



SECTION A-A

#### GENERAL NOTES:

All dimensions and levels are to be checked on site prior to works commencing and any discrepancies reported to HSSP Architects immediately. All proposed levels are to be confirmed onsite and taken from the survey data.

All standards, specifications and details are to be fully compliant with the current building regulations and other associated legislation. All materials used must be suitably certified.

Contractor to confirm the location of the existing storm and foul drainage on site. All new storm and foul drainage is to connect to the existing. Drainage layout shown is indicative for the purpose of building regulation compliance. Contractor / client to confirm location of existing drainage on site and invert levels.

Please refer to the structural engineers detailed design for all works associated with the steelwork, foundation design and below ground drainage.

Mechanical extract to be in accordance with approved document F and M&E engineers details and specification. Ventilation extract locations through the fabric are indicative only and any penetrations through the roof and facade must be kept to a minimum and agreed on site prior to works commencing.

Details of the heating system to be confirmed and submitted by the contractor prior to issue of the 'as built' SAP and EPC. Details of the heating system to be confirmed and submitted to the Local Authority a minimum of 5 days prior to completion.

All smoke and heat detectors to be mains operated with battery back-up to BS5446-1 and 2. They should be located a minimum of 300mm away from light fittings or any vertical surfaces.

To be read in conjunction with the following drawings:

8219 04 01 - 10 inclusive & the structural and M&E engineers drawing / spec packages

#### MATERIALS & WORKMANSHIP

To be in accordance with Regulation 7, building work must be carried out in a workmanlike manner using adequate and proper materials which are appropriate for the circumstances used, adequately mixed or prepared and applied/ fixed / used so as adequately to perform the functions for which they're designed.

The Construction Products Regulation requires that construction products that are covered by a harmonised European product standard or conform to a European Technical Assessment should normally have CE marking.

When using materials, the following can be used as a means to determine the materials suitability:

- CE marking under the Construction Products Regulation
- CE marking under other EU directives and regulations
- British & European Standards
- Other national and international technical specifications Independent Certification Schemes
- Tests and calculations
- Past Experience

In determining the adequacy of workmanship, the following is applicable:

- CE marking - A material with CE marking is likely to have workmanship specified in the relevant European Technical Assessment.
- British Standards or other appropriate technical specifications
- Independent Certification Schemes
- Management Systems
- Past Experience
- Testing

Building Work:

To be in accordance with Regulation 3 and 4 of the Building Regulations. Building work should be carried out in such a way that, when work is complete, the work and building comply with the building regulations.

Energy Efficiency Requirements:

In accordance with Part 6 of the Building Regulations, If a building is extended or renovated, the energy efficiency of the existing building or part of it may need to be upgraded, at present this is to be via improved loft insulation, LED lighting throughout and new ASHP

Notification of Work:

Building work is to be notified to the local authority building control body unless the works are self-certified by a registered competent person or third party or the work is exempt from the need to notify by regulation 12(6A) of, or schedule 4 to, the Building Regulations.

Responsibility for Compliance:

People who are responsible for the building work must ensure that the work complies with all applicable requirements of the Building Regulations. The building owner may also be responsible and should the work not comply with the Building Regulations, the building owner may be served with an enforcement notice.

#### WORKS TO EXISTING BUILDINGS

Contractor must carryout his statutory requirements under the Construction (Design and Management) Regulations.

All work shall comply with the relevant Building Regulations, and the contractor shall provide the necessary notice to the Building Inspector for inspection at the required stages.

All dimensions are to be checked by the contractor on site before work commences.

Turf and other vegetable matter to be removed from the ground to be covered by building to a sufficient depth (150mm min.) to prevent growth later.

All building work is to be carried out with proper materials appropriate for the circumstances in a workmanlike manner.

Contractor shall incorporate Accredited Construction Details (where applicable) as specified in SAP Build Standards. A signed copy of each ACD will be required upon issuing the final certificates. Failure to work to ACD's and other specified details will risk the project not complying with Part L, and so incur further costs.

Contractor to expose/check existing foundations where necessary to determine their suitability to carry any extra load, and to agree any additional work required with the Building Inspector.

Contractor to check existing walls and verify whether they are load-bearing before removing/altering, and taking appropriate precautions.

Contractor to check existing structure where opened for any evidence of decay from fungal and insect attack, and inform client of any additional work required.

#### DEMOLITION

All demolition must be carried out in accordance with the Construction Design and Management Regulations. Any work involving the disturbance and/or removal of any Asbestos material must be notified and strictly carried out in accordance with HSE procedures and Codes of Practice.

#### REMEDIAL WORK

Any additional rebuilding which may be considered necessary but is not indicated on the drawings or specifications, please consult the Local Authority before carrying out the work.

Weathered brickwork to be replaced and weathered joints raked out and re-pointed with a suitable mortar.

All existing timbers to be inspected for woodworm and rot and replaced or treated by approved specialist.

All existing external and internal ground floor walls to have a silicone injected damp proof course by approved specialist if no DPC is present.

#### ELECTRICAL WORK

Small power to be designed by the contractor and approved by the client.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person qualified to do so, and an appropriate BS7671 electrical installation certificate issued on completion.

Note:  
Electrical cables give off heat when in use and special precautions may be required when they are covered by thermally insulating materials. See BRE BR 262, Thermal Insulation; avoiding risks. section 2.3

#### EXTERNAL LIGHTING

Where fixed external lighting is installed, all lamps to be compact fluorescent and automatically controlled so as to switch off when daylight is sufficient and to have the following characteristics either;

- lamp capacity not greater than 100 lamp-watts per light fitting and all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied.

#### INTERNAL LIGHTING - 100% Fixed Fittings Energy Saving

In areas affected by building work, 100% of light fittings to be low energy.

Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens. eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy).

Fittings are to be agreed with Building Inspector.

#### VENTILATION - SYSTEM 4

Continuous mechanical supply and extract with heat recovery (MVHR system)

Refer to Approved Document Part F section F1 page 29 Note: System operates at peak efficiency for air permeabilities of less than 3 m3/h/(h.m3) at 50Pa

General Principles:  
System to be designed by 3rd party specialists to achieve Total Building Ventilation rate of <Value> (ref table 5.1b)

Note: Background Ventilators are NOT to be used with an MVHR system

Purge Ventilation to all habitable rooms may be achieved by a window or door on the external wall where the openable area is 1/50 of the room area [this may be split over several orifices. Note: A habitable room with no openings on the external walls may be purge ventilated through another room or conservatory.

Ensure good Air Transfer throughout the dwelling by undercutting all internal doors to an area equivalent 7600mm2 (eg. An undercut of 10mm above floor finishes)

Extract "High" Rates	
Kitchens	- 13 l/s
Utility Rooms	- 8 l/s
Bathroom	- 8 l/s
Sanitary Accommodation	- 6 l/s

system must provide sufficient airflow during cooking with fossil fuels to avoid the buildup of combustion products.

#### AIR SOURCE HEAT PUMP

Details of the heating system to be confirmed and submitted by the contractor to the Local Authority and the Energy Assessor a minimum of 5 days prior to completion to facilitate issue of the 'as built' SAP and EPC.

New air source heat pump, (minimum 250% CoP; refer to SAP Assessment for specific CoP) linked to Exchange Tank and distributed to manifold system. Distribution to individual radiators

#### Heating Control systems

- Time and Temp zone controls
- Immersion heater (If required, TBC)

HSSP Architects Limited Drawings show indicative gneeral arrangements; Installation to be fully detailed, specified, designed and undertaken by an accredited MCS installer

#### MANDATORY WATER EFFICIENCY COMPLIANCE

Part G2 will be satisfied if it can be demonstrated that the estimated consumption of wholesome water (Potable water as described under Water Supply (Water Quality) Regulations 2000 (SI 2000/3184) or Private Water Supplies Regulation 2009 (SI 2009/3101) ) in both hot and cold water applications does not exceed 125 litres per person per day

#### Primary Approach

Compliance can be demonstrated by an approved calculation methodology as described in Part G (2015) of the Approved Documents, Appendix A, pages 36 - 44

#### Alternative Approach

Compliance may be demonstrated via the "fittings approach". It must be demonstrated and recorded that each fitting is subject to the following limits set out in the table below.

Maximum Fittings Consumption	
Water Fitting	Maximum Consumption
WC	6/4 litres dual flush or 4.5 litres single flush
Shower	10 l/min
Bath	185 litres
Basin taps	6 l/min
Sink taps	8 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram

#### HOT WATER SUPPLY AND SYSTEM

The hot water temperature to the bath should be limited to 48 degrees by use of an in-line blending valve or similar, with a maximum temperature stop and a suitable arrangement of pipework.

SEE 8219 04 04 for continuation of notes.

To be read in conjunction with 8219 04 01/02/03/04/05/06/07/08/09/10.

B - 05.04.2023 - revisions in line with meeting with client  
A - 19.07.2022 - amendments as a result of design coordination

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Revision Notes.  
Drawing Status.

**INFORMATION**

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Title:  
Section A-A

Scale: 1:50 1:20 @ A1	Drawn: PJB	Checked:	Date: 20/05/2022
Drawing No: 8219 04 03	Revision: B		

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