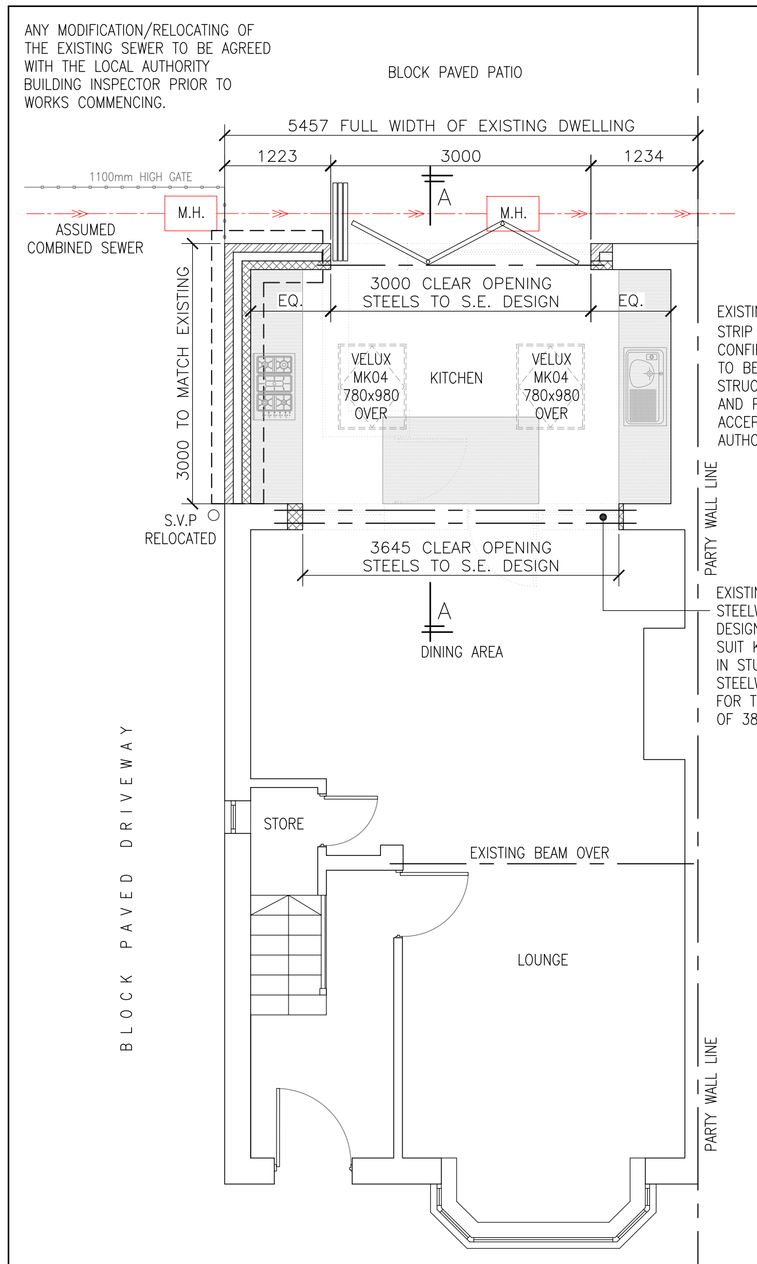
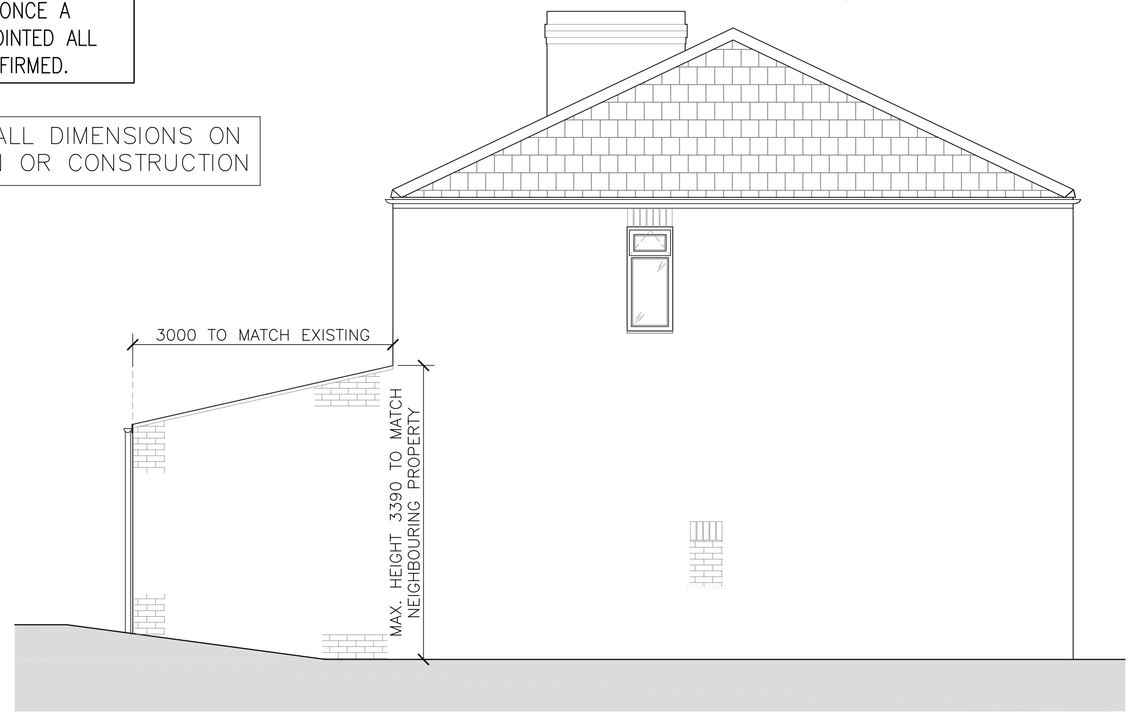


PROPOSED GROUND FLOOR PLAN
SCALE 1:50

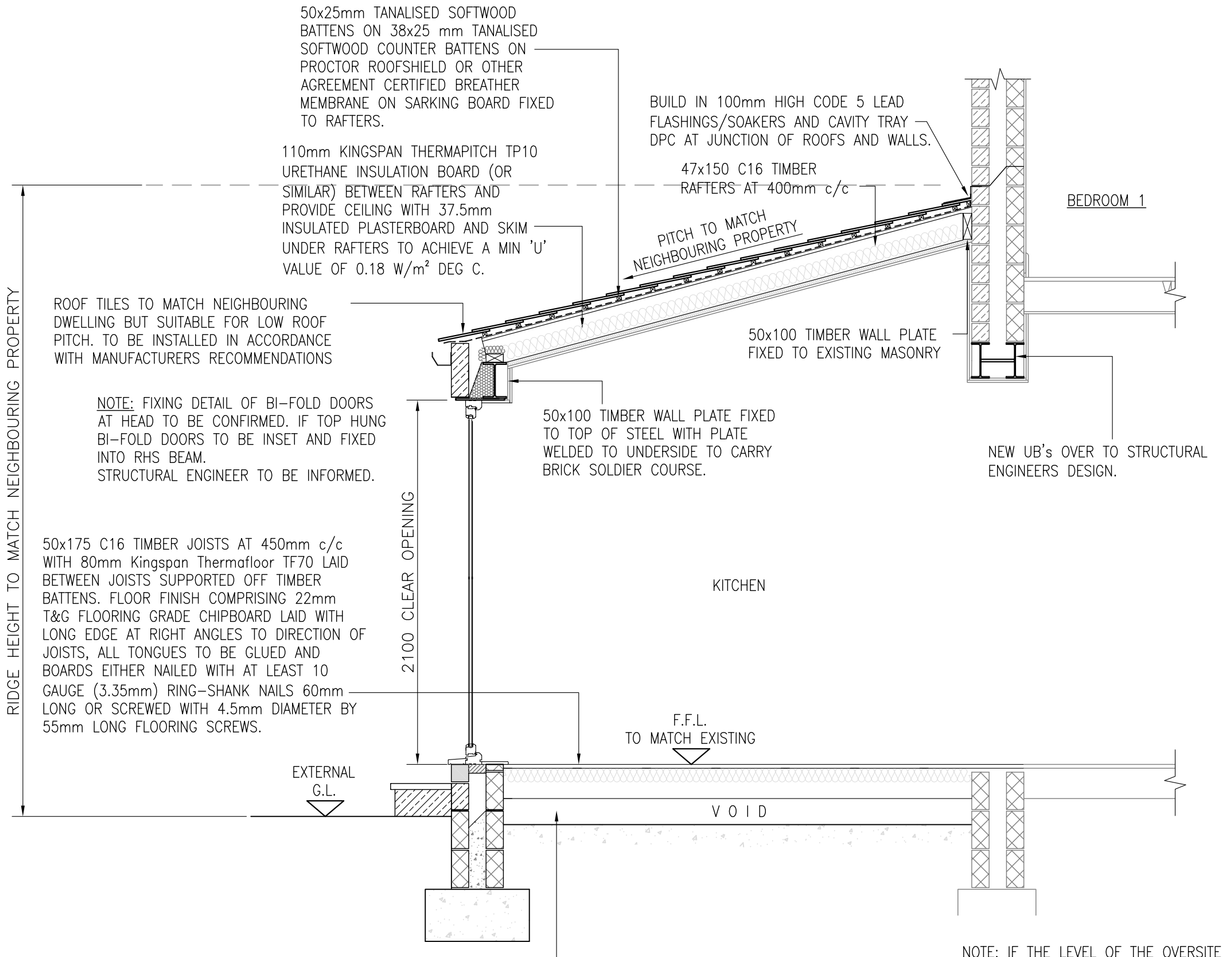
PROPOSED NORTH WEST FACING ELEVATION
SCALE 1:50

NOTE: ALL FOUNDATIONS, STEEL & TIMBER SIZES SHOWN ARE INDICATIVE. ONCE A STRUCTURAL ENGINEER IS APPOINTED ALL STRUCTURAL SIZES TO BE CONFIRMED.

NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION



PROPOSED SOUTH WEST FACING ELEVATION
SCALE 1:50

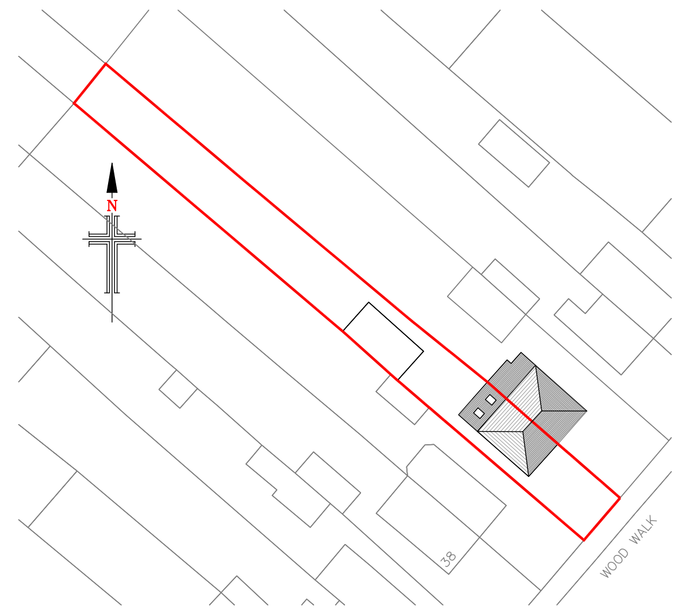


PROPOSED SECTION A – A
SCALE 1:25

PERMITTED DEVELOPMENT
MAX. PROJECTION FROM REAR OF PROPERTY 3m. MAX. EAVES HEIGHT 3.0m. MAX. HEIGHT 4m. UNDER NO CIRCUMSTANCES MAY THESE BE EXCEEDED IN ANYWAY.

PROPOSED MATERIALS

•	MASONRY	– COURSED BRICKWORK TO MATCH EXISTING – LOW LEVEL BANDING DARK BROWN COURSED BRICK TO MATCH EXISTING
•	ROOF TILES	– SINGLE PLY GRP
•	DOORS	– ANTHRACITE GREY POWDER COATED ALUMINIUM
•	WINDOWS	– ANTHRACITE GREY PVCu, DOUBLE GLAZED
•	RAINWATER GOODS	– BLACK PVCu
•	FASCIA BOARD	– WHITE PVCu



PROPOSED SITE PLAN
SCALE 1:500

9.0 ELECTRICAL and MECHANICAL VENTILATION

The electrics are to be designed, installed, tested and certified by a person competent to do so.

a. Kitchens to have mechanical extract ventilation equivalent to 30 litres / sec adjacent to or over a hob, or 60 litres / sec elsewhere when operated manually. Where no openable window provided, fan to be controlled automatically and to have 15 minute overrun.

b. Provide self contained smoke alarms to BS5839-6:2004 within circulation areas on every floor permanently wired to lighting circuit at the distribution board and interconnected where more than one unit is used, all in accordance with Approved Document B1 Section 1.

c. Provide energy efficient lighting in min. 1 per four fittings or 1 every 25m².

d. External lighting to be controlled by sensors and max 150w.

e. All electric switches and socket outlets to be located between 450mm and 1200mm from floor level.

f. Habitable rooms to have background ventilation of 5000mm² equivalent Ventilation.

10.00 DRAINAGE

10.01 Above Ground Drainage

a. 40mm diam. bath, shower and sink wastes 32mm diam. wash hand basin wastes 100mm w.c. wastes.

b. All fittings to have anti-syphon resealing traps with 75mm deep seals to wash hand basins and sinks and 50mm deep seals to baths and w.c.s

c. No connections to be made to soil pipes within 200mm below w.c. connection, vent pipe to either terminate to external air 900mm above openings within 3m and finished with cage or to terminate internally where appropriate and ventilated with air admittance valve.

10.02 Below Ground Drainage – private drains

a. drainage under buildings to be surrounded in 100 mm granular material.

b. 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.

c. 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.

10.3 Below Ground Drainage – adoptable sewers

a. Any land drain or watercourse crossing the site is to be diverted so as not to pass under proposed buildings. Diversions to be approved and inspected on site by local authority.

d. Sewer connections into existing drains of 300 mm dia. or below to be via bandseal coupling and at 45 deg. Connections into drains over 300 mm dia. to be via saddle. All connections to be inspected and approved by Y.W.A.

5.02 Roof Windows

a. Install Velux roof windows to the references and sizes indicated on the drawing. Velux to be double glazed and to have a 'U' value of not greater than 1.3 W/m²K. To be installed complete with the appropriate flashing kit (dependant on to roof finishes) all in accordance with manufacturers installation instructions. Roof timbers to be doubled up where trimming around roof window opening.

5.03 Rainwater Goods

a. 115 mm p.v.c. gutters with 63 mm square or circular p.v.c. rainwater pipes to match existing dwelling.

6.00 CEILINGS and FIRE PROTECTION

a. Ceilings generally to be 15 mm plasterboard and skim nailed with 40 mm nails at 150 mm centres.

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

c. Soil and vent pipes shall be encased with 2 layers of 12.5 mm plasterboard with staggered joints. All pipes and branch connections within protected shaft to be bound in unfaced mineral wool and boxing packed with insulation.

7.00 WINDOWS and DOORS
(Window manufacturers are to measure all openings prior to design and manufacture.)

a. 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 0.5m².

b. All windows to be draught sealed and fitted with sealed double glazing with 16mm air gap and low E glass, with 0.05mm soft coating, to achieve average 1.8 U value.

c. 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 2006 Table 1.2a and to be calculated for each individual unit.

d. Windows to kitchens, utility rooms, bathrooms and w.c.'s to be fitted with permavents to provide background trickle ventilation of not less than 2500mm² equivalent area.

8.00 HEATING

8.01 Central Heating

a. Existing boiler to be assessed by certified specialist to ensure suitability for proposed/additional demand.

b. If new boiler is required it is to be a wall mounted gas fired central heating boiler with fan assisted flue to have galv. steel cage externally min. 300 mm from any window or door opening.

c. Boiler to achieve 90% Sedbruk standard with zone and timing controls, weather compensation control and thermostatic radiator valves.

d. Hot water pipes and cylinders to be insulated in accordance with Part L1A, 2006 edition.

3.00 WALLS

3.01 External Walls

a. 102.5mm brick to match existing.

b. Outer leaf / 50mm clear cavity / 50mm Kingspan Thermawall TW50 urethane insulation partial fill cavity boards or similar held back to inner leaf with plastic clips fixed to wall ties with 7N Blocks, 100mm wide, in class (iii) mortar inner leaf.

c. Cavity to be closed around all openings by fitting insulated cavity closures to avoid thermal bridging. Eaves and verge closed with mineral wool cavity closure.

d. Wall ties to be s.s. type B double triangular built in at 450mm vertical centres and 750mm horizontal centres and at every block course at reveals.

e. Lateral restraint to be provided to external walls at verge, top floor ceiling with 30 x 5mm x 1100mm long galv. m.s. straps at 2m centres.

f. External wall service cabinets to have 103 x 103 galv. m.s. angle over with cavity tray d.p.c. linked to vertical d.p.m. behind.

g. All blockwork walls to be dry lined with 9.5 mm tapered edge gyproc wallboard with filled and taped joints and gyproc drywall top coat or 9.5mm standard wallboard and skim. When dry lining provide a continuous ribbon of gyproc adhesive perimeter seal around openings at room corners and around socket boxes.

3.02 Internal Walls

a. All internal load-bearing walls and internal leaf of external walls to be constructed of Min. 7N Blocks, 100mm wide, in class (iii) mortar with dry lining as specified elsewhere.

b. Non-load bearing partition walls to be constructed of 70 x 50mm softwood studding or 70 mm Gyproc metal framing with 12.5mm wallboard ten and skim each side and insulation quilt between studs.

3.04 LINTELS

External Walls

a. Natural stone lintel to outer leaf – 100mm/125mm x 140mm dp with Keystone SB/K galvanised steel lintel to outer leaf walled above stone lintel.

b. Reinforced concrete inner lintels 100mm x 140mm dp. for spans up to 1800mm.

c. Provide cavity trays over all lintels (double where stone or artstone lintel used in outer leaf) with weepholes to perpends at 450mm centres. min. 2no. per opening.

4.00 FLOORS

4.01 Ground Floor – suspended timber

a. 50x175 C16 Timber joists at 450mm c/c with 80mm Kingspan Thermafloor TF70 laid between joists supported off timber battens. Floor finish comprising 22mm T&G flooring grade chipboard laid with long edge at right angles to direction of joists, all tongues to be glued and boards either nailed with at least 10 gauge (3.35mm) ring-shank nails 60mm long or screwed with 4.5mm diameter by 55mm long flooring screws. Fixings to be at 300mm centres along perimeter of boards with intermediate fixings no greater than 450mm centres. A movement gap is to be provided to all edges of 2mm per metre run and nevr less than 10mm. and noggins to be provided to all unsupported edges. Moisture resistant board to be provided to potentially wet areas.

b. Min 150mm air space between 100mm oversite concrete and underside of floor with periscope type wall ventilators to under floor void at 2m cts. around the external wall perimeter.

5.00 ROOFS

5.01 Pitch Roof

a. All roof timbers to be in C24 grade timber except where shown otherwise. Roofs to be surfaced with concrete profiled tiles to match neighbouring property but suitable for low pitch, to be installed in accordance with manufacturers recommendations & headlap requirements. Tiles to be laid in accordance with manufacturers recommendations for low pitches, on 50x25mm tanalised sw. battens on 38x25 mm tanalised softwood counter battens fixed over Tyvek vapour permeable roofing membrane (or similar approved) on sarking board fixed to sw. 47x150 C16 timber rafters at 400mm c/c (refer to Structural Engineer for rafter sizes), all seated on and secured down to 100x50mm sw wallplate, secured to block inner leaf with 1000mm long galvanised mild steel holding down straps at 1000mm c/c. 110mm Kingspan Thermapitch TP10 urethane insulation board (or similar) between rafters and provide ceiling with 37.5mm insulated plasterboard and skim under rafters to achieve a min 'U' value of 0.18 W/m² deg C.

b. Ceilings to be underdrawn with 15mm plasterboard & skim finish on scrim-reinforced joints.
Build in 150mm high code 4 lead flashings/soakers and cavity tray DPC at junction of roofs and walls.

c. 25 mm th. softwood fascia to Oak Frame Canopy.

d. Build in 150mm high code 4 lead flashings/soakers and cavity tray DPC at junction of roofs and walls.

e. Where pitched roof abuts wall provide code 5 lead flashing with min. 150 mm lap over tiles and 100mm upstand.

NOTES

1. No dimensions to be scaled. IF IN DOUBT ASK.

2. All dimensions must be checked and verified on site by the Contractor prior to the commencement of works and Hinchliffe Architecture & Design Ltd. to be notified of any discrepancies.

3. The copyright of these drawings remains the property or Hinchliffe Architecture & Design Ltd. They must not be reproduced in any way without prior written consent from the originator (Hinchliffe Architecture & Design Ltd.)

4. Any works undertaken on site prior to obtaining full written approval from Building Control is at the Contractor/Clients own risk. Works should not commence until full approval is granted.

1.00 GENERAL

Do not scale from drawing.
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.

1.01 All work to be carried out in accordance with the current Building Regulations approved documents, together with all relevant current British Standards and to latest amended edition of NHBC Registered House Builders Handbook if relevant.

1.02 All structural timber to be stressed graded to BS 5268. The timber used is to be a species and grading as specified in the Building Regulations and TRADA Design Aid DA 1/2004 and to be C24 or C16 as specified.

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

1.04 A sound test to be undertaken upon completion but before occupation.

1.05 Construction to be to accredited details as Part L1A 2006.

2.00 SUBSTRUCTURE

2.01 Foundations

a. To suit site conditions. 450 x 300mm deep mass concrete foundation (based on assumed safe ground bearing pressure of 75kN/m²) for external walls and 450 x 175 mm for 100 mm single block walls. Final depth/width to be confirmed on site with Local Authority.

b. Foundation depth to suitable bearing strata to local authority approval with min. 750 mm cover.

c. Stepped foundations where necessary to overlap twice step height or thickness of foundation or 300 mm, whichever is greater.

2.02 Works below d.p.c.

a. Blockwork used in external walls to outer leaf below ground level and inner leaf below d.p.c. level to have density exceeding 1500 kg/m³ or a compressive strength not less than 7 N/mm². Cavities to be filled below ground level with weak mix concrete.

b. Blockwork used in external walls to below ground level to be 7N/mm² lightweight foundation blocks

2.03 Oversite Concrete

100 mm oversite concrete thickened out to 200 mm below sleeper walls on 100 mm well compacted sulphate free hardcore.

2.04 Damp Proof Courses.

Damp proof courses generally to be Visqueen Zedex High Bond Damp proof course or similar approved in 100 mm or 150mm rolls or as required for wall thickness.
All cavities closed at door and window openings in external walls incorporating 150mm wide vertical dpc's. Horizontal dpc's in external walls minimum 150mm above ground level and at cill openings.
Cavity tray with weep holes to be provided over openings and at junctions and abutments. Cavity trays to be formed using Vizqueen Zedex or similar approved dpc roll 450mm wide.

Rev.	Date	Description

Status
LAWFUL DEVELOPMENT

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Project
34 WOOD WALK
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S73 0NG

Drawing Title
PROPOSED FLOOR PLANS & SITE PLAN

Scale (at A1)	Date
AS SHOWN	05.11.2019

Drg. no.	Rev.
34WW-19-PL02	–

10 0 10 20 50 100mm NATURAL SCALE

ORIGINAL DRAWING SIZE 841 x 594