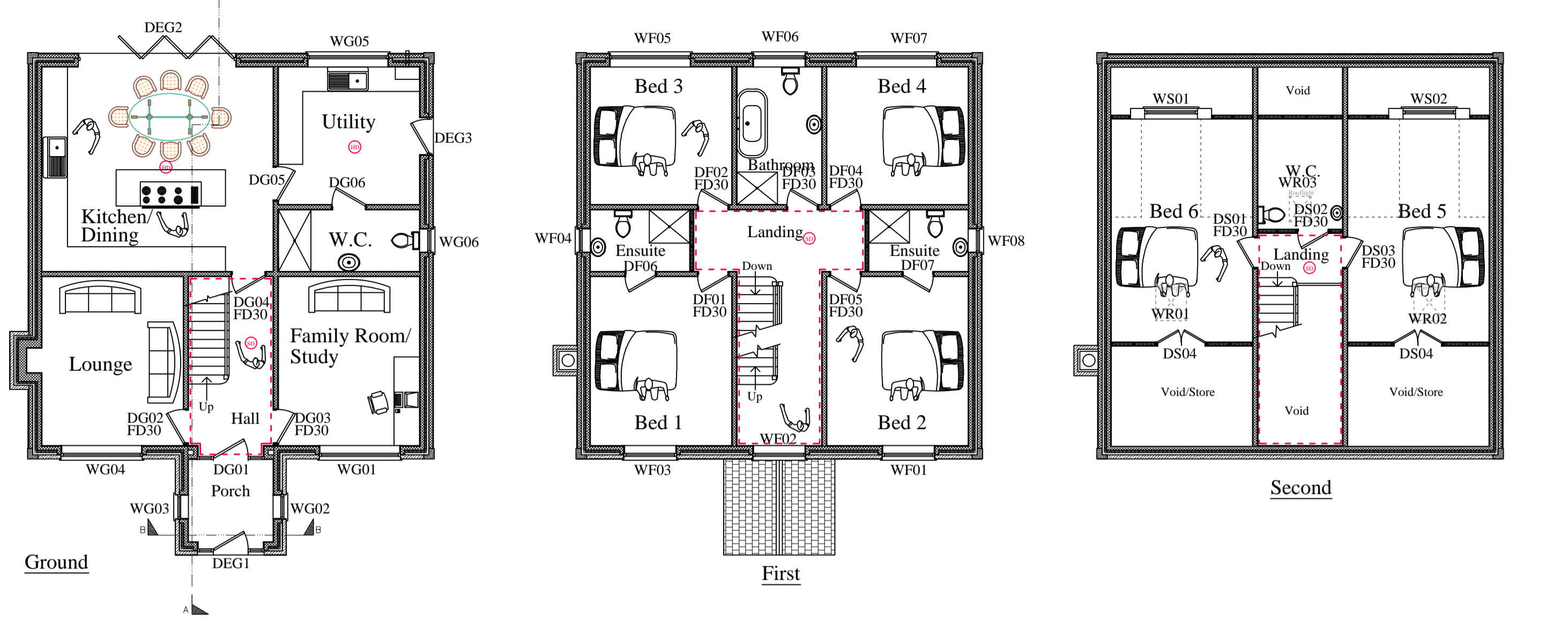


Floorplans (1:100)

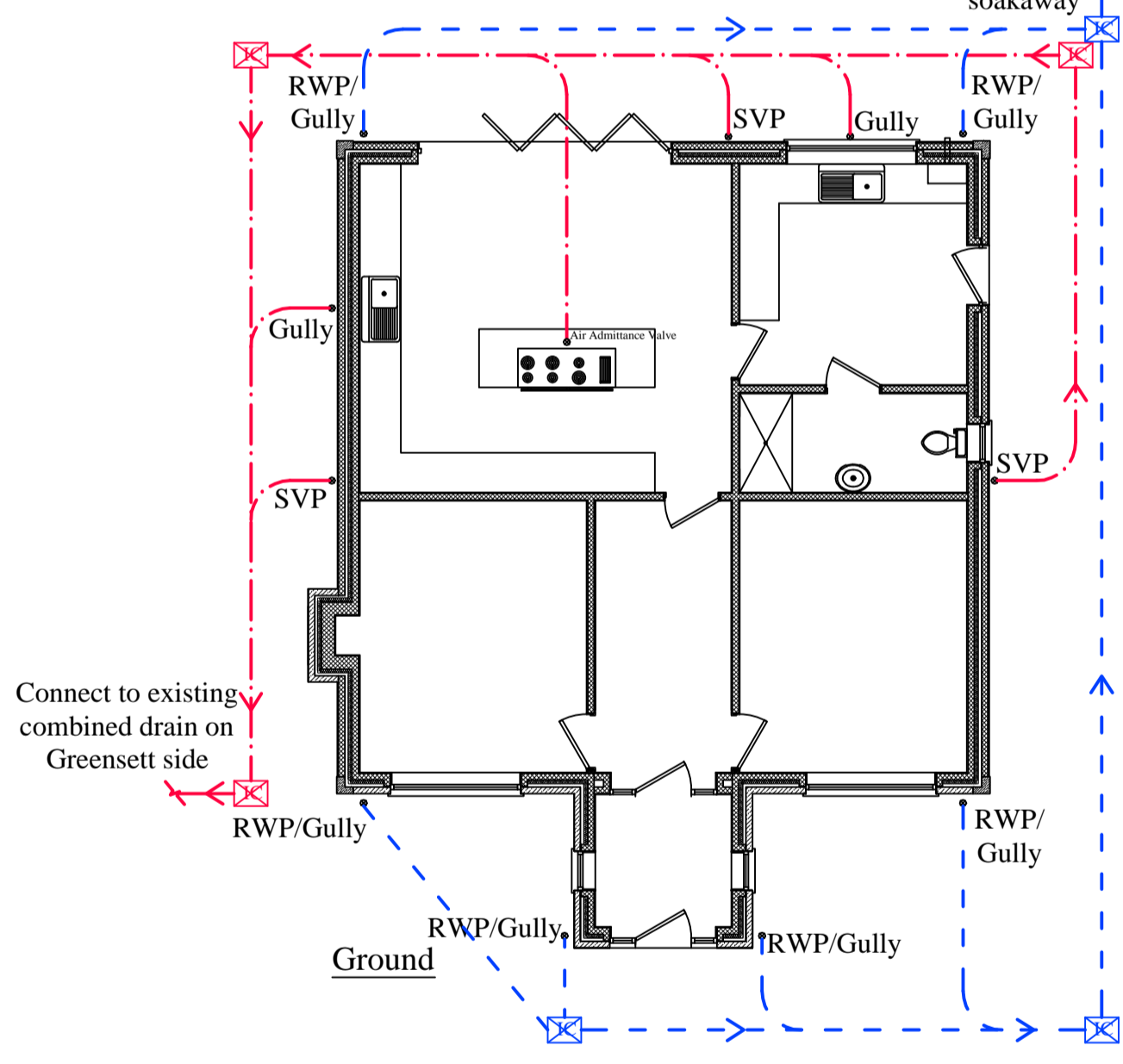


Lintel Schedule			
Location	Reference Internal	Reference External	Manufacturer
External Doors			
DEG 1	CG70/100	Integral	Catnic
DEG 2	See engineer's details		
DEG 3	CH70/100	Integral	Catnic
Internal Doors			
DG 1	See engineer's details		
DF 2, 3, 4, 5 & 6	ER2	N/A	Naylor
DF 1, 5, 6 & 7	ER2	N/A	Naylor
Windows			
WG 1, 4, 5, & 6	CH70/100	Integral	Catnic
WG 2 & 3	CG70/100	Integral	Catnic
WF 1-8	IG85 Stone (galvanised)	ER2	Naylor

- Rainwater goods:** New rainwater goods to be black uPVC to fall to new soak away. 75mm dia RWP, 100 dia eaves gutter.
- Steelwork:** Structural steelwork to be designed by structural engineer. Note: Any steel beams to have minimum 12.5mm fireline plasterboard and skim cover to achieve 1/2 hour fire resistance. Note-double boarding of fireline may be required to achieve 1/2 hour fire resistance depending on Hp/A factor of boards and manufacturers guidance must be followed.
- External wall construction: to achieve min U value of 0.20W/m2**
 - Outer leaf (front elevation): 100mm natural cut stone (100mm bed width; 140mm course height)
 - Outer leaf (side and rear elevations): K Rend (colour Ivory) silicone scraped texture render (fixed in strict accordance with manufacturer's instructions) on 100mm 7 N/mm² Thermalite concrete blocks.
 - Cavity: 110mm cavity with 50mm residual cavity between outer leaf and 60mm 'Celotex CG5000' cavity board insulation. Cavity wall insulation slabs to commence below D.P.C. level to avoid thermal bridging at ground floor level. Cavity to have stainless steel double triangle wall ties between inner and outer leaf at 450mm centres vertically and 750mm centres horizontally, staggered. Wall ties max 225mm centres at reveals and ties to be long enough to have min 50mm embedment into wall.
 - Inner leaf: 100mm 7 N/mm² Thermalite concrete blocks with 12mm plaster board (dot and dabbed) and skim to inside face.
 - Internal load bearing walls: 100mm 7 N/mm² Thermalite concrete blocks tied into inner leaf using stainless steel starter strips @ 450mm centres (or as detailed on engineer's drawings) with plastic movement sleeves and to be built off foundations.
 - 12mm plaster board (dot and dabbed) and skim to internal walls.
 - Note - To prevent thermal bridging all external door and window openings must be closed with a proprietary insulated cavity closer with a vertical D.P.C.
- Lintels:** See lintel schedule.
 - All lintels to have min 150mm end bearing. All lintels to have cavity trays over which exit to weep holes on the external surface at max 900mm c/c min 2 per cavity tray and proprietary stop ends.
 - Where used over stone, timber or other decorative members lintels must extend the required minimum end bearing beyond this lintel.
 - Full cavity/ cold bridge insulation to lintels at new works.
 - Pre stressed reinforced concrete lintels to BS 8110, Part 1 1997 Section 4 manufactured to BS 5977 Part 2 1983, Naylor Lintels.
 - Galvanised profiled steel lintels to BS EN 10025, IG Lintels, Catnic or Keystone standard range with cold bridge insulation.
 - Stainless Steel versions of above to BS EN 1449 Part 2 Grade 304 S15, IG Lintels, Catnic or Naylor.
- Joinery:**
 - All new windows and doors to be uPVC Residence 9.
 - New rooflights, external glazed doors and windows to be fully draught proofed and double glazed to give a U value of 1.6W/m² (or window energy rating band C - and certificates of compliance to be provided to Building control on completion).
 - Any means of escape window to have a minimum 750mm x 450mm (0.33m²) unobstructed openable area. If window locks are fitted to means of escape windows, un-removable key types should be used. If easy clean hinges are fitted to means of escape windows these must open beyond 90 degrees.
 - Safety glazing to critical locations: windows below 800mm and doors and side panels below 1500mm.
 - Fascia boards and eaves board to be uPVC.
- Internal stud partitions (non structural)** to be 3" x 2" frame @ 450 centres with 12.5mm P.B. (10kg/m³) and skim either side infilled with 10kg/m³ quilt.

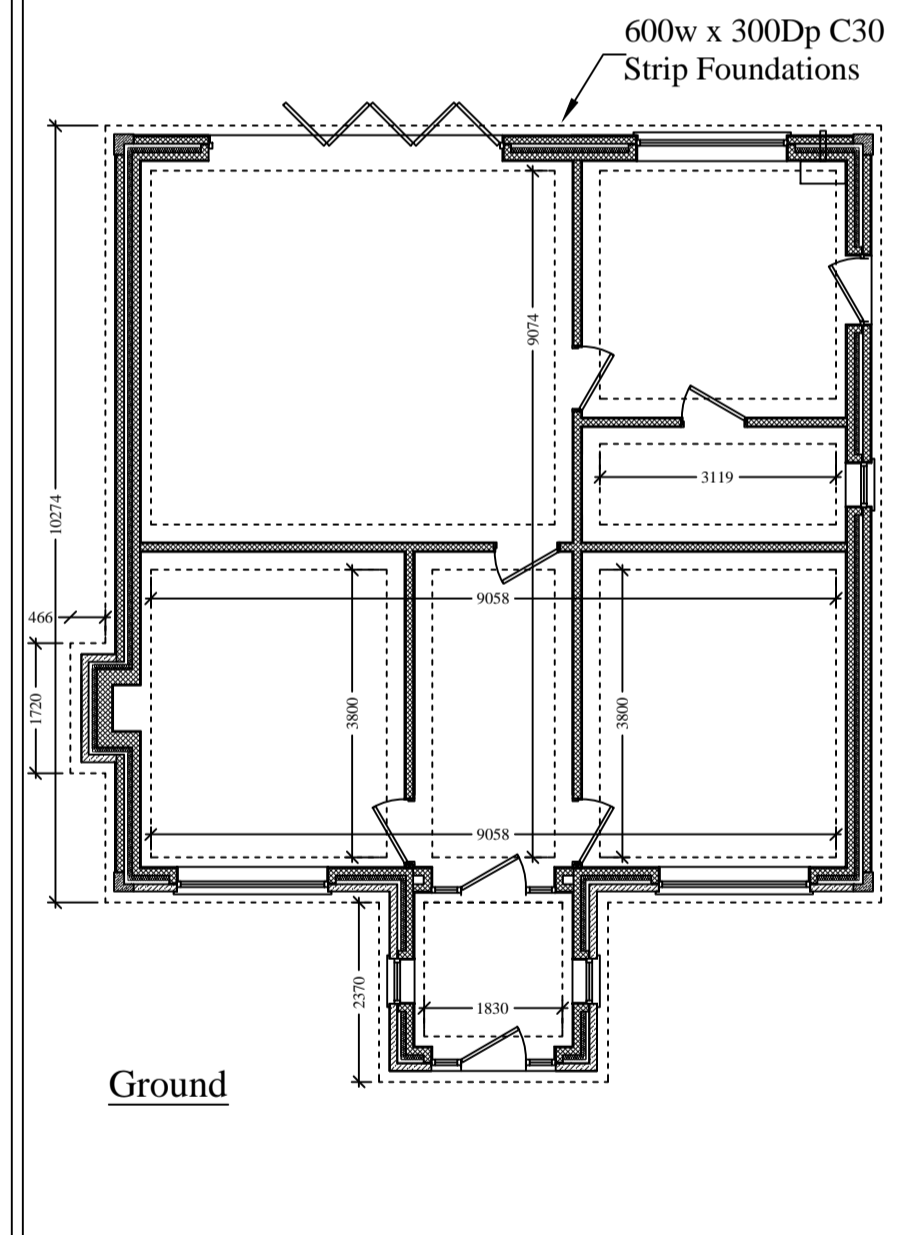
- Ground floor construction/foundation details:** See separate details. Note - excavation for foundations to be checked and approved by Building Control prior to construction. Foundations designed by structural engineer.
- First/Second floor construction details:** See separate detail for new floor construction.
- Electrical installation:** Electrical installation to BS 7671 to be checked by a NICEIC approved electrician. sockets to be located to occupiers specification. All electrical wiring to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, 17th Edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the Government's Competent Persons Scheme and the competent person is to send to the local Authority a self certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the Self Certification certificate and BS 7671 Electrical Installation Test Certificate.
- GASSAFE** registered installers for any gas work.
- Smoke/heat detectors and fire protection:**
 - Detectors to be interlinked, mains powered with battery back up (Optical detectors to circulation spaces, ionisation type to habitable rooms) to BS5446-1:2000 or BS5446-2:2003 located to ceilings as shown on plans.
 - The stairs is to be protected & enclosed by 30 mins fire resisting and fire insulating construction to the walls and partitions.
 - FD30 fire doors to BS476-22:1987 fitted with an intumescent strip rebated around top & sides of door or frame/lining.
 - The exit from the stairway should extend direct to a final exit and to outside air.
- Ventilation:** Kitchens to have 30 litres/second mechanical ventilation if adjacent to hob or 60 litres/second otherwise. Bathrooms to have 30 litres/second mechanical ventilation with humidistat controls. Bathrooms fitted with showers to have 60 litres/second mechanical ventilation with humidistat controls. Utility rooms to have 30 litres/second mechanical ventilation. W.C. to have 15 litres/second mechanical ventilation with 15 min overrun. All mechanical ventilation ducted to external air. New windows to have 8000mm² trickle ventilation and window opening lights to have openable free area of min 1/20th of total floor area where lights are switched on for long duration etc.
- Lighting:** Energy efficient lamps are to be installed wherever lights are switched on for long duration etc.
 - Energy efficient lighting** - Fixed internal & external energy efficient lighting systems to be provided in compliance with paragraph 4.13 of ADL1A as follows:
 - Fixed internal lighting** - Fixed internal energy efficient lighting in new dwelling will be at least 75% of all the fixed low energy light fittings (fixed lights or lighting units) in the main dwelling spaces (excluding cupboards & storage areas), fitted with lamps which must have a luminous efficacy greater than 40 lumens per circuit-watt and a total output greater than 400 lamp lumens. (note: light fittings with less than 5 circuit-watts are excluded)
 - Fixed external lighting** - Fixed external energy efficient lighting in new dwelling will consist of either:
 - (i) Lamp capacity not greater than 100 lamp-watts per light fitting and fitted with automatic movement detecting control devices (PIR) and automatic daylight cut-off sensors; or
 - (ii) Lamp efficacy greater than 45 lumens per circuit-watt and fitted with automatic daylight cut-off sensors and manual controls.
- All duct work to be insulated for sound.**
- Heating & hot water:**
 - New heating and hot water throughout and details of boiler to be provided to Building Control.
 - Generally, underfloor heating throughout ground floor and radiators to first and second floor.
 - New boiler of energy efficient type having a SEDBUK A rating and efficiency of more than 90.3%.
- The boiler is to be sited to allow for ease of access and maintenance under the Health and Safety Regulations and have its flue sited more than 300mm from any opening into the house and preferably not directly below an opening window or air vent. If the flue outlet is within 2.0m from ground level then a protective mesh guard is to be fitted. Any condensate discharge direct to outside or into the internal drainage system in accordance with Part H1 1.14. Boiler must be installed by a GAS SAFE registered installer who is certified by them as competent for working on gas appliances. Operating & maintenance instructions for the boiler & heating system to be provided for the occupants in compliance with Approved Document L1 - Para 1.51.
- New radiators to have TRV's and sized and positioned by heating engineer to client's specification.
- Ensure any extended services comply with the Domestic Building Services Compliance Guide. The installer to provide a note to Building Control confirming that services have been commissioned with Domestic Heating Compliance Guide procedures on completion.
- U Values for new windows:** All new windows will be double glazed low E glass to achieve a min U value of 1.6
- Stairs:** Stair case to have risers of 170mm min to 220 max and min going of 220mm with a minimum tapered tread of 50mm, with a hand rail one side not less than 900-1100mm high measured from the pitch line of the stair and a pitch of 42 degrees max. Clear headroom over stairs of 2m to be maintained if possible (1.9m from half width of stair acceptable when sloping ceiling soffit). Guarding to stairs 1100mm high with balustrade spacing less than 100mm. Note- stair case dimensions to be checked by joiner before construction
- Water Systems:** Works carried out to water systems to buildings (including outbuildings and conservatories) are to be by a competent person who is an accredited installer under an approved certification scheme. All work to be in compliance with Part G and the Domestic Heating Compliance Guide.
- Sanitation and water:** Wholesome water will be provided to all wash basins, bidets, fixed bath or shower, any sink where food is prepared and any place where drinking water is drawn off, both hot and cold, by means of mains water supply. The hot water system must resist the effects of temperature and pressure that may occur through normal or reasonably anticipated malfunctioning use. The hot water storage vessel should prevent water temperature exceeding 100 deg C and ensure any hot water discharge does not cause danger to persons or building. The water supply to any fixed bath must be restricted 48 deg C max.
- Services:**
 - Attention must be given to locations where services pass through structure/insulation to maintain integrity of insulation, fire resistance and air leakage.
 - Account to be taken as to location of electric cables with regard to insulation to avoid reduction in cable rating due to overheating.
 - Advantage of insulation to be considered with regard to routing of water pipes to retain heat and reduce risk of freezing. Hot water pipes to be laid above cold supply and all pipes to be insulated including heating system.
 - Ducts may be necessary in solid floors to accommodate service routes.
- The following are required by Building Control:**
 - Energy Assessment report indicating DER and TER prior to approval
 - Pressure test for air leakage prior to completion
 - Energy Performance Certificate prior to completion
- Part M / Disabled requirements**
 - Door widths to be min 750mm clear width.
 - Accessible WC is provided on ground floor.
 - Sockets/switch heights to be between 450 and 1200mm from finished floor level in habitable rooms.
 - A level/ramped approach with a firm hard non slip surface at least 900mm wide is to be provided from a vehicular parking area not steeper than 1:15 with top and bottom landings at least 1.2m wide and clear of a door swing up to the principal entrance door.
- Construction of masonry chimney**
 - Chimney to be constructed in external quality frost resistant material (100mm minimum thickness natural stone to match the existing), with suitable mortar joints for the masonry as the masonry manufacturers details with any combustible material kept at least 50mm away from the walls containing flues.
 - Line chimney with manufactured flue liners installed in compliance with manufacturers details as follows:
 - (i) Clay flue liners to BS EN 1457:2009: Class A1 N1 or Class A1 N2, to be laid vertically and continuously socket up (jointed with fire proof mortar) from appliance with a minimum diameter in compliance with table 22
 - (ii) Concrete flue liners to BS EN 1857:2003: Type A1, A2, B1 or B2 to be laid vertically and continuously socket up (jointed with fire proof mortar) from appliance with a minimum diameter in compliance with table 22
 - (iii) Liners whose performance complies to BS EN 1443:2003: designation: T400 N2 D 3 G with a minimum diameter in compliance with table 22
 - Backfill gaps between masonry and flue liners with a weak mix concrete using 1:6 ordinary Portland cement and vermiculite. Build in code 5 lead flashings (including apron & lay board flashings) & dpc tray into chimney as work proceeds, 150mm above all roof/wall abutments as necessary & terminate chimney with a proprietary chimney pot to match the internal flue sizes.
- Materials and workmanship**
 - All materials must comply with the following:
 - British Standards or European Standards
 - Product Certification Schemes (Kite marks)
 - Quality Assurance Schemes
 - British Board of Agreement Certificates (BBA)
 - Construction Product Directives (CE Marks)
 - Local Authority National Type Approvals (System Approval Certification)
 - All materials must be fixed in strict accordance with manufacturers printed details and workmanship must be in strict accordance with BS 8000: Workmanship on Building Sites: Parts: 1 to 16. Where materials, products and workmanship are not fully specified or described, they are to be: Suitable for the purpose stated or inferred & in accordance with recognized good practice

Drainage Layout Proposed (1:100)

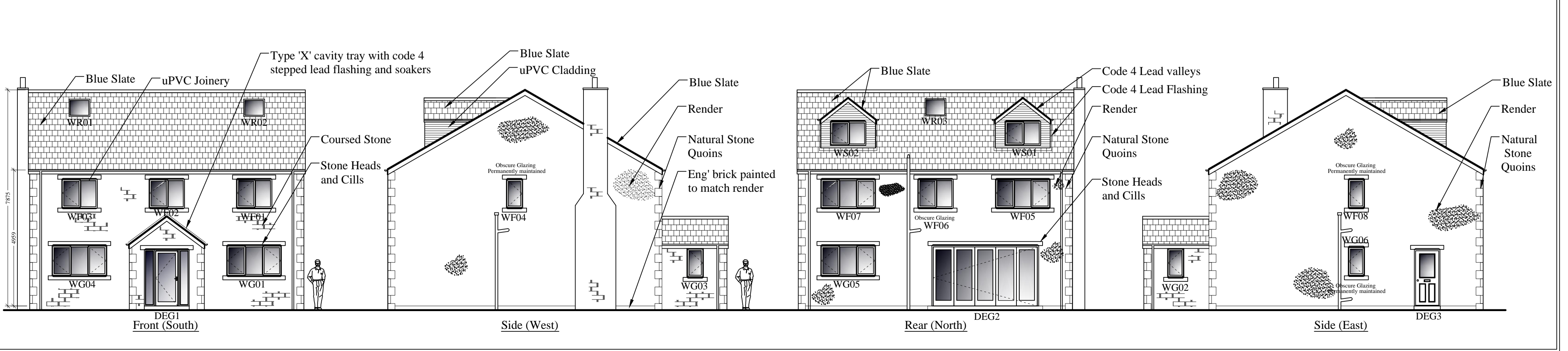


- Drainage Notes:**
- Any drainage work to be inspected and approved by Building Control before back filling.
 - New drainage via uPVC 100mm pipe to BS4660 packed in granular fill laid to min 1:40 fall.
 - Rodding access to be provided to all changes in direction, bases of soil stacks and gullies
 - 100mm plastic waste to toilet, 40mm plastic waste to sinks and baths (with re-sealing anti vac traps) to discharge to 100mm SVP to foul drain. Combined waste pipes to be min 50mm. No opposed waste connections to be made within 200mm of WC connection with SVP. 75mm deep seal traps on all appliances.
 - Rainwater pipes to run to new soakaway located to rear elevation garden area min 5m away from property via rodable gullies
 - Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs - sizes to suit depth as recommended by manufacturer.

Foundation Layout Proposed (1:100)



Elevations (1:100)



Key:

- Interlinked smoke detectors
- Interlinked fire detectors
- 30 minute fire enclosure
- New load bearing masonry walls
- New stud partitions
- Beams to structural engineer's design
- Mechanical Extract
- Floor Levels
- Existing drains
- Proposed Gully
- Proposed Rainwater Pipe & Gully
- Proposed Soil & Vent Pipe
- Proposed Inspection Chamber
- Proposed Foul Drains
- Proposed Surface Water Drains
- Proposed Internal Drainage

Building Regulations

This drawing is the Copyright of SJ Design Limited. All dimensions must be checked on site and not scaled from this drawing. All materials and workmanship are to be in accordance with prevailing British Standards, Codes of Practice, Building Regulations, manufacturers and Federation recommendations and all to the complete satisfaction of SJ Design Limited.



Building Design & Surveying Consultants
 The Old Co-Op Building, Church Street,
 Hayfield, High Peak SK22 2JE
 Tel: 01663 742963 Fax: 01663 751247
 Mobile: 07984 007 087 Email: info@sjdesign.net
 www.sjdesign.net

Client: **Mr Gareth Hardy**
 Job Title: Proposed new dwelling at Greensett Laneside Road New Mills SK22 4LU

Drawing Title: **Floorplans, elevations and construction details as proposed**

Scale: As marked @ A1
 Date: March 2014 Drawn by: SJ

Drawing No: 200 - BR Rev.