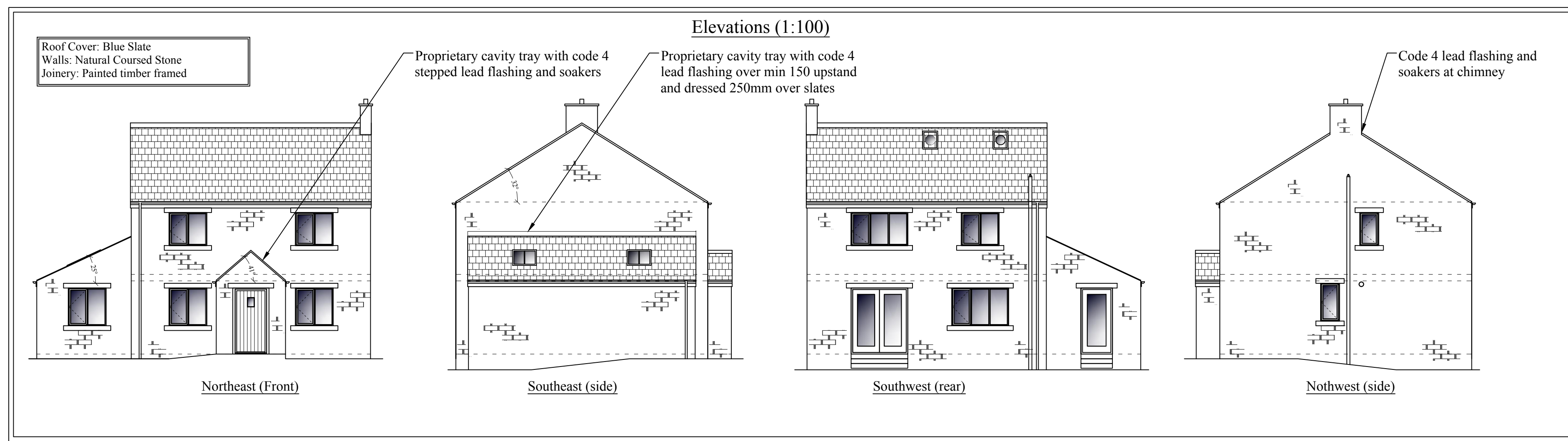


Lintel Schedule			
Location	Reference Internal	Reference External	Manufacturer
<b>External Doors</b>			
DEG 1, 2 and 3	CG70/100	Integral	Catnic
<b>Internal Doors</b>			
DG 5 & 7	ER2	N/A	Naylor
<b>Windows</b>			
WG 1-5	CH70/100	Integral	Catnic
WF 1-5	ER2	N/A (stone head)	Naylor

- Rainwater goods:** New rainwater goods to be black powder coated aluminum to fall to storm drain. 75mm dia RWP, 100 dia eaves gutter.
  - Steelwork:** Any 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 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 0.19W/m2**
    - Outer leaf: 100mm natural cut stone (100mm bed width; 140mm course height)
    - Cavity: 125mm cavity with 50mm residual cavity between outer leaf and 75mm '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/mm<sup>2</sup> Thermalite concrete blocks with 12mm plaster board (dot and dabbed) and skim to inside face.
    - Internal load bearing walls: 100mm 7 N/mm<sup>2</sup> 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:**
    - 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 (0.33m<sup>2</sup>) 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.
- 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.
  - 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 8000mm<sup>2</sup> trickle ventilation and window opening lights to have openable free area of min 1/20th of total floor area
  - Lighting:** Energy efficient lamps are to be installed throughout
    - Energy efficient lighting** - Fixed internal & external energy efficient lighting systems to be provided in compliance with paragraph 4.13 of ADLIA as follows:
      - Fixed internal lighting** - Fixed internal energy efficient lighting in new dwelling to be at 100% of all the fixed low energy light fittings, fitted with amps which must have a luminous efficiency 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 and include Sandip Sound Glass (1 Pane)
  - 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. 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

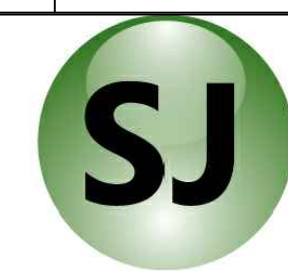
- TER prior to approval
  - Pressure test for air leakage prior to completion
  - Energy Performance Certificate prior to completion
  - Water efficiency calculations
- 23. Part M / Disabled requirements**
- Door widths to be min 750mm clear width.
  - Accessible WC is provided on ground floor.
  - Socket/switch 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.
- 24. 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 Certificate)
- 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
25. Requirements for balanced flue gas fire:
- Permanent air vent
  - Gas Safe Installer
  - Carbon monoxide detector.
  - Hearth that extends 300mm to front and 150mm to sides of fire.



Key:	
Interlinked smoke detectors	☉
Interlinked heat 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	Gully
Proposed Rainwater Pipe & Gully	RWP/Gully
Proposed Soil & Vent Pipe	SVP
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 copied from this drawing. All materials and workmanship are to be in accordance with prevailing British Standards, Codes of Practice, Building Regulations, manufacturers and industry recommendations and all to the complete satisfaction of SJ Design Limited.



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Client: **Mr & Mrs Thomas**  
Job Title:  
Proposed new dwelling at Highgate Road Hayfield High Peak SK22

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

Scale: As marked @A1  
Date: September 2015 Drawn by: SJ

Drawing No: 200 - BR Rev.