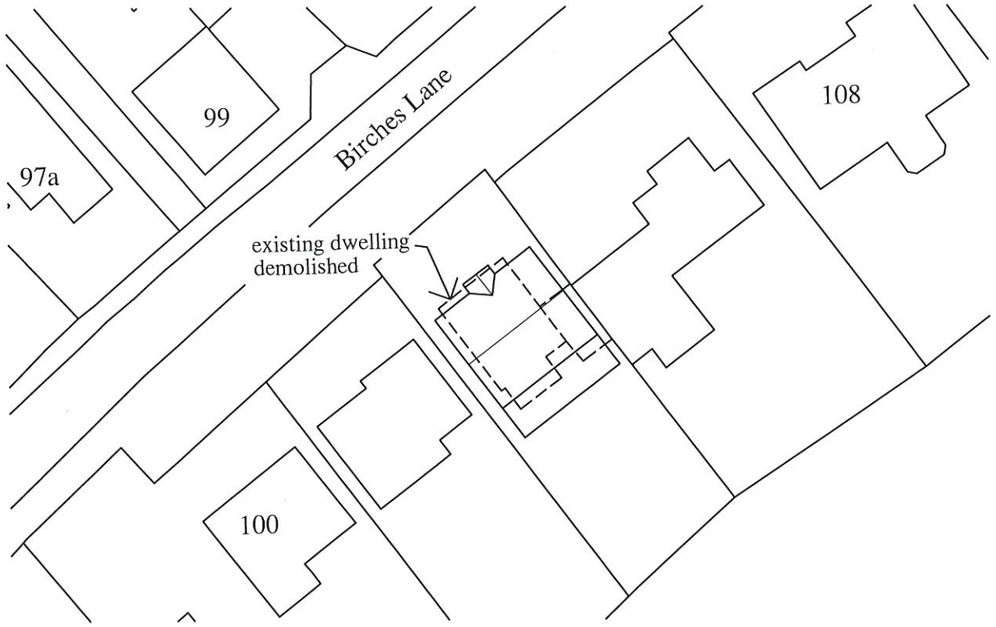
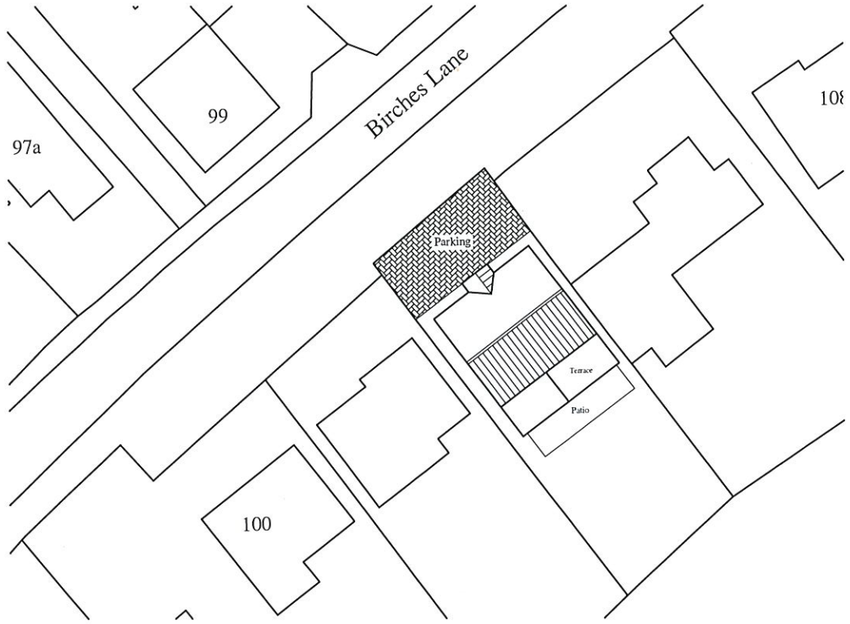
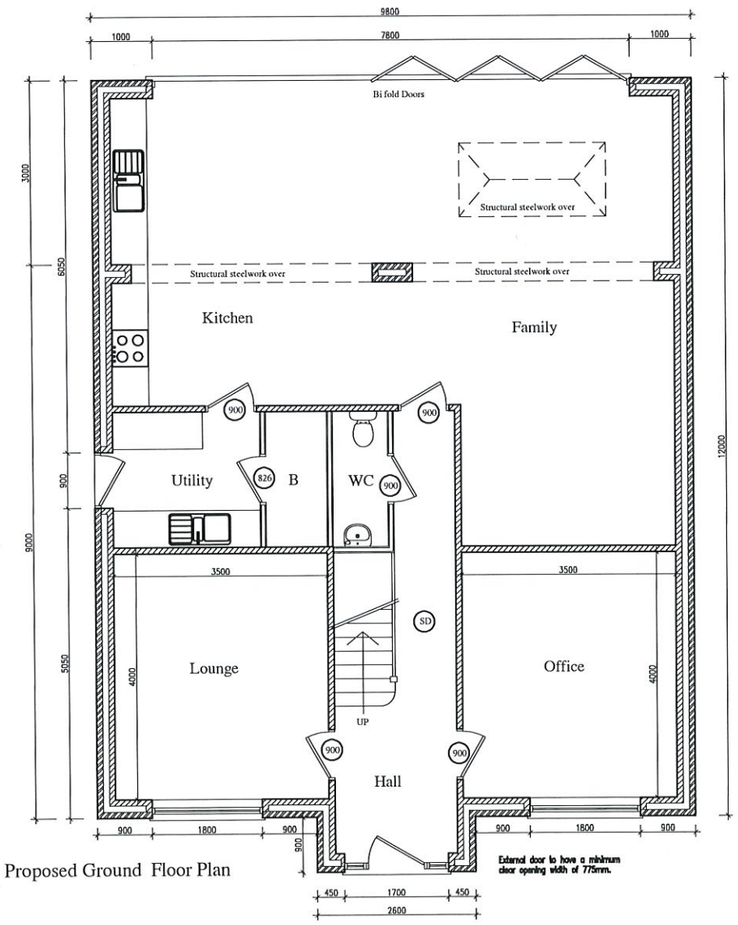


BLOCK PLAN SCALE - 1500



SITE PLAN SCALE - 1500



Kitchen:
Mechanical ventilation to achieve 30litres /second at high level via cooker hood.

Waste pipes from sink taken down internally & connected to sealed floor gullies at or below ground level.

STAIRCASE
875mm over strings, max pitch 42°, handrails 900mm above pitch line, min headroom 2000mm measured vertically from pitch line, max 100mm gap between balusters. Acontinuous handrail to be provided to the widest part of the stair with a tapered tread, in accordance with BS585.

All door openings to ground floor habitable rooms to have a clear opening width of 800mm.

WC door to open outwards and provide 800mm clear opening width in accordance with Building Regs. Part M.

W.C. to have direct connection to drains.

Background ventilation to fully satisfy Part F1 of Building Regulations.

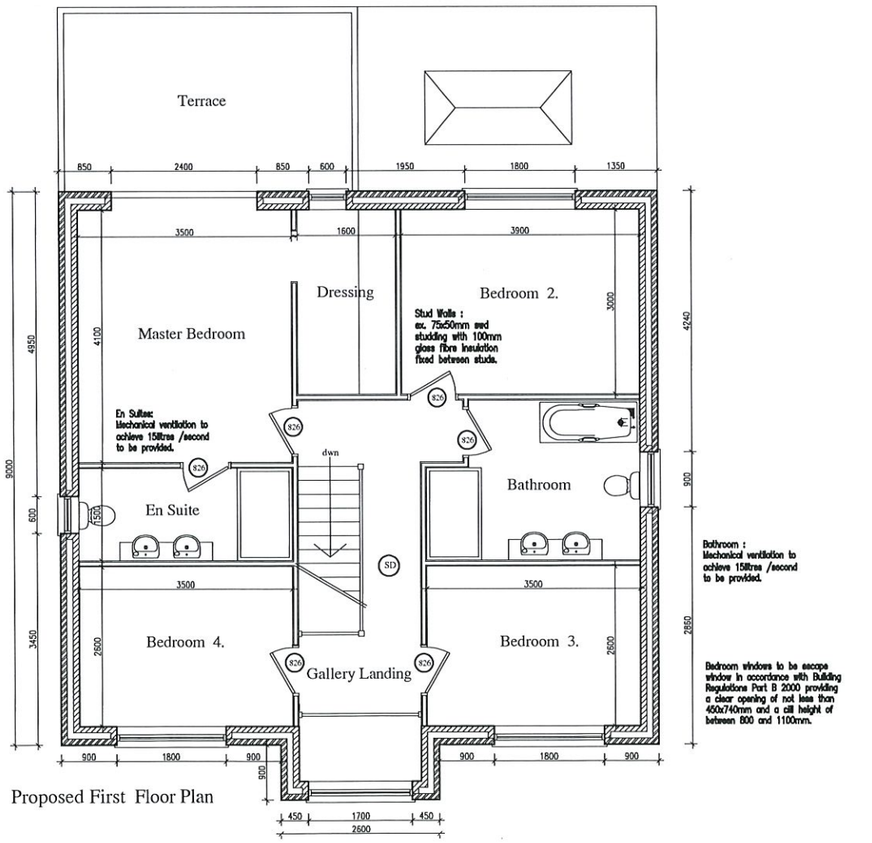
SD Mains operated smoke detector. Smoke detector at first floor level to be positioned within 3.0m of all bedroom doors.

All switches and sockets for lighting and other electrical equipment to be fixed between 450mm and 1200mm from finished floor level.

A minimum of 4no. light fittings capable of taking only lamps with an efficacy in excess of 40 lumens per circuit watt to be fitted. All external light fittings to have an efficacy in excess of 40 lumens per circuit watt or be fitted with a sensor to extinguish the light when there is enough daylight.

Proposed Ground Floor Plan

Proposed Ground Floor Plan



Proposed First Floor Plan

Proposed First Floor Plan

NTR Design & Build Limited

NTR Design & Build limited
212a Derby Road
Swanwick
Derbys DE55 1AD
Telephone 07966 432317

Email - ntrdesign@btinternet.com

Project Title
Birches Brow, 104 Birches Lane,
South Wingfield, Derbyshire. DE55 7LZ

Drawing
PLANNING

Scale	Drawn By	Revision
1:50	NTR	
Date	Drawing No	
May 2022	DR6/05/22	

Kitchen:
Mechanical ventilation to achieve 30litres /second at high level via cooker hood.

Waste pipes from sink taken down internally & connected to sealed floor gullies at or below ground level.

STAIRCASE
875mm over strings, max pitch 42°, handrails 900mm above pitch line, min headroom 2000mm measured vertically from pitch line, max 100mm gap between balusters. Acontinuous handrail to be provided to the widest part of the stair with a tapered tread, in accordance with BS585.

All door openings to ground floor habitable rooms to have a clear opening width of 800mm.

WC door to open outwards and provide 800mm clear opening width in accordance with Building Regs. Part M.

W.C. to have direct connection to drains.

Background ventilation to fully satisfy Part F1 of Building Regulations.

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All switches and sockets for lighting and other electrical equipment to to be fixed between 450mm and 1200mm from finished floor level.

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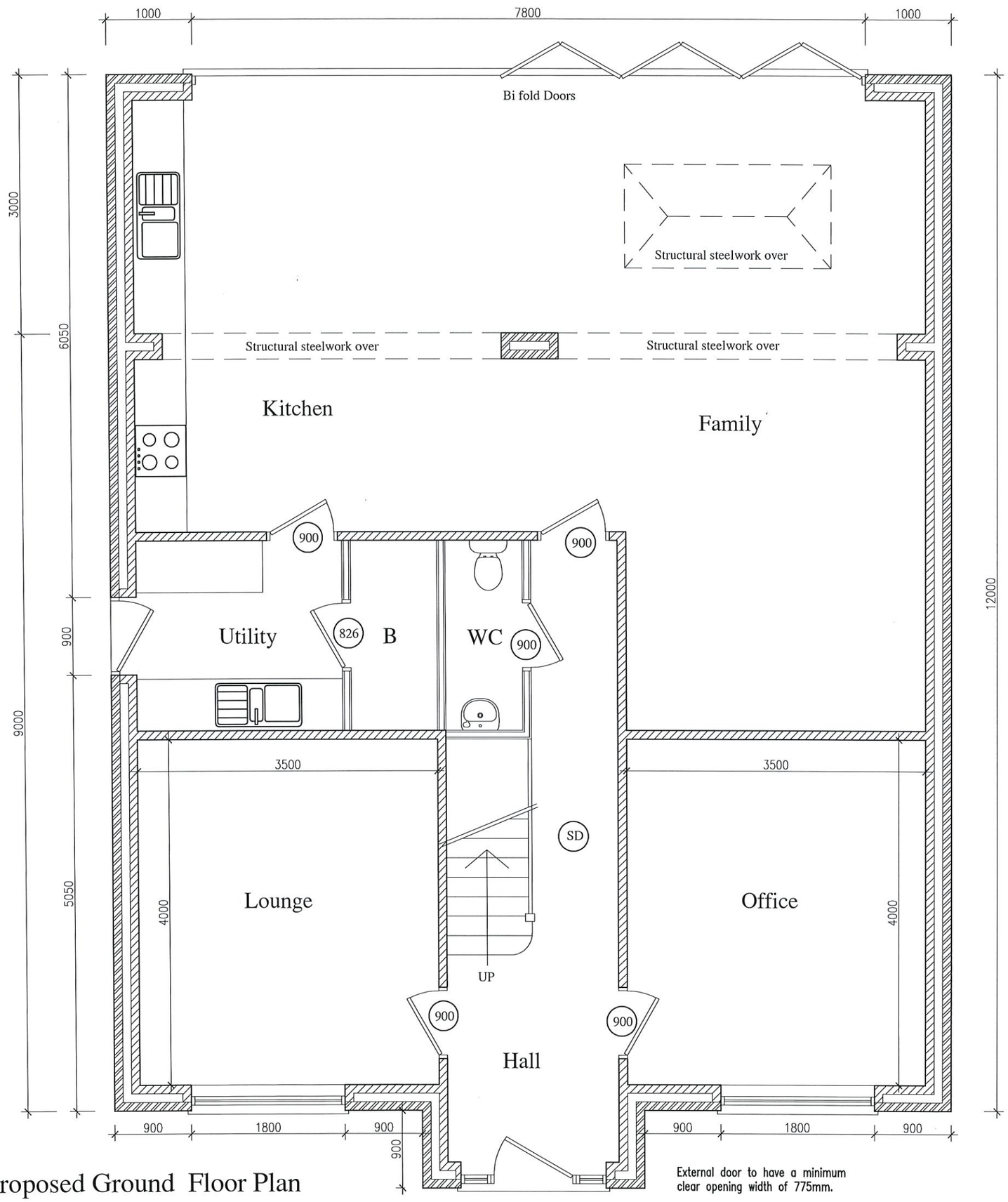


Proposed Ground Floor Plan

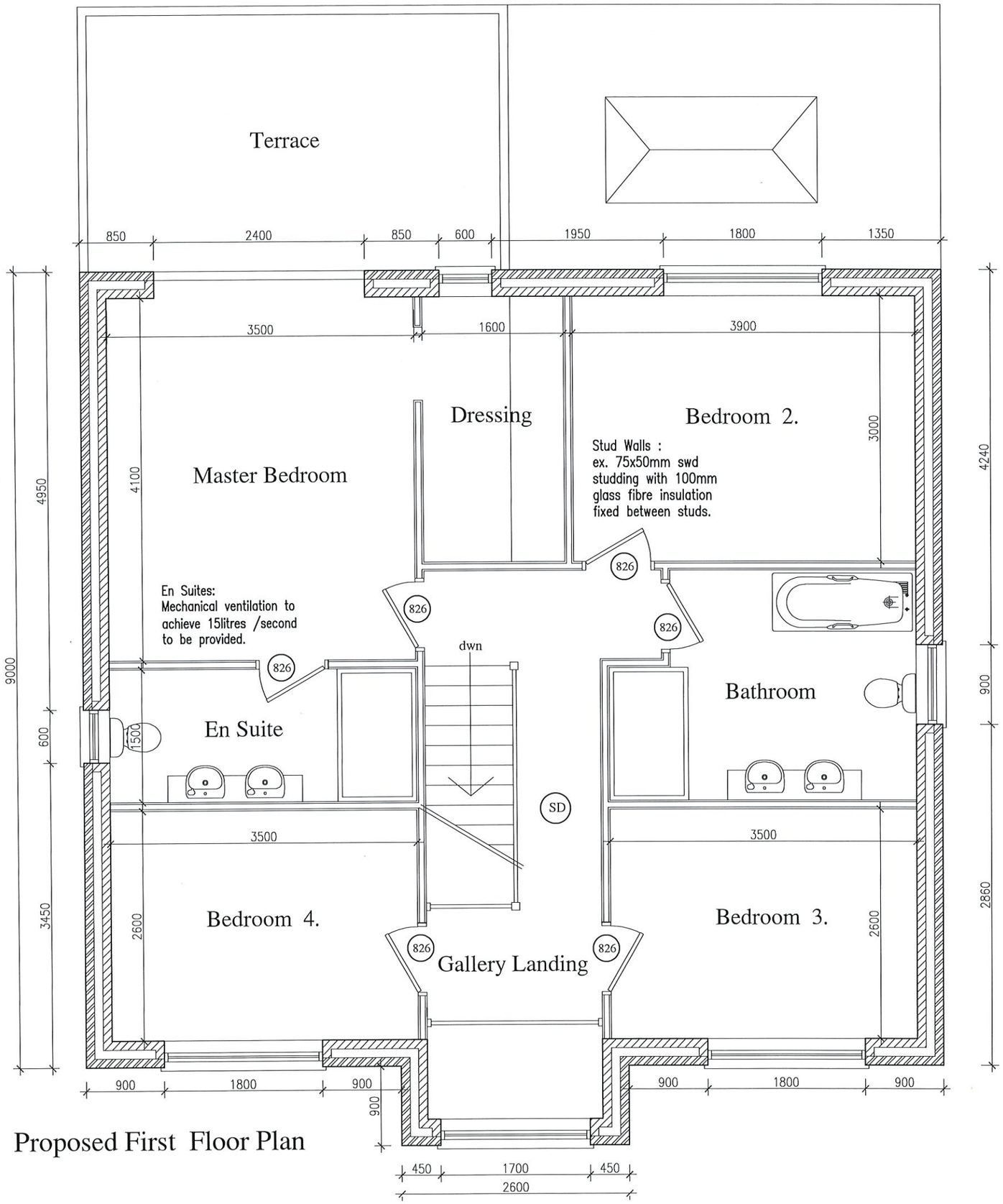
External door to have a minimum clear opening width of 775mm.

NTR Design & Build Limited

NTR Design & Build limited
212a Derby Road
Swanwick
Derbys DE55 1AD
Telephone 07966 432317

Email - ntrdesign@btinternet.com

Project Title	Birches Brow, Birches Lane, South Wingfield, Derbyshire. DE55 7LZ
Drawing	PROPOSED GROUND FLOOR PLAN
Scale	1:50
Drawn By	NTR
Revision	
Date	May 2022
Drawing No	DR1/05/22



Proposed First Floor Plan

Bathroom :
Mechanical ventilation to
achieve 15litres /second
to be provided.

Bedroom windows to be escape window in accordance with Building Regulations Part B 2000 providing a clear opening of not less than 450x740mm and a cill height of between 800 and 1100mm.

NTR Design
& Build Limited

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Swanwick
Derbys DE55 1AD
Telephone 07966 432317

Email - ntrdesign@btinternet.com

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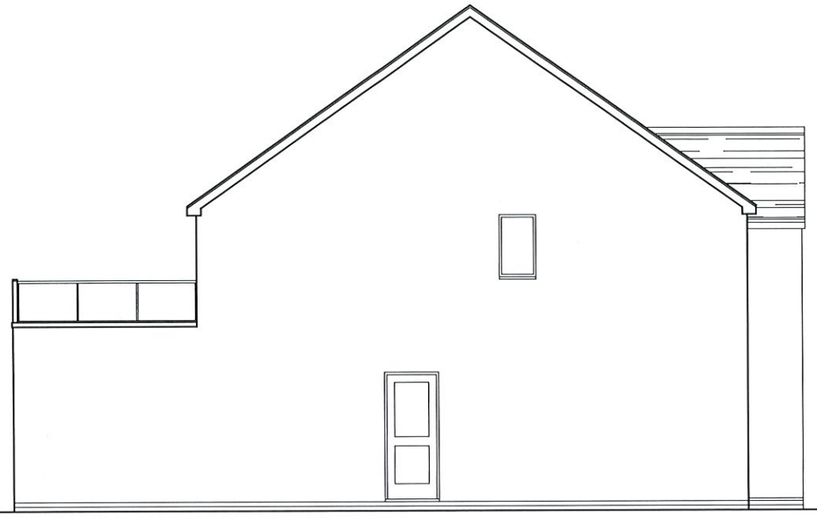
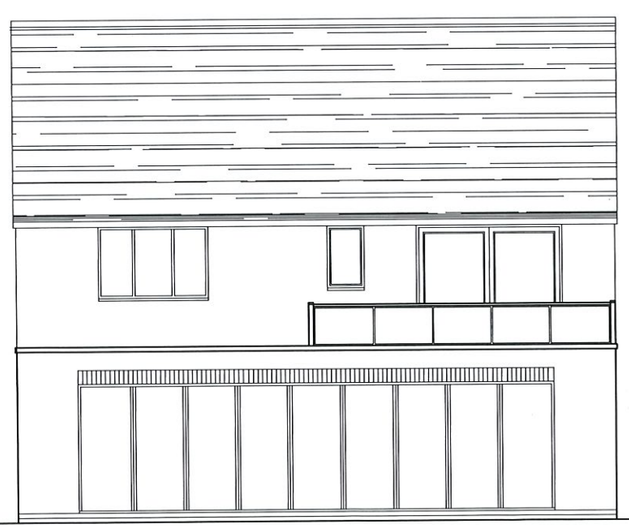
Drawing	PROPOSED FIRST FLOOR PLAN
Scale	1:50
Drawn By	NTR
Revision	
Date	May 2022
Drawing No	DR2/05/22



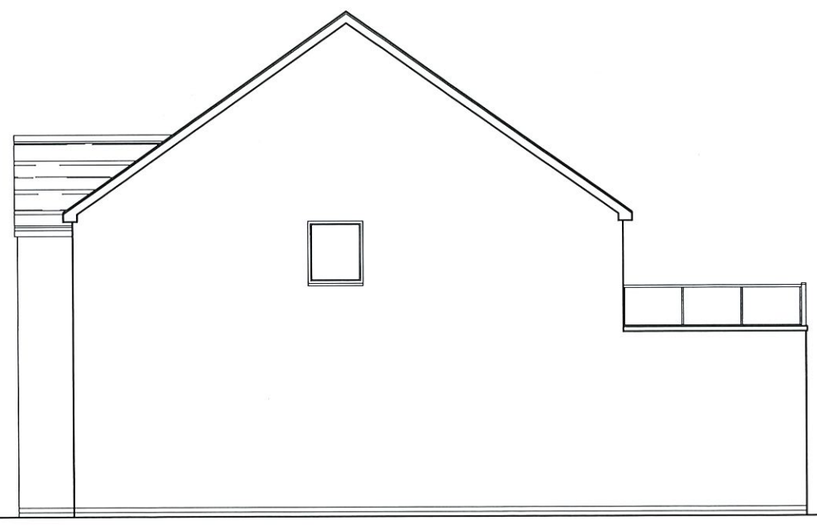
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

NTR Design
& Build Limited

NTR Design & Build limited
212a Derby Road
Swanwick
Derbys DE55 1AD
Telephone 07966 432317

Email - ntrdesign@btinternet.com

Project Title

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Drawing

PROPOSED ELEVATIONS

Scale	Drawn By	Revision
1:100	NTR	
Date	Drawing No	
May 2022	DR3/05/22	

General Notes-

All Works are to be carried out in accordance with the current requirements of the Building Regulations & the NHBC.

FOUNDATIONS
600mm wide Gen 1 or ST2 concrete trench fill.Foundations are to be taken down to a firm loadbearing strate and to a level below the invert of any adjacent drainage, min.1.0m below ground level.
Foundations are to suit particular site conditions & be to the satisfaction of the Approved Building Inspector.

WALLS BELOW DPC
Concrete blockwork below dpc are Class A, max weight 20kg.
Lean mix cavity fill upto 225mm min below dpc

DPC
Horizontal DPC to BS 743 at ground floor slab level to all masonry walls. Finished ground level to be min 150mm below DPC.
225mm wide vertical DPC's to jambs of all openings.

GROUND FLOOR
75mm proprietary flow screed on 1200 gauge polythene vapour barrier on 150mm KINGSPAN TF70 flooring grade insulation on 2000 gauge gas resistant membrane in line with CIRIA 735 and characteristic situation 2, on proprietary ventilated beam and block floor system.

EXTERNAL WALLS
300mm cavity wall construction comprising of 100mm facing brickwork, 100mm cavity with 100mm DRITHERM full fill cavity batts, 100mm PLASMOOR STRANLITE 4.2N mm2 blockwork to receive 12.5mm gypsum plasterboard and skim finish.
Cavity wall insulation taken to the full height of the gable end.

CAVITY WALL TIES
225mm long stainless steel ties throughout to include at least 50mm embedment to each leaf, ties to be vertical twist type. Ties to be located at 450mm ës vertically & 750mm ës horizontally & at 300mm ës vertically within 225mm from sides of all openings with unbonded jambs.

LINTELS
Suitable proprietary fabricated insulated steel lintels over all openings in external walls. Suitable proprietary fabricated steel box lintels over all openings in load bearing internal masonry walls unless specified otherwise.
All lintels installed with end bearings as specified by the manufacturer (see specific lintel schedule).
Proprietary cavity trays to be installed over all lintels in external walls.

CAVITY TRAYS
Cavity trays to be installed over openings in external cavity walls & at abutment of roofs with cavity wall. 150mm min rise across cavity & weep holes through to external face.

ROOF
Approved interlocking concrete tilesslates fixed in accordance with manufacturers instructions & BS 5534 on 50x25mm sw battens on TYVEC breathable membrane prefabricated roof trusses to Specialist Manufacturers design at 600mm ës max. Roof structure to be designed, constructed, fixed & braced in accordance with BS 5268 Pt 3 . 100 x 50mm sw wall plates strapped to wall at max 2000mm ës with 30 x 5mm g.m.s. straps. 30 x 5mm m.s. lateral restraint straps to be positioned at 2.0m cts. max to floor, ceiling and roof.

STUD PARTITION WALLS
15mm Gyproc Soundbloc plasterboard skim to both sides of 75 x 50mm swd. studs at 450mm cts. to give a minimum sound reduction of 40Db.

CONCRETE BLOCKWORK
All concrete blockwork to comply with BS 6073.

TIMBER
Timber to comply with BS 5268 & treated as required. Structural timbers are SC4 grade unless otherwise specified & must be marked in accordance with BS 4978

SOLID PARTITION WALLS
100mm thick Concrete blockwork built off concrete strip foundation with DPC at slab level & finished with 9.5mm thick plasterboard dry lining on plaster dabs.

'U' VALUES
Min 'U' Values to be achieved are as follows-
External Cavity Walls - 0.26 Wsq mK
Ground Floors - 0.22 Wsq mK
Roofs - 0.16 W sq mK
Sloping Ceilings - 0.25 Wsq mk (where applicable)

PLUMBING & DRAINAGE
Single stack drainage above ground to comply with BS 4514.
110mmy Soil & vent pipes to terminate min 900mm above the top of any opening light or taken to ridge vent. SVP's to discharge directly into an inspection chamber via 110mmy rest bend.
Internal SVP's to be encased in sound insulation with plasterboard lined casing, refer to NHBC standard detail.
Baths, sinks and showers to have 38mm dia. waste pipes with 76mm deep seal traps.
Was hand basins to have 38mm dia. waste pipes up to 1700mm long & 40mm dia. up to 3000mm long all with 76mm deep seal traps.
Anti-syphonic traps to be fitted where 50mm dia common waste is used for more than one fitting.
Complete system to be accessible via cleaning eyes, removable traps or rodding points.
All drains passing under building to remain flexible in 100mm granular surround. Lintel to be installed where drain passes through wall or foundation. 50mm min clearance to be maintained around drain.
112mm half round guttering connected to 65mm dia fall pipes taken to drainage system.

SAFETY GLAZING
Safety glazing to be incorporated in critical locations as defined in Part N of the Building Regulations.Front vestibule frame and garage personel door will be glazed with toughened glass.
Safety glazing to critical zones to be as BS6206 and marked accordingly.
Glazing within entrance doors, and glazing in panels adjacent entrance doors require a pane of laminated glass meeting BS EN 356200 class P1A, in order to prevent breakage and access to internally operate the door locking devices.

VENTILATION
Windows to provide 1120th floor area ventilation to habitable rooms and a minimum of 101,000mm2 background ventilation to the whole dwelling with a minimum of 5000mm2 and 2500mm2 to habitable and wet rooms respectively.
Kitchen to have mechanical extract ventilalion capable of operating at 60 litres per second or 30 litres per second via cooker hood.
Bathroom and En Suites to have mechanical ventilation capable of operating at 15 litres per second

WINDOWS
All habital rooms to first floors to have fire escape windows, providing a clear opening width of 0.33m2 with a minimum width or height of 450mm.
Double glazing to be min. 16mm air space units (24mm width overall) with a Low-E soft coating to achieve a U value of 1.60Wm2K.
Where window locks are used to the means of escape windows then they are to be a type where the key cannot be removed.
Where easy clean hinges are used to means of escape windows, then they must open beyond 90 degrees.
Low level windows extending to within 800mm of the floor line to be glazed with safety glazing providing suitable containment.
Inner room windows require escape openings (min.450mm widëhigh and min. 0.33m2 area)
Windows and door frames to be mechanically fixed to the surrounding structure. PAS242012
Windows and doors within 2m of ground level and first floor windows within 2m above a ground floor projection and any easily accessible roof lights are to be secure. PAS 24 2012

GENERAL
A minimum of 4 light fittings should be capable of taking only lamps with an efficacy in excess of 40 lumens per circuit.
Any external lighting fitting should have an efficacy in excess of 40 lumens per circuit watt, or be fitted with a sensor to extinguish the light when there is enough daylight.
Boiler to have a boiler control interlock to close the boiler when hot water is not required.
All switches and sockets to be fitted between 450-1200mm above floor level.
Mastic sealant to be provided to all windows externally including under sill and under lintel.Also to be provided round windows internally, including under the window board.
Full adoption of the standard details in the DTLR document-Limiting Thermal Bridging an Air Leakage-to be incorporated in construction of the dwelling.
Foundation depth and protection in relation to adjacent trees to carried out in strict accordance with NHBC Chapter 4.2 Building near trees and to the satisfaction of LA Building Control.
All fire doors to have self closing devices, smoke seals and intumescent strips.
All duct work to be insulated with fibreglass to prevent the passage of sound.
Where downlighters are installed they are to be fire and acoustically protected.
Loft hatches to be insulated and draught proofed.
Main entrance doors to have door viewer and safety chain. Any letter plate to have a max. aperture size of 260 x 40mm and incorporate a flap.
Secure door sets to be fitted to all doors giving access to the dwelling. PAS242012
The property to be provided with ducting to the edge of the site with suitable junction boxes being provided for future high speed broadband connection.

Ideal Logic or equal gas fired combination balanced flue boiler to be fitted.
On completion a suitable commissioning certificate is to be issued for the heating and hot water systems, so as to establish that the specified and approved provisions for efficient operation have been put in place, such certificate to follow the guidance given in Appendix A to Part J of Approved Documents
A suitable set of operating and maintenance instructions for the heating and hot water systems are to be provided for the occupants of the property by the installer
An energy rating (SAP) of the dwelling calculated in accordance with a means approved by the Secretary of State is required to be prepared and displayed in a prominent position in the dwelling and a copy, submitted to the appropriate Building Control authority
Continuous ribbons of adhesive are to be used to fix dry linings at perimters of external walls, openings and services.
External lighting associated with the property is to be of a type which will extinguish automatically when there is enough daylight and when not required at night (to comply with Part L1 - Section 1.57) -
Storage area to be provided for waste containers

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competant to do so.
Prior to completion of work the District Surveyor is to be provided with evidence to demonstrate that either
a) The electrical work has been carried out by a person who is a member of a relevant 'Competent Person Scheme' or
b) The requirements of Part P have been complied with and that an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so.
A water efficiency calculation will be required upon completion based upon 125 litres day per person.
A thermostatic valve is required to be fitted to the hot water supply pipework of the baths to limit the temp of the hot water to a maximum of 48 deg C.
Fire resistance to various elements of structure to be minimum 30 minutes..
Party walls to be taken to underside of the roof and fire stopped.
Dwelling to be provided with ducting to the edge of the site with suitable junction boxes being proovided for future high speed broadband connection.
Ground floor wc door to be positioned to allow for wheelchair access.

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Drawing
PROPOSED SPECIFICATION

Scale	Drawn By	Revision
1:100	NTR	
Date	Drawing No	
August 2019	DR7/05/22	