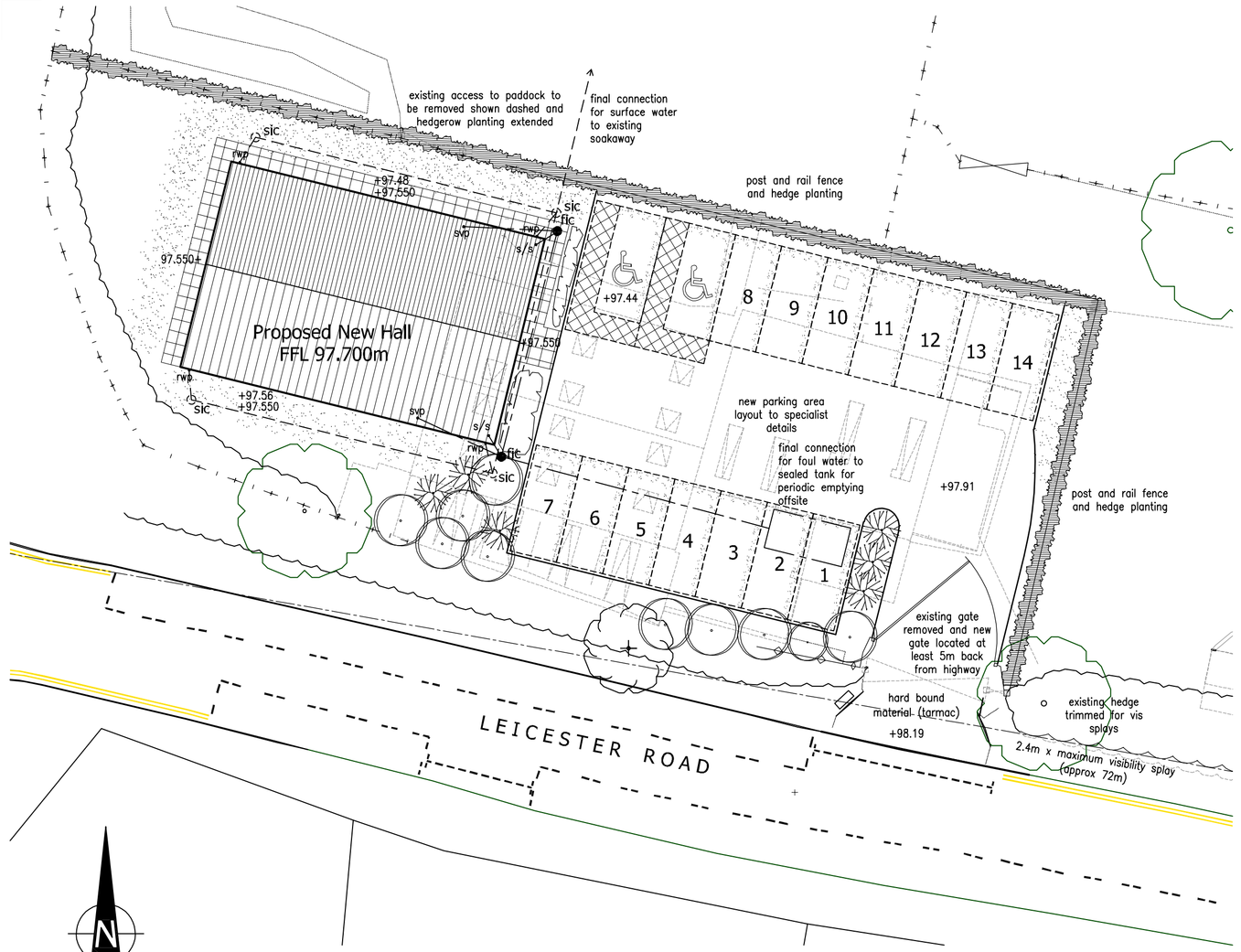


Indicative North

Site & Roof Plan
Scale 1:200

LANDSCAPING SPECIFICATION

- Denotes extg. tree to be retained (remove trees where shown dotted)
- Indicates new tree planting
- Denotes extg. hedgerow planting (remove where shown dotted)
- Indicates new hedgerow planting

All driveway and courtyard finishes as indicated

- Indicates new turfed areas
- Indicates extent of paving slabs

All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.
All (other) site boundary treatments as indicated

DRAINAGE SCHEDULE

All drainage as indicated to be installed in strict accordance with approved document part H 2015 to the satisfaction of the Local Authority Building Inspector

All drainage runs to be laid at min 1 in 50 falls

Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers

Fic Foul chamber

Sic Storm chamber

100dia foul drain

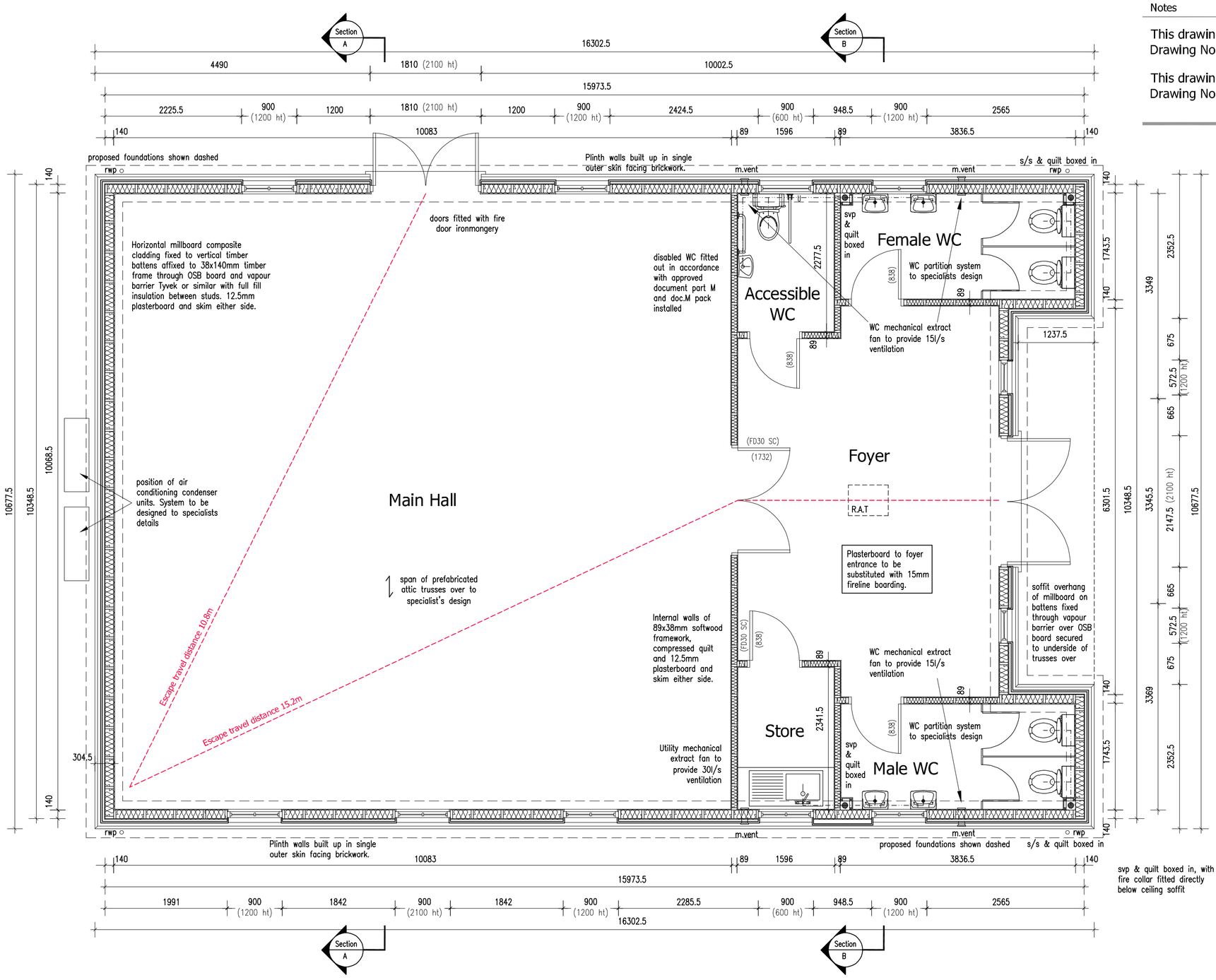
100dia storm drain

svp Soil vent pipe

svp Soil vent pipe

rwp Rainwater pipe

All extg drainage outfalls to be located and assessed for possible re-use.



Ground Floor Plan
Scale 1:50

1:50 Metres 0 1 2 3

1:200 Metres 0 4 8 12

Notes

This drawing is to be read in conjunction with Drawing No. 23.4266.01 'Topographical Survey'

This drawing is to be read in conjunction with Drawing No. 23.4266.02 and 03 'Existing Details'

Revisions: A Drainage amended to suit drainage report design 04.06.26

SPECIFICATION: -

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, minimum 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below dpc. - ensure min. 3 courses (or more if site conditions dictate) engineering brick below dpc. Visqueen Zedex dpc, or similar approved to be set minimum 150mm above external ground level comprising to BS8515-1984 to internal and external lest. Additional dpc. to be fitted min 150mm above any raised ground levels. Foundations to be pitced at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector. NOTE: Trench fill foundations deeper than 2.5m to be designed by Structural Engineer; when designed as such all details supersede this specification.

GROUND FLOOR
75mm conc. screed on 300mu. dpm, on 150mm Celotex XR4000 insulation board (Lambda value of 0.022W/mK) on Visqueen 300mu.dpm, lapped into horizontal dpc. on 100mm concrete floor slab on 150mm well consolidated and sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor. All non load-bearing ground floor walls to be built from ground floor concrete slab.

WALLS
Plinth walls built up in single outer skin facing brickwork.
Horizontal millboard composite (timber effect) walls with cladding fixed to vertical timber battens (min. 38x38mm) affixed to 38x140mm timber frame through OSB board and vapour barrier Tyvek or similar with Knauf FrameTherm9 Roll 32 full fill between studs. 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) and skim either side.
Internall walls of 89x38mm softwood framework, compressed quilt (quilt mass equivalent to 10kg/m²) and 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) and skim either side.
Plasterboard to foyer entrance to be substituted with 15mm fireline boarding.

OPENINGS
All openings in timber frame wall to be to Timber Frame specialist's details.

WINDOWS.
Double glazed aluminium windows, style as indicated, with 16mm argon filled air gap and a low-E coating to inner pane. (BFRC certification, or similar, will be required for all windows upon issuing final certificate), G value minimum of 0.63.
All new windows to be fitted with trickle vents set min 1700mm above floor level. Refer to background ventilation note for specific areas.
Provide draught seals to all windows, doors and rooflights. All window frames to comply with BS Publication PAS24-2016 or better. All windows to be mechanically fixed to the building structure.

GLAZING
Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS8206:1981 + BS EN 12600:2002

DOORS
ESCAPE IRONMONGERY
All lockable internal doors to have override snib release mechanism. Fire escape final exit doors to be fitted with single operation ironmongery. Where provided with security locks, fail safe devices to be fitted to ensure unlocking in the event of fire alarm activation or loss of power. Manual overrides to be provided to all security locks.
INTERNAL DOORS
Minimum 300mm, unobstructed space to leading edge of door leafs. Glazed visibility panels - maximum 900mm. / minimum 1500mm. above finished floor level to ensure compliance with zone of visibility requirements.
FIRE DOORS
FD30s - 1/2hr fire resisting doors with intumescent smoke seals. Doors to have factory fitted vision panels not exceeding 0.2sq.m & to be fitted with self closing devices.
*Minimum Clear Width of internal doors to be 825mm. clear between door frame and face of door leaf at 90°.

ROOF - VENTILATED
Roof covering as specified on 50mm x 25mm Type A imported timber battens at appropriate centres on Tyvek Supro or similar breather membrane. Additional battens to all unrestrained felt overlaps. Nail all tiles to roof. All fittings to be in accordance with tile manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed ory ridge system. Roof void ventilation to be incorporated in all cases, to be 5mm continuous @ ridge, with 10mm @ eaves with insulation at ceiling level. All roof works to be carried out in accordance with BS5534:2014 + A2:2018.
Trusses - Prefabricated roof trusses by specialist at 600mm centres, designed, erected and braced strictly in accordance with BS EN 1995-1:2004 & A2:2014
Fascia and soffit boarding as specified. Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.
Roof areas insulated at ceiling level to receive 100mm fibreglass quilt insulation laid between ceiling joists & counter laid with 3 layers 100mm fibreglass quilt insulation over, to achieve a U-value of 0.11W/m²K. Underdraw ceiling joist. with 125MU polythene vapour control barrier & 12.5mm plaster board and plaster skim, or underdraw ceiling joist with 12.5mm foilec back plaster board and plaster skim finish.
Code 4 lead flashing to roof junctions and abutments, and code 5 lead flashing to valleys in accordance with guidance from Lead Sheet Association, and BS EN 12588. 2006.
Provide draught stripping and bolt to all roof access traps

HEATING & COOLING
Heating & cooling units to be installed in accordance with specialist's details. Location of fittings & controls to be confirmed by specialist.
Wall mounted electric panel heaters to be installed to specialist design. Provide dedicated electrical circuit and installation by suitable contractor all in accordance with manufacturers details.
Provide and supply commissioning instructions to end user. Installer to be MCS accredited.

HOT WATER
Wall mounted electric instantaneous water heater to be installed. Stiebel Eltron DCE-X or similar to supply hot water to multiple outlets. Provide dedicated electrical circuit and installation by suitable contractor all in accordance with manufacturers details.

DRAINAGE
New foul and storm drains with outfall as site plan in 110mm below ground plastic pipes. Bed and surround in pea gravel at minimum 1 in 50 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

PLUMBING
110mm SVP's to have rodding eye and access point at base. Air admittance valves to stub stacks to be installed above height of adjacent wc pan, any encasing or boxing to be ventilated to the room. SVP's to be wrapped in insulation quilt prior to boxing. Boxing to consist of 12.5mm plasterboard and skim on min 38x38mm softwood framework.

Wash Basin	32mm waste and 76mm trap
W.C. and Cistern	100mm branch connection

All above ground drainage to comply with BS EN 12056-2: 2000.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening and terminated with bird proof cowl. Can be reduced if an external aav is fitted.

RAINWATER GOODS
New rainwater goods to be uPVC HUNTER or similar half round or profiled gutters with min 65mm downpipes.

BACKGROUND VENTILATION
Ventillation to units to be in accordance with CIBSE Guide B:2005 (Section 2.3.20) and CIBSE AM10:2005 if naturally ventilated, or CIBSE AM 13:2000 if mixed mode, all to specialist's details.

EXTRACT VENTILATION
Mechanical ventilation is to be installed:

Kitchen	extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s
Utility	extractor fan capable of 30 l/s
WC	extractor fan capable of 15 l/s with 15 minute over run & connected to light switch (internal WC's only)

Certification required on completion.
All ducts to be in rigid pipework where possible & insulated where passing through roof voids.
All to be in line with the HM Government document 'Domestic Building Services Compliance Guide.'

VENTILATION DUCTING
Rigid ducts to be used wherever possible.
Flexible ductwork, where installed, to meet all of the following conditions.
a. Only used for final connections.
b. Lengths to be a maximum of 1.5m.
c. Meet the standards of BSRIA's BG 43/2013.
Ductwork installations to be designed and installed to minimise the overall pressure losses within the system by taking all of the following steps.
a. Minimising the overall length of duct.
b. Minimising the number of bends required.
c. Installing appropriately sized ducts for the air flow rate.
Each air terminal should have a free area of at least 90% of the free area of its associated duct.
All ducts to be in rigid pipework where possible & insulated where passing through roof voids.

FIRE ALARM SYSTEM
An electrically operated fire alarm system is to be installed (or altered / extended where already in place) to comply with BS 5839: Part 1 FIRE DETECTION & ALARM SYSTEMS FOR BUILDINGS. CODE OF PRACTICE FOR SYSTEM DESIGN, INSTALLATION & SERVICING. Call points adjacent final exits to comply with BS 5839: Part 2 SPECIFICATION FOR MANUAL CALL POINTS and installed in accordance with BS5839: Part 1. Sounders to ensure 65Db across all areas.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL & POWER
Compliance with Pt L2 of the building regulations. Structure to comply with Limiting fabric parameters. Fixed building services to comply with the Non-domestic Building Services Compliance Guide.
SBEM & air pressure testing requirements to be confirmed with the BCO prior to commencement.

BUILDING REGULATIONS PART M
ACCESS AND USE OF BUILDINGS
Ground floor internal doors (where new or replaced) to be 926mm wide with lintings and stops to suit 1020mm structural opening.
Electrical sockets and switches to be within 450-1200mm from finished floor level.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
All electrical work must be designed, inspected and tested by a person competent to co so and comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS7671:2018 & A2:2022 and certification to be provided.

LIGHTING EFFICIENCY
Reasonable provision of efficient light fittings in new buildings to number not less than 100% of total fittings to the building. Fixed lighting capacity (lm) 185 x total floor area.
Efficient light fittings are those that only take lamps having a luminous efficacy of 75 lumens per circuit watt.
External lighting system to induce:
Automatic extinguisher when there is enough daylight, and when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 80 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types. and not GLS tungsten lamps with bayonet cap or Edison screw bases)

EMERGENCY LIGHTING SYSTEM
Emergency lighting system is to be modified or repositioned (to suit extended layout) in accordance with BS5266: Part 7 EMERGENCY LIGHTING. CODE OF PRACTICE FOR THE EMERGENCY LIGHTING OF PREMISES.
Generally, 18 watt semi-recessed units are to be installed throughout. Lighting units are to be a 3 hr, non-maintained self-contained pattern.

FIRE EXIT SIGNAGE
Escape route signage to be modified or repositioned (to suit extended layout) in accordance with BS5499: Part 1 2016 FIRE SAFETY SIGNS, NOTICES AND GRAPHIC SYMBOLS. SPECIFICATION FOR FIRE SAFETY SIGNS.

FIRE COMPARTMENTS
Any penetrations through a separating floor/walls by ducts and pipes should have fire protection in accordance with Approved Document B3, Section 10. Fire stopping should be flexible and prevent rigid contact between the pipes and surrounding structure.

BUILDING LOG BOOK
Building Log Book to be compiled by the Contractor in unison with the Building Designer for handover to the End User upon completion. The Log Book should provide details of:
a) Any newly provided, renovated or upgraded **thermal elements** or controlled fittings.
b) Any newly provided **fixed building services**, their method of operation and maintenance.
c)Any newly installed energy meters; &
d) Any other details that collectively enable the energy consumption of the building and building services comprising the works to be monitored and controlled.

FIRE STRATEGY
Surface linings of walls and ceilings to meet the following classifications.

Small rooms not exceeding 30m2	D-s3, d2
Other rooms	C-s3, d2
Circulation spaces	B-s3, d2

FIRE SIGNAGE
All fire signage is to be in accordance with BS5499 - 4: 2013 Graphic symbols & signs - Safety signs, including fire safety signs. Specification for geometric shapes, colours and layout as BS 5499 - 2: 1995.

CORRIDORS AND PASSAGEWAYS
Unobstructed width to be minimum 1200mm.

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Swedish Cottage
Leicester Road
Earl Shilton

Client
Mosytn Gospel Hall Trust

Drawing
Production Drawing
Sheet 1 of 2

Drawing Number 23.4266.25 A

Date: April 2025

Scale: As Shown Drawn By: WF Checked By: MP

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PRODUCTION DRAWING

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