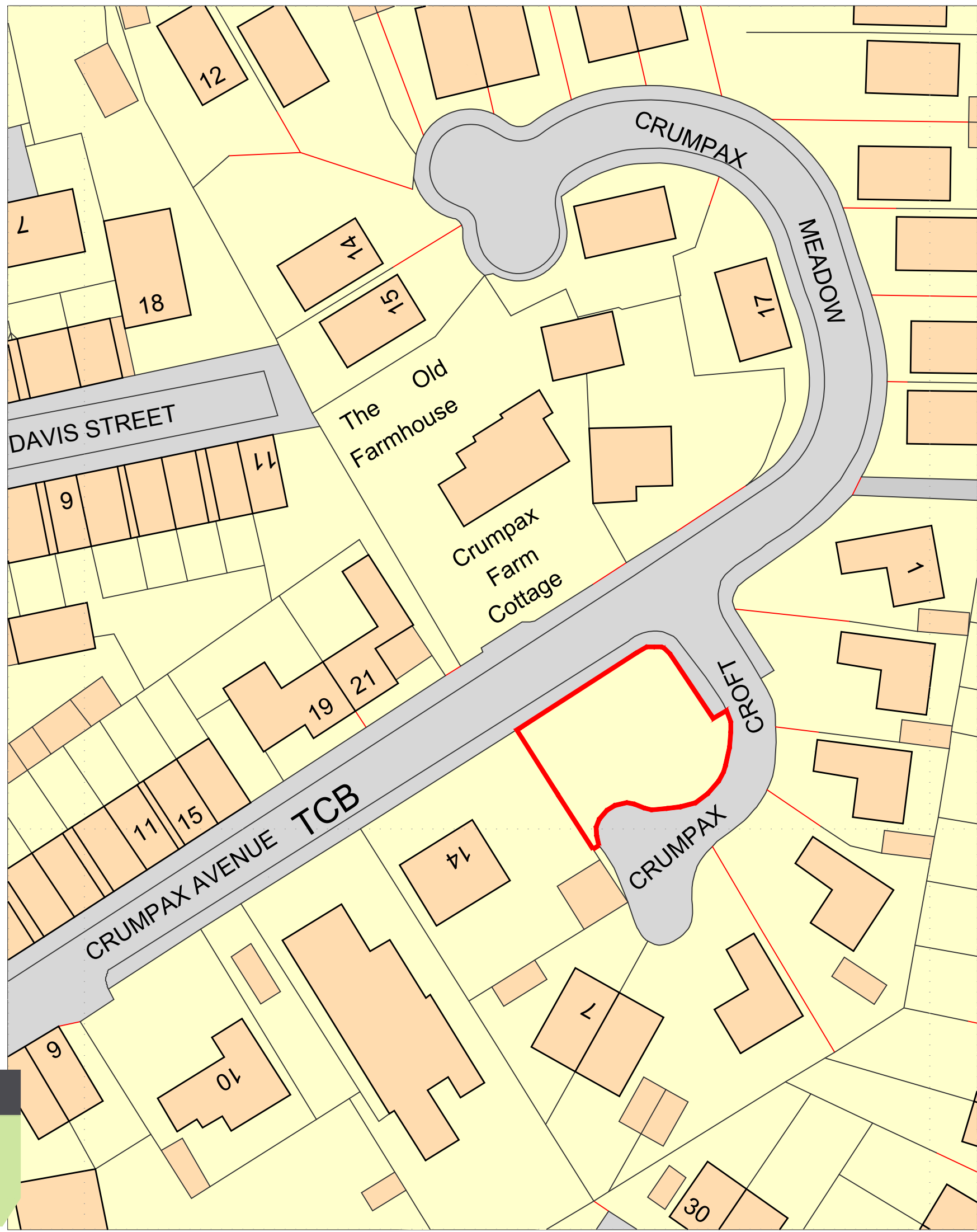
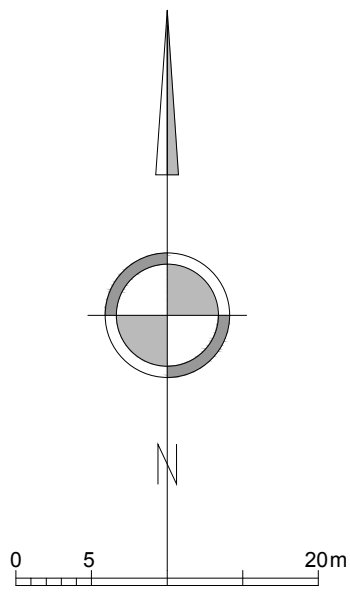


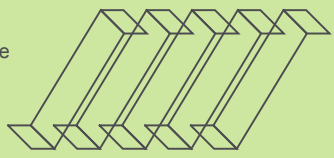
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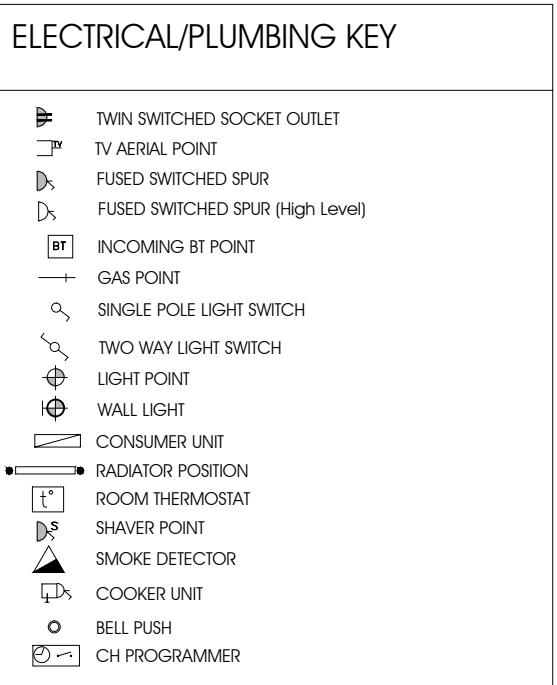
PAPER SIZE A3
DATE Nov 2011

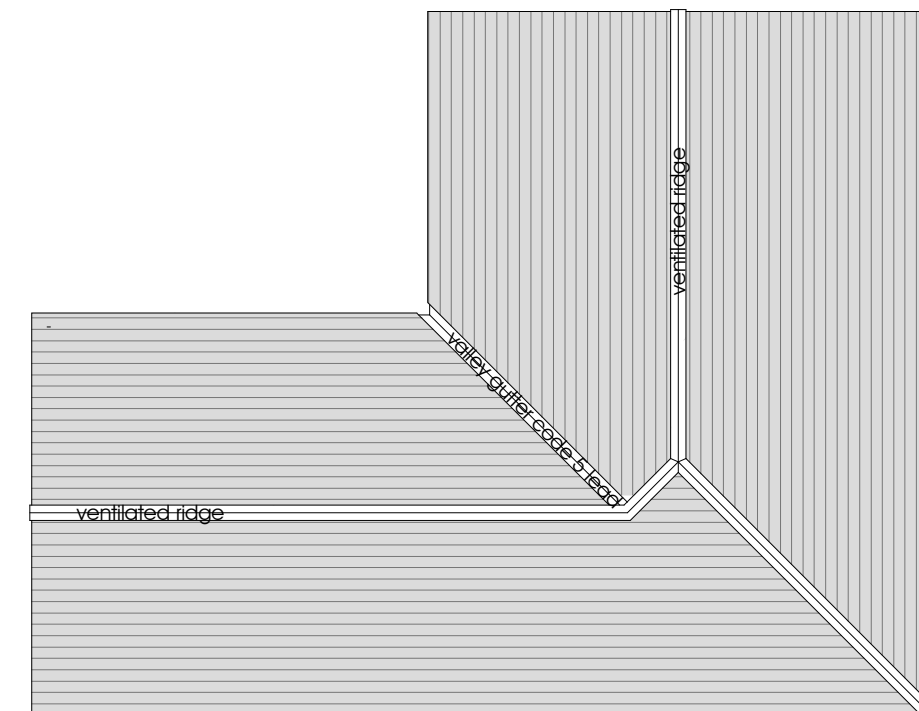
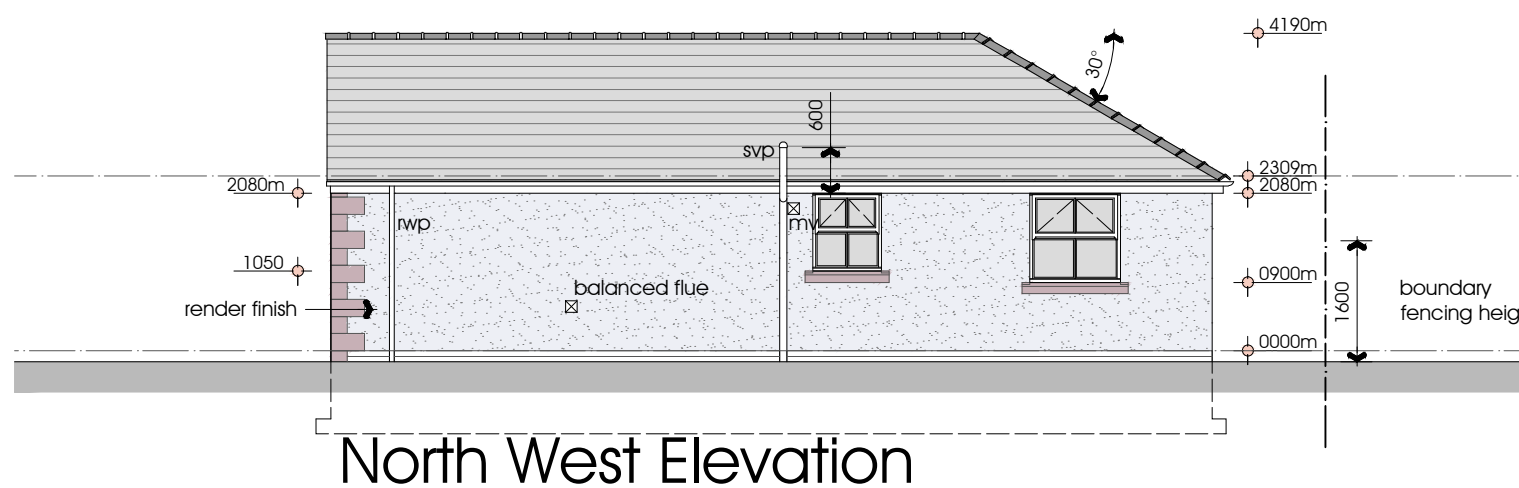
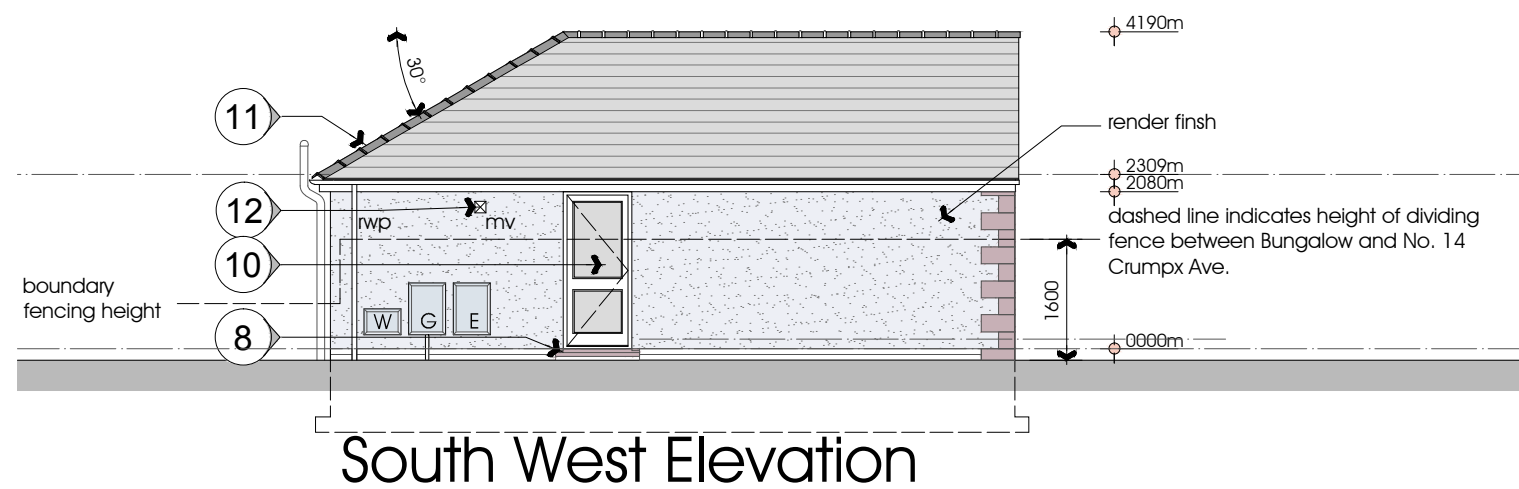
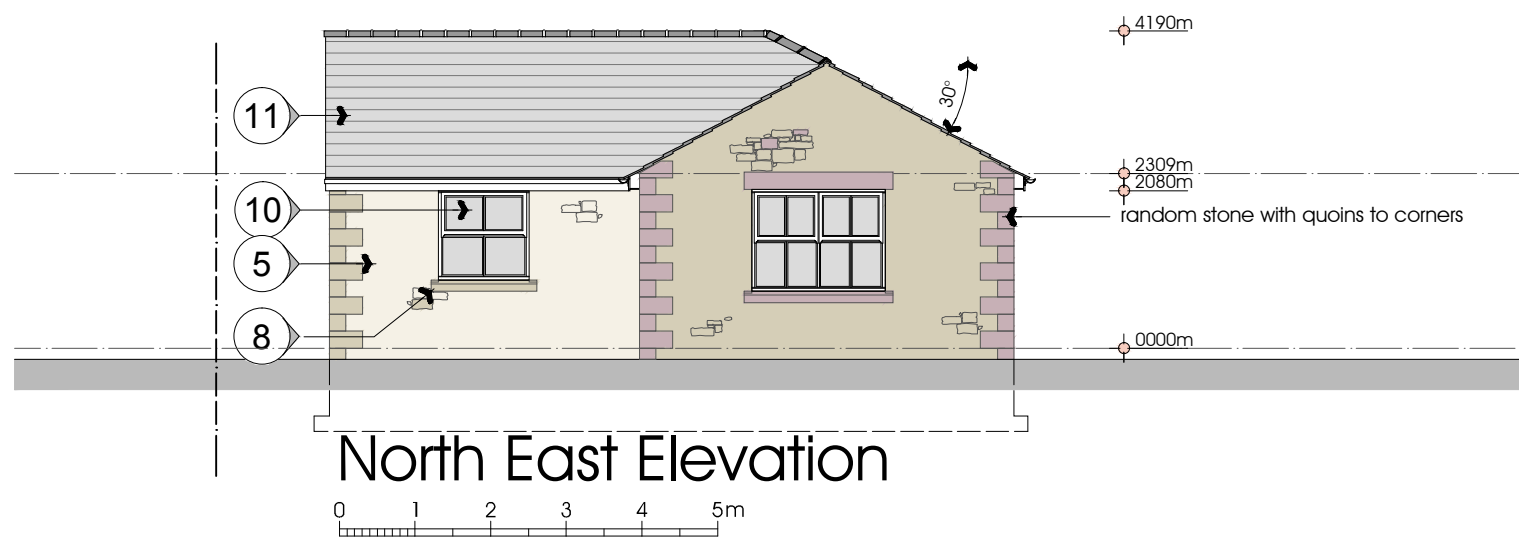
PROJECT
Land Adjacent to
14 Crumpax Ave

JOB NO. 2495
SCALE 1:500

DRAWING TITLE
Location Plan

DRAWING NO. 04
REVISION





11: ROOF CONSTRUCTION

Plain concrete roof tiles suitable for roof pitch of 30° on 25x50mm tandalised tiling battens fixed to rafters using galv.flat headed nails on; Kingspan Nilvent breathable membrane lapped 150mm both horizontally and vertically and carried well into gutters, 10mm over fascia ventilators. Specialist designed and manufactured trusses at 600mm c/c, underdrawn with 12.5mm plasterboard and skim finish on 500g Visqueen vapour control layer with lapped and taped joints. 1 layer 100mm mineral wool insulation laid between rafters and 150 mineral wool insulation laid across rafters to achieve 0.16 U value. proprietary pvc ventilation tray over rafters (IMPORTANT NOTE All electrical cables to be above insulation level for safety, walkway to any services to be provided on 150mm deep noggins to ensure insulation is not compressed). Trusses strapped to gable at 2.0m c/c using 30x5 bent galvanised ms straps spanning min. end 3No. trusses with 75x50 blocking noggings. Trusses to be constructed and braced in accordance with BS 5268 and fixed down to 100x50 wall plate strapped to walls at 2.0m c/c using 30x5mm galv. ms straps. 600x600 loft hatch to be provided with proprietary insulated door with draught seals.

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The Barn
Daniels Farm, Alston

PAPER SIZE A3
DATE 03/02/2012

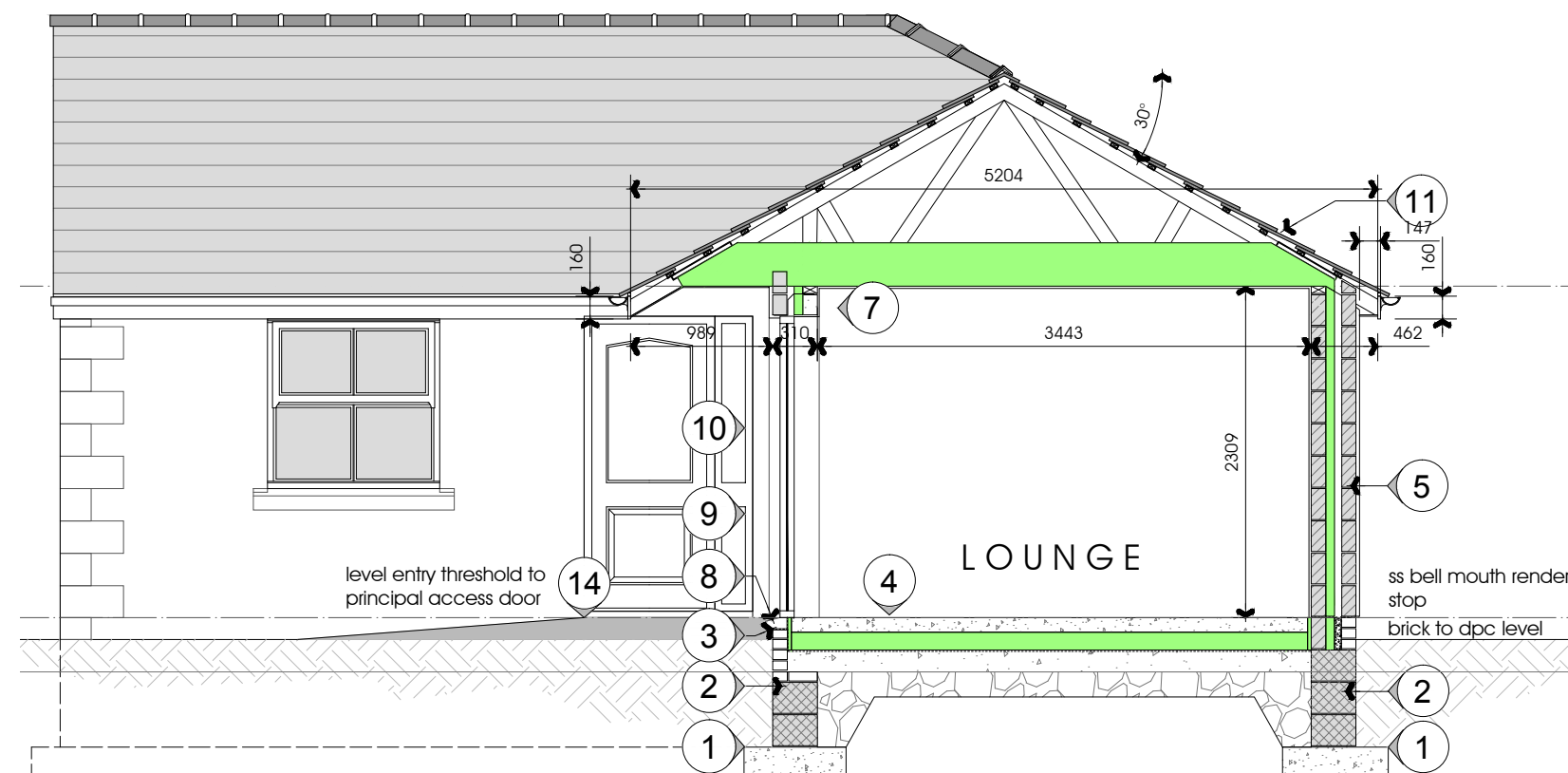
PROJECT
Land adjacent to
14 Crumpax Avenue
Longridge

JOB NO. 2495
SCALE 1:100

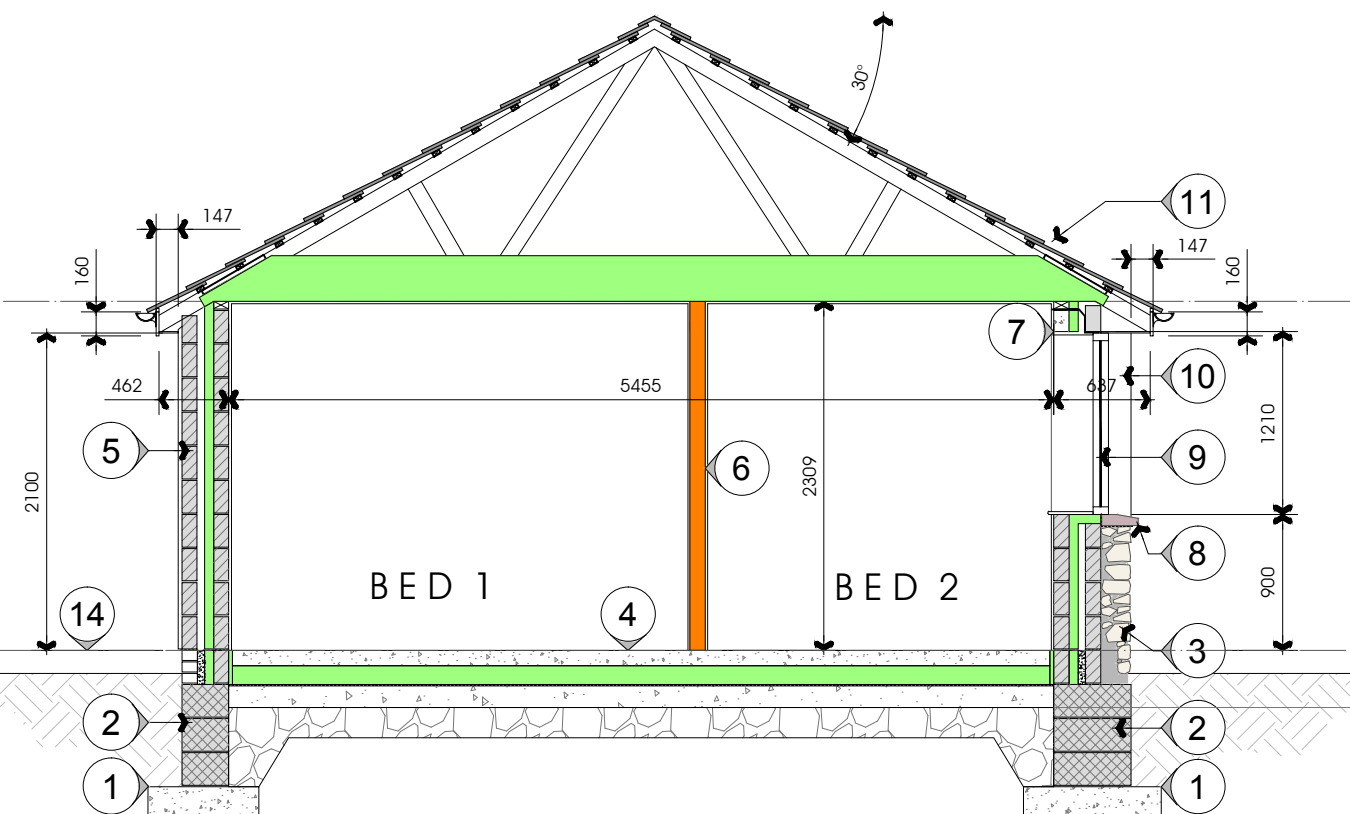
DRAWING TITLE
Bungalow: Type 4
Elevations
and
Roof Plan

DRAWING NO. 12
REVISION A

refer to drawing 2495-12 for Roof Construction specification



SECTION 1..1



SECTION 2..2

GENERAL

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT BUILDING REGULATIONS, APPROVED DOCUMENTS, BRITISH STANDARD CODES OF PRACTICE AND NHBC REQUIREMENTS. ALL MATERIALS TO BE USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

All subcontractors shall take into account everything necessary for the proper execution of the works, to the satisfaction of the Building/NHBC Officer whether or not indicated on the drawing.

1: FOUNDATIONS

Min. 200mm thick concrete strip foundation to project min. 200mm either side of supported wall. Min ground cover to foundation 600mm. All dependant upon, and to be agreed with Building Control, ground conditions and depth of surface water culvert and adjacent drainage.

2: WALLS BELOW DPC

Foundation grade blockwork/common brick walls below ground level. Lean mix. cavity fill up to 150mm below lowest dpc. 100mm thick dark brick courses below dpc to outer leaf of cavity wall, height will depend upon site levels.

3: DAMPROOFING

All DPC's to be Hyload type with min 100mm overlap at joints and installed in accordance with B.S. CP102 1973. DPC's to external walls to be min 150 above finished ground level. All openings in external walls to have proprietary insulated cavity closers. All window/door heads to have cavity trays laid over lintels together with stop ends and proprietary pvc weep holes in outer leaf to project 5mm from face of render. Stepped cavity tray to be installed for 2.0m either side of principal entrance where external ground level is less than 150mm to finished floor level

4: GROUND FLOOR SLAB

100mm sand cement screed with under floor heating pipes on 125mm of Kingspan Kooltherm K3 insulation on 1200mm gauge dpm on 150mm ground bearing concrete slab on 25mm sand blinding on min 200mm well consolidated hardcore fill. 25mm thick floor insulation to be taken up around perimeter of floor slab to prevent cold bridging all to achieve a min 0.17(W/M2K) 'U' VALUE
Floors to include all necessary separating membranes and dpc's as required by manufacturer.

5: EXTERNAL WALLS

100mm block work finished 22mm two coat smooth faced waterproof render with 50mm clear cavity with 60mm Celotex CW3060 rigid board cavity insulation and 100mm dense concrete block inner leaf, all to achieve a U value of 0.25. Ancon stainless steel ties @ 750mm crs and @ 450mm vertical centers complete with plastic insulation clips. Weak mix conc fill to ground level, weep holes at 900mm crs.
Or . . . 200mm random stone facing with 100mm dense block backing leaf with 50mm clear cavity with 60mm Celotex CW3060 rigid board cavity insulation and 100mm dense concrete block inner leaf. Cut stone quoins to external corners
Internal wall finish to be sand/cement plaster with skim finish.
Thermabate or similar insulated cavity closers throughout.

Thermabate or similar insulated cavity closers throughout.

6: INTERNAL WALLS

All to be 100x50mm treated timber studs @ 400 centres with head and sole plate. Noggings to be provided @ 1200mm vertical centres. All lined with 12.5mm Gyproc Wallboard Ten and skim finish. Walls to Bathrooms and toilets to be 12.5mm Gyproc soundbloc boarding and all walls filled with mineral wool insulation with min density of 10kg/m³.

7: STRUCTURAL LINTOLS

Proprietary galv. ms galvanised combined insulated lintols with min. bearing 150mm unless recommended otherwise by manufacturer with Naylor or similar concrete backing lintol. Weep holes at 450mm crs. unless otherwise stated on the drawing,

8: DECORATIVE LINTOLS/CILLS

Cut local stone supplied by specialist

9: GLAZING

All glazing below 1500mm above floor level to doors, and within 300mm adjacent to the door to be safety glass. All other glazing below 800mm to be safety glass. Safety glass to comply with BS 6206

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The Barn
Daniels Farm, Alston

PAPER SIZE A3
DATE 03/02/2012

PROJECT
Land adjacent to
14 Crumpax Avenue
Longridge

JOB NO. 2495
SCALE 1:50

DRAWING TITLE
Bungalow: Type 4
Sections 1..1 & 2..2
and Building
Regulation Notes

DRAWING NO. 13
REVISION A

All windows to be wood effect uPVC with factory sealed double glazed units to achieve a U value of 1.6 and to have sufficient opening lights to give a min ventilation area of 5% of room floor area. NOTE Extreme care to be taken in the specification of draught seals to ensure min air leakage. Also extreme care required in the installation of the windows to ensure they are sealed into the openings from both inside and outside to minimise air leakage. Each room to have a controllable trickle ventilator of at least 8000mm² openable area per room (trickle vents to be of a quality which, when closed, minimises any air leakage. Doors to have U value of 2.2.

see drawing 2495-12

Kitchen area and Bathroom to have an extractor unit capable of extracting at least 30 litres and 15 litres per second respectively and should be capable of achieving a rate of at least 3No. air changes per hour, operated intermittently by switch control with 15min. overrun. Vents to be ducted through external wall with careful attention to sealing around ducts to minimise air leakage

All foul drains to connect to the existing to the satisfaction of the Building Control Officer. All foul drains to connect into existing sewers as shown on Block Plan

Sink, bath and shower: 40mm dia. Basin: 32mm dia. WC: 100mm dia. All stub stacks to have air admittance valve.

Soil pipe and accessories to BS 4514. Soil pipe to extend min. 900mm above any opening into building and discharge via rest bend to drain

connected to manhole. All wastes to connect to svp or stub stack above floor level. All surface water gulleys to be rodable.

External roof gutters and rwp's to be Marley Classic or similar, secured to proprietary pvc fascia/soffit system.

Access to Main Entrance door to be via ramp not greater than 1 in 20 up to level platform at door. Entrance doors to have level threshold and clear width of not less than 775mm

Air source heat pump and associated equipment designed and installed by specialist.

Controls should include a room thermostat located 1500mm above floor level and away from direct sunlight; a cylinder thermostat

Store cupboard to have hot water cylinder that meets the relevant British Standards (in particular BS 1566 and BS 7206). High and low level vents to be provided in door.

Lounge external wall to have Real flame balanced flue gas fire.
Non-combustible hearth to be provided projecting min. 225mm in front and 150mm either side of gas fire.

All electrical works to be carried out in accordance with the current IEE Regulations. All fittings to comply with British Standards. All work and installations to comply with the regulation and recommendations of the respective Board or Authority to the satisfaction of the inspector. All new light switches and sockets to be installed in accordance with Part M2; Section 8 of the building Regulations.

All light fittings including external lights to have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-Watt.

Mains operated smoke alarms to be provided which conform to BS 5446 : Part 1. To be fixed within 7m of any lounge and kitchen and 3m of any bedroom.

Draught strip all doors and windows and the loft hatch. Seal around window and door frames with compressible sealing strips or expanding foam. Point window and door frames with mastic sealant. Seal joints between floors and walls. Use wet plaster in preference to dry-lining. Where dry-lining is used, seal at the perimeter on external walls. Seal around service pipes and cables where they enter the dwelling and ensure any ducting does not provide a ventilation path. Dwellings with local extraction and trickle ventilators should achieve a target air leakage rate of 10 m³/hr/m² at an applied pressure difference of 50 Pascals (Pa).

The owner of the building should be provided with sufficient information about the building, the fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances. A way of complying would be to provide a suitable set of operating and maintenance instructions aimed at achieving economy in the use of fuel and power in a way that householders can understand. The instructions should be directly related to the particular system(s) installed in the dwelling. The aim is that this information will eventually form part of the Home Information Pack.

Without prejudice to the need to comply with health and safety requirements, the instructions should explain to the occupier of the dwelling how to operate the system(s) efficiently. This should include:

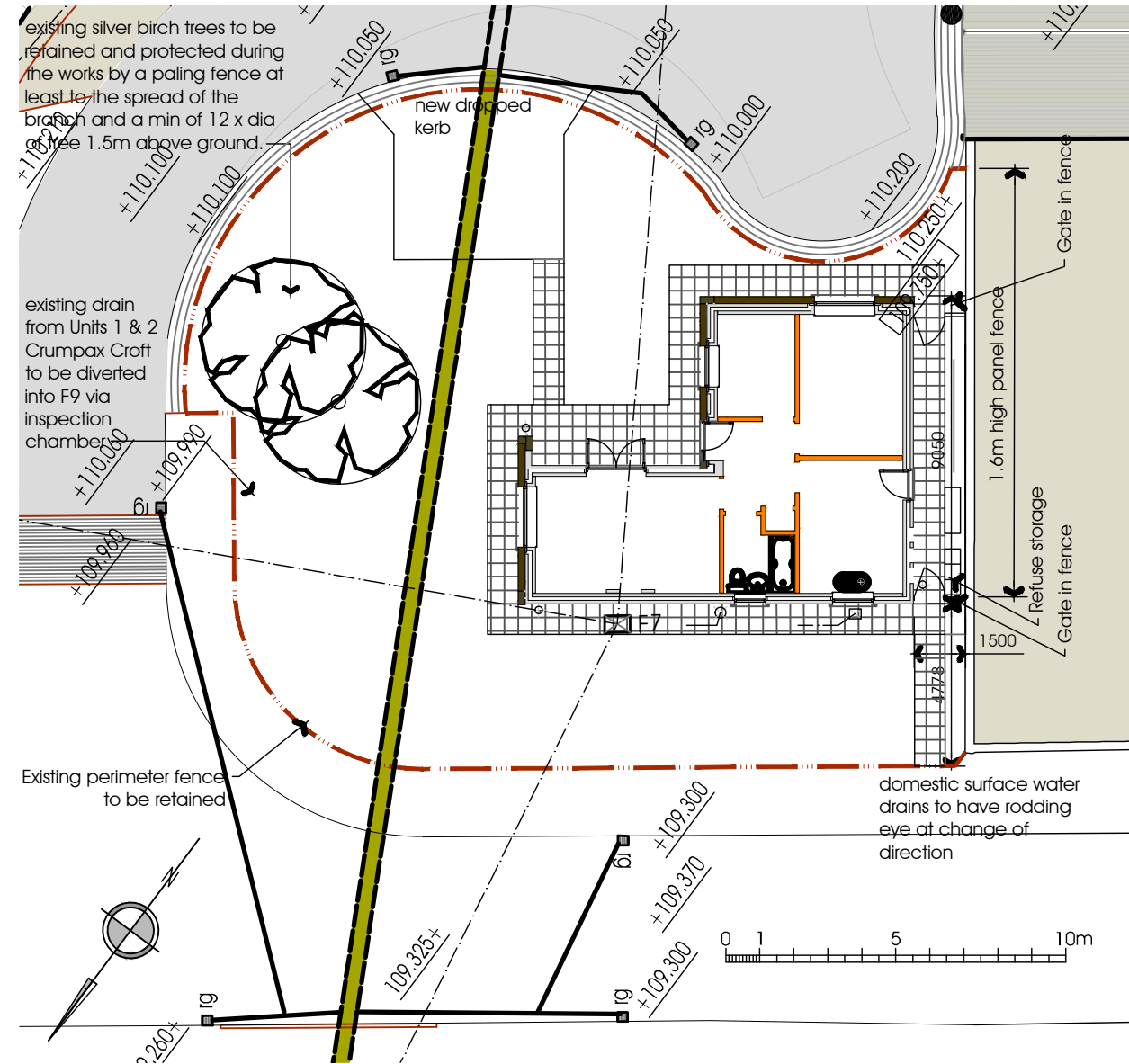
- a. the making of adjustments to the timing and temperature control settings; and
- b. what routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service life(s) of the system(s).

An energy rating shall be prepared and fixed in a conspicuous place in the dwelling

All internal services shall be fully compliant with the following regulations as a matter of course :-

- 1) L2 building regulations (with regard to the TM31 statements and energy usage)
- 2) Internal electrical installations to 17th edition IEE regulations by NICEIC approved installers
- 3) Internal water services in compliance with the Water Supply (Water Fitting) Regulations 1999 and amendments by plumbing contractors approved under the utilities "approved contractor scheme"

It is a criminal offence to breach the Regulations and offenders may face prosecution in the event of non-compliances.



Block Plan

scale 1:200

