

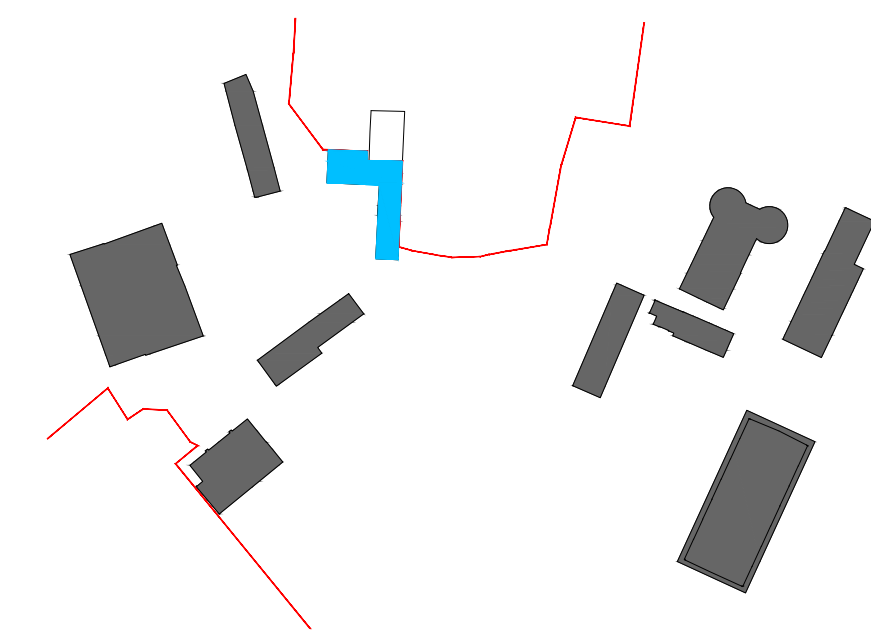
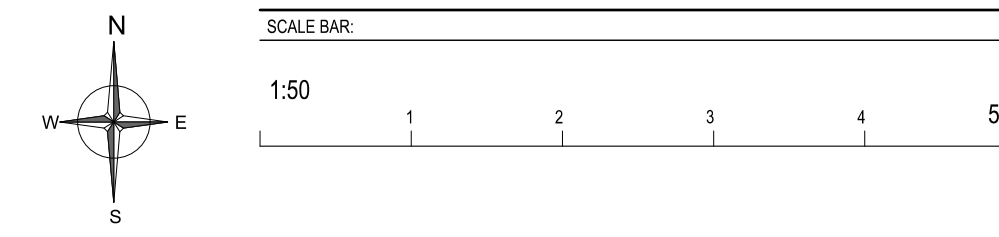
# Plots 11 NOTES ONLY

- All dimensions to stud or structure.

- New windows / doors to be dark grey UPVC (bi-folds dark grey powdercoated aluminium), black ironmongery. Obscure / frosted glass to be oak leaf pattern. New units to be argon filled sealed double glazed units with low E glass Glazing, in critical locations to be laminated safety glass. Critical locations are areas below 800mm from FFL unless glazing is within a door or within 300mm of the door where critical locations increase to 1500mm above FFL thickness of glass to be determined by window / door manufacture. New glazing to be designed and installed by specialist contractor and is to achieve whole 'u' value of 1.4 W/m²k. External doors to be 1.2W/m²k. New bathroom windows to provide trickle vents of 4000mm². Habitable rooms to provide trickle vents of 8000mm². Obscure glazing to all bathrooms. Escape windows to have an unobstructed openable area of at least 0.33m² and have a minimum opening dimension of 450mm. The bottom of the openable area is to be between 800mm-1100mm from FFL. Roof lights to have 'u' value of 1.4W/m²K. New windows to comply with PAS 24:2012. At first floor windows with sill level of 800mm or lower are to be fixed shut. Mastix bead to window perimeter externally and internally. Main entrance door to be fitted with an accessible threshold with a min clear opening width of 775mm in accordance with the approved documents part M volume 1\_dwellings-M4(1). Where external wall finish is hanging tile or weatherboarding the window reveal is to be trimmed with 20mm textured UPVC (colour to match soffit & fascia) trimmings cut to fit into window opening.
- Existing masonry external walls retained and dry lined. New 100mm timber stud wall erected 25mm inboard of delta membrane tanking or masonry depending on location (see ga plan for setting out and note 34 for more information). Install 100mm Kingspan K112 board between studs leaving unventilated void between insulation and wall. Wall finished internally with 37.5mm Kingspan K118 plasterboard, skim coat finish fixed to studwork through vapour barrier. Wall to achieve 'u' Value of 0.18. System used on all external masonry walls that are not cavity.
- New walls are to be cavity construction, see GA plan and sections for setting out. Walls are two skins of masonry with 100mm cavity with 90mm thermaclass insulation, taped at corner with 10mm spacers on outer face. Inner skin is always 100mm lightweight block. External skin is either facing brick or lightweight block (see sections, elevations, plans for setting out. Horizontal Oak cladding used fixed to 25x50 treated sw timber battens fixed to masonry through breather membrane. Corner posts as required, trims at base of cladding as required. Wall finished internally with 13mm plasterboard on dabs with skim coat finish (apart from chimney that is exposed brickwork with struck pointing). All external walls to achieve a target 'u' value of 0.18 W/m²k. Two wall skins are to be tied together with heavy duty wire ties at maximum 750mm horizontal centres and 450mm vertical centres staggered. Ties to be doubled up at reveals to windows and doors. Cavities to be closed at window reveal with insulated cavity closers. Cavity insulation to extend 150mm below top of floor insulation. Concrete cavity fill to minimum depth of 225mm below DPC. All products to be installed in accordance with the manufacturers instructions. Allow for brick plinth as shown. Wide girth DPC to act as continuous cavity at perimeter of external wall, cavity tray to have weep holes over, brick coloured and equally spaced 900mm c-c. All opening to have cavity tray over lintel with weep holes to be placed at 450mm cc and symmetrically on opening, cavity trays turned up at ends.
- Unless otherwise stated all new internal partitions to be 100mm thick timber studwork with 100x50mm head plate and sole plate. Double noggins or double joists installed within ceiling / floor to line through with and pick up new partitions. Partition filled with 100mm mineral wool and finished both sides with 12.5mm thick Gyproc Wallboard and skim coat finish, system installed in accordance with manufacturers details to achieve 30minute fire resistance.
- Existing floor in workshop retained, existing floor in cart shed grubbed up and reduced. Ground floor construction to be 75mm fibre reinforced screed with underfloor heating coils on 75mm in cart shed / extension and 150mm in workshop Ecotherm Eco-versal or equal approved. 25mm Kingspan edge insulation to perimeter of screed. Insulation laid on 1200 gauge DPM on 100mm thk concrete slab with A193 anti crack mesh in the top 30mm. Slab laid on minimum 100mm fully compacted MOT type 1. Floor DPM to fully lap DPC, see GA sections for detail. In cart shed there is to be a delta membrane tanking layer installed between DPM and slab. see note 34.
- All existing roof covering and structure removed and carted away, major roof timbers set aside for possible re-use. Rafters throughout to be 50x220 C24 at 400mm centres. Pitched / warm roof / ceiling construction to be 185mm Actis Hybris insulation cut to fit tight within rafters with 45mm Actis H-Control sheathing layer fixed to underside of rafters with 50x50 SW timber counter battens installed at minimum 600mm c-c pinning insulation in place and sealing roof void from draughts. Use screws (not nails) to secure counter battens. All penetrations and junctions of H-control to be taped shut to ensure air tightness. 50mm continuous ventilated void over top of insulation. Unventilated void between two insulation types of 13mm. Ceiling finished with 12.5mm plasterboard (fixed to counter battens) and skim coat finish. Roof construction to provide minimum 'u' value of 0.14Kn/m². Roof to be finished with handmade clay tiles in all locations. All roof tiles to be individually fixed with edge tiles to have 2 fixings. All ridge and hip tiles to be dry system mechanically fixed with clips in accordance with 2015 BS 5534:1014. Tiles to be fixed to 19x38 treated sw battens on felt fixed to rafters. Roofing felt MUST be breathable. Allow for valley flashing and lead flashings at all roof junctions as required. See GA plans, sections and elevations for varying roof pitches.
- Eaves and ridge ventilation system to provide equivalent 10,000mm² /m ventilation where directly into cold roof void. Where insulation is at rafter level 25,000mm² /m must be provided. Eaves vents to be over fascia type as Glidevale FV250 or approved equal. Fascia is to be 20mm thk satin white composite woodgrain effect. Where soffit is required use T&G effect soffit rebated into fascia. Mechanically fixed and ventilated ridge to be installed in accordance with manufacturers instructions and provide equivalent 25mm continuous slotted ventilation.
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- New below ground drainage to be minimum 1:80 fall. Drainage below block and beam floor to be fully supported in pea shingle bedding with rest bends and junctions Provide new manholes and inspection chambers at all new branch connections or changes in direction. All drainage and manholes serving 2 or more properties to be suitable for adoption. Manholes required internally to be double sealed and bolt down. Where plastic ring chambers are used they must be installed in accordance with manufacturers instructions and haunched in concrete. Prior to completion of the development a full drainage survey will be undertaken and presented in the form of a 'verification report' to the client. This report shall include evidence that all drainage has all been installed as designed and is in operable condition.
- Drainage: New WHB fitted with 40mmØ waste and 75mm deep trap, bath and shower fitted with 40mmØ waste with 50mm deep seal trap. Kitchen sink fitted with 75mm deep seal trap. 50mm waste pipes to be used where wastes converge. Provide access covers to waste pipes at changes in direction. Provide access covers to SVPs at main branch connections. Contractor to avoid using waste pipes less than 40mmØ.
- New mains operated fire detection system to each unit, to be installed in accordance with BS5839-6:2019. Fire detection system to be interlinked with battery back up. Commissioning certificate to be provided upon completion and prior to occupation.
- Fire complementation in accordance with drawings.
- Minimum of 100% of all new light fittings to be low energy type with luminous efficiency greater than 45 lamp lumens.
- All electrical works to be completed in accordance with current IEE regulations and to be carried out by a registered competent person. Test certificates to be provided in writing to the Approved Inspector upon completion. Switches and sockets to be provided between 450mm and 1200mm above FFL. All data cables and switched spurs (other than extracts) to be professionally labeled.
- All internal doors to provide 7500mm² cross ventilation underneath, typically 10mm undercut on a 750mm wide door. All internal doors (other than ply faced) to provide 30minute fire resistance and to be solid 44mm thick oak doors sussex style unless agreed otherwise. Ironmongery to be brushed stainless. All doors frames fitted with intumesce strips with brushes.
- All bathrooms and Ensuites to have extract fans with extract rates of 15 liters per second connected to light circuit with manual override and over run for 15 minutes. All extract fans to be ducted to outside. Extract hood to be fitted above kitchen hob to provide extract rate of 30 litres per second. Utility room to be provided with extract rate of 30 litres per second. Extracts to be ducted to outside and boxed in at high level or within floor void as required. All external points of termination to be located with regard to british standards. Where long runs of ducting are required for extract ventilation, pipe to be insulated and solid plastic rather than flexible ducting. Where extracts exit through external walls they are to be coarsed through and uniform.
- Hot and cold water supply pipes to WHBs, baths, showers and sinks to be insulated. The estimated consumption of wholesome water for each dwelling should be calculated at not more than 125 litres per person per day. New hot water supply to incorporate measures such as an in-line blending valve, to ensure the temperature of the water does not exceed 48°C. Hot and cold isolation valves to be easily accessible with lever handles and professionally labeled.
- Heating and hot water to be provided by Joule / Samsung Air source heat pump unit size TBC in writing by Samsung. Unit to be installed strictly in accordance with manufacture instructions, commissioning certificate provided upon completion along with guarantees. Allow for 8KW units at tender stage. Allow for 250 Litre tank at tender stage.
- Heating delivered by under floor heating at ground floor and radiators with TRVs at first floor on ALL radiators, heating controlled by programmer to incorporate temperature and zone control and TRVs. Radiators to be suitably sized for each room. All primary pipe work fully insulated. Thermostats on upper floors of houses to be remote.
- New electrical meters located externally semi recessed boxes. Location and size agreed on site with utility company. Hockey sticks to be brought up INSIDE the cavity. Meter box as per meterboxesdirect.co.uk SKU#: EBP0011.
- Commissioning certificates for heating system, hot water system & mechanical ventilation system to be provided in writing to the Approved Inspector. Installation in accordance with the Domestic Building Services Compliance Guide 2010.
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- All rainwater goods and surface water are new black UPVC. Surface water to connect into new below ground surface water pipework. Gutter and downpipe sizes standard unless specified otherwise.
- Individual ducting to be provided from BT infrastructure to each dwelling with associated pull cord.
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- Moisture resistant plasterboard around kitchen units / utility units, in bathrooms / ensuites throughout. Normal board elsewhere. Generally 12.5mm plasterboard used throughout and finished with skim coat. 15mm wall board used on ceilings where there is habitable space above. 2no layers of 12.5mm plasterboard where enclosing steel.
- Upon completion buildings are to be air pressure tested. Contractor to pay close attention to air tightness throughout build. Expanding foam or mastic used at critical junctions where air tightness is controlled. Properties to achieve 5m³/hr/m² at 50 Pascals.
- Surface water drainage to be provided via communal system including attenuation as shown on drawing 101. Surface water drainage to be at 1:80 falls or greater with rodding points at changes in direction. Leaf trap installed before connection into attenuation tank. Drainage system to be installed strictly in accordance with engineers details.
- Where services are laid below ground, warning tape to be laid 200mm below surface for warning of future occupiers.
- Leadwork throughout shall be carried out in accordance with the recommendations laid out in the lead sheet development association - Guide to good practice handbook.
- Provide all necessary steel beams and columns as specified on the structural engineers drawings and fix in strict accordance with their details. Provide concrete padstones and supporting piers as specified. Fire protection requirements to all steelwork supporting the first

- and second floors - intumescent paint & enclosed with plc protection.
- All imported materials to be inert and to be provided with odorless etc.
  - Delta membrane system MS500 tanking system to two walls an onto neighbors property (see GA plan for setting out). Tanking 1 plugs. See note 2 for drying details. Floor tanking to be achieved installed on top of slab and below insulation and DPM. At junction corner strip tape to be used to seal joint. All tanking to connect channel and discharge in 40mm Ø waste pipe out of external wall warranty to be provided to client upon completion.
  - Some large timbers may be retained and reused internally enclosing all timber is to be treated for insect infestation with secondary mechanically fixings as required on 150mm rigi quality ply deck and minimum 300mm upstands with man required, ply deck fixed to roof flat roof joists through 1:60 thickness of 20mm. Where firings are at 90° to joists 100x50 below and along line of firing. System to provide 10 year ii Ceiling finished with 12.5mm plasterboard fixed to joists thr with skim coat.
  - Strip and cart away all existing fixtures, fittings, services, sup Cap off and make good as required.



Site key plan 1:1250  
Buildings on this page hatched in blue.

REV.	DESCRIPTION	REV. BY	DATE

REVISIONS:

PROJECT: MANOR COURT FARM  
ASHURST ROAD, ASHURST  
TUNBRIDGE WELLS, KENT, TN3 9TB

CLIENT:



DRAWING TITLE:

THE GATEHOUSE  
CONSTRUCTION NOTES

DATE:	PAGE SIZE:	SCALE:
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