gap under all internal doors for cross ventilation.

MECHANICAL EXTRACTION:
Provide the following extract rates:-
Kitchen - 30 litres/sec as part of extractor hood; WC - 6 litres per;
Bathroom - 15 litres / sec manually activated. In windowless accomodation where automatic activation is required extractors to be wired into lighting circuit and have at least 15 min over-run following de-activation and ensure 10mm air gap to bottom of doors for fresh air supply.

STAIRCASE:
Purpose made timber staircase to comply with Approved Document K of Building Regs.
Total rise 2568mm; 12No individual risers at 214, 250mm goings; max pitch to be 42º.
Dimensions provided subject to site measure prior to manufacture.
Handrail height 900mm above pitch line of stair. Guarding to landing to be 900mm high above floor level.
Max clear gaps in ballustrade to be 99mm. Clear headroom to be 2m above pitch line of stairs.

FIRE SAFETY:
SD Provide self contained smoke detector/alarms, interconnected, and all wired on an exclusive mains circuit and provided with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided no more than 7.5m away from any doors into habitable rooms.

ABOVE GROUND DRAINAGE:
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:
SVPs & WCs - 100mm dia.
WC wastes from appliance to SVP to be laid at min 1in56 fall (18mm fall per meter run).
Basins - 32mm dia or 40mm if greater than 1.7m away from SVP.
Baths, showers & sinks - 40mm dia.
All wastes to have 75mm deep resealing (Anti-Vac) traps.
SVP`s and wastes to WC`s to be in black PVC-U so that no light is visible through the pipe walls to discouraging access by rodents.
All fittings to connect to SVP above or min 200mm below WC entry.
Soil pipes to be 100mm dia and where running to external air to terminate min 900mm above any opening light within 3m of the discharge point and finished with a vermin proof cage which does not restrict the flow of air.
Where SVP terminates inside building an air admittance valve to be fitted BBA certified.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
A branch pipe discharging to a gulley to terminate below grate level but above water level.

ELECTRICS:
Electrical system to be designed installed and tested in accordance with latest edition "wiring" regulations (BS7671) by a contractor registered under an approved competent persons scheme or registered by an approved trade body such as the NICEIC and including the following requirements:

Electrical Test Certificate:
Design, installation and commissioning ceritficate to be provided to LABC upon completion of the electrical work.

LIGHTING:
Internal Lighting:
Provide 100% light fittings as Low Energy Lighting by providing fixed lighting that only take lamps having a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings.
External Lighting:
lamp efficacy greater than 45 lumens per circuit-watt, and,
all lamps automatically controlled so as to switch off when daylight is sufficient, and; light fittings controllable manually by occupants.

HEATING AND HOT WATER:
Gas fired central heating system with combination boiler with interlock and balanced flue of min **90.6%** efficiency **SEDBUK 2009** located within loft.
Radiators at ground and first floor level with individual time and temperature controls as well as overall thermostat. All primary pipework to be insulated in accordance with current regulations. Boiler to be wall mounted in accordance with gas appliance regulations.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control.
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Balanced flue to boiler to be located on external wall as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 40mm of any flue.
Design installation and commissioning certificate to be completed by registered installer and a copy provided to LABC following completion of the installation.

HOT WATER & WATER EFFICIENCY:
Wholesome water supply to be provided by local water supply undertaker.
All baths to be fitted with a suitable thermostatic device to limit hot water temperature to not more than 48 degrees C.
All hot water taps to be fitted on left hand side of relevant sanitary appliances.
Hot water system to be designed supplied and installed by specialist generally in accordance with BS 6700 and is to be provided with the relevant notices/ warnings described in para's 3.23 & 3.24 AD G; B.Regs 2000; 2010 edition.
Water efficiency to be assessed to ensure max wholesome water use of 125 litres per person per day - Refer to calculation provided.

APPLIANCE PLATE
Provide a permanent fixed notice giving information as to the size type and position of boiler flues adjacent to the appliance in accordance with AD J4.

DISABLED REQUIREMENTS:-
Provide level approach to main entrance door with a gradient of not greater than 1 in 20 and a low rise threshold with a maximum height of 20mm. Note level approach is only available to Unit 1 due to site levels; ambulant disabled access has been provided to Unit 2.
Heights of switches, door bell, etc. to be not higher than 1200mm above finished floor level.
Heights of socket outlets, TV points, etc to be not lower than 450mm above finished floor level.
Principal entrance doors to have min 775mm clear width.
Internal doors at ground floor level to be 838mm wide to ensure min 750mm clear width throughout.

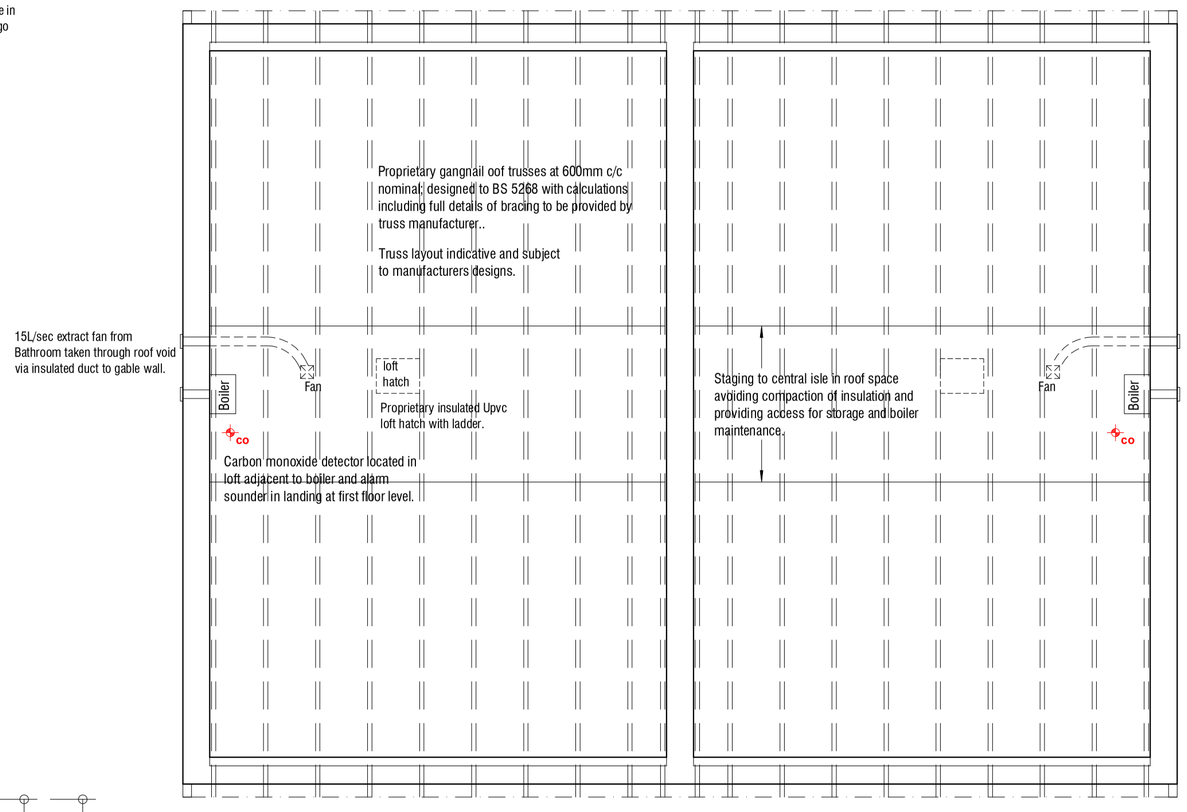
INTERNET PROVISION:
Provide a wall duct to allow for the future installation of high speed broadband from a service providers access point to the occupants network connection point.

AIRTIGHTNESS:
Design Air Permeability for both dwellings is 6m³/(h.m²). They are to be the subject of air permeability testing prior to completion in accordance with the relevant requirements of Approved Document L1A as agreed with Local BCO by Specialist using testing procedure laid out in ATTMA's (Air Tightness Testing and Measurement Association.) Code of Practice - Measuring Air Permeability of Building Envelopes 2006.

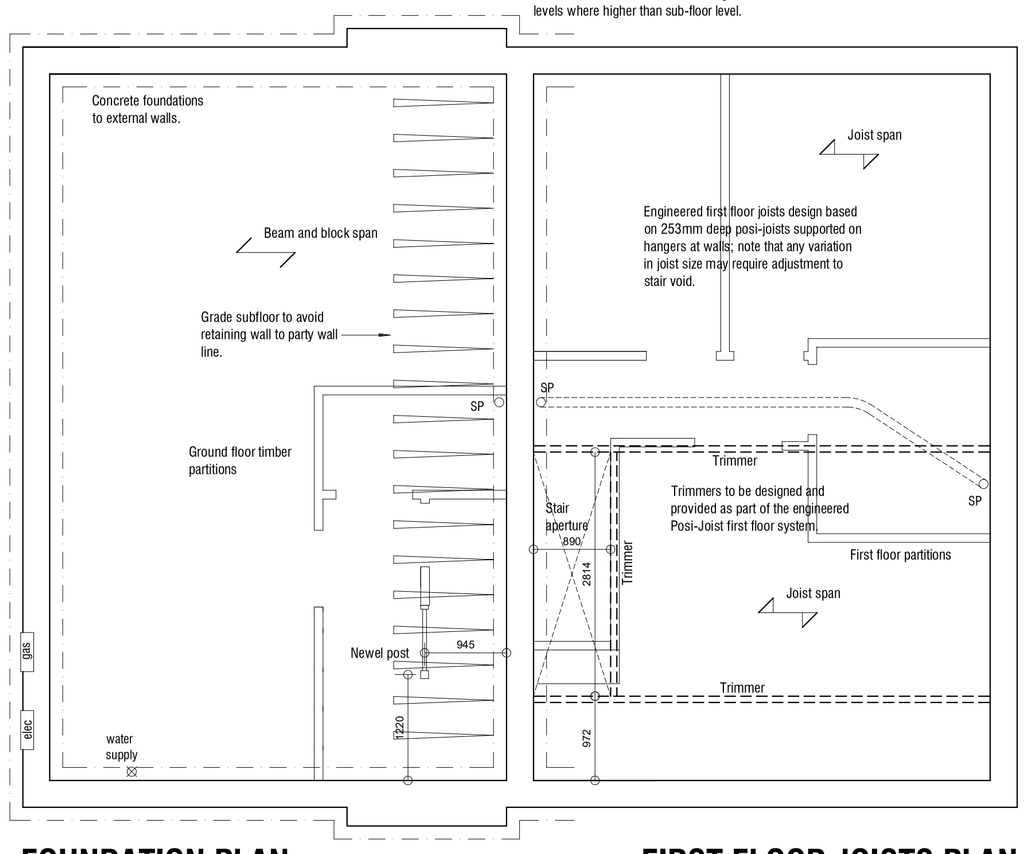
ENERGY PERFORMANCE:
The properties will be the subject of a design energy performance review in accordance with the requirements of the Standard Assessment Procedure 2009 to enable issue of the approval notice and upon completion will be the subject of a final energy assessment enabling the compilation and issue of the Energy Performance Ceritificate which shall be copied to LABC to enable the issue of their Completion Certificate.

CONDITIONAL APPROVAL REQUESTED FOR THE FOLLOWING:
* Pre Cast Conc beam and block floors
* Timber Engineered first floor joists
* Proprietary roof trusses
* Final details of Heating and Hot water system.
* Pre-completion Air Pressure Testing
* Pre-completion sound testing to party wall.

All details to be submitted to and approved by Building Control Authority Prior to commencing on site with the relevant section of work.
Pre completion air tightness testing and construction stage SAPs to be provided prior to completion.



ROOF PLAN



FOUNDATION PLAN

FIRST FLOOR JOISTS PLAN

Waste from bathroom running horizontally within Posi-joist first floor zone.

RESIDENTIAL DEVELOPMENT
ST MARY'S ROAD
DARFIELD
BARNSLEY

DETAILED PROPOSALS

PLANS

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Scale 1:50 @ A1		Drawn	MJB
Date JAN 2019		Ref.	17.43
Dwg No.	**WD02**	Rev.	-

0cm 2cm 4cm 6cm

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