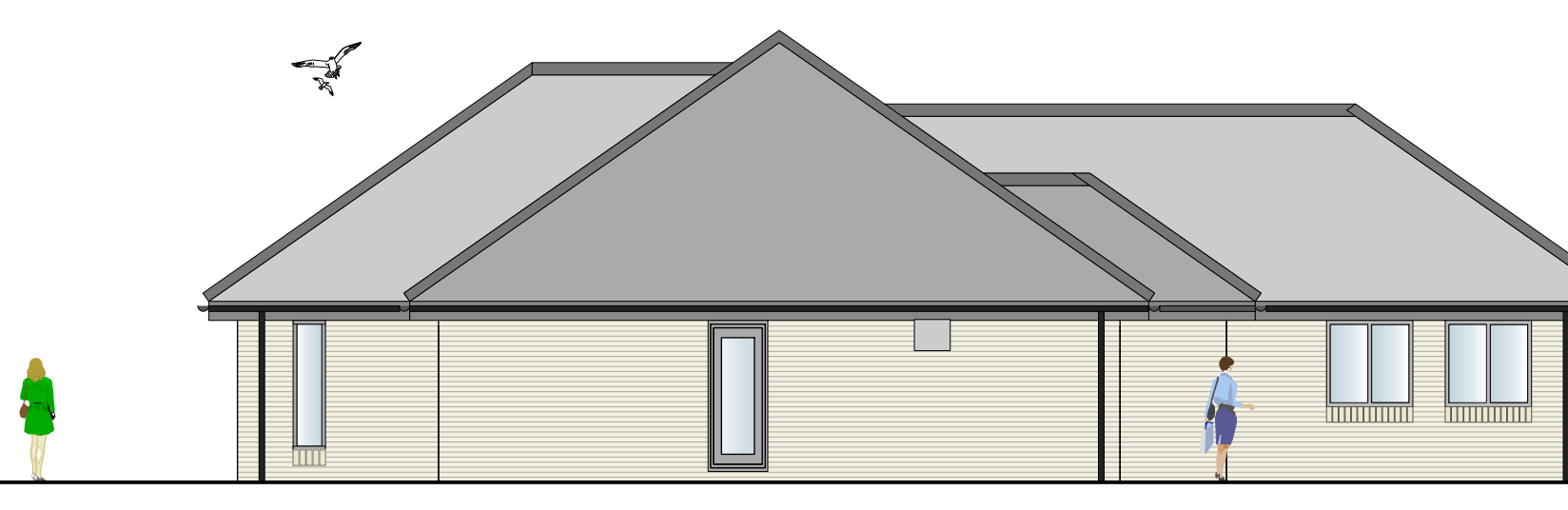


## PROPOSED FLOOR LAYOUT

**PLANNING CONSENT COMPLIANCE**  
The soft landscaping scheme shall be carried out no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.  
Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose (in the opinion of the EPA) within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replanted. Any replacement trees, shrubs or hedges dying within five years of planting shall themselves be replaced with an equivalent size, number and species.  
Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.



## PROPOSED SIDE ELEVATION WEST



## PROPOSED SIDE ELEVATION EAST

**NOTES**  
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The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.  
All details shown on this drawing are based upon typical site conditions, related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail as the design amendments may be considered.  
All relevant dimensions and levels to be ascertained or checked and verified on site before specific parts of work are commenced. All works and materials are to be in full accordance with current British Standards. Building Regulations, Approval Certificates and Manufacturers printed instructions.  
All Building Regulations inspections are to be carried out at the appropriate stages of work.  
This drawing is to be read in conjunction with clients specification/operational requirements and structural engineers design.

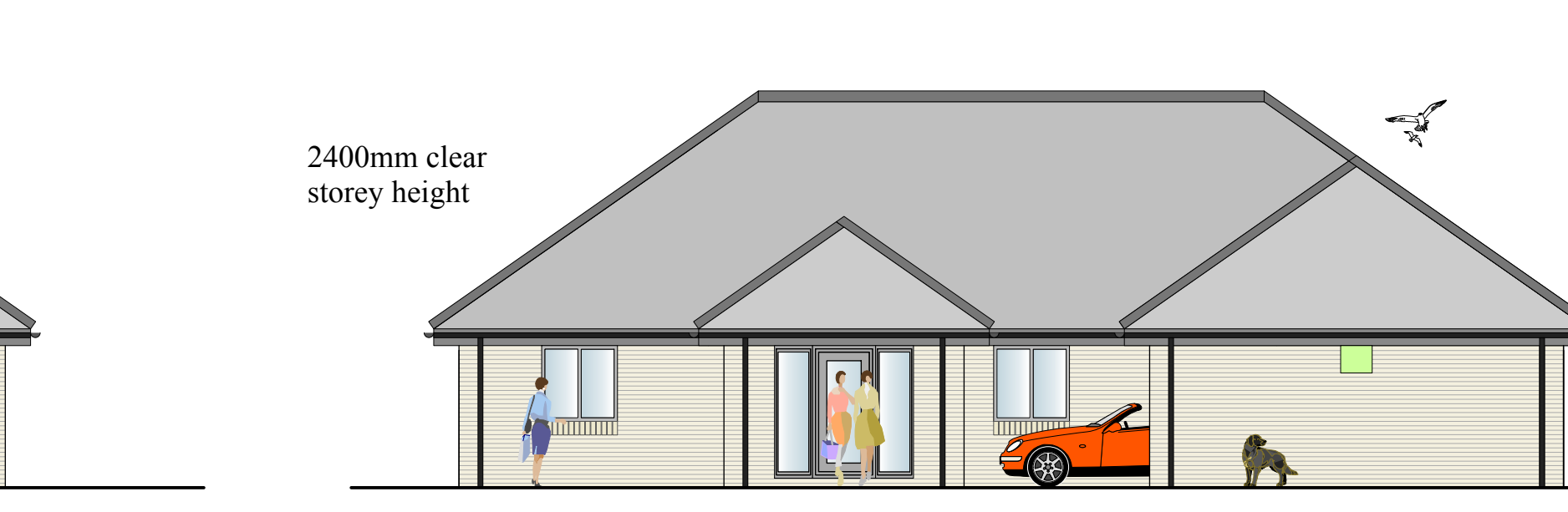
**APPROVED DOCUMENT H**  
Physical infrastructure for high-speed electronic communications networks  
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This drawing is to be read in conjunction with clients specification/operational requirements and structural engineers design.

## PROPOSED FLOOR LAYOUT MASONRY SETTING OUT



## PROPOSED REAR ELEVATION SOUTH

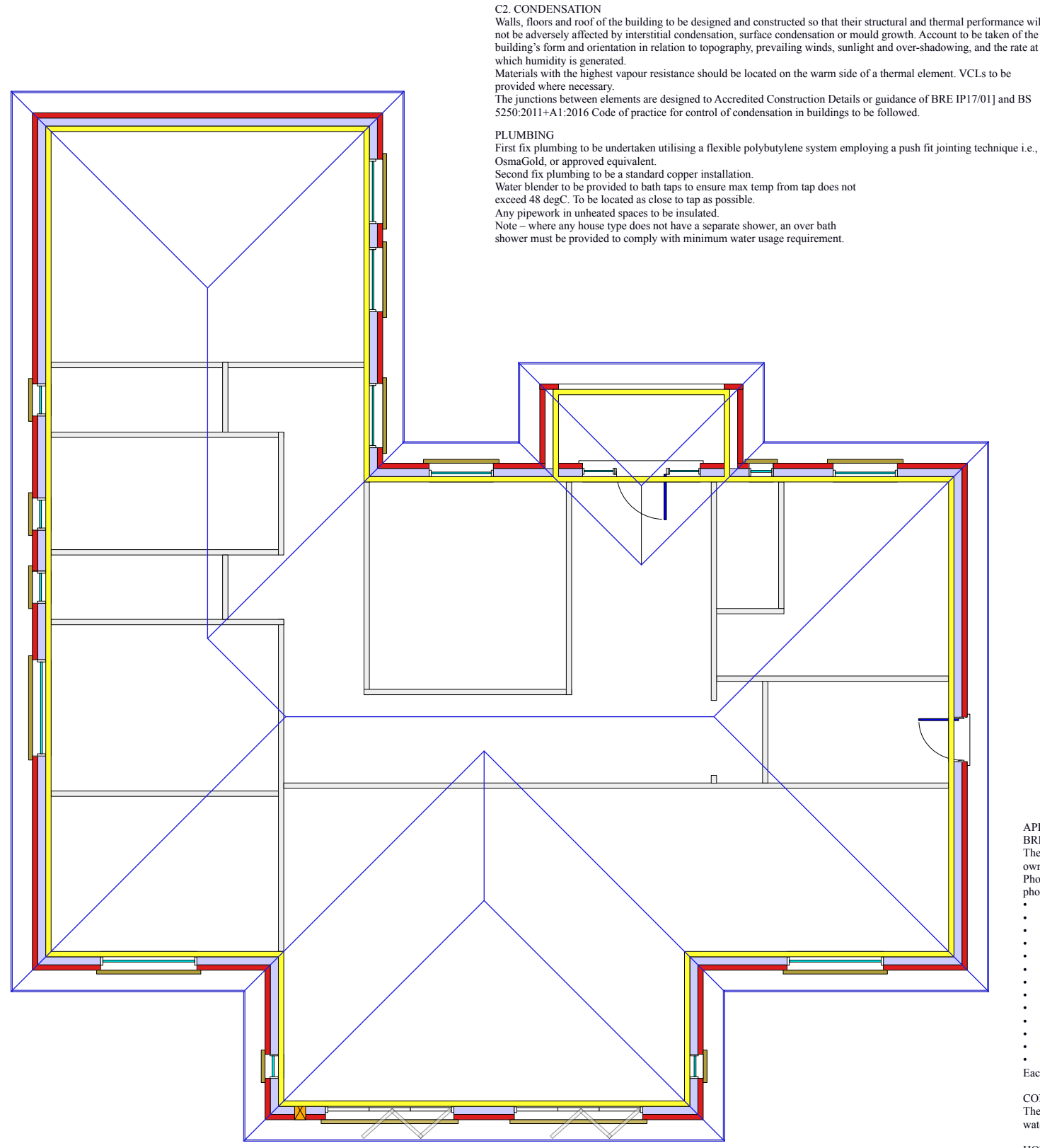


## PROPOSED FRONT ELEVATION NORTH

**NOTES**  
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All Building Regulations inspections are to be carried out at the appropriate stages of work.  
This drawing is to be read in conjunction with clients specification/operational requirements and structural engineers design.

### ESCAPE WINDOWS

Provide emergency egress windows to all ground floor inner rooms where indicated.  
Windows to have an unobstructed openable area that complies with:  
- minimum height of 450mm and minimum width of 450mm.  
- minimum area 0.33m².  
- the bottom of the openable area should be not more than 1100mm above the floor.  
The window should enable the person to reach a place free from danger from fire.



## PROPOSED ROOF TRUSS LAYOUT TBA

### OVERHEATING

**OVERHEATING MITIGATION**  
Adequate means of removing excess heat and limiting solar gains to be provided.  
The simplified method for limiting solar gains and providing a means of removing excess heat as set out in Section 1 of Approved Document O. Compliance check list (AD O Appendix B) to be provided to demonstrate compliance.

**Limiting Solar Gains**  
Maximum allowable glazing of the building or part of the building and the most glazed room are to be determined using Table 1.1 or 1.2 of Approved Document O, using the orientation of the facade with the largest area of glazing.

**Providing Information** - Overheating  
The owner of the building to be given information to allow them to use the overheating mitigation strategy.  
Providing information about the overheating mitigation strategy and its maintenance requirement to be given to the owner, information to include:  
- External shading mitigation strategy  
- Location of each element of the strategy  
- The time of day the different parts of the strategy should be used  
- The time of year the strategy should be used  
- Manufacturer's contact details  
- The location of sensors and how to recalibrate them  
- Cleaning and maintenance instructions  
- Home User Guide to include a section on 'Staying cool in hot weather'

**MECHANICAL EXTRACTION**  
**EXTRACT FOR SHOWER ROOM**  
Minimum total area of opening in accordance with Table 1.4 Approved Document F1.  
Hinged or pivot windows with an opening angle of 15 to 30 degrees have an openable area in excess 1/10 of the floor area of the room.  
Such windows, external doors or glazed or partially glazed doors with an opening angle of equal to or greater than 30 degrees have an openable area in excess 1/10 of the floor area of the room.  
Purge ventilation should be capable of extracting at least 4 air changes per hour directly to the outside.  
Higher purge ventilation rates may be required in order to demonstrate compliance with Part O.

**EXTRACT TO BATHROOM**  
Bathrooms should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO WC**  
WC have mechanical ventilation ducted to external air capable of extracting at a rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO KITCHEN**  
Kitchens have mechanical ventilation with an extract rating of 60 l/s or 30 l/s (if adjacent to hob or external air, not to prevent dryness of moisture). Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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Living rooms should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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**EXTRACT TO ROOF**  
Roofs should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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**EXTRACT TO UNDERGROUND**  
Underground spaces should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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**EXTRACT TO AIRPORT**  
Airports should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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**EXTRACT TO PORT**  
Ports should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO CANAL**  
Canals should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO LAKE**  
Lakes should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO RIVER**  
Rivers should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO OCEAN**  
Oceans should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO MOUNTAIN**  
Mountains should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO HILL**  
Hills should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO VALLEY**  
Valleys should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO PLAIN**  
Plains should be provided with a mechanical ventilation system with an extract rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

\* Construction notation applies to all nine dwellings

PART L 2022

REGULATIONS 26, 26A AND 26C ENERGY PERFORMANCE

The below is to be submitted to building control before the work starts:

- Target primary energy rate and the dwelling primary energy rate.
- The target emission rate and the dwelling emission rate.
- The target fabric energy efficiency rate and the dwelling fabric energy efficiency rate.
- A list of specifications to which the dwelling is constructed.

The dwelling primary energy rate, dwelling emission rate and dwelling fabric energy efficiency rate must not exceed the target primary energy rate, target emission rate and target fabric energy efficiency rate, respectively.

No later than 5 days after the work has been completed building control to be provided with:

- The as-built target primary energy rate and as-built dwelling primary energy rate.
- The as-built target emission rate and as-built dwelling emission rate.
- The as-built target fabric energy efficiency rate and as-built dwelling fabric energy efficiency rate.
- A list of specifications used in the as-built calculations, and whether the specifications have changed from those used in the design stage calculations.

All to be calculated using the Standard Assessment Procedure for Energy Rating of Dwellings, SAP 10.

BREI report to be given to building control along with photographic evidence of compliance.

Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with Regulation 29, is to be given to the owner of the building and submitted to building control, no later than 5 days after the work has been completed.

APPENDIX B REPORTING EVIDENCE OF COMPLIANCE

BREI report

The Building Regulations England Part L (BREI) report and photographic evidence to be provided to building control and to the building owner.

Photographs to show thermal continuity and quality of insulation to be made available to the energy assessor and building control. One photograph per detail to be provided of the following details:

- At external door threshold
- At ground floor perimeter edge insulation
- Below damp-proof course on external walls
- Ground floor to wall junction
- Structural penetrating elements
- Void filler level
- Eaves and gable edges
- Window positioning in relation to cavity closer or insulation line
- External doorset positioning, in relation to cavity closer or insulation line
- Air tightness details where required
- Plant/equipment identification labels, including make/model and serial number
- Primary pipework and continuity of insulation
- Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope)

Each image file name to confirm location, date and time and to have a plot number and detail reference.

CONTROL OF WATER TEMPERATURE

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS

Hot water storage systems should be designed and installed in accordance with BS 1297:2006. Hot water vessels, cylinders etc. must be adequately supported.

Any hot water storage system including any cylinder or other vessel shall incorporate provisions to ensure suitable pressure relief and that any discharging from any safety devices is safely conveyed to where it is visible but will not cause harm to persons or to about the building. Precautions to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non-self-venting energy cut out to instantly disconnect the power supply.

Outlets from domestic hot water storage vessels to be fitted with an in-line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage systems to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Burnham certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

OVERHEATING

OVERHEATING MITIGATION

Adequate means of removing excess heat and limiting solar gains to be provided.

The simplified method for limiting solar gains and providing a means of removing excess heat as set out in Section 1 of Approved Document O. Compliance check list (AD O Appendix B) to be provided to demonstrate compliance.

Limiting Solar Gains

Maximum allowable glazing of the building or part of the building and the most glazed room are to be determined using Table 1.1 or 1.2 of Approved Document O, using the orientation of the facade with the largest area of glazing.

Providing Information

The owner of the building to be given information to allow them to use the overheating mitigation strategy.

Providing information about the overheating mitigation strategy and its maintenance requirement to be given to the owner, information to include:

- External shading mitigation strategy
- Location of each element of the strategy
- The time of day the different parts of the strategy should be used
- The time of year the strategy should be used
- Manufacturer's contact details
- The location of sensors and how to recalibrate them
- Cleaning and maintenance instructions
- Home User Guide to include a section on 'Staying cool in hot weather'

MECHANICAL EXTRACTION

EXTRACT FOR SHOWER ROOM

Minimum total area of opening in accordance with Table 1.4 Approved Document F1.

Hinged or pivot windows with an opening angle of 15 to 30 degrees have an openable area in excess 1/10 of the floor area of the room.

Such windows, external doors or glazed or partially glazed doors with an opening angle of equal to or greater than 30 degrees have an openable area in excess 1/10 of the floor area of the room.

Purge ventilation should be capable of extracting at least 4 air changes per hour directly to the outside.

Higher purge ventilation rates may be required in order to demonstrate compliance with Part O.

EXTRACT TO BATHROOM

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EXTRACT TO WC

WC have mechanical ventilation ducted to external air capable of extracting at a rate of 10 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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EXTRACT TO ROOF

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