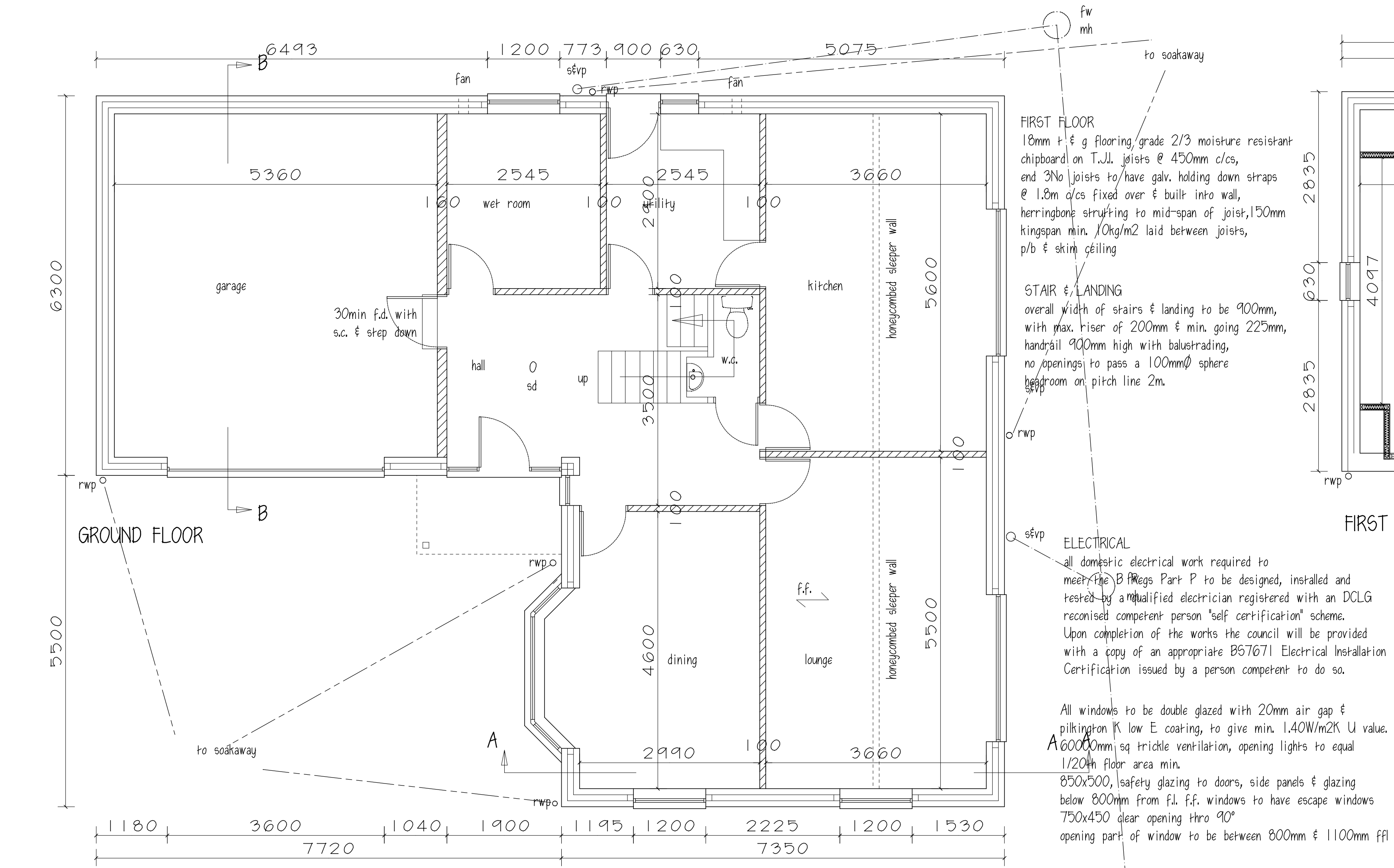




WALL CONSTRUCTION
walls to be 100mm natural stone, with 100mm cavity, filled with 100mm cavity dri-therm 32 wall bats with 100mm celcon solar block a.e.a. with p/b dabs & skim finish, 250mm vertical twist s.w.wall ties @ 450mm c/cs vertically & 750mm c/cs horizontally, staggered with ties @ every block course @ reveals, cavity closed @ openings & eaves with dpc & insulation.
Carnic CGH90/100 type lintels to be used over door & window openings with tray dpc over.
ground floor internal walls to be 100mm blockwork with plaster finish
1st floor stud walls to be 100x50 sw studding with 100x50sw uprights @ 450mm c/cs with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim both sides.
dwarf walls to be insulated with 100mm kingspan thermapitch TP10 with 25mm insulation quilt over top of studding
dpc to wall to be min. 150mm above gl.
tray d.p.c. to be installed at ground level where landing & ramp will occur.
air leakage to be limited by the use of ACD (accredited construction details) i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation.
the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate)
cavity wall insulation must be carried up the full extent of gable walls.
floor joists ect. must be set on joist hangers.
all cavity closures must be insulated.
General movement joints to be @ 6m c/cs in blockwork, 12m in stone, joints must not occur at lintel bearing positions, cavity ties to be within 300mm of joint at every block course, joints to have flat ties, de-bonded on one side, with Aerofil joint filler & 25mm deep polysulphate sealer.
generally, movement joints in stone to be in corners or concealed behind RWP's & s/vp's
blockwork joints to be generally at junction of dividing walls & cavity walls, dry jointed.

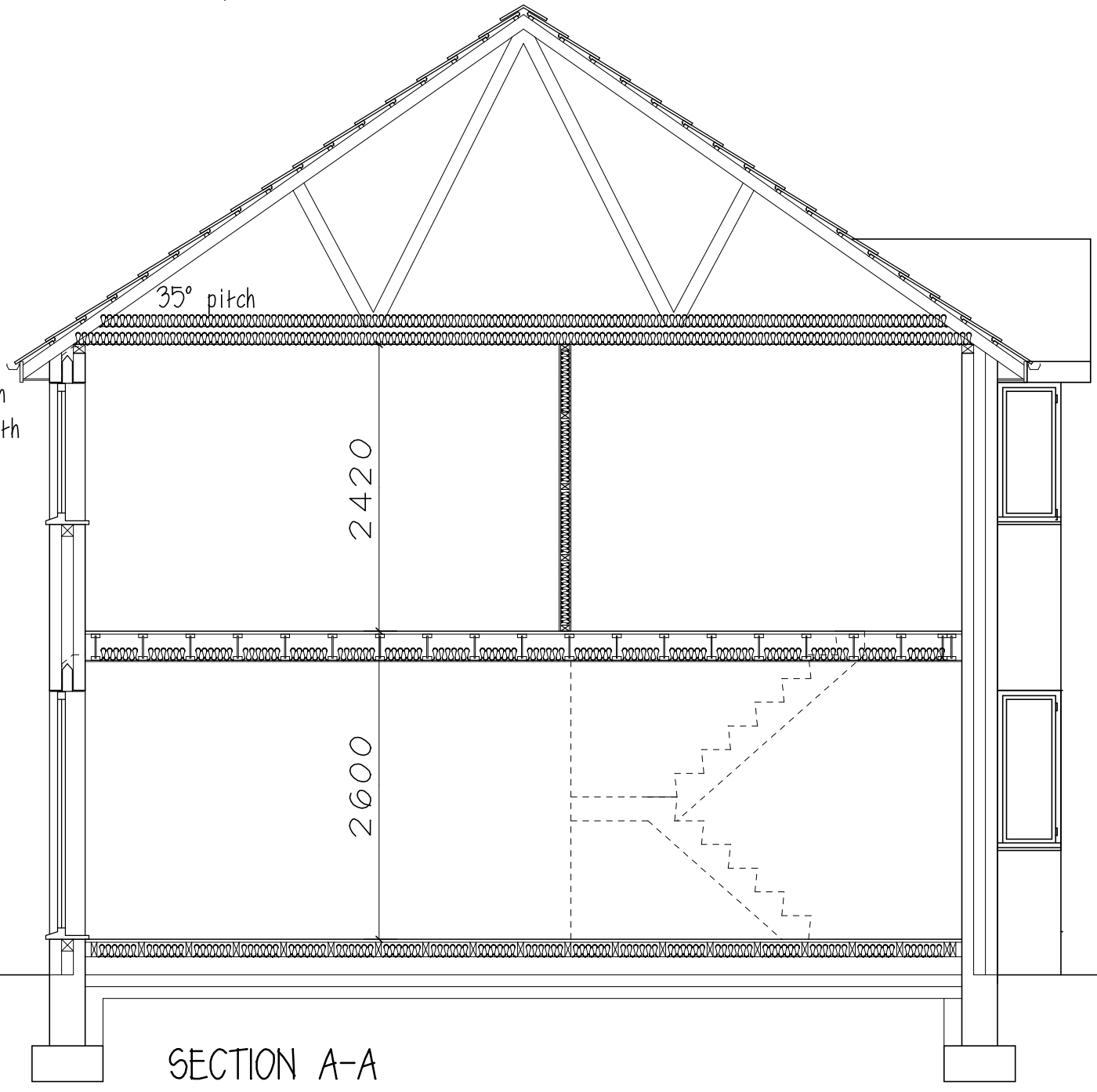
GROUND FLOOR
18mm t & g flooring grade 2/3 chipboard on 47x145sw floor joists @ 450mm c/cs with 120mm Celotex insulation laid in between min. 150mm air gap to 100mm oversite concrete on radon/methane barrier, continuous thro cavity.
on 100mm min. well consolidated, sulphate free, hardcore.
floor to line thro with existing

FOUNDATIONS
600x300 conc. strip footings min. 900mm deep or below drain invert 7KN fnd blocks up to gl.
ground conditions to be checked for suitability prior to commencement on site.

HEATING
Wall mounted gas fire Condensing boiler (with interlock fitted) with balanced flue in kitchen, radiators to have t.r.v. boiler to achieve a SEDBUK rating of min. 90% hot water pipes in unheated spaces to have 25mm insulation.
commissioning certificate required on completion, by qualified person installing system.
SAP calcs to be provided prior to commencement on site, Conditional Approval required.
air permeability pressure test to be provided on completion

DOORS
main entrance door, lounge, kitchen/dining & g.f. w.c. to have clear opening of 800mm, all other doors to have clear opening of 750mm.
10mm air gap to bottom of all doors

As built SAP, EPC and Air Test to be provided



FIRST FLOOR
18mm t & g flooring/grade 2/3 moisture resistant chipboard on T.J.L. joists @ 450mm c/cs, end 3No joists to have galv. holding down straps @ 1.8m c/cs fixed over & built into wall, herringbone strutting to mid-span of joist, 150mm kingspan min. 10kg/m2 laid between joists, p/b & skim ceiling

STAIR & LANDING
overall width of stairs & landing to be 900mm, with max. riser of 200mm & min. going 225mm, handrail 900mm high with balustrading, no openings to pass a 100mm sphere
bedroom on pitch line 2m.

ELECTRICAL
all domestic electrical work required to meet the B. Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG recognised competent person 'self certification' scheme.
Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.40W/m2K U value.
600mm sq trickle ventilation, opening lights to equal 1/20th floor area min.
850x500, safety glazing to doors, side panels & glazing below 800mm from f.l. f.f. windows to have escape windows 750x450 clear opening thro 90° opening part of window to be between 800mm & 1100mm ffl

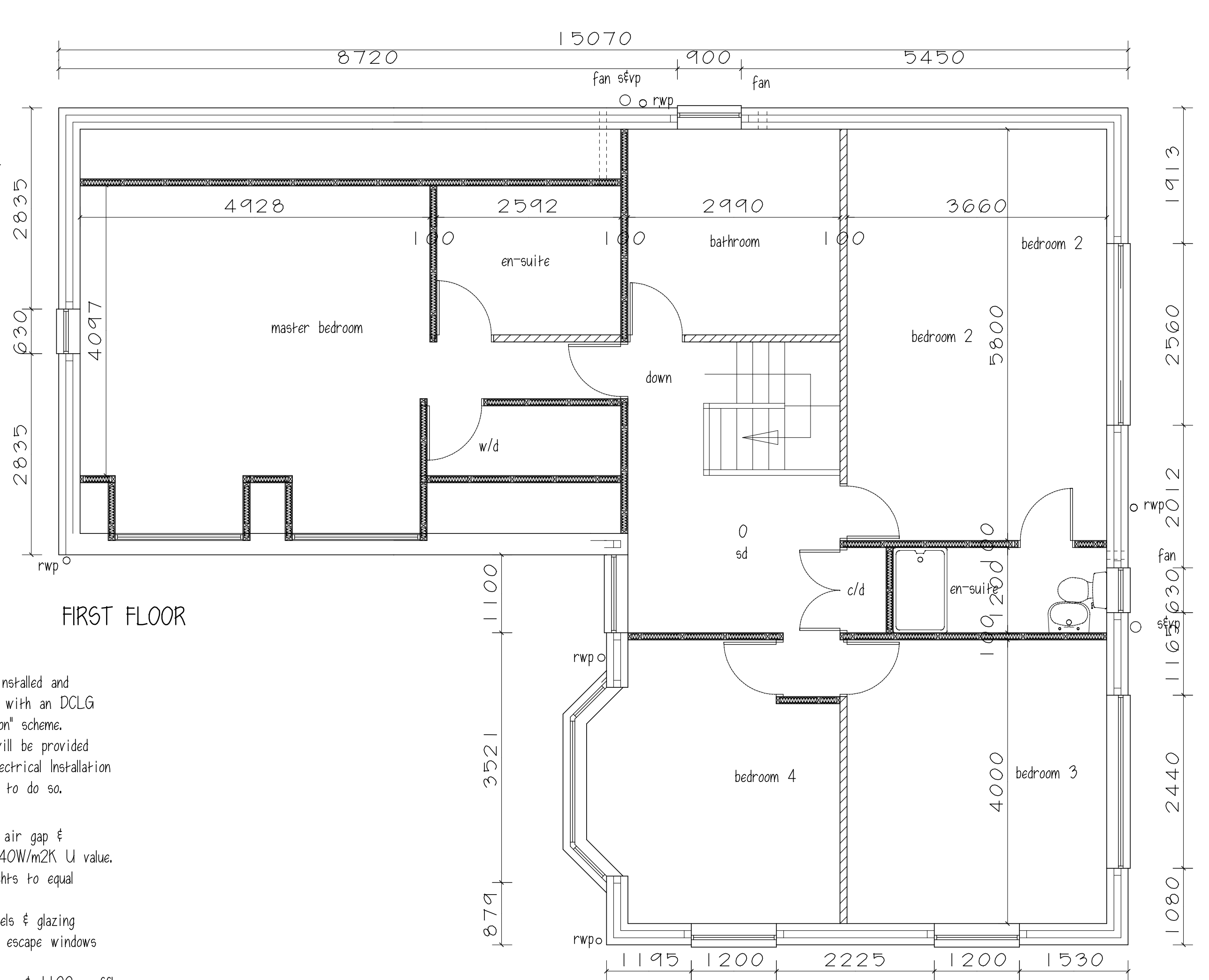
0 denotes smoke detectors wired directly to mains sd with battery back up & interlinked to BS 5839-6
All sockets & switches to be between 450mm & 1200mm high
level landing to entrance door with 15mm threshold
ramp min. 900mm wide, max. 1 in 12 gradient, with dpm between wall & ramp.
min. 100% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt
any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb.
all electrical work to be carried out under 'Competent Person' scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

DORMER ROOF CONSTRUCTION
conc. interlocking tiles, to match existing, every tile to be nailed on 36x50 sw battens on untearable sarking felt to BS747 on 50x100 sw rafters & ceiling joists at 400mm c/cs fixed to attic roof trusses
100mm rockwool insulation with 170mm rockwool laid at 90° over fascia board & soffit to match existing with 12mm gap covered with flyproof mesh 100mm p.v.c. gutters discharging into 65mm Ø rwp

DORMER FRONT & SIDES
rosemary tiles on 36x25 sw battens on 10mm ply, both sides on 120x50 sw studding, with 120mm Celotex insulation board between & 25mm insulation board over studding with p/b & skim
120x120 sw posts @ corners,
Code 4 lead soakers & flashings @ junction with roof & rafters to be doubled up under dormer cheeks.
dormer eaves to have 25mm continuous ventilation, covered with flyproof mesh.

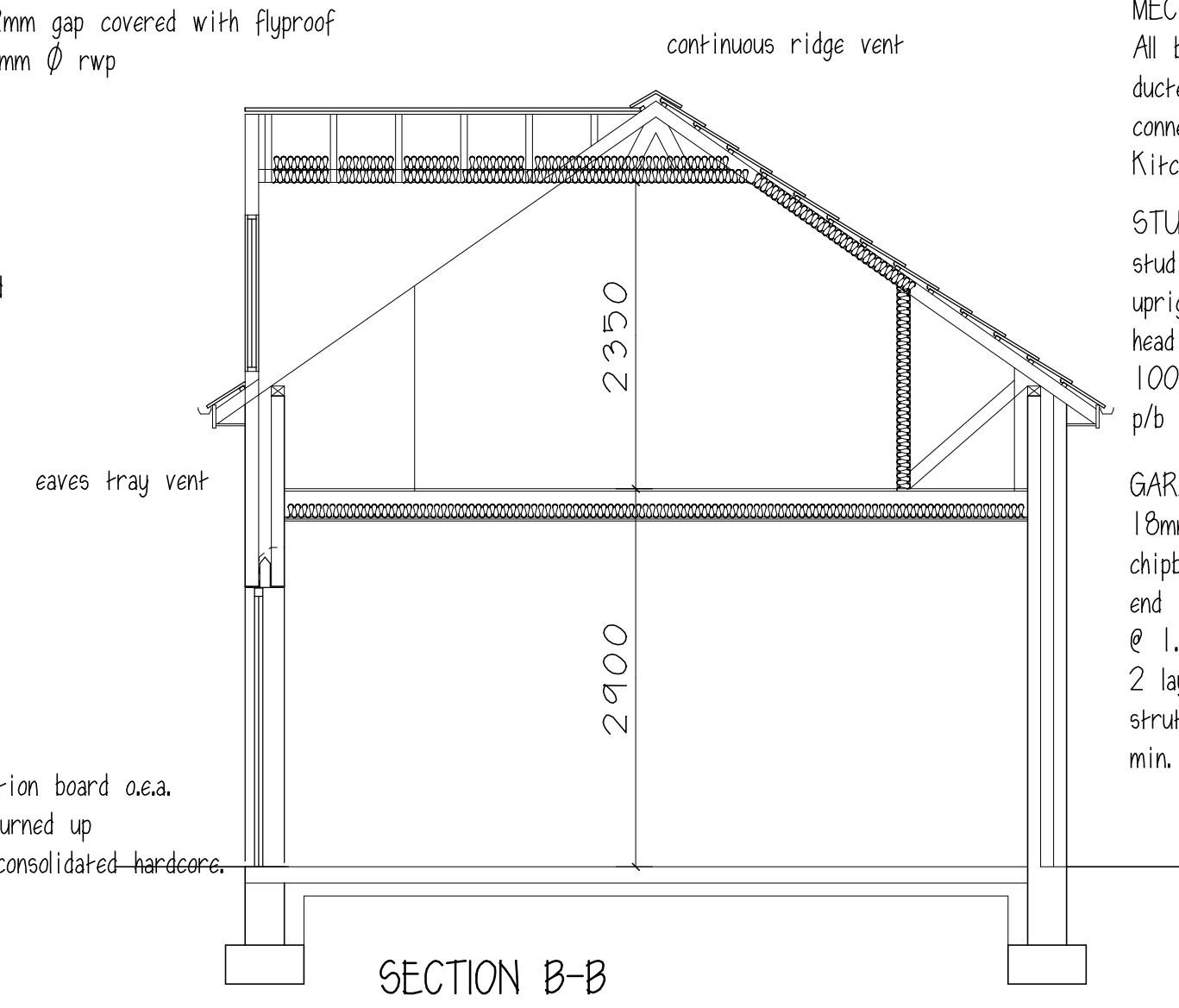
all works to comply with AD Q security

GARAGE FLOOR CONSTRUCTION
125mm concrete slab on 100mm kingspan insulation board a.e.a. on 2000g visqueen dpm radon/methane barrier turned up edge of slab, on 100mm min. sulphate free, well consolidated hardcore.



ROOF CONSTRUCTION
Main Roof to be concrete interlocking tiles, tile to suit pitch, every tile nailed on 36x25 sw battens on untearable, breathable felt to BS 747 on proprietary attic roof trusses @ 35° pitch & @ 600mm c/cs with 25x100 sw horizontal bracing @ ceiling joists, ridge & node points, diagonal bracing from ridge to eaves on all sides.
Trusses fixed over existing flat roof on to 100x75 sw wallplate held down with m.s. holding down straps @ 1.8m c/cs, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/cs & built into wall.
All bracing to BS 5268, 200mm insulation quilt laid over @ 90° & 200mm between floor joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc guttering, discharging into 65mm dia. pvc RWP.
Conditional Approval required, details & calcs to be approved prior to installation on site.

SLOPING ROOF
sloping roof to be insulated with 120mm K7 Kingspan insulation boards, laid between rafters & 37.5mm Kooltherm under rafters, with 12.5mm foilbacked p/b & skim, min. 50mm air gap between insulation & roof tiles, cross ventilation to be maintained with ridge vent tiles full length, 25mm proprietary eaves vents fitted to eaves.
continuous ridge vent tile U value 0.11



DOORS
main entrance door, lounge, kitchen/dining & g.f. w.c. to have clear opening of 800mm, all other doors to have clear opening of 750mm.
10mm air gap to bottom of all doors

DRAINAGE
All w.c.s to have 100mm dia. pvc s/vp's with birdproof mesh cage min. 900mm above any opening lights, 32mm dia. pvc waste from w.h.b.s 40mm dia. pvc waste from bath, sinks & showers, all with 75mm deep re-sealable traps, discharging into s/vp or b.i.g. internal s/vp's to be insulated with 100mm Rockwool & boxed in.
Below ground drainage to be 100mm dia. flexible jointed pipes, bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing mh.
new mh. to be G.R.P. pre-formed on concrete base.
conditional approval for connection to ex YWA sewer required
Wholesome water supply to be provided by Yorkshire water, water efficiency calcs to be submitted for approval prior to completion.
Bath to be fitted with device to limit hot water temp. to max. 48°C
percolation test to be provided for soakaway

All surface water to be discharge into soakaways, min 5m from building & min. 1m3 clean hardcore to satisfaction of B.C.O. & subject to percolation tests.

conditional approval required for water efficiency calcs prior to completion

MECHANICAL VENTILATION
All bathrooms & w.c.s to have mechanical extractor fans, ducted to external air to give 15 l/sec air change, connected to lightswitch with 15min. overrun.
Kitchen & utility to have 60 l/sec air change.

STUD WALL CONSTRUCTION
stud walls to be 100x50 sw studding with 100x50sw uprights @ 400mm c/cs with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim one side & 9.5mm ply one side

GARAGE FIRST FLOOR
18mm t & g flooring grade 2/3 moisture resistant chipboard on proprietary attic trusses @ 600mm c/cs, end 3No joists to have galv. holding down straps @ 1.8m c/cs fixed over & built into wall, 2 layers 12.5mm Superlux boarded ceiling herringbone strutting to mid-span of joist, 150mm kingspan min. 10kg/m2 laid between joists

GENERAL NOTES
All existing dimensions, sizes, & drain inverts to be checked on site prior to commencement
All work to comply with current B. Regs. & B.S.C.P. whether or not specified on dwg.

Mr G SCOTHORN

PROPOSED DWELLINGS
PLOT 1
TITHE LAITHE
HOYLAND

15:00 @ 11 MAR 21

PLANS & SECTIONS

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