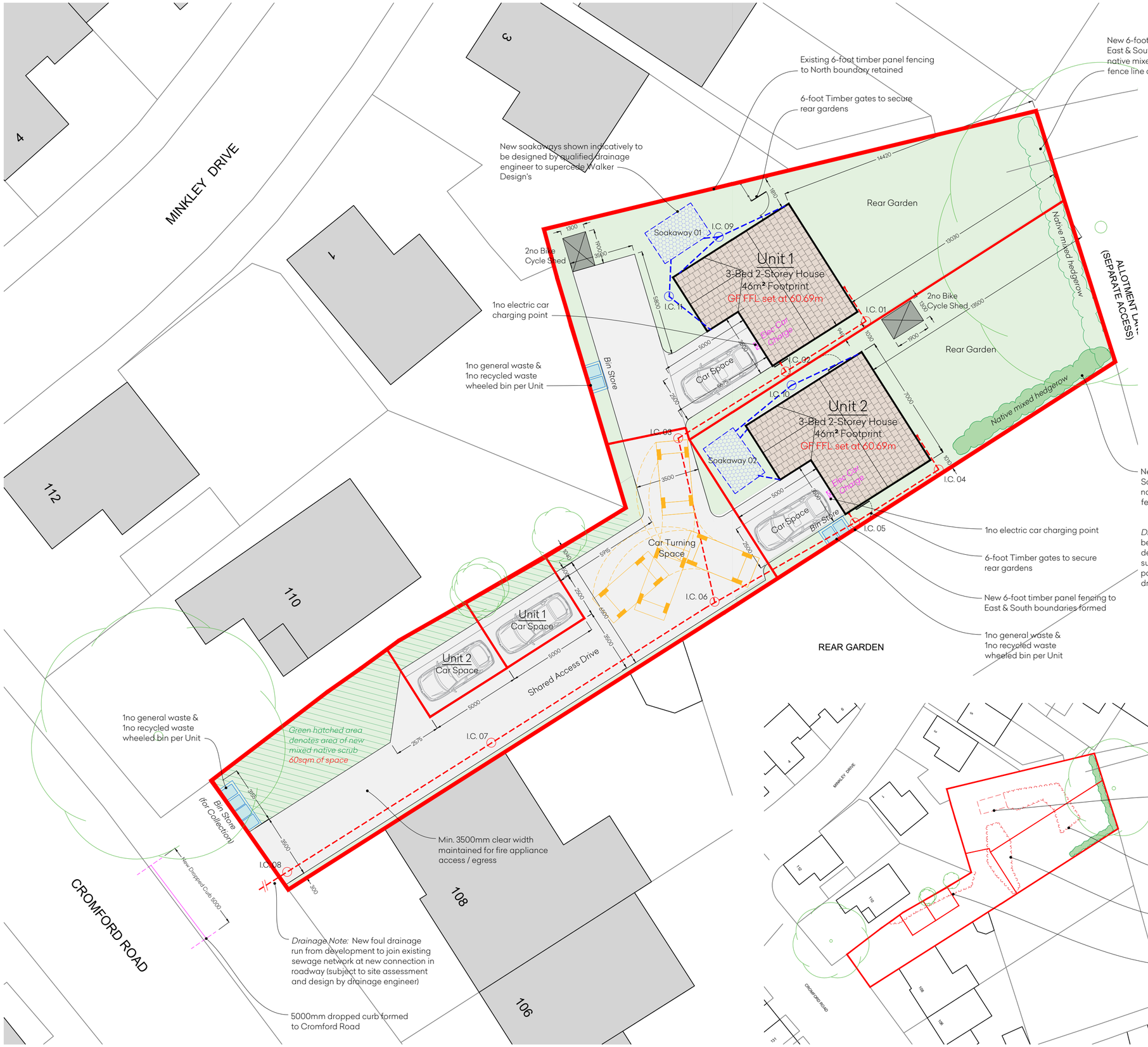


Proposed Site Plan SCALE 1:150

Scale 1:150

0 1500 3000 6000 9000 12000 15000

Proposed Demolition Layout SCALE 1:500

Scale 1:500

0 5000 10000 15000 20000 25000 30000 35000

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DRAWING NOTES:

BACKGROUND & MECHANICAL VENTILATION:

Background ventilation shall be provided by way of proprietary tricklevents providing an equivalent ventilator area of 5000 mm² to all habitable rooms and 2500 mm² to all wet rooms.

BS EN 13141-1 includes methods of measuring the equivalent area of background ventilator openings.

Mechanical extract ventilation is to be provided to the Kitchen providing an extract rate of 30 litres/sec adjacent the cooker or 60 litres/sec elsewhere; 30 litres/sec to the Utility Room and 15 litres/sec to the bathroom/en-suites/WC. They should have 15 mins overrun and may be operated intermittently.

STRUCTURAL NOTE:

All steel beams, columns, or non-standard lintels, including pad sizes and connection details, as well as foundations and roof joists are to be calculated by a Structural Engineer prior to construction whose details supersede those of Walker Design. The work is to be installed to the complete satisfaction of the Structural Engineer and Building Control.

PLANNING DRAWINGS ONLY, NOT FOR CONSTRUCTION.

HEATING NOTE:

Any new radiators to be installed within house to be plumbed to new combination boiler.

New radiators and heating systems will be installed to BS 7593:2019 and Building Regulations, Part L

The heating system will maintain a minimum temperature of 21°C in Bedrooms & Bathrooms, and 18°C in all other areas.

FIRE SAFETY NOTE:

Fire Alarm System to be checked and confirmed in working order, Provide and install heat and smoke detectors in rooms as required / shown on plans.

ELECTRICAL NOTE:

All electrical works to be undertaken by a qualified professional to the latest British Standards set out in British Standards 7671.

The Electrical Safety Regulations must be adhered to during and after electrical works.

Rev	Description	Date
E	Cycle stores added. Driveway amended. hedges and wildflowers area added.	30.10.26
D	Site boundary amended to Topo	18.09.26
C	Functional Flood Plain amended - houses moved forward. Car Turning Areas added. Parking arrangement amended.	01.07.26
B	Garage omitted	27.05.26
A	Bin storage areas added	20.05.26

Project

HOUSING DEVELOPMENT ON VACANT LAND AT: 108A CROMFORD ROAD, LANGLEY MILL, NOTTINGHAM, NG16 4EX

Client

MR QUINN

Drawing Title

PROPOSED SITE PLAN

Drawing No. WD-183-100

Date May 2026 Drawn BW

Scale As Shown @ A2 Revision E

PLANNING DRAWING

WALKER DESIGN

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