

LOCATION PLAN
@ 1:1250



BLOCK PLAN
@ 1:500

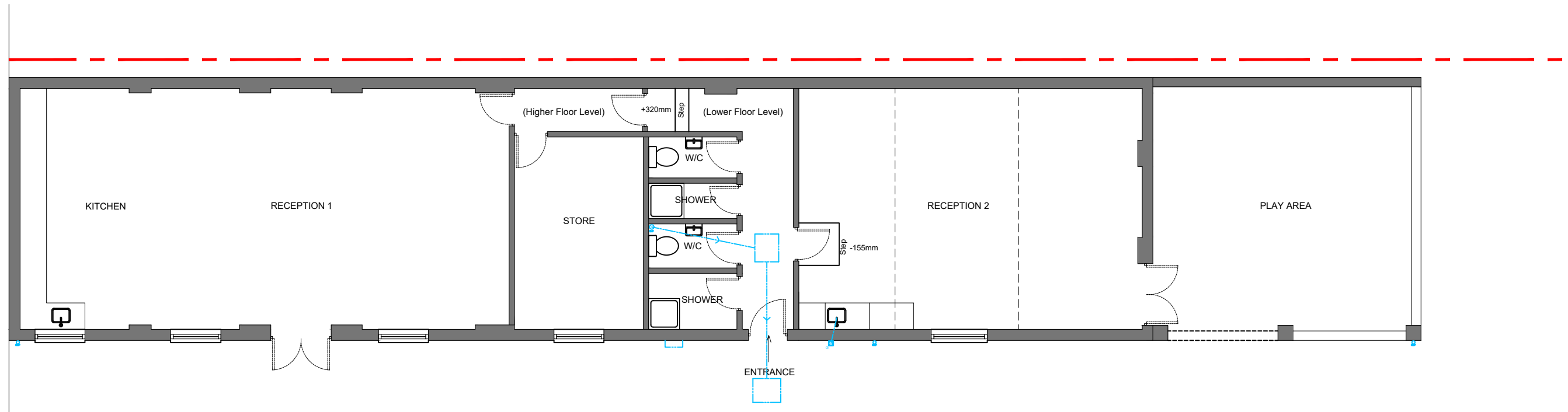
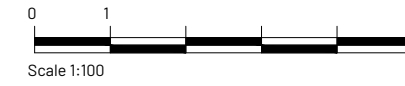
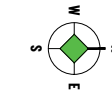
Rev.	Date	Description	Author
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Aug 2021
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KD-21-CFC-BR-00.1
Proposed Site and Location Plans

**20 THE CROFT,
HUNGERFORD,
BERKSHIRE,
RG17 0HY**



GROUND FLOOR PLAN
@ 1:100

Rev.	Date	Description	Author
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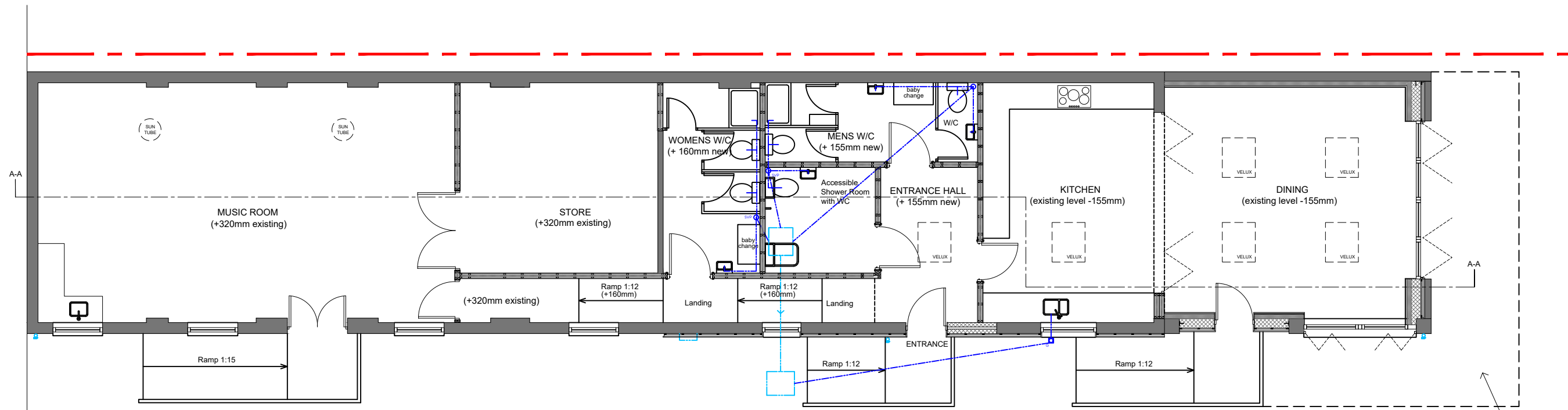
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KD-21-CFC-BR-01.1

Existing General Arrangement Floor Plan

**20 THE CROFT,
HUNGERFORD,
BERKSHIRE,
RG17 0HY**



GROUND FLOOR PLAN
@ 1:100

Option for raised paving area for flush floor transition through bi-folds to be agreed.

Rev.	Date	Description
01	15.09.21	Store room doors revised. Kitchen-Diner floor level revised.
02	27.01.22	Changing Places facility added.
03	29.06.22	Insulated wall linings updated.
04	07.07.22	Layout reverted to omit Changing Places facility.

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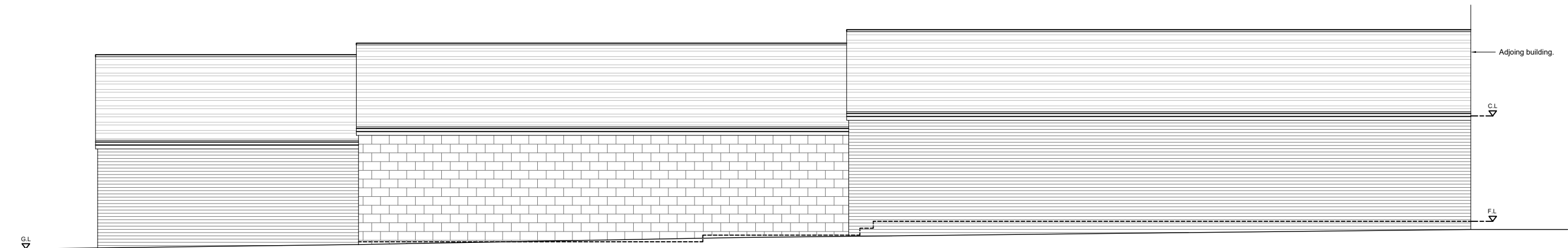
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KD-21-CFC-BR-01.2
Proposed General Arrangement Floor Plan

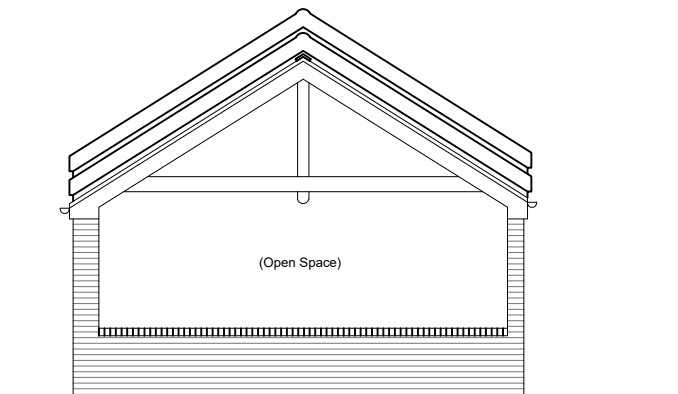
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RG17 0HY**



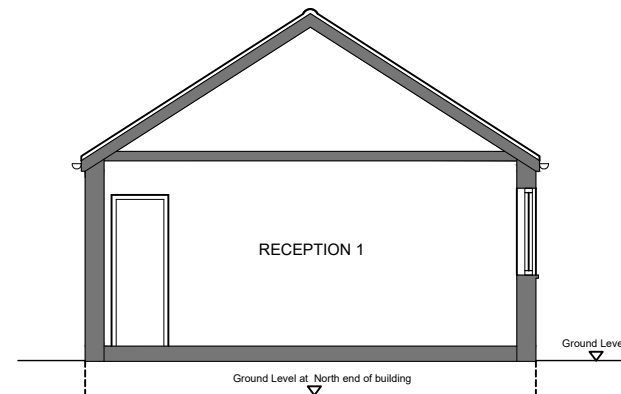
FRONT ELEVATION
(EAST FACING)



REAR ELEVATION
(WEST FACING)



SIDE ELEVATION
(NORTH FACING)

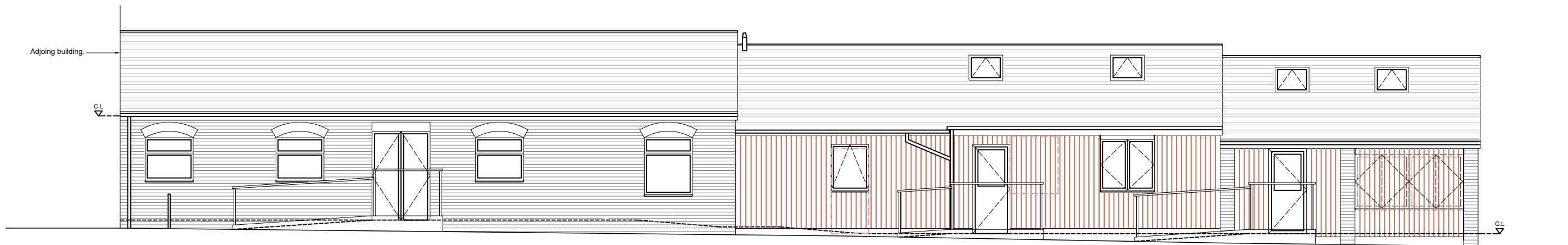


SIDE ELEVATION
(SOUTH FACING)

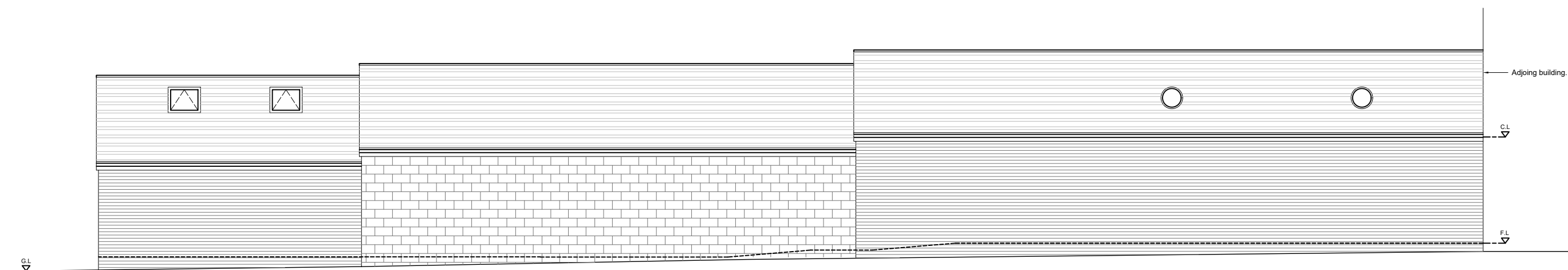
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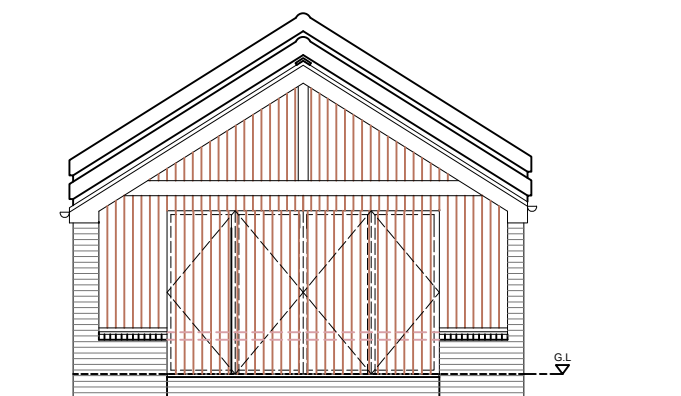
Aug 2021	KD-21-CFC-BR-02.1
1:100 @A3	Existing External Elevations



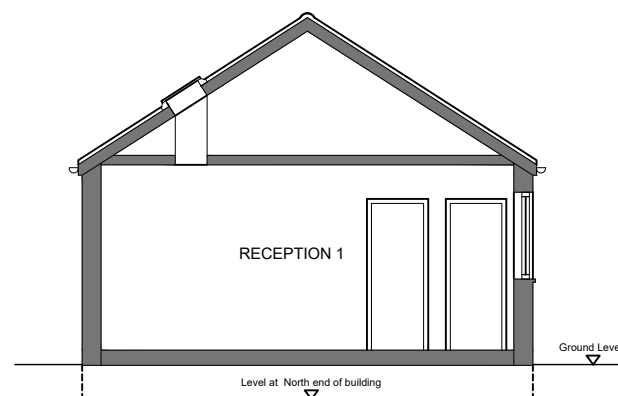
FRONT ELEVATION
(EAST FACING)



REAR ELEVATION
(WEST FACING)



SIDE ELEVATION
(NORTH FACING)



SIDE ELEVATION
(SOUTH FACING)

Rev.	Date	Description
01	15.09.21	Kitchen access ramp revised to suit floor level. Ramp railings added.

Author
RJH

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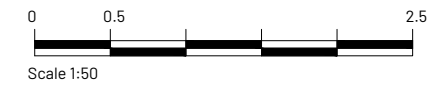
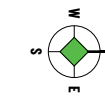
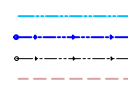
KD-21-CFC-BR-02.2

Proposed External Elevations

**20 THE CROFT,
HUNGERFORD,
BERKSHIRE,
RG17 0HY**

NOTE:
All setting-out dimensions taken to face of masonry or to timber stud - plaster / plasterboard linings and finishes sit outwith these dimensions.

existing foul drainage
proposed foul drainage
surface water drainage
existing wall removed



MECHANICAL EXTRACT VENTILATION (to external air):-
Shower Rooms - 15l/s extract rate
Kitchen (cooking is assumed) - 30l/s extract rate (adjacent hob)
Toilets - 6l/s extract rate

BACKGROUND VENTILATION:-
Trickle ventilation is assumed to new windows/external door.

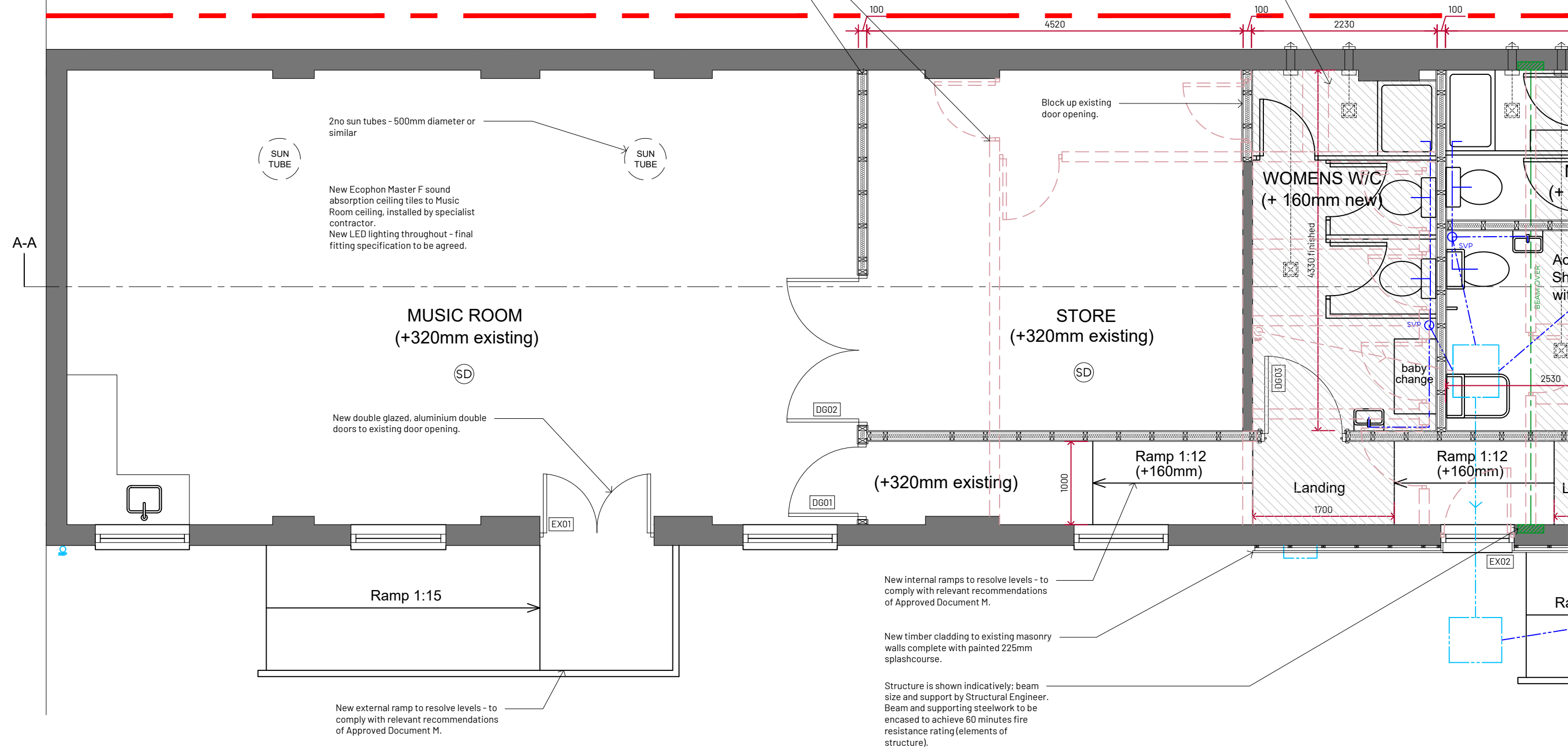
Refer to specification for all ventilation requirements.

Existing walls to be removed as indicated subject to Structural Engineer review/details.

New SW stud partition with mineral wool infill, faced with 13mm plasterboard & skim. (assumed to be non-loadbearing)

Hatch indicates extent of new floor build-up off existing to resolve new floor levels. Include mineral wool insulation within all voids.

DRAINAGE CONNECTIONS:-
New waste drainage route/connections subject to toilet facility design and existing invert levels. Any existing redundant runs to be removed and capped off.
All proposals are subject to the approval of the Building Control Inspector.



New internal ramps to resolve levels - to comply with relevant recommendations of Approved Document M.

New timber cladding to existing masonry walls complete with painted 225mm splashcourse.

Structure is shown indicatively; beam size and support by Structural Engineer. Beam and supporting steelwork to be encased to achieve 60 minutes fire resistance rating (elements of structure).

Rev.	Date	Description	Author
01	15.09.21	Music room ceiling notes added. Store room doors revised.	RJH
02	27.01.22	Changing Places facility added.	RJH
03	29.06.22	Lighting & insulation specifications updated.	RJH
04	07.07.22	Layout reverted to omit Changing Places facility.	RJH

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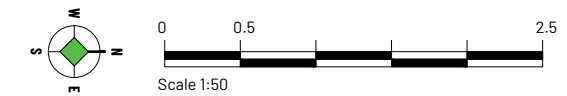
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KD-21-CFC-BR-03.1

Detailed Ground Floor Plan - Sheet 1 of 2

NOTE:
All setting-out dimensions taken to face of masonry or to timber stud - plaster / plasterboard linings and finishes sit outwith these dimensions.

existing foul drainage
proposed foul drainage
surface water drainage
existing wall removed



New SW stud partition with mineral wool infill, faced with 13mm plasterboard & skim. (assumed to be non-loadbearing)

Existing walls to be removed as indicated subject to Structural Engineer review/details.

Hatch indicates extent of new floor build-up off existing to resolve new floor levels. Include mineral wool insulation within all voids.

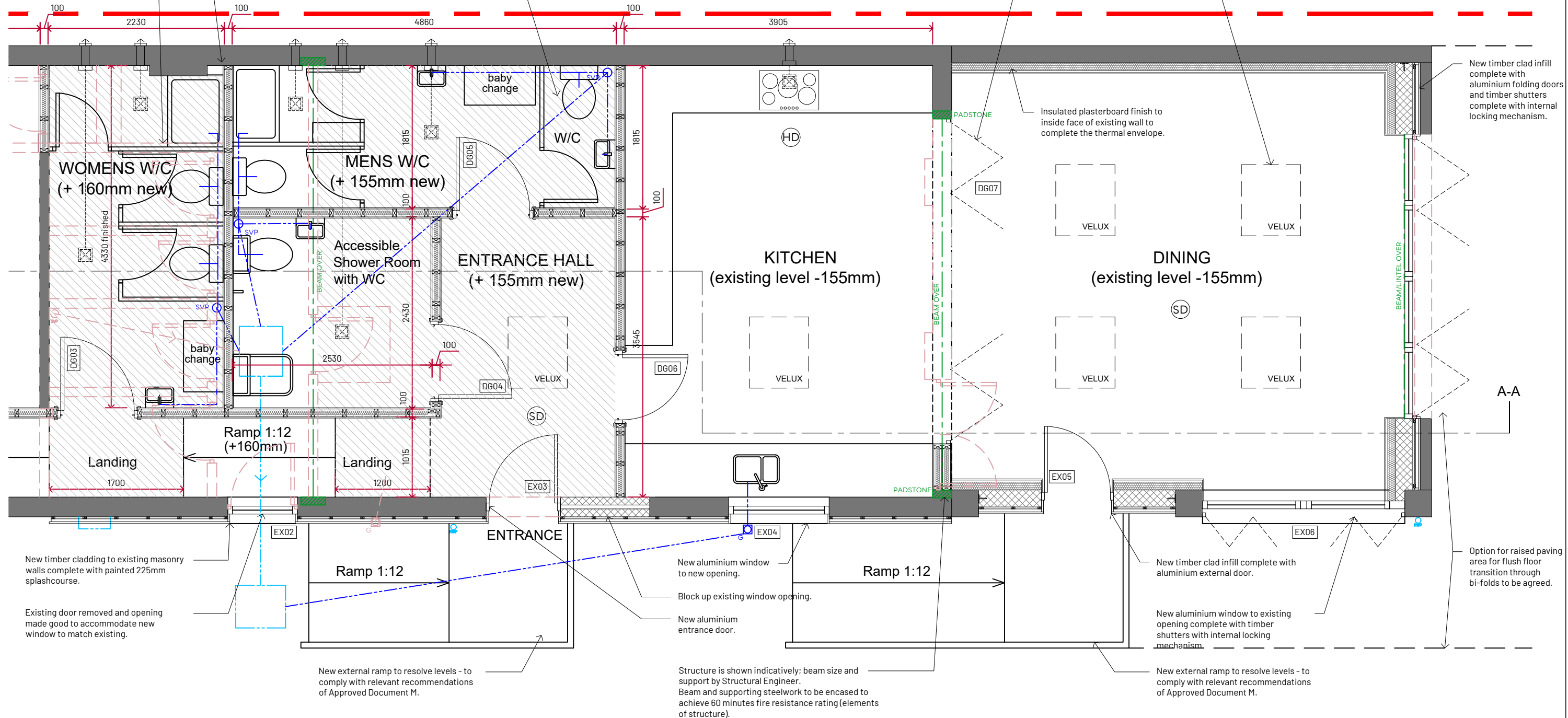
DRAINAGE CONNECTIONS:-
New waste drainage route/connections subject to toilet facilities/kitchen design and existing invert levels. Any existing redundant runs to be removed and capped off. All proposals are subject to the approval of the Building Control Inspector.

New Velux rooflights as indicated - 750x1000mm or similar.

New folding concertina doors to new opening.

MECHANICAL EXTRACT VENTILATION (to external air):-
Shower Rooms - 15l/s extract rate
Kitchen (cooking is assumed) - 30l/s extract rate (adjacent hob)
Toilets - 6l/s extract rate

BACKGROUND VENTILATION:-
Trickle ventilation is assumed to new windows/external door.
Refer to specification for all ventilation requirements.



New timber cladding to existing masonry walls complete with painted 225mm splashcourse.

Existing door removed and opening made good to accommodate new window to match existing.

New external ramp to resolve levels - to comply with relevant recommendations of Approved Document M.

Structure is shown indicatively; beam size and support by Structural Engineer. Beam and supporting steelwork to be encased to achieve 60 minutes fire resistance rating (elements of structure).

New external ramp to resolve levels - to comply with relevant recommendations of Approved Document M.

Option for raised paving area for flush floor transition through bi-folds to be agreed.

Rev.	Date	Description
01	15.09.21	Kitchen-Dining floor level revised.
02	27.01.22	Changing Places facility added.
03	29.06.22	Lighting & insulation specifications updated.
04	07.07.22	Layout reverted to omit Changing Places facility.

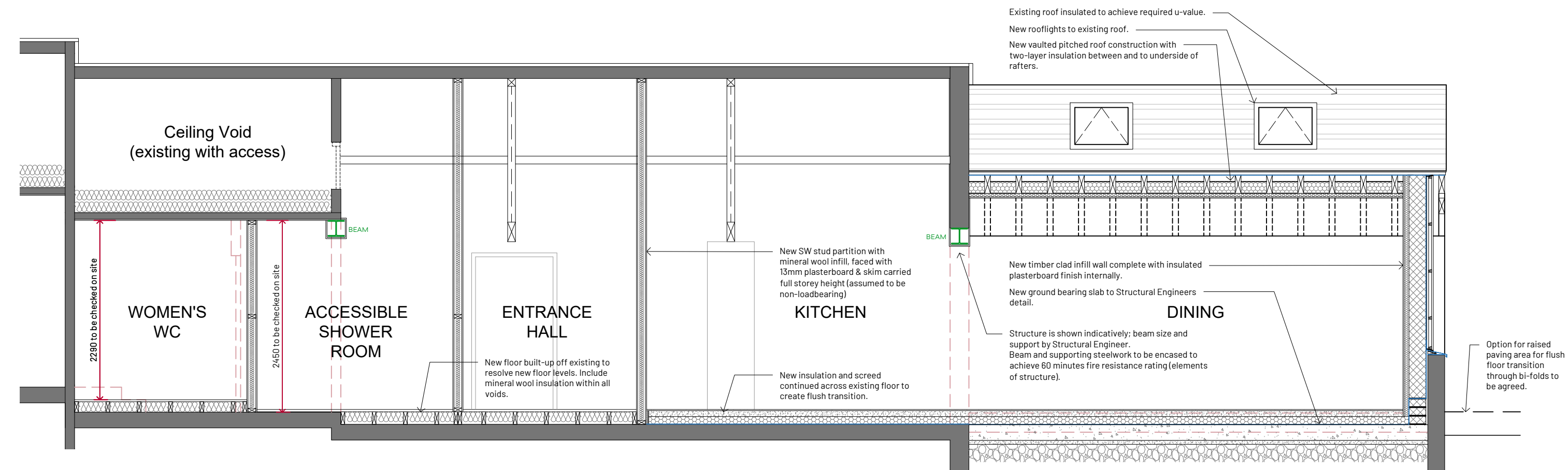
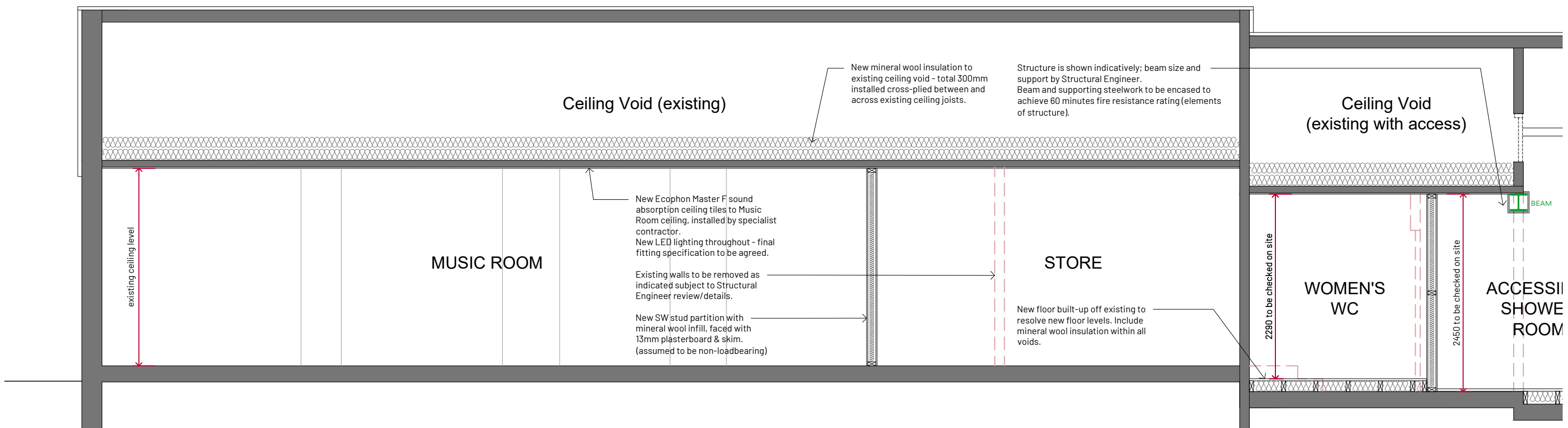
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KD-21-CFC-BR-03.2

Detailed Ground Floor Plan - Sheet 2 of 2



Rev.	Date	Description
01	15.09.21	Kitchen-Dining floor level revised. Music room ceiling notes added.
02	27.01.22	Changing Places facility added.
03	29.06.22	Lighting & insulation specifications updated.
04	07.07.22	Layout reverted to omit Changing Places facility.

Author
RJH
RJH
RJH

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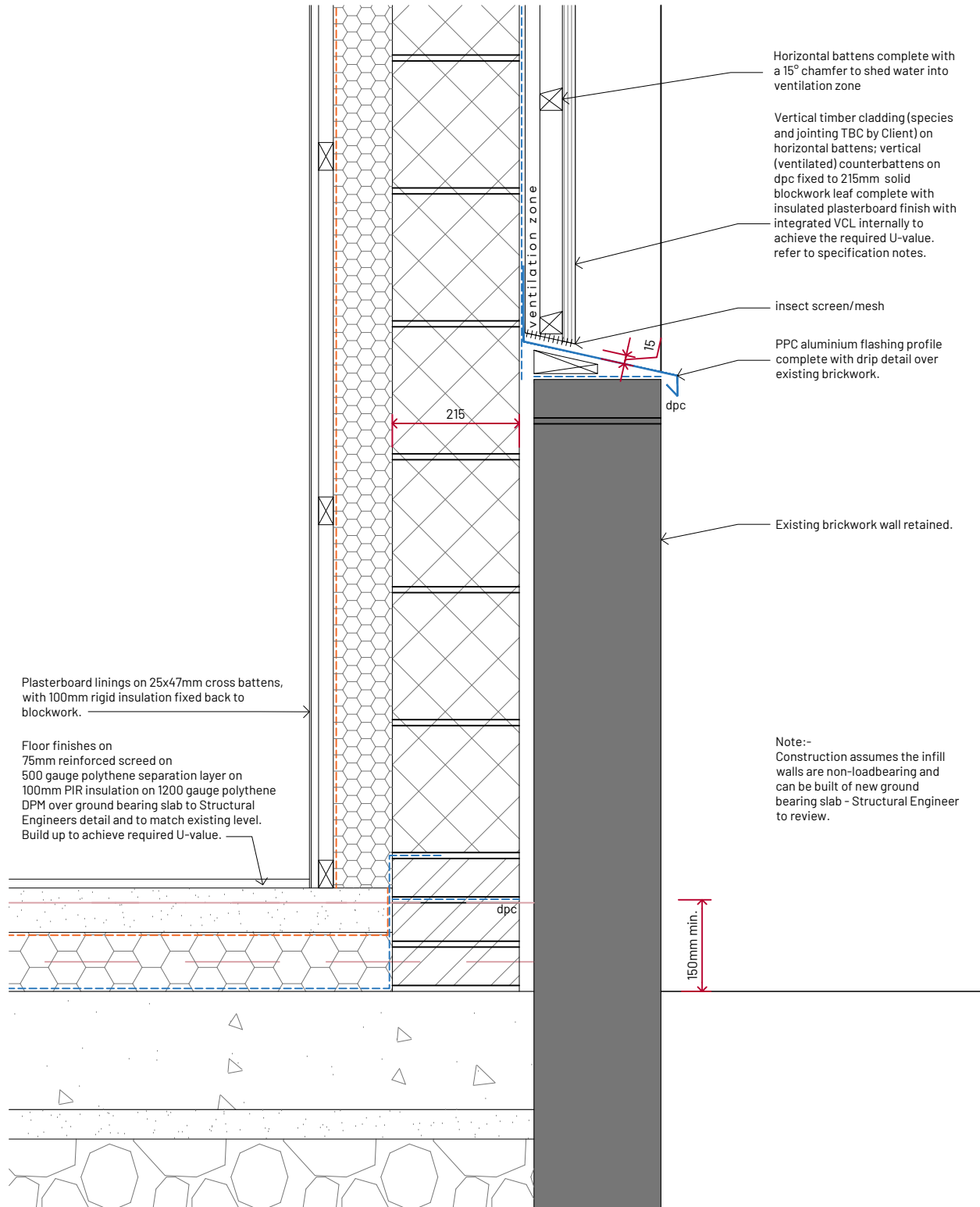
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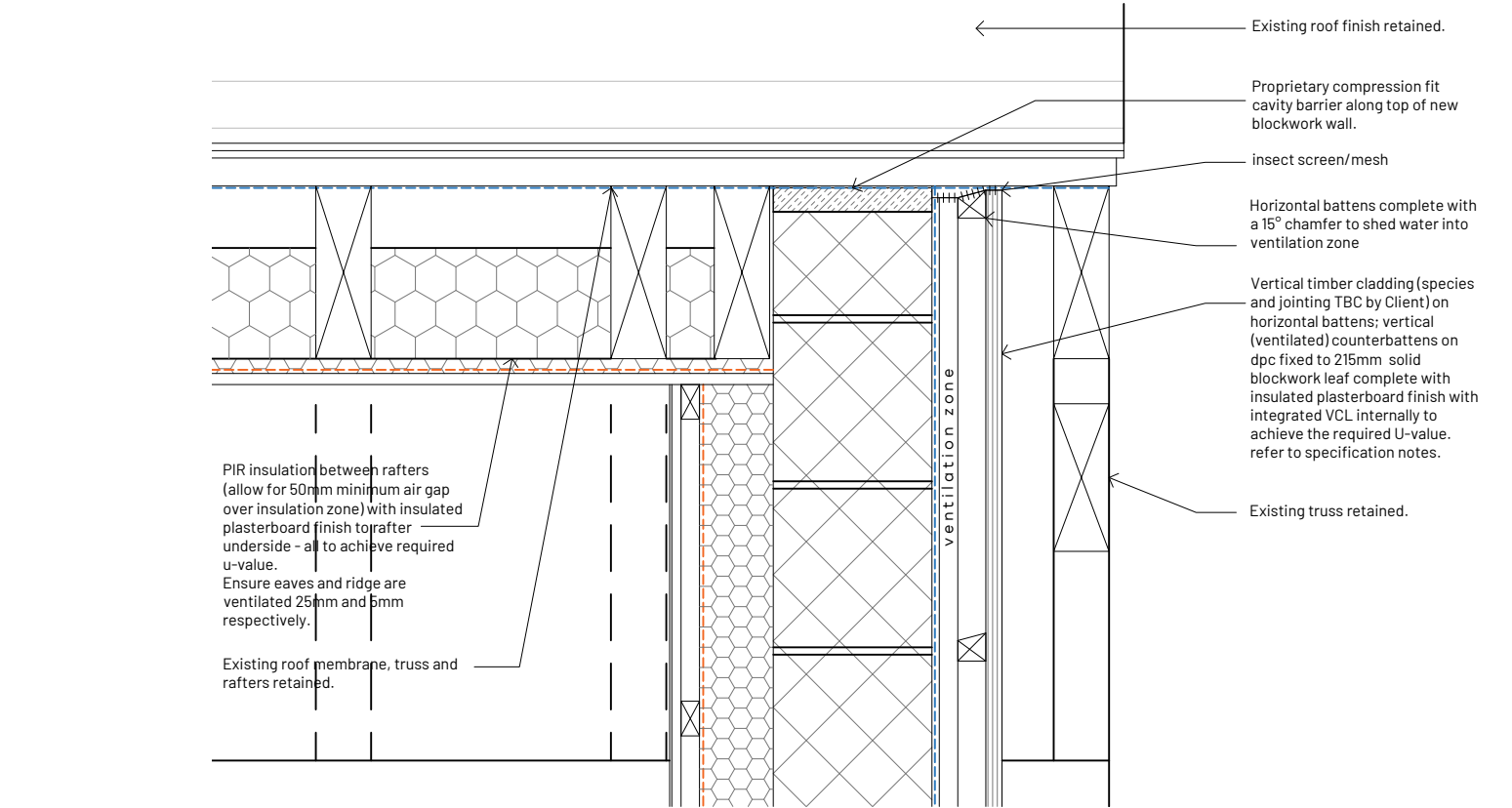
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Proposed Section A-A

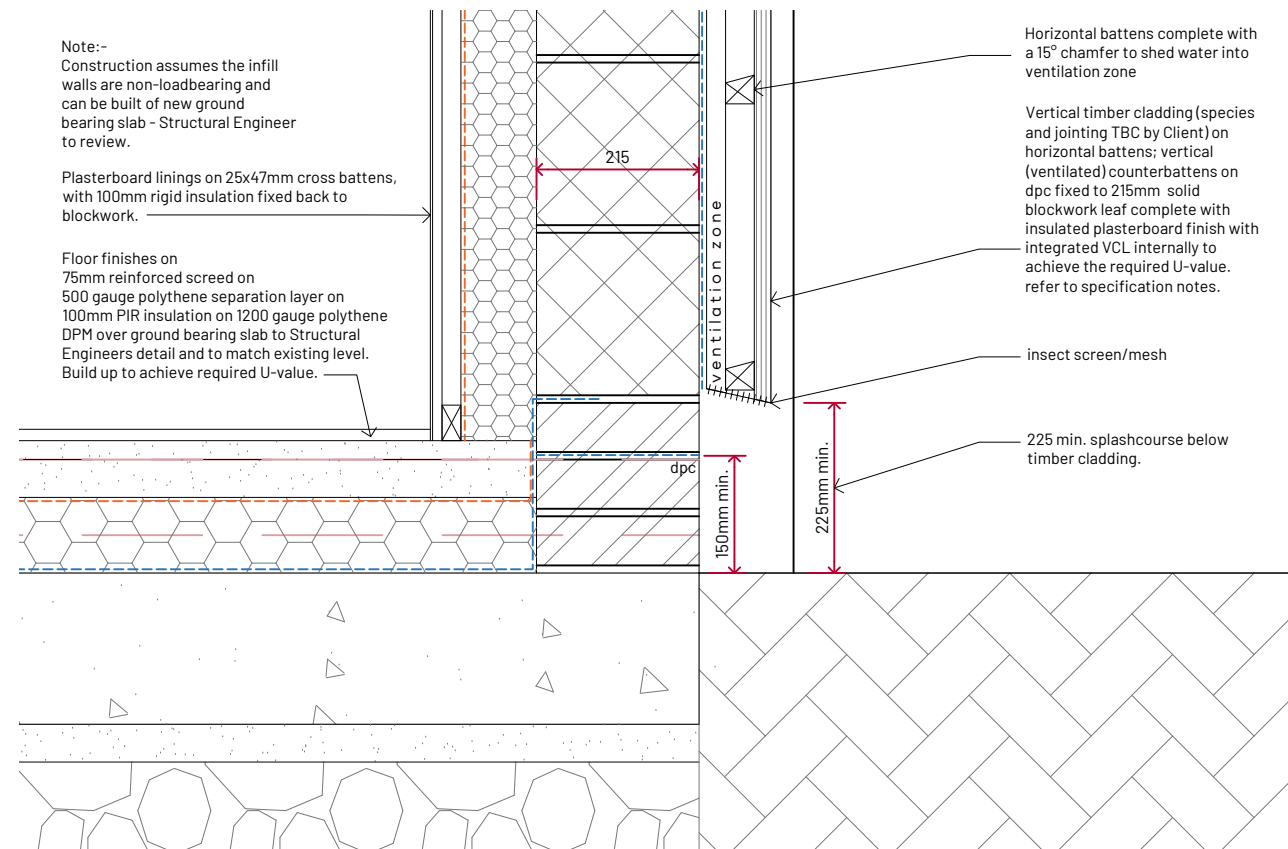
**20 THE CROFT,
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BERKSHIRE,
RG17 0HY**



DETAIL F1



DETAIL E1



DETAIL F2

Rev.	Date	Description
01	29.06.22	Lighting & insulation specifications updated.

Author
RJH

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KD-21-CFC-BR-05.1

Proposed Details

SPECIFICATION NOTES

GENERALLY :

Boundary, drainage positions, & all dimensions are to be verified on site by the builder prior to commencing work.
No work is to be carried out over the boundary of the site without the written consent of the adjoining owner.
All electrical installation work to be carried out by a competent person registered with an authorised self- certification scheme in accordance with the current edition of BS 7671. High efficiency LED light fittings to be provided capable of only accepting lamps having a luminous efficacy greater than 45 lumens per circuit-watt in all main rooms & circulation areas at a rate of 1 per 25sq m floor area or 3 per 4 fixed light fittings, whichever is greater. Heating & plumbing arrangements are to satisfy their relevant institutes regulations. All new radiators to have thermostatic radiator valves. All structural & exposed timbers are to be pressure treated against infestation & rot, to be tanalised or equal system.

PREPARATION OF SITE :

Any turf or vegetable matter to be removed to a depth of (min) 150mm before any building work commences, and to the satisfaction of the building control officer.

FOUL WATER DRAINAGE :

All drainage to be laid in accordance with manufacturers instructions using proprietary pvc. drainage in accordance with the current edition of BS EN 1401 and BS EN 13598. Any drains passing under new floor to be encased in 150 mm concrete & provide movement joints formed with compressible material to correspond with joints in pipes. Any drains subject to vehicular loading to be bedded & encased in 150mm concrete with compressible material movement joints to correspond with joints in pipe. Foul water drains to have minimum gradient of 1 in 80 below ground.
existing drainage located within 3m proximity of extent of new build to be straddled with concrete lintel, to Structural Engineers details.

Note: discovery of any existing shared private drains within the footprint of the building works which lead to adopted sewers are to be reported to the contract administrator immediately, and may be subject to application for a build over agreement with southern water.

New below ground drainage to connect into existing and/or new manholes. Internally all bends and traps in waste pipes to have a roddable access.
Materials for above ground drainage pipes and traps to match existing where possible and be to BS 5255 and BS 3943.

Any stub-stacks to be terminated with an air admittance valve at a height a minimum of 100mm higher than any waste fitting connected to it.
Trap sizes : utility sink, washing machine, shower and bath:- 40mm
Wash-hand basin:- 32mm p trap or 40mm where length of run exceeds 1.5m,
W.C.-: 100mm
Depth of seal : w.c. 50mm, all other traps :- 75mm.
All new installations to be pressure tested after installation. Lengths of pipe run and falls all to be in accordance with the Diagram 3 of AD-H 2015 edition.

SURFACE WATER DRAINAGE :

New rainwater connections to discharge to existing drainage run.

FOUNDATIONS : (existing and new)

Line loadings and foundation design to Structural Engineer's details. Foundations to be taken down below the depth of any adjacent drains.
Drainage runs passing through external walls to have suitable R.C lintel above line of drain with 50mm clearance all round the pipe and the opening masked with rigid sheet material to prevent ingress of vermin and fill void with compressible sealant to prevent entry of gas.

RADON :

This site is located in an area with <1% radon risk potential.

DINING AREA FLOOR SLAB (ground bearing) :

75mm reinforced sand & cement screed on 500 gauge polythene separating layer, on 100mm Celotex GA4000 PIR insulation (OEA and verified with a u-value calculation) over 1200 gauge polythene DPM on existing/made up floor slab.
New floor slab part and connection details with existing to Structural Engineer details.
DPM linked to DPC's and/or existing DPM's as recommended by DPM Manufacturer.
All to achieve 0.18 W/m²K U-value or better.

STEELWORK :

All exposed steel beams/posts supporting floors & walls to be clad to achieve a minimum 60-minutes fire resistance with British Gypsum 'Encase' system (OEA) installed in accordance with written recommendations. Linings should be selected to suit the steelwork HP/A factor and number of sides exposed.
Any steelwork projecting into the external wall cavity should be treated with a liquid applied waterproofing system installed in accordance with the Manufacturers written recommendations.

STRUCTURAL TIMBER:

All supporting timbers sized by Structural Engineer to achieve a minimum 60-minutes fire resistance.

EXTERNAL INFILL WALLS TO DINING AREA; (timber cladding to solid blockwork)

Vertical timber cladding (species and jointing type to be confirmed by Client) on battens and counter-battens providing 25mm ventilated cavity to the back of the cladding. Battens to existing and new solid wall construction of 215mm blockwork leaf as specified by Structural Engineer with 100mm Celotex GA4000 to inner blockwork face. Joints to be taped & jointed to create VCL, 25x47mm timber cross battens installed to create low emissivity cavity, and 12.5mm plasterboard linings & plaster skim throughout, all to achieve 0.18 W/m²K U-value or better.
To new blockwork, provide 'Ancon Staifix' wall anchor system with integral vertical DPC at existing wall abutments and where required wall anchor details at new steelwork locations to be confirmed by Structural Engineer. Location of any 'toothed' junctions to be agreed on site with client.
Cavities to be closed around all openings (new and existing where windows/doors are being replaced) and along eaves/top of wall, with proprietary cavity barriers installed under compression as recommended by the Manufacturer.

Vertical timber cladding to be fixed to treated softwood battens with site cut ends liberally treated with preservative.
Fixings should be stainless steel lost head ringshank nails with double nailing at quarterpoints.
Hardwood cladding should be pre-drilled.
Allow 25mm ventilated cavity/drairage path behind cladding.
Horizontal battens to be fixed at 600mm minimum centres, cut with 15° chamfer sloping into the cavity.
Cladding should to stopped 225mm minimum above adjacent ground level and fitted with insect mesh.

Cladding fixing to observe wind load parameters derived from BS EN 1991-1-4

Where timber cladding is located within 1m from the site boundary, cladding should be treated to achieve a minimum surface classification of B-S3,d2.

EXISTING WALLS TO DINING AREA - thermal improvement)

Existing walls to be finished internally with 100mm Celotex GA4000 to inner blockwork face. Joints to be taped & jointed to create VCL, 25x47mm timber cross battens installed to create low emissivity cavity, and 12.5mm plasterboard linings & plaster skim throughout, all to achieve 0.18 W/m²K U-value or better.

PITCHED ROOF TO NEW DINING AREA (existing roof retained) :

Existing roof finish, membrane, timber roof members and trusses to be retained and insulated as follows - between existing rafters (assumed to be at least 200mm deep) fit 150mm Celotex XR4000 with 30mm TB4000 to the underside plus vapourcheck plasterboard & plaster skim, all to achieve 0.15 W/m²K U-value or better.
Ensure 50mm minimum cavity between roof membrane and face of insulation and allow for 25mm eaves ventilation and 5mm ridge ventilation using proprietary eaves/ridge ventilator products installed as recommended by Manufacturer.

LINTELS :

To be Catnic thermally broken (OEA) typed from Manufacturers tables to suit loadings & span with 150mm minimum end bearings - refer to Structural Engineers details.

STUD PARTITIONS (non-loadbearing) :

100mm x 50mm treated softwood studs as indicated, at (max) 400c/c with 25mm minimum unfaced mineral wool insulation suspended between, finished both sides with 12.5mm plasterboard & skim.

INTERNAL PLASTER FINISH:

1No. layer 12.5mm British Gypsum wallboard on dabs to current edition of BS:8212 & BS:8000 with plaster skim coat. Nominal internal finish zone thickness: 25mm.

FIRE SAFETY: (Purpose Group 5)

Refer to STEELWORK and STRUCTURAL TIMBER above for commentary on fire resistance to load bearing elements.

Allow for mains powered, interlinked fire detection and alarm system coverage complete with battery backup, designed and installed in accordance with relevant recommendations of Table A1 of the current edition of BS 5839-1.
Allow for heat detector to kitchen with smoke detection coverage to entrance hall and dining area (access rooms to the kitchen inner room).

Wall linings should achieve a minimum classification of B-s3, d2.

Openings in external walls and along the top of external walls to be fitted with proprietary insulated cavity closer to meet the conditions of Diagram 9.2 of Approved Document B Volume 2 - refer to NEW EXTERNAL WALL commentary above.

New un-protected areas to the existing rear elevation, being <1m from the existing site boundary, will be limited to those permitted in accordance with Diagram 13.5 of Approved Document B Volume 2.

DOOR WIDTHS:-

Clear width on doors into and along circulation routes should be sized to provide a 775mm minimum clear width.

VENTILATION (with reference to Table 6.3 of AD-F):

Background Ventilation -

Trickle ventilation to new windows/external doors has been assumed with the following equivalent ventilation areas:-
Occupiable Rooms - 250mm²
Kitchen - 2500mm²
Shower Rooms - 2500mm²
Sanitary Accommodation - 2500mm²

Intermittent Extract Fans -

Shower Rooms - 15l/s extract rate terminating through external wall vent installed in accordance with Manufacturers recommendations.
Kitchen (cooking is assumed) - 30l/s extract rate (adjacent hob) terminating through external wall vent installed in accordance with Manufacturers recommendations.
Toilets - 6l/s extract rate terminating through external wall vent installed in accordance with Manufacturers recommendations.

GLAZING :

Window manufacturer and type to be confirmed by the Client.

All with double glazed units to achieve a U-value of 1.8 W/m²K and fitted with patent frame ventilators providing equivalent ventilation area as noted above for BACKGROUND VENTILATION.
Any glazing in windows/doors below 800 mm from floor level & doors or sidelights below 1500mm from floor level to be toughened or laminated safety glass manufactured to current edition of BS EN 12600. All ground floor and other easily accessible windows are to be manufactured in accordance with the current edition of PAS 24. External doors should be certified PAS 24 OR meet the requirements of Appendix B of the current edition of AD-0.

Window frames to be mechanically fixed with galvanised frame cramps to inner leaf of cavity wall spaced at 150mm from corners and at 300mm centres elsewhere. Openable lights to be fitted with friction stays and multi-point locking mechanisms. Frames to be weather stripped and draught sealed and to be jointed externally with one part non staining façade sealant to ISO 11600 type F to suit joint width and depth with closed cell polyethylene backing strip.
Note 1: all windows to be installed in such a position that the internal face of the frame overlaps the thermal closer by a minimum 30mm. Extended sill units to be provided as necessary to achieve a minimum 50mm overhang from the outside face of the external wall.

Flat rooflight installed in accordance with Manufacturers/Specialists recommendations complete with insulated upstands/integrated flashing apron, to achieve a U-value of 1.8 W/m²K.

Refer to FIRE SAFETY for designation classification on rooflights.

EXTERNAL DOOR:

Overall door assembly to achieve a U-value of 1.8 W/m²K.

SANITATION:

All plumbing to comply with current edition of BS EN 12056-2 and water authority regulations.

suitable installations to be provided for the provision of wholesome water to:

- any place where drinking water is drawn off
- any washbasin in or adjacent to a room containing a wc
- any washbasin, fixed bath or shower in a bathroom
- any sink provided in an area where food is prepared
- any sanitary convenience fitted with a flushing device

Maximum water consumption on new fittings to comply with Table 2.1 of Approved Document G such that:
WC's = 6 /4 litres for dual flush; 4.5 litres single flush
Shower = 10litres/minute
Basin taps = 6litres/minute
Sink taps = 8litres/minute
Dishwasher = 1.25l/place setting and
Washing machine = 8.17l/kilogram.

ELECTRICAL SAFETY :

All electrical work required to meet the requirements of AD-P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council must be satisfied that either:
A: an electrical installation certificate issued under the competent person self certification scheme has been issued.
B: appropriate certificates and forms defined in current edition of BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have the sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment. In the case of option B only, the competent person must be a member of NICEIC or ECA. In addition, in the case of minor works (see part P for definition) an electrician qualified to at least city and guilds 2391 is considered to be a competent person. The person carrying out the work must arrange for a competent person to inspect the electrical installation at first fix stage and inspect and test prior to the installation being live.

ELECTRICAL FITTINGS:

Light switches, electrical sockets and equipment to be sited between 450mm and 1200mm above floor level. consumer unit to be mounted so that switches are between 1350mm and 1450mm above floor level.

LEADWORK GENERALLY:

All flashings, soakers, weathering's, roofing & cladding etc. required for the works must be in milled lead produced to BS EN 12588:1999. The size & thickness of the sheet for the particular application together with the installation details is to be in strict accordance with the relevant sections of the Rolled Lead Sheet Manual issued by the lead sheet training academy to maintain a high degree of materials & workmanship.

<p>PARTY WALL: ALL WORKS CARRIED OUT WITHIN 3m of ADJOINING PROPERTY IS SUBJECT TO THE PARTY WALL ACT 1996. CLIENT / CONTRACTOR TO SERVE NOTICES ACCORDINGLY.</p>
<p>DUE TO LIMITATIONS ON ACCESS AND PRESENCE OF EXISTING FIXTURES, FITTINGS AND LININGS - FULL DETAILS OF THE EXISTING BUILDING SHELL ARE NOT KNOWN AT THIS STAGE. ANY DISCREPANCIES, ERRORS OR OMISSIONS DISCOVERED ARE TO BE REPORTED BACK TO THE ARCHITECT FOR CONSIDERATION BEFORE WORK PROGRESSES.</p>
<p>INITIAL SITE SURVEY HAS NOT DETERMINED CONDITION, DIAMETER, SYSTEM TYPE OR DIRECTION OF BELOW GROUND DRAINAGE RUNS. CONTRACTOR MUST EXCAVATE & LOCATE FOUL & SURFACE WATER DRAINS AND ALTER AS NECESSARY TO THE APPROVAL OF THE LOCAL AUTHORITY. ANY DRAINAGE LAYOUTS SHOWN ARE INDICATIVE ONLY.</p>
<p>ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEER'S DRAWINGS SHEETS FOR DETAILED SPECIFICATION.</p>
<p>DO NOT SCALE DIMENSIONS FROM THIS DRAWING USE FIGURED DIMENSIONS ONLY (all in mm)</p>

Rev.	Date	Description	Author	Notes:
01	29.06.22	Lighting & insulation specifications updated.	RJH	<p>1. This drawing is copyright of: Kennet Design Ltd. Reproduction is only to take place with our written authority. 2. These Plans are subject to Planning and Building Regulation Approval or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Kennet Design Ltd. for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences.</p>

Aug 2021

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Proposed Specification