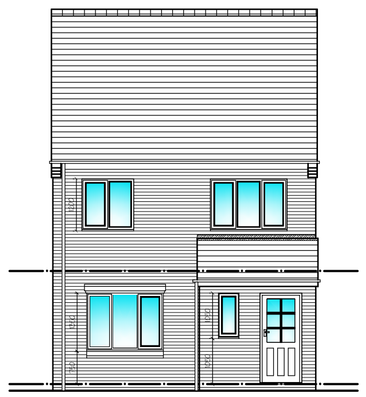
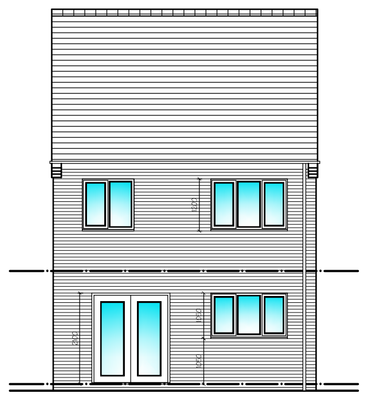


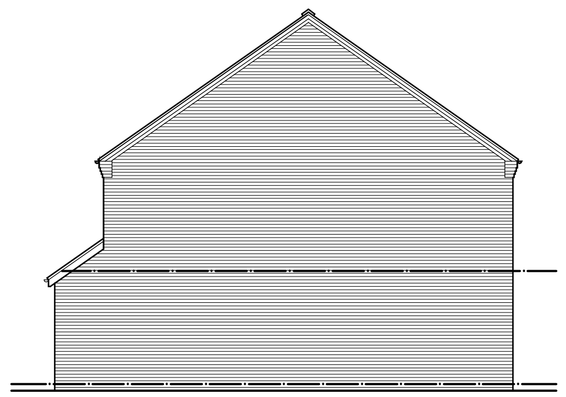
Front Elevation



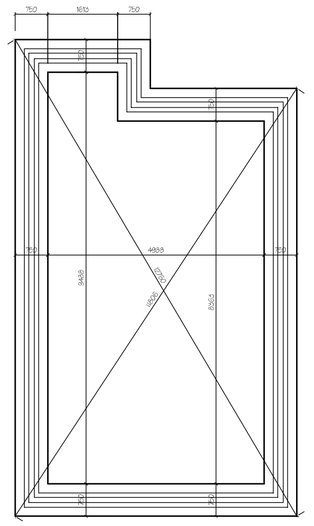
Rear Elevation



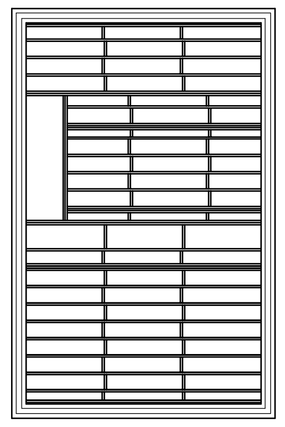
Side Elevation



Side Elevation



Foundation Plan



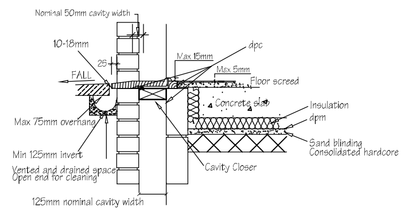
Floor Joist Plan

Window Schedule
Ground Floor

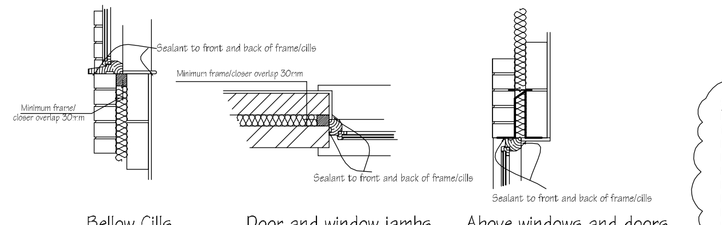
W1	480 x 1050 Obscure Glazing
W2	1770 x 1350 Bay Window Opening
W3	1770 x 1050

First Floor

W4	1200 x 1200 Escape Window
W5	1770 x 1200 Escape Window
W6	630 x 1050 Obscure Glazing
W7	630 x 1050 Obscure Glazing
W8	1770 x 1200 Escape Window
W9	1200 x 1200 Escape Window
W10	1200 x 1200

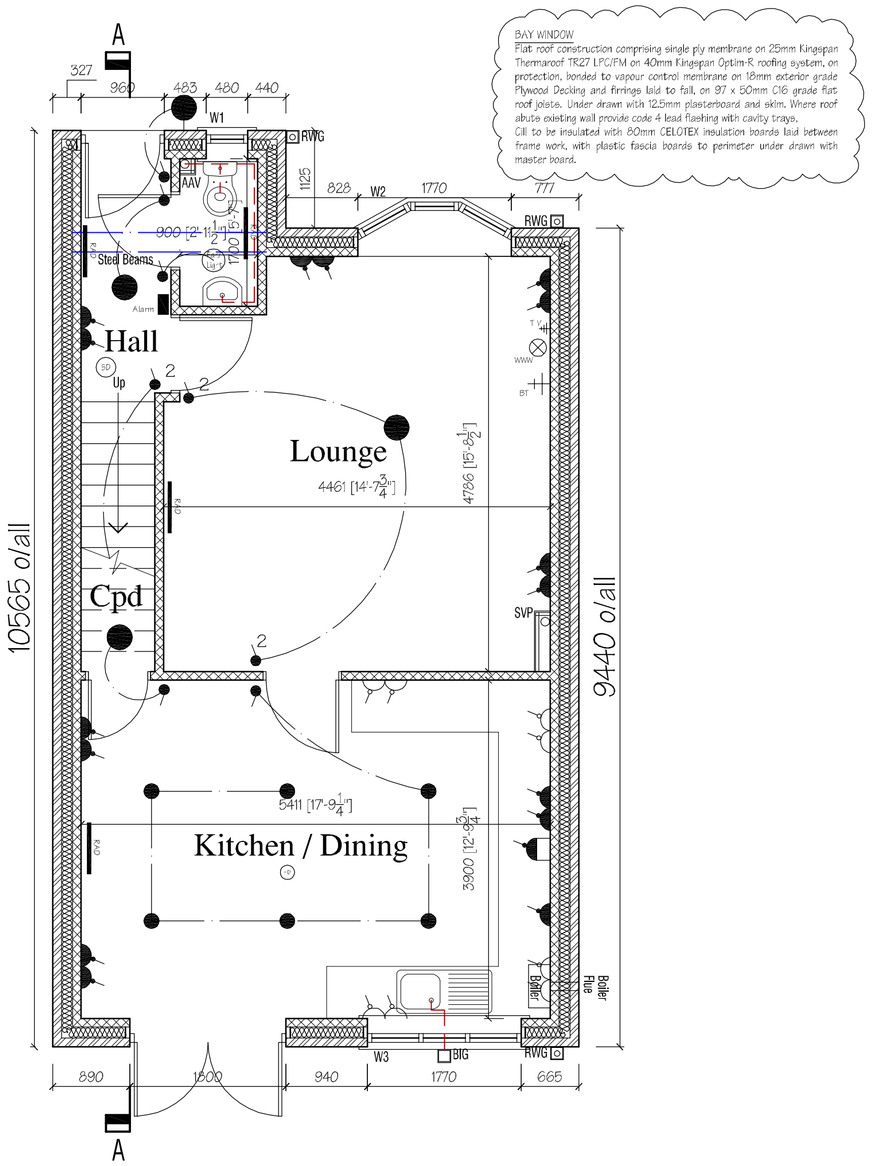


Level threshold
Concrete slab floor



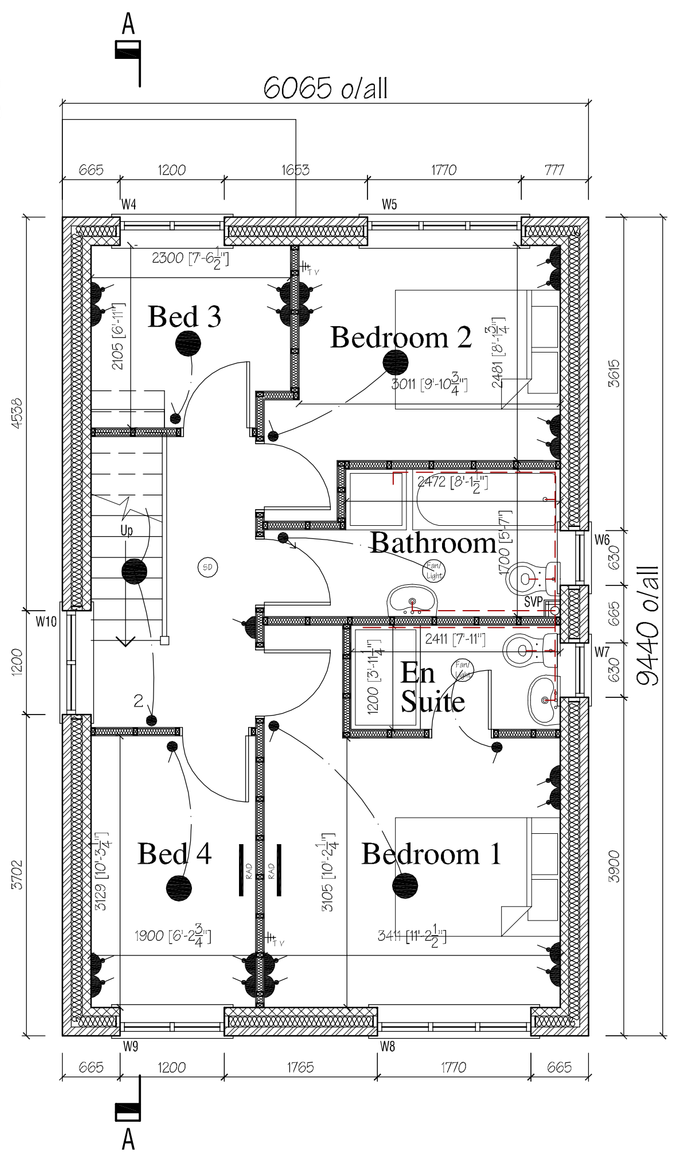
Bellow Cills Door and window jambs. Above windows and doors

Details to reduce Thermal Bridging Around Openings

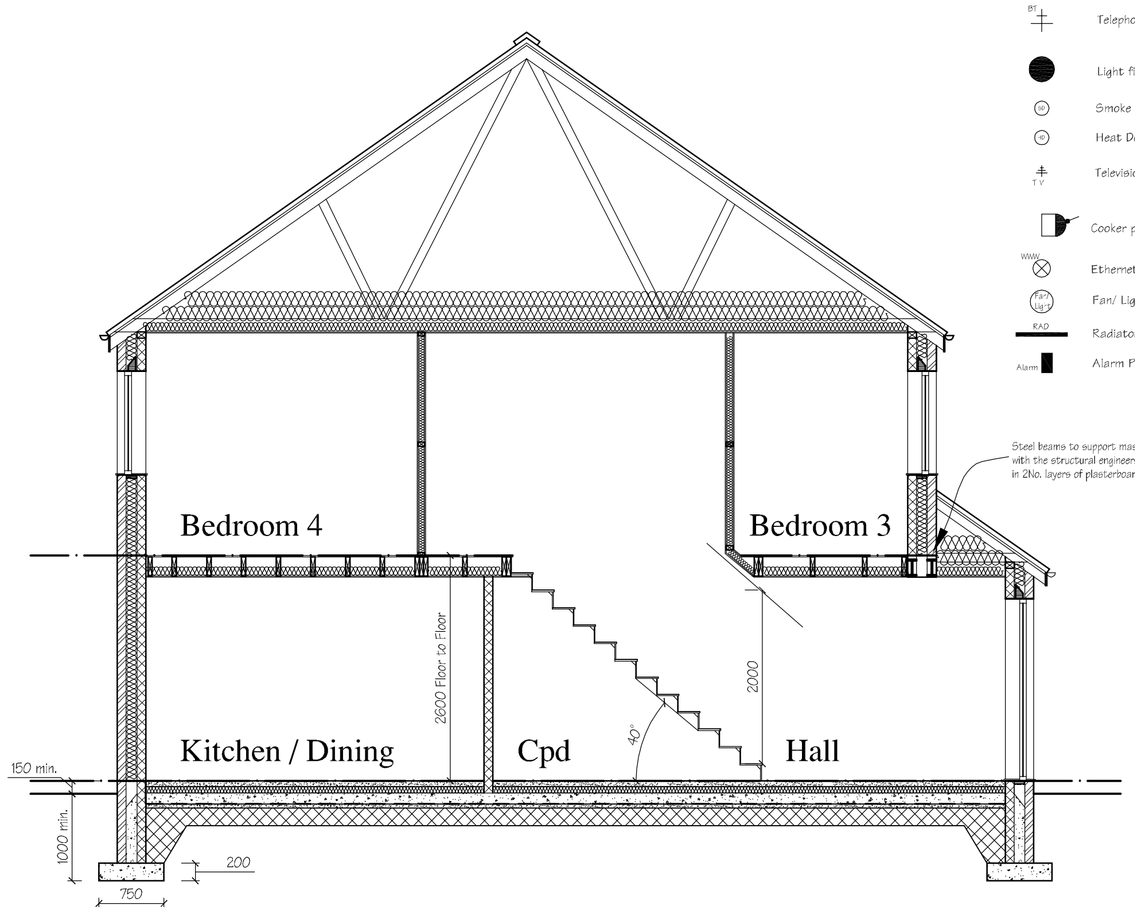


Ground Floor Plan

BAY WINDOW
Flat roof construction comprising single ply membrane on 25mm Kingspan Thermaroof TR27 LPC/PM on 40mm Kingspan Optim-R roofing system, on protection, bonded to vapour control membrane on 18mm exterior grade Plywood Decking and firrings laid to fall, on 97 x 50mm C16 grade flat roof joists. Under drawn with 12.5mm plasterboard and skim. Where roof abuts existing wall provide code 4 lead flashing with cavity trays. Cill to be insulated with 80mm CELOTEX insulation boards laid between frame work, with plastic fascia boards to perimeter under drawn with master board.



First Floor Plan



Section A-A

CONSTRUCTION NOTES

GENERAL
RD / SO - Denotes mains operated Smoke Detectors to BS5446, PT 1, Sounders to be interconnected, Detectors fitted 300mm from any wall or light fitting.
Provide energy saving light fittings to at least 1No. per 25m2 floor area.
External lighting must be controlled by means of photocell and/or PIR. Use energy saving fittings where possible.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

ACCESS AND FACILITIES FOR DISABLED PEOPLE
All external and internal doors to be min 838mm for means of access for disabled persons under part 'M' of the building regulations 1999.
- Ramped access to be provided to 1 No. means of entry to dwelling:
  min 900mm wide ramp at max 1 in 15 grade (max Rise is 333m) no longer than 5m in single flight.
  min 900mm landing at max 1 in 20 grade (max Rise is 500mm) no longer than 10m in single flight.
  level threshold is required at this point of entry
- WHB to be positioned no more than 300mm away from toilet. Access to WC on GF is not to be impeded by position of WHB, as 10.1 to 10.3 and diagrams 24 & 32 of approved Document M.
- All light switches to be positioned at max 1200mm high
- All power points and TV / Telephone sockets to be positioned above 450mm high

CENTRAL HEATING AND GAS FIRES
Provide decorative gas fire to lounge, flue to consist concrete flue blocks built into internal skin of cavity walls connected to ridge terminal vent. Flue blocks performance to T400 N2S2 as described in BS EN44531999. All to manufacturers specification and design. Rooms with open fluted appliances to have have a permanent air vent specified by appliance manufacturer but not less than 50% of the throughflue opening area. Upon completion of works a notice plate relative to hearth and flues of fireplace to be provided by manufacturer and displayed in accordance with current regulations. Central heating and hot water to be provided by gas-fired condensing boiler with min' SEDBUK rating of 86%, fan assisted flue venting through wall. All radiators to be fitted with thermostatic radiator valves with the exception of those in the room which contains the room thermostat. Room thermostat positioned in hallway.

PLUMBING
Single stack plumbing to comply with BS5572. Bath, shower and sink wastes 40mm diameter. Wastes to have 75mm deep seal traps, all traps to be removable or fitted with cleaning eyes. U.P.V.C. 100mm diameter SVP to terminate min. 900mm above any window opening and fitted with balloon guard. Branch wastes to SVP connected 200mm either above or below centre line of w.c. waste connection. Hot water supply to any fixed bath to be designed and installed with measures to ensure that the temperature of the water cannot exceed 48°C. Water efficient appliances to be installed. Wholesome water supply to be provided to the dwelling in accordance with regulations under Section 67 of the Water Industry Act 1991.

DRAINAGE
100mm dia. flexibly jointed "Supersleeve" to be encased in min. 150mm concrete jacket where running under slab, flexibility maintained by 18mm compressible board, fibreboard or polystyrene fitted around joints. Elsewhere set on 150mm layer of 10mm pea gravel. Build in pre-stressed concrete lintels where drains pass through walls.

RAINWATER GOODS
U.P.V.C. 100mm half round section gutters, on clipped brackets fixed to fascia board, falling to 68mm dia downpipes. Rainwater gullies to storm water drainage system.

SVP BOXING
Box in new SVP pipe with 38x38mm studs with sw noggins and 75mm glassfibre quilt between. Provide 2 layers 12.5mm Gyproc plaster board to give ½ hr fire protection as illustrated.

Unauthorised Access
Reasonable access should be made to resist unauthorised access to any new dwelling. Doorsets and windows should be manufactureresd to a design that meets the requirements set out in Approved Document Q.

In Building Physical Infrastructure
In Building physical infrastructure which enables copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30Mbps to be installed.

Solid Waste Storage
Two waste containers to be provided with a capacity of at least 0.12m³ (Recyclable waste is to be stored separately from non Recyclable) Waste bins to be put out for collection by local authority / refuse collection service.

STAIRCASE
Provide new staircase to comply to part 'K' of the building regulations 1992, i.e.
Maximum pitch - 42 degrees
Maximim rise - 220mm
Minimum going - 220mm
Distance between winders at narrowest points to be 50mm minimum
Handrail to be positioned 900mm above pitch line.
Balustrades/spindles maximum 100mm ctc.
Min' headroom 2000mm above pitch line.

Rainwater
50mm water drainage to be taken to soak away in accordance with approved document H, H3.

Key

	Double socket
	Double socket (High Level)
	Double socket (Low Level)
	Single socket
	Pull switch
	Light switch
2	Two way light switch
BT	Telephone sockets
	Light fitting
SD	Smoke detector
HD	Heat Detector
TV	Television point
	Cooker point
WMH	Ethernet
FAN / LIGHT	Fan/ Light Point
RAD	Radiator
Alarm	Alarm Point

CONSTRUCTION NOTES

ROOF SPECIFICATION
418 x 330mm GRAMPIAN plain concrete tiles laid at 35° pitch & 40° to front gable with min' 75mm headlap, on 38 x 25mm battens at max' 345mm gauge on 1 layer Tyvec breather membrane or similar on approved trussed rafters with wind-bracing to BS5268, Part 3, 1985, on 100 x 75mm wall plates. To horizontal ceiling sections Provide 100mm glass-fibre quilt between trusses and 2 layers of 150mm cross layered to achieve min' U-value of 0.15 W/m²K.
Provide ventilation to roofspace by means of Glidevale or similar 10mm soffit ventilator with suitable fly screening. Provide Glidevale RV Rafter ventilators or similar,installed continuously with Fascia Ventilator to ensure a clear air path between roof underlay and insulation at all types of eaves, in accordance with Building Regulations approved document F and C2. With Brick corbel Mortar verge.

EXTERNAL WALLS
All new external wall consteucution to consist of an external skin of 102mm brickwork facings to Local Authority Approval with 125mm cavity filled with 125mm Glass mineral dentherm'Earthwood 32 ultimate' cavity slab, 100mm Durox Supabloc blockwork internally faced with 1No. layer 12.5mm plasterboard ("Duplex" in wet areas) on dabs and 3.5mm skim finish. Wall construction to achieve U-Value of 0.20W/m²K. All cavities to be closed at eaves and all openings. Use stainless steel cavity wall ties to DP40 Type 4. Wall ties to be positioned approx' 6No./m²

FIRST FLOOR CONSTRUCTION
New floor construction to consist of 21mm T&G boarding on 220 x 75mm C24 floor joists at 400mm centres hung from new walls on Galv. M.S. joist hangers. (Alternatively use Engineered joists to be designed by specialists and installed in accordance with there recommendations.) Install 100mm Crown insulation between joists. Insulation to have minimum density of 10kg/m³. Provide strutting at mid-span of all spans over 2.5m and at 1/3 span of all spans over 3.5m. All drilling and notching of joists to be in accordance with Regulations A1, Section 1, Part B6. Provide 1No. layer 12.5mm Knauf Soundshield plasterboard and skim to underside. Triple joists under stud walls.

INTERNAL WALLS
Non Load Bearing
Ground floor and First floor: Stud wall construction consists of 75 x 50mm timber studs @ 400mm ctc, with S.W. noggins and 75mm glassfibre quilt between (min. density 10kg/m³), provide 1 layer 12.5mm Gyproc plaster board (Gyproc 'Duplex' Boards in wet areas) min. density 10 kg/m² per layer and skim finish to each side.

GROUND FLOOR CONSTRUCTION
Floor construction to comprise of 65mm sand and cement floor screed laid on 150mm of Celotex FR5000 boards, with 20mm boards turned up at edges. Insulation boards should be overlaid with a polythene sheet, (not less than 125 micron / 500 gauge). Ensure the polythene sheet has 150 mm overlaps, taped at the joints, and is turned up 100 mm at the walls. Insulation laid on 125mm concrete slab reinforced with 1No. layer of A142 fabric which in turn is to be laid on 1No layer of 1200 gauge Visqueen DPM (lapped under horizontal DPC in wall) all of which to be laid on 150mm of sand blinding laid over a minimum of 150mm thoroughly compacted sulphate free hardcore. Floor construction to provide a minimum required U-Value of 0.12 W/m²K. Alternatively provide Kingspan 170mm precast concrete or cast-in-situ concrete suspended floor slab to structural engineer's specification.

FOUNDATIONS
Walls below D.P.C. to consist of F.L. class brickwork or dense concrete blockwork built off 750mm x 200mm concrete strip foundations reinforced with 2 layers B503 fabric, taken down to a min' depth of 1.0m or to a depth deemed to satisfy L.A. appointed Building Inspector. Fill cavity with a lean-mix of concrete to within 225mm of ground floor level, (where DPC to ground exceeds 500mm increase foundation width to 800mm wide and use 200mm trench block to inner skin)
Foundation depth may require increasing due to proximity of trees TBD on site with Building control officer.

STRUCTURAL STABILITY
Galv. M.S. straps 30 x 5mm cross-section to be provided. All straps to be fixed solid, packing max' 38mm thick. All cavities to be filled with lean mix concrete up to 150mm below DPC and weep holes provided in brickwork every 3 perpends. All lintels to be clad in 2 layers 12.5mm plasterboard and 3.5mm skim finish to give a 1/2 hr. fire protection. Wall plates to be held by means of 30 x 5mm Galv. M.S. straps at 1.2m ctrs. extending 450mm down blockwork.

LINTELS
To be Catnic, or similar insulated lintels to avoid cold bridging, of Galv. M.S. with 150mm end bearings. Outer edge of lintels to form cavity tray and weep-holes provided in brickwork every 3 perpends.

D.P.C's, CAVITY TRAYS AND FLASHINGS
Cavity trays and horizontal and vertical DPC's in 2000 gauge material to all openings in horizontal walls and wall / roof abutments. Flashing to be milled lead sheet, Code 4. All cavity trays (to BS6515) to be provided with weep-holes in brickwork every 3 perpends.

DOORS & WINDOWS (Also see window Schedule)
Build in new doors and windows to be agreed with Local Authority fitted with 24mm (4mm Clear float/16mm Cavity/4mm Pilkington K Glass) double glazing units and draught proofed, also ensure that windows are fitted with trickle vents to provide min' 8000mm² background ventilation. Glazing to achieve minimum U-Value of 1.6W/m²K. Air tests on windows to achieve a minimum of 5 or below. Safety glazing to BSEN 12150, in 6mm toughened or laminated glass to all entrance doors and side lights up to 1500mm above FFL and any glazing within 300mm of doors. Safety glazing to windows between first floor level and 800mm above that level. Provide Catnic 'Cougar' 90/100 lintels over. Lintels to have a minimum end bearing of 150mm. Outer edge of lintels to form cavity tray and weep-holes provided in brickwork every 3 perpends. Provide Thermostatic cavity closers. Windows to habitable rooms at first floor level should have an unobstructed openable area of at least 0.33m² and at least 450mm wide and High (the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above the floor level.

VENTILATION
Provide ventilation to Bathroom, En-Suite and Cloaks by means of fitting mechanical extractor fan capable of extracting a minimum of 15 litres per second intermittently, to be operated by light switch with 15 minute over-run, to be vented externally.

Provide ventilation to kitchen by means of fitting mechanical extractor fan capable of extracting 60 litres per second, alternatively fit cooker hood capable of extracting 30 litres per second, also fit, or ensure windows are fitted with trickle ventilators to provide 8000mm sq background ventilation.

Whole house ventilation, Background - 65,000mm² Purge - 2ª Litres/sec.
Ensure effective transfer through the dwelling, internal doors to have an undercut of 10mm above finished Floor level.

FIRE RESISTANCE STRUCTURE
Cavity barriers will be positioned to the party wall construction vertically to the party walls. Soffits at party walls to be fire stopped.

LEAN TO CONSTRUCTION
Lean to roof construction 418 x 330mm GRAMPIAN plain concrete tiles laid at 35° pitch & 40° to front gable with min' 75mm headlap, on 38 x 25mm battens at max' 345mm gauge on 1 layer Tyvec breather membrane or similar. All on 150 x 47mm C16 grade rafters at 450mm centres fixed to 100 x 75mm wall plate fixed to 1st floor wall and strapped down @ 1.2m centres by means of 30 x 5mm galvanised mild steel straps and fixed to 100 x 75mm wall plate bolted to existing wall at 1.2m ctrs.

Ceiling construction consists of 145mm x 47mm C16 grade ceiling joists at 450mm centres with 100mm Crown Wool quilt between the joists and 2No. Layers of 170mm cross layered above ceiling joists.
1No. layer 12.5mm Gyproc plaster board (Gyproc 'Duplex' Boards in wet areas) and skim finish to be applied to underside of ceiling joists. Roof section to provide a minimum required U-Value of 0.15W/m²K.

Provide ventilation to new roof by means of fitting Glidevale BV604 soffit ventilators to give equivalent of 10mm continuous air space and where new roof abuts existing walls provide 5mm continuous air space by the means of abutment ventilators.

REV.	DATE	NOTE
B	09/01/2019	Amended as recommended by B.C.
A	20/12/2018	Amended in accordance with client meeting.

THIS DRAWING / DESIGN IS NOT TO BE REPRODUCED WITHOUT PRIOR CONSENT. TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL OR OTHER SPECIALIST DRAWINGS / DETAILS AND IS NOT TO BE SCALED. ALL CONTRACTORS ARE TO CHECK GIVEN DIMENSIONS AND VERIFY ANY DISCREPANCY WITH JPK DESIGN LTD PRIOR TO CONSTRUCTION.
COMMENCEMENT OF WORKS PRIOR TO FULL PLANNING / BUILDING REGULATIONS APPROVAL IS AT CONTRACTORS OWN RISK

THE PARTY WALL ETC ACT 1996 IS EFFECTIVE IF ANY OF THE FOLLOWING CIRCUMSTANCES APPLY:
A. THE WORK IS BEING CARRIED OUT TO OR ON THE PARTY WALL
B. A NEW PARTY WALL/STRUCTURE IS BEING ERECTED
C. ANY NEW FOUNDATIONS PROJECT OWED OR BELOW THE NEIGHBOURS LAND
D. NEW EXCAVATIONS (WITHIN 6M) ARE DEEPER THAN THE NEIGHBOURING FOUNDATIONS.

IF APPLICABLE, THE PERSON OWNING THE BUILDING UPON WHICH THE PROPOSED WORK IS TO BE CARRIED OUT (BUILDING OWNER) WILL HAVE A DUTY TO INFORM THE LEGAL OWNER(S) OF THE ADJOINING PREMISES (ADJOINING OWNER(S)) OF THE WORK TO BE UNDERTAKEN AND OBTAIN CONSENT FOR THAT WORK. NOTIFICATION OF UP TO 2 MONTHS PRIOR TO COMMENCEMENT OF WORKS ON SITE MAY BE REQUIRED IN SOME CIRCUMSTANCES AND THEREFORE YOU ADVISED TO OBTAIN FURTHER INFORMATION AS CONTAINED WITHIN THE PARTY WALL ETC ACT 1996 - EXPLANATORY BOOKLET FROM THE GOVERNMENT WEBSITE. WWW.COMMUNITIES.GOV.UK. TO ESTABLISH YOUR RESPONSIBILITIES AND OBTAIN CONSENT PRIOR TO SITE WORKS COMMENCING.

JPK DESIGN ARE NOT THE APPOINTED PRINCIPAL DESIGNER AS DESCRIBED IN THE CDM REGULATIONS 2015. AS SUCH, ALL BUILDING WORK MUST BE CARRIED OUT BY A SINGLE CONTRACTOR WHO MUST TAKE ON THE CLIENT'S DUTIES AS WELL AS THEIR OWN AS THE PRINCIPAL CONTRACTOR. FOR WORK WITH MORE THAN ONE CONTRACTOR OR COMMERCIAL WORK, IT IS THE CLIENT'S DUTY TO APPOINT A PRINCIPAL DESIGNER AND / OR PRINCIPAL CONTRACTOR TO FULFIL THE ROLE AND DUTIES UNDER THE HSE CDM REGULATIONS 2015.

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in Architectural Design
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

DRAWING TITLE
Working Drawing - Sheet 1 - 4no. Bed Detached Dwelling
PROJECT
Proposed Development on Top of the Trent Public House
Woodland Street, Biddulph, S-o-T, Staffs ST8 6LW
CLIENT
HHL Development
SCALE @ A1
1:50 & 1:100
DRG. No.
JPK/18/4131/3
A B
DATE
December 2018
DRAWN BY
S Toplass