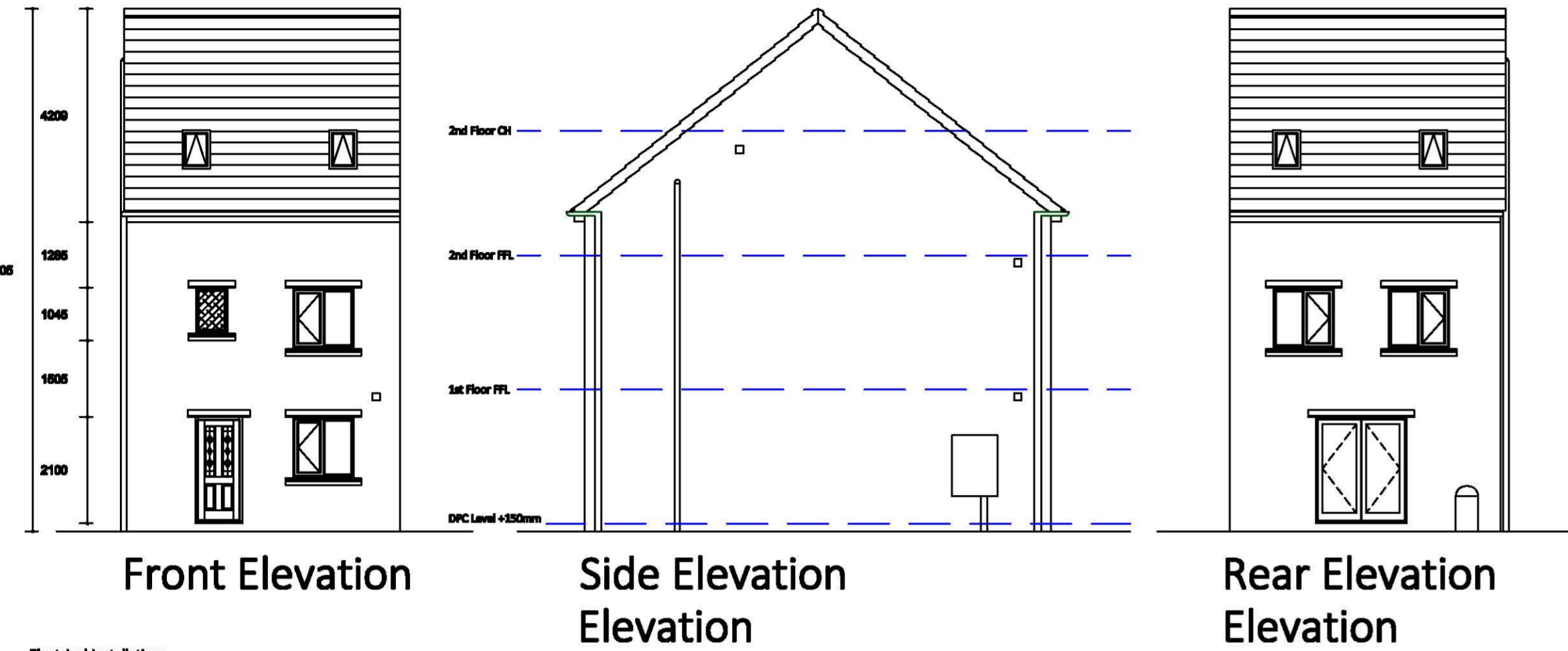


BUILDING REGULATIONS AND PLANNING APPROVAL ONLY TO BE READ IN CONJUNCTION WITH BUILDING SPECIFICATION NOISE IMPACT SURVEY AND SAP



Electrical Installations
All installations to comply with IEE Regulations. All fittings to comply with British Standards. All switches and sockets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from FFL. Consumer unit positioned between above heights and fitted with child proof restrictors. All electrical work to comply with the requirements of Part P and to be designed, installed and tested by a competent person.

Mechanical Ventilation Provision
Ventilation to be provided by Nuair Drmaster 2000 system with remote sensor complying to BS 848-2:1985 and BS 848-1:1997 BBA certificate no 00/3727. Kitchens to be fitted with mech extract 60 litres a second, bathrooms to be fitted with mech extract 15 litres a second.

Services
All work and installations to comply with the regulations and recommendations of respective board or authority. Install standard gas and electric meter boxes to provide external meter reading facilities. All meter boxes are to have a cavity tray above and be insulated to the rear with 2 no brickie vents above.

Access Requirements
Due to the sloping nature of the site and close proximity of front doors to path side slope 2.5 metres. Ramped access would be greater than 1in12 and thus a stepped approach is to be provided in accord with Part M or BS 8300: 2001.

Radon Protection
1200 gauge DPM radon barrier to be provided as basic radon protection see section AA and to incorporate underfloor ventilation at max 2 metre centres.

Foul and Surface Water Drainage
All foul water drains to be laid to a minimum gradient of between 1in40 and 1in80. All surface water runs to be laid to a minimum fall of 1in100. 50% reduction in surface water achieved through inclusion of soakaways in rear gardens. Percolation tests to be submitted to LA for approval. Pipes to be bedded in minimum 100mm pea gravel surround. All soil and vent pipes to terminate min 900mm above any opening and at least 3 metres horizontally from any opening.

INTERNAL LIGHTING CALCULATIONS FOR CSH COMPLIANCE UNDER ENES:
TOTAL NUMBER OF QUALIFYING LIGHT FITTINGS PER H/T = 15
TOTAL NUMBER OF DEEF FITTINGS PER H/T = 12
PERCENTAGE OF QUALIFYING DEEF FITTINGS = 80%.

200 litre water butt to rear gardens
Level access to be provided around plots and secondary dpc to be installed 150mm above level access provision.

Storage area for 6 bins provided in each rear garden

RB = Internal storage bin with 3 individual sections no smaller than 7 litres to form a total capacity of no less than 30 litres to be installed under kitchen sink.

Cooker hood to be ducted straight through gable wall. Extract fan in kitchen to have an extract rate of no less than 60 litres per second unless extract adjacent hob then 30 litres a second is adequate.

Waste from toilet to discharge via floor void into sep.

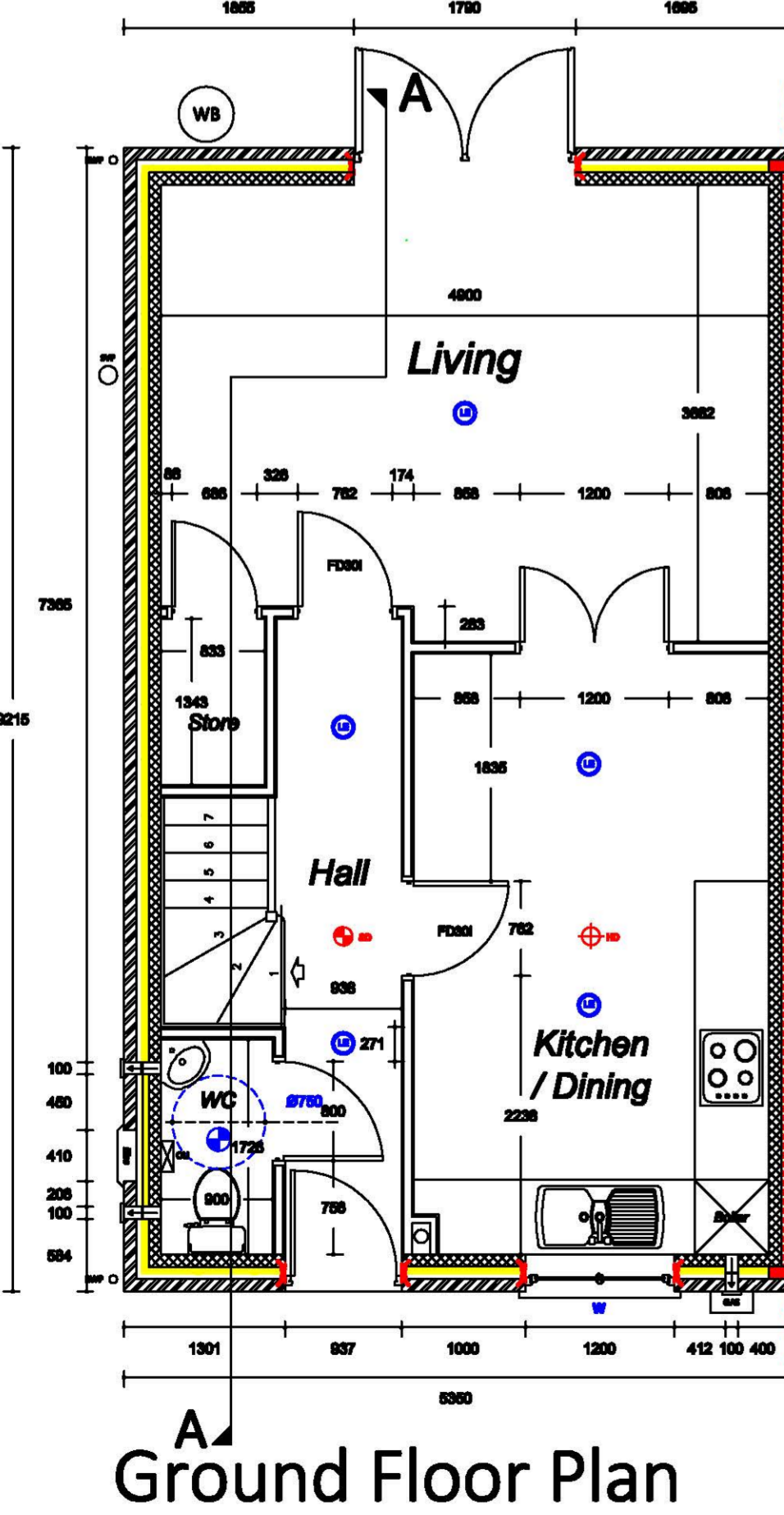
Self sealing waste valves to be used on all appliances discharging into stacks.

All foul water drainage runs to have falls between 1in 80 and 1 in 40.

All exposed waste pipes to be boxed in using 6mm ply on 38mm x 38mm sw framing.

Robust details E-WM-20 to be adopted or sound testing as appropriate.

CAVITY TIES TO EXTERNAL WALLS
Stainless steel cavity ties at 900mm horizontally and every 450mm vertically set in diamond pattern to achieve min 2.5 ties per m² and as described in BS EN 845-1:2003 and BS 5268-1:2005.
Additional Ties at every 225mm vertically either side of openings and movement joints. Type 4 ties are to be provided where wall height is below 10m in height and type 2 to 15m in height.



Ground Floor Plan

FIRE STOPPING

The top of all party walls to be fire stopped with minimum 25mm thick mineral wool laid above and below sarking felt.

TGI beams to be walled in at party wall junctions and sealed around joint ends with Intumescent mastic or mortar. Horizontal cavity slots to be provided at exposed floor junctions.

Stud walls to comprise 15mm Gyproc Wall board, 63mm x 50mm sw studs at max 600cc, 15mm Gyproc wall board with skin to both sides to achieve 30 mins fire resistance.

Stud partitions to provide a weighted sound reduction index of 38dB over the frequency range of 100 - 315 Hz and are to include a min of 25mm mineral wool insulation between above stud wall construction. Internal walls shaded between bedroom and wc and bedrooms on 1st floor are to be constructed as above.

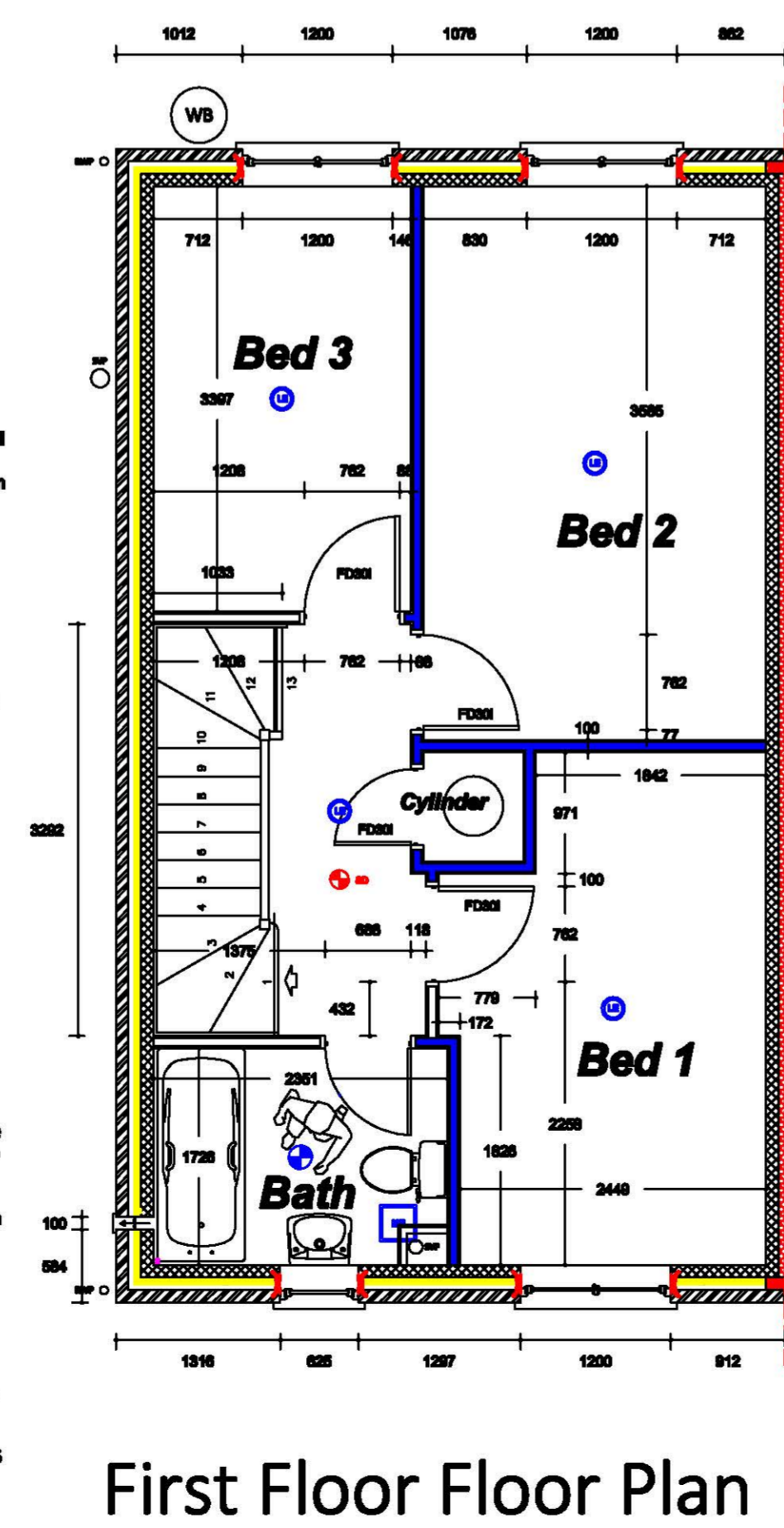
ENE 4 Drying Facility:
Rotary dryer to be located in secure rear garden area with post and footings capable of holding 6m+ of drying line.

ENE 5 EOD Labelled Goods: Information on the EU Energy rating scheme will be issued to all occupants of the proposed dwellings.

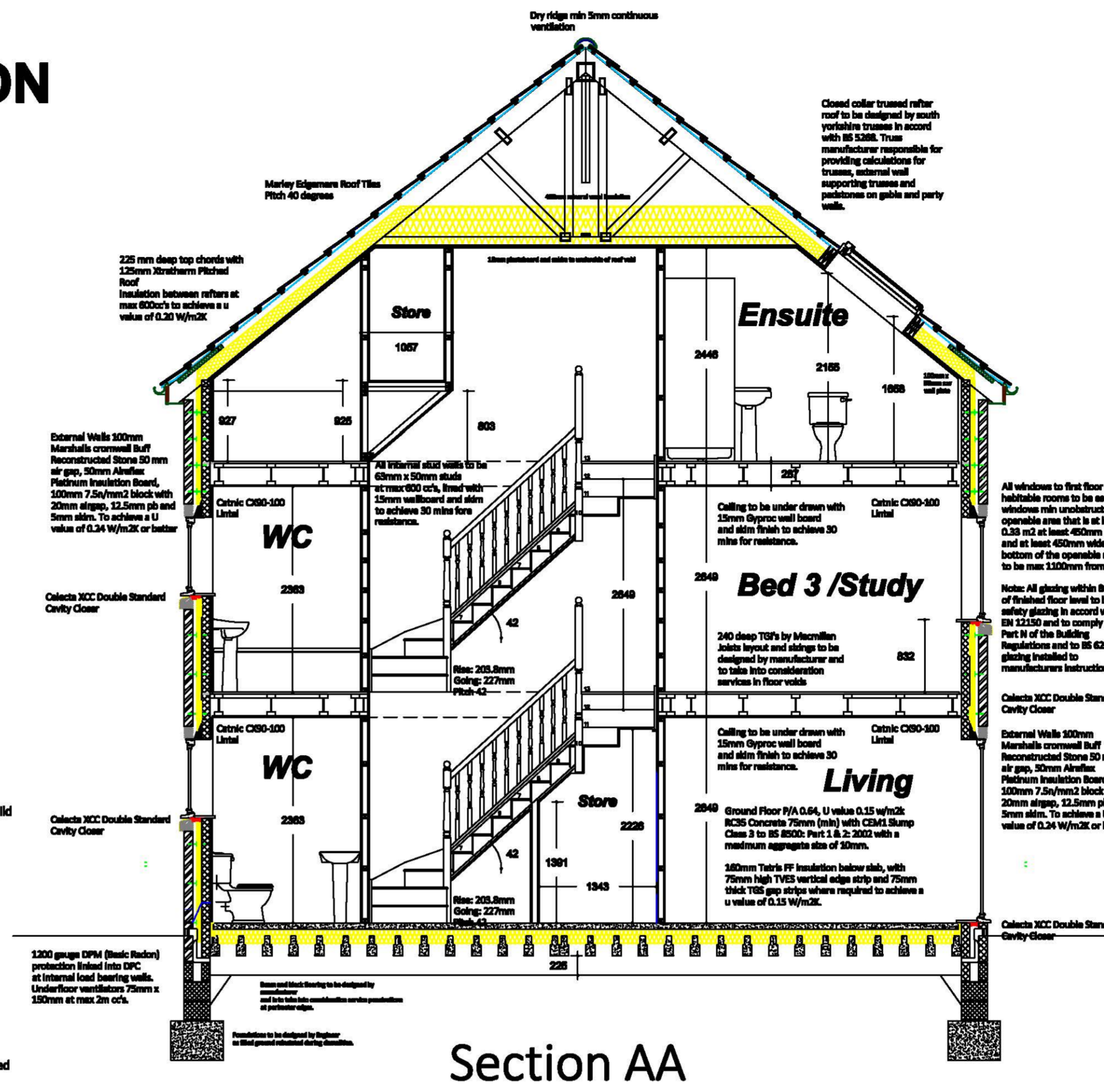
ENE 6 External Lighting: All dwellings to have external space lighting to front and rear of dwelling. Space lighting to consist of ASD Mini Piza 2 x 9 watt compact fluorescent light.

ENE 9 Home Office: A home office is to be provided to all dwellings consisting of two double low level power sockets are 2 no telephone points on a wall min 1.8 m in height. In all cases the room must have an operable window with an operable casement min of 0.5m² and must also have a daylight factor of at least 1.5%.

CAVITY TIES TO PARTY WALLS
Type 4 ties to be provided where wall height extends to 10m in height. Type 2 ties where wall extends to 15m in height. All at 900mm horizontally and every 450mm vertically to achieve min 2.5 ties per m² as standard and as described in BS EN 845-1:2003 and BS 5268-1: 2005.



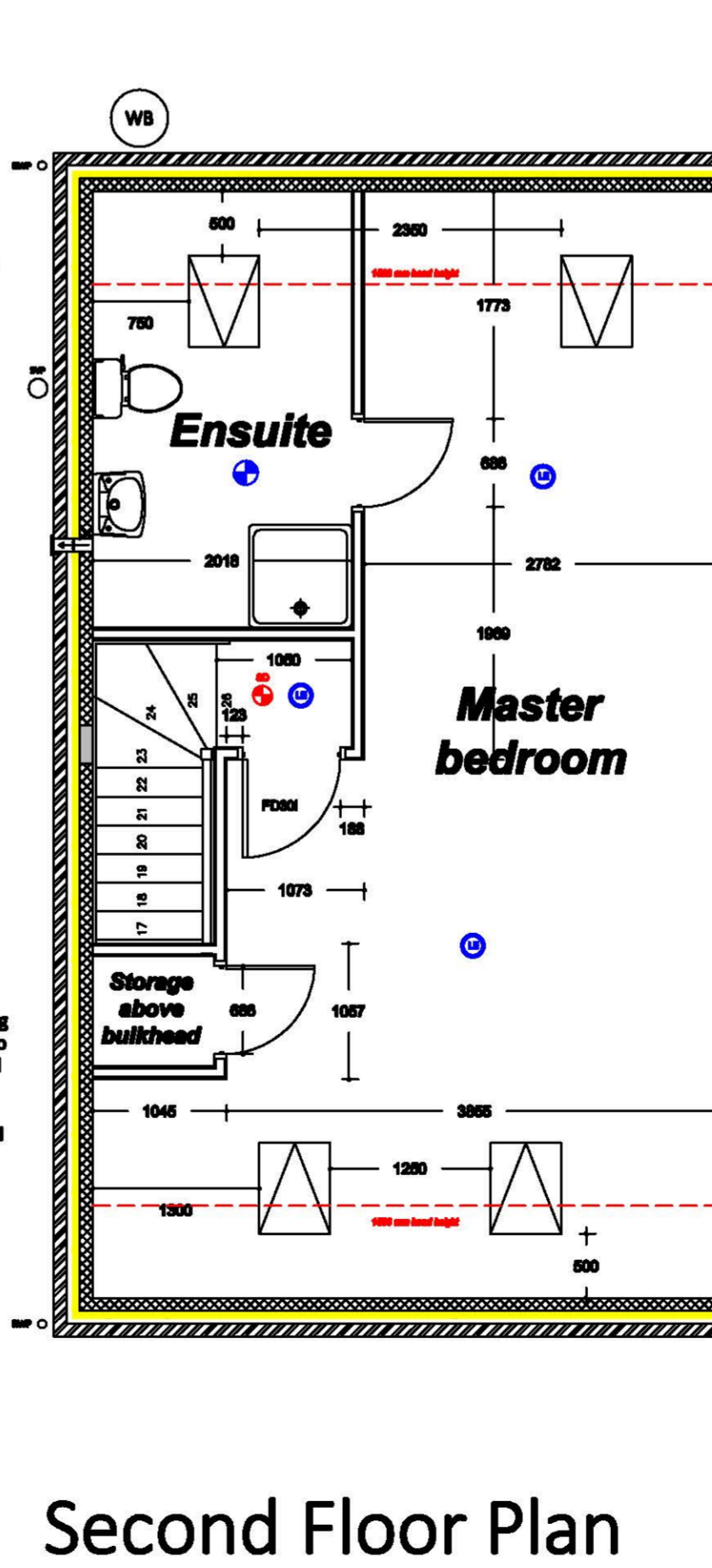
First Floor Floor Plan



Section AA

KEY

- GAS - Gas Mains into property
- W - Water Service into property
- EM - Electric Meter Box and Service Entry
- CU - Consumer Unit location within 2.5 metres of electricity Inlet
- ☉ - Ceiling rose fitted with energy efficient light fittings that only accept lamps having a luminous efficacy of greater than 40 lumens per circuit watt.
- ☉ - IPX 4 rated light drum fitting.
- ☉ - Ceiling mounted extract fan ducted to outside air. IPX 4 rated and RCD protected.
- ☉ - Smoke detector alarm position with mains power supply and battery backup. System to be interlinked and installed in accordance with BS 5446.
- ☉ - Heat detector
- - Soil and vent pipe
- - Rainwater down pipe
- WB - 200 Litre Water Butt
- ☉ - Gas fired condensing combination boiler with minimum SEDBUK rating of 90.1% ISAR HE35 boiler. System to incorporate a load compensator and full zone heating controls. Boiler to have NO x emissions below 40mg/kWh and exceed Class 5 (BS EN 257 1994). Flue to be positioned minimum 300mm away from any opening. Generation room to be located adjacent consumer unit.



Second Floor Plan

Air Pressure Testing
Pressure testing to be carried out in accordance with a procedure approved by the secretary of state and be given to the Local Authority not less than 7 days after the final test is carried out. SAP calculations are based on air pressure rating of 6 in accord with the latest SAP software.

Foundations
Foundations to be designed by an engineer due to the existence of a 2.5 metre deep basement. Existing basement wall located adjacent Yorkshire Water Surface Water (750mm diameter drain) and Foul Water (450mm diameter drain) to be maintained in order to not undermine the existing drains. See existing site plan and proposed drainage runs. Actual distance of new walls from YW drains pipes is greater than the existing distance of the existing build from the YW drains thus improving the existing situation.

Movement Joints
Bed joint reinforcement to be used on gable elevations which are greater than 6 metres in length in order to negate the need for movement joints. On front and rear elevations movement joints to be provided in accordance with BS 5268: Part 3 1985 - Clause 20.

Window and Door Frames
UPVC window and door frames with 150mm wide DPC to BS 743 tacked to frame prior to fitting. All windows to be double glazed and fixed with trickle vents providing not less than 5000mm² ventilation except kitchens, utility, bathrooms where 2500mm² to be provided. All windows to habitable rooms to have opening lights equal to 1/20th floor area. Windows to achieve a U value of 1.4 W/m²K or better.

Entrance Doors
GRP entrance doors to have a u value for the frame and door no worse than 1.5 w/m²K. Doors to have an ozone depletion score of zero and a global warming potential classification of less than 5. All main entrance doors are to be fitted with one or more security fitted lock and keep or multipoint locking systems which has: 1. 1000 offers 2. a fitting which if forced will not pull out without breaking the door or frame. 3. hardened steel bolts to prevent sawing 4. latch and deadlocking facility. 5. Locks to comply with BS 8621 and be secured by design snap safe locks and handles.

Soil and Vent Pipes
100mm dia stub stacks in all situations unless at the head of a drainage run serving 5 to 10 dwellings. Soil pipes to discharge directly into inspection chambers via 100mm diameter rest bends. See drainage proposed ground floor plans and drainage layout for runs (foul highlighted in black and surface water highlighted in blue). Soil pipes to be encased within a sound insulated duct and to be wrapped in 25mm mineral fibre quilt and encased with 2 no layers of 12.5mm plasterboard on 38mm x 38mm sw framing. AAV to be provided to 2nd floor ensuite and be above flood level of bath and be accessible.

Internal Portable Water Use
Wholesome water supply to be provided by the local water supply undertaker. Calculations confirming the water consumption are to be provided to Building Control once the property is complete. All baths to be fitted with a suitable device to limit hot water temperature to a maximum of 48 c. All soil pipes and accessories to BS 4515.

Bath Shower and Sink Units
76mm deep seal trap 38mm dia waste pipe into discharge into a soil stack then self sealing waste traps to be used. Where self sealing traps are not used then provide antiphobic traps where 50mm diameter common waste pipes to be connected to SP or back inlet gully.

Rainwater Goods
UPVC 114mm gutters and 68mm rainwater pipes discharging into trapped gullies.

General Notes

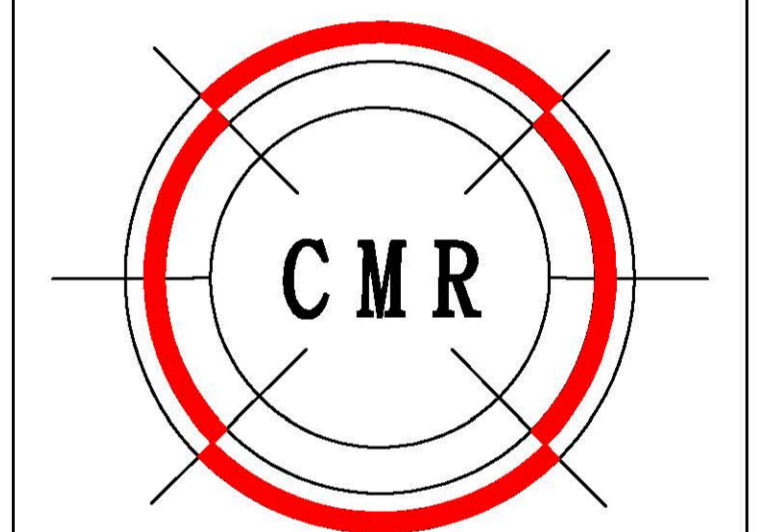
1. All external materials bricks / roof tiles are to match existing and be submitted to the local authority planning dept prior to commencement of the development.
2. Dimensions are not to be taken or scaled from the drawing and must be checked on site by the clients builder.
3. "Any building work which is subject to the requirements imposed by Schedule 1 to the Building Regulations should, in accordance with regulation 7, be carried out with proper materials and in a workmanlike manner.

"You may show that you have complied with regulation 7 in a number of ways. These include the appropriate use of a product bearing CE marking in accordance with the Construction Products Directive (89/106/EEC) [1] as amended by the CE Marking Directive (93/68/EEC) [2], or a product complying with an appropriate technical specification (as defined in those Directives), a British Standard, or an alternative national technical specification of any state which is a contracting party to the European Economic Area which, in use, is equivalent, or a product covered by a national or European certificate issued by a European Technical Approval issuing body". As taken from the Building Regulations 2000.

4. Plans are for planning approval / building regulations only and must not be copied or reproduced without the consent of the designer.

Details

Print @ A1
Floor Plans: 1/ 50
Elevations: 1/ 100
Issue No: 9
Re Drawn : 22 / 03 / 2014



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Project

Redevelopment of site to form
4 new semi detached town
houses with parking at 87-89
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