TYPE 2 PLOTS 4 & 5

CONSTRUCTION NOTES FOR PROPOSED NEW HOUSES - PLOTS 4 & 5
NEW DEVELOPMENT OF 9 X DWELLINGS AT COUNTRY PARK TAVERN, OLD COPPICE SIDE, HEANOR, DE75 7DJ

MAIN ROOF - Tiles (type to be agreed with Local Authority prior to order) on s.w. battens on breathable roofing felt, on traditional rafter and purlin roof structure to Structural Engineers specifications and details, (Alternatively pre-formed timber roof trusses may be used, supplied by Specialist Company), agreed with Building Inspector on site. Roof anchored to walls via 1m long galv. m.s. straps @ 2m max c/s. Fascia boards & soffits size to suit.
Internal 12.5mm plasterboard ceiling with plaster finish. Insulation above horizontal ceilings to be 100mm Celotex GA4000 above joists with 100mm Celotex GA4000 between joists. alternatively 300mm ROCKWOOL above ceilings. Insulation to achieve 0.15 U value. Valley(s) formed in GRP preformed units by Specialist Supplier. UPVC Barge boards and soffits - all sized to suit. Front entrance canopy to be built in 100 x 50mm s.w. framework supported on timber gallows bracket. Weather boarding to underside. Code 4 lead flashing at junction of tiled roof and wall.

WALLS - Cavity walls to be built in facing brickwork (type to be agreed with Local Authority prior to order). 100mm cavity 90mm Kingspan K106 Cavity Board insulation fixed tightly to block inner skin with clean and clear 10mm air gap to brick outer skin (similar insulation may be used but must achieve 0.18 U value), 100mm Plasmor Aglite 4.2N blockwork inner leaf or similar approved block, plasterboard finish. Cavity wall ties to be positioned @750mm c/s horizontally, 450mm c/s vertically and staggered.
Hyload DPC to all openings and a min 150mm above ground level. Allow for 2 courses of engineering bricks at ground level.
Catnic lintels (or similar approved) over window and door openings. Structural Engineer to specify lintel over rear large door opening.
Internal ground floor walls to be 100mm load bearing blockwork plastered both sides.
Internal upper floor walls to be 100x50mm s.w studding at 600mm max c/s. with 12.5mm wall board both sides with plaster finish. Voids in studding filled with Rockwool insulation.

WINDOWS / DOORS - Windows to be argon filled, low-E, EN=0.1. Soft coat double glazed units to achieve 1.4W/m2K U-value and fitted with trickle vents. Opening lights to be equal min 1/20th of room floor area.
Any glazing in doors incl. attached windows and windows with cills lower than 800mm to be in safety glass.
Bedroom windows to have escape lights - 750x450mm min. size, 1100mm max height from floor level to bottom of opening.
Contractor to agree with Building Inspector on site relating to F/R doors and door widths. Allow for 850mm wide doors to front entrance and ground floor toilet. Entrance doors to have low threshold for level disabled access. All doors to habitable rooms off stair enclosure to be 1/2 hr F/R. Note that all windows, roof lights and entrance doors to achieve 1.40 U-value (W/m2K).

FLOORS - Ground floor to be min 50mm screed on 100mm PIR floor insulation, on 100mm conc slab or Visqueen 2000 DPM on sand blinded, well consolidated, roadstone hardcore 150mm thick. Upper floors to be T&G flooring grade chipboard on 200x50mm s.w. joists at 400mm c/s.
12.5mm plasterboard ceiling with plaster finish. Voids in floors filled with Rockwool insulation to provide sound insulation which achieves 45db. Joists to be doubled up under parallel upper floor partition walls. Structural Engineer to confirm joist sizes & trimming around staircase, and general stability of structure, with or without roof trusses being used.
Structural Engineer also to check with Contractor on suitability of ground for a standard solid conc floor as detailed above.

FOUNDATIONS - Cavity walls on 600mm wide trench fill strip concrete. Internal walls on 450mm wide trench fill strip concrete. All @ min 1m depth and down to load bearing strata - to be fully agreed with Building Inspector on site prior to these works commencing. Structural engineer to confirm that ground conditions are suitable for standard strip concrete foundations. Any nearby trees/ hedges to be considered relating to foundations.

MECHANICAL VENTILATION - Kitchen / utility to achieve 60 litres per sec (or 30 if in cooker hood). Ground floor toilet, bathroom and en-suite to achieve 15 litres per sec. Rates may be intermittent i.e. when in use

LIGHTING - Houses to have energy lights with luminous efficacy greater than 40 lumens per circuit-watt (note, the light fitting must only be capable of taking this type of lamp)

STAIRCASE - New timber staircase - 220mm max risers, 220mm min goings, max 42 pitch. 50mm min width on any winders (where applicable). 2m min headroom above line of nosings. Handrail/balustrading @ 900mm ht with balusters @ 100mm max c/s. Juliet balcony details via Specialist Supplier and min 1.1m height.

LINKED SMOKE ALARMS - To be fitted at all levels. Allow for heat detector in kitchen area - Fire protection measures including Linked Smoke/Heat Detectors, Fire Doors and Fire rated ceiling plasterboard to be fully agreed with Building Inspector on site prior to works commencing.

DRAINAGE - Surface water details via Specialist Drainage Design Company (appointed by Client). Any existing drains under new building to be exposed for Council inspection, replaced if necessary & encased in concrete with r.c. lintels over pipes passing through new walls. Above ground drainage to be 38mm PVC pipes (50mm on long runs), from kitchen/Utility sinks, baths/showers & basins fitted with 75mm deep sealed traps. 100mm PVC soil pipes from w.c. pans . 100mm PVC soil & vent pipes terminating 900mm above roof level. All bathroom waste & soil pipes to go to S&VP's. Kitchen/Utility wastes to go back to inlet gulleys. Vented stub stack to toilet. All connected below ground to new foul drainage system in accordance details by Specialist Drainage Design Company - appointed by Client. Allow for 100mm PVC pipes @ 1 to 40 min falls with pre-formed inspection chambers at any changes of direction of drains. New drains directed to existing nearby foul drains (assuming required falls are adequate).
Contractor to agree exact details of drainage with Building Inspector prior to these works commencing on site. Specialist Drainage Design Company details to be issued to Building Control Inspector ASAP.

RADON GAS - Precaution as foundation detail provided. Contractor to check with Building Control officer if precautions are necessary in this area.

DISABLED ACCESS - Ground floor entrance doors to be min. 800mm wide clear opening with aa level threshold. Pathway to be ramped up to suit, with care taken not to compromise the DPC. Doors to ground floor toilets also to be min. 800mm wide clear opening. Corridor width to be 1m minimum.

HEATING & ELECTRICAL - All by specialist approved contractors, with all work carried out to current British Standards. Exact systems and details to be decided and agreed by contractors, client and Building Inspector prior to works commencing. Details to be sent to Council for approval prior to order. All electrical work is required to meet the requirements of Part P (electrical safety). All electrical work must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Authority to be satisfied that part P has been complied with - this may require an appropriate BS7671 Electrical certificate of installation to be issued by person competent to do so.
Any radiators installed to be fitted with thermostatic valves. Any new boiler details to be fully agreed with Building Inspector on site via specialist contractor i.e. plumbing and heating engineer.

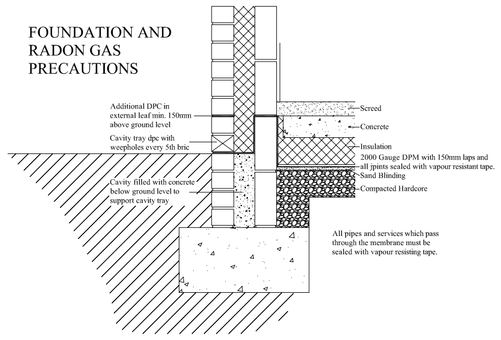
SAP DETAILS - Energy Specialist Company providing all SAP details. SAP calculation design stage summary sheets to be issued to Building Control Inspectors with the plans and construction notes.

AIR PRESSURE TEST - An air pressure test to be undertaken to show CO emissions from thew dwelling (dwelling emission rate) is not greater than the target emission rate and permeability meets the limit set out in Paragraph 37 of Approved Document L1A. EPS Group to carry out test upon completion of the building work.

CO EMISSION RATE CALCULATIONS - To be provided in accordance with regulation 20D.

COMMISSIONING NOTICE FOR THE BUILDING SERVICES - To be provided on completion of work in accordance with Regulation 20C.

ADDITIONAL NOTES.
1. All subject to Fire Officers comments.
2. A Building Over Agreement may be required. Specialist Drainage Design Company (appointed by Client) to liaise with Severn Trent Water.
3. Water calcs required. Specialist Company to provide details
4. Sound test not required as detached house.
5. Internet connections required to comply with Approved Document R.
6. Windows and doors comply with Part Q.
7. Light switches and sockets to comply with Approved Document M.
8. Electric vehicle charging point to be provided, in appropriate position.
9. Structural Engineer to check and detail ALL structural elements relating to the house, regarding roofs, walls and floors, plus any retaining walls that may be required across the site and in the garden.



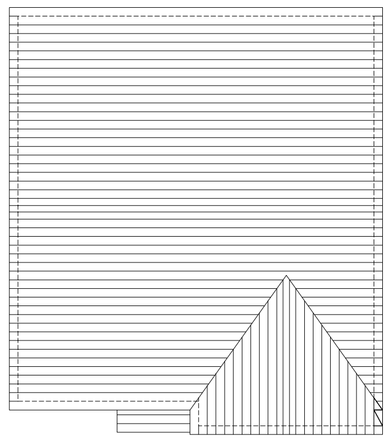
FOUNDATION AND RADON GAS PRECAUTIONS

SEVERN TRENT WATER - Building Over Agreement may be required

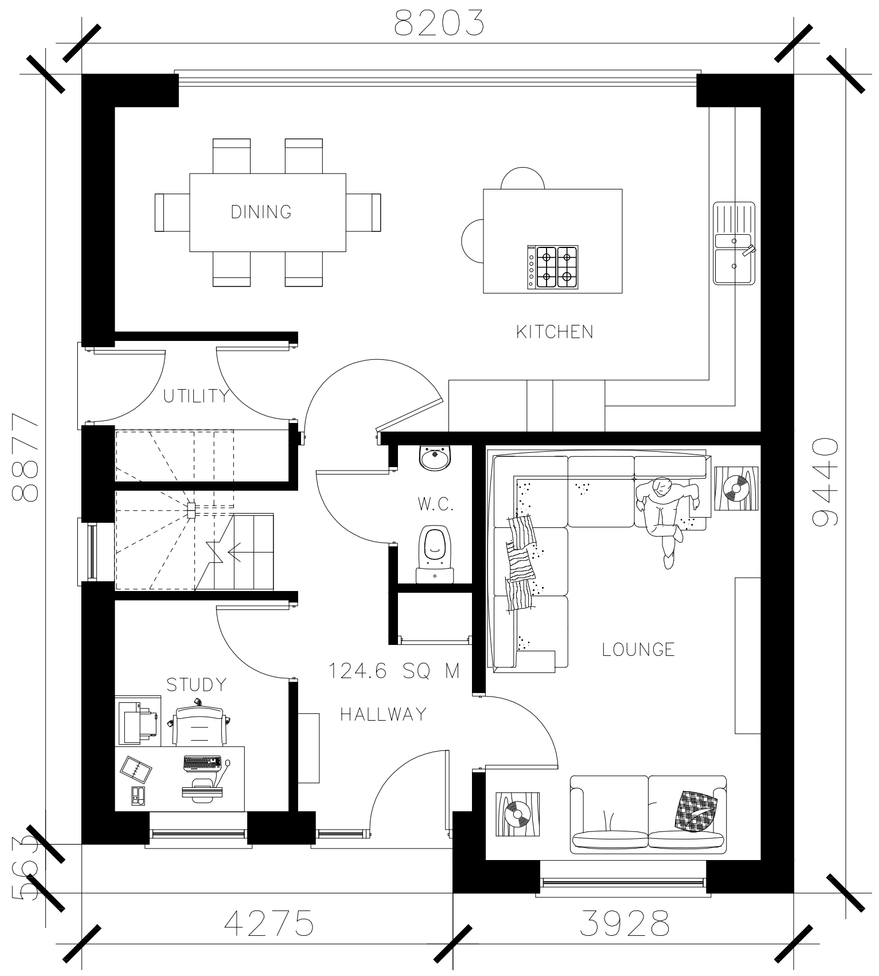
Contractor to check all dimensions on site & inspect existing foundations and liaise with Building Control Officer on all foundation details.

Site owner and Contractor to fully check for any existing services within the site, i.e. sewers, gas, electric and water to ensure that all relevant service supplier authorities are aware of the proposed works prior to any works commencing on site.

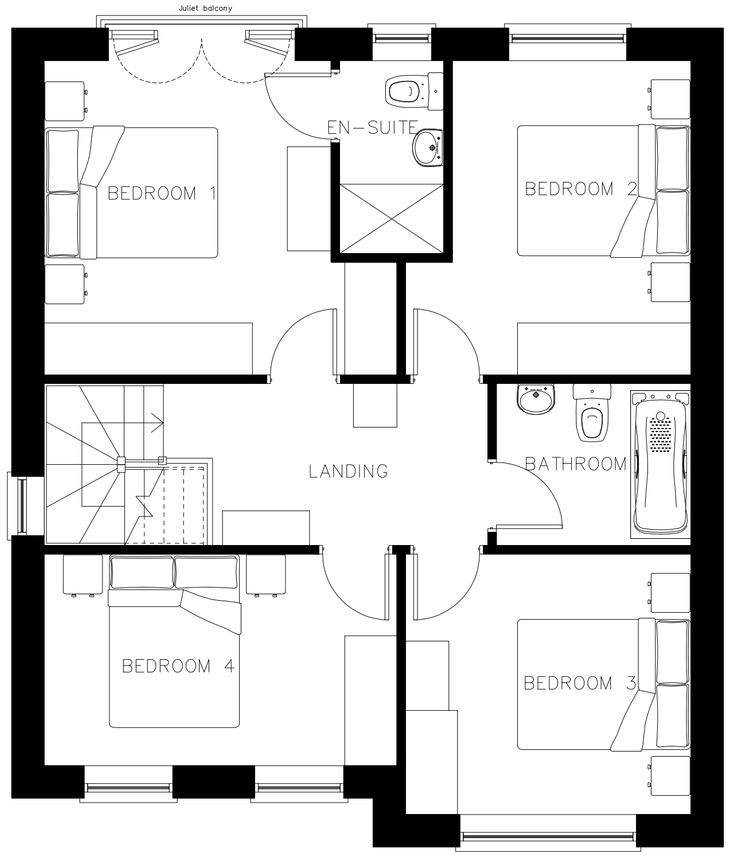
Site owner is advised to contact neighbouring properties with regard to the Party Wall Act implications, i.e new building works being carried out adjacent to existing neighbouring properties.



ROOF PLAN HT2 PLOTS 4&5



GROUND FLOOR PLAN HT2 PLOTS 4&5

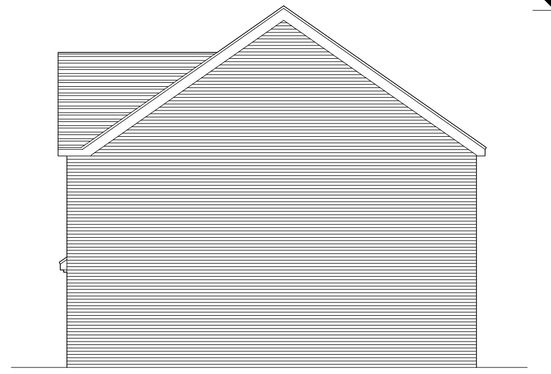


FIRST FLOOR PLAN HT2 PLOTS 4&5

SCALE 1:50
0 1m 2m 3m 4m 5m



FRONT ELEVATION HT2 PLOTS 4&5



RIGHT SIDE ELEVATION HT2 PLOTS 4&5



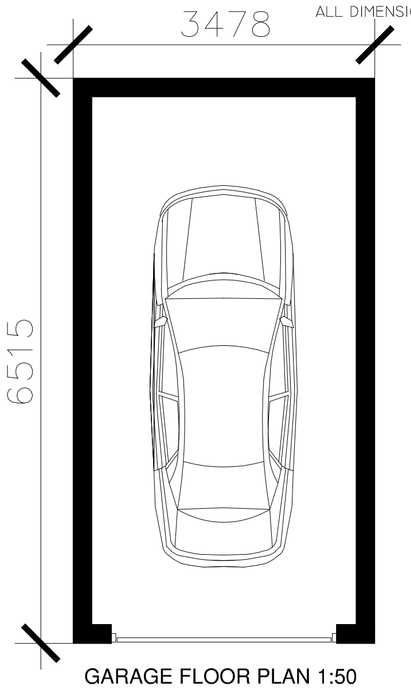
REAR ELEVATION HT2 PLOTS 4&5



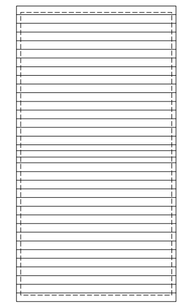
LEFT SIDE ELEVATION HT2 PLOTS 4&5

SCALE 1:100
0 1m 2m 3m 4m 5m 10m

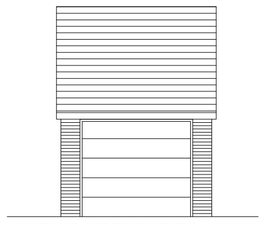
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.



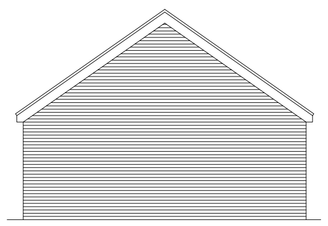
GARAGE FLOOR PLAN 1:50
PLOTS 3, 4, 5 &6



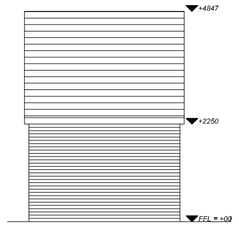
GARAGE ROOF PI
1:100 PLOTS 3,4,5&



GARAGE PLOTS 3,4,5&
FRONT ELEVATION



GARAGE PLOTS 3,4,5&6
RIGHT SIDE ELEVATION



GARAGE PLOTS 3,4,5&
REAR ELEVATION

DETACHED GARAGES

CONSTRUCTION NOTES FOR PROPOSED NEW GARAGES FOR PLOTS 3,4,5 & 6
NEW DEVELOPMENT OF 9 X DWELLINGS AT COUNTRY PARK TAVERN, OLD COPPICE SIDE, HEANOR, DE75 7DJ

MAIN ROOF - Tiles (type to be agreed with Local Authority prior to order) on s.w. battens on breathable roofing felt, on traditional rafter and purlin roof structure to Structural Engineers specifications and details, (Alternatively pre-formed timber roof trusses may be used, supplied by Specialist Company), agreed with Building Inspector on site. Roof anchored to walls via 1m long galv. m.s. straps @ 2m max c/s. Fascia boards & soffits size to suit.

WALLS - to be built externally in facing brickwork (type to be agreed with Local Authority prior to order)., with 100mm conc blockwork internally, built as a solid wall. Blockwork to be pointed and left fair faced.
Hyload DPC to all openings and a min 150mm above ground level. Allow for 2 courses of engineering bricks at ground level.
Catnic lintels (or similar approved) over door openings.

DOORS - Standard metal garage doors - all to Clients choice incl electrically operated units.

FLOORS - 150mm mesh reinforced concrete on Visqueen 2000 DPM on sand blinded, well consolidated, roadstone hardcore 150mm thick.
Structural Engineer also to check with Contractor on suitability of ground for a standard solid conc floor as detailed above.

FOUNDATIONS - walls on 600mm wide trench fill strip concrete. All @ min 1m depth and down to load bearing strata - to be fully agreed with Building Inspector on site prior to these works commencing. Structural engineer to confirm that ground conditions are suitable for standard strip concrete foundations. Any nearby trees/ hedges to be considered relating to foundations.

LIGHTING - Garages to have energy lights with luminous efficacy greater than 40 lumens per circuit-watt (note, the light fitting must only be capable of taking this type of lamp)

DRAINAGE - Surface water details via Specialist Drainage Design Company (appointed by Client). Any existing drains under new building to be exposed for Council inspection, replaced if necessary & encased in concrete with r.c. lintels over pipes passing through new walls.
Contractor to agree exact details of drainage with Building Inspector prior to these works commencing on site. Specialist Drainage Design Company details to be issued to Building Control Inspector ASAP.

RADON GAS - Precaution as foundation detail provided. Contractor to check with Building Control officer if precautions are necessary in this area.

HEATING & ELECTRICAL - All by specialist approved contractors, with all work carried out to current British Standards. Exact systems and details to be decided and agreed by contractors, client and Building Inspector prior to works commencing. Details to be sent to Council for approval prior to order. All electrical work is required to meet the requirements of Part P (electrical safety). All electrical work must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Authority to be satisfied that part P has been complied with - this may require an appropriate BS7671 Electrical certificate of installation to be issued by person competent to do so.

COMMISSIONING NOTICE FOR THE BUILDING SERVICES - To be provided on completion of work in accordance with Regulation 20C.

ADDITIONAL NOTES.
1. All subject to Fire Officers comments.
2. A Building Over Agreement may be required. Specialist Drainage Design Company (appointed by Client) to liaise with Severn Trent Water.
3. Electric vehicle charging points to be provided to each dwelling, in appropriate positions.
4. Structural Engineer to check and detail ALL structural elements relating to the garages, regarding roofs, walls and floors, plus any retaining walls that may be required across the site and in the garden.

Contractor to check all dimensions on site & inspect existing foundations and liaise with Building Control Officer on all foundation details.

Site owner and Contractor to fully check for any existing services within the site, i.e. sewers, gas, electric and water to ensure that all relevant service supplier authorities are aware of the proposed extension prior to any works commencing on site.

Site owner is advised to contact neighbouring properties with regard to the Party Wall Act implications, i.e new building works being carried out adjacent to existing neighbouring properties.

Rev	Description	Date	By

TYPE 2
PLOTS 4 & 5
PLUS GARAGE(S)

Dwg Title	House Type 2 Plot 4 & 5 Country Park Tavern Old Coppice Side Heanor DE75 7DJ
Client	K. Charlin
Scale	1:100/50@A1
Date	June '25
Drawing No.	HT2-P45 Rev
Issue	Information

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