NOTES
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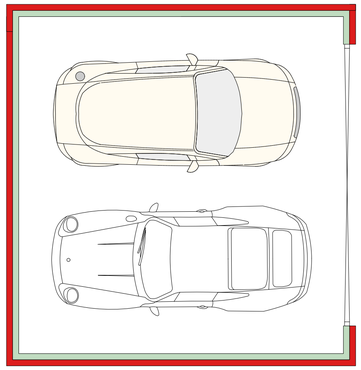
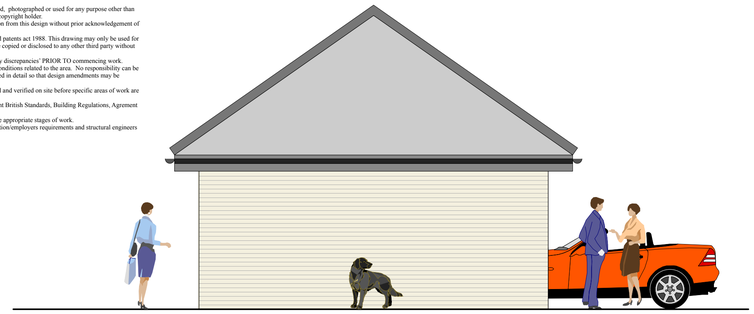
The Contractor is to check all dimensions on site and report any discrepancies' PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
This drawing is to be read in conjunction with clients specification/employers requirements and structural engineers design.



GARAGE LAYOUT
PLOTS 1, 2, 3, 4, 5, 8 & 9

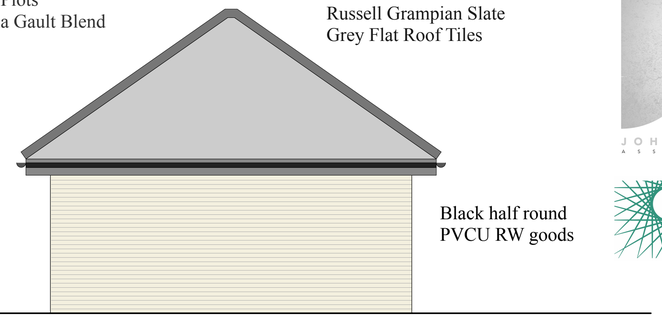


SIDE ELEVATION
PLOTS 6 & 7

Facing Bricks - all Plots
Forterra – Belgravia Gault Blend

Black PVCU
Fascias and Soffitts

Russell Grampian Slate
Grey Flat Roof Tiles



Black half round
PVCU RW goods

REAR ELEVATION
PLOTS 6 & 7

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Chartered Building Engineers
5, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

BASIC RADON PROTECTION -IF SPECIFIED OR REQUIRED BY THE BUILDING CONTROL AUTHORITY
Provide a 1600g (400 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary nonslip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage.
or provided with a non-slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway or designed SW system.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.
Patios to fall towards soft landscaped areas.

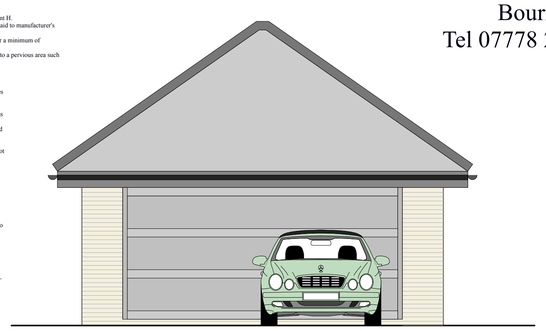
INTERNAL STUD PARTITIONS - IF SPECIFIED
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g., 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.
Partitions requiring 40db – bedroom/bedroom, bedroom/bathroom, bedroom/other room, room containing WC/other room. Partitions to halls, stairwell & partitions with doors between rooms do not apply:
Plasterboard behind "wet" tiled areas i.e., within shower spray area to be moisture resisting

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification.
Min. 3 course of facing bricks (FL grade) to the outside leaf or to suit site conditions.
Cavities below ground level to be filled with lean mix concrete min.225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.
Drains passing through external walls to be built in solid using a short length of pipe and connected within 150mm of wall faces to rocker pipes max. 600mm long with flexible joints.

CROSS VENTILATION OF COLD ROOF VOIDS
Cold roof cross ventilation will be provided to roof through pvcU soffit board or over fascia eaves vent at eaves levels to give equivalent of 10mm clear gap, this to have anti-vermin mesh. In addition, roofs at 35degree or steeper pitch or 10m or greater span AND roofs using breathable felt to have equivalent 5mm strip ridge ventilation.
House types where eaves cross ventilation is substantially interrupted by feature peaks or gables are to have breathable membrane and ridge vents.
Mono pitch roofs e.g., over ground floor offshots to either have cross ventilation in the form of abutment vent or vent tiles at high level equivalent to 5mm strip and eaves ventilation equivalent to 25mm strip.

INTERNAL LOADBEARING MASONRY PARTITIONS – IF SPECIFIED
Construct load bearing internal masonry partitions using dense concrete blocks built off concrete foundation. Concrete mix to conform to BS EN 206-1. Depth to engineer's details and dependent on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster

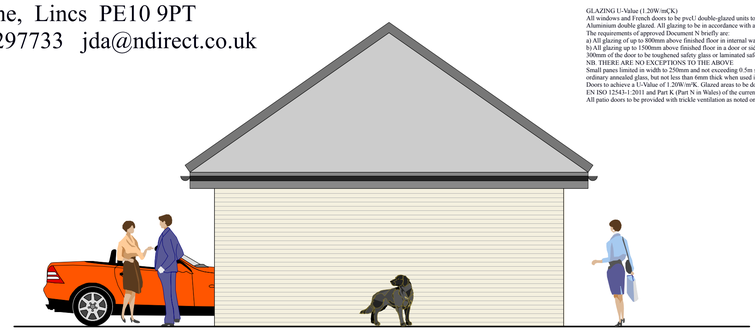
INTERNAL LIGHTING
Internal energy efficient light to be fitted as calculated within the dwelling primary energy rate and dwelling emissions rate for account for the efficacy of lamps.
Provide low energy light fittings lamps with a luminous efficacy better than 80 lamp lumens per watt.
All fixed lighting to have lighting capacity (lm) 185 x total floor area.
100% of internal/external lighting to be energy efficient fittings/bulbs,
External security lighting when applicable to be dusk till dawn & PIR.
Downlighters to sloping ceilings to be sealed type with lens to prevent moisture entering roof space or to have 150mm sealed plasterboard 'box' above in roof space. Insulation to be min 150mm clear of fitting to prevent overheating. Where downlighters between floors exceed 85mm diameter OR are at less than 900mm c/c, they are to have fire resistant "asphal" shroud.



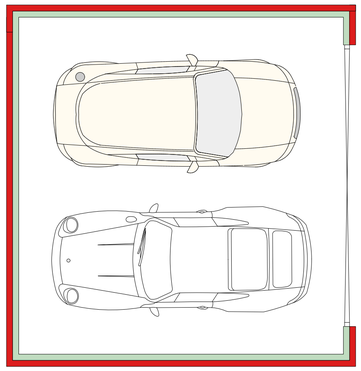
FRONT ELEVATION
ALL PLOTS

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

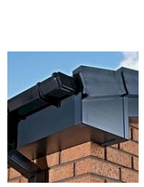
GLAZING U-Value (1.20W/mCK)
All windows and French doors to be pvcU double-glazed units to be 4-20-4 Optiwhite SV Optitherm S4 Argon filled units as standard achieving U-value of 1.20 W/mCK. Patio doors when supplied to be Aluminium double glazed. All glazing to be in accordance with approved Document K. All external doors where glazed to be double-glazed.
The requirements of approved Document N briefly are:
a) All glazing of up to 800mm above finished floor in internal walls and partitions are to be in either toughened safety glass or laminated safety glass.
b) All glazing up to 1500mm above finished floor in a door or side panels within 300mm of the door to be toughened safety glass or laminated safety glass.
NB. THERE ARE NO EXCEPTIONS TO THE ABOVE
Small panes limited in width to 250mm and not exceeding 0.5m squared can be ordinary annealed glass, but not less than 6mm thick when used in a door. Larger panes in annealed glass
Doors to achieve a U-Value of 1 209/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 2011 and Part K (Part N in Wales) of the current Building Regulations.
All patio doors to be provided with trickle ventilation as noted on floor plans



SIDE ELEVATION
PLOTS 6 & 7



GARAGE LAYOUT
PLOTS 6 & 7



Black PVCU
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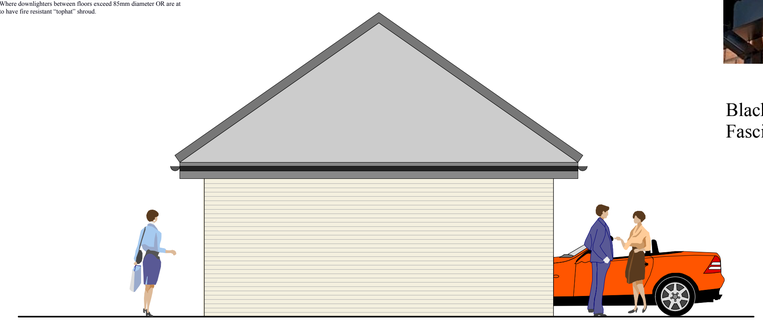
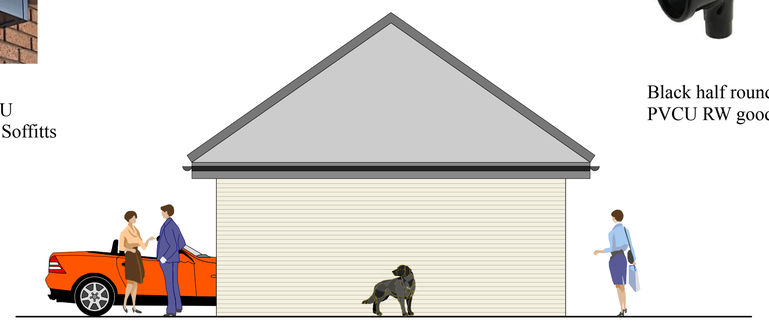
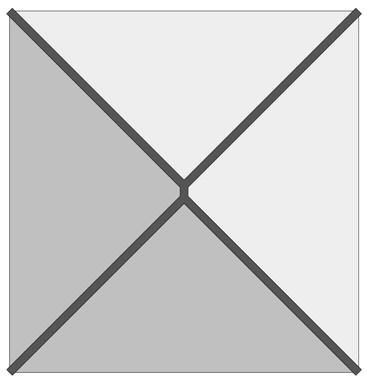


SIDE ELEVATION
PLOTS 1, 2, 3, 4, 5, 8 & 9



SIDE ELEVATION
PLOTS 1, 2, 3, 4, 5, 8 & 9



ROOF LAYOUT
ALL PLOTS

WET UNDERFLOOR FLOOR HEATING – IF SPECIFIED
Underfloor heating installation to be designed and specified as an integrated package by the system manufacturer to ensure compatibility of all the components. Pipework loops design, layout and sizing of the system to be in accordance with BS EN 12641-5]. The most appropriate layout for a particular application should be confirmed by the system manufacturer. Maximum floor temperature to be 29°C, or 27°C where floor tiling or resilient floor is proposed in compliance with BS EN1264-2[1].
Insulation to be applied to the floor slab, the insulation type and thickness to be confirmed by calculations, taking into account the specific shape and size of the floor.
The resistance value of the insulation layer to be at least 10 times the resistance value of the floor finish. Intermediate floors should have a layer of insulation to reduce downwards heat transmission with a thermal resistance of not less than 0.75m2 K/W.
Joints between insulation boards to be properly taped to prevent seepage of screed.
Pipework to installed directly to rigid insulation using proprietary clip rails and clips. spaced in accordance with pipe layout design.
Pipework loops leading to and from the manifolds to be kept free of any sharp bends that could restrict the free flow of water. Where 90° bends are required, metal formers to be used to prevent twisting and constriction.
All joints between the manifold and pipework loops are to be accommodated above the level of screed. No joints to be embedded in the screed.
Pipework loops should not extend right to the edge of the floors and under the skirting boards. Pipework fixings to be maintain the integrity of the insulation and other materials.
Manifolds to be securely fastened on a wall at a reasonable height from the floor. Manifolds to be insulated or placed inside an insulated enclosure.
Min 65mm sand/cement screed to be provided over insulation and underfloor heating pipework, 75mm to be provided if required by building control and/or manufacture. Prior to pouring the screed, 25mm edge insulation must be installed along the perimeter of the floor.
Movement joints to be provided to the floor screed and/or tiles in the following locations:
- Across door thresholds
- Where bay sizes exceed 40m2 with a maximum of 8m on any one side
- Where sub floor construction joints exist or change of span occurs e.g. beam and block floors
- Between independently controlled heating zones
- Between heated and unheated areas of screed
- Additional joints should be considered in areas of high thermal gain e.g. large conservatories or glass atria

Screeds to be isolated at all edges, abutments and columns to allow for movement due to thermal loadings. Joints to be filled with a suitable flexible fille. Grout must not be used.
The manufacturers' guidance for both the floor screed and the tiling must be followed to determine the minimum thickness of edge strip required to allow for expansion.
Primary pipework and distribution pipework which does not provide useful heat to a room to be insulated to the standards detailed in paragraph 4.26 Approved Document L.
Heat loss to be minimised by following the guidance in paragraphs 6.29 to 6.32 and table 4.4 Approved Document L.
Each room should be provided with thermostatic room controls, capable of being used to separately adapt the heating output in each room served by the heating appliance.
Dwellings with a floor area of 150m2 or greater to have a minimum of two independently controlled heating circuits.
Pipework loops to be charged with water and pressure tested prior before screed is poured.
Labelling to be provided to enable effective inspection, commissioning, maintenance and repairs of the underfloor heating installation and to identify the rooms to which individual ports of the manifold are connected.
All installed equipment in underfloor heating systems to be commissioned in accordance with BS EN 1264-4. before floor finish is applied. At completion commissioning certificate to be given to the building control body confirming that the commissioning plan has been followed and that all systems have been inspected and conform with the design requirements.
On completion of the works the owner of the dwelling shall be provided with:
Information about the fixed building services and their operating and maintenance instructions, including timing and temperature control settings. Guidance material and handover procedures should be clear and easy to understand for a non-technical audience.

1 5 10

Scale Bar

Facing Bricks - all Plots
Forterra – Belgravia Gault Blend

Russell Grampian Slate
Grey Flat Roof Tiles

* Construction notation applies to all nine dwellings

Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : Detached Garage Details

Client : Melbourne Properties Limited

Date February 2025

Scales 1 to **50** at A1 Portrait

Drawing No JDA/2025/775/GARAGES.001