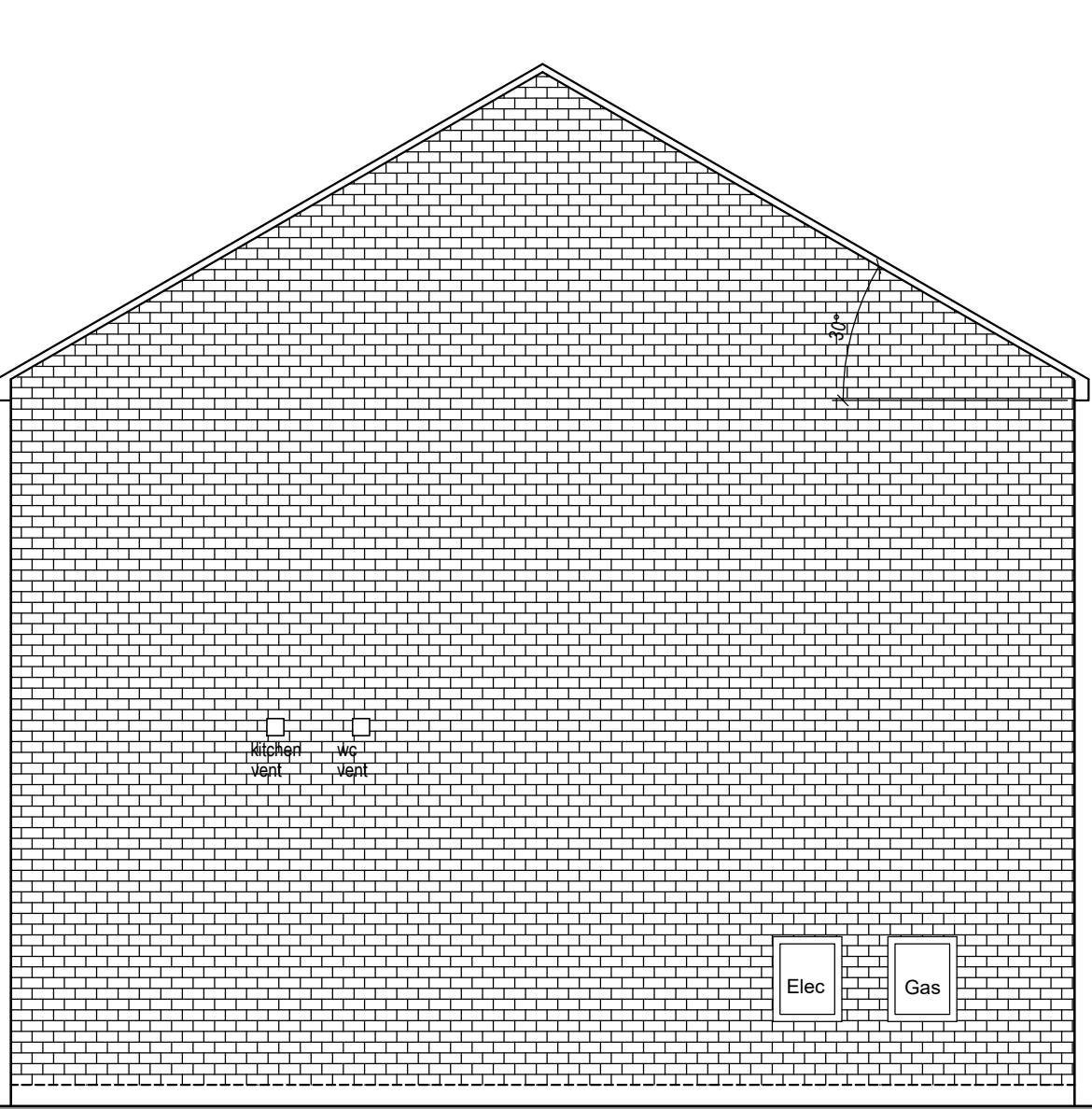
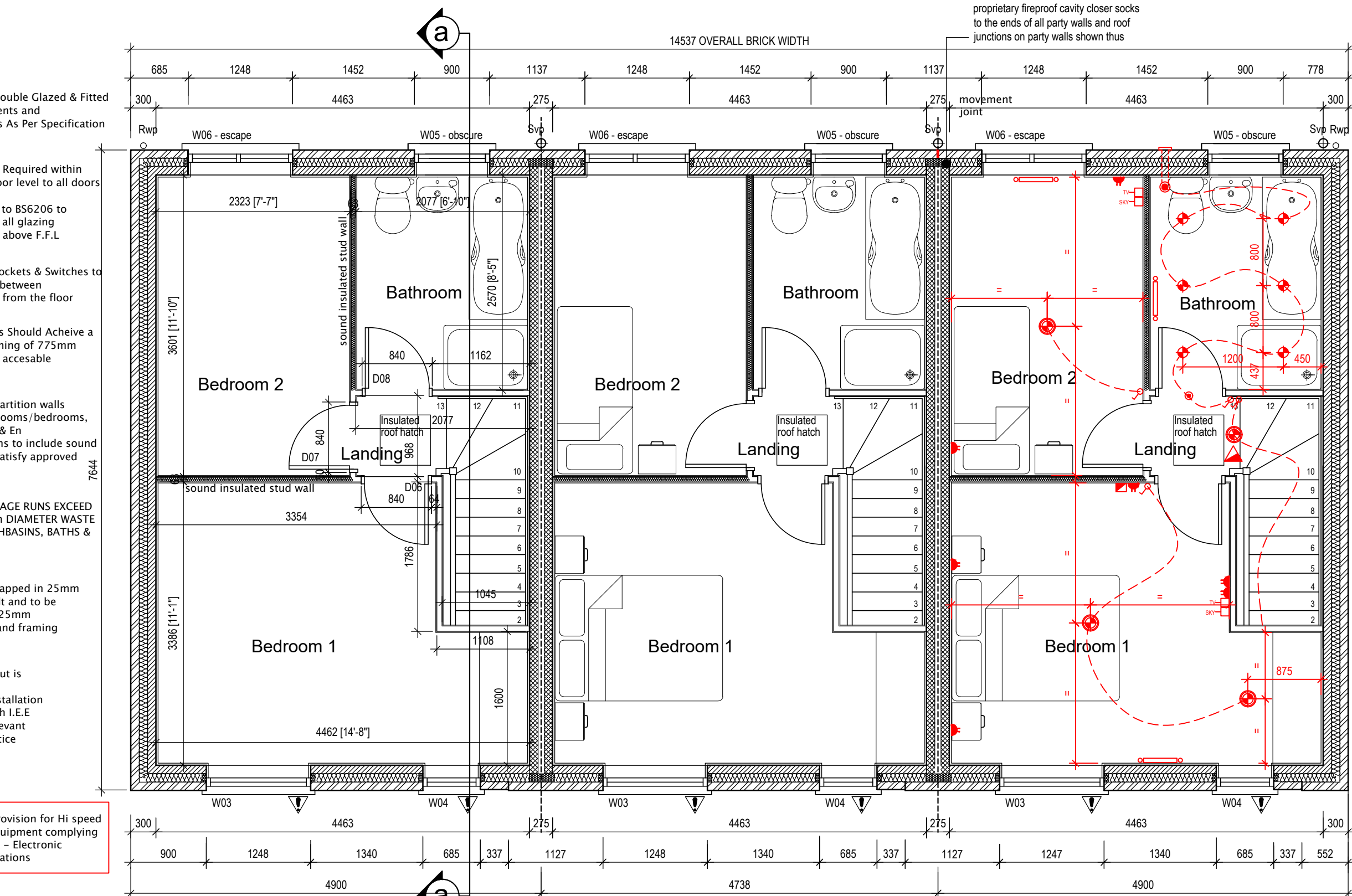
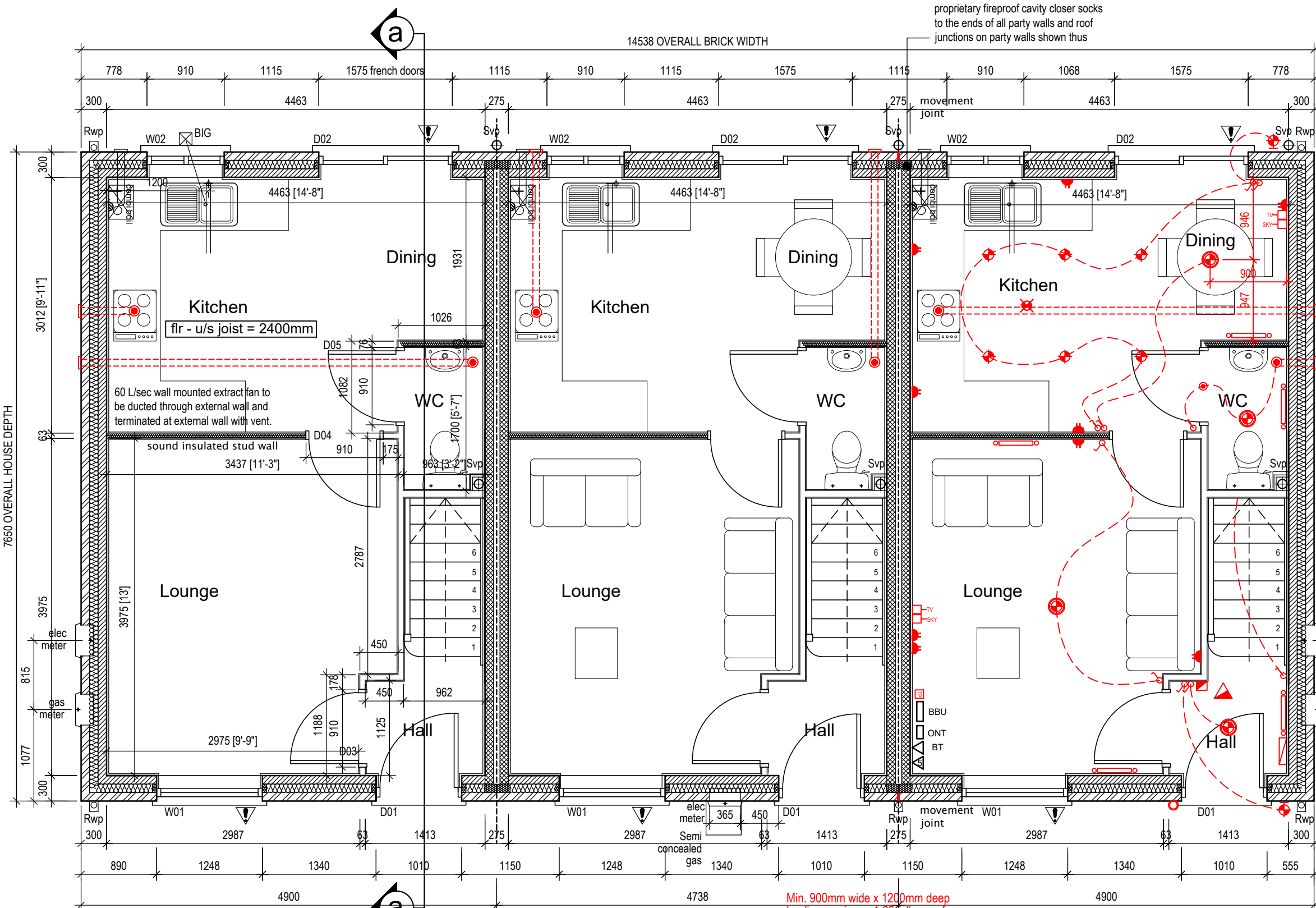




Proposed Rear Elevation

Proposed Side Elevation/s

Proposed Front Elevation
Plot 1 - 62.92m² / 677ft² total floor area
Plot 2 - 62.92m² / 677ft² total floor area
Plot 3 - 62.92m² / 677ft² total floor area



Proposed First Floor Plan

Proposed Ground Floor Plan
Plot 1 - 62.92m² / 677ft² total floor area
Plot 2 - 62.92m² / 677ft² total floor area
Plot 3 - 62.92m² / 677ft² total floor area

Plot 1 - 62.92m² / 677ft² total floor area
Plot 2 - 62.92m² / 677ft² total floor area
Plot 3 - 62.92m² / 677ft² total floor area

Scale: 1:50

Construction Specification

This specification is to be read in conjunction with the project working drawings. Drawings are to be read and approved by the main contractor and any discrepancies are to be reported to our offices prior to commencement of works on site.

All works undertaken are to be in strict accordance with the relevant Building regulations, British standards, NHBC standards, Robust Details and accredited part L construction details.

This specification is to be read in conjunction with the project SAP calculations to ensure the fabric and M & E specification achieves the maximum permissible u-values specified to achieve Building regulation compliance.

Foundations

Please refer to structural engineers design and specification for details of the foundation.

Facing brickwork is to extend a minimum of 300mm below DPC and a minimum of 150mm below external ground level in all locations. Refer to engineers external works drawing for details of site topography and areas where extra facing brickwork is required below DPC.

Drainage

Please refer to engineers design and specification for details of the drainage design and construction.

Ground floor construction

19mm Asphalt or latex screed floor finish on 150mm Concrete ground bearing slab on building paper (BS 1521) or 500 gauge d.p.m. on 85mm Kingspan TF70 PIR floor insulation or approved similar with 25mm perimeter insulation (or 200mm Extruded polystyrene insulation board) to meet regulations on 1200 gauge visqueen on 150mm clean, well compacted sand binded Hardcore. SUBJECT TO GROUND CONDITIONS.

Should the presence of gas or other contaminants found on site necessitate the inclusion of an impermeable membrane then this will replace the 1200 gauge DPM and tied into the external wall DPC in accordance with the engineers and architects construction details.

Intermediate floor construction

Intermediate floor construction to comprise 22mm P5 particle board (Weather Dek2 or similar approved) on 195x50mm C16 grade

timber floor joists underdrawn with 15mm plasterboard and skim coat finish with all joints taped and sealed with plaster skim finish. Intermediate noggins at mid span to prevent flex.

External wall construction

External wall construction to comprise 102.5mm brickwork outer leaf with 100mm cavity fully filled with insulation (Knauf Ditherm Slab 32 or similar), and 100mm acirecrete blockwork internal leaf finished with 12.5mm plasterboard on dabs with all joints taped and sealed with plaster skim finish to achieve a maximum permissible U-value of 0.23 W/m²K.

Stainless steel wall ties are to be installed at 750mm horizontal centres and 450mm vertical centres. Ties around openings are to be spaced at 225mm centres horizontally and vertically within 225mm of the opening.

Independent lintels are to be installed in accordance with the accredited part L construction details and structural engineers design and specification.

Cavity trays are to be installed above all openings to suit the application in accordance with the manufacturers recommendations.

Proprietary insulated cavity closers are to be installed to the full perimeter of all windows apertures to prevent thermal bridging.

Movement joints are to be installed in accordance with structural engineers design, specification and details. Refer to block setting out drawings for movement joint positions within mews block configurations.

Separating wall construction

Party wall construction to comprise of two leaves of 100mm lightweight aggregate blockwork (1350 - 1600 kg/m³) with a 75mm cavity fully filled with 100mm lower RD party wall roll with 12.5mm plasterboard on dabs to both sides with all joints taped and sealed with plaster skim finish to robust detail E-WM-20 details and specification.

Stainless steel type a (building regulation part E compliant) wall ties are to be installed at 900mm horizontal centres and 450mm vertical centres.

The external wall cavity is to be closed with a flexible cavity stop at the abutment with the separating wall construction in accordance with robust detail E-WM-20 details and specification. (Should full built in external wall insulation be installed this cavity stop can be omitted)

The abutment between the separating wall and underside of roof construction is to be closed with a flexible cavity stop in accordance with robust detail E-WM-20 details and specification.

Ensure all 100mm Isover RD Party Wall Rolls are tightly butted together and half cuts are made with a clean sharp knife and are installed in accordance with the manufacturer's instructions.

Keep any chases for services to a minimum and fill well with mortar. Stagger chases on each side of the wall to avoid them being back to back.

Internal wall construction

Internal wall construction to comprise 63mm x 38mm softwood internal stud partition at 600mm centres with 12.5mm plasterboard to both sides with all joints taped and sealed with plaster skim finish to achieve a 40db sound attenuation, where required. 100mm Mineral quilt insulation between studs of walls between two habitable rooms or a habitable room and a bathroom.

Roof construction

Refer to truss manufacturers / structural engineers drawings for roof design details and specification. Roof construction to be designed, fixed and braced in accordance with B.S. 5268 pt 3 1998.

The main roof construction is to comprise 400mm quilt insulation to consist of 150mm laid between the rafters and 250mm cross laid on top to give a maximum U-value of 0.11 W/m²K. Ensure rafter roll is installed to provide continuous ventilation

Roof space ventilation to be facilitated by the use of a Proctor Roofshield or Klobner Permair proprietary breather membrane (vapour and air permeable). Alternatively a standard vapour permeable membrane may be used in conjunction with ridge ventilation equivalent to a constant 5mm opening vent.

Door and Windows

External entrance doors are to be timber and to achieve a maximum permissible U-value of 1.4 W/m²K.

Windows are to be uPVC to achieve a maximum permissible U-value of 1.2 W/m²K.

All glazing below 800mm above internal floor level to be toughened safety glazing. All glazing to comply with approved document N of the building regulations.

Windows are to be located a minimum of 75mm back from the face of external brickwork.

Please refer to door and window schedule for additional requirements for individual doors and windows.

BUILDING REGULATIONS PART Q.

All windows and doors to be mechanically fixed to structural fabric. Windows and doors to be made to a standard that has been shown by test to meet the requirements of british standards publication PAS 24:2012. Letter plates on doors to meet the requirements of the door and hardware federation's (dhf) technical specification is 008:2012. Main entrance door to have a door viewer and door chain or door limiter.

Internal doors

Internal door type and construction is to be confirmed.

All internal doors are to have a 20mm gap between unfinished floor and underside of door, or a 10mm gap where finishes are installed, to facilitate air transfer within the dwelling.

First Floor Construction

First floor construction to comprise 22mm P5 particle board (Weather Dek2 or similar approved) on MITEK Posi-joint engineered PS-9 225mm deep timber floor joists at 400mm c/c's underdrawn with 12.5mm plasterboard and skim coat finish with all joints taped and sealed with plaster skim finish incl 100mm Mineral Quilt insulation between joists. Intermediate noggins at mid span to prevent flex as per suppliers details.

Ventilation

The Building regulation approved 'system 1 background ventilators and intermittent extract' solution is to be utilised to achieve Building regulation part F compliance. Please refer to the working drawings for location and ventilation rates of intermittent extracts, and the overall rate of background ventilation required.

Electrical

Electrical installations are to be undertaken by a Part P registered competent person.

The heights of all switches and sockets are to be in compliance with Part M of the building regulations with switches and socket outlets for lighting and other equipment in habitable rooms to be located between 450 and 1200mm above finished floor level.

All light fittings are to be low energy light fittings in accordance with the SAP calculations.

Smoke detection is to be installed in accordance with part P of the Building regulations.

Plumbing & drainage

All fittings to have traps in ABS plastic conforming to the British Standard. Provide waste for washing machine and dishwashers where applicable. All waste pipes shall be laid to fall. All plumbing shall be installed in accordance with approved manufacturers instructions.

Soil and ventilating stack and fittings to the British Standard with ring seal or solvent joints to terminate via tile or ridge tile ventilator. (The dry part of the stack may reduce from 100mm to 75mm diameter above the highest branch). Ground floor WC and wash hand basin to be taken direct to drain via floor stack.

Air admittance valves should be installed within the building in a ventilated duct or roof space where there is no risk of freezing and must be accessible for inspection and testing. Each valve is supplied boxed with a polystyrene insulation cover that should remain in position after installation, as this will protect the valve against freezing, particularly when installed in a roof space.

To ventilate the underground drainage system and to minimise the effects of back pressure should a blockage occur, the branch or main drain serving a stack or stacks fitted with air admittance valves valves may require conventional venting at a point upstream of the stack connection.

All domestic supply and space heating pipework is to be thermoplastic with demountable or slim-line fittings to the British Standard, except in exposed locations above floor level and where visible in airing cupboards containing the hot water cylinder, where it is to be copper to the British Standard of British manufacture with compression or brass push fit fittings.

Rainwater Goods

Rainwater gutters and down pipes to be manufactured in heavy grade uPVC to the British Standard in black unless stated otherwise. Gutter to be 12mm half round section with 68mm circular drops.

Water Consumption

Water consumption to be restricted to 105 litres/person/day.

Key :	
302.5mm external wall construction to consist of 102.5mm brickwork outer leaf with 100mm cavity fully filled with 100mm drytherm 32 insulation, or equal approved, and 100mm blockwork internal leaf to achieve a maximum permissible U-value of 0.24 W/m ² K	
Robust Detail E-WM-8 225mm compartment wall construction to consist of two leaves of 100mm blockwork of 1350-1600 kg/m ³ density with 12.5mm plasterboard on dabs with 3mm skim finish to both sides. Cavity to have 50mm ISOWOOL HI-THERM RD35 foil faced mineral wool acoustic batt insulation to one side of cavity	
63 x 38mm softwood stud partition with 12.5mm plasterboard each side	
63 x 38mm softwood stud partition with 12.5mm plasterboard each side with quilt insulation fill to achieve 10kg/m ² minimum density	

M & E key:	
Consumer unit	External light fitting
Single switched socket	Ceiling extract fan
Double switched socket	Extract fan isolator switch
Fused switch spur	Smoke detector
Electric doors spur / socket	Heat detector
Single pole light switch	Room thermostat
Two way light switch	Incoming gas point
Ceiling light	Incoming telecom point
Energy efficient light fitting	TV Aerial point
Energy efficient spot light	Sky TV point
Wall Light or lamp outlet	Shaver point
Waterproof light fitting	Radiator
Fluorescent light fitting	Door bell

ref.	width	height	comments	ref.	width	height	comments
W01	1247.5	1875	Lounge	D01	1010	2100	Entrance Door
W02	910	1050	Kitchen	D02	1575	2100	Sliding Door
W03	1247.5	1875	Bedroom 1 - escape	D03	910	2025	838 door - lounge
W04	685	1875	Bedroom 1 - secondary	D04	910	2025	838 door - kitchen
W05	910	1050	Bathroom - obscure	D05	910	2025	838 door - wc
W06	1247.5	1200	Bedroom 2 - escape	D06	840	2025	762 door - bed 1
				D07	840	2025	762 door - bathroom
				D08	840	2025	762 door - bed 2

Note: All glazing below 800mm above internal floor level to be toughened. Glazing to external doors to comply with BS 6862. All glazing to comply with approved document N of the building regulations. Safety glazing to be fitted in all critical locations to windows, in accordance with the approved document Part N1 and to BS6262:1981. Trickle ventilators fitted to heads of windows in accordance with approved Part P1.

Note: Doors to habitable rooms and rooms containing WCs to have minimum clear opening of 800mm when not approached head on and 750mm when approached head on. **PRINCIPLE ENTRANCE DOORWAY MUST HAVE A CLEAR OPENING WIDTH OF 775. ALL DOORS AT GROUND FLOOR LEVEL TO HAVE A CLEAR OPENING WIDTH OF 750mm.**

All cylinder doors to be vented equivalent to 600mm² internal bathroom and en-suite doors that do not have a window to have 10mm gap at the bottom to provide required background ventilation.

DOOR FRAME OPENING SIZES: 910x2025 = 838x1981mm door, 840x2025 = 762x1981mm door, 750x2025 = 686x1981mm door

bpd Architecture
CIAT Registered practice

Chartered Institute of
Architectural Technologists
Registered Practice

Project

Land at Baildon Road, Rochdale, OL12 7NG

Title

BUILDING REGULATIONS SHEET 1

Proposed Floor Plans and Elevations

Scale @ A1	Date	Ref	Drawn
1:50	Oct 2022	1071	MDB
Dwg No			Rev
		1071/BRR/HT1/BR1	-