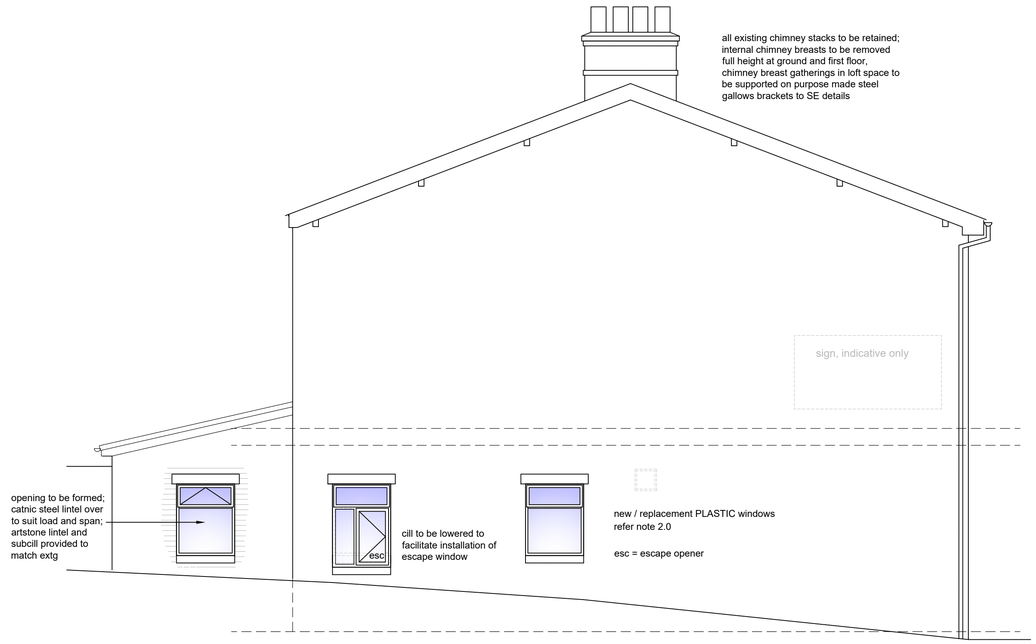
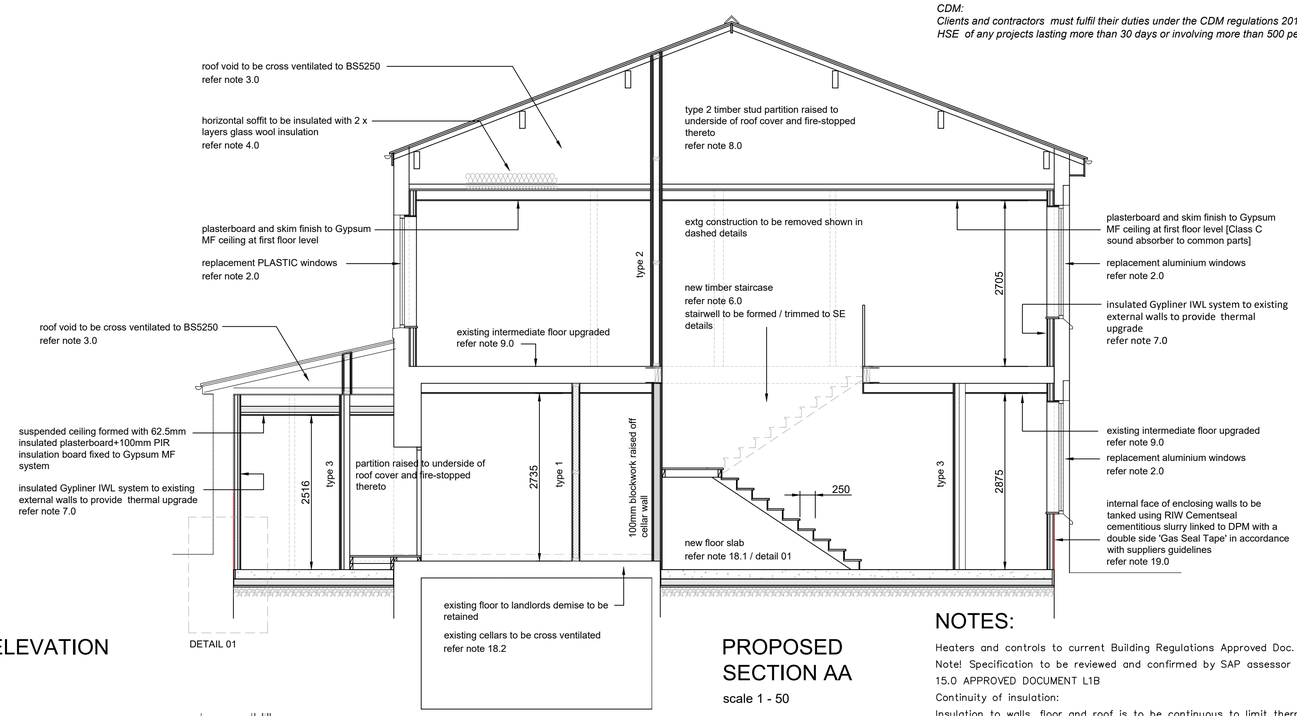
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CDM:
Clients and contractors must fulfil their duties under the CDM regulations 2015.The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.

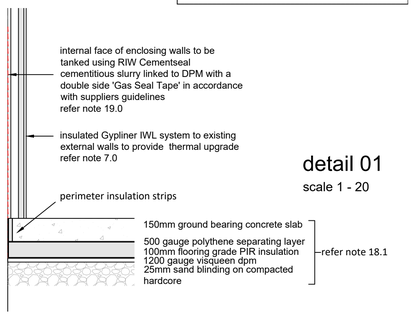


PROPOSED GABLE ELEVATION

scale 1 - 50



DETAIL 01



detail 01

scale 1 - 20

PROPOSED SECTION AA

scale 1 - 50

NOTES:

18.1 Ground floor: solid construction

Existing floor slab to be broken up and disposed. New floor slab to be designed by structural engineer assumed to comprise 150mm RC ground bearing [as drawn] or if required by BCO, suspended reinforced concrete slab, laid over

- 500g polythene separating layer on
- 100mm Ecotherm Ecoversal flooring grade insulation
- 1200 gauge Visqueen dpm
- 25mm sand blinding
- compacted hardcore

U-value max 0.18 W/sq.m.k

18.2 Ground floor: suspended timber construction

Existing suspended timber floor to be removed and new suspended timber floor installed at lower level to SE details; all joist ends to be wrapped in dpc. Suspended timber floors to be insulated by fitting 100mm Ecotherm Ecoversal PIR insulation boards between joists, friction fitted or supported on timber battens. Expanding foam to be applied to seal all gaps / imperfections. Cover the oversite ground with a damp-proof membrane (DPM)

Existing cellars and sub floors to be cross ventilated to details agreed on site with Building Control Office following stripping out of existing construction.

19.0 Tanking / DPC

Provide tanking to inner face of existing external brickwork at ground floor level. Tanking system to comprise RIW Cementseal cementitious waterproof slurry or equal/approved applied strictly in accordance with manufacturer:s instructions to prepared masonry substrate. Tanking to extend from floor slab level to minimum 1000mm above internal floor level or 150mm above external ground level, whichever is greater, and to be continuous with/lapped into floor slab damp proof membrane to provide a complete waterproof barrier. All junctions, penetrations and changes in substrate to be suitably detailed and sealed.

NOTES:

Heaters and controls to current Building Regulations Approved Doc. L.

Note! Specification to be reviewed and confirmed by SAP assessor prior to implementation.

15.0 APPROVED DOCUMENT L1B

Continuity of insulation:

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.

Providing information:

The owner is to be provided with sufficient information about the building, fixed building services, controls and their maintenance requirements, so that the building may be operated as efficiently as possible.

Controlled services:

The Local Authority may request confirmation that any controlled services including heating, and hot water systems have been properly commissioned in accordance with procedures approved by the Secretary of State

Lighting:

Provide energy efficient lighting at the rate of 100% of all new light fittings

Approved Document P:

Electrical work is required to meet the requirements of part P [Electrical Safety]. Electrical work 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 BS7671 electrical installation certificate to be issued by a person competent to do so.

16.0 PART B1 [MEANS OF WARNING AND ESCAPE]

All new flats should be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS 5839- 6:2004 Code of practice for the design, installation and maintenance of fire detection and fire alarm systems in dwellings to at least a Grade D Category LD3 standard including heat detection in the kitchen

Apartment doors and frames to common areas to be FD30s fire/smoke resistant and achieve an acoustic rating of 35dB and a max U value of 1.8W/m2K. Internal door sets off inner protected corridor [where required], to be FD30 rated (except bathroom) without door closers.

Flat entrance and communal entrance doors to be able to be opened from inside without the use of a key.

Provide emergency lighting in accordance with BS5266:1 to all common escape routes and cellar, to extend to all external areas.

Provide and fit fire signage to BS 5499-1:2002

Detailed schemes for Fire Detection, Emergency lighting and exit signage to be submitted to the Building Inspector for approval prior to installation.

High level AOV to be designed, installed & commissioned by specialist providing min 1m2 which can be remotely operated by Fire Brigade

17.0 DRAINAGE: below ground level

Underground drainage to comprise 100mm Hepworth Supersleve vitrified clay drainage with flexible connectors to have generally 1:40 falls for foul water and 1:60 falls for surface water. New drainage is to connect into existing. Line, depth and position of existing and new drains to be verified on site prior to construction. Any deviation from design intent to be agreed with L.A Building Inspector. New IC's to comprise 450 dia. polypropylene inspection chambers on 150mm C20P concrete base; fitted with light duty alloy cover and frame.



PROPOSED FRONT ELEVATION

scale 1 - 50



PROPOSED REAR ELEVATION

scale 1 - 50

SCALE IN METRES

0 1 2 3 4 5

rev:	date:	description
A	16/11/26	WINDOWS AMENDED

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RICS the mark of property professionalism worldwide

Project:

The Ox PH 178 Halifax Road
PROPOSED ELEVATIONS AND CROSS SECTION

scale: as noted @ A1

date: May 26

drawn: IS

Client: Keystone Estates

Dwg. Nr. K242-101/A