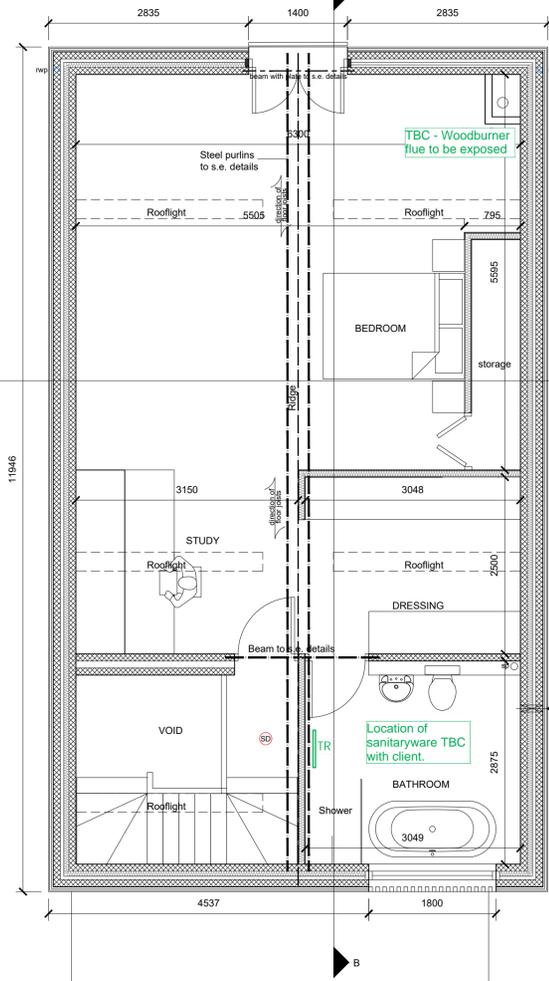
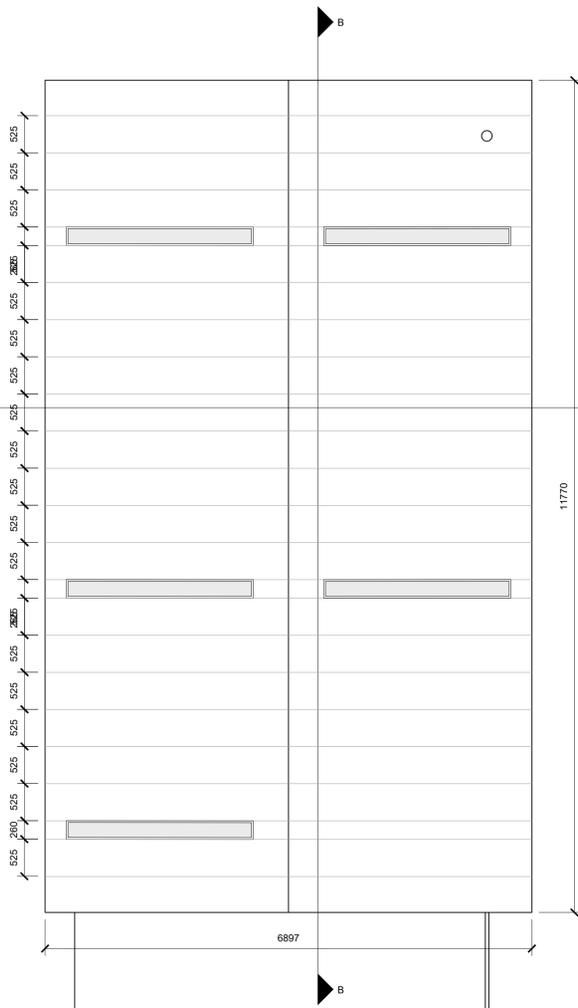


GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

FOUNDATIONS:
NOTE:
All foundations for the new two-storey Garage/Accommodation extension shown are as built existing foundations, previously laid and approved by local building authority.
For all other new foundations, see structural engineers drawings and details.
STRIP FOUNDATIONS
Provide concrete Foundations as per structural engineers details and specifications, concrete mix to conform to BS EN 206-1 and BS EN 8500-2. All constructed in accordance with Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure all foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Suitable resistant cement to be used if required. Please note that should any adverse soil condition be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.
STEPPED FOUNDATION (strip)
Stepped foundations should overlap by twice the height of the step, by the thickness of the foundations, or 300mm, whichever is the greater. The height of the step should not be greater than the thickness of the foundation.
WALLS BELOW GROUND
All new walls to have Class A blockwork or foundation blocks (shown on sections) below ground level or alternatively or alternatively 2 coat or equal approved specification.
SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and free stub 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, radon, vapours etc., on or in the ground covered, or to be covered by the building.
DRAINAGE:
NOTE:
The drainage new drainage system was partially completed on site. Please see existing and proposed drainage layouts for proposed works.
BELOW GROUND DRAINAGE
100mm diam pvc pipes laid on a granular bed with min fall 1 in 40. Provide 800 cover.
Pipes where running under floor / passing under building to be excavated and protected against fracture by encasing with 150mm surround of concrete. F.W. drainage pipes to be laid to a lower level where adjoining or crossing the line of S.W. pipes. Foundations to building to be concreted under line of any drainage pipes and drains to be bridged over with lintels to walling over.
INSPECTION CHAMBERS:
Polypropylene precast/inset insp. chambers to be set on a concrete pad / base. Pre-formed benching internally, cast iron covers to BS 497 to be set in a metal frame. Insp chs to conform to the requirements of BS 8301 in accordance with the Local Authority schedule of Materials sizes.
GULLEY TRAPS:
Gullies to be of the external inspection pattern, (Back Inlet Type) and to be roddable if not connected directly into inspection chamber. Gullies to be set on a concrete pad / base.

RODDING EYES:
Provide rodding eyes at heads of drain runs where necessary. Terminate drain with a shallow shallow bend taken up to cast iron cover. Rodding Eyes to be set in a paved surround.
ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the building Regulations. Wastes to have 75mm deep and air valve traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then air vacuum traps to be used).
Wash Basin - 1.7m for 32mm pipe 4m for 40mm pipe.
Bath/shower - 3m for 40mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
or to 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above WC - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
or to 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect to S/PV within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.
PIPEWORK THROUGH WALLS
Where new pipework passes through external walls from rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.
STEELWORK
NEW STEEL BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure bearings and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine panel with staggered joints, Gyproc FireCase or painted in Nulifire S or similar intumescent paint to provide 120 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.
GROUND FLOOR SLAB
Solid floor grade to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, concrete mix to conform to BS EN 1991-1-1:2004 with 1 layer of 252 steel mesh positioned mid span. Slab to be laid over a 1200mm gauge polythene DPM as required. DPM to be taped in with DPC in walls. Ensure a 150 fall is provided to floor from back of garage to front garage door.

EXTERNAL WALLS
Outer leaf 100mm blockwork, 25 x 25mm timber battens & 25 x 25mm counter battens @ 600ctrs, timber vertical cladding. (see elevation drawings), allow 120mm cavity and inner leaf to be 100mm Thermal Concrete blockwork (Nulife or similar) to receive 12.5mm plasterboard on dot & dab with plaster to a skim finish internally. Provide 70mm KINGSPAN THERMAMALL TW10 bilobed foam insulation batts in cavity positioned tightly against back of blockwork leaving 50mm unobstructed cavity. Combined U' value of external wall to be min. 0.28 W/m²K.
Wall ties:
Provide 220mm long stainless steel 'double triangle' type cavity wall ties spaced not exceeding 750mm centres horizontally and 450mm centres vertically at 2 No. course blockwork.
Provide extra as required adjacent to door and window reveal, 1 min. 5 No. per sq. m Clp insulation batts to be used. Wall ties to conform to BS1243 and SBA certification.
DPC
Provide horizontal slip polymer (hyalod) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.
WALL TIES
All wall ties constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-4:1-1996 and BS EN 845-1:2003
CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres any openings within 3m.
LINTELS
For uniformly distributed loads and standard 2 storey domestic loadings only. Lintel widths are to be equal to wall thickness. All lintels over 1500mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5886 to support loadings assessed to BS 5977 part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and Intel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.
INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timber studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1.0 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool of basowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions 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

FIRST FLOOR
Intermediate floor to be 25mm 1 and g grade screedboard onto sw joists. 150mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster and finish. Joist spans over 2.5m to be studied at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joists depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 112:2010. Identification markings must be laid uppermost to allow easy identification. Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to the walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 30mm wide 3/4 solid noggin between joists at strap positions. Provide 15mm lintel board to garage ceiling.
STRAPPING OF FLOORS
Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 joists. Straps to be built into walls. Provide 30mm wide 3/4 depth solid noggin between joists at strap positions.
ROOF (0.13 Wm² U' value)
Pitched roof structure to be metal standing seam finish (PLX by VARLA - all to be installed as per manufacturers instructions) on separating layer on 18mm plywood on 50 x 25 x v. tanalised battens on 18mm plywood (to form min 50mm air space) on 150mm roof rafters with 150mm KINGSPAN insulation fill between rafters. Insulated plasterboard to underside of roof rafters. All in accordance with manufacturer's recommendations.
(Wallplates to be bedded in sand/cement mortar and to be half lapped where jointed). The cladding to be complete with all matching eaves, verge and ridge flashings and all necessary fixings which are to be plated and fitted with plastic caps.
SLOPING CEILING / INSULATION
Provide sloping ceiling to be complete with all matching eaves, verge and ridge flashings and all necessary fixings which are to be plated and fitted with plastic caps. Sloping ceiling to be lined with 15mm fireline board.
CLADDING SETTING OUT DIMENSIONS TO BE CHECKED AND CONFIRMED WITH CLADDING MANUFACTURER (VARLA) PRIOR TO WORKS COMMENCING
STRAPPING FOR PITCHED ROOFS
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained to roof level using 100mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 built into walls max 2.00m centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggin between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 100mm galvanised metal straps or other approved to BS EN 845-1 at maximum 2m centres.

WINDOWS & GLAZED SLIDING DOORS
(Min U' value 1.4 Wm² K)
Double glazed aluminium framed by open space sealed units. Size of new windows all to site check. All to be in accordance with manufacturers recommendations. PULKINGTON'S low emissivity 'K' glass inner panes with 16mm air gap. Frames to have total seals internally and externally.
All habitable rooms to contain 'Means of escape' type window fitted with a side hung casement (unobstructed by hinges) min. 450mm wide x 900mm high with max. internal floor to sill height of 1050mm. Area of escape window to be min 0.33 square metre.
Windows to provide natural light and ventilation requirements ie: min. 1/20th of floor area vent opening.
Incorporate trickle vents in top sills for background ventilation of 8000mm² to habitable rooms ie: Living room, Bedrooms etc. and 4000mm² to non-habitable rooms ie: Bathroom, utility, kitchen etc.
Install opaque glazing to Bathroom and En-suite.
Note: Windows with sill heights less than 800mm from floor or ground level to be glazed in toughened / safety glass bearing BS kitemark etching in conformity with App Doc Part N - Glazing in critical locations.
All mass openings to site check. Fit standard size grey aluminium external door and frame. Include threshold, weatherbar etc. All as complete. Side panels to be double glazed sealed units in toughened/safety glass. Frames to be totally sealed internally and externally.
Doors to meet requirements of PAS24:2012 or equivalent for security.
CLIENT SUPPLIED ALL BY FENETEK, NORTHALLERTON.
App Doc Part 'Q'
All windows & doors to conform with App Doc. Part Q [Secure by design] to bear BS1 kitemark or similar, or proof of compliance with PAS24:2012 to be submitted to Local Authority in relation to fittings.
ROOF LIGHTS
Min U Value of 1.4 Wm² K
Rooflights to be double glazed with 16mm argon gas and soft low-g glass. Window energy Rating to be band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.
AIR TIGHTNESS & LEAKAGE
Ensure wall, floor and roof insulation is continuously linked or overlapped as set out in manufacturer's specifications to avoid cold bridges. All lintels to be insulated.
Wet plaster to be used on external walls. Where dry lining is used, ensure continuous ribbons of adhesive are provided to the drying at perimeters of walls, openings and around services e.g. sockets. Seal around all services penetrations through the external service, seal all junctions of walls and ceilings and ducting, close off all vertical ducts. Mastic seal all junctions of door/window and walls and under edges of skirting boards/architraves. Joist hangers to be used on external walls.
All critical air leakage points to be assessed and checked prior to plaster boarding to prevent potential future requirement for opening up and making good. Particular attention is drawn to type of back boxes on sockets and switches, ceiling penetrations, particularly where pendants fitted, any services penetrations etc. It is the responsibility of the main contractor to ensure any critical air leakage points are sealed prior to finishes being applied which make access impractical and to provide signed evidence of workmanship.

STAIRCASE
Install timber staircase 1000mm wide via strings, made up of equal risers of 200mm (total rise Ground Floor to First Floor - to site check). Treads to be 225mm deep. Pitch of stairs max 42 degrees. Trim out stairway in accordance with Engineers Plan.
Ensure min 2000mm clear headroom above line of stairs (measured vertically above the pitch line ie: rising to nosing).
Provide continuous handrail around stairs fixed min. 850mm above pitch line. Vertical balustrading set max. 100mm between spindles. First Floor Landing to be guarded with 900mm high balustrade around stairwell and gallery.
BURLGAR ALARM & CCTV
Mains operation burglar alarm and cctv control system as indicated to be low voltage cabling installed by a competent person in strict accordance with building regulation approved document P.
Mains operated burglar alarm to be installed with BS4737 and NACOSS codes of practice.
HEATING & HOT WATER
The space heating is to be provided by new TRV controlled radiators to the areas indicated and by hot water fed under floor heating in the screed and to be connected to a new pressurized heating circuit.
Manufacturer positions and heating zones TBC by client prior to installation.
The radiator heating circuit is to be separately zoned from the under floor heating areas.
The heating system is to comprise a new ground source heat pump to be capable of achieving and maintaining an overall temp of 21oc with outside temperature -1oc.
All work to comply with building Regulations Requirements. Details to be provided to the local authority building inspector as required. The new hot water system served by the new boiler is to be by a pressurized hot water cylinder and pressure vessel located in the roof space above the kitchen.
New hot and cold water pipe work to be installed by plumbing contractor. Hot water to both to be limited to 48 degrees C, by use of a inline mixer valve or similar trim out device. Commissioning certified for hot water system must be provided to the client prior to occupation of the building, including full operation and maintenance instructions.
Plumbing contractor to allow for removal of all redundant pipe work to appropriate licensed tip and for complete installation of new insulated pipe work hot and cold water services and heating system. All pipe work to be fully installed and earth bonded.
The contractor is responsible for the complete installation and testing of service installation, including sub-mains, hot and cold water services, hot and waste pipe work, sanitary fittings, extract ventilation, flue and heating
WOODBURNING STOVES
New free standing woodburning stoves to be installed by specialist and include all works necessary for building regs compliance.
Works to include alterations to existing chimney breast, new flue liner, constructional hardware and all plaster work and making good.
New 100 dia. UPVC pipe laid in hardcore to provide ventilation air to new log burner stove (by client). Vent to terminate in external wall at 225 x 150mm air with telescopic vent end from pipe to vent outlet.
SMOKE DETECTION
Fit ceiling mounted smoke detectors in positions as indicated on plans. (Generally to Ground Floor Hallways and / or First Floor Landings and storage rooms). Detectors to be wired up and interlinked to mains power supply incorporating battery back up system.
Detectors to conform to BS 5446 - optical type.
Detector heads to be sited min. 300mm away from any wall or light fitting and not positioned directly over radiators or heaters.
Alarm to be permanently wired to separate fused circuit at the distribution board that has been signed by a person competent to do so.
Final positions a number of fittings to be agreed with client prior to installation.
100% of new light fittings to be low energy.
LIGHTING
Provide energy efficient lighting to proposal. Fit low wattage bulbs and fittings all in accordance with App. Doc. Part L.1.
See proposed M & E Layout drawing for indicative layout.
FIXED EXTERNAL LIGHTING
External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.
Light fittings to be either:
a. lamp capacity not greater than 100 lumen watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
b. lamp efficacy greater than 45 lumens per circuit; fitted with manual controls and automatic day light shut off sensors so that lights switch off when daylight is sufficient.

GENERAL NOTES
THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element. (i.e. around windows and door openings).
Reasonable provision shall also be made to ensure the extension are constructed to minimise unwanted air leakage through the new building fabric. All joints in insulation layers to be covered with aluminium joining tape as recommended by manufacturer.
MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the building regulation, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (like Kitemark) etc. Products conforming to a European Technical Standard or harmonised European product should have a CE marking.
CDM REGULATIONS
The client must comply with the Construction Design and Management Regulations 2015 which relate to any building works which:
(a) lasts longer than 30 working days and has more than 20 workers working simultaneously at any point in the project; or
(b) exceeds 500 person days.
GENERAL - HEALTH & SAFETY NOTES
All works are to be undertaken in accordance with Main Contractors Health & Safety Policy protocol. Appointed Contractor responsible for all Health & Safety management and CDM Regulations.
This plan identifies high-risk activities that cannot be designed out, together with the relevant control measures. All site operatives are to familiarise themselves with the site safety plan and undertake all works in accordance with the Contractors risk assessments, specific method statements are required for works not covered by generic assessments.
Skeletal / Muscular Injury - Lifting heavy objects:
Action - Familiarise with H&SE guidelines on the Manual Handling Operations Regulations 1992 Action - Provide mechanical lifting as necessary
Falling / Working at high level.....Action - Provide scaffolding and adequate guarding to prevent falls (Ref: Working at Height Regulations 2005)
Ensure adequate protection with regards possible trench side collapse Action: ie: install shutter boards
Infection / Skin Contact / Respiratory / Asphyxiation / Eye Damage / Hearing Action - Ensure PPE to be used.
Electric shock.....Isolate electric supply prior to works being started.

GENERAL NOTES
ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY TOWN / COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.
APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES IF ANY TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND / OR LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT. THESE PLANS DO NOT CONSTITUTE FULL WORKING DRAWINGS.
INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS, DETAILS OR NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.
ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.
ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.
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client: Mr & Mrs Copnall
project: Westwick Lock House, Harrogate
drawing: Proposed Garage/Accommodation Floor Plans
status: BUILDING REGULATIONS
job no: 1103 dwg no: 103 rev:
scale: 1:50@ A1 drawn: E.J checked: L.A
date: Aug 2022 this drawing is copyright of LARK ARCHITECTS LTD
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