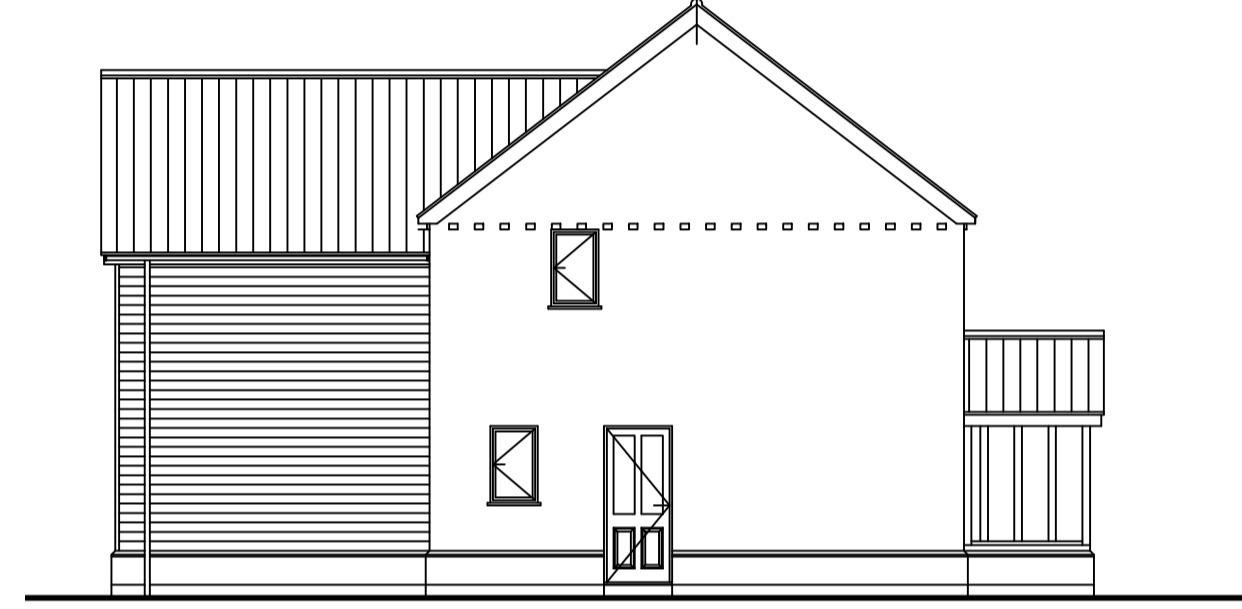


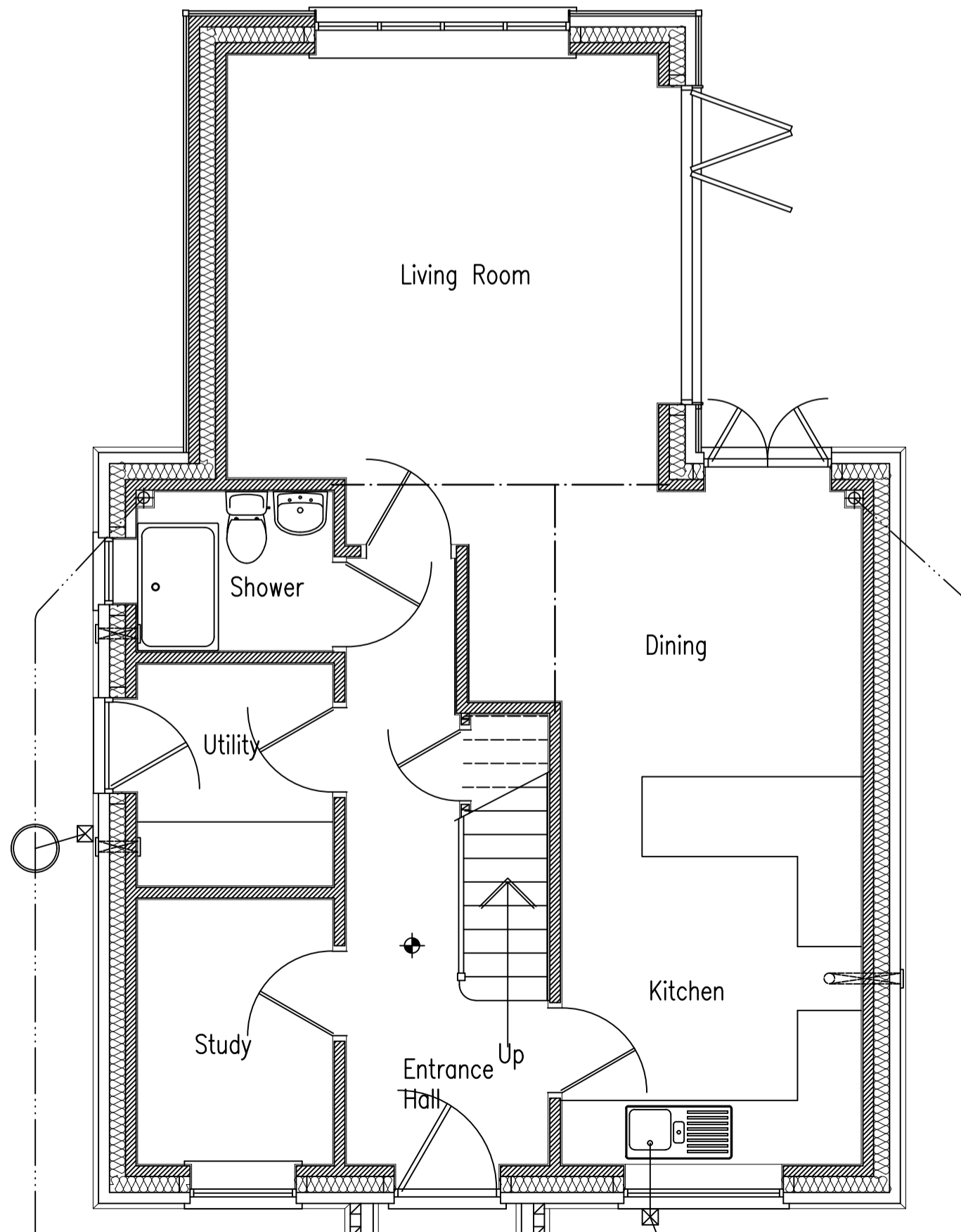
FIRST FLOOR PLAN  
1:50



FRONT ELEVATION  
1:50

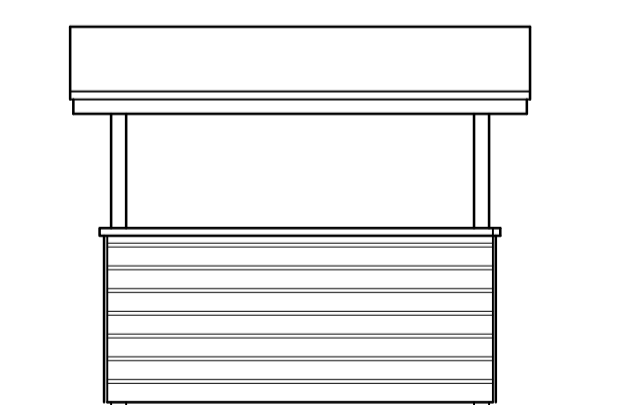


Side Elevation  
1:100

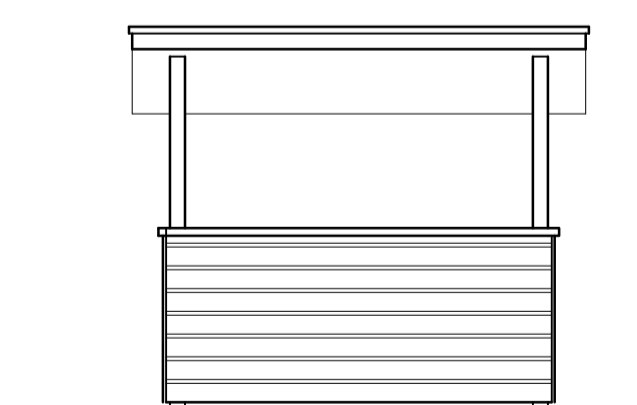


GROUND FLOOR PLAN  
1:50

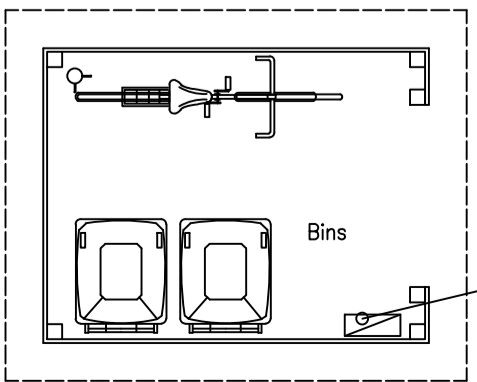
OUTBUILDING-Cycle/bin/car charger.



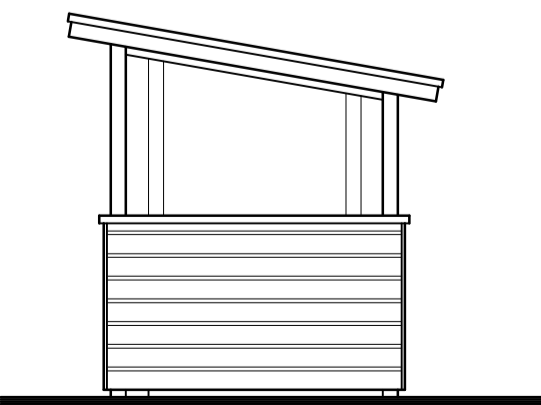
Side Elevation  
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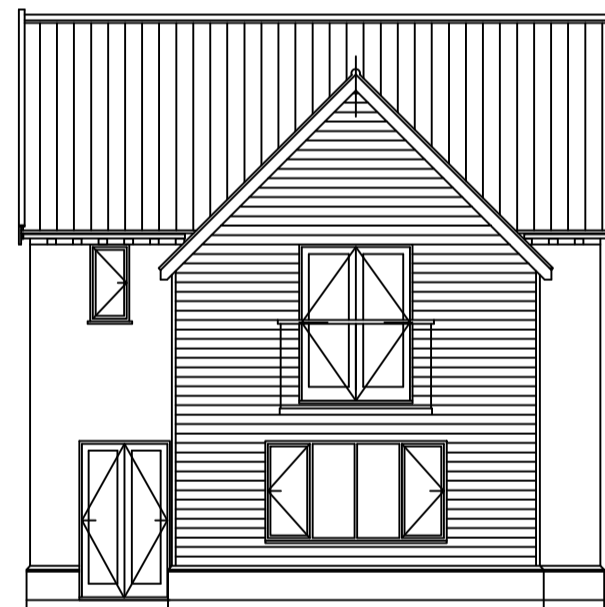
Side Elevation  
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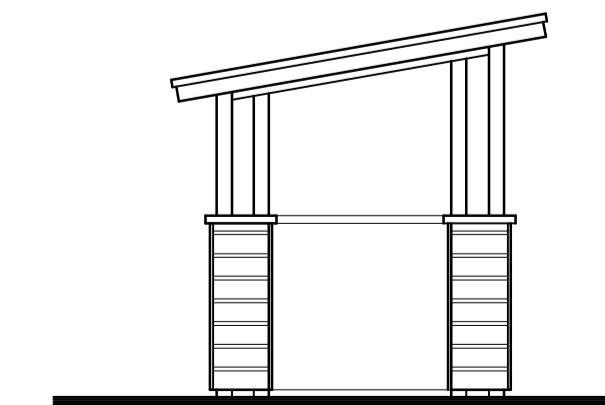
Floor Plan  
1:50



Rear Elevation  
1:50

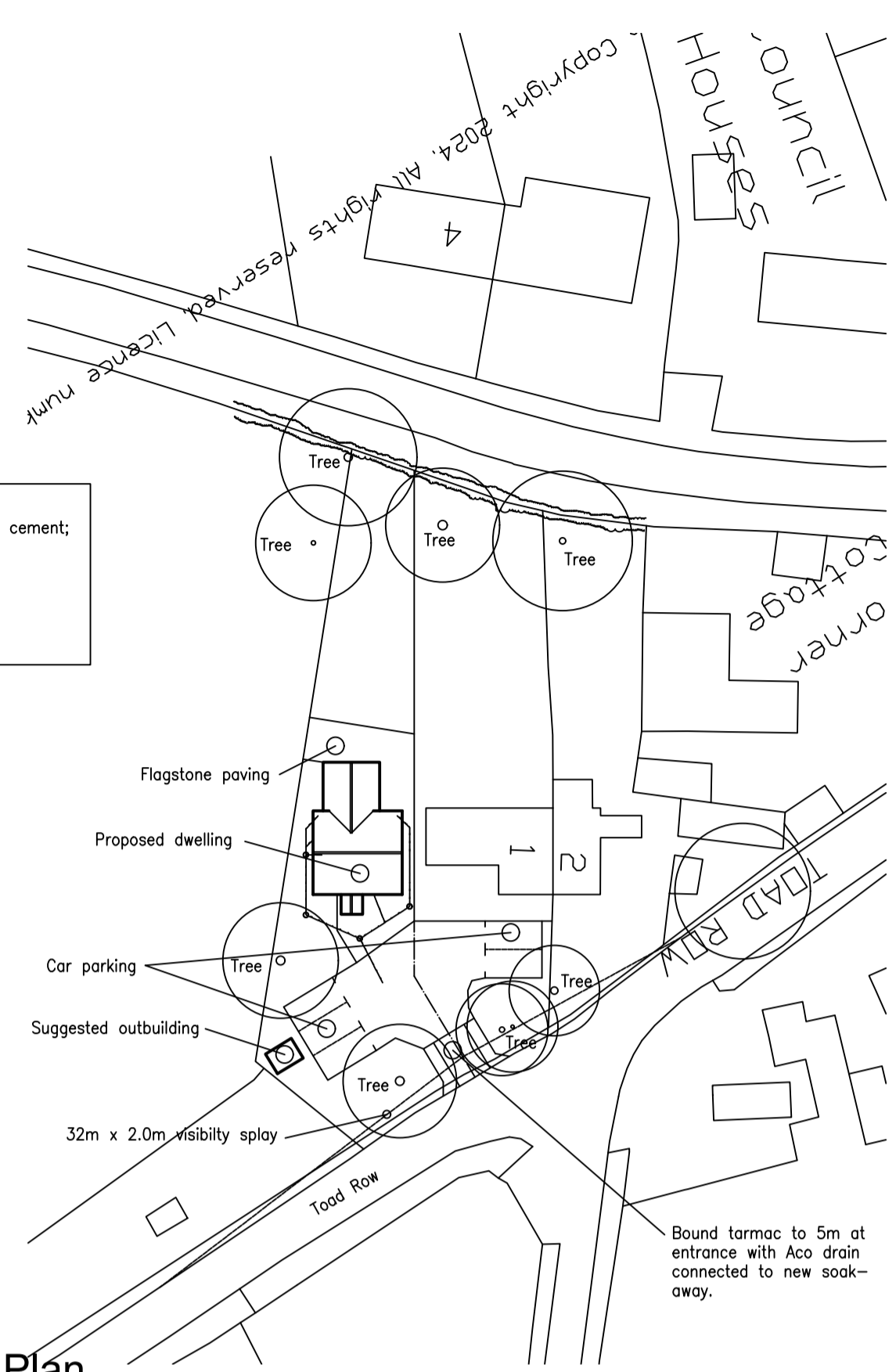
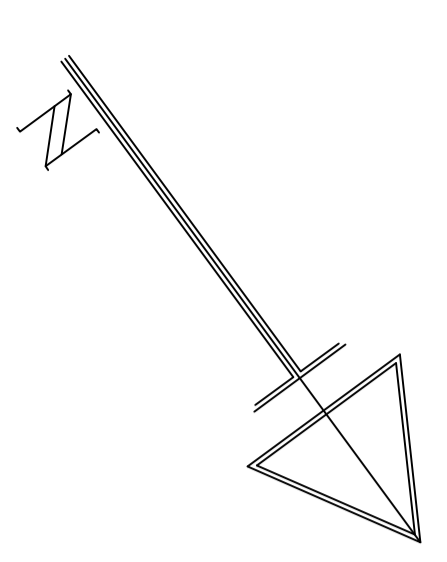


Rear Elevation  
1:100



Front Elevation  
1:50

**MATERIAL SCHEDULE**  
 NOTE: This plan is to be read in conjunction with Design SAP calculations prepared by Whole House Energy. Additionally the building must be checked upon completion to ensure that their specification has been followed and an As Built calculation will be required to give a final Energy Rating.  
 Air source heat pump located as indicated on plan. Installation to be in strict accordance with manufacturers details and instructions. All primary pipework is to be insulated.  
 Temperature Controls-The requirement will be met by the appropriate provision of room thermostats (minimum 2) with thermostatic radiator valves or any other equivalent form of temperature sensing control for each part of the space heating system designed to be separately controlled (if applicable).  
 Time Controls-The requirement will be met by the provision of heating time controls to maintain the required temperature in each part of the building designed to be controlled separately (where applicable) only when the building is occupied. The timing controls for space heating systems with an output of 100kW or less to be clock controls which enable start and stop times to be manually adjusted.  
**ELECTRICAL INSTALLATION**  
 All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.  
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.  
 An electrical car charging point must be provided in close proximity to car parking area. This is to be a Type 2 charger of 7.22kW charge rate, installed in strict accordance with manufacturers details and instructions.  
**BROADBAND NETWORK PROVISION**  
 In accordance with Approved Document R, an in building physical infrastructure should be provided from the wired or wireless network service providers access points to the occupiers network termination point so that, in future, copper or fibre optic cables or wireless devices capable of delivering broadband speeds of 30Mbps can be installed.  
 Multi dwelling units must be equipped with a common wired or wireless network access point capable of serving all dwellings within the building complex.  
**C.D.M. CHECKLIST**  
 The main contractor to take note and identify health and safety hazards relating to the construction project. The contractor to be alert to the following list of potential construction hazards that might be encountered during the building work:  
 1) Protection of any live services;  
 2) Protection to the occupiers at the time of building work;  
 3) Approved form of temporary support during removal of structural elements;  
 4) Stability of adjacent structures due to excavation and building work. (Party Wall Etc. Act will be applicable).  
 5) Deep excavations- adequate shoring and support and protection required.  
 6) Additional alterations carried out that significantly affect the structure of the building without competent assessment.  
**SOUND INSULATION WITHIN THE DWELLING**  
 Sound insulation is to be provided within the dwelling to all bedrooms and bathrooms where separated from another part of the dwelling. En-suite bathrooms need not be insulated from the room to which they serve.  
 If walls are studwork, then partitions to be insulated with Rockwool mineral fibre (thickness dependant upon wall thickness) and finished both sides with 2 layers 12.5mm plasterboard. Block walls should be Thermatec Shield or similar density, lightweight blocks do not comply.



Block Plan  
1:500

**HEATING AND CONTROLS**  
 NOTE: This plan is to be read in conjunction with Design SAP calculations prepared by Whole House Energy. Additionally the building must be checked upon completion to ensure that their specification has been followed and an As Built calculation will be required to give a final Energy Rating.  
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 If walls are studwork, then partitions to be insulated with Rockwool mineral fibre (thickness dependant upon wall thickness) and finished both sides with 2 layers 12.5mm plasterboard. Block walls should be Thermatec Shield or similar density, lightweight blocks do not comply.

**VENTILATION**  
 Kitchens- ventilation to be provided by means of electrical fan capable of extracting at 60 litres/second or if incorporated within a cooker hood, capable of extracting at 30 litres/second which may be operated intermittently.  
 Additionally background ventilation to be provided by trickle vents having a total area of not less than 4000sq.mm.  
 If trickle vents are not provided then electric fan is additionally to be capable of operating at nominally one air change per hour.  
 Utility- ventilation to be provided by means of electrical fan capable of extracting at 30 litres/second. Additionally background ventilation to be provided by trickle vents having a total area not less than 4000sq.mm.  
 Bathrooms- ventilation to be provided by means of an electrical fan capable of extracting at 15 litres/second. Where a toilet is separate from a bathroom then this can be ventilated either by a window opening of at least 1/20th of the floor area or by an electric fan capable of extracting air at a rate not less than 3 air changes per hour, which may be operated intermittently with a 15 minute overrun.  
 Additionally windows to have controllable trickle vents having a minimum free area of 4000 sq.mm.

**ACCESS TO THE BUILDING FOR THE DISABLED**  
 Dwelling to have a level approach to the front door, being firm and even, not steeper than 1 in 20 and having a width of 900mm.  
 Provide flush threshold to front door allowing sufficient drainage capability to prevent water entering the property. Internal clear door opening widths in relation to the corridor serving them to be as follows:  
 750mm or wider -900mm corridor (approach head on)  
 750mm - 1200mm corridor (approach not head on)  
 775mm - 1050mm corridor (approach not head on)  
 800mm - 900mm corridor (approach not head on)  
 NOTE: a short length (no more than 2m) of local obstruction in a corridor, such as a radiator, would be acceptable provided that the unobstructed width of the corridor is not less than 750mm for that length, and the local permanent obstruction is not placed opposite a door to a room if it would prevent a wheelchair user turning into or out of the room.  
 Light switches, electrical sockets, doorbells, tv sockets, telephone points etc. to be located within 450mm and 1200mm of the floor to habitable rooms on the principle storey.

**HEATING COMPLETION CERTIFICATE**  
 The heating and hot water system should be commissioned so that at completion, the system and their controls are left in working order and can operate efficiently for the purposes of the conservation of fuel and power. In order to demonstrate that the heating and hot water systems have been adequately commissioned, it must comply with Regulation 20C, which states:  
 20C-(1)This regulation applies to building work in relation to which paragraph 11(b) of Schedule 1 imposes a requirement.  
 (2)Any person carrying out the work shall provide to the Local Authority a notice confirming that all fixed building services have been properly commissioned with a procedure approved by the Secretary of State;  
 (3)The notice shall be given to the Local Authority not later than the date on which the notice required by regulation 15(4), or regulation 16A(3) is given.  
**NOTES:**  
 a/ the procedure approved by the Secretary of State is set out in the Domestic Heating Compliance Guide;  
 b/ the notice should include a declaration signed by a suitably qualified person that the manufacturers commissioning procedures have been completed satisfactorily.  
 c/ membership of an appropriate Competent person scheme would be a way of showing suitable qualifications. The declaration form will form part of the Home Information Pack.

**GENERAL NOTE**  
 This drawing has been prepared for the purposes of obtaining Planning Permission and Building Regulation approvals and is intended as a guide only for construction on site.  
 All works are to be carried out by competent trade operatives following good building practices. All materials are to be used as per the manufacturers specifications and recommendations and should comply with the appropriate British Standards.  
 All dimensions are to be checked on site and should not be scaled from this drawing. Any discrepancies on site are to be reported to the Designer.

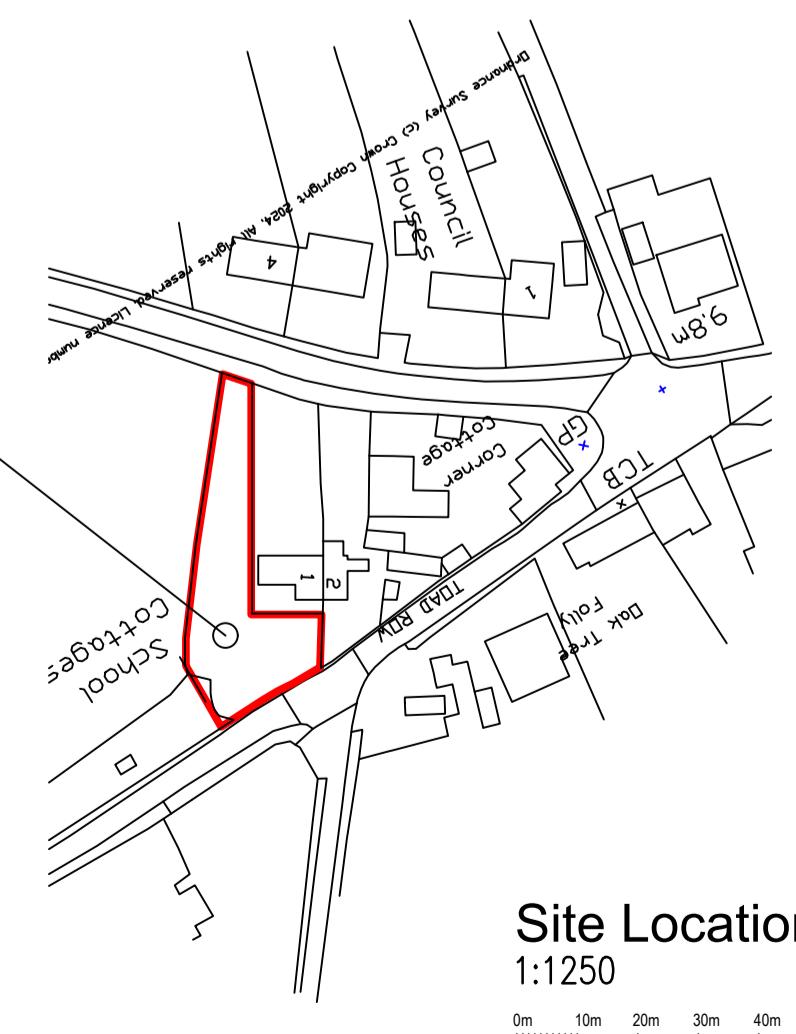
**Andrew Middleton**  
 23, Regent Street,  
 Great Yarmouth  
 NORFOLK  
 NR30 1RL Tel. (01493) 858611

**Project**  
 Proposed detached house,  
 The Old School, Toad Row, Henstead.  
**Working Drawing**

**Client**  
 Holmes & Harris

**Scale** 1:50 1:100 **Date** March 2024

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 All dimensions given are in millimetres and may be varied slightly to suit site conditions. Any major discrepancies to be reported to the Designer.



Site Location Plan  
1:1250

Dwg no. 1892/1

Revision