

depth of seal:	dia of trap:
w.c	75
whb	75
sink	40
appliance	32

all waste to be taken to existing soil and vent pipe.  
all drainage to receive rodding/access point at all bends.

allow for cold and hot water feeds to the appliances, w.c, shower, bath and w.h.b. contractor to sufficiently lag any pipes to protect from damage.

new w.c.s to be mechanically ventilated to 6 litres per second with a 20 minute over-run.

**background ventilation note:**  
using table E.2a (a) in approved document f the proposed dwellings require the following ventilation rate:

if required ventilation can not be achieved then nylon 125mm silicon vents providing 5000mm<sup>2</sup> ventilation at low level, see plans and elevations, amount shown based on 1no. trickle vent per each bi-fold door leaf

where back ground ventilation is provided only by a single facade only, additional trickle vents should be provided at low level, typically 1.0m below the high ventilators. If this is not practical provisions should be made for hit and miss walls vents.

**note:**  
all steels and bearings to structural engineer's design.  
drawings must be read in conjunction with the engineer's calculations and drawings not?? and engineer's drawings override HPS's drawings

**note:**  
dashed lines indicate existing walls to be removed assumed non load bearing check on site prior to the commencement of work and report to HPS or engineer if found otherwise

**note:**  
- fire detection and alarm system to be grade B category LD3, to BS 5839-1:2002.  
- all mechanical extraction to be commissioned & check list given to the owner at handover stage to comply with AD F 4.7

**SYMBOL KEY**

- Smoke detector to BS-5446 linked and mains operated, wired to separate fused circuit.
- Heat detector to BS-5446 linked and mains operated, wired to separate fused circuit.
- CO<sup>2</sup> detector to BS-5446 linked and mains operated, wired to separate fused circuit.

**note:**  
all dimensions are shown as taken to the structure

**note:**

service entries to be sealed with top hats and gas barrier sealant tape or approved equivalent dpm manufacturer recommendations.

the creation of slip planes in masonry walls to be avoided, ensure all dpc's and dpm's are sealed in the manner that prevents slippage arising in the masonry walls.

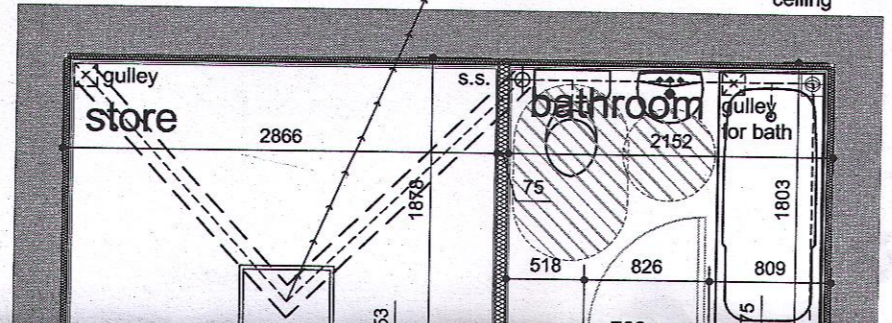
**communal emergency items:**

- new emergency lighting to BS 5266 pt 6 1999 required to all areas
- new alarm system to BS 5839 pt 1 2013 required to all areas
- Access to site to be to LA approval

**FIRE SYMBOL KEY**

- fire alarm to bs:5839 part 6:2013 call point
  - fire alarm bell
  - emergency lighting to bs:5266 pt 1:2011
  - final fire exit, exit or emergency exit notice graphic symbol in accordance with hst:dv 70:19:2011
  - running man sign
    - push bars to exits to bscn 1125
    - fire exit signs to bs:5499-1:2003
  - fire door keep shut
  - fire door keep locked
  - water fire extinguisher
  - carbon dioxide fire extinguisher
  - fire fighting equipment to bs:5306 pt 1
- a fire risk assessment should be produced in accordance with regulation 38

John newton drainage system connected to sump pump by basement contractor to include a standby provision and alarm for highlighting any malfunction and to connect to the new foul water system



walls and floor to be treated with john newton basement waterproofing membrane system connected to a delta channel fitted in accordance with the manufacturer's details

**ground floor:**

"u" value = 0.19w/m<sup>2</sup>K  
dpm and insulation under slab, floors to have level finish floor level carpet on underlay 75mm sand/cement screed on 150mm over slab concrete slab - 50kg cement to 0.11m<sup>3</sup> of fine to 0.16m<sup>3</sup> coarse agg. (or to be, 5328 mix st2) on flooring grade insulation or 75mm Kingspan Kooltherm k3 insulation or 80mm colotex. If 5000 insulation and to be turned to walls around external envelope min 25mm wads to avoid cold bridging with a separate layer of 500 gauge visqueen vapour barrier sealed joints to doors and doors, on blinding, on layers of 100mm max well compacted hardcore and lean mix concrete. doors to have lapped and sealed joints to all new and existing dpm's and dpc's.

SCHEDULE OF AREAS				
UNIT	TOTAL M <sup>2</sup>	BED 1	BED 2	LIVING/KIT
1	50.6	10.8	8.2	23.8
2	58.3	13.6		22.8
3	53.7	10.4	7.2	21.9
4	36.9	8.6		19.7

**ceilings (flat):**  
1st layer of 290mm rockwool roll batt insulation above 2nd layer of 125mm rockwool roll batt insulation between ceiling joists, total = 415mm.  
with 12.7mm vapour check plasterboard with skin or taped joints fixed to underside "u" = 0.16w/m<sup>2</sup>K, 25mm air gap to be maintained above insulation with service vents as shown.  
"V" value = 0.11 W/(m<sup>2</sup>K)

**ceilings (angled):**  
"u" = 0.15w/m<sup>2</sup>K, 1-tyvek 150mm Kingspan Kooltherm between rafters (if rafter size allows) and 50mm xps under the rafters, all above with breather felt.

150 x 50 C24 @ 400 c/c to s.e. details and calculations

**staircase:**  
(public):  
total rise to be determined on site with equal risers @ 170mm max (check on site), equal goings @ 220mm min so as to provide a max. pitch of 42 degrees, 1000mm clear width and min 2000mm clear headroom above the pitch line. Handrails and balustrades 900mm above pitch and 1100mm min above landings, 100mm max dia, voids to vertical balusters. Handrails to outside of windows, 50mm min treads to windows. Handrails to be contrasting to the stair finish.

glass balustrade

underpin the existing ceiling with 12.5mm soundcoat

under floor heating

injected dpc

injected dpc

**section d - d**

1:250	0	1	30m	100m	200m
1:250	0	5m	10m	20m	100m
1:250	0	2m	4m	8m	20m
1:100	0	1m	2m	4m	10m
1:50	0	0.5m	1m	2m	5m

- notes:**
- any discrepancies should be reported immediately
  - all dimensions should be checked on site prior to commencement of work
  - site/survey based on ordnance survey information provided by prodart systems plc, (www.promap.co.uk) prodart does not guarantee that all past or current uses or features will be identified in the product
  - the product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining salability or value, or used as a substitute for any physical investigation or inspection.
  - drawings to be read in accordance with the dwelling emission rate (der/ter) calculation, the building must be built 'as designed' meeting the criteria set for air permeability.
  - © HERTFORD PLANNING SERVICE
  - note when printing off pdf's. it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. also that the scale bars on the plan measure correctly.

note: setting out, prior to the commencement of construction work on site the appointed contractor is to assess the clearance of the existing sewer pipe to allow for a min 150mm compressible material i.e. claymaster and all other setting out

note: due to the location of the Thames water public sewer a build over agreement is required and foundation depths and designs must comply with that approval and conditions

note: hatched area indicates no foundation built zone

note: dashed lines indicate existing walls to be removed check load bearing adequacy of all walls prior to the commencement of work on site

note: min 15mm plasterboard and skim to both sides of min 75 x 30 sw studs @ 400mm centres, and min 25mm mineral bats or quilt insulation between all studs = min density 100kg/m<sup>3</sup> which may be wire reinforced, suspended in the cavity, alternatively: min 2 layers of 15mm plasterboard either side of min 75 x 50mm sw studs @ 400mm centres with no insulation.

note: all party walls to be taken through structure providing full separation

note: all internal doors to be undercut to 10mm above carpet level

note: all lighting to be 100% energy efficient, 2300

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Chartered Institute of Architectural Technologists

**Description**  
Project 23 Park Street Hatfield AL9 5AT  
Drawing Building regulation drawing Ground floor plan basement and section d-d

Date 10/10/2018  
Scale 1:50  
Sheet size A1  
Drawn

13476-W-001 HICWYN HATFIELD

19 OCT 2018

PLANNING

HAND DELIVERED