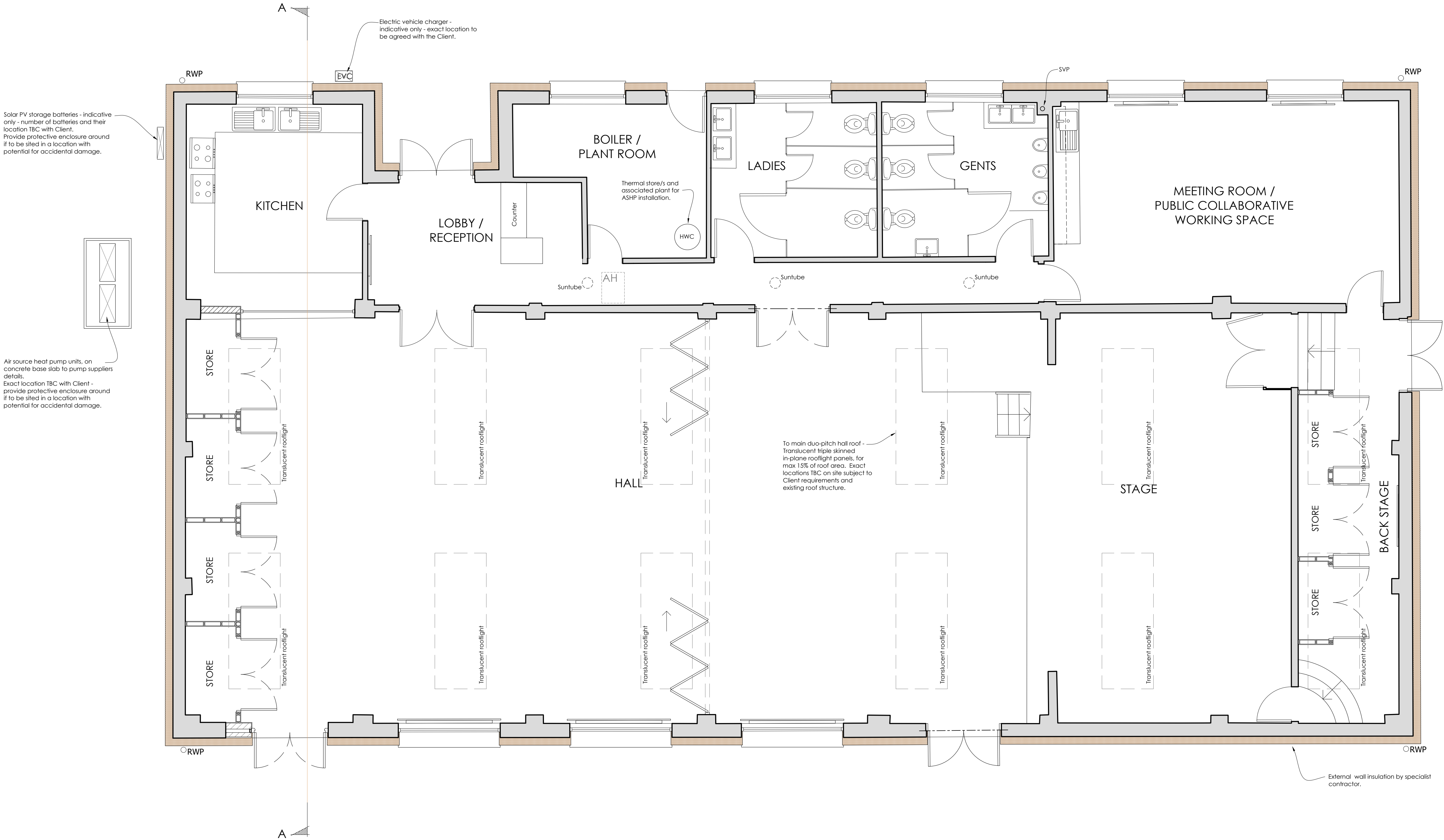
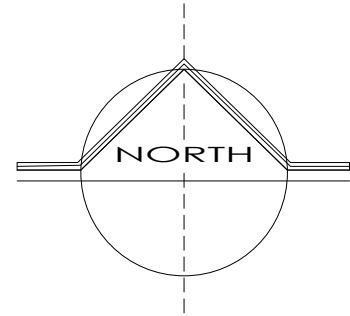


THE INFORMATION ON THESE DRAWING'S ARE FOR BUILDING REGULATIONS APPROVAL ONLY. NOT ALL CONSTRUCTION INFORMATION IS SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH GOOD WORKING PRACTICES & MANUFACTURES INSTRUCTIONS. SHOULD ANY PROBLEMS ARISE ARK IS TO BE CONTACTED IMMEDIATELY.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS AND DETAILS PREPARED BY THE CONSULTANTS, SPECIALIST SUB-CONTRACTORS AND EQUIPMENT SUPPLIERS ENGAGED IN THIS PROJECT. ALL STRUCTURAL TIMBER WORKS TO BE CARRIED OUT FOLLOWING THE GUIDANCE OF THE TRADA TIMBER FRAME CONSTRUCTION MANUAL.

ASBESTOS.
PRIOR TO WORKS COMMENCING ON SITE THE BUILDING OWNER IS TO ARRANGE FOR A TYPE 3 ASBESTOS SURVEY TO BE CARRIED OUT TO ESTABLISH THE PRESENCE OF ASBESTOS.
THIS SURVEY WILL HAVE TO BE CARRIED OUT BY A BOHS P402 APPROVED ASBESTOS SURVEYOR.
CONSTRUCTION WORKS CANNOT COMMENCE ON AREAS CONTAINING ASBESTOS UNTIL THE ACM'S ARE REMOVED BY A CONTRACTOR LICENSED BY THE HSE UNDER CONTROLLED CONDITIONS.



PROPOSED FLOOR PLAN 1 : 50

GENERAL NOTES

This drawing is copyright and may not be copied, altered or used for any purposes other than that for which it is issued. ARK grant a licence for the client to copy this drawing for the purpose of this project only (excluding any extension of the project). Do not scale for construction purposes.
Contractor to check all dimensions on site prior to the commencement of work. Any discrepancies should be reported to ARK.
All work to be carried out to Local Authority approval.
All work to be carried out in full compliance with current HSE regulations.
All work methods and materials are to comply with relevant British Standards, approved codes of practice and manufacturer's instructions.
© ARK SUSTAINABLE ARCHITECTURE LTD 2023

REVISIONS

REV. DATE DESCRIPTION

REV. DATE DESCRIPTION



CLIENT
ST NEWLYN EAST VILLAGE HALL

PROJECT DESCRIPTION
REFURBISHMENT WORKS

DATE
11.12.2023

DRAWN
RC

LOCATION
**NEEHAM ROAD,
ST NEWLYN EAST, TR8 5LE.**

DRAWING TITLE
**PROPOSED FLOOR PLAN
(SOLAR & HEAT)**

SCALE
As Noted @A1

STAGE
TENDER

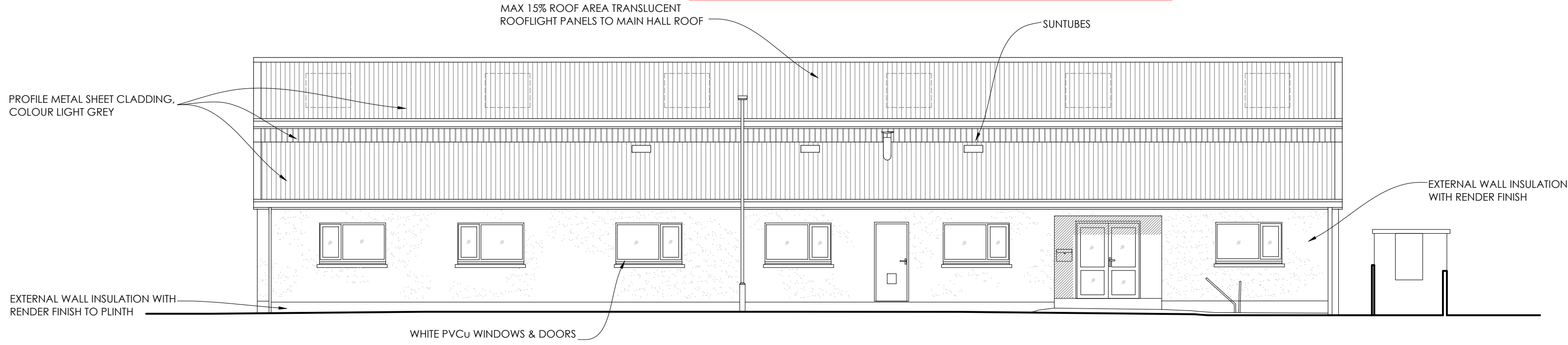
DRAWING NO. REV.
TS 22 -



THE INFORMATION ON THESE DRAWING'S ARE FOR BUILDING REGULATIONS APPROVAL ONLY. NOT ALL CONSTRUCTION INFORMATION IS SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH GOOD WORKING PRACTICES & MANUFACTURES INSTRUCTIONS. SHOULD ANY PROBLEMS ARISE ARK IS TO BE CONTACTED IMMEDIATELY.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS AND DETAILS PREPARED BY THE CONSULTANTS, SPECIALIST SUB-CONTRACTORS AND EQUIPMENT SUPPLIERS ENGAGED IN THIS PROJECT. ALL STRUCTURAL TIMBER WORKS TO BE CARRIED OUT FOLLOWING THE GUIDANCE OF THE TRADA TIMBER FRAME CONSTRUCTION MANUAL.

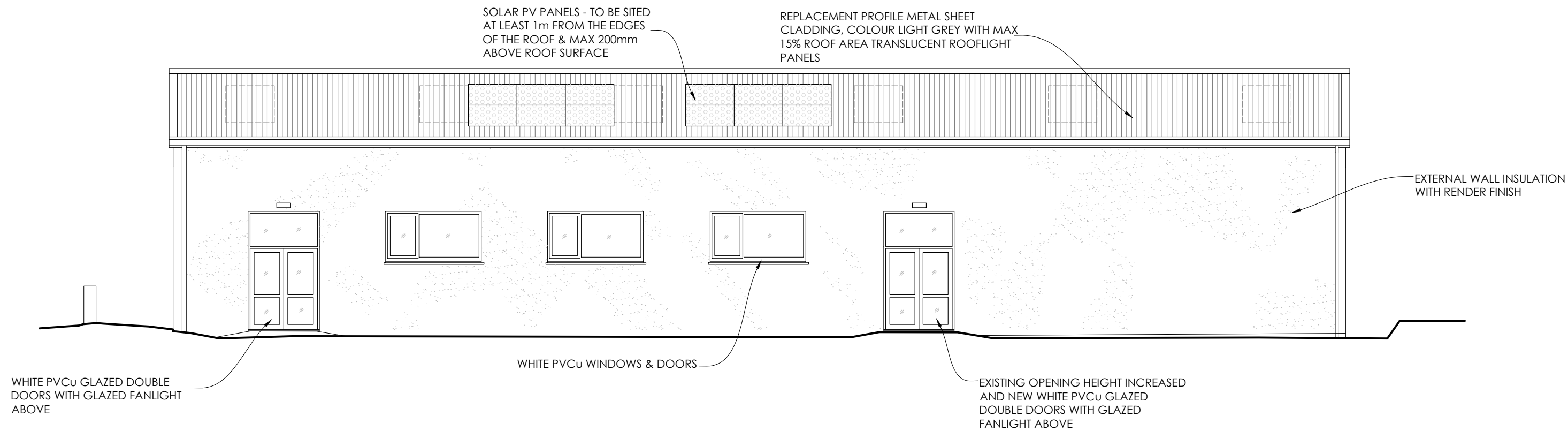
ASBESTOS.
PRIOR TO WORKS COMMENCING ON SITE THE BUILDING OWNER IS TO ARRANGE FOR A TYPE 3 ASBESTOS SURVEY TO BE CARRIED OUT TO ESTABLISH THE PRESENCE OF ASBESTOS.
THIS SURVEY WILL HAVE TO BE CARRIED OUT BY A BOHS P402 APPROVED ASBESTOS SURVEYOR.
CONSTRUCTION WORKS CANNOT COMMENCE ON AREAS CONTAINING ASBESTOS UNTIL THE ACM'S ARE REMOVED BY A CONTRACTOR LICENSED BY THE HSE UNDER CONTROLLED CONDITIONS.



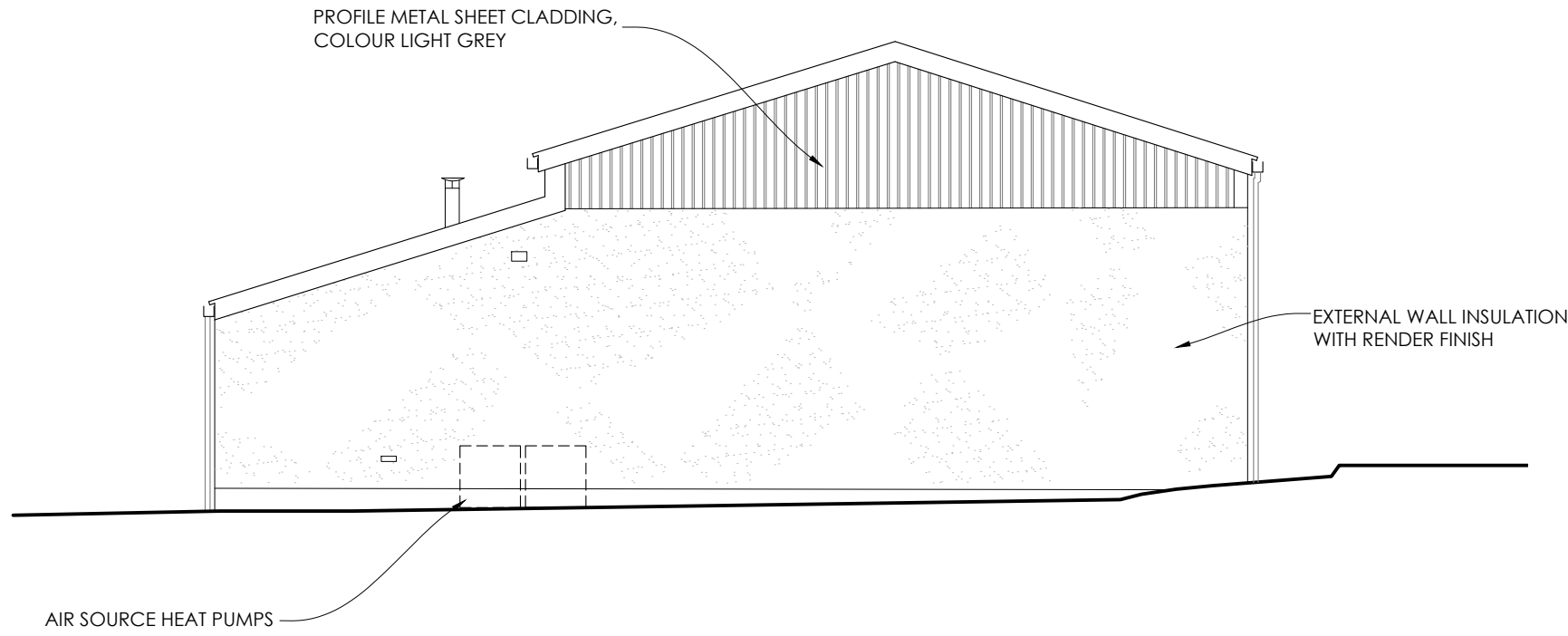
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

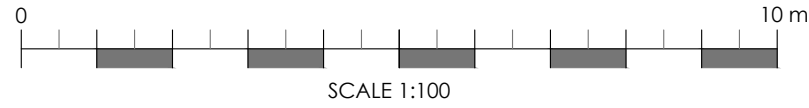
GENERAL NOTES

This drawing is copyright and may not be copied, altered or used for any purposes other than that for which it is issued. ARK grant a licence for the client to copy this drawing for the purpose of this project only (excluding any extension of the project). Do not scale for construction purposes.
Contractor to check all dimensions on site prior to the commencement of work. Any discrepancies should be reported to ARK.
All work to be carried out to Local Authority approval.
All work to be carried out in full compliance with current HSE regulations.
All work methods and materials are to comply with relevant British Standards, approved codes of practice and manufacturer's instructions.
© ARK SUSTAINABLE ARCHITECTURE LTD 2023

REVISIONS

REV.	DATE	DESCRIPTION
00	00/00/00	

REV.	DATE	DESCRIPTION
00	00/00/00	



CLIENT
ST NEWLYN EAST VILLAGE HALL

PROJECT DESCRIPTION
REFURBISHMENT WORKS

DATE
11.12.2023

DRAWN
RC

LOCATION
**NEEHAM ROAD,
ST NEWLYN EAST, TR8 5LE.**

DRAWING TITLE
**PROPOSED ELEVATIONS
(SOLAR & HEAT)**

SCALE
As Noted @A1

STAGE
TENDER

DRAWING NO. REV.
TS 23 -



GENERAL NOTES:

MATERIALS AND WORKMANSHIP:

Building work is to be carried out with adequate & proper materials which are appropriate for the circumstances in which they are used; are adequately mixed or prepared; and which are applied, used or fixed so as adequately to perform the functions for which they are designed; and all in a workmanlike manner. For interpretation of the above refer to the Approved Document Reg 7 Building Regulations 2000.

LIMITING THERMAL BRIDGING & AIR LEAKAGE:

The construction should be carried out to ensure that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements, and at the edges of elements.

The Contractor is to obtain a copy of the Accredited Construction Details for Part I published on the planning portal which have been developed to assist the contractor to achieve the performance standards required to demonstrate compliance with the energy efficiency requirements of the Building Regulations.

Additional details are also provided by the Energy Savings Trust known as Enhanced Construction Details which give improved performance beyond the basic requirements. It is recommended that the Contractor obtains copies of these details and familiarises himself with the techniques to improve construction.

ELECTRICAL INSTALLATION:

The design, installation, inspection & testing of the low voltage & extra-low voltage electrical supply is to be carried out by an NICEIC Registered Contractor (the contractor).

Prior to commencing with the design the Contractor is to provide the person ordering the work with evidence of their registration.

Following completion of the works the Contractor is to provide a Building Regulation self-certification certificate to the person ordering the work, and to supply a copy of the certificate to the Building Control Body.

Building Control.

The Contractor should also provide the person ordering the work with a duly completed electrical installation certificate similar to the model in the current edition of BS 7671 "Requirements for Electrical Installations. The IEE Wiring Regulations".

HEATING & HOT WATER SYSTEM:

Heating - the property is to be heated via **Air Source Heat Pump/s**, sized for the volume of the building and its fabric's thermal losses. Heat pump, heating system and hot water system to be designed, supplied & installed by a specialist.

The heating distribution is to be via high performance pressed steel radiators - low surface temperature items. Radiators to be designed to suit the volume to be heated and the thermal losses of the fabric of the building. Heating system designed supplied and installed by a specialist supplier/installer.

The heating pump to be located in the heated space of the building.

The heating controls to be time, temperature and zone controls.

Hot water - A hot water cylinder / thermal store (sized by specialist installer/supplier) with 80mm depth insulation to the cylinder. Independent timer controls for the cylinder. Cylinder to have a thermostat, and be located in the heated space of the building, and with fully insulated primary pipework.

On completion of the installation the installer should provide the Building Control Officer a notice confirming that all fixed

building services have been commissioned in accordance with the manufacturers requirements. All maintenance manuals and operating instructions are to be provided to the end users.

INSULATION TO PIPEWORK:

- Primary circulation pipes for heating and hot water circuits should be insulated wherever they pass outside the heated living space or through voids which communicate with and are ventilated from unheated spaces.
- Primary circulation pipes for domestic hot water circuits should be insulated throughout their length, subject only to practical constraints imposed by the need to penetrate joints and other structural elements.
- All pipes connected to hot water storage vessels, including the vent pipe, should be insulated for at least 1 metre from their points of connection to the cylinder (or they should be insulated up to the point where they become concealed).
- If secondary circulation is used, all pipes kept hot by that circulation should be insulated.

FIXED SERVICES:

All fixed services to be carried out in accordance works by a member of the relevant Competent Persons Scheme. Where works are carried out by a non member, full details to show compliance with section 5 & 6 of the Approved Document Part I 2021.

All fixed building services to be commissioned by the Competent Person carrying out the installation in accordance with the requirements of Approved Document L: to ensure that they use no more fuel and power than is reasonable in the circumstances. A copy of the commissioning certificate is to be provided to the Client and Building Control Body no more than 30 days after completion of the work.

PHOTO VOLTAICS & BATTERY STORAGE INSTALLATION:

New photovoltaic system by specialist contractor comprising roof mounted PV panels mounted on MCS certified bracketry/fixing system approved by the roof cladding manufacturer.

Number of panels and their orientation to be determined by specialist on site in order to maximise the energy generation potential and installations efficiency.

The design of the PV system is to be carried out by a specialist supplier/installer and is to be carried out in accordance with "Photovoltaics in Buildings – Guide to the installation of PV Systems 3rd Edition".

The designer of the system is to provide information to the Client in respect of the relevant parts of the Building Regulations and how the installation may affect them.

The design should also take into the requirements of the Health and Safety at Work Act.

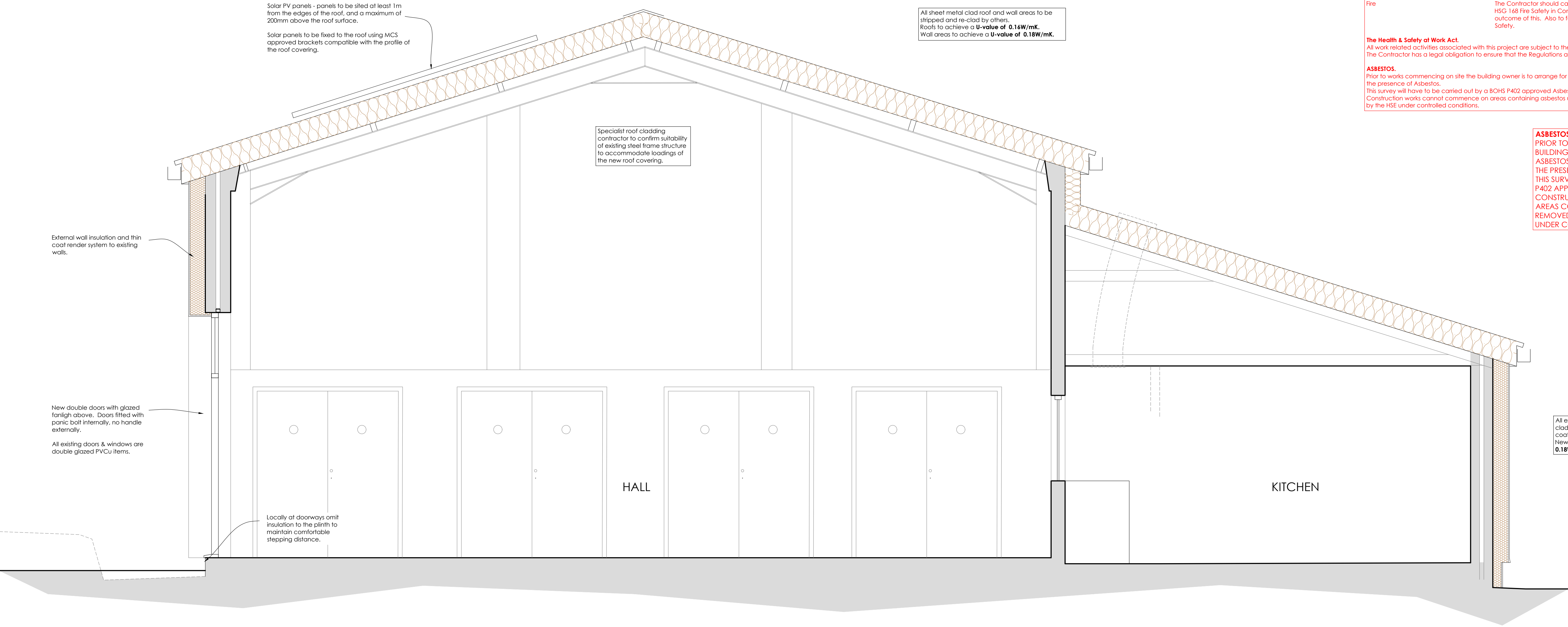
ELECTRIC VEHICLE CHARGING:

An electric vehicle charger to be provided.

Dependant upon the location and type of charger, the charger unit may be either wall mounted or may require a mounting post and concrete foundation.

Subject to any constraints by the on-site electrical supplies, the Contractor to supply and install an untethered AC fast electric dual vehicle charger of between 7kW to 22kW with both Type 2 (modern EV) and Type 1 (older EV) charger connector sockets.

The location for the EV charger to be agreed with the Client.



SECTION A - A 1:25

THE INFORMATION ON THESE DRAWINGS ARE FOR BUILDING REGULATIONS APPROVAL ONLY. NOT ALL CONSTRUCTION INFORMATION IS SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH GOOD WORKING PRACTICES & MANUFACTURES INSTRUCTIONS. SHOULD ANY PROBLEMS ARISE ARK IS TO BE CONTACTED IMMEDIATELY.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS AND DETAILS PREPARED BY THE CONSULTANTS, SPECIALIST SUB-CONTRACTORS AND EQUIPMENT SUPPLIERS ENGAGED IN THIS PROJECT. ALL STRUCTURAL TIMBER WORKS TO BE CARRIED OUT FOLLOWING THE GUIDANCE OF THE TRADA TIMBER FRAME CONSTRUCTION MANUAL.

CDM 2015 (COMMERCIAL - NOTIFIABLE):
This project involves works where the Client is a Commercial Client and is **notifiable** to the HSE as the construction phase is expected to exceed 500 person days.

Summary of clients role/ duties:

- make suitable arrangements for managing a project, including making sure other Dutyholders are appointed as appropriate, and that sufficient time and resources are allocated to the project.
- make sure that relevant information is prepared and provided to other Dutyholders.
- make sure that the Principal Designer and Principal Contractor carry out their duties.
- make sure that welfare facilities are provided.

On this project our role as Designer is to secure Building Regulation approval and, accordingly, we have fulfilled our duties under the CDM 2015 Regulations up to that point. At this stage our role as Principal Designer will cease. All relevant Health and Safety information will be passed to the Client for distribution to the Principal Contractor.

For the construction stage of this project all Designers will have Designer Duties under the CDM Regulations 2015.

Designers include any person who as part of their business:

- prepares or modifies a design,
- arranges for, or instructs, any person under their control to do so, relating to a structure, or to a product or mechanical or electrical system.

Design hazard elimination & risk reduction:

The scope of the works are clearly illustrated on our drawings and described in our specification. In the design of this project, we have eliminated as far as reasonably practicable any foreseeable risks. It is considered that there are no significant risks remaining that will not be obvious to a competent Contractor or Designer. Installations involving / requiring hot processes will increase the fire risk and should be avoided.

The works on this project include an internal fit out of an existing building. The landlord/building owner is to provide the building's existing Health and Safety File to the Principal Contractor. This is to include details of all services, any hazards not previously eliminated and any hazardous materials.

Risk

Structural collapse

Action

The superstructure design should be carried out in accordance with the relevant temporary works design guidance to ensure stability is maintained during the construction phase.

Fire

The Contractor should carry out a risk assessment in accordance with HSG 168 Fire Safety in Construction, and take actions based on the outcome of this. Also to follow the guidance in STA - 16 Steps to Fire Safety.

The Health & Safety at Work Act.

All work related activities associated with this project are subject to the provisions of the Health and Safety at Work Act 1974. The Contractor has a legal obligation to ensure that the Regulations and Act are complied with.

ASBESTOS.

Prior to works commencing on site the building owner is to arrange for a Type 3 Asbestos Survey to be carried out to establish the presence of Asbestos.

This survey will have to be carried out by a BOHS P402 approved Asbestos Surveyor.

Construction works cannot commence on areas containing asbestos until the ACM's are removed by a Contractor licensed by the HSE under controlled conditions.

ASBESTOS.

PRIOR TO WORKS COMMENCING ON SITE THE BUILDING OWNER IS TO ARRANGE FOR A TYPE 3 ASBESTOS SURVEY TO BE CARRIED OUT TO ESTABLISH THE PRESENCE OF ASBESTOS. THIS SURVEY WILL HAVE TO BE CARRIED OUT BY A BOHS P402 APPROVED ASBESTOS SURVEYOR. CONSTRUCTION WORKS CANNOT COMMENCE ON AREAS CONTAINING ASBESTOS UNTIL THE ACM'S ARE REMOVED BY A CONTRACTOR LICENSED BY THE HSE UNDER CONTROLLED CONDITIONS.

All external masonry walls to be prepared and clad with an external wall insulation and thin coat render system by others. Newly insulated walls to achieve a U-value of 0.18W/mK.

GENERAL NOTES

This drawing is copyright and may not be copied, altered or used for any purposes other than that for which it is issued. ARK grant a licence for the client to copy this drawing for the purpose of this project only (excluding any extension of the project). Do not scale for construction purposes. Contractor to check all dimensions on site prior to the commencement of work. Any discrepancies should be reported to ARK. All work to be carried out to Local Authority approval. All work to be carried out in full compliance with current HSE regulations. All work methods and materials are to comply with relevant British Standards, approved codes of practice and manufacturer's instructions.

© ARK SUSTAINABLE ARCHITECTURE LTD 2023

REVISIONS

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
1	00/00/00				



CLIENT
ST NEWLYN EAST VILLAGE HALL

PROJECT DESCRIPTION
REFURBISHMENT WORKS

DATE
11.12.2023

DRAWN
RC

LOCATION
NEEHAM ROAD,
ST NEWLYN EAST, TR8 5LE.

DRAWING TITLE

SECTION A-A
(SOLAR & HEAT)

SCALE
As Noted @A1

STAGE
TENDER

DRAWING NO.
TS 24

REV.
-

