

Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins. Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.

The new dwelling is to be provided with an area of 1.2m x1.2m for refuse storage containers.

Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority.

Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuse more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

Level Dwelling Approach Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable).

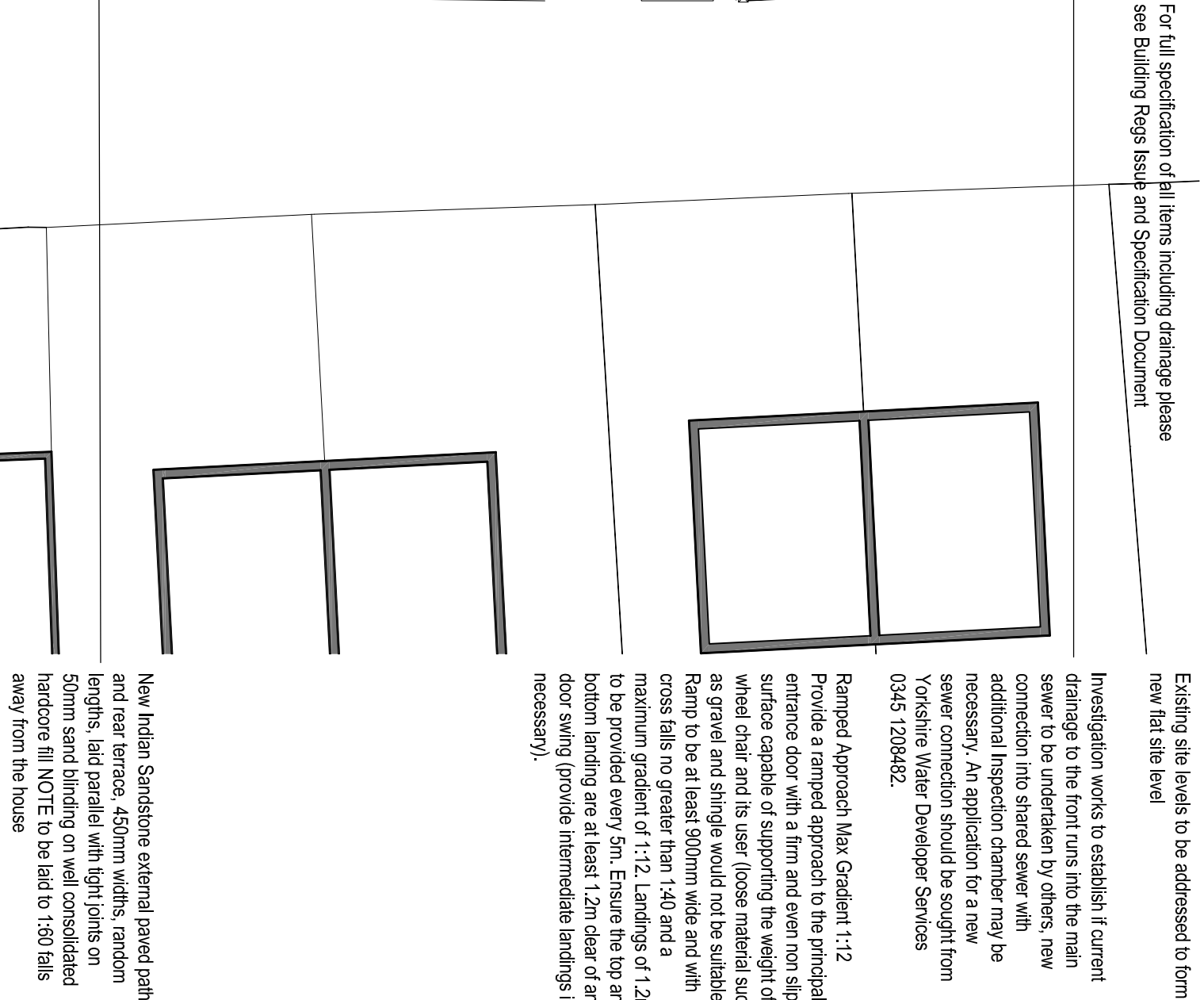
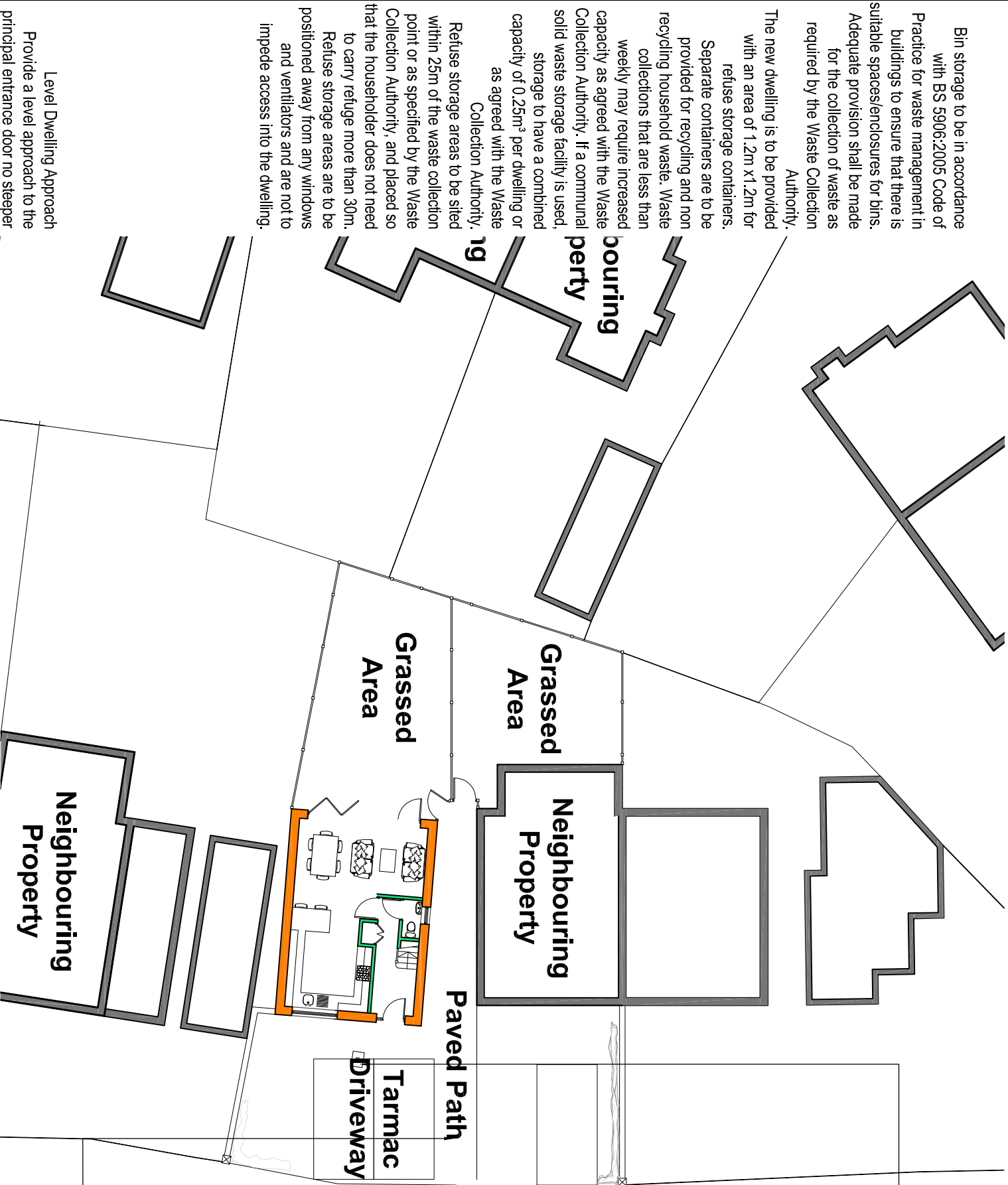
For full specification of all items including drainage please see Building Regs Issue and Specification Document

Existing site levels to be addressed to form new flat site level

Investigation works to establish if current drainage to the front runs into the main sewer to be undertaken by others, new connection into shared sewer with additional inspection chamber may be necessary. An application for a new sewer connection should be sought from Yorkshire Water Developer Services 0345 1208482.

Ramped Approach Max Gradient 1:12

Provide a ramped approach to the principal entrance door with a firm and even non slip surface capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable). Ramp to be at least 900mm wide and with cross falls no greater than 1:40 and a maximum gradient of 1:12. Landings of 1.2m to be provided every 5m. Ensure the top and bottom landing are at least 1.2m clear of any door swing (provide intermediate landings if necessary).



Level Thresholds. Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

Fixed External Lighting

External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.

Light fitting to be either:

- lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.

Or

- lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

## ISSUED FOR BUILDING REGS

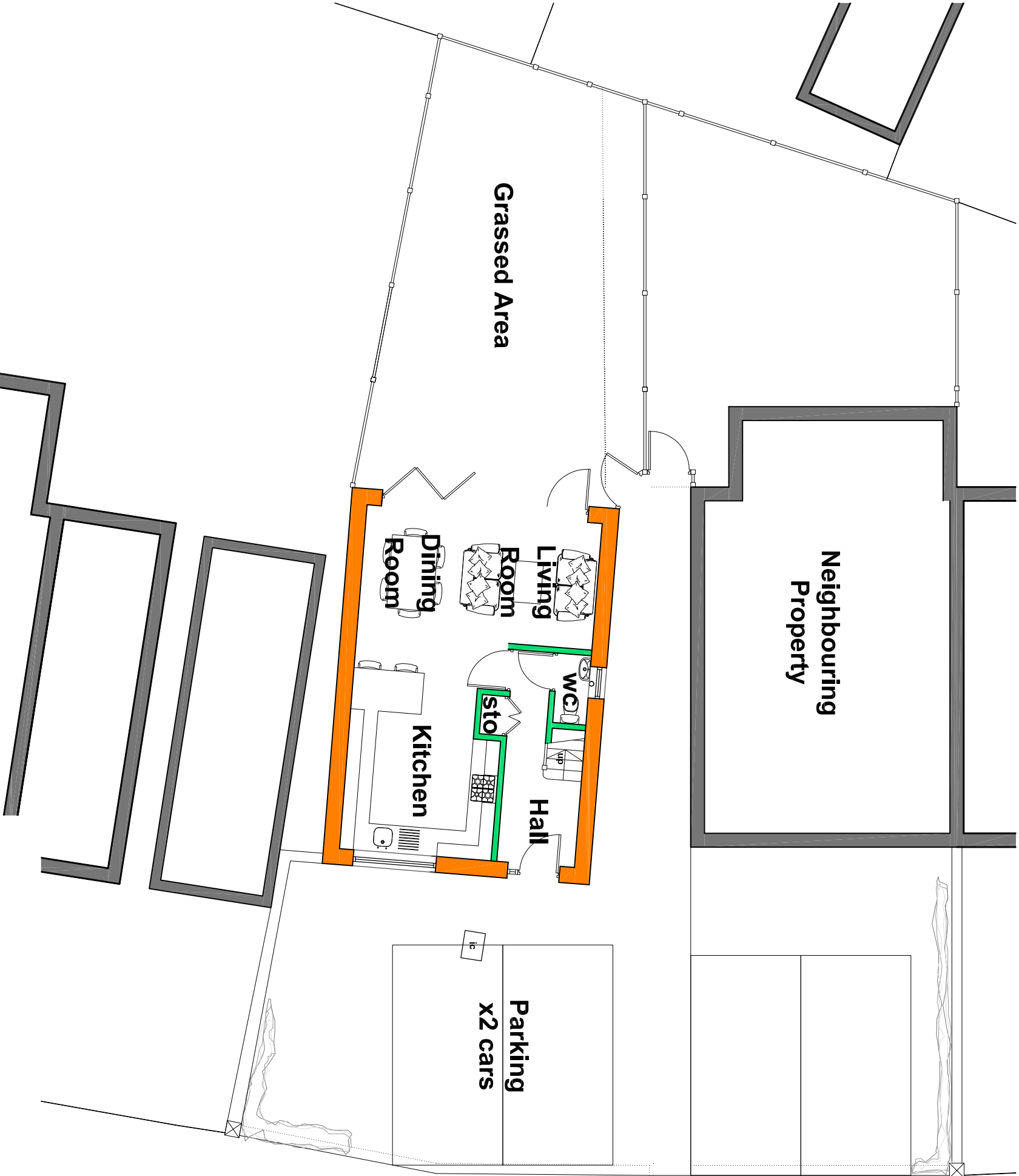
| REVISION                                   | DATE     | DRAWN | CHECKED | DESCRIPTION                                      | SCALE | DATE |
|--------------------------------------------|----------|-------|---------|--------------------------------------------------|-------|------|
| 0                                          | Feb 2020 | NL    |         | Roof and layout amended as per planning comments |       |      |
| CLIENT                                     |          |       |         |                                                  |       |      |
| MR HENRY PETHERWICK                        |          |       |         |                                                  |       |      |
| PROJECT                                    |          |       |         |                                                  |       |      |
| LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND |          |       |         |                                                  |       |      |
| DRAWING TITLE                              |          |       |         |                                                  |       |      |
| SITE PLAN                                  |          |       |         |                                                  |       |      |
| AS PROPOSED                                |          |       |         |                                                  |       |      |
| JOB NUMBER                                 |          |       |         |                                                  |       |      |
| 1927                                       |          |       |         |                                                  |       |      |
| DRAWING NO.                                |          |       |         |                                                  |       |      |
| 201                                        |          |       |         |                                                  |       |      |
| REVISION                                   |          |       |         |                                                  |       |      |
| D                                          |          |       |         |                                                  |       |      |

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## Site As Proposed

Scale 1:200@A3



Internal walls to be 125mm overall timber stud partitions consisting of 12.5mm fireline board to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Iso wool insulation between studs

Partial Fill Cavity Wall

To achieve minimum U Value of 0.18W/m²K  
Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 80mm PIR insulation e.g. Celotex CW4000 insulation fixed to 100mm lightweight block internal leaf, K value 0.11 (Celcon solar, Thermalite turbo, Toplite GTI, Supablock) Internal finish to be 13mm lightweight plaster. Walls to be built with 1:1:6 cement mortar.

Extract to Kitchen

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Extract to W/C

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

New windows to be structural openings as dimensioned on the setting out drawings. and install new uPVC fully double glazed operable casement windows all throughout.

Install new new sw timber staircase between GF Level and first floor level to consist of 13 No risers, treads to be 222mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets at 900mm above the rake of the stair

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| REVISION                                   | DATE     | DRAWN | CHECKED | DESCRIPTION                                      | SCALE | DATE |
|--------------------------------------------|----------|-------|---------|--------------------------------------------------|-------|------|
| 0                                          | Feb 2020 | NL    |         | Roof and layout amended as per planning comments |       |      |
| CLIENT                                     |          |       |         |                                                  |       |      |
| MR HENRY PETERWICK                         |          |       |         |                                                  |       |      |
| PROJECT                                    |          |       |         |                                                  |       |      |
| LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND |          |       |         |                                                  |       |      |
| DRAWING TITLE                              |          |       |         |                                                  |       |      |
| GROUND FLOOR AS PROPOSED                   |          |       |         |                                                  |       |      |
| JOB NUMBER                                 |          |       |         |                                                  |       |      |
| 1927                                       |          |       |         |                                                  |       |      |
| DRAWING NO.                                |          |       |         |                                                  |       |      |
| 202                                        |          |       |         |                                                  |       |      |
| REVISION                                   |          |       |         |                                                  |       |      |
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Neighbouring Property

DS

DH

FD30

Mains wired interconnecting Smoke (DS) and

Heat Alarms (DH)

Fire doors to be a FD30 hung with 3 steel hinges with a melting point of at least 800°C and fitted with intumescent strips to the approval of building control.

Ground Floor As Proposed

Scale 1:100@A3

Means of Escape - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

Escape route to main front door entrance, doors to include  
Bedrooms 01 -03 and  
1 other GF hallway door.

**Smoke Detection** - Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings.

Intermediate floors

Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Gyproc Fireline plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

First Floor As Proposed



Internal walls to be 125mm overall timber stud partitions consisting of 12.5mm fireline board to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs

Partial Fill Cavity Wall  
To achieve minimum U Value of 0.18W/m²K

Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 80mm PIR insulation e.g. Celotex CW4000 insulation fixed to 100mm lightweight block internal leaf, K value 0.11 (Celcon solar, Thermalite turbo, Toplite GTI, Supablock) Internal finish to be 13mm lightweight plaster. Walls to be built with 1:1:6 cement mortar.

Extract to Bathroom

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermitent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

New windows to be structural openings as dimensioned on the setting out drawings, and install new uPVC fully double glazed openable casement windows all throughout.

Install new new sw timber staircase between GF Level and first floor level to consist of 13 No risers, treads to be 222mm, risers to suit change in level to maximum 42 degree rake and with bulbnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets at 900mm above the rake of the stair

For details of the works to exterior refer to drawing 201

ISSUED FOR BUILDING REGS

| D             |      | Feb 2020                                   |         | ML          |       | Roof and layout amended as per planning comments |  |
|---------------|------|--------------------------------------------|---------|-------------|-------|--------------------------------------------------|--|
| REVISION      | DATE | DRAWN                                      | CHECKED | DESCRIPTION | SCALE | DATE                                             |  |
| CLIENT        |      | MIR HENRY PETERWICK                        |         | 1:100@A3    |       | AUG 2019                                         |  |
| PROJECT       |      | LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND |         | MH          |       | ML                                               |  |
| DRAWING TITLE |      | FIRST FLOOR AS PROPOSED                    |         | JOB NUMBER  |       | DRAWING NO.                                      |  |
|               |      |                                            |         | 1927        |       | 203                                              |  |

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**Ventilation** - all windows and external doors to incorporate trickle ventilators to achieve min 5000mm² background ventilation to each room. all windows to be openable to achieve purge ventilation to each room

**Draught Sealing** - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

**Glazing** - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

**Lintels** - over masonry openings in external walls to be catnic lintels sized to suit openings. Install pre cast concrete relieving lintels over drains under masonry walls

**Foundations** - New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used

**Wall and Ceiling Finishes** - finishes to all new/ amended rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoates and finishing coats to all manufacturers recommendations

**Acoustics** - All internal walls to include for cavity stop insulation at junctions to external wall and for ceiling level insulation to be continuous over the wall at ceiling level to achieve min 40dB sound insulation between rooms. Internal doors to achieve a sound reduction index of 29dBRw all to comply with Part E of the Building Regulations



#### Warm Pitched Roof Pitch 22.45°

To achieve min U-value required of 0.18 W/m²K  
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing fixed to the battens secured over breathable sarking felt to relevant BBA Certificate allowing the breather felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide 110mm Kingspan Kooltherm insulation boards installed under the counter battens and over 47 x 195mm timber rafters strength class C24 at 400 c/c span to engineer's details. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skim.  
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

## ISSUED FOR BUILDING REGS

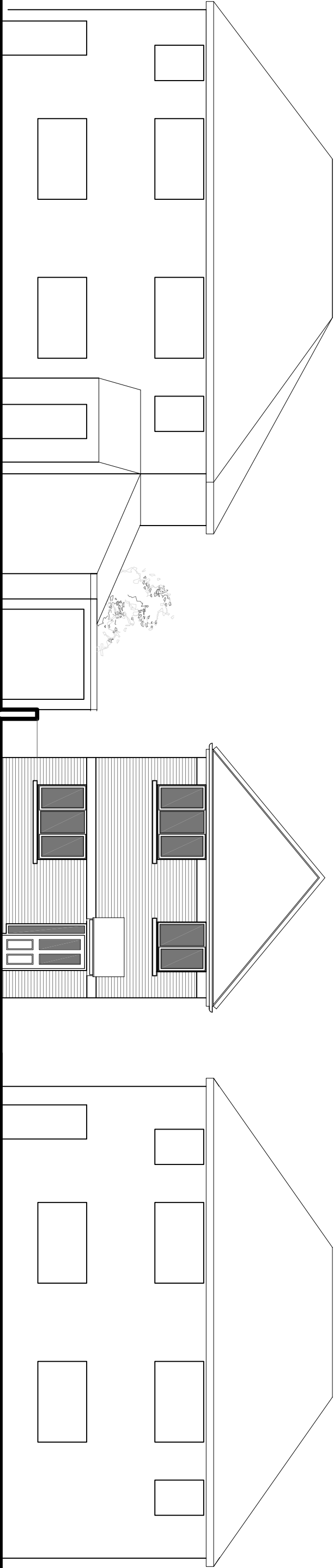
| REVISION             |      | DATE                                       |         | SCALE       |       | DATE                                             |         |
|----------------------|------|--------------------------------------------|---------|-------------|-------|--------------------------------------------------|---------|
| CLIENT               | DATE | DRAWN                                      | CHECKED | DESCRIPTION | SCALE | DRAWN                                            | CHECKED |
| D                    |      | Feb 2020                                   |         | ML          |       | Roof and layout amended as per planning comments |         |
| MIR HENRY PETHERWICK |      |                                            |         | 1:100@A3    |       | AUG 2019                                         |         |
| PROJECT              |      | LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND |         | DRAWN       |       | MH                                               |         |
| DRAWING TITLE        |      | JOB NUMBER                                 |         | DRAWING NO. |       | REVISION                                         |         |
| ROOF                 |      | AS PROPOSED                                |         | 1927        |       | 205                                              |         |
|                      |      |                                            |         |             |       | D                                                |         |

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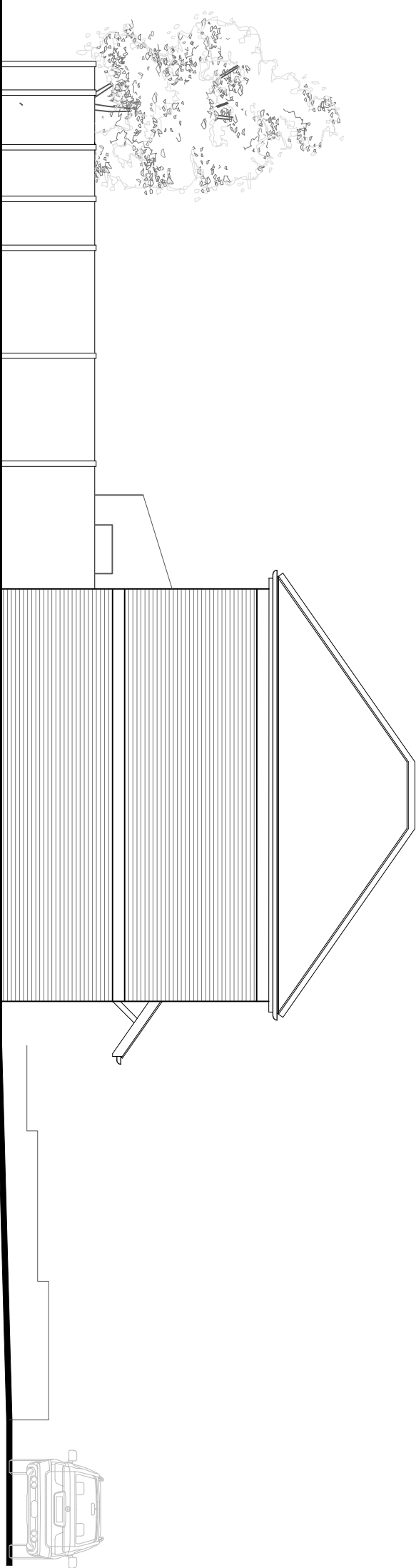
## Roof As Proposed

Scale 1:100@A3



South Facing Elevation As Proposed

Scale 1:100@A3



West Facing Elevation As Proposed

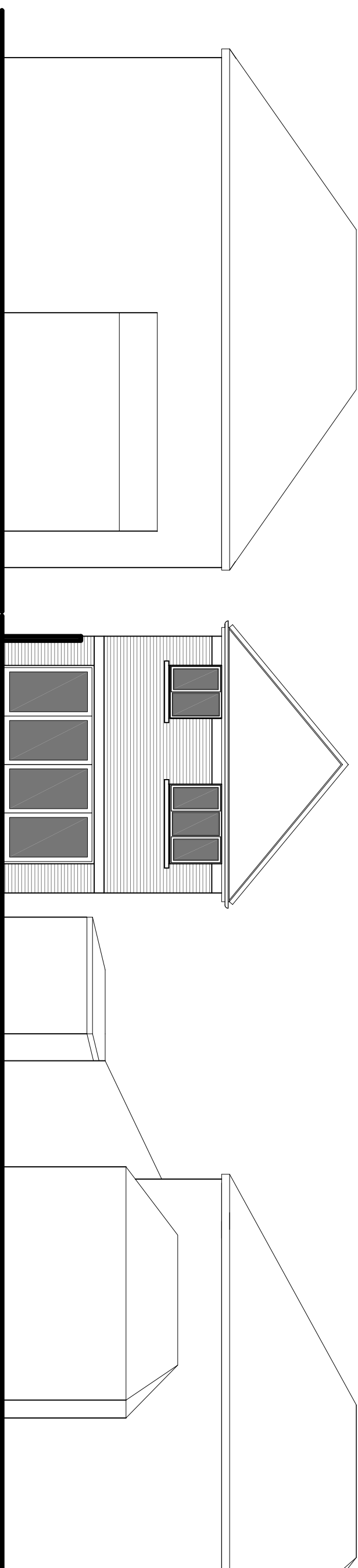
Scale 1:100@A3

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| D             |      | Feb 2020                                   |         | ML          |       | Roof and layout amended as per planning comments |  |
|---------------|------|--------------------------------------------|---------|-------------|-------|--------------------------------------------------|--|
| REVISION      | DATE | DRAWN                                      | CHECKED | DESCRIPTION | SCALE | DATE                                             |  |
| CLIENT        |      | MR HENRY PETHERWICK                        |         | 1:100@A3    |       | AUG 2019                                         |  |
| PROJECT       |      | LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND |         | DRAWN MH    |       | CHECKED ML                                       |  |
| DRAWING TITLE |      | ELEVATIONS SHEET 1 OF 2                    |         | JOB NUMBER  |       | DRAWING NO.                                      |  |
| AS PROPOSED   |      | 1927                                       |         | 206         |       |                                                  |  |

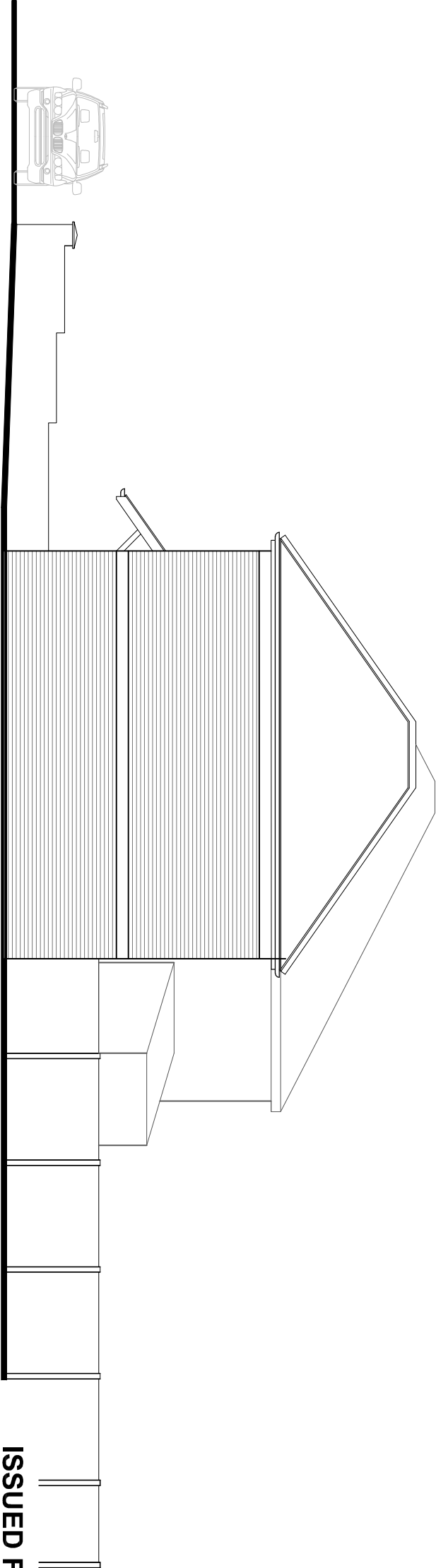
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## North Facing Elevation As Proposed

Scale 1:100@A3



## East Facing Elevation As Proposed

Scale 1:100@A3

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|---------------|--------------------------------------------|----------|---------|-------------|------------|--------------------------------------------------|----------|
| REVISION      | DATE                                       | DRAWN    | CHECKED | DESCRIPTION | SCALE      | DATE                                             |          |
| CLIENT        | MR HENRY PETERWICK                         |          |         |             | 1:100@A3   | AUG 2019                                         |          |
| PROJECT       | LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND |          |         |             | DRAWN MH   | CHECKED ML                                       |          |
| DRAWING TITLE | ELEVATIONS SHEET 2 OF 2                    |          |         |             | JOB NUMBER | DRAWING NO.                                      | REVISION |
| AS PROPOSED   |                                            |          |         |             | 1927       | 207                                              |          |

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