Linton Falls Car Park

Yorkshire Dales National Park

Extension of Existing WC block to form Accessible Toilet

Building Regulations Submission | P1

October 2026

YD2603

Construction Notes

Linton Falls Car Park – Accessible WC Extension

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1 Introduction

1.1 General

1.1.1 The development at Yorkshire Dales National Park, Linton Falls Car Park, Church Road, Linton, Skipton, BD23 6BE, consists of a single storey extension to a WC block, to form an accessible toilet facility.

1.1.2 The structural form of construction is load-bearing masonry walls.

1.1.3 Ground floors to comprise a concrete slab, insulation layer and reinforced screed.

1.1.4 Roof is pitched and traditional construction with timber rafters, finished in slate tiles to match existing.

1.1.5 All external materials to match existing building.

1.2 This document must be read in conjunction with the following:

1.2.1 The project specific drawings and supporting document for this project.

1.2.2 Sub-contractor Scope of Works / Trade Specifications.

1.2.3 All Manufactures recommendations.

1.2.4 Building Surveyor's drawings:

YD2603-APP-XX-XX-DR-B-100	Site Location Plan
YD2603-APP-XX-XX-DR-B-101	Existing Site Plan
YD2603-APP-XX-XX-DR-B-102	Proposed Site Plan
YD2603-APP-XX-XX-DR-B-103	Existing Floor Plan
YD2603-APP-XX-XX-DR-B-104	General Arrangement Floor Plan
YD2603-APP-XX-XX-DR-B-105	Proposed Floor Plan, Proposed Room Elevations and Indicative M&E Layout
YD2603-APP-XX-XX-DR-B-200	Existing Elevations
YD2603-APP-XX-XX-DR-B-202	Proposed Elevations
YD2603-APP-XX-XX-DR-B-300	Proposed Section

2 Structure Part A

2.1 Foundations

2.1.1 Foundations of existing toilet block to be exposed for inspection by Building Control Officer and structural engineer. External walls to be taken down minimum 900mm below ground level to Building control Officers requirements. Given its age, we have assumed that the existing toilet block is built off brick footings, potentially fairly shallow. Structural engineering input will be required in this instance to provide a design for a suitable foundation detail.

2.1.2 Excavate to reduced levels to form foundations to the new external walls of the extension.

2.1.3 New foundations to be in accordance with Building Regulations A1/2 and B.S 8004

2.1.4 Assume new foundations to be 650 wide x 300mm deep concrete strip foundation with base of footing min. 1200mm below ground level (to be confirmed on site to suit conditions encountered).

2.1.5 Concrete slab to specialist sub-contractor specification and building inspector's satisfaction.

2.1.6 Include for protecting any mains services or drains passing through – foundation detail to Building Control Inspector's approval. Where drainage passes under the new extension, minimum 150mm concrete protection over to be provided and foundation to be below invert of drain. Where pipe passes through wall, lintel over.

2.1.7 The junction detail between existing and new foundations tbc following further site investigations.

2.2 Walls above and below DPC Level

2.2.1 Walls off foundations to be 300mm wide 7.3N/mm2 foundation blocks. Bring up walls from ground level in nominally 125mm thick natural stone outer leaf where visible above the ground to match existing WC block.

2.3 Wall ties

2.3.1 Walls bonded / tied into existing walls where necessary.

2.3.2 Wall to have 4mm dia. stainless steel wall ties at 750mm centres staggered every alternate block course and decrease vertical spacing to 300mm at reveals to openings.

2.4 Steelwork / Lintels

2.4.1 No steelwork required. Lintels as detailed on the drawings.

2.4.2 Include for stainless steel wall starters to tie both gables to existing masonry (with face of stone hacked off locally to ensure secure fix to existing walls).

3 Fire Part B

3.1 Smoke & Heat Detection Part B1/1

3.1.1 Not applicable.

3.2 Means of Escape Part B1/2 and B1/3

3.2.1 Not applicable. Escape via external access door.

3.3 Fire Spread Part B2/7

3.3.1 All walls and ceilings to be finished in min 15mm plasterboard having class O spread of flame.

3.4 Loadbearing Elements of Structure Part B3/8

3.4.1 Lintels to the external window and door openings in masonry openings to be provided in accordance with the specialist specification.

3.4.2 Mortar strengths and blockwork strengths to be in accordance with the specialist specification.

3.5 Compartmentation Part B3/9

3.5.1 Not applicable

3.6 Cavity Barriers Part B3/10

3.6.1 Cavity barriers to be installed at the edge of cavities - including around all window and door openings.

3.6.2 All cavity barriers to be installed in accordance with manufacturers installation instructions.

3.7 Protection of Openings and Fire Stopping Part B3/11

3.7.1 Provide insulated cavity closers around all openings and top of external walls.

3.8 External Fire Spread Part B4/13

3.8.1 Masonry external walls to be built in loadbearing masonry with facing brickwork on blockwork providing 1 hour fire resistance.

3.9 Fire Fighting Access Part B5/17 & B5/18

3.9.1 Fire appliance access to end of existing toilet building.

4 Site Preparation and Resistance to Moisture Part C

4.1 Site Preparation Part C1

4.1.1 The ground covered by the building shall be treated to prevent growth of any vegetation.

4.1.2 The site is to be cleared of all buildings, rubble, debris and vegetation to a reasonable subsoil level agreed with the Building Inspector. Any underground chambers shall be demolished, filled and compacted as per specialist design.

4.1.3 Additional DPCs/membranes/gas barriers subject to engineer's details and specifications.

4.2 Flashings & Cavity Trays

4.2.1 All flashings to be Code 4 lead (or lead alternative) and to overlap minimum 150mm above abutment.

4.2.2 Cavity trays to be used where external wall becomes internal below abutments and be site minimum 150mm above any such abutment, also to be used above lintels as required extending 150mm either side of opening. Weep holes to be provided at every 4th perpend with proprietary weep vent.

4.3 Dangerous and Offensive Substances Part C2

4.3.1 The proposed accessible toilet extension is located within an elevated radon affected area (radon potential 10% to 30%). Appropriate radon protective measures will be incorporated into the design and construction by the contractor in accordance with Building Regulations Part C2 – Dangerous and Offensive Substances. The installation of a 1200-gauge (300 microns) DPM is a suitable measure/.

4.4 Subsoil Drainage Part C3

4.4.1 Not applicable.

4.5 Resistance to Weather and Ground Moisture Part C4

4.5.1 Ground Floor build up:

Minimum 65mm reinforced screed on 500-gauge building paper (with mesh/ fibre reinforcement)

100mm Kingspan Kooltherm K3 (or equivalent 0.022 W/m2K) insulation board

150mm concrete slab on 1200-gauge polythene DPM. The polythene sheet has 150mm overlaps, taped at the joints, and is turned up 100 mm at the walls and over DPC

50mm sand blinding

150mm well consolidated hardcore

Damp proof membrane to be lapped a minimum of 150mm with damp proof course to inner leaf of external wall construction, all joints to be taped and sealed.

Min 20mm thick perimeter insulation to screed.

4.5.2 Target U value 0.18 W/M²K.

4.6 External wall construction:

4.6.1 Build up:

125mm thick natural stone masonry to match the existing building

100mm cavity with 90mm thick Kingspan Kooltherm K8 cavity board foil faced insulation batts (or equivalent board at 0.022 W/m2K) retained with clips

100mm thick Aglite Ultima (or equivalent) load bearing blockwork 7.3N/mm2 strength inner leaf

12.5mm Gyproc wallboard on 10mm dabs, hygienic board finish.

4.6.2 Min U value to be achieved 0.25 W/M²K.

4.6.3 Horizontal damp proof course (DPC) 2000-gauge polythene in external stonework leaf set min 150mm above external ground level. DPC to run continually and step up at new external door to maintain min 150mm ground clearance. Facing stonework to be taken down a minimum of 300mm below external ground levels. Front entrance approach to provide level access, bitmac hardstandings at rear and sides to be 150mm below FFL.

4.6.4 Cavities to be closed at all window reveals, cills and wall plates with Thermabate insulated DPC cavity closers or similar and approved. For cavities below ground refer to Sections.

4.6.5 Cavities below ground to be filled with weak mix concrete and struck to outer leaf a minimum of 225mm below dpc level. Cavity wall ties to be Ancon ST1 Type 1 tie to PD 6697 (Heavy Duty); nominally to be at minimum of 450mm vertical centres and 750mm horizontal centres with alternate courses staggered 450mm. Ties at openings to be within 150mm of jambs and at 225mm centres vertically.

4.6.6 Movement Joints are not required.

4.6.7 Lintels over openings to be galvanised mild steel lintels with integral cavity tray, with weep holes in brickwork at 450mm centres and with a minimum of two to all openings.

4.6.8 All windows and door openings around perimeters to be sealed externally with one part polysulphide mastic and internally with acrylic decorator's sealant.

4.6.9 Include for forming window and door openings as drawings with stone heads and cills to match existing (incl. replacement of existing gents window with new window following partial blocking up of existing opening).

4.6.10 Door threshold to provide level access.

4.7 Roof construction

4.7.1 Roof construction:

Dry ridge detail. Ridge ventilation to be a minimum of 5000mm2 per metre run.

Second hand stone slates to match existing. All slating to be strictly in accordance with the BS 5534: 2014 for the exposure rating of Linton.

Breathable membrane (Kingspan Nilvent or equal approved) over roof structures allowing for junctions with existing membranes strictly in accordance with manufacturer's instructions. Include strip of DPC material dressed into eaves (UV rots breathable membrane). On C16 145 x 47mm softwood timber rafters at maximum 600mm c/c's to BS 5268 part 3, to the BCO's approval, fixed using truss clips to 100 x 75mm treated softwood wall plate strapped down with 1200 x 30 x 5mm galvanised steel straps at maximum 1.8m c/s in approved manner to inner leaf.

25 x 50 tanalised battens at centres to match slating and fix second hand stone slating (to match existing) strictly in accordance with BS 5534: 2014 (include for re-use of stripped stone to north elevation). Roof coverings to be fixed in accordance with manufacturer's written specification.

VAP R Free breather membrane, vapour permeable roofing felt to be installed to manufacturer's instructions.

Min U value to be achieved 0.16 W/M²K .

4.7.2 Rafters to be strapped to gables at pitch and ceiling line using 1200 x 30 x 5mm galvanised mild steel straps at maximum 2m c/s with noggins and packing as required.

4.7.3 Roof ventilation to be achieved by means of Proprietary Tile Vent ventilation system. Over fascia vents to provide ventilation equal to 10mm continuous air gap. Number and spacing of vents to

manufacturer's details (dependant on performance of selected vent). Roof to be constructed in accordance with clause 8.4 of BS 5250:2002.

4.7.4 Proprietary eaves ventilation trays to be used between rafters to prevent insulation blocking roof ventilation. 50mm to be maintained between insulation and membrane.

4.7.5 Fire stopping at roof level is to be achieved by utilising insulation quilt packed between the top of the wall and the underside of the roof covering.

4.7.6 Insulation at ceiling level laid directly above ceiling co

4.7.7 laid perpendicular to each other between and across suspended ceiling. 100mm Knauf Earthwool Loft Insulation Roll 44 Combi; or equal approved; laid between ceiling joists and 200mm laid over joists, total thickness 300mm.

4.7.8 12.5mm plasterboard ceiling, fixed to ceiling joist. Skim coat and emulsion paint decorative finish.

4.7.9 Roof void access provided via an insulated ceiling hatch housed in a trimmed opening between rafters and draught sealed – position tbc.

4.7.10 Milled lead flashings to BS1178:1982 with minimum 150mm up stand, and cavity tray over as necessary to all abutments in accordance with BS6913:1988.

4.7.11 Include for forming Code 5 lead valley to new roof junction with existing.

4.7.12 Dry fix artificial stone ridge tiles fixed in strict accordance with the manufacturer's instructions. Use Redland Mortar Bedded Fixing Kit to mechanically fix mortar bedded ridges.

4.7.13 All roof coverings to be fixed in accordance with manufacturer's written specification.

5 Cavity Insulation Part D

5.1.1 Refer to clauses 4.6.1.

6 Resistance to the passage of sound Part E

6.1 Internal Lining

6.1.1 Linings to be 12.5mm plasterboard with hygienic board finish.

6.1.2 Screed to ground floor to be edged with min 20mm perimeter strip to full depth of screed to entire perimeter of the new extension.

6.2 Intermediate Floors

6.2.1 Not applicable

6.3 External Door and Window Sound Performance

6.3.1 The dB rating for the external door and window is deemed to be normal, hence no Environmental Noise Assessment - no increased dB performance rating required.

6.3.2 Refer to Section F1 for ventilation strategy.

6.3.3 A fully compliant door providing an effective clear access width of 1000mm with a level threshold and to be a stained treated SW timber vertically boarded (framed, ledged and braced) to match existing external doors.

6.3.4 Window generally: top-opening double-glazed treated timber framed SW window (fully finished painted to match existing windows). Bedded and pointed with glazing mastic.

6.3.5 Glazing spec. 4-16-4 clear K, Warm Edge, Argon filled, 24.0 mm; polysulphide sealant to perimeter. Include for obscured glazing.

6.3.6 Target U value 1.6 W/M²K.

7 Means of Ventilation and Condensation in Roofs Part F

7.1 Part F1 - Means of Ventilation

7.1.1 Window manufacturer to confirm trickle ventilation rates provided.

7.1.2 Purge Ventilation: Openable window.

7.1.3 Airflow Icon 15 extract fan with extract rate of 6 litres/ second and motion sensing operation with adjustable over-run.

8 Sanitary conveniences, Washing Facilities, Bathrooms, Hot Water Storage Part G

8.1 Part G1, G2, G3 - Sanitary Conveniences

8.1.1 Sanitary provision to be designed and provided in accordance with Approved Document Part M and BS8300 standards.

9 Drainage and Waste Disposal Part H

9.1 Part H1 – Foul Water Drainage and Sanitary Pipework

9.1.1 New sanitaryware to connect into existing combined sewer via new above and below ground pipework, with inspection chamber.

9.1.2 New drainage installations and connections into existing are to be a contractor designed item.

9.2 Part H2 – Wastewater Treatment System and Cesspools

9.2.1 Not applicable

9.3 Part H3 - Rainwater Drainage

9.3.1 New rainwater pipes serving the extension to connect into the existing combined drain via back inlet gullies.

9.3.2 All new rainwater goods and gutters to be white uPVC (colour to match existing).

9.4 Part H4 – Building Over Sewer

9.4.1 Not applicable

9.5 Part H5 - Separate Systems of Drainage

9.5.1 Not applicable

9.6 Part H6 – Solid Waste Storage

9.6.1 Not applicable

10 Combustion Appliances and Fuel Storage System Part J

10.1.1 Not applicable

11 Staircases, Protection and Barriers Part K

11.1 Part K1 – Stairs, Ladders and Ramps

11.1.1 Not applicable

11.2 Part K2 - Protection from Falling

11.2.1 Not applicable

11.3 Part K3 – Vehicle Barriers and Loading Bays

11.3.1 Not applicable

11.4 Part K4 - Protection from Impact with Glazing

11.4.1 Not applicable

11.5 Part K5 – Additional Provision for Glazing in Buildings Other than Dwellings

11.5.1 Not applicable

11.6 Part K6 - Protection against Impact from and trapping by Doors

11.6.1 Not applicable

12 Conservation of Fuel and Power Part L2

12.1 Design Method

12.1.1 The proposed building fabric target U Values to follow Table 4.1 of AD Part L2 as following:

	Ground floor	0.18 W/m²K
	External walls	0.25 W/m2K
	Roof	0.16 W/m2K
	Windows and doors	1.6 W/m2K
12.1.2	Windows and doors	see clause 6.3
12.1.3	Air permeability:	not applicable
12.1.4	For insulation spec refer to:	
	Ground floor	see clause 4.5
	External walls	see clause 4.6
	Roof	see clause 4.7

12.2 Heating Efficiency

12.2.1 Dimplex 750W tamper proof electric panel heater, ref; PXL075ENC; with integral thermostat and frost protection setting; or equal and approved; final position tbc

13 Disabled Access and Provision Part M

Project is subject to M4(3) category

13.1 Access for the Disabled around and Into Dwellings

13.1.1 Provide level access in line with existing routes.

13.2 Provision within the Dwelling

13.2.1 To comply with accessibility standards.

13.2.2 The extension shall generally have electrical fittings located at the following heights above finished floor level.

Socket outlets	0.45m
Light switches	1.20m

13.2.3 Door handles to be fixed at 1000mm above finished floor level.

14 Approved Document O - Overheating

14.1.1 Not applicable.

15 Electrical Safety Part P

15.1.1 For indicative design refer to architectural M&E layout. Final design by specialist / sub-contractor.

15.1.2 All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. (P1)

15.1.3 Solar panels to be fitted as per manufacturer's / specialist design.

16 Building Security Part Q

16.1.1 Not applicable.

17 Physical Infrastructure for High Speed Electronic Communications Networks Part R

17.1.1 Not applicable.

18 Approved Document S - Infrastructure For Charging Electric Vehicles

18.1.1 Not applicable.

19 Approved Document T – Toilet Accommodation

19.1.1 Not applicable as proposal comply with Approved Document M standards.

20 Approved Document 7 - Material And Workmanship

20.1.1 Materials and workmanship to comply with regulations set out in AD 7.

20.1.2 All materials & proprietary goods shall be suitable for their purpose and shall be stored, mixed and fixed in accordance with their suppliers'/manufacturer's instructions or specifications.

20.1.3 All insulation to have a Global Warming Potential (GWP) of less than 5, this includes lintels, loft

hatches, external doors etc. All Lambda values to suit SAP calculations.

20.1.4 The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the Building Inspector, whether or not indicated on the drawing.

20.1.5 Any variation from the drawings or specification is to be agreed with the Architect prior to the materials being ordered or the works commencing to ensure that there is not a 'knock on effect' of anything being changed e.g. change of block could affect its U-value, strength and sound performance.