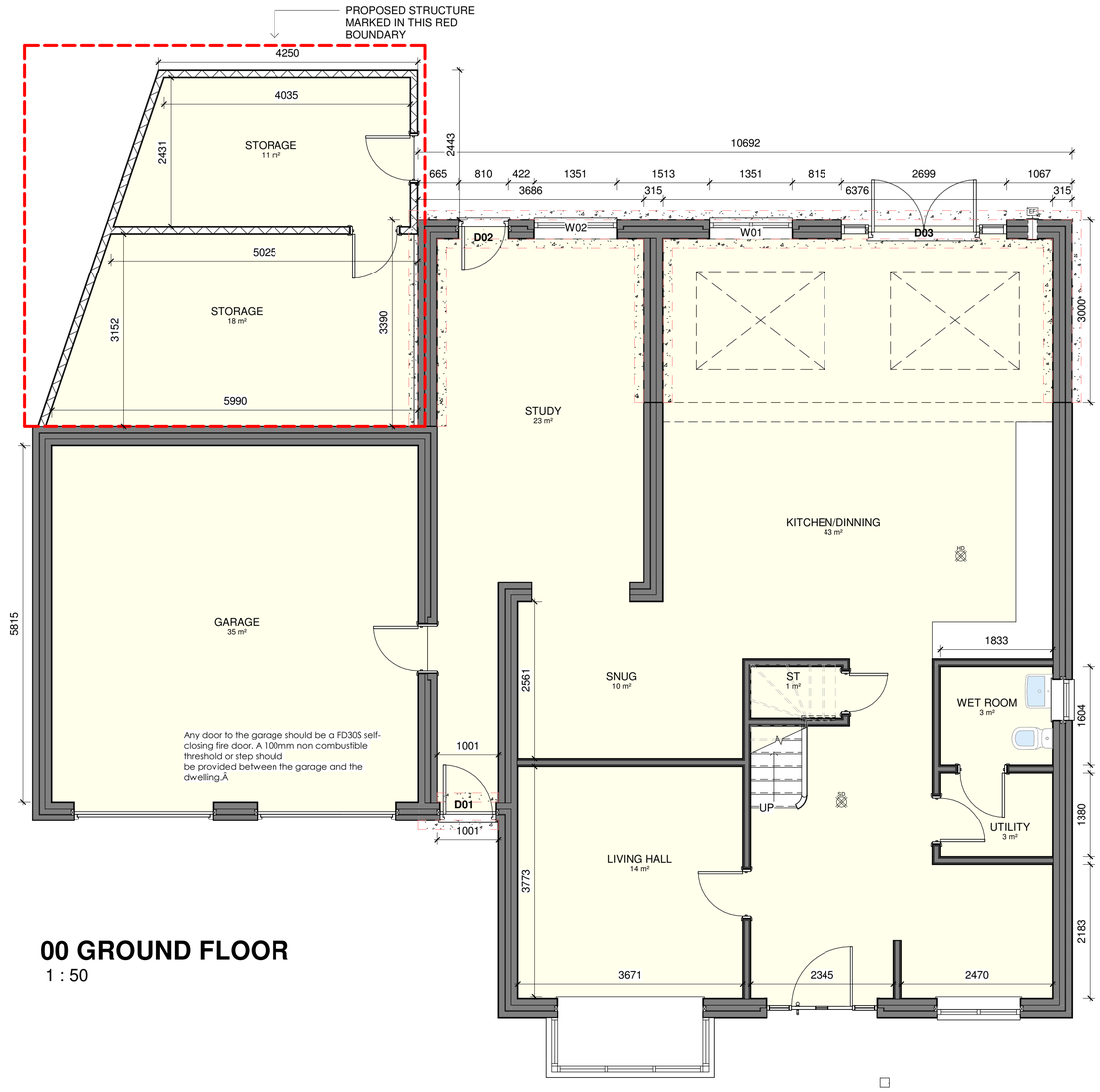
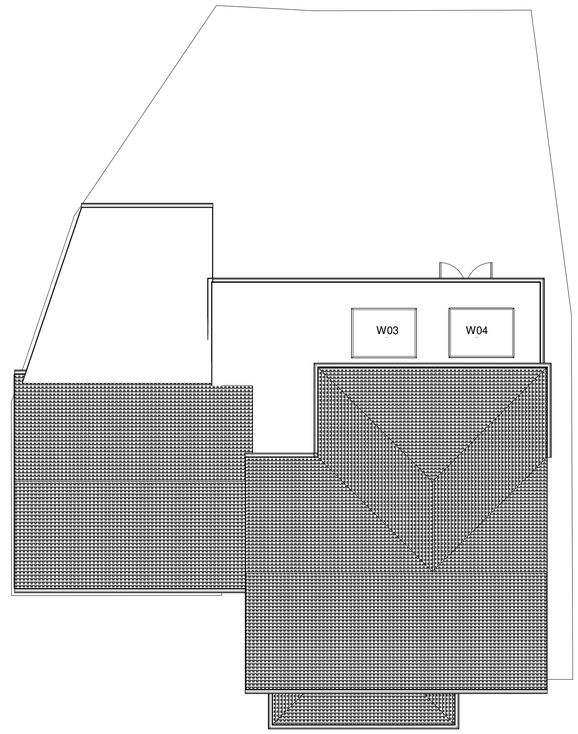



## 00 GROUND FLOOR

1 : 50




## ROOF PLAN

1 : 100

**General**

Drawings prepared for local authority. Any electrical, heating installation, joinery items, finishes, and fittings to be instructed by the client. The clients are to satisfy themselves that any buried private or public services will not affect the proposal.These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building reg approval. All drawings are copyrights and may not be used in conjunction with other projects

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**General**

Note - Client to obtain all agreements with STWA before the works start if the proposed is close to a public sewer.
Note - The client is to give notice to neighbours affected by construction of the building works as required by the party wall act 1996.
Note- Prior to starting contractor to check plans and engineer reports, check all measurments prior to starting, and issues should be raised prior to starting work.
Note - Heating and hot water systems not less than stated in domestic heating compliance guide on completion system commissioned by a suitably qualified person.Full Heating to comply with NHBC Standards
Notes - all electrical works required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by person competent to do so. Prior to completion, the council must satisfied that an appropriate BS7671 Electrical installation certificate has been issued for the work and that it has been signed by the person competent to do so. All works to confirm with current building regulations as amended and to the approval of local authority.
Note - 40mm diameter anti-vac trapped waste to sink unit/shower. 32 mm diameter to wash basin with 75mm seal all pipes to be boxed in with 12.mm ply and pipes surrounded with acoustic quilt 10kg/m3 ( where applicable all wastes pipes exceeding 3m run to be fitted with anti-vacuum trap) and to be increased to 50mm above 1.700m. Run, disabled waste to go into stud stack with air admittance valve.
Note - 2 layers 12.7mm plasterboard and skim ceilings or 1 hour fire resistance suspended ceiling by specialist- user's choice, 2cts carlite plasterboard and skim block walls. Architraves, skirting's, wall tiling etc- owners choice
Note - All new hot water feeds and central heating pipes that are hidden are to be wrapped in insulation where possible, all new radiators to be fitted with TRVs
Note - Fit energy saving light fittings 2 no. 'one per 25m2 floor area. And having a luminous efficiency greater that 40 lumens per circuit-watt, external lights max 150 watts to be fitted with sensors time switches or energy efficient fittings.

**PROPOSED FOUNDATIONS**

All foundations to be taken to a minimum depth of 1000mm below f.g.l and deeper as required to suit site conditions.For plot specific foundation design, refer to structural engineers information. Depth of foundation to satisfy NHBC requirements and to be agreed on site with BCO.

**EXTERNAL CAVITY WALLS**

cavity wall with brick as stated on elevation, onto an outer leaf of 102mm facing brickwork to match existing with 90 THICK RIGID BOARD INSULATION THERMCLASS CAVITY WALL 21 OR SIMILAR, SELF ADHESIVE TAPE AT ALL JOINTS AND WALL TIE LOCATIONS and an inner leaf of 100mm tarmac topbloc air Crete blockwork faced with 12.5mm plasterboard with skimmed finish. Both skins of wall to be tied together with stainless steel wall ties at 900cts horizontally and 450cts vertically. Keystones or similar insulated lintels over openings. 150mm end bearings with cavity trays over where applicable. Cavities to be closed with proprietary insulated cavity closers around openings and at eaves & verges. Openings to be lined with 2000g polythene both horizontally and vertically Dpc to be laid within wall structure, minimum 150mm above adjacent f.g.l Cavities to be filled with weak mix concrete up to but not within 225mm of dpc.

**External walls - 0.18 W/m2K**

**WINDOWS**

Windows to be double glazed plus have min. 8000M2 trickle vents which are to be sized and located in accordance with table 1.2a of approved document (f) 2006B/regs. Calculations to be undertaken by window installer/ manufacturer. openings purge area of windows to be not less than 1/20th of floor area of the room it, serves as opening vent. as per details in table 1.3 of approved document (f) 2006 B/Regs. All glazing below 800mm in windows and 150mm in doors and side panels to doors are to be safety glass in accordance with BS 6206.

**HEATING**

Owners to decide heating system to be installed. Scheme to be produced by qualified installer and certified on completion

**STRUCTURAL**

Beams to be shown on plan set on minimum 2 course of engineering class A brickwork, or concrete pad stones as per structural engineers calculations. Box out with minimum 2 layers of 12.55mm plasterboard and skim coat finish. All lintels over doors, windows, and other openings to be catnic, pre-cast concrete or equivalent. Beams, connections, pillars and bearings to be confirmed prior to construction.

**INSULATION**

Roof to be insulated at rafter level comprising 100mm kingspan kooltherm K7 pitched roof board between rafters. Underdraw rafters with kingspan kooltherm K18 insulated dry lining board comprising 12.5mm plasterboard and 50mm insulation. External wall to meet min. U-Value 0.18 W/m²K, roof to meet min. U-Value 0.11 W/m²K

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| STATUS | PURPOSE OF ISSUE |
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| | PLANNING |

INNOVATIVE DESIGN SOLUTION

STRUCTURAL DESIGN BY:

PROJECT

8 Westlake Drive Shipley Heanor DE75 7WZ

TITLE

PROPOSED DRAWINGS

CLIENT

Mr Bal Tamber

| DRAWN BY | CHECKED BY | DATE |
|---|---|---|
| AS | AM/KG | 24/04/2025 |

| SCALE (@ A1) | PROJECT NUMBER |
|---|---|
| As indicated | 1115 |

| DRAWING NUMBER | REV |
|---|---|
| A100 | |

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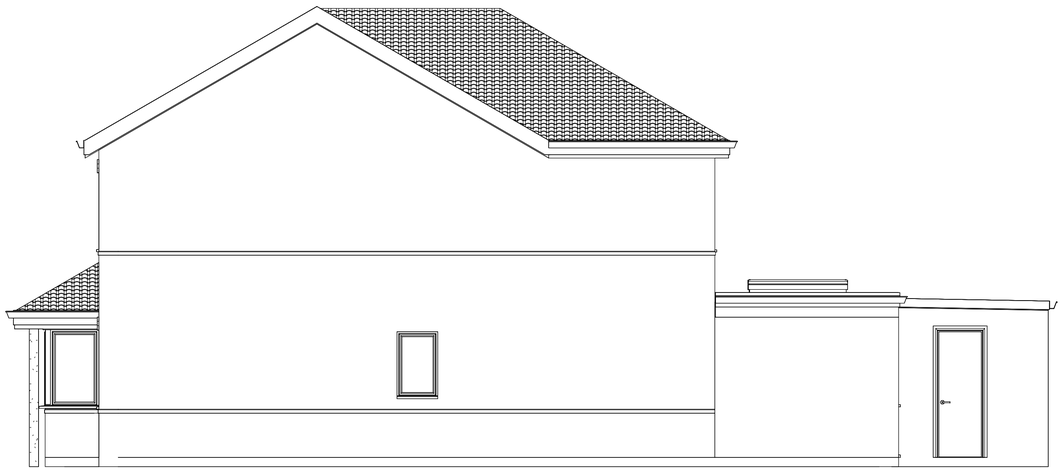
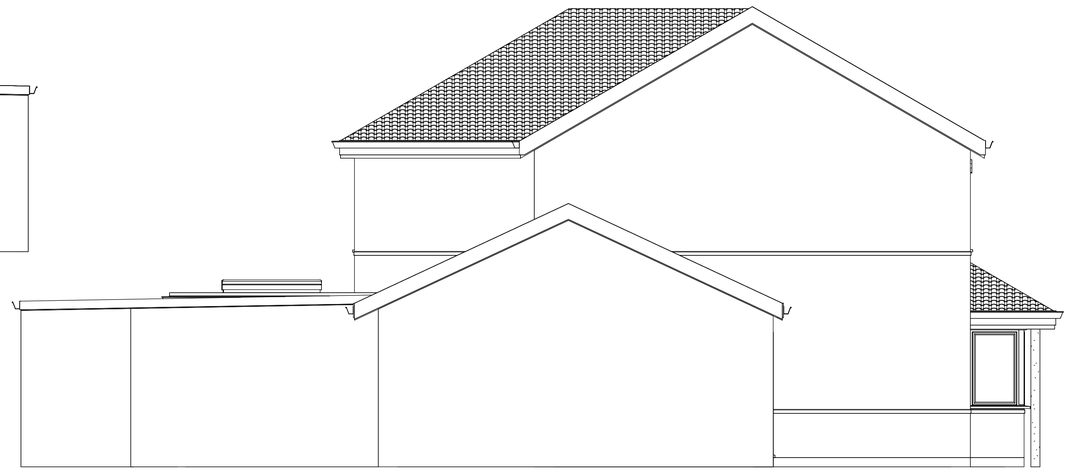
## FRONT ELEVATION
1 : 50




## REAR ELEVATION
1 : 50



## SIDE ELEVATION 1
1 : 50



## SIDE ELEVATION 2
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STATUS: PURPOSE OF ISSUE — PLANNING

INNOVATIVE DESIGN SOLUTION

STRUCTURAL DESIGN BY:

PROJECT

8 Westlake Drive Shipley Heanor
DE75 7WZ

TITLE

PROPOSED ELEVATIONS

CLIENT

Mr Bal Tamber

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| AS | AM/KG | 24/04/2025 |

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| 1 : 50 | 1115 |

| DRAWING NUMBER | REV |
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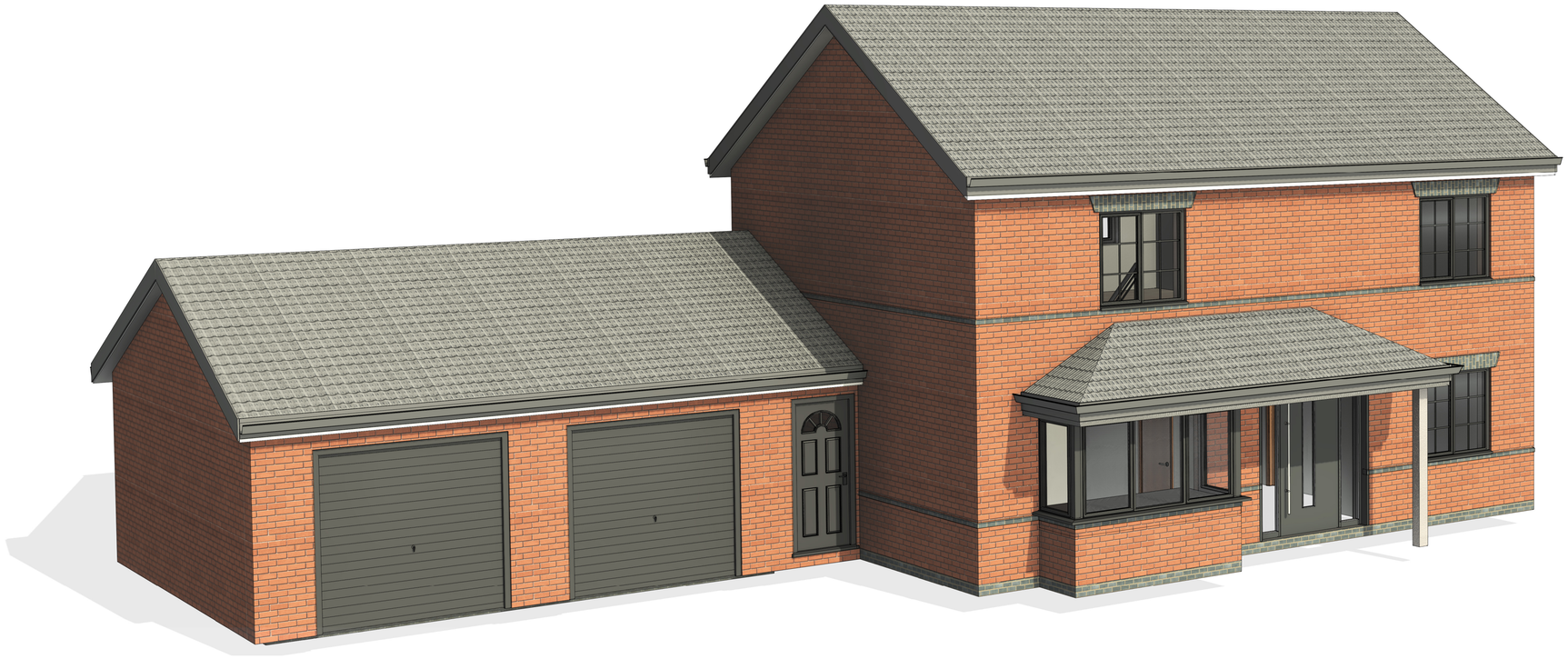
| A101 | |



## FRONT VIEW



## REAR VIEW

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| | PLANNING |

INNOVATIVE DESIGN SOLUTION

STRUCTURAL DESIGN BY:

PROJECT

8 Westlake Drive Shipley Heanor
DE75 7WZ

TITLE

3D VIEWS

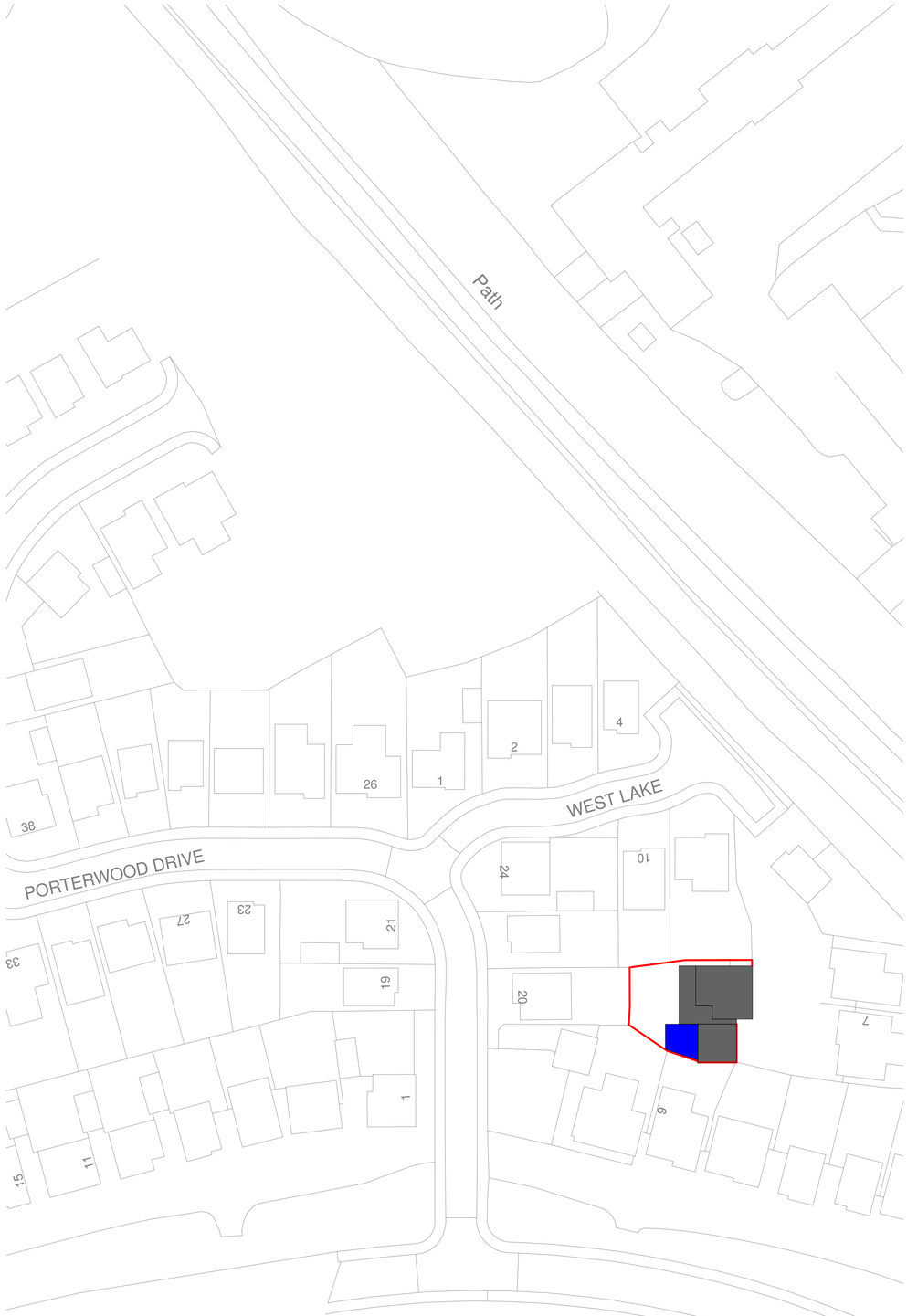
CLIENT

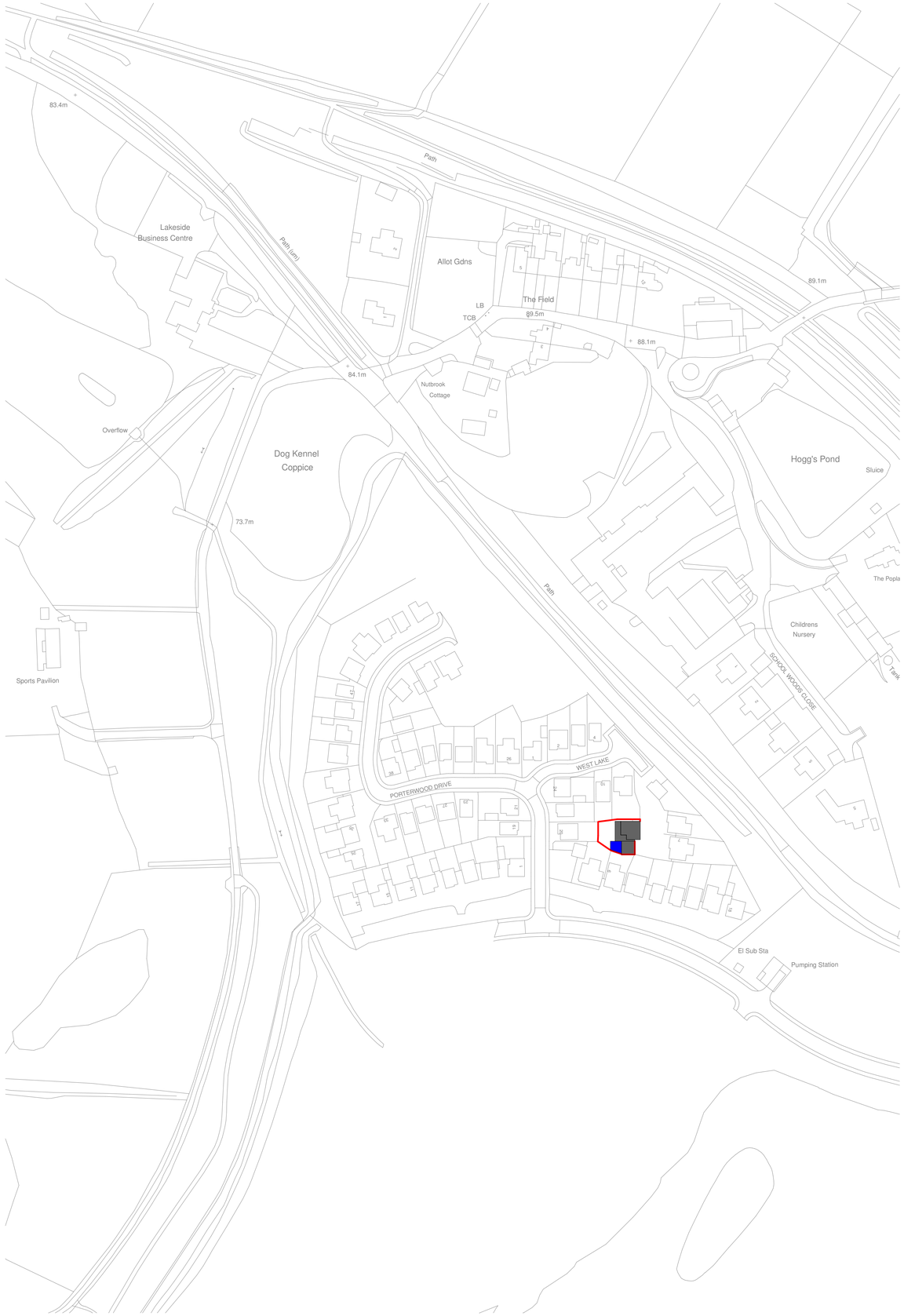
Mr Bal Tamber

| DRAWN BY | CHECKED BY | DATE |
|---|---|---|
| AS | AM/KG | 24/04/2025 |

| SCALE (@ A1) | PROJECT NUMBER |
|---|---|
| | 1115 |

| DRAWING NUMBER | REV |
|---|---|
| A102 | |

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North

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STATUS

PURPOSE OF ISSUE
PLANNING

INNOVATIVE DESIGN SOLUTION

STRUCTURAL DESIGN BY:

PROJECT
8 Westlake Drive Shipley Heanor
DE75 7WZ

TITLE
BLOCK & SITE PLAN

CLIENT
Mr Bal Tamber

| DRAWN BY | CHECKED BY | DATE |
|---|---|---|
| AS | AM/KG | 24/04/2025 |

| SCALE (@ A1) | PROJECT NUMBER |
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| As indicated | 1115 |

| DRAWING NUMBER | REV |
|---|---|
| A103 | |

## BLOCK PLAN
1 : 500

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## LOCATION PLAN
1 : 1250