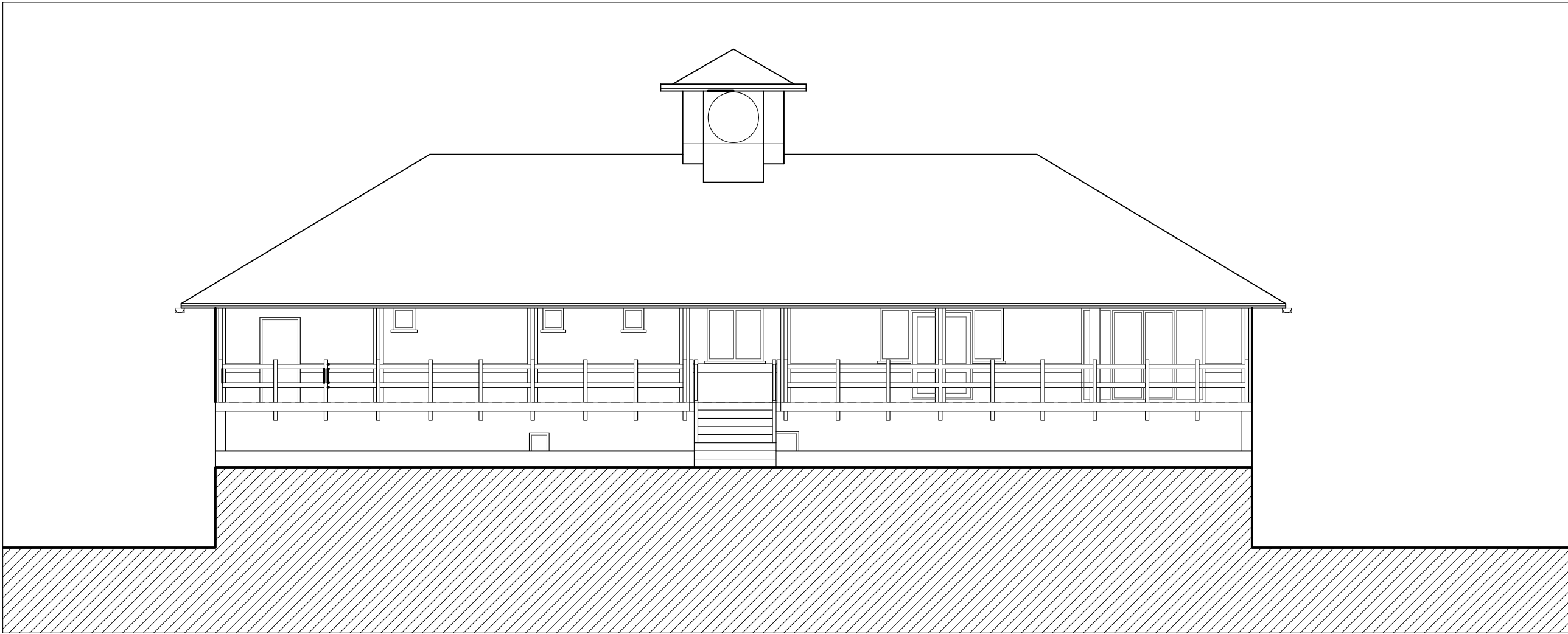


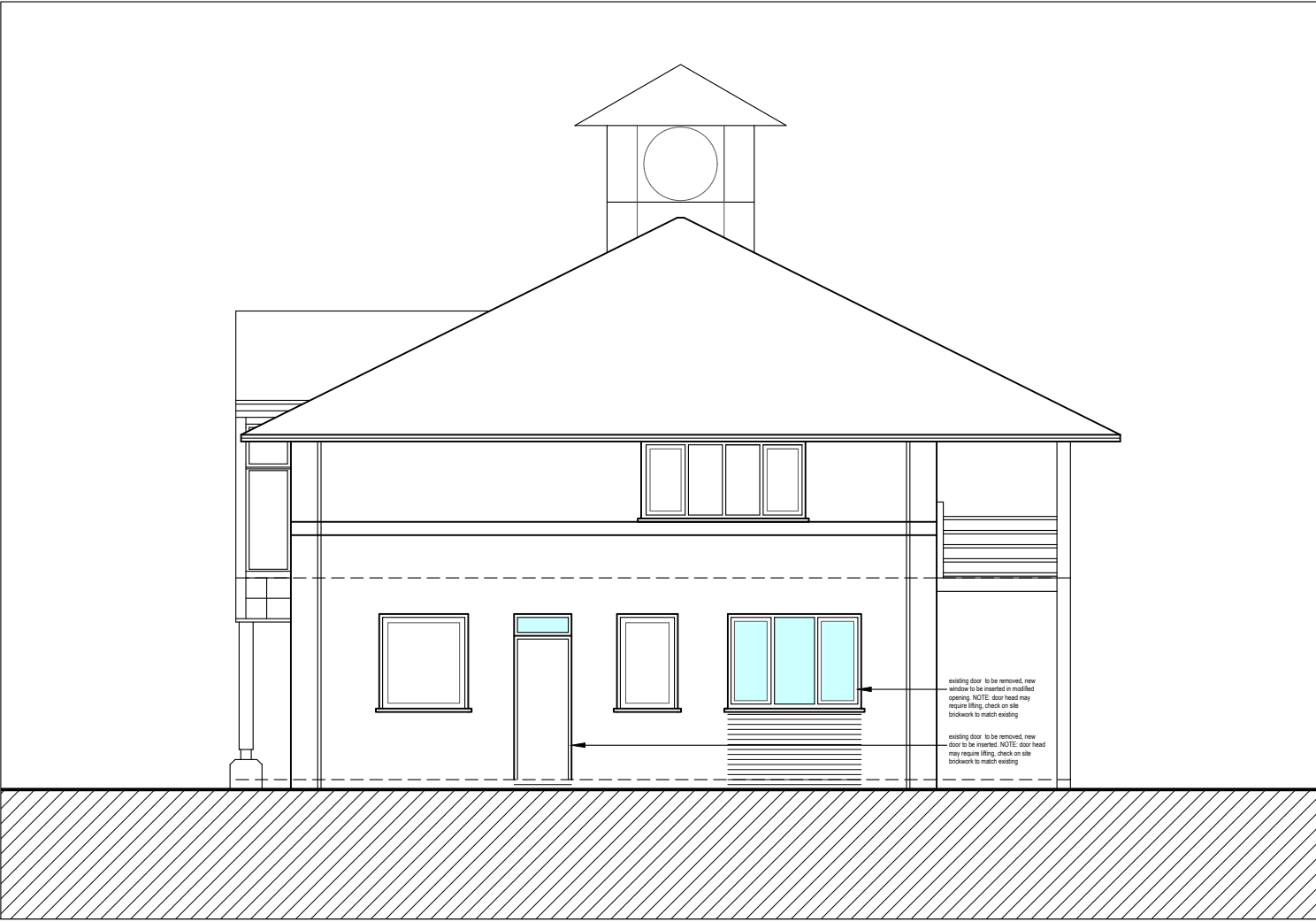
PROPOSED SIDE (south east) ELEVATION Scale 1:100



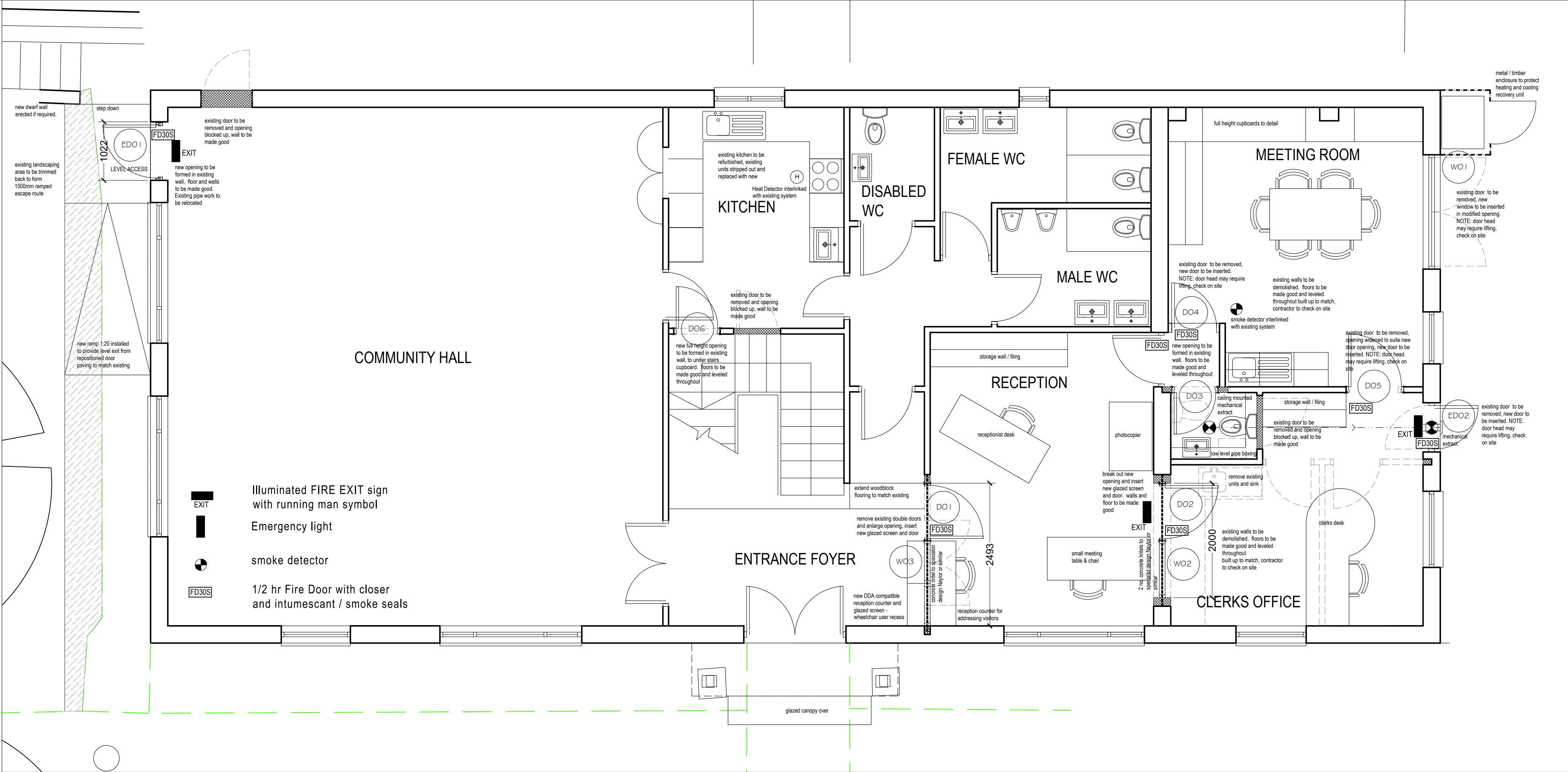
PROPOSED REAR (south west) ELEVATION Scale 1:100



PROPOSED FRONT (north east) ELEVATION Scale 1:100



PROPOSED SIDE (north west) ELEVATION Scale 1:100



PROPOSED GROUND FLOOR PLAN Scale 1:50

GENERAL NOTES - Work to Existing Buildings
Contractor must carry out 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/stone to be replaced and weathered joints raked out and repointed 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.

WINDOWS & DOORS
All windows and doors to be aluminium and double glazed with sealed units having a minimum 20mm argon filled air gap and soft coat Low E glass. All frames are to be sealed around the perimeter both internally and externally.
Windows to achieve U-value 1.6W/m²K
Doors to achieve U-value 1.6W/m²K
All glazed doors, side panels and windows in critical locations as defined under the Building regulations, to have laminated safety glass to BS 6262 part 4 2005 and to BS 6206/ BS EN 12600

SECURITY & SAFETY
Ground floor and other easily accessible windows should be secure windows in accordance with PAS24:2012 (alternative similar or better standards outlined in Part Q1 of UK Building Regs). The same windows should also have key-operated locking, except where the window forms an escape route from a first floor bedroom. In this case the outer pane should be 6.4mm laminated glass and no locking handle fitted.
First floor windows to bedrooms should have an opening casement fitted with egress hinges giving at least 0.33m² (450x750mm) clear escape route. The bottom of the opening being no higher than 1100 mm from the finished floor level.
Where opening lights open over pathways, restrictors are to be fitted.
Air transfer between rooms to be provided by undercutting doors by 10mm clear of floor finish.
Window manufacturer to assess handing and note the sizes given are actual brickwork opening sizes and should allow approx 10mm tolerance to structural opening.
Main entrance door to provide way of seeing callers by either a door viewer or an area of clear glazing within the door or adjacent to the doorset. Doorset to provide door chain or door limiter.
All easily accessible doorsets that provide access into a dwelling or a building containing a dwelling should be secure doorsets in accordance with PAS24:2012 (alternative similar or better standards outlined in Part Q1 of UK Building Regs).

STRUCTURAL STEELWORK
Fabrication of steelwork to be in accordance with BS 5950 Part 2. All steelwork to be to engineers specifications and of grade 43. Steelwork to be shot blasted and treated with suitable primer.
All steelwork to be to engineers specifications
Contractor responsible for the erection of steelwork to ensure the stability of the structure at all times during erection, and for any temporary bracing and struts required.
Appropriate blue brick padstones are to be provided with a minimum beam bearing of 100mm.

CENTRAL HEATING SYSTEM
Ensure gas boiler is correct efficiency required by SAP spec as per SEDBUK 2009 standard (not SEDBUK 2005)

PART G2 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	Maximum Consumption
WC	84 litres dual flush or 4.5 litres single flush
Basin taps	6 l/min
Sink taps	8 l/min

FIRE STRATEGY FOR COMMERCIAL PREMISES

Detection
Fire Detection and Alarm systems to be designed & installed to meet criteria laid out in BS 5839 Pt1:2013

Signage
All Emergency Escape signage to be designed by specialists and fitted in order to satisfy the criteria laid out in BS 5499 Pt4:2013

Lighting
Emergency Lighting to be supplied and fitted in accordance with requirements laid out in BS 5266 Pt1:2011 and included to all open plan areas over 60m², all windowless area and to toilet accommodation if greater than 8m². In addition, the escape route should be illuminated to facilitate safe egress.

Fire Fighting Equipment
Fire Extinguishers to be supplied to meet the requirements laid out in BS EN3 and BS 7863

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-watt 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.

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.
or
- lamp efficacy greater than 45 lumens per circuit-watt and light fittings controllable manually by occupants.

PART M - ACCESS TO AND USE OF BUILDINGS
Provide disabled threshold and level access to front door from parking area, gradient not to exceed not to exceed 1:20. Paths to be not less than 900mm wide.
Main entrance door must provide min clear opening width of 800mm between face of open door and face of stop. Depending on type of door to be fitted, contractor must check overall opening dimension required to achieve this.
NOTE: timber mobility frames usually require a 932mm overall opening, and PVCu 1023mm. Rear door to be 910mm overall opening, unless used as principal entrance.
Surface to be firm and even and any path to be not less than 900mm wide.
Ground floor internal doors are to be 838mm wide, and first floor doors may be 762mm wide. Ground floor WC must have an unobstructed clearance of 1000mm wide and 750mm deep in front of the WC pan, with an outward opening door.
Electrical sockets/switches and consumer units to be positioned between 450 and 1200mm from the finished floor.

ELECTRICAL WORK
All electrical work in notifiable areas to be carried out by a competent person registered with a Part P (P1) compliant scheme. Electrical certificate to be submitted to building control on completion of works.

PART R - HIGH SPEED COMMUNICATIONS INFRASTRUCTURE
Provide infrastructure to allow for future connection to High-Speed Electronic Communications Networks. At least one network termination point should be identified within each dwelling or building unit. Suitable ducting should be provided to connect all such network termination points to an appropriate access point most likely on external wall.
Exceptions are:
- Isolated buildings where it is unlikely that physical connection to networks can be made
- Where listed or planning status preclude

Additional Information Checklist			
The additional information below can be found in the Information package which is to be read in conjunction with this drawing package.			
SAP/SBEM Calculations	Additional Information can be found in the construction information package	✓	
Water Efficiency Calculations.	Additional Information can be found in the construction information package	✓	
Structural Design & Calculations	Additional Information can be found in the construction information package	✓	
CDM Regulation compliance	Additional Information can be found in the construction information package	✓	
Accredited Construction Details	Additional Information can be found in the construction information package	✓	
RobustDetails Party Wall Details			

COPYRIGHT NOTICE:
This drawing is the copyright of the Architects and may not be reproduced or used except by written permission.

© Crown copyright and database right(2014) Ordnance Survey licence number 100047514

Notes
This drawing is to be read in conjunction with all relevant drawings and specifications.
Do not scale from this drawing. Use figure dimensions only. All details and dimensions to be checked on site. All levels and dimensions are to be checked by the contractor on site before work commences.
Responsibility cannot be accepted for alterations or deviations from the design without prior acknowledgment of HSSP Architects Ltd.
Copyright reserved. This drawing may only be used for the client and location specified in the title block. It may not be copied or distributed to any other third party without prior written consent from HSSP Architects Ltd.
Prior to any work commencing on site, the engineer is to be contacted regarding the current status, revision or regulatory approval of the drawing.
All work is to be done in accordance with the Building Regulations and all relevant standards as indicated on these drawings. All workmanship and materials to be to the best of their respective kind and all best practicable of the appropriate British Standard Code of Practice. All relevant dimensions and levels to be maintained or checked and verified on site before specific areas of work are commenced.
This drawing is to be read in conjunction with relevant specifications/engineers requirements and structural engineers design.

NOTE:
DRAWINGS TO BE READ IN CONJUNCTION WITH ALL HSSP DRAWINGS AND CONSULTANTS INFORMATION

T1 090518 SS Issued for Tender

Rev. Date. Drawn.

hssp architects

Pera Innovation Park, Nottingham Road
Milton Mowbray, LE13 0PB

Telephone: 01664 563 288 Fax: 01664 503 360
E-Mail: info@hssparchitects.co.uk Web: www.hssparchitects.co.uk

Project:
Alterations and Refurbishment of
Park House
Stanford Street, Glenfield
For Glenfield Parish Council

Title:
TENDER - Plan and Elevations

Scale: varies Drawing: SG Checked: NC Date: February '18
Drawing No: 7406-05-021 Revision: T1

HSSP AT