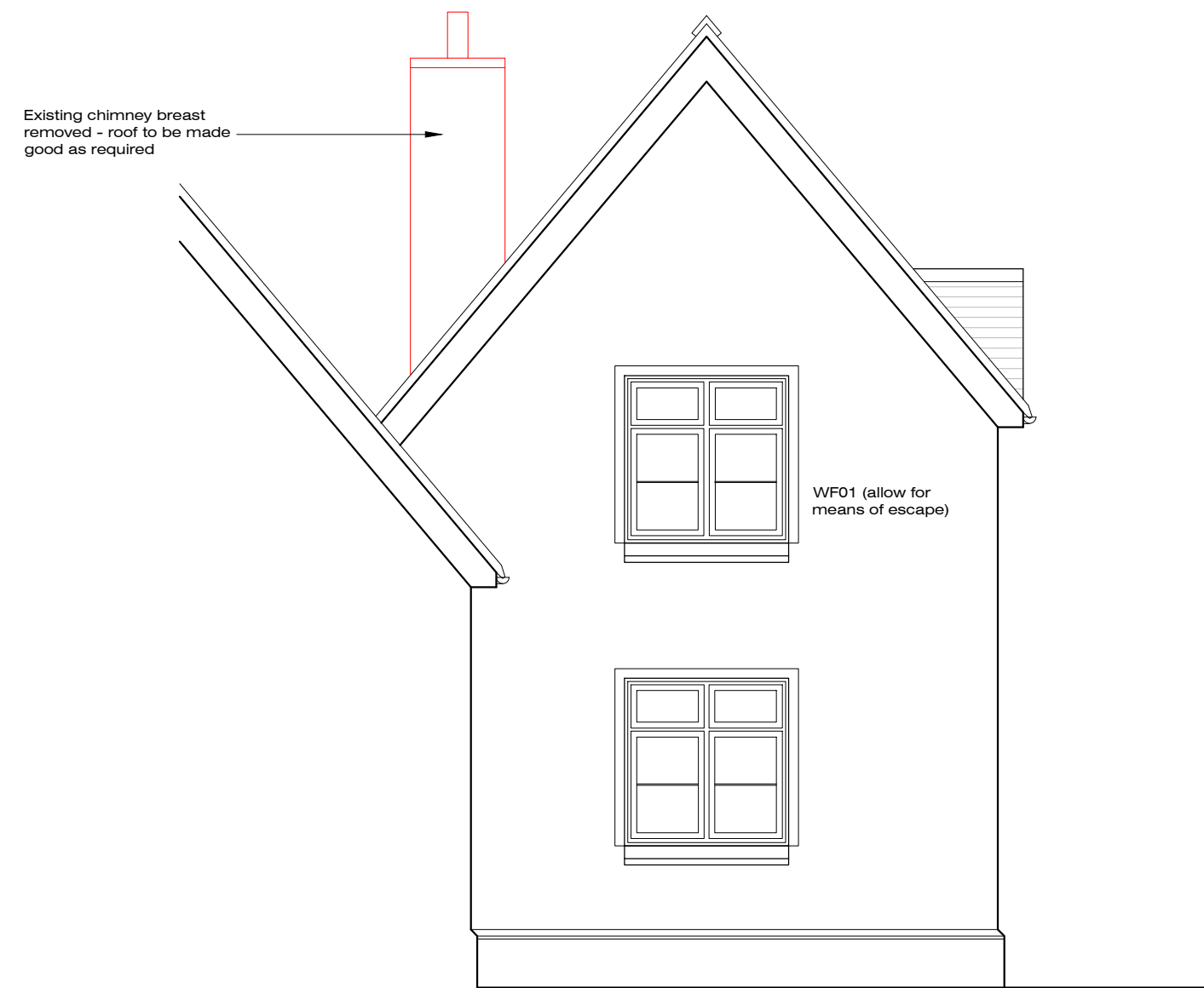




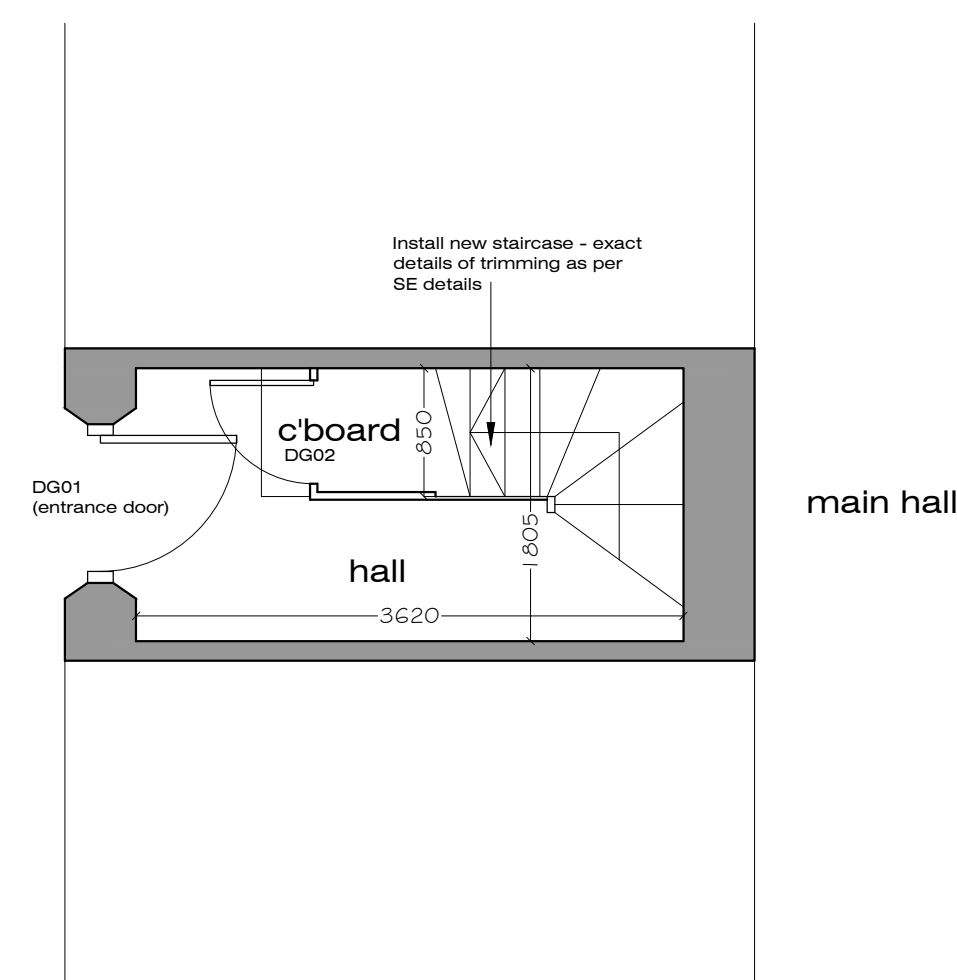
North-West Elevation - As Proposed



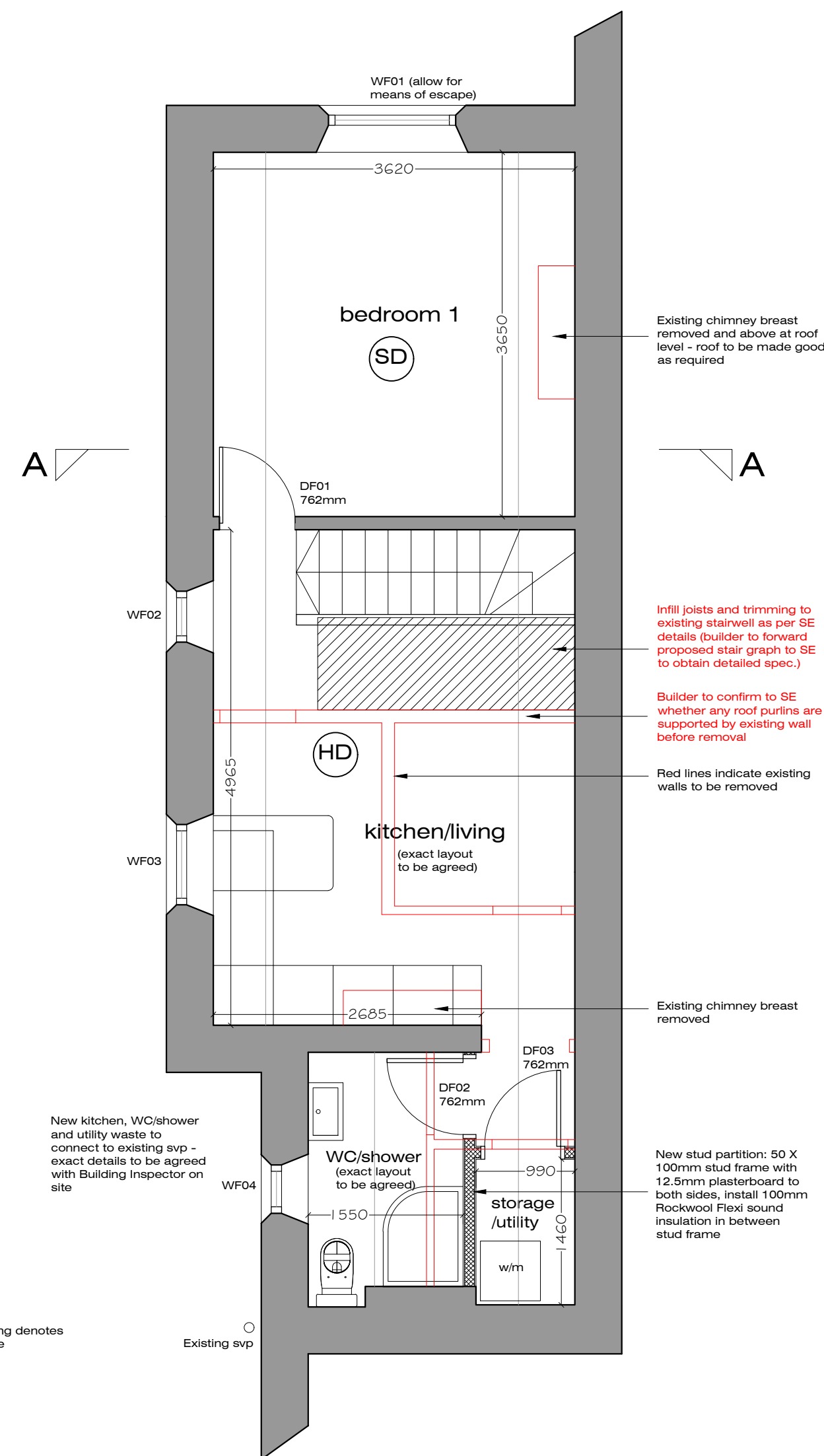
North-East Elevation - As Proposed

**Construction Notes:**

- No external windows will be timber double glazed glazed units. Provide total of 800mm<sup>2</sup> background ventilation via trickle vents per window. - All glazing of windows above FFL to be toughened safety glass and laminated and to be argon filled to achieve a min. U-value of 1.6W/m<sup>2</sup> or VER Band C or above. All safety glazing for doors to extend to the top of the door frame. - N.B Details for External Glazing (G) securely to be supplied to Building Inspector. Where indicated on plans allow for the escape of building vapour with a clear opening of 750mm x 450mm. Opening of window sill can be cut into the floor slab to allow for the escape of vapour. In the event of a window opening below 800mm from floor level, the sill must be cut into the floor slab to allow for the escape of vapour. - Building Inspector.
- Mechanical and heat detectors to be mains connected and interlinked with dwelling. All new electrical work to be designed, installed, inspected and tested in accordance with BS 7671:2001 (I.E.T. Wiring Regulations). All electrical works are to be designed, installed, inspected and tested under a suitable electrical self-certification scheme, or alternatively by a competent person. - The Building Inspector will require evidence that person to Building Control on completion of the works. 100% of light fittings to be provided with energy saving lamps with a luminous efficacy greater than 40 lumens/lamp per circuit-watt. Switches to be provided with a minimum of 1000 hours of life expectancy. - Minimum height of 450mm. - N.B Provide the Part P certificate for the installations for the warranty providers records.
- Mechanical ventilation to be 75mm traps for basin and shower waste - mechanical ventilation fan 10th sec with 15 minute overrun timer. - Mechanical ventilation fan to be installed and tested to be commissioned by installing engineer and a commissioning notice is to be provided to the Building Inspector. - Mechanical ventilation fan to be to 30th sec; or without cooker hood 60th sec. Air floor rates at all mechanical vents to be measured on site and a notice given to Building Inspector. - Mechanical ventilation to be installed in accordance with the maintenance instructions relating to the ventilation systems. - N.B Mechanical ventilation to duct to external air.
- All internal steps to be encased in at least 25mm min. mineral wool insulation. - All doors to be self-closing doors with sound insulation. - Hot water & heating details to be supplied to Building Control for approval. - Any un-vented hot water storage systems to have a thermostat control, and be connected to Building Control within 5 days of completion. - Temperature control device to be fitted to the hot water supply to the heating system. - All new and/or altered waste plumbing to comply with BS EN 12056. Exact Details to be agreed with Building Officer on site prior to the order and installation of any material.
- A pre-completion sound test will be required to dwelling and the test is to be completed by Building Control within 5 days of completion. - SAP calculations and water efficiency calculations to be supplied to Building Control for approval. - Stairs subject to Approved Document K and B85:95 - Any rise between floors to be 200mm or more. - Any rise between floors to be 200mm or more or any rise between 160mm and 200mm used with any going between floors to be 200mm or more. - Balusters to not allow an opening which will allow a 100mm sphere to pass through. - Minimum headroom to be 2000mm above centre of stairs.
- Dwellings to have installed a high-speed ready in building physical access system. - All structural details refer to Structural Engineers information. Information to be submitted to Building Inspector and approved prior to the order and installation of any material.
- All dimensions to be checked on site prior to the ordering and installation of all materials.



### Ground Floor Plan - As Proposed



First Floor Plan - As Proposed



Block Plan - As Proposed 1:500

|      |  |    |          |
|------|--|----|----------|
| A    | Issued for Construction                    | NJ | 04-12-24 |
| -    | Issued for building<br>regulation approval | NJ | 18-10-24 |
| Rev. |  | By | Date     |

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Client

Hedge End Town Council

|  |             |                 |          |
|--|-------------|-----------------|----------|
| Title<br>Plans and Elevations<br>- As Proposed |             |                 |          |
| Date July 24                                   |             | Drawn By NJ     |          |
| Job No.  | Drawing No. | Scale           | Revision |
| W24-013  | 501         | 1:50<br>/500@A1 | A        |