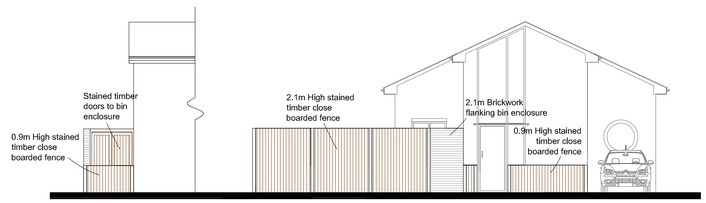
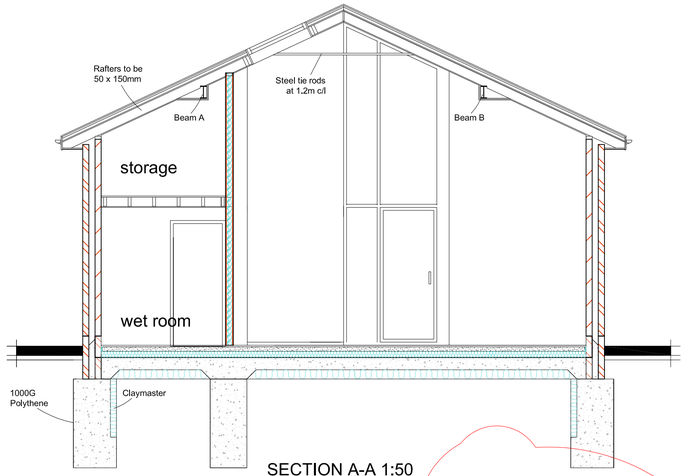


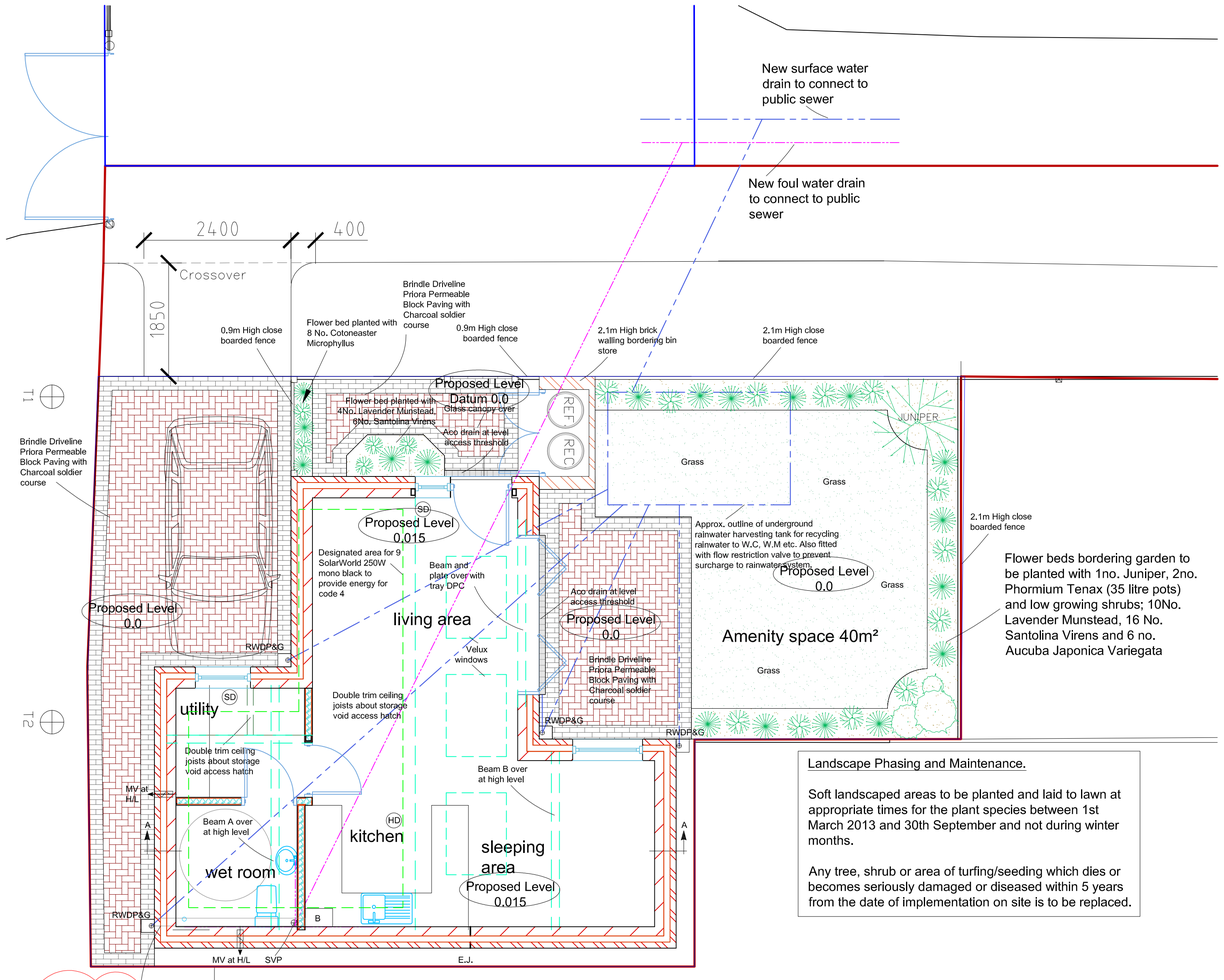
PROPOSED ELEVATIONS 1:100



PROPOSED FENCE ELEVATIONS 1:100



SECTION A-A 1:50



PROPOSED SITE AND FLOOR PLAN 1:50

Landscape Phasing and Maintenance.

Soft landscaped areas to be planted and laid to lawn at appropriate times for the plant species between 1st March 2013 and 30th September and not during winter months.

Any tree, shrub or area of turfing/seeding which dies or becomes seriously damaged or diseased within 5 years from the date of implementation on site is to be replaced.

UNDERGROUND DRAINAGE (HEPWORTH)
Underground drainage to be Hepworth "Supersleve" encased in pea shingle if crown cover is greater than 800mm, or Concrete, complete with flexible joints, if crown cover is less than 800mm. Disused drain runs to be sealed with lean mix Concrete. New manholes, if required, to be built off minimum 150mm thick CN30P Concrete base in 215mm Class B engineering brickwork. Internal manholes (if indicated) to be fitted with bolt down double sealed recessed manhole covers. All underground drainage to comply with BS8301. Minimum underground drain size to be 100mm (unless otherwise indicated on drawings). Falls to be min. 1 in 40.

SUSPENDED IN SITU CONCRETE GROUND FLOOR CONSTRUCTION
New floor to be constructed of 75mm sand cement screed reinforced with chicken wire mesh on building paper on 100mm Kingspan Kooltherm K3 rigid slab insulation on 1200 gauge DPM linked/ lapped to existing/new DPM/DPCs) on 200mm thick concrete slab reinforced as detailed in Structural Engineers drawings/notes on 150mm thick Claymaster. Perimeter of slab to be taken down to min 300mm thick toes supported on new/existing concrete foundations. (Existing foundations to be checked for adequacy to take additional load). Any ventilation to sub floor voids to be maintained with 100mm UPVC duct run through to air bricks on external wall.

ABOVE GROUND DRAINAGE (UPVC)
Minimum waste sizes to be WC = 100mm, WHB = 32mm or 38mm (if more than 1.5m from discharge), bidet, bath, shower and SUs = 38mm or 50mm (if more than 1.5m from discharge). Bath, WHB, SU's, showers and bidets to be fitted with 75mm deep seal traps. Fittings then to discharge into SVPs, WVPs, BIGs or MHs as indicated on the drawings. All new SVPs/WVPs to be taken minimum 900mm above openable windows within 3.0m and to terminate with balloon cage. Rodding/clearing access to be provided to all bends and at base of any SVPs; all to comply with BS5572.
Rainwater to be collected in 100mm H/R UPVC or CI gutters, as noted elsewhere, discharging into 63mm UPVC or CI downpipes, as noted elsewhere. Downpipes to discharge into roddable gullies connected to either existing surface water system or soakaways as noted elsewhere.

NEW STUD PARTITIONS
Stud partitions to be constructed of 100x50mm softwood studs at max 400mm CL with 100x50 top and sole plates and 100x50mm noggins at max 900mm CL vertically. Studs to be overlaid each side with one layer 12.5mm Gyproc Soundbloc. 70mm Rockwool Flexi to be tightly fitted in void between studs. Stud partitions to be built off full depth noggins or triple floor joists, if parallel to joist span, or beams, if indicated on plans. Studs to be doubled up around door/window openings.

FOUNDATIONS
Foundations to be minimum 600mm wide (or 900mm wide if eccentric) by depth as indicated on section, or to invert level of adjacent drains, minimum 600mm below any signs of tree roots. Base of new foundations to be inspected by Local Authority Surveyor prior to casting. If any drains pass through foundations drains to be bridged with 2No. 100 x 150dp pre-cast Concrete lintols. All cement used below dpc to be sulphate resisting type. Concrete mix to be min1:2:4.. No foundations to encroach over boundary. NOTE: If excavations noted to be deeper than 900mm, full planking and strutting to be provided during the works in order to ensure the safety of site operatives.

CAVITY WALL CONSTRUCTION
New external walls to be constructed from 102mm outer brick skin to match existing, 100mm cavity and inner leaf of 140mm Medium density Blocks (not less than 7n/mm2 with Brick reinforcement on every alternative course Cavity to be filled with 100mm thick Earthwool Dritherm 32 Ultimate. Skins of cavity wall to be tied together with Staifix RT2 Tstainless steel double drip type wall ties spaced at maximum 450mm centres vertically and horizontally (ties to be doubled at reveals). Insulated Thermabate 90 (orange) cavity closers to be used at cills and jambs (jamb members to project below cill member). New walls to be tied to existing with "furfix" type profiles. Lintels over new openings to be Catnic CU90/100. All lintels to have minimum 200mm end bearings. Lateral restraint to be provided to walls 30 x 5mm GMS restraint straps at max 1.2m centres at floor and roof levels. Horizontal DPC to be provided to walls at min 150mm above ground level (to tie with all existing DPCs and DPMs). Walls below DPC level to be in two skins Class B engineering brickwork. Walls to be plastered internally and external finish to match existing property. Cavity to be closed below roof level with slate closer. Internal partitions where indicated to be 100 or 150mm Tarmac Toplite Blocks (not less than 4n/mm2 or as indicated elsewhere) to include DPC where at ground level, with engineering brickwork below. DPC to link with new/existing DPM/DPC. Walls to be plastered internally. NOTE: Where works are undertaken greater than 1.5m above GL, full scaffolding to be provided, erected and altered as necessary by a competent scaffolder to provide a safe working platform for operatives.

VENTILATION/GLAZING/ ENERGY SAVING
All new glazing to be FENSA approved. All new glazing to be sealed double glazed units and to comply with approved Document K (16mm air gap) with any glazing less than 0.8m from FFL (or 1500mm at or within 300mm of doors) to be laminated and toughened glass to BS6206: 1981 and be provided with 'Soft' low E coating (or Argon Filled if 'Hard' E glass). Windows (including rooflights) to achieve min. 1.6 w/m²K u-value. Doors to achieve min. 1.6 w/m²K u-value. All external rooms to be provided with minimum 5% floor area as openable window with some part at least 1.8m above floor level. Background trickle ventilators to provide an opening of min. 8,000 sq.mm. Fire escape windows to have minimum unobstructed opening of 500mm x 850mm with base of window between 800mm and 1100mm above finished floor.
Any internal room to be provided with mechanical extractor fan providing min 3 air changes per hour or 60 litres per second (whichever is the larger). All extractor fans to be operated via light switch and fitted with min 20 minute overrun. Internal kitchens, if provided, also to have additional background ventilation by providing 100mm UPVC duct at high level to a 225 sq.mm terracotta AB. Extractor fans to be ducted to external air in a similar manner. All ducting to be contained within unit and to be encased in 9.5mm plasterboard and skim on 50 x 50mm timber studding.
In addition to trickle ventilation requirements as itemised above all kitchens, bathrooms and utility rooms to be provided with mechanical extract fans linked to humidistats to extract minimum 15 litres per second to bathrooms, 60 litres per second to kitchens/utility rooms.
All radiators to be fitted with thermostatic valves.

BEAMS & BEARINGS
All beams and bearing sizes are PROVISIONAL. Prior to commencement of works all are to be justified by engineers calculations and approved by Building Control. Where beams are indicated full support to be provided during demolition works by Acro props/needling or similar. Full services survey to be undertaken by a contractor before any demolition works are undertaken. All beams to be encased in 2 layers Gyproc Fireline board and skim.

NEW FLOOR CONSTRUCTION
25mm T&G solid timber boarding on softwood joists at 400mm CL (size as noted on plans). Full depth noggins to be provided at mid thirds and under stud partitions perpendicular to joist span. Triple joists bolted at 600mm CL to be provided under stud partitions parallel to joist span and around staircases unless noted otherwise on drawings. Ceiling to be formed from 12.5mm plasterboard and plaster skim.

ELECTRICAL & LIGHTING
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.

Replace lighting in all rooms with, fixed lighting that only take lamps having greater than 40 lumens per circuit-watt.

The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

Electrical cables should be fixed to the structure above insulation so that dissipate heat. Cables that pass through or are enclosed by insulation may need to be increased in size, even when in conduit. The circuits most likely to be affected are radial circuits serving cookers, immersion heaters, shower units and socket outlets. PVC insulated cables should not be in direct contact with any expanded polystyrene insulation. Subject to Approved Document B, where recessed fittings are to be used, those designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within an enclosure, set between the joists, to dissipate heat. Additional measures will be necessary to ensure that the floor maintains a full half hour period of fire resistance under Requirement B3, if recessed light fittings are used. (B3/E2 – 2003 Edition)

In accoradnce with Approved Document M, underside of sockets to be minimum of 450mm above finished floor level (FFL) and underside of light switches to be maximum 1000mm above to FFL.

HEALTH & SAFETY
In designing this scheme Simon Hands and Associates has attempted to eliminate as many Health & Safety risks as possible.
However the following risks could not be fully eliminated and contractor is to ensure he/she makes adequate provision for these risks,

Commercial – these works are to a commercial premises. The client is obliged to employ a competent Construction Design and Management Co-ordinator (CDMC) to adhere to the requirements of the Construction Design (and Management) Regulations, and to check the competency of the contractor and all consultants. The CDMC must be appointed before the design is being prepared for planning permission i.e. after initial feasibility stage.

The client and all parties are obliged to provide all relevant information likely to affect the works or any operatives. Works may not commence until health and safety issues are adequately resolved. If a Type 3 asbestos survey has not been undertaken it must be undertaken as a matter of urgency and any observations made known to all parties. Proper sanitary and mess facilities are to be provided for the entire duration of the works.

Demolition – before demolition all services are isolated.
Excavation – during excavation ensure proper support is provided to the sides of all trenches.
Installation of beams - mechanical lifting gear to be used to lift heavy weight beams.
General – owners will occupy premises during works, all services to be maintained and the site isolated.

PITCHED ROOF WITH TLX INSULATION OVER RAFTERS
Tiles as specified elsewhere secured with aluminium alloy nails to 25x38mm tanalised softwood battens on Klober Permo Forte untearable quality roofing felt on 38 x 50mm counter battens on 33mm thick TLX Silver multifoil insulation on rafters size as specified on section at max 400mm CL. (Rafters can be underlined with 12.5mm Duplex plasterboard and plaster skim as required). 100mm Kingspan Thermapitch TP10 insulation to be laid between rafters supported on 10mm square battens (min. 25mm air space to be maintained between insulation layers). Insulation layers to achieve 0.16W/m²K u-value. Ceiling joists, size as specified elsewhere, to be at max 400mm CL with 12.5mm Duplex plasterboard and plaster skim. Wall plate and rafters each to be strapped to walls at max 1.2m C/L with 30mm x 5mm x 1.2m long GMS straps. Ceiling joists also to be strapped to rafters at 1.2m CL with GMS straps with full depth noggins between joists where parallel to joist span.
Valley gutters to be constructed in accordance with LSA manual. 4mm plywood valley boards to be laid flush between rafters supported on noggins. Valley boards to extend 225mm each side of the centre of the valley with tilting fillets positioned min 150mm each side of the centre. Distance between edges of tiles to be min 125mm. Code 4 lead linings to be laid directly over valley boards with sarking felt dressed into gutter but stopped before gutter sole. Lead saddle to be provided at junction of 2 valleys having min lap of 150mm over gutter linings each side.
Support to pitched roof construction to be provided by trebling flat roof joists in position as indicated. Soffit joists to span between trebled joists and external wall and cantilevered to fascia. Rafters and vertical tiling to be formed on 100 x 50mm softwood timbers.

NOTES.

1) Fire alarm system to LD3/2 grade D standard to BS 5839 Part 6:2004 with mains operated, linked smoke and heat detectors. Smoke detectors to be optical type. System to be wired in compliance with BS7671 to a single independent circuit at the main distribution board (circuit to be clearly labelled Smoke & Heat Alarms)

SD Smoke Detector
HD Heat Detector

Additional smoke detectors will be required if ceilings in circulation areas are interrupted by existing/new down-stand beams etc.

2) All doors to be half hour fire resisting (FD30S) and fitted with rising butt hinges. All doors are to be fitted with smoke and intumescent seals.

Fire rated doors are to achieve the necessary fire resistance when tested to bs BS EN 1634-1: 2000 and smoke leakage shall conform to BS-476 31.1: 1983 (as amended Nov 1994).

3) Boiler to be a gas fired Combi with balanced flue and be of condensating type. All rads to be fitted with TRVs all pipework not providing heat to be lagged. Balanced flue outlet to be fitted with durable wire guard (chip pan). Boiler to achieve the required SEDBUK rating of 91.1% or better. eg Vailliant eco TEC plus.

Boiler to be installation to be carried out and certified by a member of a class of persons approved by the HSE; they must be registered with Gas Safe, the Council for Registered Gas Installers.

Commisioning certificates are to be submitted within 30 days installation.

4) In accordance with Approved Document M Section 8 switches and sockets in habitable rooms to be located between 450mm and 120mm from finished floor.

5) For the purpose of SAP calculations assume 15 Air changes per hour to prevent need for air tightness test.

6) Provide energy efficient light fittings in all rooms.

7) All rooms to be provided with ventilation in accordance with table 1.2A of approved document F1 (see also 1.3 to 1.6 and worked examples C1 and C5 in appendix.

8) Wholesome water shall be supplied to any place where drinking water is drawn off and where any sink is provided in an area where food is prepared. Wholesome water or softened wholesome water shall be supplied to any washbasin or bidet provided in or adjacent to a room containing a sanitary convenience and to any washbasin, bidet, fixed bath or shower in a bathroom.

9) Provide an inline blending valve complying with BS EN 111:1999 or BS EN 1287:1999 to be provided to the bath as close to the tap outlet as possible to limit the temperature of the hot water supply to 48 degrees Celcius.

10) WATER EFFICIECY:
- WC to be Armitage Shanks Sandringham dual flush 4.0/2.6l
- Basin taps to be Armitage Shanks Priory with 4l/min. flow regulator
- Kitchen sink tap to be Sandringham SL mixer with 5l/min. flow regulator.
- Shower fitting to be Mira Vigour Thermostatic Power Shower.
- Washing machines to have A+++ efficiency rating and achieve min. 4.63l/kg dry load water usage.

11) Time control for space and water heating to be in accordance with Table 2 of the Domestic Building Services Compliance Guide 2010.

12) Temperature control of space heating to be in accordance with Table 2 of the Domestic Building Services Compliance Guide 2010.

13) DISABLED ACCESS: the new house is designed to ensure full compliance with Approved Document M of the building regulations.

Notes:
All dimensions must be checked on site and not scaled from this drawing

Dwelling to comply with L1A building regulations as well as accredited construction details to table K1:

1. All lighting to be 100% low energy lighting.
2. Heating system to be fitted with an enhanced weather compensator and a delayed start thermostat.
3. Once construction has been completed, an air pressure test is to be taken and to acheive a result of 6.00 or less.
4. Doors to have a U-value of 1.60W/m²K or less.
4. Windows and roof lights to have a U value of 1.60W/m²K or less.
5. Ventilation system to have intermittent extract fans.
6. Time and temperature zone controls to be installed.
7. Radiators to be fitted as emitters.
8. Boiler to be minimum 89% SEDBUK SAP 2009.

2m 4m 6m 8m 10m 1:200
0,5 1m 1,5 2m 2,5 1:50
1m 2m 3m 4m 5m 1:100
0 200m 400m 600m 1:1250

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C	27.4.15	HIGHLIGHTED LEVELS TXT	CL
B	20.4.15	REVISED DRAWING	CL
A	9.1.15	B/C SE REV	CEC

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Client
Median Properties Ltd.

Job Title
New House at
SCHOOL APPROACH
FREDORA AVENUE
HAYES
UB4 8RH

Drawing Title
PROPOSED PLAN, ELEVATIONS & SECTION

Scale: 1:50 1:100	Paper Size: A1
Date: APR 2014	Drawn By: NRH

Job No	Drg No	Rev
2011215	102	C