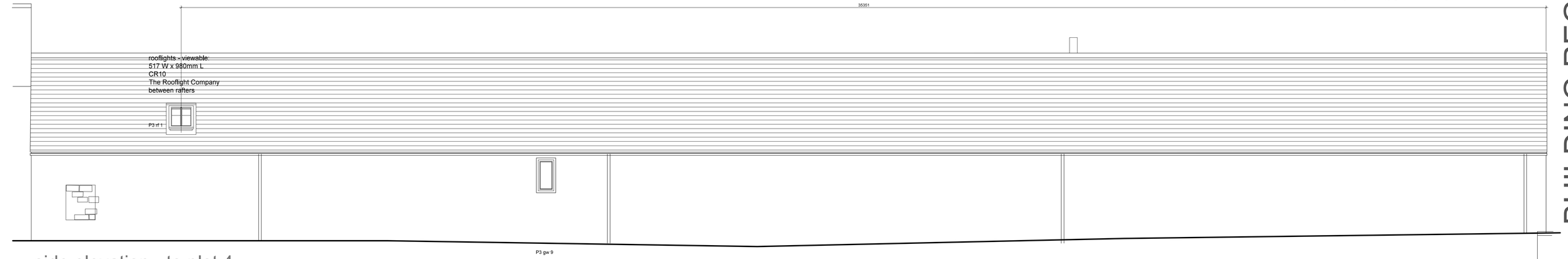
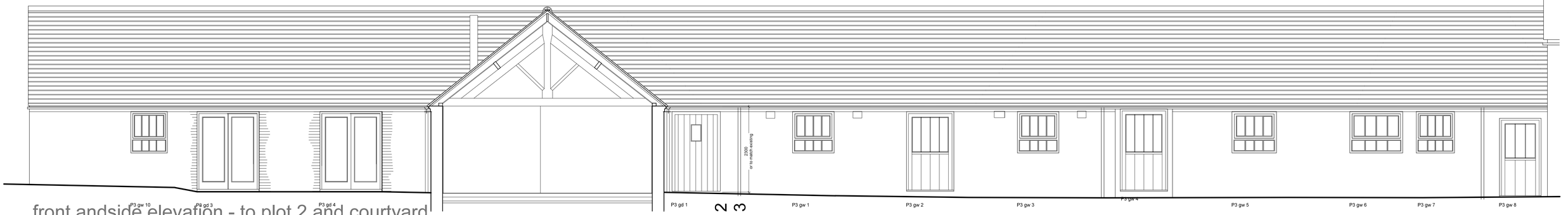
This drawing is to be checked against all other relevant drawings including those by specialist. Copyright of Nick Hutchings Architect Ltd. DO NOT SCALE

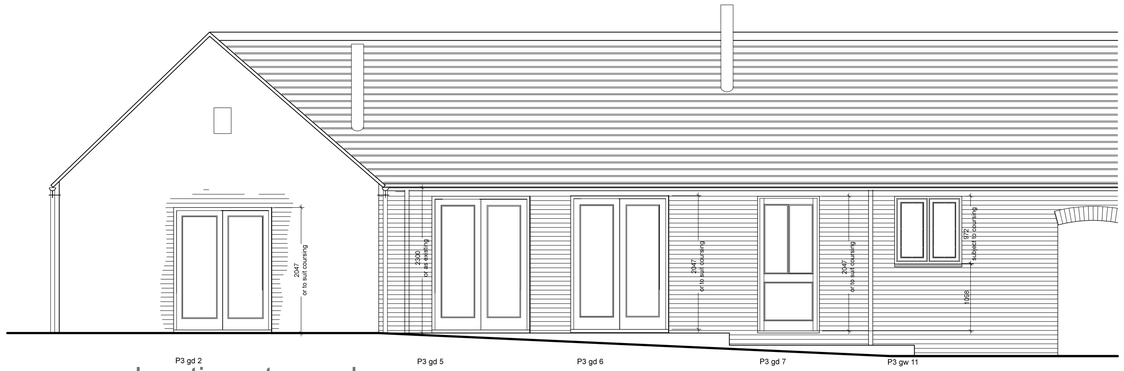
BUILDING REGS



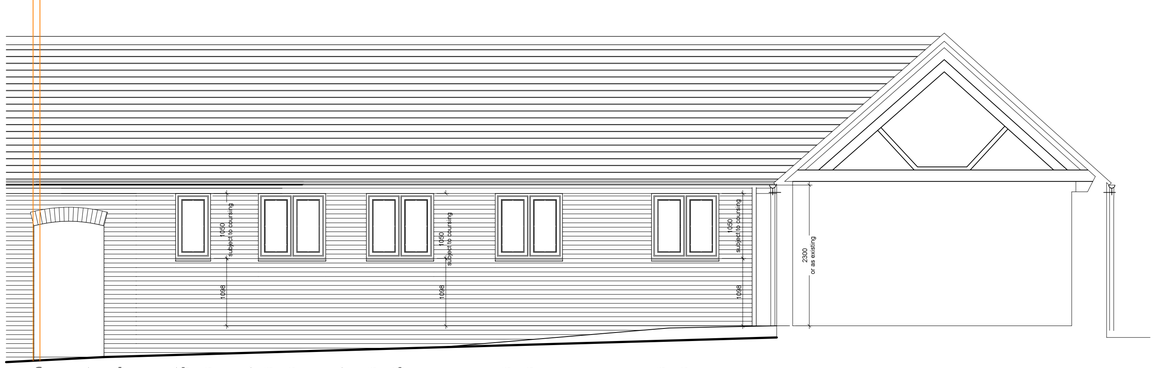
side elevation - to plot 4



front andside elevation - to plot 2 and courtyard



rear elevation - to garden



front elevation - to courtyard

out from loft hatch position and not the gable wall.
Trusses to have a 150mm up stand at wall plate to accommodate cavity insulation laid over plate.
Trusses at 600mm maximum centres, if noted on floor plan allow for water storage tank support.
Top and bottom chords tied to gable ends at 2.0m maximum centres with 5 x 30mm galvanized mild steel straps 1.2 m long with noggins under between trusses. 75 x 100mm C24 grade wall plate strapped down at 2.0m maximum centres with 5 x 30mm galvanized mild steel straps fixed to masonry.
Insulation to be 100mm thick enhanced mineral wool quilt laid between truss bottom chords and then a further 350mm thick enhanced mineral wool quilt insulation cross layered over (Crown Loftroll 40 or similar) and carried over wall plate to marry with cavity wall insulation.
Extract fans and/or vent pipes where passing through roof voids, must be lagged to prevent the formation of condensation in the ductwork.
Provide 530 x 700 mm Manthorpe, or similar approved roof access to be allowed to each roof compartment where appropriate fixed in position with and including locking device, insulated and draught proofed.
Roof to be made up over the proposed kitchen with:
Finish as main roof then,
A warm roof construction. 100 x 50mm C24 rafters @ 400mm cc's on 100 x 50mm sw wall plates. Purlins as per the plan and one either side of the ridge to be 63 x 200mm sw C24 or to the engineer's details, no cavity, Isover 32 batts at 90mm deep to fill voids. Gyproc Thermaline 60 Super bards with integral vapour barrier and 9.5mm plasterboard and add skim finish. U value 0.2 W/m²k. All strapped to the gables and eaves as main roof.

windows and doors

As planning approved details referenced on drawings. All external doors shall meet Secure by Design requirements and a copy of the SBD certificate to be provided for the EA.

Thresholds to all main entry external doors shall be 'level access' (maximum height of 15 mm). The threshold shall allow for the fitting of carpets, including deep pile with underlay, without fouling of doors when they are opened. If the threshold is designed in such a way that modification is required when carpets are fitted, this modification must be minor and easy to carry out. It must not involve the trimming or removal of the door. Any threshold used shall not affect the performance of the door as tested to BS PAS 23.
Double glazed units to front doors will comprise opaque laminated security glass and be appropriately etch signed.
All external doors and frames shall be high performance with weather stripping suitable for the location but be within the frame and no extra detailing exposed externally.
Rebates to frames shall be constructed to accommodate both weather stripping and door thickness to ensure internal face of door and frame are fixed in same plane.
External frames shall be fixed into openings with proprietary screwed frame fixings or metal straps at maximum 600mm centres. Fixings into mortar joints will not be accepted.
External frames to be sealed all round with polysulphide (or equal and approved) coloured mastic to approval.
All glazing units : 4mm soft coat Low-E glass (Pilkington SN or similar) 4mm argon filled gap with warm edge spacers - 4mm glass (Pilkington Optifloat or similar) are to be sealed to BS 5713. Heritage style.
Windows and rear doors and screens shall be as approved.
The system is to be either Kite-marked to the British Standard or have an independent BBA approval and must be Secured by Design certified and must provide drain facility externally.
Windows and rear doors and screens are to be fully weather-stripped with high performance seals or compressible sections and only have trickle vents installed where required as part of the ventilation design.
Ironmongery to the rear doors shall comply with the requirements of Secured by Design and include as a minimum a multi-point (three or more) deadlocking system where all lock cylinders are to be to BS EN 1303 Grade 3 incorporating anti-drill and pick resistance and be non-locking from outside without the key (fixed spindle).

Windows doors and screens are to be fixed in accordance with the system's manufacturer and window fabricator's recommendations and relevant recommendations of the Glass and Glazing Federation.
All windows and rear doors and screens to be sealed all round with polysulphide (or equal and approved) mastic. Proprietary backing rods to be used to all sealed joints
All openings shall be headed with timber battens for curtain rails. These should extend beyond the opening by at least 150 mm and be at such a height (where possible) to provide for a standard curtain drop as required.
Reveals and sills in the kitchens, bathrooms and WC's should be tiled, to minimise the effects of condensation. Any upstand to the reveals should also be tiled.
Window boards will be MDF or of a thickness sufficient to prevent warping and shall be provided to all windows except kitchens and bathrooms. Window boards are to project 25mm over finished wall plaster and fixed with cleats.
Weather seals and threshold strips, where installed are to be flush with compressible rubber seals.
Safety security glass to be incorporated in the outer pane of all ground floor windows, glazed doors and rear screens.
Glazing below 800mm above finished floor level in windows or below 150mm in doors and sidelights are to be toughened or laminated as defined in BS 6202: 1981.
Draught stripping to be provided in frames of all openable elements.
Rapid ventilation is to be provided to all habitable rooms through the use of openable lights - a minimum of 1/20 of the room floor area where the window opens more than 30°.
If a window opens less than 30° the ventilation rate shall increase to 1/10 of the floor area.
Background ventilation is to be provided via 'overhead' trickle ventilators to all rooms with windows as table 5.2a of Building Regulation Part F 2010. total equiv' **plot 3 to be say** 105000mm² for the dwelling.
Emergency escape windows to be provided to all habitable rooms at first floor level as follows: - Clear opening of min 750mm x 450mm with bottom of opening between 800mm minimum and 1100mm maximum above floor level (the minimum opening area required is 0.33m²). Egress windows should if possible be fitted with non-key lockable fasteners.
Narrow module windows to be fitted with a central 'flying mullion' to allow unrestricted exit.
Units to Bathroom and WC windows are to incorporate obscured patterned glass on the inner leaf with smooth surface facing into the room. Pattern to be approved by CA.

mechanical ventilation

There should be a minimum distance of 0.5m between an extract and a background ventilator.
Kitchen - 30 litres/second adjacent to hob or 60 litres/second elsewhere.
Utility Room - 30 litres/second.
Bathroom and En-suite - 15 litres/second.
Toilet - 6 litres/second.
Mechanical extract units serving rooms not containing open able windows are to be fitted with a 15 minute overrun and controlled either automatically or by the light switch.
Background ventilation is to be provided via trickle head ventilators to all rooms with windows as table 1.2a of Building Regulation Part F 2006.
All doors should be undercut by 10mm to aid ventilation flow throughout the dwelling.
Each door should have at least 7600mm² of undercut, so wider doors can be undercut by a smaller amount.
All ducts through ceiling voids to be boxed entirely with ½ hr fire resisting plasterboard.
Please refer to dwg 282 P 25.

plumbing

Wholesome water supply is to be provided by the local water supply provider.
The use of wholesome water is to be restricted to 125 litres per person per day.
Calculations demonstrating a wholesome water use within the dwelling of 125 litres per person per day are to be provided on completion.
A notice/certificate confirming that the hot water supply has been properly commissioned

Revision	Date	By	No
arches removed form window heads in extension to match existing	13.06.17	nh	B
amended to client queries and comments	09.05.17	nh	A

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Common Farm
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Plot 3 - elevations

282 C 21 B

scale - 1:50 date - April 2017
DRAWN : NH

A1