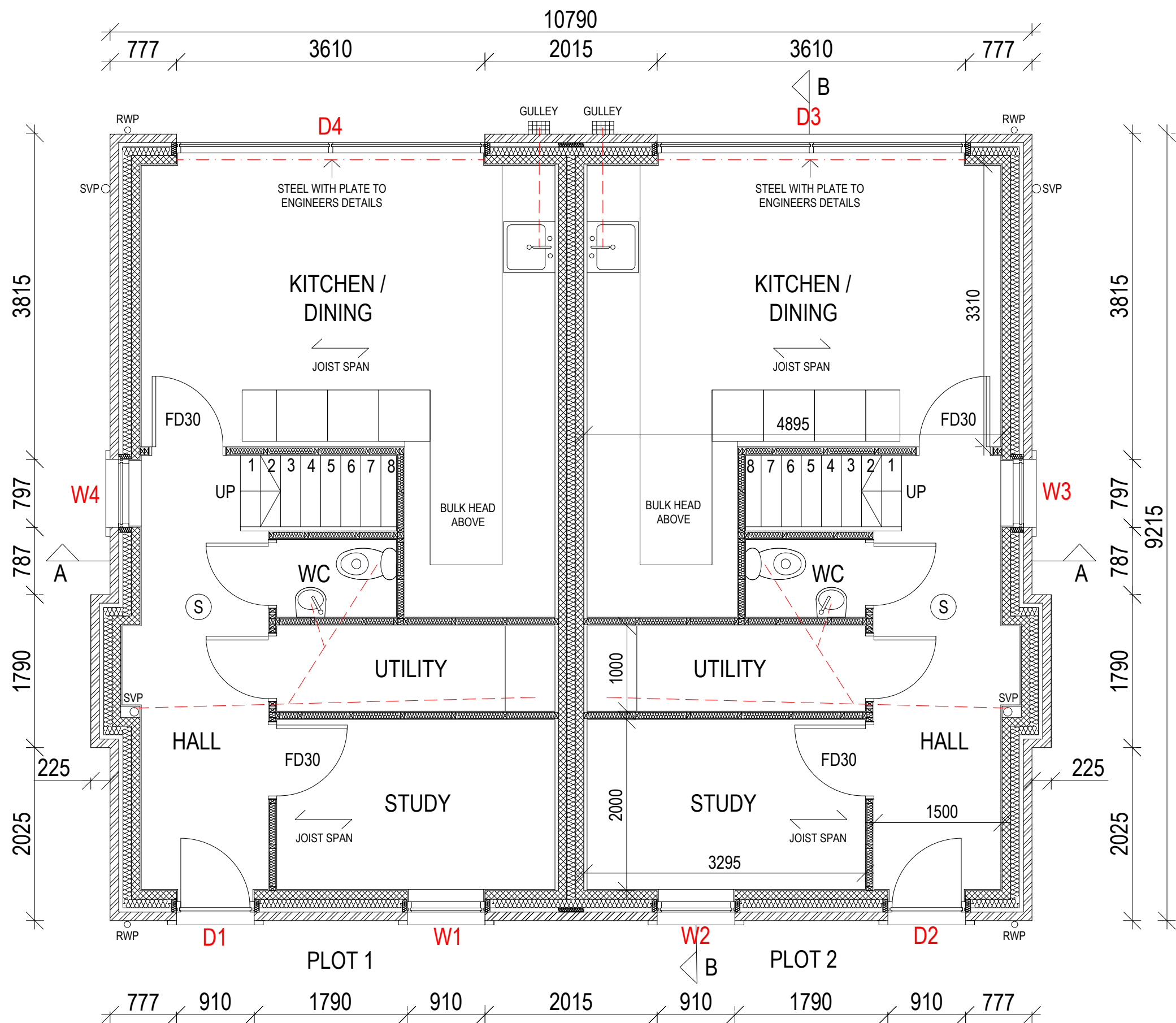




GROUND FLOOR PLAN

FOUNDATIONS:

To be concrete strip foundations, 225mm x 600mm subject to normal ground conditions and Local Authority approval. Base of foundation to be a minimum 900mm below ground level. The responsibility of foundation size and depth is solely with the Local Authority or Approved Building Inspector.

GROUND FLOOR:

To be minimum 80mm screed incorporating underfloor heating pipes on visqueen (temporarily taped up walls to prevent wet screed going under insulation) on 120mm Kingspan Kooltherm K3 insulation or similar on 215mm concrete beam and block floor, designed and installed to manufacturer's details. Ground covering to be a minimum 150mm under beams and comprise of 50mm concrete slab on 1200 gauge DPM on 25mm sand blinding layer on 150mm well consolidated hardcore. Ground covering to slope to allow drainage to weep holes. All to achieve a minimum 'U' Value of 0.14W/m² oC.

Floor to be vented via 225mm x 150mm airgates at 1500mm centres ducted through cavity with tray over, and not more than 450mm from end of wall. Ensure ventilation and drainage through sleeper walls.

Ensure perimeter floor insulation to avoid cold bridging between wall and floor junctions.

FIRST AND SECOND FLOOR

To be 22mm flooring grade chipboard, (moisture resistant to bathroom, kitchen and utility areas) supported on all edges if square edged, and on short edge if tongue and grooved. On 254 EASI joists at 400mm ctrs (chord dimensions 97 X 47) with cross bracing at third spans.

Joists to be tripled up under stud partitions where parallel, and trimming staircase aperture.

Lateral restraint to be gained by way of 30 x 5mm Galvanised mild steel spanning a minimum three joists at centres not exceeding 2.0metres, where parallel to walls.

All intermediate floors to be to have 100mm mineral fibre quilt with a density of 10Kg/m³ with 12.5mm plasterboard to ceilings.

EXTERNAL WALLS:

To be 102.5mm brick with 50mm clear cavity to 100mm IKO PIR Enertherm or equivalent extended down below concrete slab. Inner leaf of 100mm Thermaite Hi Strength 7N Block or equivalent, with 12.5mm dot and dabbed plasterboard with 3mm skimmed finish. All to achieve a minimum 'U' Value of 0.16W/m² oC.

Incorporate 275mm SS double drip wire wall ties with insulation restraints as Gauge 8 Winsco WMT2 or similar at maximum 750mm horizontally, 450mm vertical centres, staggered. Additional ties at 225mm vertical centres to sides of all openings and at 225mm continuous centres along the verge. Ensure clear cavity to extend to external ground level.

Walls to be brought up to Ground level in solid trenchblocks.

Provide Hyload DPCs vertically and horizontally between walls and window/door frames. Prefomed cavity trays and cavity gutters with stop ends and integral lead cover flashings to be incorporated at roof abutments. Flashings to be taken up a minimum 150mm and dressed into wall a minimum 25mm. All cavities in new walling to be closed off with insulated cavity closers.

Windows and external door heads to have cavity tray over, as above.

Hyload DPC in walls to be a minimum 150mm above ground level and lapped into floor DPM.

ROOF

Grey artificial stone tiles on 25mm x 50mm sw lanalised battens on breathable untearable underlay felt with minimum laps of 150mm.

Roof Trusses at 28 degrees pitch, to be manufactured by an approved supplier, to BS 5268 Part 3, at 600mm centres with all requisite 100mm x 25mm longitudinal and diagonal bracing nailed with 2-10 gauge x 63mm round wire nails.

75mm x 100mm softwood wallplate bedded on mortar and anchored down by means of 1000mm x 100mm x 30mm x 5mm galvanised straps at a minimum 1.2metres centres. (to climatic conditions).

DPC bedded between block and wallplate and dressed down the outer face of the wall insulation and bonded to insulated lintel.

End three rafters and joists where parallel to be strapped to walls at minimum 2.0metre centres with 1400mm x 150mm x 30mm x 5mm galvanised mild steel.

Where horizontal ceiling only the void should be vented at least equal to a 10mm continuous strip at eaves level. In the case of a lean to roof, ventilation at least equal to a 5mm strip should be incorporated at ridge level. All achieved by proprietary ventilators installed to manufacturers specification.

Horizontal ceilings in roofspace to have 400mm Rockwool to achieve a 'U' Value a minimum of 0.16 W/m²K.

INTERNAL WALLS

Loadbearing walls to be 100mm thick blockwork, a minimum of 4.2N/mm². Provide Expanet at right angle junctions to allow movement.

Stud partitions to be constructed of 50mm x 75mm regularised softwood studs, at minimum 600mm centres with 2 nails per frame joint. Timbers to be upgraded to 75 x 75mm around apertures and to corners.

All stud walls between bedrooms and bathrooms/bedrooms to incorporate 25mm mineral bats with 12.5mm plasterboard to both sides. (Density 10kg/m³)

PARTY WALLS

To be two leaves of 100mm aircrete block, with 100mm cavity fully filled with insulation (0.044W/mK), and 37.5mm insulated plasterboard to both faces. All to achieve a minimum 'U' Value of 0.20W/m² oC.

Wall ties at 750mm horizontally and 450mm vertically by Catnic BBW225, or equivalent sound resistant tie.

Proprietary insulated fire stop with a max of 0.044W/Mk.

Floor joists not to be built into party wall, hangers are to be used.

Separating walls to be sound resistant in accordance with the recommendations of Part E of the Building Regulations. Sound test will be required on completion.

PLASTERWORK

Blockwork (other than external walls -see notes on External Walls) to receive 12.5 mm plasterboard dot and dabbed to blockwork with nominal 2mm Carlite skim finish.

Stud partitions to be clad with 12.5mm plasterboard with nominal 2mm Carlite skim finish. Plasterboard to walls and ceilings in bathroom, ensuite and utility to have vapour check barrier. Ceilings to roofspace to have vapour barrier on warm side of insulation.

Structural steel beams to be clad in 'Fireline' board to achieve fire resistance.

Plasterboard to partitions between bedrooms, bedrooms/bathrooms and intermediate ceilings to have a mass of 10Kg/m².

INSULATION

For wall and floor insulation see relevant construction notes.

Incorporate Rockwool quilt in studwork partitions to bathroom, ensuite and wc.

STAIRCASE

Handrail to be 900mm above pitch line.

Minimum headroom to stairs to be 2.0metres measured vertically above pitch line.

Maximum pitch of staircase to be 42°, with any rise between 165mm and 200mm, used with any going between 223mm and 300mm.

Staircase aperture to be trimmed off with double joists.

Balustrade to have no gaps larger than 99mm.

Stairs less than 1.0m wide must have handrail on one side.

DRAINAGE ABOVE GROUND

Bath waste to be 38mm diameter with resealing trap.

Wash hand basin waste to be 32mm diameter with resealing trap.

Branch pipes to wash hand basins to be increased to 40mm where distance to SVP exceeds 1.7m (not to exceed 3m)

Sink waste to be 38mm diameter with resealing trap.

Shower waste to be 38mm diameter with resealing trap.

WC waste to discharge via 100mm s-trap connection to 100mm PVC foul drain.

100mm black PVC box/ogee section gutter connected to 75mm PVC rainwater pipe, to discharge into back inlet gully.

100mm Soil and Vent Pipe to extend a minimum 900mm above any ventilation opening within 3.0m and to terminate with a durable cage.

DRAINAGE BELOW GROUND

Drains under building to be surrounded in minimum 100mm of 9mm pea gravel.

Inspection chambers as per T.J Booth details and layouts.

Ground rodding access to be 100mm diameter Naylor or similar.

Drains to be 100mm diameter with flexible joints.

Where drains pass through loadbearing walls provide lintel over.

Rodding access to be provided at base of each SVP.

Minimum fall to a 100mm drain to be 1:40.

WINDOWS, GLAZING AND NATURAL VENTILATION

Windows to provide natural light equivalent to a minimum of 1/10th of the floor area in habitable rooms.

Windows to provide natural ventilation equivalent to 1/20th of the floor area in habitable rooms. Background ventilation to be provided via vents with a total opening area not less than 60,000mm².

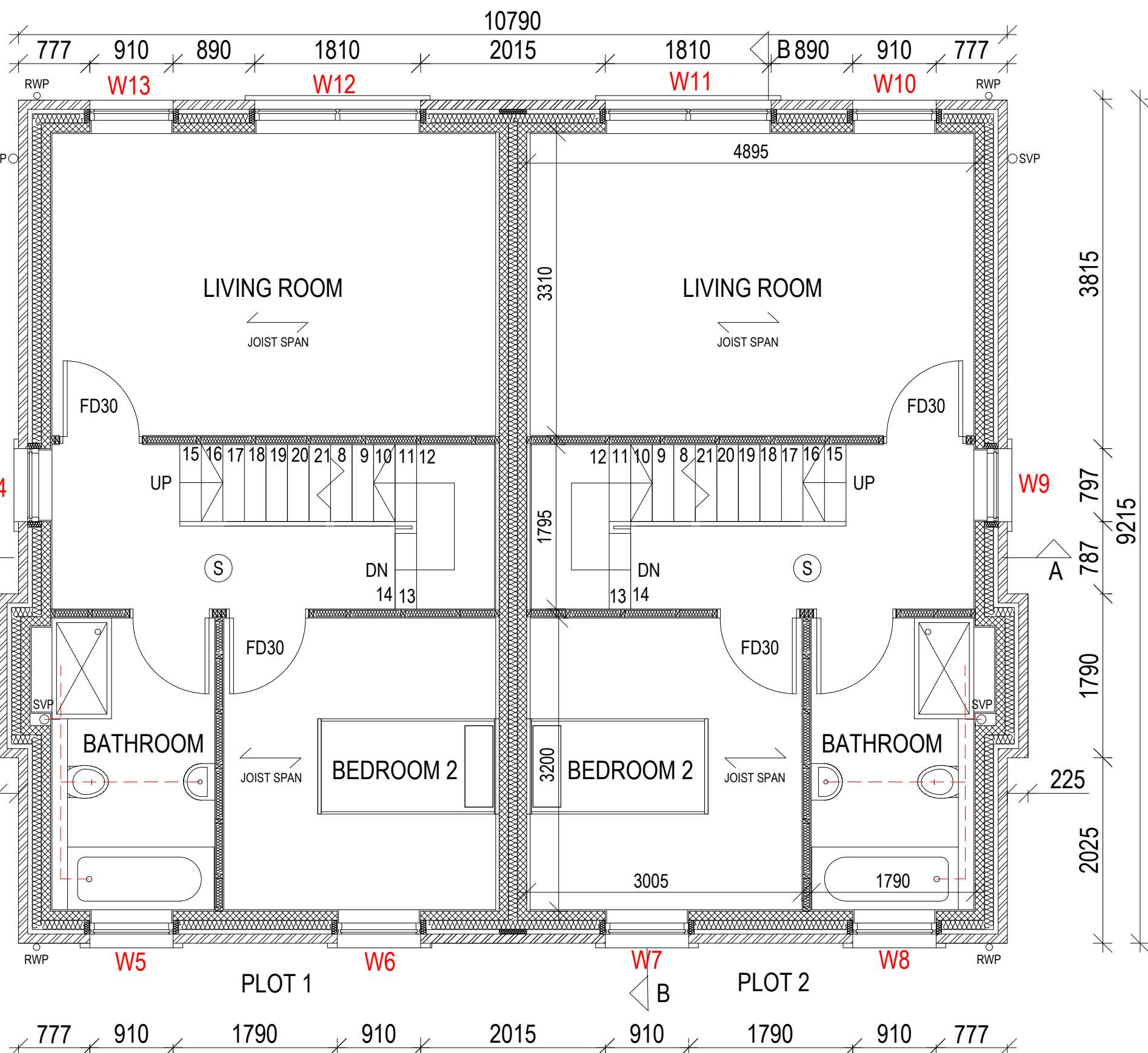
Windows to be sealed double glazed units, UPVC, lockable, draughtstripped and weatherproof.

External doors to be fully draughtstripped and weatherproof.

Total window and door areas not to exceed 22.5% of the total floor area

Glazing in doors and side panels, and any glazing within 800mm of the floor level to be safety glass.

Window units to be glazed with 4mm glass with 16mm air gap and 4mm Low E glass (Pilkington K or equivalent) to achieve 1.6 W/m²K. External Doors to achieve 1.6 W/m²K.



FIRST FLOOR PLAN

MECHANICAL VENTILATION

Mechanical extract required in kitchen rated at not less than 30 litres/second if located adjacent to the hob, or 60 litres/second elsewhere.

Mechanical extract required in Utility rated at not less than 30 litres/sec.

Mechanical extract required in Bathroom /Shower rooms rated at not less than 15 litres/sec.

ELECTRICAL
All electrical work is to be designed, installed, inspected and certified by a person competent to do so. Certificate to be supplied in accordance with BS7671 by person registered with a registered trade body.

All sockets and switches should be located between the heights of 450mm and 1200mm from the finished floor level.

Building Services and their controls to be energy efficient and in accordance with the Domestic Building Services compliance guide.

SMOKE DETECTION
Each floor of the dwelling to have at least one mains operated self contained smoke alarm to BS 5446 Part 1 interlinked and on separate fused circuit. Refer to plans for location

HEATING AND PLUMBING
Gas installation to be in accordance with current requirements of the British Gas Corporation.

Gas fired boilers are to be room sealed condensing (SEDBUK 90% 2005), with compensator.

Hot water system must be insulated to meet requirements set out in BS 699, BS 3198 or BS 7206 as appropriate. Radiators are to be fitted with thermostatic valves with override to switch off when demand is met.

Flue outlets should terminate at least 300mm from any opening into the building for a balanced flue, and 600mm for any other appliance. Provide a durable cage guard where appropriate.

Flame of gas fire to be 225mm above floor.

Flues shall be vertical and in any case not less than 45o to the horizontal.

The systems are to be inspected on completion and a certificate issued indicating their compliance with Part L. The certificate is to be made available to the client and the Building Control body.

Provide an information notice containing safety information on the flues and hearths as required by regulation J4. The notice is to be fixed in an unobtrusive but obvious position in the building.

In accordance with G4 of the regulation where hot and cold taps are provided on a sanitary appliance the hot tap should be on the left hand side.

Secondary gas fire to be balanced/open flue with at least 70% efficiency.

HOT WATER SUPPLY AND SYSTEMS

The hot water supply temperature to a bath should be limited to a maximum of 48 degrees centigrade by use of an in line blending valve or other appropriate temperature control device compliant with the relevant European Standard such as BS EN1111:1999 sanitary tapware. Such valves should not be easily altered by building users.

Hot water storage should comply with regulation G3. The hot water system is to be commissioned by a competent person in accordance with G3 and notice provided for LA records on completion.

WHOLESOME WATER SUPPLY

A new dwelling is to have a wholesome water supply provided by a statutory water undertaker or a licensed water supplier. The supply should have a pressure and flow rate sufficient for the operation of the proposed sanitary appliances. The installation should convey the water to the appliances without waste, misuse. Undue consumption or contamination.

WHOLESOME WATER CONSUMPTION CALCULATION

The persons carrying out the work must give the Local Authority a notice which specifies the potential consumption of wholesome water per person per day, calculated in relation to a completed dwelling. Notice shall be given to the local authority not later than five days after the work has been completed.

PART M REQUIREMENTS

House to have a level approach not steeper than 1:20 with a min. width of 900mm. Door to have low level threshold.

Internal circulation -
On the principal storey a corridor of 900mm is required when approaching a door (min.750mm clear width) head on. If a door (750mm width) is on the side wall of a corridor, that corridor needs to be 1200mm wide. For a 775mm wide clear opening this can be reduced to 1050mm, and for a clear opening of 800mm this can be reduced further to 900mm.
Consumer units to be mounted so that switches are 1350-1450mm above floor level.

PART Q

All door sets should be secure door sets in accordance with paragraphs 1.2 - 1.4 of Approved Document Q. Certification from manufacturer to be provided.

Easily accessible windows should be secure windows in accordance with PAS 24: 2012. Certification from manufacturer to be provided.

The main entrance door to the dwelling should have a front door viewer and a door chain or limiter.

Letter plates to front doors should have a maximum aperture of 260mm x 40mm and incorporate a flap designed to hinder anyone attempting to remove keys with sticks or by inserting their hand.

WINDOW AND DOOR SECURITY

Easily accessible doors and windows should be of a design that has been certified to PAS24 or equivalent security standard, and installed in accordance with manufacturers details. All ground floor windows with opening light must incorporate one pane of laminated glass meeting the requirements of BS EN 356:2000 class P1A. There should be a means of giving a wide angle of view immediately outside the main entrance door of individual homes

AIR LEAKAGE TESTING

A full air leakage test is to be carried out and report submitted to the local authority on completion and prior to issue of final certificate.

SAP RATING

SAP ratings and EPC to be supplied to building control prior to issue of completion certificate.

ENERGY

NEW HOUSES - Provide 100% low energy light fittings. Car charging point to be added.

MEANS OF ESCAPE

All bedrooms to first floor to be a minimum 0.33m² clear opening with its base not more than 1100mm above the floor level and with minimum clear dimensions of 450mm wide by 735mm High.

Doors to habitable rooms on dwellings with 3 floors to be minimum FD30 to provide protected stairway

GENERAL NOTES

Where any demolition work from the approved drawings must be agreed with the Building Control officer prior to work commencing

DESIGN RISK ASSESSMENT

UNDER GROUND SERVICES

If there are underground gas and electricity services on the site, these must be accurately located prior to any excavations for foundations or drainage etc. see HSE guidance notes HS (G) 47 avoiding danger from underground services. BT guidance notes appendix 1, NW cable precautions to protect communications apparatus, water protection pf mains and services, British Gas Transco measures to protect apparatus

DEMOLITION

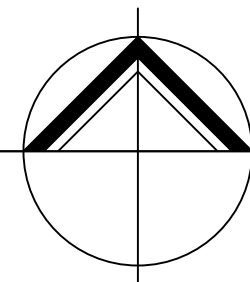
Where any demolition work is taking place there is a risk to operatives falling from heights, objects falling onto operatives/adjacent property owners. Provide adequate protection

HEAVY COMPONENTS

Here there is a risk of injury to operatives lifting heavy components, arrange for appropriate lifting and handling equipment.

BROADBAND

Dwelling to have building infrastructure including a network communication point for high speed electronic communications networks in accordance with Part R of the Building Regulations.



**NORTHERN
DESIGN**
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CLIENT			MR JAVED IQBAL		
PROJECT			PROPOSED RESIDENTIAL DEVELOPMENT LAND OFF BELFIELD LANE BELFIELD		
DRAWING TITLE			PLOTS 1 + 2 PROPOSED GROUND + FIRST FLOOR PLANS		
Rev.	Notes	Date	Drawn		
SCALE		1:50 AT A1	07.23	A.D.	
PROJECT No.		DRAWING No.		Rev.	
2351		01			