

PART R
Developers to install at least one functioning gigabit-capable connection from a network distribution point to a network termination point at each new dwelling.
The Developer to provide gigabit-ready infrastructure necessary for gigabit-capable connections up to a network distribution point, or as close as is reasonably practicable where the developer does not have the right to access land up to that distribution point; and
Subject to a £2,000 cost cap per dwelling, a functioning gigabit-capable connection. Where the developer is unable to secure a gigabit-capable connection within the cost cap, the developer to install the next fastest connection available, provided this can be done without that connection also exceeding the cost cap.
Where the developer has no right to install the infrastructure in or on intervening land and no gigabit-capable connection is being provided, the developer is still required to install infrastructure to one of the following points in order of priority:
1. As close as reasonably practicable to a location at which it is likely that a distribution point is to be installed with a 2 year period.
2. Where there is no existing network distribution point to which infrastructure can be built and where there is no likely future location for a distribution point, an access point in or on the building.
A connectivity plan to be submitted to building control as part of the building regulations application.

PART Q - SECURITY
Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2022 or alternatively comply with the requirements set out in Approved Document Q - Appendix B.
Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS24:2022 or designed and manufactured in accordance with Appendix B or Approved Document Q.
For example:
Doors to be fitted with a viewer, door chain and mechanically fixed as the manufacturer's installation guide.
The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m³.
Any panel in the door must be a min 15mm thick and suitably secured in place.
The smaller dimension of the panel must be no larger than 230mm in either width or height.
Main front doors should be fitted with multipoint locking system.
Windows:
Any part of a window or doorway, which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q.
Windows to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2022. Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

PART S - CHARGING OF ELECTRIC VEHICLES
Electrical vehicle charge point to be provided to any associated car parking spaces. If the connection cost is greater than £3600 two formal quotes to be given to building control, as detailed in Approved Document S, in which case cable routes for electrical vehicle charge points to be agreed.

SOLAR PANELS
All solar products to be tested and classified using methods described in BS EN 12975 and BS EN ISO 9806. Installation to be in compliance with all manufacturer's details and specifications.
Installation must not impair the weather tightness of the roof. All penetrations through the roof to be weatherproofed and covered with suitable flashings, purpose-made fits, etc.
Installation to have sufficient resistance to wind suction forces for the location. The solar installer to calculate the wind loads for the location (taking into account the local wind speed, site altitude and topography, building height and roof configuration). Components to be chosen with a declared wind resistance that exceeds those wind loads.
The roof structure to be designed to accommodate the load of the collectors, advice of a Structural Engineer to be sought if required. Floor construction to be capable of withstanding the load of any large cylinders or thermal stores.
All components to have adequate resistance to the external spread of flame in compliance with Part B4 of Approved Document B.
Ensure the panels are not fitted in the shadow of overhanging branches, a chimney or aerial.
Collectors to be located so that they can be safely accessed for cleaning and maintenance, (at a pitch of more than 15° they are normally self-cleaning).
The system control panel and display to be located in a prominent position, such as in the kitchen or alongside the central heating programmer. Pumps and controls to be located so that they are accessible for maintenance.
Permanent labels and flow arrows to be fixed pipework, valves, etc. Pipes to be installed to falls and insulated with appropriate materials and in-line with the TMSA guide.
Pipes of a solar primary system to be insulated throughout the length of the circuit. All other pipes connected to hot water storage vessel, including the vent pipe should be insulated for at least 1 meter from their points of connection to the cylinder, or insulated to the point where they become concealed.
An EPC to be provided with Feed-in Tariff (FIT) application showing the energy efficiency of the building.
System to be commissioned and tested for correct operation in accordance with the MCS D12 standard.
Provide operating instructions and maintenance recommendations for the homeowner.
All electrical work to be undertaken by a Part P registered Electrician i.e. NAPIT, ELECSA and NICEIC.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15g/m² mass per unit area) to provide adequate sound proofing. Soil and vent passing through floors to be enclosed in ducts comprising of timber framing faced with fire line plasterboard to achieve half hour fire resistance. All ducts to be fire stopped at floor levels using mineral wool quilt packing.

AUTOMATIC AIR VALVE
AVC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380. Air admittance valve to be placed at a height so that the outlet is above the spill over level of the highest fitting.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls the pipework is to be provided with 'racker pipes' at a distance of 150mm either side of the wall face. The 'racker pipes' must have flexible joints and be a maximum length of 600mm.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form an opening in the wall which gives 50mm space all round pipe. Mask the opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

REGULATIONS 26, 26A AND 26C ENERGY PERFORMANCE
The below to be submitted to building control before the work starts:
- Target primary energy rate and the dwelling primary energy rate.
- The target emission rate and the dwelling emission rate.
- The target fabric energy efficiency rate and the dwelling fabric energy efficiency rate.
- A list of specifications to which the dwelling is constructed.

The dwelling primary energy rate, dwelling emission rate and dwelling fabric energy efficiency rate must not exceed the target primary energy rate, target emission rate and target fabric energy efficiency rate, respectively.

No later than 5 days after the work has been completed building control to be provided with:
- The as-built target primary energy rate and as-built dwelling primary energy rate.
- The as-built target emission rate and as-built dwelling emission rate.
- The as-built target fabric energy efficiency rate and as-built dwelling fabric energy efficiency rate.
- A list of specifications used in the as-built calculations, and whether the specifications have changed from those used in the design stage calculations.

All to be calculated using the Standard Assessment Procedure for Energy Rating of Dwellings, SAP 10.

BREL report to be given to building control along with photographic evidence of compliance.
Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with Regulation 29, is to be given to the owner of the building and submitted to building control, no later than 5 days after the work has been completed.

REGULATION 43 - AIR PRESSURE TESTING
An air pressure test to be carried out on each dwelling.
Certificate to be given to building control by a person who is registered by Elmhurst Energy Systems Limited or the Air Tightness Testing and Measurement Association.
Air pressure tests to be performed following the guidance in the Approved Air Tightness Test Methodology CIBSE TM23.
The measured air permeability to be not worse than 5 m³/(h.m²) at 50 Pa.
If the required air permeability is not achieved, then remedial measures should be undertaken and a new test carried out until satisfactory performance is achieved. The results of all pressure tests, including any test failures, should be reported to building control. A copy of the test results to be sent building control no later than 7 days after the test has been carried out.

OVERHEATING MITIGATION
Adequate means of removing excess heat and limiting solar gains to be provided.
Compliance to be demonstrated by using either:
- The simplified method for limiting solar gains and providing a means of removing excess heat as set out in Section 1 of Approved Document O, Compliance check list (AD O Appendix B) to be provided to demonstrate compliance, or
- The dynamic thermal modelling method as set out in Section 2 of Approved Document O, using the guidance set out in - CIBSE TM59 methodology for predicting overheating risk.
Report to be provided that demonstrates that the building passes CIBSE's TM59 assessment of overheating. Consideration given to provision of adequate daylight as detailed in BS 8206-2 Code of Maintaining Adequate Level of Daylight, noise pollution and security.

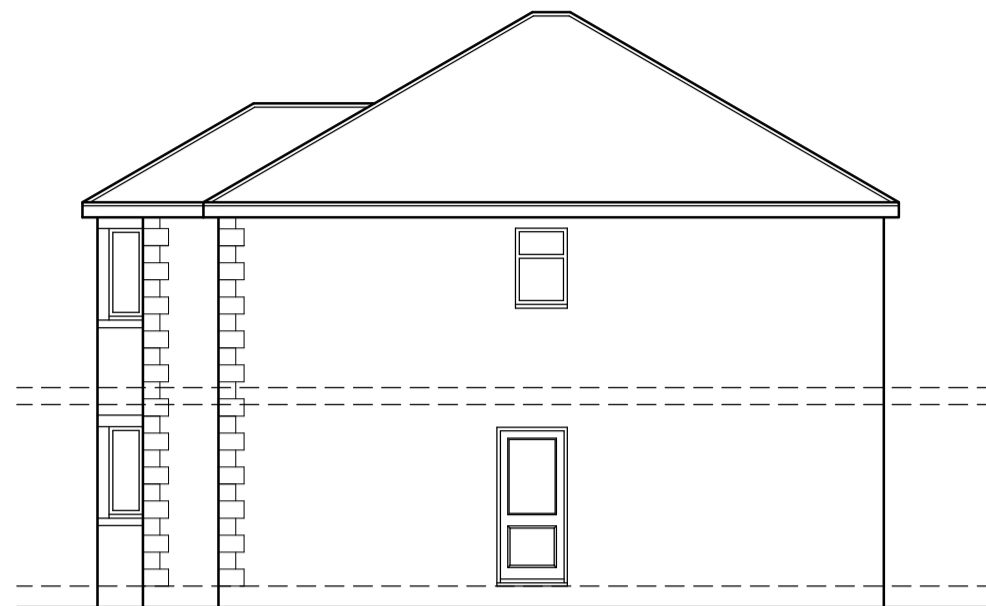
Solar gains in summer to be limited by fixed shading devices, which may be any of the following:
i. Shutters.
ii. External blinds.
iii. Overhangs.
Awnings.

PROPOSED MATERIALS

- CONDITION 3:**
WALLS - FORTERRA KIMBOLTON RED MULTI
ROOF - SANDTOFF CALDERDALE DARK GREY
WINDOWS - ANTHRACITE GREY
- CONDITION 4:**
2M HIGH TIMBER FENCE TO SIDE AND REAR BOUNDARY
FRONT BOUNDARY TO BE 500MM TIMBER KNEE RAIL
- CONDITION 5:**
DICTING, SERVICE MAP AND TIME FRAME TO BE PROVIDED BY OPEN REACH
PRIOR TO THE INSTALLATION OF BROADBAND. DETAILS TO BE SUBMITTED TO THE LOCAL AUTHORITY
- CONDITION 11:**
EVCP TYPE 1 - 3.7KW PROVIDED ADJACENT PARKING SPACES.



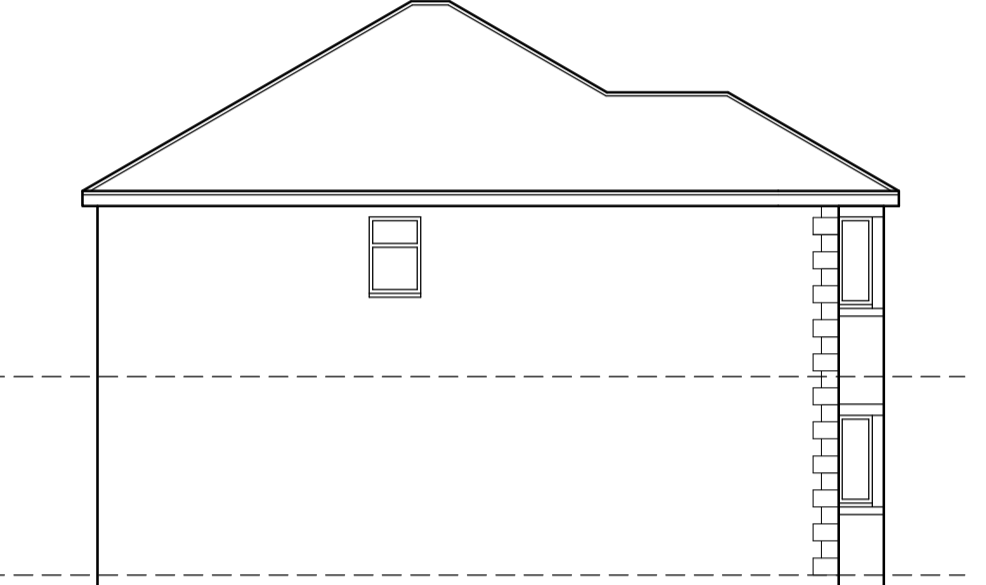
PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



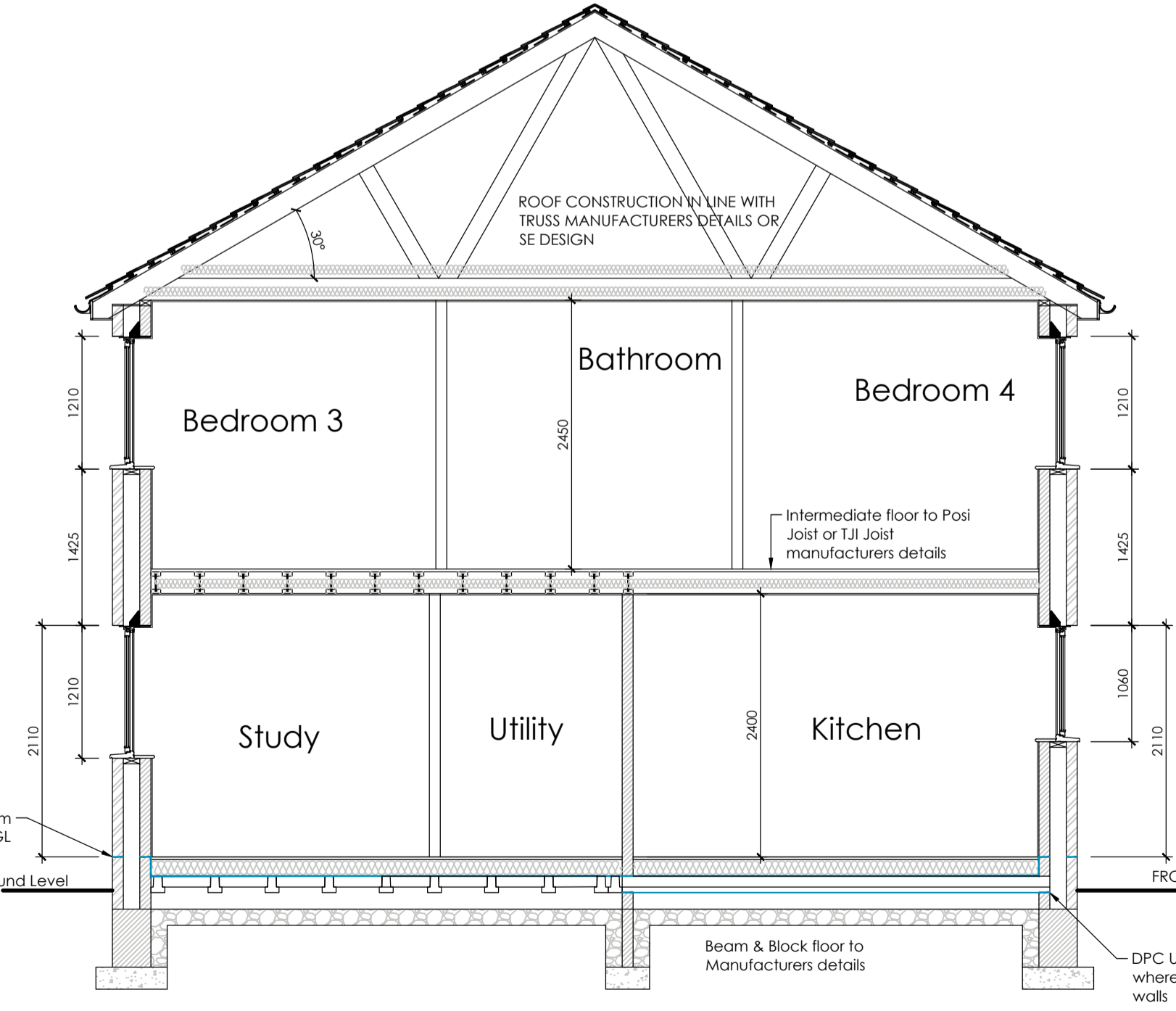
PROPOSED REAR ELEVATION
scale 1:100



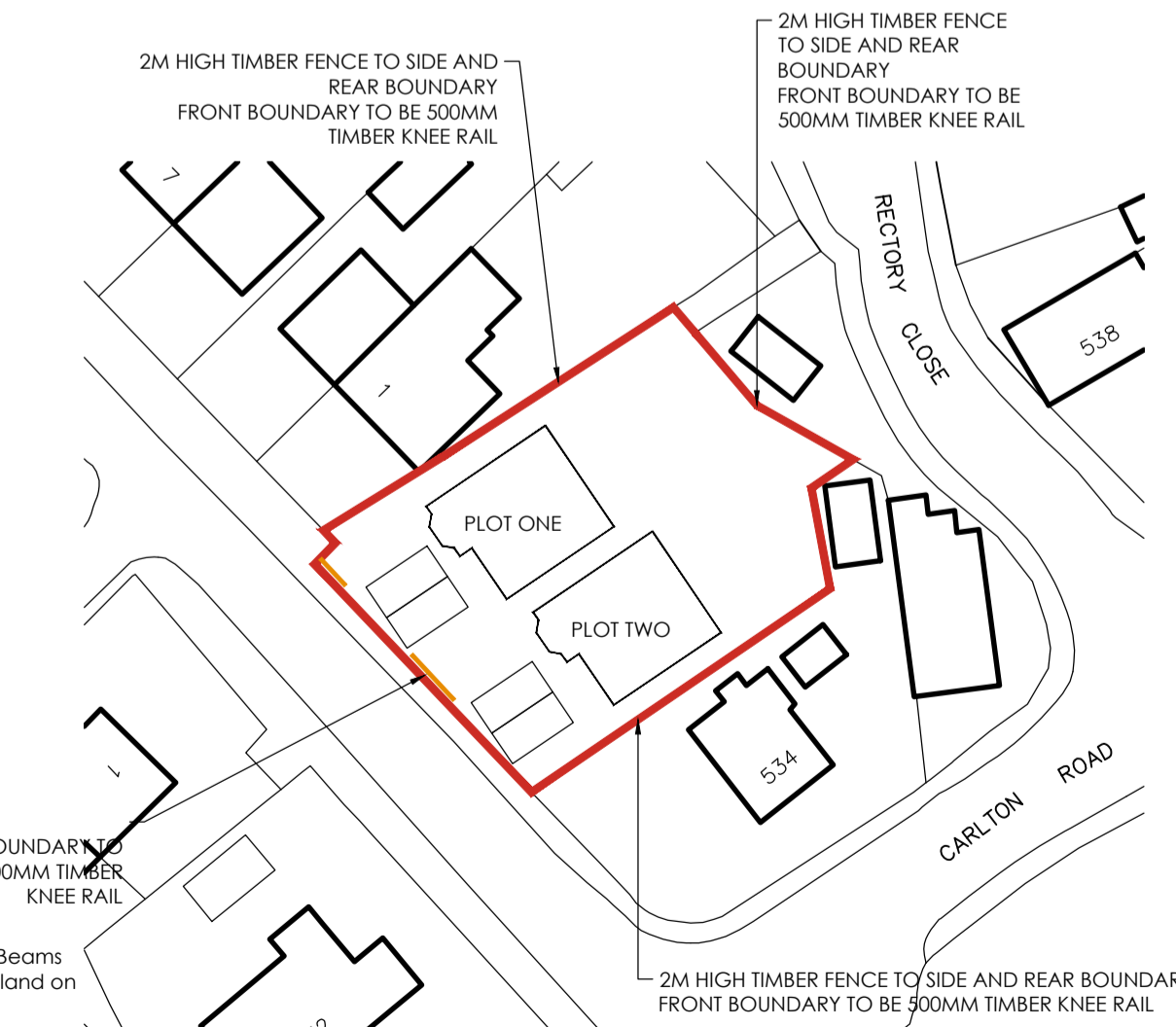
PROPOSED SIDE ELEVATION
scale 1:100



LOCATION PLAN
scale 1:1250



Section A-A
scale 1:50



SITE PLAN
scale 1:500

NOTICE OF COMPLETION
A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:
• The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
• A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
• A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

SITE INVESTIGATION
A survey of the site is to be carried out by a suitably qualified person including, an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys to be sent to building control for approval before works commence on site.
Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist. Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2012.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots, to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases, e.g. landfill gases, radon, vapours etc, on or in the ground covered, or to be covered by the building.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nulifire 5 or similar intumescent paint to provide 1/2 hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

LINTELS
For uniformly distributed loads and standard 2 storey domestic loadings only.
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and installed in accordance with BS EN 1992-1-1:2003 Eurocode 2, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS EN 845-2:2013. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and wedge holes to be provided above all externally located lintels to have an insulated cavity closure between the inner and outer lintel.

STRIP FOUNDATION
Provide concrete strip foundation in accordance with Table 10 of Approved Document A. Thickness of concrete not to be less than 225mm and minimum width of foundation to be equal to the width of the wall plus 300mm. Concrete mix to conform to BS EN 206:2013+A2:2021 and BS 8500-2. All foundations to be a minimum of 100mm below ground level, exact depth and foundation size to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations (+A1:2020). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 400mm below ground level. Subgrade resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

SUSPENDED BLOCK AND BEAM FLOOR
To meet min U value required of 0.13 W/m²K - P/A ratio 0.5
Remove top soil and vegetation and apply weed killer - provide 50mm concrete ground cover if required by BCO.
The underside of beams to be not less than 150mm above the top of the ground. RCC beams to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control for approval before works commence). Beam to have a minimum bearing of 100mm onto DPC and load bearing walls. Provide concrete blocks to BS EN 772-2, wet and grout all joints with 1:4 cement/sand mix. Provide double beams below non-load bearing partitions. Lay 1200g DPM/radon barrier over beam and block floor, with 300mm laps double wetted and taped at joints and service entry points using radon gas proof tape. Lay floor insulation over DPM, 150mm Celotex BR4000 applied as a rigid material.
Lay 500g separating layer over insulation, finish with a floating layer of min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312. Lay with staggered joints. The top surface of the ground cover under the building shall be above the finished level of the adjoining ground.
Ventilation - Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area, whichever is the greater. Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation.

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K
New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 150mm Ditherm 32 insulation as manufacturer's details. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermatec turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

WALLS BELOW GROUND
All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins. DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.
Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

MOVEMENT JOINTS
Movement joints to be provided at the following maximum spacing:
Clay brickwork - 12m.
Calcium silicate brick - 7.5-9m.
Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m.
Dense concrete block - density exceeding 1,500kg/m³ - 7.5-9m.
Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.
Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm.
Additional movement joints may be required where the aspect ratio of the wall (length:height) is more than 3:1.
Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

TRUSSED RAFTER ROOF
To achieve U-value 0.16 W/m²K
Pitched roof to be formed using proprietary prefabricated manufactured trusses. Design of roof trusses to be produced by specialist truss manufacturer to BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014), and submitted to Building Control for approval prior to commencement of work. Trusses to be placed at max 600ctrs in accordance with BS 8103-3:2009 and BS EN 1995-1 (+A2:2014) on suitable wall plates fixed using proprietary galvanised steel truss clips. All strapping, fixing and bracing to be in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanised steel truss clips.
Form ceiling using 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction). Provide polythene vapour barrier between insulation and plasterboard.
Where required provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation and provide mono pitched roofs with ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.
Loft hatches should be suitable designed and installed to ensure optimum air tightness.

		OFFICE ONE, 34 VICTORIA ROAD, BARNESLEY, S70 2BU		Phone: 01226 208482 Email: info@whiteaguspартnership.co.uk Web: www.whiteaguspартnership.co.uk	
ARCHITECTURAL SERVICES					
Project: PROPOSED RESIDENTIAL DEVELOPMENT 534 CARLTON ROAD, CARLTON BARNESLEY, S71 3JE			Client: MR J. WOOLLER		
Drawing Title: SECTION & ELEVATIONS		Date: JULY 2024	Scale: 1:50 @ A1	Ref: 22-224	
Dwg. No. 11		Rev. B			
Date 05/08/2024		Suffix A B	Description BOUNDARIES ADDED		