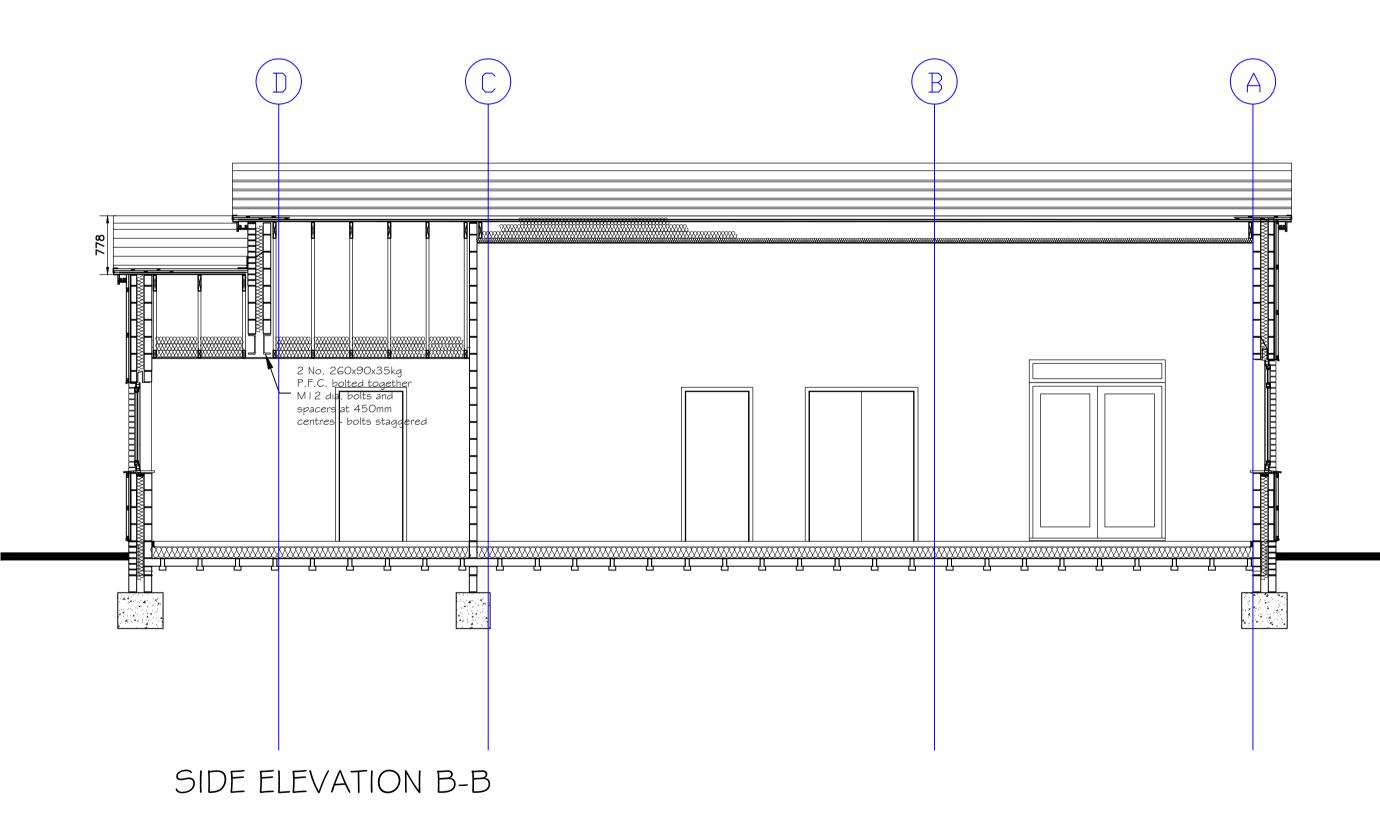


SIDE ELEVATION A-A



GENERAL:

All works to be carried out in accordance with the current Building Regulations and Codes of Practice, British Standards and NHBC Regulations and Premier Guarantee technical manual. Accredited Details should be used to prevent air leakage and cold bridging.

FOUNDATIONS (REFER TO STRUCTURAL ENGINEERS DETAILS):

Notwithstanding the representations on this drawing the foundations are to comply in all respects with the Building Regulations and to suit local site conditions.

Foundation depth \$ width in accordance with Structural Engineers details.

Refer to precast floor manufacturer for layout and details of suspended floor. Cranked ventilators to be positioned to give free path of air between opposite sides and all compartments equivalent to 1500mm2 per metre run of external wall. Cranked ventilators must not be positioned under beams or external door thresholds.

BELOW GROUND DRAINAGE:
FOR SURFACE AND FOUL WATER DRAINAGE LAYOUTS:
All to Approved Document H and subject to approval by Local

Authority Building Inspector.
Foul water to existing septic tank.

Surface water drains to be Hepsleve bedded in pea shingle to manufacturers specification laid to falls as indicated on site plan to a cellular storage system, with a filtration discharge rate of 51/s, along with permeable paving for access drive. Storage system to be a minimum of 5 metres from any building. All foul and surface water drains with 600mm or less ground cover to be encased in lean mix concrete.

GROUND FLOOR CONSTRUCTION:

75mm reinforced sand/cement screed on vapour control membrane over 150mm Eurothane GP PIR rigid floor insulation on 1200g polythene dpm dressed up wall, all over 5mm cement slurry over Rackham or equal precast beam \$\pm\$ block flooring system. Beam layout to specialist design. Beams to sit on continuous dpm.

25mm insulation to be returned up wall at perimeters. Floor construction to achieve a U value of O. I 2W/m²k. 225mm minimum void below floor, with vegetation layer removed and ground treated with weed killer. Cross ventilation via cranked telescopic vents.

Level threshold to main entrance doors in accordance with Part M of the Building Regulations.

EXTERNAL WALLS:

Generally 303 brick/block cavity wall comprising 103mm facing brick external skin, 100mm cavity fully filled with insulation (100 Xtratherm Cavitytherm or similar), 100mm fair-faced blockwork inner skin. Blockwork inner skin to have min. compressive strength 3.67 N/mm² (medium density block), refer to Structural engineers drawings for location of various block strengths. At external and internal; corners of cavity wall provide 300mm wide vertical dpc where insulation is either butt or mitred jointed. Mortar mix: M4 (1:1:6) above dpc, M6 (1:3) below dpc. Staifix HRT4 wall ties at 750mm horizontally and 450mm vertically at staggered centres. Spacing to be doubled up at all openings.

U value to achieve minimum O. I GW/m²K. Close cavities at reveals using Thermobate or equal insulated closers, windows/doors to overlap cavity by min 30mm. Close cavities at top of walls with flexible closers.

DPC AND FLASHINGS:

DPC set minimum 150mm above finished ground level. DPC to be PVC to BS 743 with 150mm lapped joints and to be lapped and continuous with the dpm.

Stepped or wrapped DPC locally at approach to Main Entrance.

Cavity trays over lintels and all openings and at all roof / wall

abutments.

Weep holes at 450mm ccs over lintels with a minimum of 2no

weepholes per opening.

Code 4 lead flashings, complete with cavity tray at all all abutments.

WINDOWS, DOORS AND LINTELS

Keystone Hi Therm or similar steel lintels with min 150mm bearing to engineers specification. Windows to be UPVC with 30mm overhang of window frame over the cavity. Windows to be generally 24mm (I 6mm gap) double glazed sealed units argon fill cavity U- value not greater than 1.4W/m2K to comply with Part LI Building Regulations. Glazing to comply with Part K4 of the Building Regulations. Ground floor windows and glazed external doors to be fitted with 6.4 Laminated Glass. Safety glass in accordance with BS6206 to be fitted within 800mm of finished floor and to 1500mm above finished floor to doors. Windows to give 1/20th floor area ventilation and incorporate trickle ventilation of 2500mm² per room. System I mechanical extract ventilation, Seal junction between external window cill \$ masonry, and between internal window cill and entire perimeter of frames internally \$ externally with silicone mastic.

External doors to have max U value of 1.8W/m²K.

INTERNAL WALLS & PARTITIONS:

Internal division walls to be either 100 blockwork as indicated on drawing and finished to match existing. Padstones as noted on Structural Engineers drawing.

PITCHED ROOF CONSTRUCTION:

Interlocking concrete tiles to match existing on 38 x 25mm treated SW battens to BS 5534 over Tyvek Supro underlay or similar approved on cut roof to Structural Engineers details. Proprietary hangers, anchors and fixings to be used in accordance with manufacturers instructions. Loose timbers supplied for structural use to be stress graded to BS 4978 and marked as such.

100x65 wall plates securely strapped to walls at maximum 2000mm ccs.

400 mm thick mineral wool insulation laid between and over ceiling joists, using I 00m Knauf Earthwool rafter roll between and 2 layers of I 50mm Knauf Earthwool rafter roll over Sloping ceilings to have I 40mm Celotex GA4000 insulation between rafters with 50mm GA4000 applied under rafter and finished with I 5mm plasterboard, and to maintain 50mm air gap between underside of roof finish and insulation. U value of 0.16

Ceilings to be 15mm plasterboard on resilient bars . Flashings \$ upstands, in code 4 lead

Eaves ventilation \$\psi\$ insulation restraining trays to be provided to give an equivalent of 10mm continuous perimeter ventilation and maintain 50mm clear air gap.

Vent tiles at high level at 1500 ccs to maintain cross ventilation.

FASCIA SOFFITE/GUTTERS:

All fascia, soffites/gutters to white PVCu, gutters to be 100mm half round deepflow with 68 downpipes.

TIMBER TREATMENT

All roof and carcassing timbers to be treated to British Standards for House Longhorn Beetle. Preservation treatment of timber to be applied in accordance with Regulation 7 of the approved document.

ABOVE GROUND DRAINAGE:

100mm dia waste to WC's. 38mm dia waste to sinks and baths 50mm to showers to a maximum run of 3 metres, 32mm dia waste to basins to maximum run of 1.7 metres, all to discharge via 75mm deep seal traps to 100mm dia soil/vent stack.

Over length runs to be increased to 50mm dia and 38mm dia respectively. All runs over maximum length to be vented. SVP to terminate I metre above eaves level or 900mm above any window opening. Where possible SVP's to be taken to a ridge vent tile.

All enclosing ducts are to be filled with Rockwool sound deadening quilt.

All above ground wastes to have rodding access at change of direction.

Upvc deepflow rainwater gutters and down pipes. Rodding eyes at base of downpipe with manholes at all changes of direction.

INTERNAL DOORS:

Door leaves to be 826mm wide except where shown. Minimum clear opening to be 775mm measured between stops, all doors to be imperial. Door sets to be sealed around perimeter with adjoining construction.

SERVICES:

Existing gas fired boiler with balanced flue and suitable wire guard externally feeding existing wet system radiators with individual thermostatic valves and room temperature controls, system to be extended with radiators/TRV to the hall, office, male/female and disabled cloakroom. Existing meeting room, kitchen radiators to be repositioned where required. Existing boiler to be checked and control's updated if required.

All gas installations to be undertaken by GAS SAFE registered sub-contractors.

Copy of the commissioning certificate for central heating installation to be submitted to the Building Control Office on completion.

All plumbing to be undertaken by registered sub-contractors.

Energy efficient lighting points to be provided in all rooms. All electrical installations to current edition of IEE regulations and in accordance with Part P (Electrical Safety) of the Building Regulations, covering the design, installation and testing by a competent person. If the electrical contractor is not registered on a competent person scheme, then first fix stage to be notified to Building Control for inspection. Test Certificate to BS767 I to be provided to Local Authority on completion

Provide the following to achieve a water consumption of no more than 125 Vperson/day, 6/4 litre dual -flush WC's,taps with 6l/m flow regulators on wash hand basins,8l/m for sinks, and showers with flow rate of 10 litres per minute, bath max. 185 litres to overflow and low water use washing machine (8.17 Vkilogram, dishwasher 1.25l/place setting. White goods to have a A+ rating. Installation for the provision of wholesome water and heated wholesome water to,any place where drinking water is drawn off, any washbasin,fixed bath or shower and sink in in the kitchen. The water is considered to be wholesome if it is provided by a statutory water undertaker or licensed water supplier or by a source complying with the Private water supply regulations 2009.

The person carrying out the works must give notice to the local authority, specifying the potential consumption of wholesome water using the water Efficiency Calculator for new dwellings. This notice no later than 5 days after the work has been completed.

The hot water supplies to incorporate measures to ensure that the temperature of the water does not exceed 48 degrees Celsius, using either in-line blenders or thermostatic mixing valves.

Carbon monoxide alarm to be fitted in the kitchen. Alarm complying with BS EN 50921:2001, type A alarm fixed wired with sensor failure warning device.

Provide external access point with a through wall duct to the network termination point within the office. Developer and broadband service provider to agree installation of external infrastructure from site boundary to access point, All to comply with AD part R

MECHANICAL VENTILATION:

Cloakroom/wc's and kitchen ventilation to be mechanically operated separately switched capable of extracting not less than 15 litres/sec operated intermittently and connected to the light switch. (internal bathroom to have light switch operated mech. extracts with ventilation rate of 3 air changes per hr and to have 15 minute overrun), background ventilation via window trickle vents/additional vents.

Fans and background ventilators should be a minimum of 500mm apart. All internal doors to be undercut with a minimum area of 7600mm2 (10mm cut to a 760door) above the final floor finish, or 20mm cut if no final floor finish has been fitted. Extract ducting to proprietary ridge vents /soffite or wall vents, refer to drawings for location.

FIRE PROTECTION:

Fire detection \$\psi\$ alarm system to be in accordance with BS 5839-6:2004 to at least Grade B Category LD3 standard Mains operated battery back-up smoke detectors to comply with BS 5839-1:2002 LD2 system. Any heat detector to be to BS5446-2:2003

FD30 door to be self closing and fitted with smoke seals. All elements of structure to achieve 60 minutes fire resistance.

Rev A: March 2021 — Structural information added
Rev P1: Dec 2020 — Preliminary issue

Notes.

All dimensions and levels on site are to be checked prior to commencement of work.

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SECURED BY DESIGN

1242: Issue 2.

External doors: All external doorset to be certificated to one of the following: PAS 24:2012 or designed and manufactured in accordance with Appendix B

Doorsets can satisfy Part Q providing they meet the following standards, STS 201 issue 5:2013, LPS 1175 issue 7:2010 security rating 2, STS202 issue 3:2011 burglary rating 2, LPS 2081 issue 1:2015 security rating B.

Locks to have one or both of the following attributes: a cylinder certificated to BS EN 1303 grade 5 key security and grade 0 attack resistance (min. requirement), including resistance to attack by drill to grade 2. Certification scheme to include assessment against General Vulnerability assessment contained within BS 3621. Following certification schemes currently recognised: BSI Kitemark and LPCB LPS

Multipoint locking systems to PAS 3621 or PAS 8621 or PAS 10621. If fitted with mortice lock to meet the following standard BS 3621 or BS 8621 or BS 10621. Hinges accessible from the outside will incorporate hinge bolts Glazing in doorsets to include one pane of class P1A glass in accordance with BS EN 356:2000. Glazed panels/ windows

adjacent to doors, manufactured separately from door frame

meet the same standard.

Doors to have viewer fitted between 1200mm and 1500mm from the bottom of the door and chain. Letter plate/ box aperture to be no larger than 260mm x 40mm and located min. 400mm from locks.

Windows: Ground floor and easily accessible windows to meet BS PAS 24:2012

Windows can satisfy Part Q providing they meet the following standards STS 204 issue 3:2012, LPS 1175 issue 7:2010 security rating 1, LPS 2081 issue 1:2015 security rating A Windows frames to be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions

Windows to meet requirements of Building Regulations with regard to safety glazing.

Movement joints

Movement joints and brick reinforcement in accordance with Structural Engineers drawings

External lighting: External lighting to illuminate all external doors, car parking areas and some footpaths leading to dwellings, use dedicated low energy lamp fittings with efficacy of greater than 40 Lumens per circuit watt. External lighting to be switched using a photo electric cell (dusk to dawn) with a manual override.

Internal lighting: 100% of fixed internal light fittings to be dedicated for use of energy efficient lamps.

FACILITIES FOR THE DISABLED

Front entrance doors to have proprietary mobility thresholds no higher than 15mm, with a level or ramped approach (1:12 max) to entrance. Principle entrance min 775mm min clear opening width, internal doors as indicated \$ subject to corridor widths. Facilities for the disabled including sanitary accomodation in compliance with Part M4 of Approved Documents. A landing should be provided between any ramped approach and level threshold. An external approach suitable for use by a disabled person should be between the main entrance door and a car parking space. The approach should have a firm and even surface with crossfalls of not greater than 1 in 40.

Switches and socket outlet positions to comply with Part M of the Building Regulations.

(To be set between 450mm and I 200mm above finished floor level) Socket outlets TV and BT points, Radiator controls to be set at a common height of between 450 and 600mm above finished floor level.

Door handles, switches, thermostats, door bells to be set at a common height of between 900 and 1200 above finished floor level.(not window ironmongery).

Consumer units to be set between 1350 and 1450 above

Project

Pavilion Extension Arborfield Park Swallowfield Road Arborfield, Berks.

Arborfield & Newlands
Parish Council

General Arrangement- Proposed
Sections A-A, B-B & Notes

Scale 1:50 Date Dec 2020



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Job **2527** Dwg. **12** A

CAD REF:PROJECTS CAD-REF