



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Foxroyd Lane  
Thornhill



## Foxroyd Lane

Thornhill

Offers In Region Of £274,000

IMAGINE STANDING AT THE PRECIPICE OF YOUR DREAMS, OVERLOOKING A PLOT OF LAND WITH BOUNDLESS POTENTIAL. HERE LIES THE CANVAS UPON WHICH YOU CAN PAINT THE PICTURE OF YOUR IDEAL LIVING SPACE. THIS OPPORTUNITY BECKONS WITH PROMISE, OFFERING NOT JUST A HOUSE, BUT A SANCTUARY; A PLACE WHERE EVERY DETAIL IS METICULOUSLY TAILORED TO YOUR DESIRES.



The plot is further enhanced by its live water supply and full access, facilitating seamless entry and exit for machinery. With planning permission already secured, the path is clear to bring your vision to life. Picture a grand, sizeable detached property rising majestically over three floors, mirroring the elegance of the surrounding homes. Each floor offers a canvas for creativity, a space to craft the perfect atmosphere for every moment of your life.

But it's not just the house itself that captivates; it's the view that steals the show. Step onto the grounds and behold a vista that stretches as far as the eye can see. Whether it's the serene beauty of rolling hills, the sparkling allure of a distant cityscape, or the tranquil embrace of a shimmering lake, the panorama is nothing short of breathtaking.

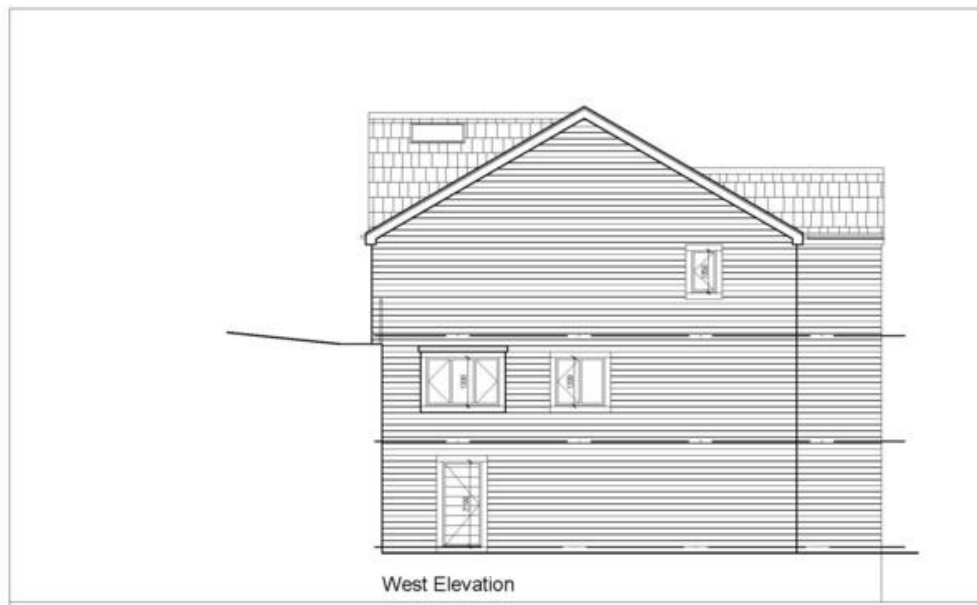
Viewings by appointment with Yorkshire's Finest

The final build will measure approximately 3000 sqft and be worth in the region of £800,000 upon completion.

PDF Copies on plans available upon request.



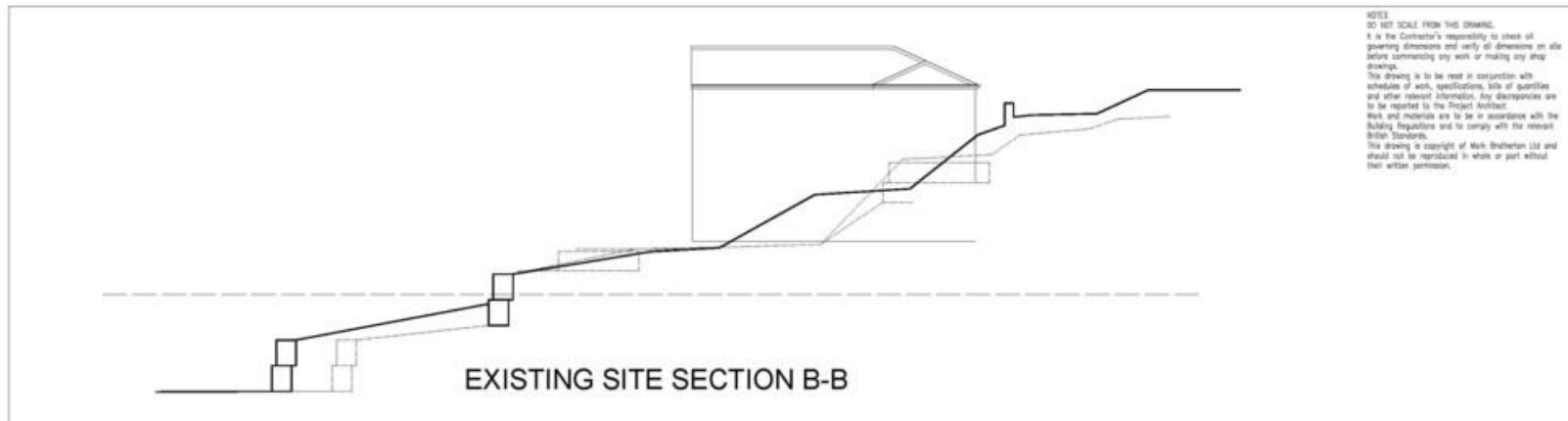




**NOTES**  
 DO NOT SCALE FROM THIS DRAWING.  
 It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.  
 This drawing is to be read in conjunction with schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.  
 Work and materials are to be in accordance with the Building Regulations and to comply with the relevant British Standards.  
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Coursing set out to suit 140mm stone coursing.  
 String courses to retain 2100mm window and door heights to be considered

Drawn	Check	Issue
<b>FOX</b> ARCHITECTURE & DESIGN		
<small>Plot 2, Foxroyd Lane, Dewsbury, West Yorkshire, WF13 9JL          Tel: 01484 432773          Fax: 01484 432774          Email: info@foxarch.co.uk          www.foxarch.co.uk</small>		
Client: <b>Mr &amp; Mrs Howson</b>		
Address: <b>Plot 2          Foxroyd Lane          Dewsbury</b>		
Project: <b>Proposed Elevations 2          BR</b>		
Date: <b>Sept 2021</b>	Scale: <b>1:100 @ A3</b>	
Drawing No: <b>2103/217</b>		



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**EXISTING SITE SECTION B-B**



**PROPOSED SITE SECTION**

FOX ARCHITECTURE & DESIGN	
2nd Floor, Wakefield, West Yorkshire WF1 2JG	
Tel: 01484 432773	
E: <a href="mailto:fox@foxanddesign.co.uk">fox@foxanddesign.co.uk</a>	
<a href="http://www.foxanddesign.co.uk">www.foxanddesign.co.uk</a>	
Client: Mr & Mrs Howson	
Project: Plot 2 Farroyd Lane Dewsbury	
Drawing: Proposed Site Sections BR	
Date: Sept 2021	Scale: 1:100, 1:200 @ A3
Drawing No: 2103/222	Rev: 1



**General**

This schedule is to read in accordance with the specification for the work, drawings of all relevant elements and additional detail drawings and all detail drawings. Detailed engineer's drawings and details are to be referred to for all elements of structure and hardware. Do not make any drawings, all dimensions for the setting out, manufacture, or order of materials are to be taken from the manufacturer's drawings. All works are to comply with the approved Building Regulations to the satisfaction of the Building Inspector. All materials whether named or specified generally are to be of the best quality available and work and materials are to comply with all current British Standards, Codes of Practice and good work practice. All materials are to be delivered, stored and installed in accordance with the manufacturer's recommendations. Contractor to allow for all work necessary for the proper execution of the intended work under this schedule, specified or implied on the drawing, specification or schedule.

The contractor to comply with all Construction (Design & Management) Regulations as applicable as the Principal Contractor. All materials to comply with appropriate British Standards or Agreement Conditions, alternatively, materials are to be marked, stamped or independently certified to show conformity.

It is deemed that the:-

**Good Practice Details & Approved Document L1A: Conservation of Fuel and Power in New Dwellings**  
The dwelling has been designed and detailed to meet the goals and intent of the Approved Code of Practice, the heating system and hot water services as appropriate. All elements of the design meeting maintenance are to be covered by written details to be issued to the client at completion of the scheme.

The dwelling is to be constructed using good practice guidelines and building control approval 'redlist details' in good code listings. Internal heights at joints and at edges are to ensure that the extension is as tall as reasonably practicable.

External insulation in construction is to be as far as reasonably practicable.

Thermally unbroken cavities or similar insulated cavity systems are to be used around all windows and doors openings.

Ensure that wall and roof insulation is continuous at corners and that ground floor insulation has a minimum 100mm overlap with wall insulation. All external doors and windows to be fitted with draught stops.

**Energy CSD Performance Rate**  
The Target emissions rate for the dwelling is to be calculated based on the overall design and detailing of the dwelling using the Government Standard Assessment Procedure (SAP) 10.2.2012.

**On Demand & Domestic Heating**  
Pressure test of all water piping to be carried out at completion, in accordance with procedures approved by the Secretary of State. Arrange an opportunity of site visit if it is to be incorporated as the minimum requirement.

**Windows**  
Thermal Element to comply with Table 4, Section 5, Model Design of L1A.

New External Walls - 0.18 W/mK  
New Floor - 0.12 W/mK  
New Internal Doors - 0.12 W/mK

Table 2 - Lighting & Air-Permeability Minimum Energy Efficiency Standards of L1A

External Walls - 0.20 W/mK  
Roof - 0.20 W/mK  
Internal Doors - 0.20 W/mK

Approved Construction Details to be used throughout.

**Windows & Doors**  
Thermal Element to comply with part L1A, all units to be draught proofed at manufacturing stage.

Windows and doors to be Double Glazed  
Windows, roof windows, roof lights, glass doors - 1.80W/mK  
Glass doors - 1.90W/mK  
Glass doors - 1.70W/mK

All windows to be coloured PVC-U, with doors and fittings in powder coated aluminium.

Windows & door to be double glazed with 4 - 16 - 4mm units using Low E (soft) coating glass with argon filled cavity. Doors and windows to be manufactured by a FENSA registered manufacturer.

All glazing in doors, door side panels and below 1000mm above floor to be toughened or laminated safety glass and to BS589 standard.

All accessible windows and doors to be marked by design.

Enclose windows clear opening dimensions to habitable rooms to be minimum:

Windows clear height  
Windows clear width  
Together with a minimum clear area of 0.20m<sup>2</sup>

The opening part of the window should not be more than 1000mm from the floor level.

Ground  
Ground grating to be incorporated in the window indicated.

Drain  
Drain to be provided that can give 10mm drainage for drainage connections. All drainage to connect into existing site drainage previously installed and approved by ADESBT BC.

Water  
Water drainage & surface water drainage to be connected into the existing drainage system previously installed on site.

All new drain pipes or within 1000mm of the new dwelling are to be executed in 100mm concrete. Any drainage passing under any part of the building are to be executed in 100mm concrete and where passing under walls are to be supported with 100 x 100 mm PVC blocks, not 100mm concrete.

All new drainage up to 100 mm dia (PVC) with floor joints bedded on 100mm pea gravel, min 1 m to bed level. Connected to existing first floor drain. 200mm to connect any existing drains.

New materials are to be prepared or manufactured polypropylene HDPE min dia with medium duty covers. Covers to be installed within the driveway area to be heavy duty suitable for vehicular access.

**Roof Water Details**  
Gutters to be 100 profile black non fade powder coated aluminium max 120mm wide with black 120mm square black non fade powder coated aluminium cast flat pipes.

**Roofing Detail**  
Roofing to be supported by a new retaining wall to 3.5 Engg detail and design. Retaining wall to be finished with a specified designed and installed facing system, independently inspected and warranted by the supplier.

**Foundations**  
Reinforced concrete walls throughout, to 3.5 Engg design and specification. Allow for a perforated band drain for the full extent of the retaining wall. Land drain to connect into the new surface water drainage system.

Use waterproof concrete to the wall and retaining wall.

**External Works**

New 100mm dia cavity wall construction with facing brick external. 100mm clear cavity, insulation to be 100mm Kingspan F10B, 100mm 7% lightweight breckwork lower leaf. Allow for 150mm F8 blockwork where indicated on the 3.5 Engg detail and design.

All walls to be dry lined with 12.5mm plasterboard and skim faced with adhesive data or two coat plaster finish. DPC to be installed into 100mm above ground level and sloped as necessary and be continuous with DPM. Fit cavity between both leaves to DPC, seal with sealant. New cavity 50 and proprietary PVC seal holes to allow for drainage. Alternatively, use foundation blocks to 100mm below first ground level that leads to the drain at wall-foot and all external openings with Thermobreak installed cavity drain.

Use of wall-ties @ max 600mm vertical and 100mm horizontal centres. All wall-ties to be installed using Thermobreak cavity criers or similar.

**Site Cuts & Retain**  
Site and levels to be agreed prior to issue 1/20/2018 with a submission to the external.

**Internal Land Drainage Works**  
100 x 100mm ducts requiring strength 7000psi/100psi plasterboard and 100mm and 100mm joint floor. See 3.5 Engg detail and design.

**Internal Wall Land Drainage Works**  
That walls 75 x 100 timber studs @ max 600mm horizontal and vertical centres, one on both sides with 17.5mm plasterboard and also include with Thermobreak F10B Protection Floor, one 100 x 100mm structural channel. Seal with Thermobreak Poly on both sides where indicated.

**Levels**  
To be 0.2, 0.3mm or similar approval of galvanneal steel used, ready to be factory finished. Unless specifically requested due to loadings, no steel shall have a minimum thickness. If this is not suitable provide an insulation strip at a minimum 6mm, as per value of 0.20 W/mK.

Use Hyster 90 Concrete Lintels where required.

Refer to Structural Engineers Calculations for Lintels Details.

**Structural Steel Works**  
Refer to Structural Engineers Calculations for Details.

To be clad with minimum 3 layers of 100mm brickwork faced with joints staggered and taped with gypsum plaster over to give 1/0 hour fire protection or as noted using proprietary insulation per to give 30 min. Fire to be designed by structural engineer.

**Ground Floor Finish**  
100mm concrete @ 100mm finish, reinforced lower applied across to suitable poured concrete system. Lay separation layer before applying second for separate insulation from ground. Insulation to be 100mm Kingspan F10B finished facing downwards.

**Ground Floor Construction**  
Ground floor to be finished with a 75mm concrete covered over the continuous level, beams and block floor. Concrete to be laid in beds to follow the pattern floor.

**First Floor Construction**  
First floor joists - 200 x 100 x 25mm timber joists @ 600mm centres and floor support steel beams, section floor joists 200 x 100 x 25mm timber joists @ 600mm centres, supported on steel beams. Floor to be finished with 100mm MFC 7 & 0.120mm gyp and increased to the joints. Allow 200 x 100 joists @ 1200 mm.

Insulation approved, first and second floor ceiling with 100mm Rockwool/Flex.

**External Services to be installed**

Electric meter from ground floor to be finished with a permanently obtained 100mm concrete floor with reinforced with 2 layers A100 mesh top and bottom of the slab. Finish with 100mm ready applied topping on 75.00 mm compacted sub to falls on the street level.

Floor to be installed with 100mm Kingspan DPM-F8 laid over the ground plus 100mm Kingspan TR21 LFC-F8 underlay. Allow 100mm upstand on surrounding walls.

**Wall Foot**  
Roof to be designed by an approved firm manufacturer. Design to be submitted to and approved by Building Control prior to issue. Roof to be finished with Blue Molybrethelium roof tiles with nominal pitch of 30 degrees, or 20 x 100mm raised slat before being laid to the pitch and fit on a structural ceiling with 7.5mm Kingspan roof insulation with a 100mm gap.

Roof structure to be installed on all gables using 100mm gable end wall. A resistant slope of 1:12 and using level 100x100mm 2m treated timbers with resistant slat to complete of max 2 m c/c, to BS 5838 part 1. Planned roof valley sections.

Install 100mm Rockwool Lull Roof @ ceiling level where indicated. Slating valley: 100mm Kingspan F10B between rafters and 60.00mm Kingspan F10 B below 100mm Rockwool F10B @ ceiling level where indicated on sections.

**Flat Roof Construction - To take attention by the contractor**  
Flat roof to be finished with a 100mm concrete with the existing roof. Roof to be finished with 100 x 100 x 25mm joists @ 600mm centres. Install timber flooring to create a flat. Lay 100mm HBF ground board on top of the joists, include with 100mm TR21 LFC-F8 PVC-F8 waterproof over the joists before applying a 100mm HBF plywood deck. Deck to be cover floor through the insulation with the timber structure with no stone over protection.

Roof to be finished with Freedom Rubber Cover EPDM adhered to the ply in full accordance with manufacturer's instructions.

1000x500 aluminium gable end in a resistant slope to hold down a 50x100mm SH treated wall plate with resistant slat to wall plate at max 2m c/c, to BS 5838 part 1.

Callings to be finished with 0.5mm plasterboard and skim.

**Roofing**  
Roofing to be finished with 100mm concrete with 100mm upstand system and Roofing. Roofing to be supported with steel joists @ 300mm centres and sealed with proprietary best Roofing underlay. Install cavity trap over new cavity with above the Roofing and indicate it is not to be used for venting cavity walls.

**Insulation, hot water tanks and water efficiency**  
Insulation water supply to be provided by the existing 100mm water main installation and to comply with BS 6881:2011. Hot water system will be prepared/constructed by a person competent to do so.

Calculations demonstrating a water save for the dwelling of 1200kWh/yr (or Less) are to be provided on completion in guidance with the water efficiency calculator for new buildings.

All tanks are to be fitted with suitable temperature control device compliant with BS EN 1111 2000 to limit the hot water temperature to maximum of 60 Deg C. The water tap will be installed on the wall.

Water consumption calculation to be provided to show that the water consumption will not exceed 120 litres per person per day.

**Services**

New electric installation to comply 2nd Rights of 11 The main part floor, all new 200mm and 12 The garage at level 100mm. Rise Landings to be installed on stone with non-100mm gap at wall points.

Min insulation to be 200mm on above pitch with a maximum pitch of 42°. Horizontal to be 100mm, 100mm above pitch the horizontal at that level to be 100mm high with max 100mm spacing between battens.

Spigots, water pipes, rain and other external accessories to clients preference.

**Substructure**  
All works to have 75mm DPM start traps. All appliance traps to be either removable or fitted with cleaning eye facility. DPM - 100mm the DPM above ground level and sloped as necessary, where indicated. Allow DPM passes through garage area to be installed with 2 layers of protection, staggered joints. Seal and level.

Drainage works to be connected to DPM either above or below the 200mm below centre line of PVC and connections. Under pipe used where drain pass through external walls.

Unless otherwise indicated: both, end and downer - 40mm dia, up to 3m max length 50mm dia, from 3m - 4m max length. Wall from - 30mm dia, up to 1.7m max length 40mm dia, from 1.7m - 2m length.

**Weathering requirements - Part 7.2018**  
100% - 30 Weather  
400mm - 50 Weather subject to test at 50 Weather - alternative  
Bathroom & ES - 15 Weather  
Sanitary accommodation - 8 Weather  
Purge 100/30 for 100 Weather 30"

Install extract ventilation where indicated.

**Background Ventilation**  
Background ventilation should be at least 0.000m<sup>3</sup>/hour equivalent area to each habitable room and 200m<sup>3</sup>/hour equivalent area to wet rooms not containing DTV.

For equalised ventilation area for a new building based on 0.6 breathers should be 0.000m<sup>3</sup>/hour.

**Control Heating**  
Underfloor heating to ground floor. Conventional radiators elsewhere.

Install a suitable sized gas fired condensing boiler. Boiler to be room sealed design connected to a balanced flue, with a suitable guard at its front and discharge pipe. New 100mm cylinder to be installed in same room. Boiler and cylinder to be located in the garage.

Boiler shall comply with BS 5395 or BS 5396 and boiler to have a 'British A' rating (BSI/BSI 2009) or 'B' minimum. Hot water storage vessel installation shall be of a thermal conductivity and thickness to meet the heat loss to 10 W/mK of the surface area of the vessel. Boiler to have control appliance. If an appliance - no part of the terminal to be within 500mm of any opening into the building.

Supply and install heated radiating radiators operated off the main heating system, with secondary electric operation for the bathroom, bath WC's and the en suite.

Allow for new floorboards to all ground floor rooms. Each ground floor room to be separately heated.

All radiators to have thermostatic control valves (except rooms where radiators to be fixed and heated boiler radi).

Payment to be included in floor, roof and walls. It is a cylinder - 0.20 W/mK.

Supply and install a new gas effect PVC-U exterior gas meter cupboard to be installed include necessary concealed pipe work.

Site Data Certificate to be provided upon completion of the proposed works.

**Domestic Heating**  
Secondary heating to be provided by a wood burning stove. Location to be confirmed on site.

**Lighting & Power**  
Location of all things to be agreed on site. All works to be carried out by NICEIC approved and self certified contractor. Completion certificate issued to client on completion of the installation.

LED lights to be fitted throughout.

All light fittings to be energy efficient.

All switches, sockets and pendant fittings to clients preference. All electrical switches and socket outlets to be located between 400 and 1200mm above floor level.

Electrical installation to be in accordance with BS7671:2008 and undertaken by a competent person registered with an authorized electrical installation scheme.

Electrical Certificate to be provided upon completion of the proposed works.

**Security Works**  
Install a full NACCC accredited security alarm system throughout the house. System to be a passive detection design with a master control panel and 2 alarm panels, include for detection in all rooms except bedrooms rooms.

**Discontinued wiring (DVI)**  
Install a basic system with appropriate ducts.

**Controls**  
Durable 3AV 7 day time and zone control system to be installed. Heating to be remotely controlled using an app. System to be installed by specialist.

**Fire Detection**  
Install smoke alarm detectors in accordance with BS 5839. Smoke detector to be located in the hall on all floors.

Heat detector and alarm to be installed in the kitchen in accordance to BS 5839.

**Internal Connections**  
All woodwork, doors, windows, millings, millwork are to be prepared and primed to receive 2 undercoats and 1 gloss finishing coat. Colour to standard BS 2819 colour range.

All walls and ceilings in new rooms are to receive 3 coats of emulsion paint to standard BS 2660 colour range.

**TV aerial installation**  
Allow for the supply and installation of a white house TV aerial cable system with outlets in the kitchen, lounge and bedrooms. System to be designed and installed by competent NICEIC electrical engineering contractor. Details of the installation are to be accepted for approval prior to commencement of the electrical installation.

**External Works**

To clients preference.

For Areas where indicated on the plans. Details to be formed on an excavate site with min F 20 above ground.

Ground level max F1000

**Drainage works**  
Drainage - 100 x 100mm (Duty pattern to receive a smooth finish. Available - 75 x 100mm (Duty pattern to receive a smooth finish. Available - 50 x 100mm (Duty pattern, prepared to receive a smooth finish.

**Plan in which change are**  
Change point to be marked by operation. Location to be confirmed on site using a SOLID WALLPAPER Type 23100 (change marker or sign required).

**Part 7 - Electrical Access and Facilities (Overlays)**

Approved approach - Provide a paved access to the principle entrance 1000mm wide with minimum 100mm wide ramp (minimum gradient 1:12 for 6m or 1:10 for 10m) with landing minimum 1200mm long at top, bottom and intermediate.

Entrance door (level and ramped approach) - Provide an accessible threshold maximum 10mm high, and the doorway having a width of 770 clear opening.

Electric sockets to be provided 400mm above FFL, light switches to be between 1200-1400mm above FFL.

Min door width of ground floor 800mm, Min door width of first floor 700mm.

Ground Floor WC to have a min door width of 800mm.

**Consultation**  
The following information to be provided upon completion of the proposed work:

- An Act
- SAP
- EPC
- Structural Certificate (DVI) or equivalent
- Gas Safety Certificate (if applicable)
- HETAS Certificate

**Markings and Signposting**  
Markings should comply with the appropriate British Standards or Agreement Conditions. Alternatively the markings should be marked, stamped, independently certified or otherwise provided by test or verification to show that visibility Standards of workmanship should meet the criteria to show BS 5839 covers.

**Part 7**  
All newly accessible door sets which provide access to the dwelling including garage doors to be secure from 100 to the requirements of PAS 24:2012 to be equipped.

First door to incorporate vision panels, plus door handle.

All newly accessible windows are to meet PAS 24:2012 standards or equivalent.

**Part 7 - Electrical Access and Facilities (Overlays)**  
Consultation - To take attention by the contractor.

A fixed connector for a network communication point to be included.

Date	Issue	Revised
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**FOX ARCHITECTURE & DESIGN**  
Fox College, Wakefield Road, Wakefield WF1 3TU  
01482 86000  
01482 860000 ext 101  
www.foxarchitecture.co.uk

**Mr & Mrs Howson**

**Plot 2  
Footway Lane  
Dewsbury**

**Specification**

Date	Issue
Sept 2021	1,200 @ A3

Drawing No: 2103/SK221