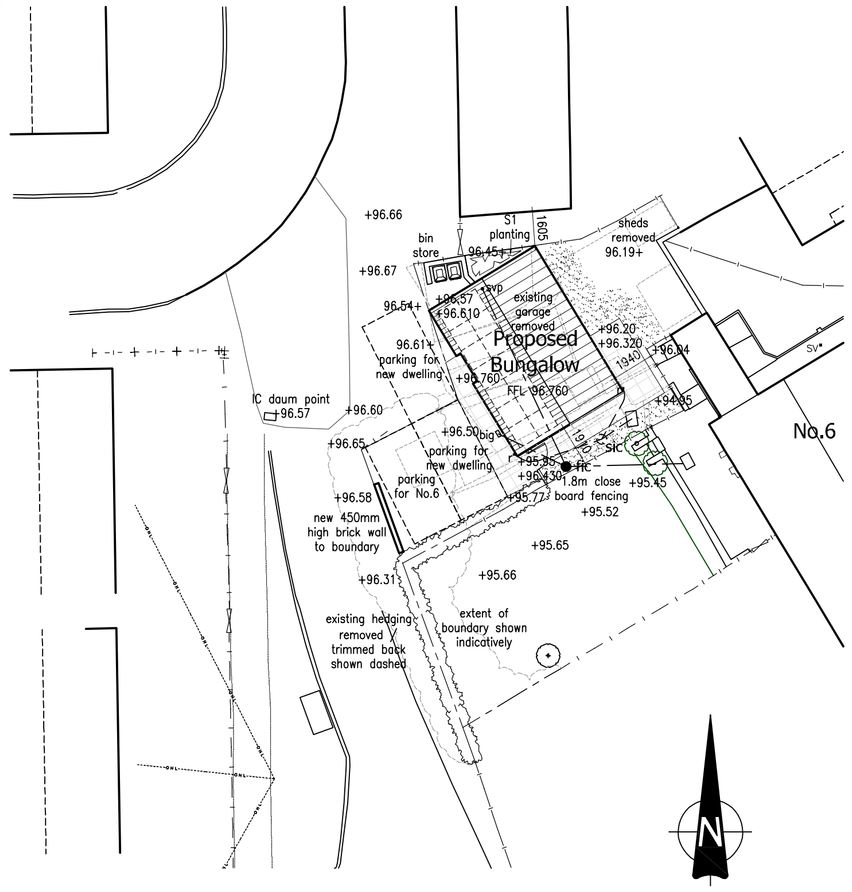


Proposed Site & Roof Plan
Scale 1:200

Indicative North

LANDSCAPING SPECIFICATION

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

Hedgerow trees, 60 - 120cm whips planted in staggered rows (5no. plants per linear metre)

- Indicates shrub planting

S1

Dogwood (*cornus sanquinea*) 20%
Guelder Rose (*viburnum opulus*) 20%
Hazel (*corylus avellana*) 20%
Dog Rose (*rosa canina*) 20%
Elder (*sambucus nigra*) 20%

All proposed shrubed areas to be planted with densities of max 4no. plants per m² to allow for adequate coverage in accordance with good horticultural practice to BS 4428

All driveway and courtyard finishes as indicated

- Indicates new turfed areas
- Indicates extent of paving slabs
- Indicates brickwork walls and support piers, heights as indicated

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

Fc	●	Foul chamber
Sc	○	Storm chamber
——·——		100dia foul drain
- - - - - -		100dia storm drain
svp	●	Soil vent pipe
dsc	●	Direct sealed connection
blg	□	Back Inlet Gully
rwp	○	Rainwater pipe

Two waste containers to be provided having each the capacity of at least 0.12m³. (Waste that can be recycled should be stored separate from waste that cannot) Waste bins to be put out for collection by the refuse collection service on the required day of collection

+0.00 Existing Level
+0.000 Proposed Level

SPECIFICATION: - Subject to change following SAP Assessors report

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, minimum 800mm x 600mm wide subject to depth of adjacent manhole. 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 internall and external leaf. Additional dpc. to be fitted min 150mm above raised ground level around Part M approach and any raised ground levels. Foundations to be placed 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: Trenchfill foundations deeper than 2.5m to be designed by Structural Engineer; when designed as such all details supersede this specification.

GROUND FLOOR (Maximum U-value 0.18W/m²K, Design U-value 0.12W/m²K)
150mm conc. slab on 300mu. dpm. on 150mm Celotex XR4000 insulation board (Lambda value of 0.022W/mK) on Visqueen 300mu.dpm, lapped into horizontal dpc. 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 (Maximum U-value of 0.18W/m²K design U-value of 0.18W/m²K)
Externally of 350mm cavity construction comprising 100mm outer leaf of facing brickwork, 150mm fully insulated cavity and inner leaf of 100mm 3.6N/mm² load-bearing Thomas Armstrong Alitec Standard block thermal conductivity 0.11W/mK OR similar approved. DRI-THERM 32 or similar insulation to cavities. 250mm stainless steel Cavity ties to BS EN 845-1:2013 + A1:2016, staggered at 750mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 12.5mm plasterboard & skim on drywall adhesive.
Make allowance for movement joints - @6.0m c/c in blockwork, @ 12.0m c/c in brickwork, in accordance with manufacturer's details, BS EN 1996 - 2:2006, BS 8093 and Structural Engineers advice.

Internal ground floor walls of 100mm blockwork (loadbearing where indicated) with 12.5mm plasterboard and skim on drywall adhesive. Studwork partitions where indicated of 100mm x 50mm sothwood framework, compressed quilt (quilt mass equivalent to 10kg/m³) and 12.5mm plasterboard (Gypsum wallboard 10 (10kg/m²) or similar approved) and skim either side.

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Lintels to openings to be Keystone Hi Therm or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Lintels to specialist design where indicated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening. All door openings to be fitted with a proprietary insulated cavity closers including at sill level and all sealed to masonry with silicon sealant. Refer to thermal bridging details and provide photographic evidence to SAP Assessor.

WINDOWS. (Maximum U-value of 1.6W/m²K Design U-value of 1.2W/m²K). - **Proof Required by SAP Assessor**
uPVC 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. Purge ventilation, top hung or pivot windows with an opening angle between 15 & 30 degrees 1/20th floor area of the room openable area, opening angle greater than 30 degrees, sash windows and doors 1/20th floor area of the room openable.
Provide draught seals to all windows, doors and rooflights. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the sill height 800-1100mm above FFL. First floor windows with a sill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL OR be fitted with restrictors. Controls for all openable windows and sviylights are to be located so that they may be opened, closed or adjusted safely. 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 BS6206:1981 + BS EN 12600:2002

EXTERNAL DOORS (Maximum U-value 1.6W/m²K. Design U-value 1.6W/m²K) - **Proof Required by SAP Assessor**
uPVC doors and frames (rating provided by BFRC - certificate required), Style as shown. To achieve min clear opening of 775mm. All doorsets to meet the security requirements of BS Publication PAS24:2016 or better (or for timber doorsets, Appendix B of Approved Document Part Q 2015). Letter plate (min. aperture 260x40mm) & limiter or door chain befitted to the main door (generally, front door). Where door is solid & there is no sidelight, a door viewer must be fitted. Note, where access can be gained to the house from the garage either the external garage door or the inter-connecting door shall comply with BS Publication PAS24:2016 or better. Bi fold / sliding doors, aluminium coors and frames, double glazed with 16mm argon filled air gap and a low-E coating to inner pane.

ROOF - VENTILATED (Maximum U value 0.16W/m²K Design U-value 0.11W/m²K)
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 fixings to be in accordance with tile manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed dry 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 specialists at 600mm centres, designed, erected and braced strictly in accordance with BS EN 1995-1:2004 & A2:2014
100mm x 75mm wall plates. 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 foiled back plaster board and plaster skim finish.

BOILER
Condensing Combi boiler as indicated, flue to terminate minimum 300mm from any adjacent opening in accordance with Gas Safe Register Regulations and, Heating system, in accordance with BS EN 12828:2012 + A1:2014, to Incorporate thermostatic radiator valves, delayed start thermostats, timing device, interlock facilities & flow controls.
Dwellings to be zoned for heating circuits in accordance with SAP recommendations. Provide and supply commissioning instructions to end user
Minimum boiler efficiency - 92%
All to be in line with the HM Government document 'Domestic Building Services Compliance Guide.'
Boiler to have a suitably positioned notice plate of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described. A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

HOT & COLD WATER
Storage vessel to comply with BS3198 and to incorporate a thermostat and timer, capacity to be confirmed with a maximum heat loss of 1.42kWh/day. Hot water vessels and all pipework to be insulated. All accessible hot and cold water pipework to be insulated to achieve maximum U-value of 0.45Wm²K. (All to be confirmed by SAP Assessor)
All baths to be fitted with a suitable device limiting hot water temperature to a maximum of 48°C.
New dwelling to be provided with new water service connection giving 'windlessome' water supply. Water efficiency calculator to be supplied prior to completion to confirm water usage not exceeding 125 litres / day / person wholesome water - all in accordance with Aporoved Document Part G.

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 stub stacks and 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.san, 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.

Sink and Shower	40mm waste and 76mm trap
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 asv is fitted.

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

BACKGROUND VENTILATION
Background ventilation to the whole dwelling is to be as below min 8000mm² to all habitable rooms and Kitchens. Ensure min 3 trickle vents are provided within open plan kitchen / diners. All internal doors are to have a 10mm undercut. Ensure all new windows incorporate trickle vents at min 1700mm above floor level.
Minimum whole dwelling ventilation rates determined by the number of bedrooms
Number of bedrooms Minimum ventilation rate by number of bedrooms (l/s)
1 13
And a minimum of 0.3 litres / second / m² total floor area.
There is to be a minimum of 4 vents in a one bedroom property.

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.

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
Shower	extractor fan capable of 15 l/s

Internal Shower extractor fan to have 15 minute over run & connected to light via separate isolation switch.
Air flow testing to be carried out to all cooker hoods, Intermittent extract fans and continuous inlet and extract fans and terminals.
Certification of performance required on completion.
Full details of any new ventilation systems to be left with the owner in the 'Home owner guide' - ventilation section as per approved document F inducing operating maintenance and cleaning instructions.

SMOKE & HEAT ALARMS
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with BS EN 14604 & installed to BS 5839-6 & A1:2020, (min. Grade D, Cat. LD3)
Heat alarms mains operated and to conform to BS 5446-2

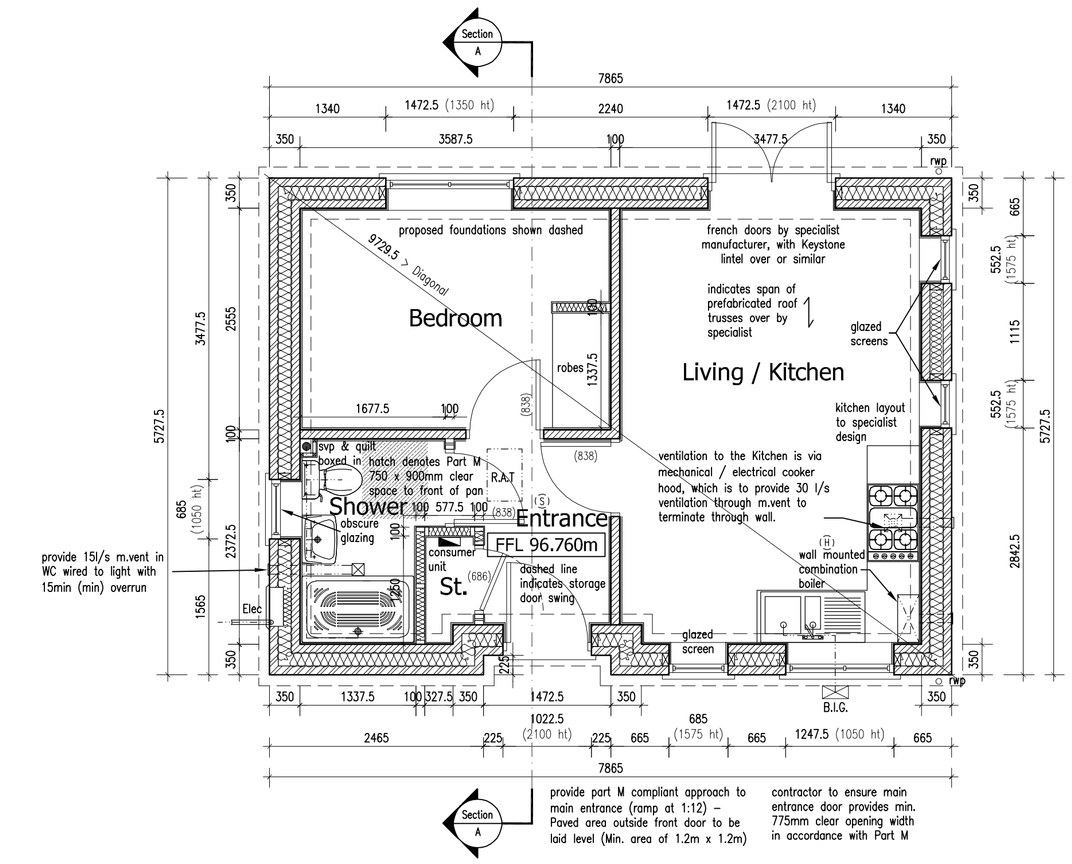
BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
All new dwellings must be given an energy rating, using the Standard Assessment Procedure (SAP). The EPC rating must be displayed in the property in the form of a notice of durable material, indelibly marked.
A target emission rate (TER) & target fabric energy efficiency rate (TFEE) is required for each dwelling before works commence on site.
A dwelling energy rate (DER) & dwelling fabric energy efficiency rate (DFEE) is required showing that the predicted rate of CO^2 emissions & fabric efficiency of the dwelling is not greater than the TER/TFEE. Any individual elements of construction may change from the U-vallues quoted to achieve satisfactory results overall. An air pressure test will also be required on completion by SAP Assessor.
EPC to be provided at completion.
Ensure photographic evidence is provided to building control from foundation stage through to installation of building services (confirm with building inspector all photos required prior to construction), all photos MUST include plot name (where there are multiple plots), GPS data and time stamp. Confirm prior to construction, contractor or other personnel to be appointed to manage all photographic evidence throughout construction.

BUILDING REGULATIONS PART M
ACCESS AND USE OF BUILDINGS
A level, ramped or stepped approach (design criteria in accordance with the approved document part M) to the principle entrance door, whichever is suitable to be individual design.
Overall clear opening width of main entrance door to be no less than 775mm.
Disabled thresholds to entrance doors, unless noted elsewhere due to site conditions.
Ground floor internal doors to be 838mm wide with linings and stops to suit 900mm structural opening.
Ambulant disabled stairs internally to ground floor storey
Electrical sockets and switches to be within 450-1200mm from finished floor level. New consumer unit (non-combustible or in non-combustible enclosure) to be located at a height (switches) of between 1350-1450mm above FFL. Ground floor WC with an unobstructed clearance of 1000mm wide and 750mm deep to the door (on frontal approach). Internally provide min. width of 900mm with a clear unobstructed access of 750mm - max. basin size 350x250mm centred max. 400mm from the front face of the W.C.

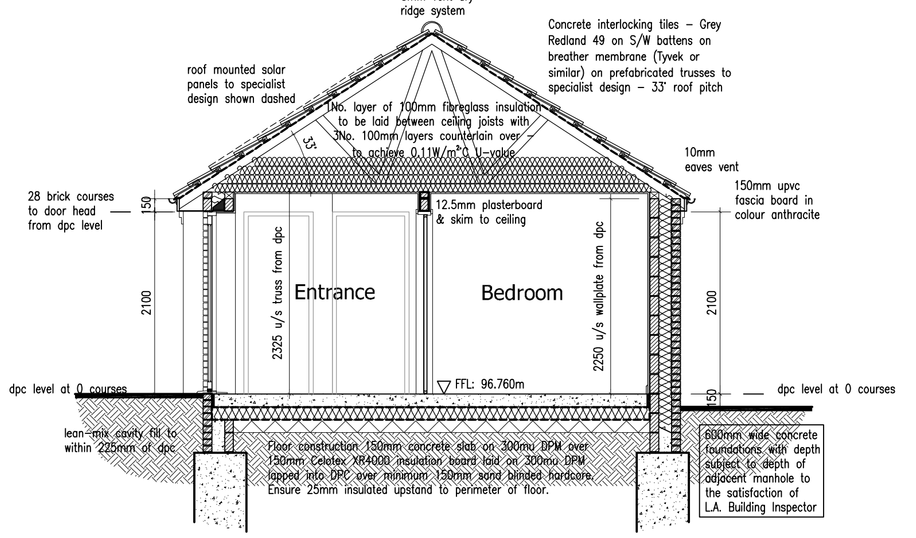
BUILDING REGULATIONS PART S
INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES
All new homes to be provided with facility for charging electric vehicles.
Electric vehicle charging point to be accessed by all associated dwelling parking spaces. Provide minimum 7kW power to charging point and installed in accordance with specialist details. Ensure 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.
Manual controls, where provided to be accessible safely.
Where costs solely for the provision of electric vehicle charging exceed £3500 then infrastructure cabling must be provided.

BUILDING REGULATIONS PART O
OVERHEATING. Confirmation required from SAP Assessor.
Ensure the maximum glazed area does not exceed that stated in section 1 Table 1.1 if cross ventilation is provided and table 1.2 if no cross ventilation is provided. Ensure free area provided is the greater of 9% of floor area or 55% of glazed area where cross ventilation is provided and 12% of floor area or 80% of glazed area where cross ventilation is not provided to BS EN 13141-1.
Glazing percentage on largest glazed façade orientation North, East, South, West
Kitchen/ Dining - 18%max (N,E) 15%max (S) 11%max (W)
Glazing Area of most glazed Room
Kitchen/ Dining - 37%max (N,E) 30%max (S) 22%max (W)
Where maximum glazed area exceeds that stated in section 1 Table 1.1 if cross ventilation is provided and table 1.2 if no cross ventilation is provided. TM59 thermal modelling over heating assessment is required to confirm glazing meets overheating requirements with the addition of solar shading. Report provided upon completion of dynamic thermal modelling to demonstrate the residential building passes CIBSE's TM59 assessment of overheating by SAP assessors.

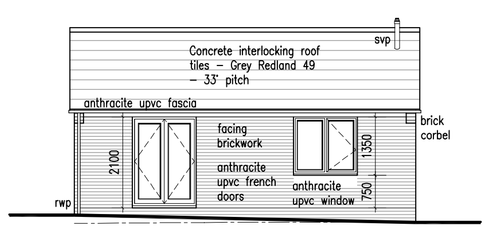
BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
All electrical work must be designed, inspected and tested by a person competent to do so and comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation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



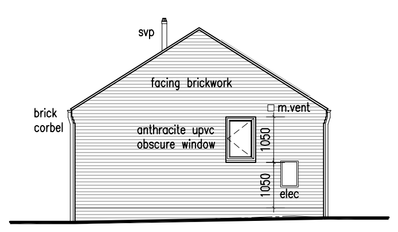
Proposed Ground Floor Plan
Scale 1:50



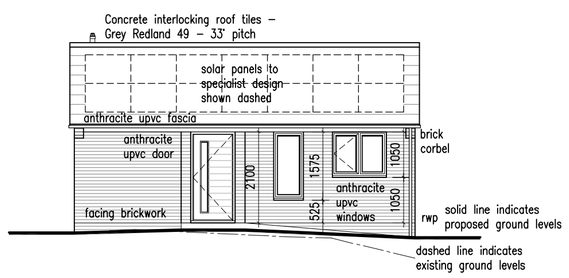
Proposed Section A-A
Scale 1:50



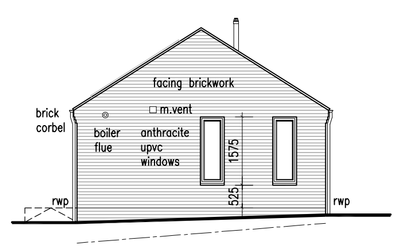
Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

1:200 0 4 8 12 Metres
1:100 0 2 4 6 Metres
1:50 0 1 2 3 Metres

PRODUCTION DRAWING
PROPOSED RESIDENTIAL DEVELOPMENT - LAND AT No. 6 JARVIS DRIVE - MELTON MOWBRAY - LEICESTERSHIRE

Notes

This drawing is to be read in conjunction with Drawing No.'s 24.4385.01 'Topographical Survey'

Revisions:

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Melton Mowbray
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Client
Mr J Button

Drawing
Production Drawing
Sheet 1 of 1

Drawing Number 24.4385.02

Date: February 2024

Scale: As Shown Drawn By: JH Checked By: JAC

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