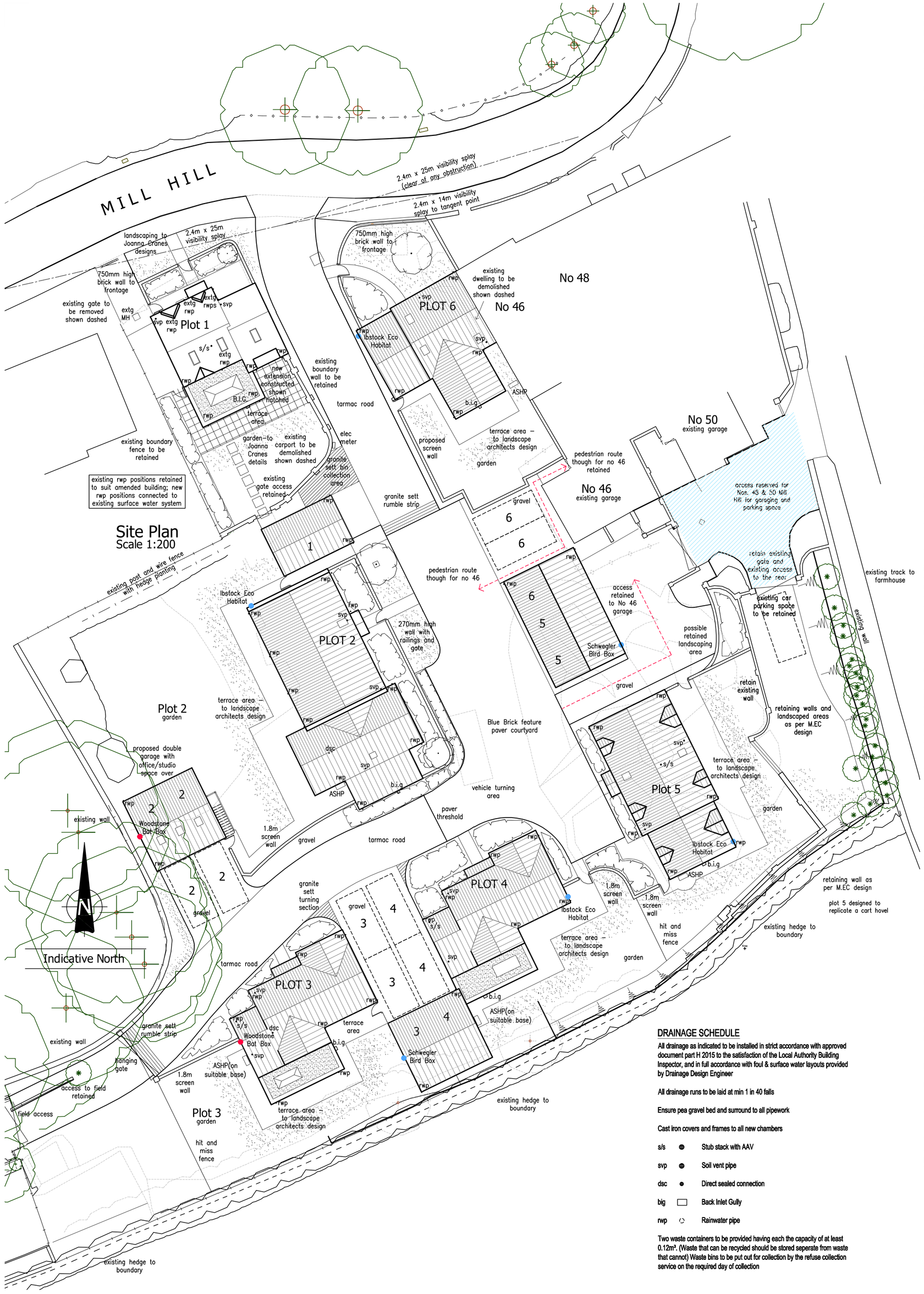

Site Plan
Scale 1:50

SPECIFICATION: - Subject to change following SAP Assessors report

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, chimneys and internal load-bearing walls, minimum 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below dpc. - ensure min. 3 courses (or more if site conditions dictate) engineering brick below dpc. Visqueen 2xtex dpc. or similar approved to be set minimum 150mm above external ground level comprising to BS6515 1984 to internal and external leaf. Additional dpc. to be fitted min 150mm above raised ground level around Part M approach and any raised ground levels. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector. NOTE: Trenchfill foundations deeper than 2.5m to be designed by Structural Engineer, when designed as such all details supersede this specification.

GROUND FLOOR (Maximum U-value 0.18W/m²K. Design U-value 0.12W/m²K)
75mm conc. screed (incorporating underfloor heating coils to specialist's details) on 300mu. dpm. on 150mm Celotex XR4000 insulation board (Lambda value of 0.0022W/mK) on Visqueen 300mu. dpm. lapped into horizontal dpc. on beam and block floor to specialist design and specification. Infill blocks 100mm thick 3.6N/mm² lightweight concrete blocks Tarmac Hemelite or similar. Beams to be placed on a DPC over blockwork. Ensure 25mm insulated upstand to perimeter of floor. Provide cross ventilation to sub-floor void with telescopic void ventilators at max. 2.0m c/c tape all joints. (NOTE: Ensure cross ventilation through internal loadbearing and sleeper walls.) All non-loadbearing ground floor walls to be built from beam and block floor. Exclude insulation board and additional layer of dpm to garage floor construction, lay 100mm concrete slab finish.

WALLS (Maximum U-value of 0.18W/m²K design U-value of 0.18W/m²K)
Externally of 350mm cavity construction comprising 100mm outer leaf of facing brickwork, 150mm fully insulated cavity and inner leaf of 100mm 3.6N/mm² load-bearing Thomas Armstrong Airtec Standard block thermal conductivity 0.11W/mK OR similar approved. DRI-THERM 32 or similar insulation to cavities. 250mm stainless steel Cavity ties to BS EN 845-1:2013 + A1:2016, staggered at 750mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 12.5mm plasterboard & skim on drywall adhesive. Timber clad walls with timber cladding (to client's choice) fixed to vertical / horizontal timber battens (min. 38x38mm) affixed to 2hbm² 100mm concrete blockwork outerskin through vapour barrier Tyvek or similar, with insulated cavity and inner blockwork skin as before. Maintain drainage cavity behind. Garage walls of 100mm brickwork and 100mm blockwork, 200mm type 4 wall ties.
Stone walls:
Plot 2 - Inner skin & cavity as before, 100mm Celotex CW4000 with 50mm SureCav and 150mm nominal outer leaf of stone; brickwork splash courses below dpc on 140mm blockwork below ground level. Lead drip flashing finish to top.
Plot 3-5 - Drylining of 62.5mm Celotex PL4000 laminated plasterboard on inner skin as before, reduced 100mm cavity comprising 50mm Celotex CW4000 with 50mm SureCav and 150mm nominal outer leaf of stone; brickwork splash courses below dpc on 140mm blockwork below ground level.
Make allowance for movement joints - @6.0m c/c in blockwork, @ 12.0m c/c in brickwork, in accordance with manufacturer's details, BS EN 1996 - 2:2006, BS 6093 and Structural Engineers advice.

Internal ground floor walls of 100mm blockwork (loadbearing where indicated) with 12.5mm plasterboard and skim on drywall adhesive. Studwork partitions where indicated of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivalent to 10kg/m²) and 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) and skim either side.

PARTY WALLS
Cavity Construction: Minimum 300mm cavity wall (insulated where indicated as external walls) two skins of 100mm Thomas Armstrong Airtec Party Wall blockwork (density 600kg/m³) with min 200mm type 4 cavity wall ties staggered at 750mm horizontal and 450mm vertical centres. 225mm coursing and finished both sides with 15mm Gyproc wallboard or similar approved - each sheet of min. mass per unit area 10kg/m². All internal masonry walls abutting party wall construction or built off separating floors to be constructed of 100mm Thomas Armstrong Airtec blockwork with a min. mass per unit area of at least 120kg/m² excluding finish. Where floor joists are to be supported off a party wall joists must be supported on joist hangers and not built in. Party walls to be built up to underside of sarking felt and firestopped with Rockwool mineral wool, mineral wool also to be laid over sarking felt between tile battens prior to tiling roof.

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Lintels to openings to be Keystone Hi Therm or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Lintels to specialist design where indicated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening. All door openings to be fitted with a proprietary insulated cavity closers including at cill level and all sealed to masonry with silicon sealant. Refer to thermal bridging details and provide photographic evidence to SAP Assessor.

WINDOWS. (Maximum U-value of 1.6W/m²K Design U-value of 1.2W/m²K). **- Proof Required by SAP Assessor**
Double glazed softwood windows & hardwood sills, style as indicated, with 16mm argon filled air gap and a low-E coating to inner pane. (BFRC certification, or similar, will be required for all windows upon issuing final certificate). G value minimum of 0.63.
All new windows to be fitted with trickle vents set min 1700mm above floor level. Refer to background ventilation note for specific areas. Purge ventilation, top hung or pivot windows with an opening angle between 15 & 30 degrees 1/10th floor area of the room openable area, opening angle greater than 30 degrees, sash windows and doors 1/20th floor area of the room openable.
Provide draught seals to all windows, doors and rooflights. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the sill height 800-1100mm above FFL. First floor windows with a sill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL OR be fitted with restrictors. Controls for all openable windows and skylights are to be located so that they may be opened, closed or adjusted safely. All window frames to comply with BS Publication PAS24:2016 or better. All windows to be mechanically fixed to the building structure.

ROOFLIGHTS (Maximum U Value 2.2W/m²K Design U-value of 1.3W/m²) **- Proof Required by SAP Assessor**
Velux, Keylite or similar installed with flashing kit to suit roof covering, glazed with 15mm double glazed unit G value 0.46 argon filled. Outer pane 4mm toughened glass, inner pane laminated float with low E coating.

GLAZING
Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981 + BS EN 12600:2002

EXTERNAL DOORS (Maximum U-value 1.6W/m²K Design U-value 1.6W/m²K) **- Proof Required by SAP Assessor**
Hardwood doors and frames (rating provided by BFRC - certificate required). Style as shown. To achieve min clear opening of 775mm. All doorsets to meet the security requirements of BS Publication PAS24:2016 or better (or for timber doorsets, Appendix B of Approved Document Part Q 2015). Letter plate (min. aperture 260x40mm) & limiter or door chain befitted to the main door (generally, front door). Where door is solid & there is no sidelight, a door viewer must be fitted. Note, where access can be gained to the house from the garage either the external garage door or the inter-connecting door shall comply with BS Publication PAS24:2016 or better. Bi fold / sliding doors, aluminium doors and frames, double glazed with 16mm argon filled air gap and a low-E coating to inner pane.

STEELWORK
Steel work & padstones as indicated to Structural Engineer's details and calculations. All exposed steelwork to be encased in plasterboard and skim to achieve a minimum 1/4 hr. fire resistance either 2 layers 12.5mm plasterboard or 1 layer 15mm fireline board and skim plaster finish. Alternatively apply intumescent paint coating to manufacturers specification ensure primer is compatible. Any steel fixed below ground to be treated with 2 coats bituminous paint RIW or similar approved, also in any hidden / concealed location ie cavity wall apply 2 coats RIW. All in accordance with British Steel Handbook - "The prevention of corrosion of structural steelwork".

CHIMNEYS
New chimney stacks of Class A engineering brickwork sailing courses and code 4 lead flashing to roof junctions. Rebated isolem pumice 225mm diameter linings and clay chimney pots in accordance with BS EN 1457:2012. Ensure no combustible material within 200mm of flue or 40mm from outer surface of chimney. Flues to be vertical wherever possible, bends/offsets to be incorporated only when required to direct a flue into a chimney, max. 30° angle from the vertical.
Pre-fabricated 'dummy' chimneys to be installed in conjunction with termination point of Selkirk twinwall flue (or similar) - all to specialist manufacturer's details.
Black painted metal flue (external) fitted in accordance with manufacturer's details and Installation instructions. Selkirk twinwall flue or similar approved. Ensure no combustible material within 50mm of flue. Flues to be vertical wherever possible, bends/offsets to be incorporated only when required to suit flue to external location.
Constructional hearth to be 125mm (min.) thick in accordance with AD Part J, Diags. 2A-2T.

STAIRCASE
Width of staircase and landings to be minimum 800mm, maximum pitch 42 degrees, minimum headroom of 2 metres above pitch line, hand rails and balustrades minimum 900mm high; No part of the stair or balustrading to allow the passage of a 100mm diameter sphere. Maximum rise 220mm, minimum going 220mm. Minimum 50mm going on tapered treads at newel. Structural newel and bearing where required to engineers design. All staircase dimensions to be confirmed with stair manufacturer prior to commencement

FIRST FLOOR
New floor of 22mm moisture resistant chipboard on proprietary floor joists to specialist design including trimmers, straps, bracings and strong backs. Joists doubled up to form trimmers to landings, beneath baths and stuckwork partitions. Lateral restraint to walls / floors via 30mm x 5mm mild steel straps at maximum 1800mm centres. 15mm plasterboard or Gyproc wallboard 10(10kg/m²) and skim coat to form ceiling, All joists bearing on external walls to be supported on joist hangers or to be built in and sealed in compliance with the DTLR 'Robust Details' publication.
Where joist hangers are to be used full restraint hangers to comply with BS EN 845-1:2013 + A1:2016 should be adopted and should be clearly marked on the underside of the joist flange with the min. crushing strength of the block for which they are intended to be used. The type and size of hanger must be selected to suit the span and dimensions of the joists to be supported, and should be built-in in accordance with the manufacturers details securely held in place with a sufficient height of masonry above. (The above flange masonry should be allowed to mature adequately before hangers are loaded) Provide solid timber blocking to joist bearing ends.

ROOF - VENTILATED (Maximum U value 0.16W/m²K Design U-value 1.1W/m²K)
Roof covering as specified on 50mm x 25mm Type A imported timber battens at appropriate centres on Tyvek Supro or similar breather membrane. Additional battens to all unrestrained felt overlaps. Nail all tiles/slates to roof. All fixings to be in accordance with tile/slate manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed dry ridge system. Roof void ventilation to be incorporated in all cases, to be 5mm continuous @ ridge (Airtrek RTV ventilated ridge - or similar approved - to provide mechanical fix with wet-bed lock), with 10mm @ eaves with insulation at ceiling level, or 25mm @ eaves with insulation at rafter (sloping ceiling) level. All roof works to be carried out in accordance with BS5534:2014 + A2:2018.
Trusses:- Prefabricated roof trusses by specialist at 600mm centres, designed, erected and braced strictly in accordance with BS EN 1995-1:2004 & A2:2014
Traditional: - Rafters, purlins and ceiling joists as specified at 450mm centres. 25mm ridge board.
100mm x 75mm wall plates. Fascia and soffit boarding as specified. Dormer and canopy roof areas of 100mm x 38mm C16 infill rafters and ceiling joists at 450mm centres or as specified. Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.
Roof areas insulated at ceiling level to receive 100mm fibreglass quilt insulation laid between ceiling joists & counter laid with 3 layers 100mm fibreglass quilt insulation over, to achieve a U-value of 0.11W/m²K. Underdraw ceiling joist with 125MU polythene vapour control barrier & 12.5mm plaster board and plaster skim, or underdraw ceiling joist with 12.5mm foiled back plaster board and plaster skim finish.
Sloping ceilings to receive 1No. layer 150mm Kingspan K107 Pitched Roof Board between rafters with minimum 50mm clear air gap over to underside of roof felt with 1No. layer 50mm Kingspan K107 Pitched Roof Board (with taped joints) and plasterboard finish fixed to u/s of rafters to achieve U-value of 0.11W/m²K.

Vertical studs (min 125mm thickness) within attic truss design to receive 100mm Celotex GA4000 between studs and fix 40mm Celotex GA4000 to the face of studs with plasterboard and skim to achieve U-value of 0.16W/m²K.
Dormers of Code 4 lead on 12mm plywood, 120mm Celotex GA4000 insulation (with taped joints) between 125mm x 50mm softwood framework with 30mm Celotex TB4000 (with taped joints) and 12.5mm plaster board and skim fixed internally.
Code 4 lead flashing to roof junctions and abutments, and code 5 lead flashing to valleys in accordance with guidance from Lead Sheet Association, and BS EN 12588. 2006.
Provide draught stripping and bolt to all roof access traps

HEATING
Air source heat pump, for heating and hot water, to be installed in accordance with specialist's details. Location of fittings & controls (including hot water cylinder) to be confirmed by specialist.
Dwelling to be zoned for heating circuits in accordance with SAP recommendations. Provide and supply commissioning instructions to end user. Installer to be MCS accredited.

HOT & COLD WATER
Storage vessel to comply with BS3198 and to incorporate a thermostat and timer, capacity to be confirmed with a maximum heat loss of 1.42kWh/day. Hot water vessels and all pipework to be insulated. All accessible hot and cold water pipework to be insulated to achieve maximum U-value of 0.45W/m²K. (All to be confirmed by SAP Assessor)
All baths to be fitted with a suitable device limiting hot water temperature to a maximum of 48°C.
New dwelling to be provided with new water service connection giving 'wholesome' water supply. Water efficiency calculator to be supplied prior to completion to confirm water usage not exceeding 110 litres / day / person wholesome water - all in accordance with Approved Document Part G.

DRAINAGE
New foul and storm drains with outfall as site plan in 110mm below ground plastic pipes. Bed and surround in pea gravel at minimum 1 in 50 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

PLUMBING
110mm stub stacks and SVP's to have rodding eye and access point at base. Air admittance valves to stub stacks to be installed above height of adjacent wc pan, any encasing or boxing to be ventilated to the room. SVP's to be wrapped in insulation quilt prior to boxing. Boxing to consist of 12.5mm plasterboard and skim on min 38x38mm softwood framework. Pipes passing through garages to be double boarded or fitted with an intumescent fire collar.

Sink, Bath and Shower	40mm waste and 76mm trap
Wash Basin	32mm waste and 76mm trap
WC and Cistern	100mm branch connection

All above ground drainage to comply with BS EN 12056-2. 2000.
Re-seating traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening and terminated with bird proof cowl. Can be reduced if an external aav is fitted.

WASTEWATER HEAT RECOVERY (WWHR)
All shower waste pipes to incorporate a WWHR system, including showers over baths, provide instantaneous WWHR with 30% recovery efficiency utilisation of 0.96. To be installed in accordance with manufacturers details and to meet Part H building Regulations.

RAINWATER GOODS
New rainwater goods to be cast iron/aluminium half round or profiled gutters with min 65mm downpipes to square gullies.

BACKGROUND VENTILATION
Background ventilation to the whole dwelling is to be as below min 8000mm² to all habitable rooms and Kitchens. Ensure min 3 trickle vents are provided within open plan kitchen / diners. All internal doors are to have a 10mm undercut. Ensure all new windows incorporate trickle vents at min 1700mm above floor level.
Minimum whole dwelling ventilation rates determined by the number of bedrooms

Number of bedrooms	Minimum ventilation rate by number of bedrooms (l/s)
3	31
4	37
5	43

And a minimum of 0.3 litres / second / m² total floor area.
Seek specialist advice for single façade dwellings.
There is to be a minimum of 4 vents in a one bedroom property and 5 in all other cases.
Where internal bathrooms are unable to have a ventilator fitted the area shall be added to the ventilator sizes in other rooms.

VENTILATION DUCTING
Rigid ducts to be used wherever possible.
Flexible ductwork, where installed, to meet all of the following conditions.
a. Only used for final connections.
b. Lengths to be a maximum of 1.5m.
c. Meet the standards of BSRIA's BG 43/2013.
Ductwork installations to be designed and installed to minimise the overall pressure losses within the system by taking all of the following steps.
a. Minimising the overall length of duct.
b. Minimising the number of bends required.
c. Installing appropriately sized ducts for the air flow rate.
Each air terminal should have a free area of at least 90% of the free area of its associated duct.
All ducts to be in rigid pipework where possible & insulated where passing through roof voids.

EXTRACT VENTILATION
Mechanical ventilation is to be installed:

Kitchen	extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s
Utility	extractor fan capable of 30 l/s
Bathroom / En-suite / WC	extractor fan capable of 15 l/s

Internal Bathroom / En-suite / WC extractor fans to have 15 minute over run & connected to light via separate isolation switch.
Air flow testing to be carried out to all cooker hoods, intermittent extract fans and continuous inlet and extract fans and terminals. Certification of performance required on completion.
Full details of any new ventilation systems to be left with the owner in the 'Home owner guide' - ventilation section as per approved document F including operating maintenance and cleaning instructions.

SMOKE & HEAT ALARMS
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with BS EN 14604 & installed to BS 5839-6 & A1:2020. (min. Grade D, Cat. LD3) Large dwellings More than 1 storey & 1 storey exceeds 200sq m (min Grade B Cat. LD3)
Heat alarms mains operated and to conform to BS 5446-2

CARBON MONOXIDE ALARM
Carbon monoxide alarms to be fitted in all rooms with a solid fuel appliance. Alarm should comply with BS EN 50291-1:2018 and be powered by battery designed for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Alternatively, a mains powered Type A alarm to BS EN 50291 with fixed wiring (not plug in type) may be used provided they are fitted with a sensor failure warning device.

BUILDING REGULATIONS PART E
RESISTANCE TO THE PASSAGE OF SOUND
All new dwellings are subject to pre-completion testing (PCT) for demonstrating that the proposals and workmanship comply with Requirement E1 of the building regulations. The developer is to liaise with the Local Building Inspector to arrange for a satisfactory testing programme.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
All new dwellings must be given an energy rating, using the Standard Assessment Procedure (SAP). The EPC rating must be displayed in the property in the form of a notice of durable material, indelibly marked.
A target emission rate (TER) & target fabric energy efficiency rate (TFEE) is required for each dwelling before works commence on site. A dwelling energy rate (DER) & dwelling fabric energy efficiency rate (DFEE) is required showing that the predicted rate of CO^2 emissions & fabric efficiency of the dwelling is not greater than the TER/TFEE. Any individual elements of construction may change from the U-values quoted to achieve satisfactory results overall. An air pressure test will also be required on completion by SAP Assessor. EPC to be provided at completion.
Ensure photographic evidence is provided to building control from foundation stage through to installation of building services (confirm with building inspector all photos required prior to construction), all photos MUST include plot name (where there are multiple plots), GPS data and time stamp. Confirm prior to construction, contractor or other personnel to be appointed to manage all photographic evidence throughout construction.

BUILDING REGULATIONS PART M
ACCESS AND USE OF BUILDINGS
A level, ramped or stepped approach (design criteria in accordance with the approved document part M) to the principle entrance door, whichever is suitable to the individual design.
Overall clear opening width of main entrance door to be no less than 775mm.
Disabled thresholds to entrance doors, unless noted elsewhere due to site conditions.
Ground floor internal doors to be 838mm wide with linings and stops to suit 900mm structural opening.
Ambulant disabled steps internally to ground floor storey
Electrical sockets and switches to be within 450-1200mm from finished floor level. New consumer unit (non-combustible or in non-combustible enclosure) to be located at a height (switches) of between 1350-1450mm above FFL. Ground floor WC with an unobstructed clearance of 1000mm wide and 750mm deep to the door (on frontal approach). Internally provide min. width of 900mm with a clear unobstructed access of 750mm - max. basin size 350x250mm centred max. 400mm from the front face of the W.C.

BUILDING REGULATIONS PART O
OVERHEATING. Confirmation required from SAP Assessor.
Ensure the maximum glazed area does not exceed that stated in section 1 Table 1.1 if Cross ventilation is provided and table 1.2 if no cross ventilation is provided. Ensure free area provided is the greater of 6% of floor area or 55% of glazed area where cross ventilation is provided and 12% of floor area or 80% of glazed area where cross ventilation is not provided to BS EN 13141-1.
Glazing percentage on largest glazed façade orientation North, East, South, West
Kitchen/ Dining - 18%max (N,E) 15%max (S) 11%max (W)
Glazing Area of most glazed Room
Kitchen/ Dining - 37%max (N,E) 30%max (S) 22%max (W)
Where maximum glazed area exceeds that stated in section 1 Table 1.1 if cross ventilation is provided and table 1.2 if no cross ventilation is provided, TM59 thermal modelling over heating assessment is required to confirm glazing meets overheating requirements with the addition of solar shading. Report provided upon completion of dynamic thermal modelling to demonstrate the residential building passes CIBSE's TM59 assessment of overheating by SAP assessors.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
All electrical work must be designed, inspected and tested by a person competent to do so and comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS7671:2018 & A2:2022 and certification to be provided.

BUILDING REGULATIONS PART R
PHYSICAL INFRASTRUCTURE
All new dwellings to be equipped with gigabit-ready physical infrastructure that extends from a network termination point for gigabit-capable public electronic communications networks and reaches:
(a) a distribution point,
(b) where the person carrying out the building work ("the developer") has no right to install gigabit-ready physical infrastructure in land in which it would have to be installed if it were to reach a distribution point, as close as is reasonably practicable to a distribution point.
Or
(c) If an exemption is to be sought due to meeting the relevant criteria in Approved Document R.
A development plan that will need to be completed along with any associated supporting evidence that is to be relied upon to be submitted with building regulation application.

BUILDING REGULATIONS PART S
INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES
All new homes to be provided with facility for charging electric vehicles.
Electric vehicle charging point to be accessed by all associated dwelling parking spaces. Provide minimum 7kW power to charging point and installed in accordance with specialist details. Ensure installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS7671:2018 & A2:2022 and certification to be provided. Manual controls, where provided to be accessible safely.
Where costs solely for the provision of electric vehicle charging exceed £5500 then infrastructure cabling must be provided.
On Developments of more than 10 units and or with shared parking facilities refer to site plan for locations and schedule.

LIGHTING EFFICIENCY
Reasonable provision of efficient light fittings in new buildings to number not less than 100% of total fittings to the dwelling. Fixed lighting capacity (lm) 185 x total floor area.
Efficient light fittings are those that only take lamps having a luminous efficacy of 60 lumens per circuit watt.
External lighting system to include;
Automatic extinguisher when there is enough daylight, and when not required at night, OR have sockets that can only be used with lamps having an efficacy greater than 80 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)
APPENDIX.
LIST OF CONSTRUCTION DETAILS REQUIRED FOR SAP.

Spec updates may be required to comply with the above.

DRAINAGE SCHEDULE

All drainage as indicated to be installed in strict accordance with approved document part H 2015 to the satisfaction of the Local Authority Building Inspector, and in full accordance with foul & surface water layouts provided by Drainage Design Engineer

All drainage runs to be laid at min 1 in 40 falls

Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers

s/s	●	Stub stack with AAV
svp	●	Soil vent pipe
dsc	●	Direct sealed connection
big	▭	Back Inlet Gully
rwp	○	Rainwater pipe

Two waste containers to be provided having each the capacity of at least 0.12m³. (Waste that can be recycled should be stored seperate from waste that cannot) Waste bins to be put out for collection by the refuse collection service on the required day of collection

Notes

LANDSCAPING SPECIFICATION

All landscaping and boundary treatments to be in full accordance with landscape design by Joanna Crane.

All proposed shrubbed areas to be planted with densities of max 4no. plants per m² to allow for adequate coverage in accordance with good horticultural practice to BS 4428

All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

All (other) site boundary treatments as indicated

Form private drive to county council specification with tarmacadam finish bound at edges with precast concrete edging kerbs set on concrete foundations

Prior to the commencement of works on site all extg. trees to be retained shall be securely fenced off by the erection of a tree protection barrier (to coincide with RPA's) to BS5837: 2012 comprising vertical and horizontal framework of scaffold tubes driven into the ground at max 3.0m centres with weld mesh panel fencing or boards securely attached with scaffold clamps.
The area inside the protective barrier must remain undisturbed during development as a construction exclusion zone. No change in level, storage of materials and use of fuels and chemicals, equipment or vehicles are permitted in the exclusion zone.
The barrier must be in place before ANY building work commences and not be removed until work is completed on site.

DOOR AND WINDOW COLOUR SCHEDULE

Windows.	Farrow and Ball.	French Grey.	All Plots
French Doors / Bifolds.	Farrow and Ball.	French Grey.	All Plots
Roof lights.	Velux.	Grey.	
Front doors :-			
Plot 2	Oak door and frame.		
Plot 3	Farrow and Ball.	Oval Room Blue No 85.	
Plot 4	Farrow and Ball.	Lullworth Blue No 89.	
Plot 5	Farrow and Ball.	French Grey.	
Plot 6	Farrow and Ball.	Pidgeon	

Revisions:

G	Premier Guarantee Amendments	21.04.26
F	Client Amendments	16.01.26
E	Client Amendments	02.01.26
D	Topo update and Landscape amendments	29.08.25
C	Client Amendments	12.06.25
B	Door and window colour schedule added	27.02.25
A	Client Amendments	10.02.25

DAVID GRANGER ARCHITECTURAL DESIGN LTD

David Granger Architectural Design Ltd
The Old Cottage Hospital
Leicester Road
Ashby de la Zouch
Leicestershire
LE65 1DB

T 01530 560939
W www.davidgrangerdesign.com

Project
Proposed Residential Development
Land at Mill Hill
Repton
Derbyshire

Client
Alexander Bruce Estates

Drawing
Production Drawing
Sheet 1 of 13

Drawing Number 23.4289.49 G

Date: January 2025

Scale: As Shown Drawn By: WF/JAC Checked By: SF

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data © Crown Copyright, All rights reserved. Licence No. AR100020949. Landmark Ref. LIG0816
Company Reg. No. 5068912

PRODUCTION DRAWING - SITE PLAN & SPECIFICATION
PROPOSED RESIDENTIAL DEVELOPMENT - LAND AT MILL HILL - REPTON - DERBYSHIRE

1:200 Metres 0 4 8 12