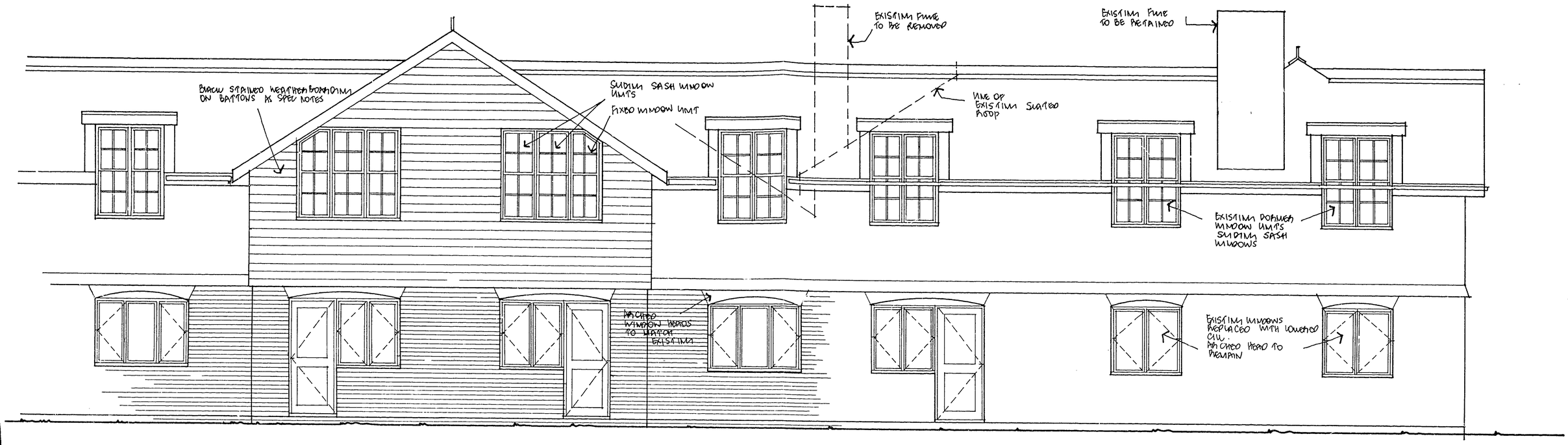
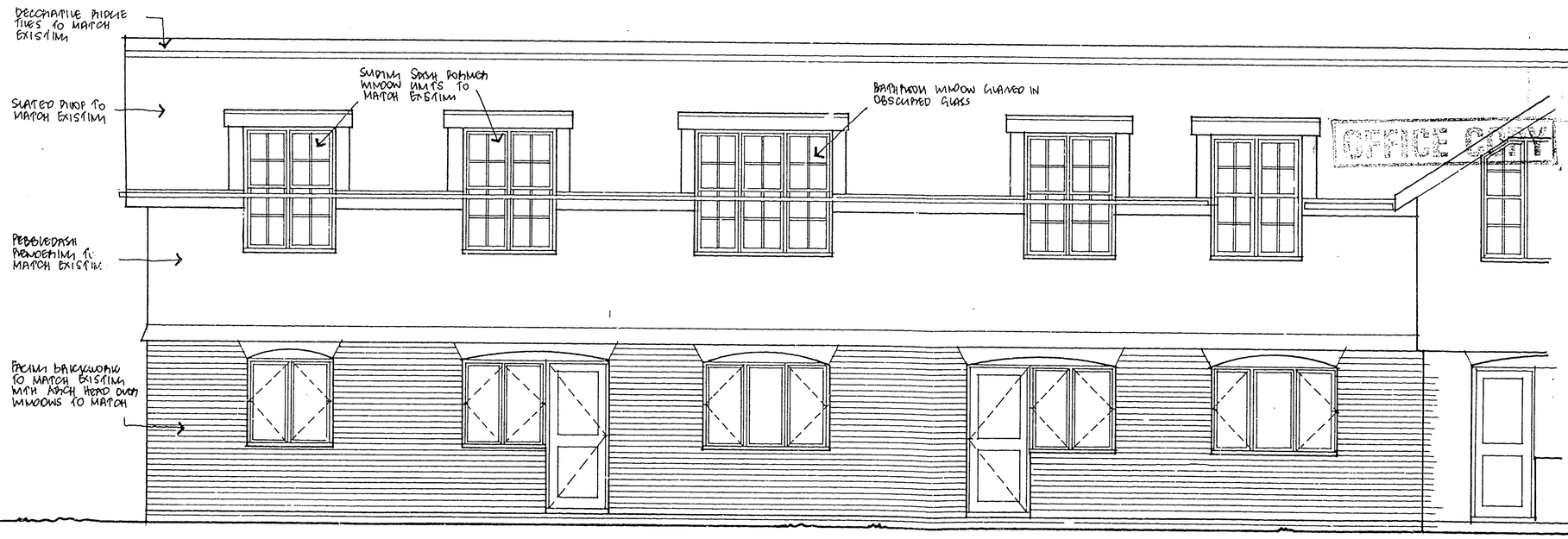
PLANNING FILES QUEENSWOOD SCHOOL, SHEPHERDS WAY, BROOKMANS PARK. S6/317/89 3/4



PART GARDEN ELEVATION



Rev A March 89 Minor amendments
E 4 APR 19..

6/317/89

PART GARDEN ELEVATION

HERTFORDSHIRE DEVELOPMENTS LTD.
5, Port Hill
Hertford Hertfordshire

Queenswood

DESIGN TEAM:

Architect	Roger Carter Architects Roger J. Carter, A.R.I.B.A., Dipl.Arch.(Hons), F.F.A.S.
Structural Engineer	Dr.Gareth Johnson PhD CEng MIStructE

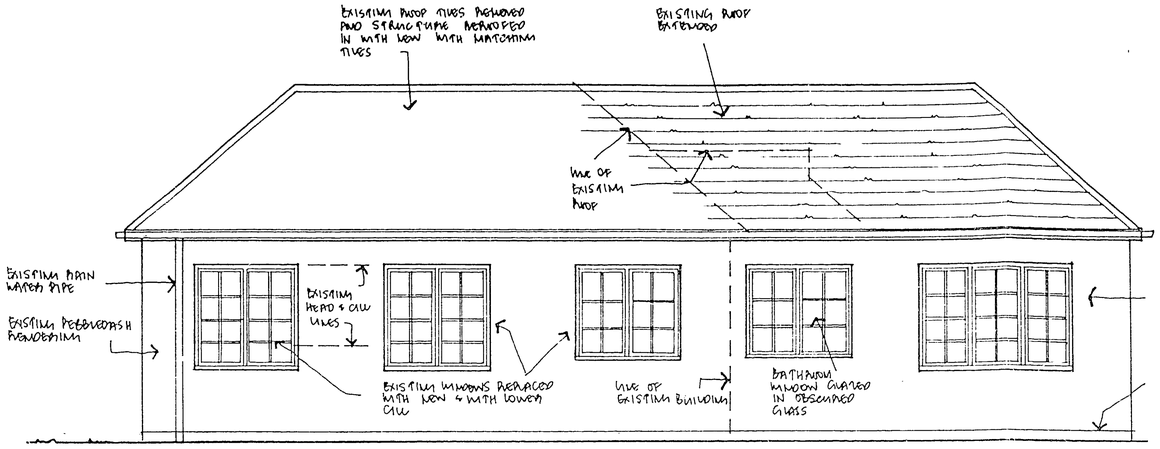
STAFF ACCOMMODATION

Rear Garden Elevations

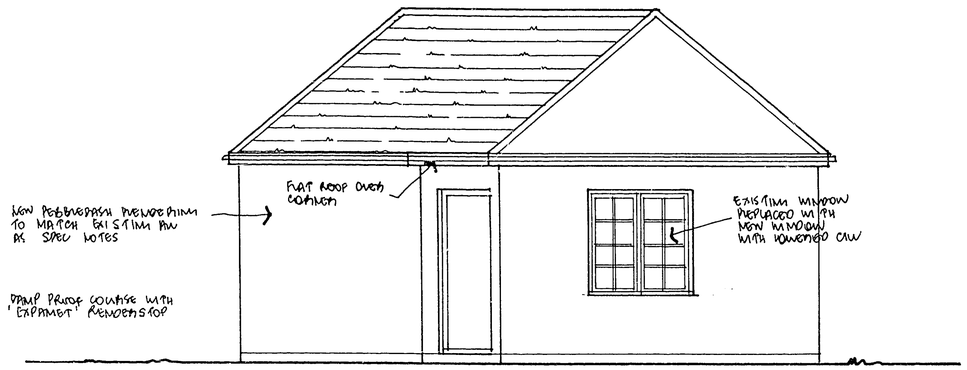
Date: MARCH 1989

Scale: 1:50

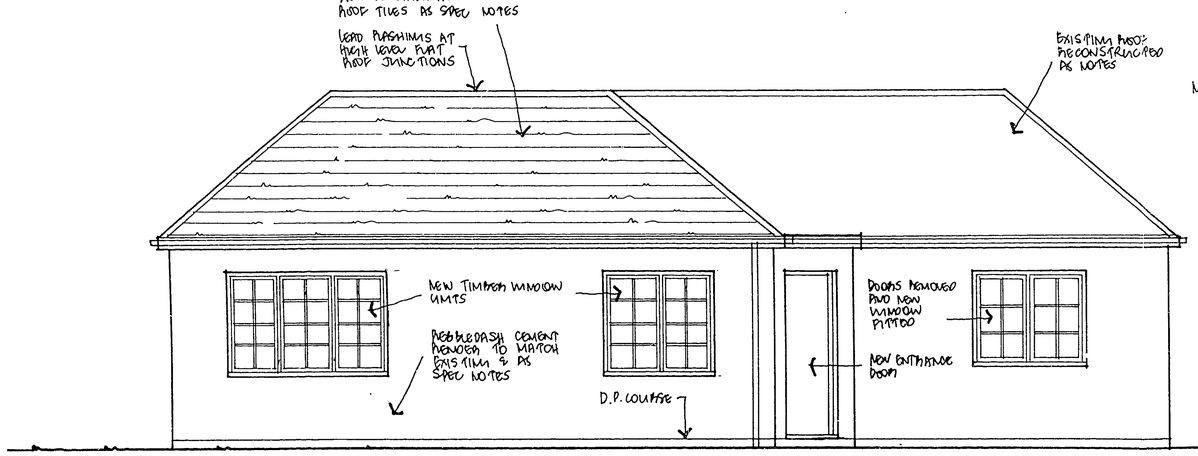
Drawing No: 670/60 A



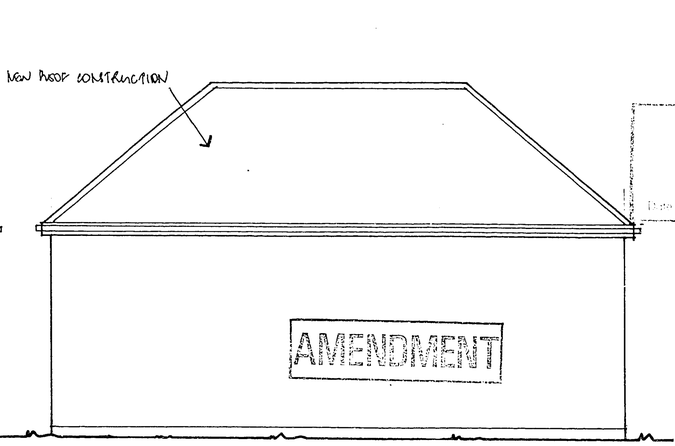
ELEVATION A



ELEVATION B



ELEVATION D



ELEVATION C

REV A APRIL 1989 REDRAWN

WELWYN HATFIELD D.C.
26 MAY 1989
Date

OFFICE COPY

WELWYN HATFIELD D.C.
RECEIVED 25 APR 1989
S6/317/89

HERTFORDSHIRE DEVELOPMENTS LTD.
5, Port Hill
Hertford Hertfordshire

Queenswood

DESIGN TEAM:

Architect	Roger Carter Architects Roger J. Carter, A.R.I.B.A., Dipl.Arch.(Hons), F.F.A.S.
Structural Engineer	Dr.Gareth Johnson PhD CEng MIStructE

STAFF ACCOMMODATION
Unit 1
Elevations

Date: APRIL 1989	Drawing No: 670/58 A
Scale: 1:50	

16 A2 14 13 12 11 A3 9 8 A4 — jmtec — A4 8 9 A3 11 12 13 14 A2 16

see continuation drawing 670/54

UNIT 7

UNIT 8

UNIT 9

UNIT 10

EXISTING SHEDS TO BE REMOVED

living room

kitchen

cook

sink

wm

f

fridg

hall

meter

cupd

dining room

dining kitchen

NEW 100x50 FLOOR JOISTS OVER AT 400 CENTRES

NEW 250 PARTY WALL CONCRETE BLOCK

PART GROUND FLOOR PARTITIONS 100mm CONCRETE BLOCK

DOUBLED JOIST TRIMMER OVER

STAIRCASE AS SPEC NOTES

750 PUSH DOORS

PART HT OPP.

FULL HEIGHT OPP

CAVITY WALLS AS SPEC NOTES

100 ϕ SOIL/VENT PIPES FROM ABOVE

NEW 100 ϕ PRV. SOIL RUNS AT 1:80 FALL

NEW MANHOLE WITH DOUBLE COVERS CONSTRUCTED ON LINE OF EXISTING SOIL RUN.
INVERT APPROX 109.160

EXISTING SOIL RUN

EXISTING GARAGE TO BE REMOVED

INTERNAL GUTTER THROUGH 38 ϕ SINK WASTE

UNDER STAIR CUPBOARD

100 CONCRETE BLOCK PARTITIONS

DOUBLE 100x50 UNDER PARTITION OVER

750 PUSH DOOR WITH GLAZED PANEL OVER AND CATNIC LINTOL CN52

100 ϕ SVP IN DUCT

DOUBLE 100x50 TRIMMERS

750 PUSH DOOR WITH GLAZED PANEL OVER AND CATNIC LINTOL CN57

DOUBLE 100x50 UNDER PARTITION OVER

100x50 FLOOR JOISTS AT 400 CCS

1400 x 1350 WINDOW UNIT WITH CATNIC LINTOL CN 71 OVER

160 CONCRETE BLOCK PARTITIONS

CAVITY WALL CONSTRUCTION AS SPEC NOTES

250 CONCRETE PARTY WALL BLOCKS

DOUBLED 100x50 JOISTS OVER

100x50 FLOOR JOISTS OVER AT HOODS

NEW MANHOLE AS SPEC NOTES INVERT APPROX 109.350

LINE OF CANOPY OVER IN 100x50 TIMBERS WITH 100x75 CANOPY SPLAYS AT SIDES.

750 PUSH DOORS WITH GLAZED PANELS OVER

DOUBLE 100x50 JOISTS UNDER PARTITIONS OVER

100 ϕ SVP IN DUCT

NEW MANHOLE AS SPEC NOTES INVERT APPROX 109.350

REV A MARCH 1989 LAYOUTS REVISED
REV B MARCH 89 DETAILS REVISED

4 APR 1989

6/317/89

25 MAY 1989

HERTFORDSHIRE DEVELOPMENTS LTD.
5, Port Hill
Hertford Hertfordshire

Queenswood

DESIGN TEAM:

Architect	Roger Carter Architects Roger J. Carter, A.R.I.B.A., Dipl.Arch.(Hons), F.F.A.S.
Structural Engineer	Dr.Gareth Johnson PhD CEng MIStructE

STAFF ACCOMMODATION

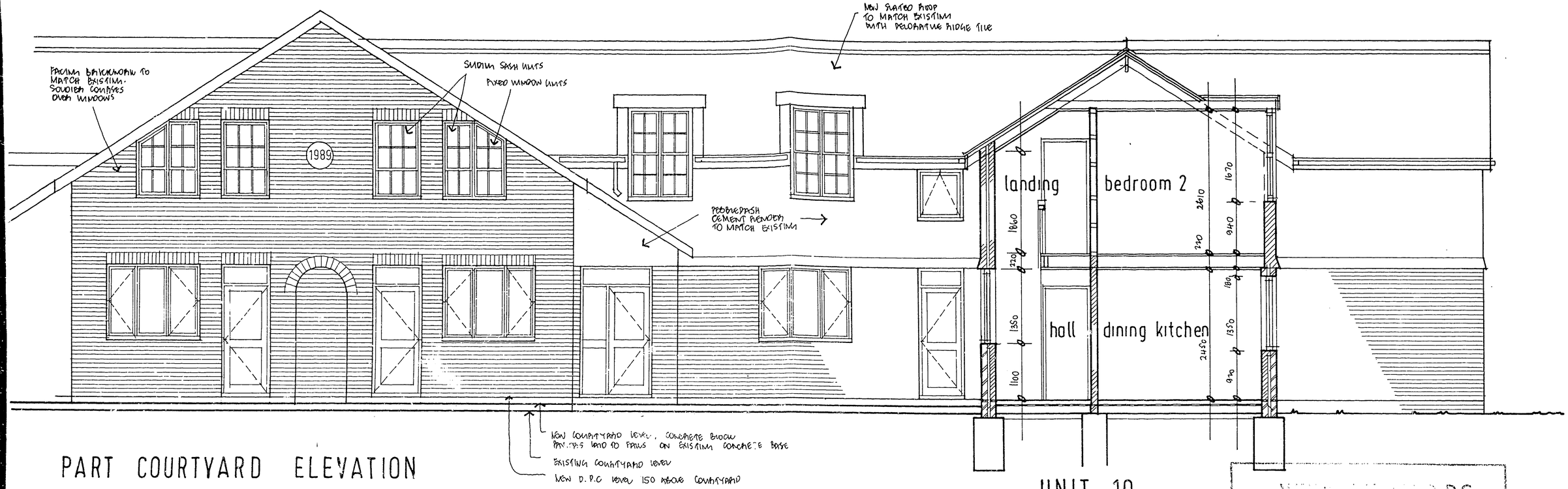
Part Ground Floor Plan

Date: JANUARY 1989
Scale: 1:50
Drawing No: 670/55 B

16 A2 14 13 12 11 A3 9 8 A4

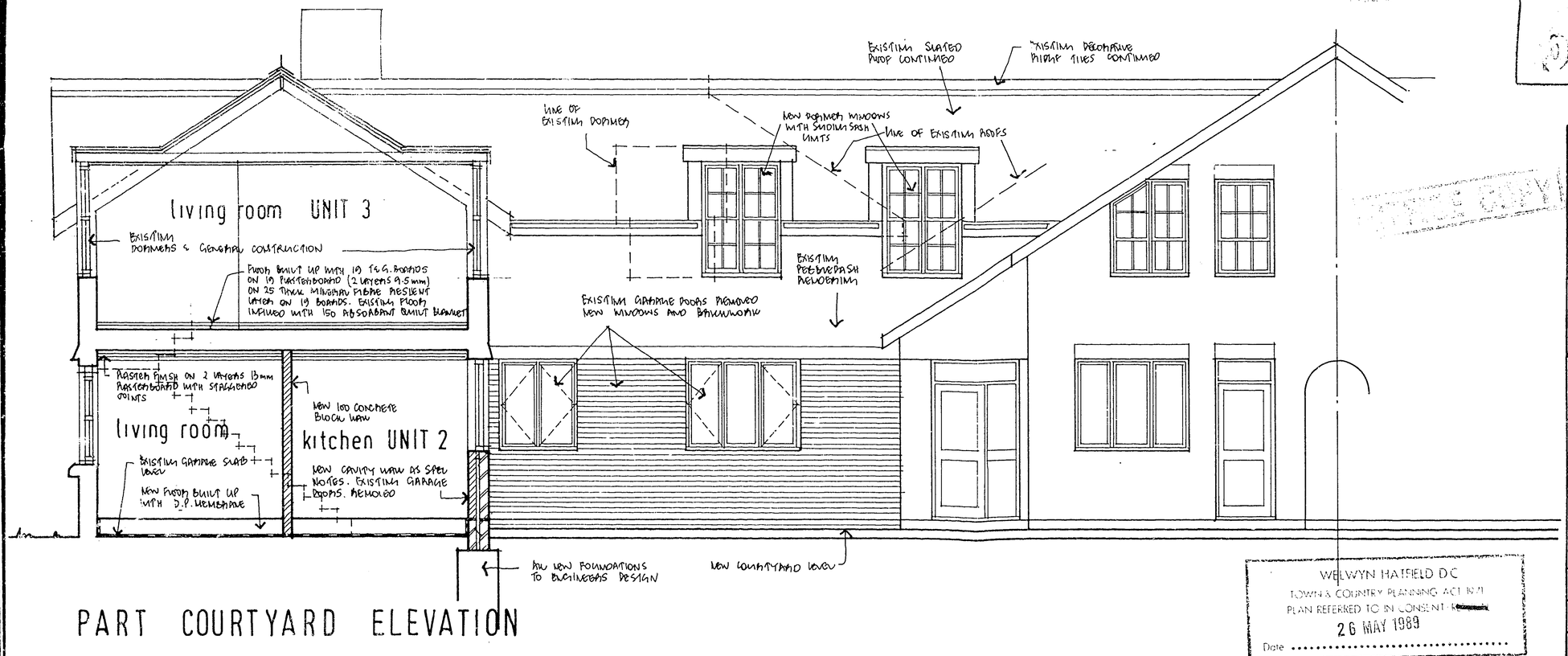
A4 8 9 A3 11 12 13 14 A2

+-mtec



PART COURTYARD ELEVATION

UNIT 10



PART COURTYARD ELEVATION

WELWYN HATFIELD D.C.
TOWN & COUNTRY PLANNING ACT 1971
PLAN REFERRED TO IN CONSENT [redacted]
26 MAY 1989
Date .....

WELWYN HATFIELD D.C.
BA
5/5/89

HERTFORDSHIRE DEVELOPMENTS LTD.
5, Port Hill
Hertford Hertfordshire

Queenswood

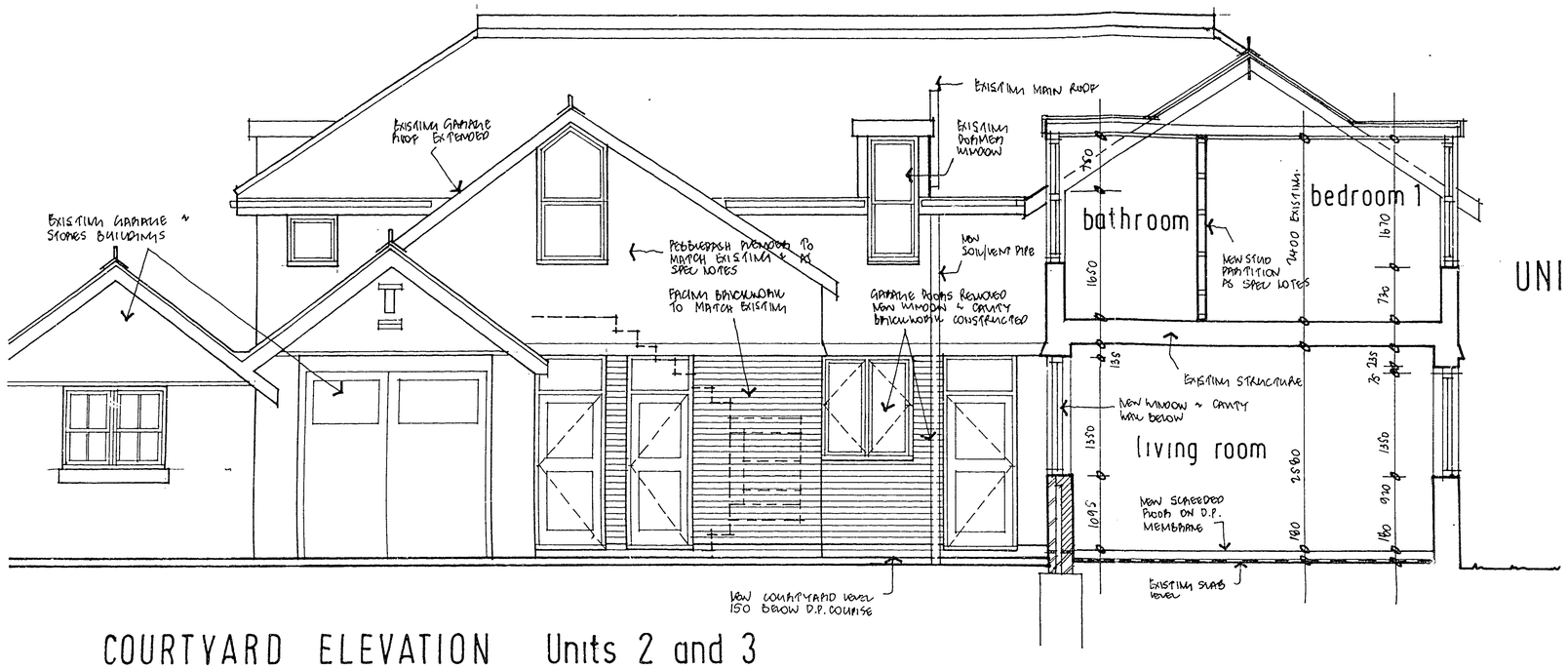
DESIGN TEAM:

Architect	Roger Carter Architects Roger J. Carter, A.R.I.B.A., Dipl. Arch.(Hons), F.F.A.S.
Structural Engineer	Dr.Gareth Johnson PhD CEng MIStructE

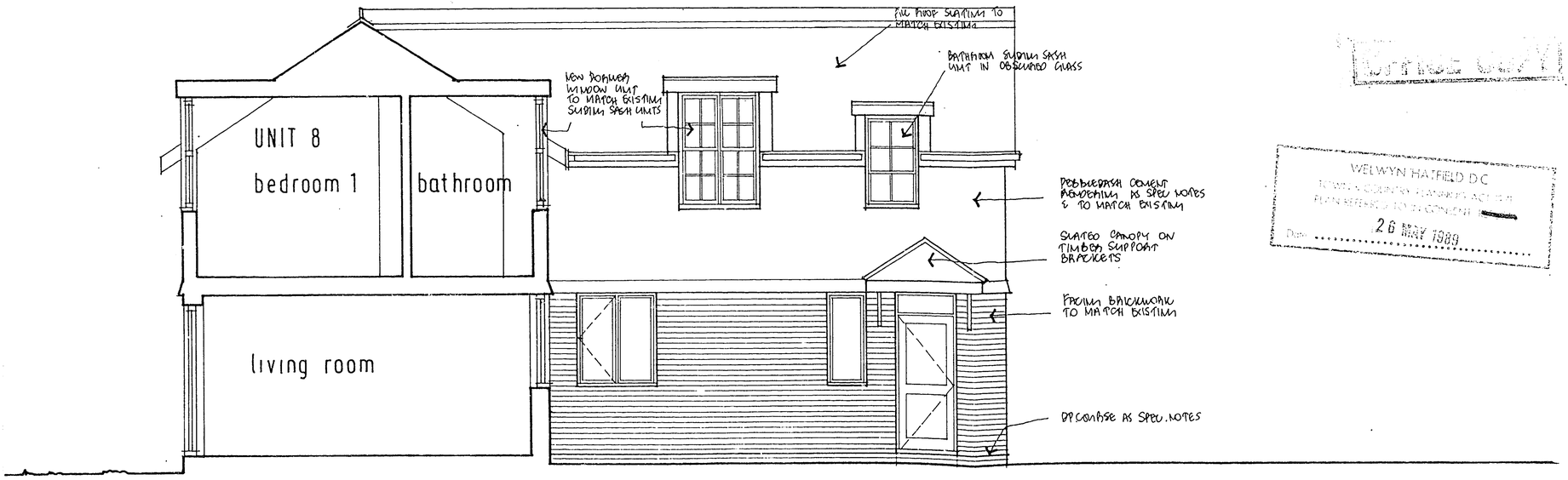
STAFF ACCOMMODATION

Elevations to Courtyard

Date: MARCH 1989	Drawing No: 670/59
Scale: 1:50	



COURTYARD ELEVATION Units 2 and 3



COURTYARD ELEVATION Unit 10

PLN A MARCH 89 MINOR AMENDMENTS

HERTFORDSHIRE DEVELOPMENTS LTD.
5, Port Hill
Hertford Hertfordshire

Queenswood

DESIGN TEAM:

Architect	Roger Carter Architects Roger J. Carter, A.R.I.B.A., Dipl.Arch.(Hons), F.F.A.S.
Structural Engineer	Dr.Gareth Johnson PhD CEng MIStructE

STAFF ACCOMMODATION

Sections/Elevations

Date: FEBRUARY 1989

Scale: 1:50

Drawing No: 670/62 A

SPECIFICATION NOTES

FOUNDATIONS TO BE TRENCH FILL 1:2:4 MIX CONCRETE 600mm WIDE x MIN. 1000mm DEEP OR TO BELOW INVERTS OF EXISTING ADJACENT DRAINS WHICHEVER IS LOWER OR TO BUILDING INSPECTOR'S REQUIREMENTS. FOUNDATIONS TO BE TO STRUCTURAL ENGINEER'S DESIGN AND REQUIREMENTS. SULPHATE RESISTING CEMENT TO BE USED BELOW DPC. LEVEL. BRICKWORK BELOW DPC. LEVEL TO BE SEMI-ENGINEERING QUALITY, CAVITIES TO BE FILLED WITH WEAK MIX CONCRETE TO 150mm BELOW DPC. LEVEL.

SOLID GROUND FLOOR CONSTRUCTION TO BE MIN 50mm SAND/CEMENT SCREED ON 2 COAT "TRETOLASTEX" SPIRIT BASED DAMP PROOF MEMBRANE ON 100mm CONCRETE SLAB 1:3:6 MIX ON WELL CONSOLIDATED HARDCORE IN MINIMUM 150mm LAYERS. ALL EXISTING SUSPENDED FLOORS TO BE ADEQUATELY CROSS VENTILATED WITH 100mm DIAM PVC. PIPES UNDER NEW FLOORS LINKED TO 225mm x 150mm AIRBRICKS IN EXTERNAL WALLS WITH PVC SLEEVE CONNECTIONS IN CAVITY.

"PERMANITE" BITUMINOUS DAMP PROOF COURSES TO BE "PERMABIT" FOR HORIZONTAL AND CAVITY TRAY DPC'S, "PERMAFLEX" FOR STEPPED DPC'S AND "PERMAGRIP" UNDER COPINGS. DPC'S TO BE POSITIONED AT ALL CAVITY CLOSURES. DPC'S TO BE MINIMUM 150mm ABOVE EXTERNAL GROUND LEVELS. ALL DPC'S AND DPM'S TO BE HOMOGENEOUS WITH EACH OTHER AND WITH EXISTING.

NEW GROUND FLOOR CAVITY WALL CONSTRUCTION TO BE 110mm FACING BRICK EXTERNAL SKIN, 50mm CAVITY WITH 50mm "DRITHERM" CAVITY INSULATION AND 100mm "THERMALITE TURBO" INSULATING CONCRETE BLOCK, OR SIMILAR EQUAL EQUAL APPROVED INNER SKIN WITH MIN. 15mm INTERNAL PLASTER FINISH TO GIVE "U" VALUE MIN 0.6.

NEW FIRST FLOOR EXTERNAL WALL CONSTRUCTION TO BE 2 SKINS "THERMALITE TURBO" INSULATING CONCRETE BLOCK, CAVITY CONSTRUCTION. EXTERNAL FINISH TO BE MIN. 18mm 2 COAT WATERPROOF CEMENT RENDERING TO COMPLY WITH CP. 221 AND BS. 5262:1976 WITH "EXPAMET RENDERSTOP" NON-FERROUS PROFILE USED ALONG BOTTOM EDGE AT DPC LEVEL. NO RENDERING TO BRIDGE DPC. INTERNAL 15mm PLASTER FINISH.

EXTERNAL WEATHERBOARDING TO BE ON MIN. 38mm x 25mm PRESERVATIVE TREATED BATTONS AND COUNTERBATTONS ON FELT BREATHER BARRIER FIXED BACK TO 100mm x 50mm PRESERVATIVE TREATED STUDWORK WITH "PURLBOARD" INSULTED PLASTERBOARD WITH INTEGRAL VAPOUR BARRIER TO GIVE MINIMUM "U" VALUE OF 0.6, WALL TO HAVE INTERNAL 15mm PLASTER FINISH.

ALL NEW BRICKWORK OR BLOCKWORK TO BE COURSE BONDED INTO EXISTING WITH "FURFIX" OR SIMILAR STAINLESS STEEL PROFILES WITH MORTAR FILLET AT EXTERNAL FACE. WALL TIES TO BE STAINLESS STEEL AT 900mm. ccs HORIZONTALLY AND 450mm. ccs VERTICALLY. EXPANSION JOINTS TO BE BUILT INTO BRICKWORK AND BLOCKWORK WHERE RUNS EXCEED 6m WITH 12mm BITUMEN TREATED FIBREBOARD INFIL AND BUTYL SEALS BOTH INTERNALLY AND EXTERNALLY. 40mm x 1.5mm x 200mm LONG GALVANISED STEEL STRIPS TO BE BUILT INTO COURSES AT 450mm. ccs THROUGH EXPANSION JOINT.

WINDOW AND DOOR UNITS TO BE PURPOSE MADE IN TREATED TIMBER OR TO BE STANDARD UNITS BY "JOHN CARR JOINERY SALES LTD." IF APPROPRIATE. METAL LINTOLS BY "CATNIC COMPONENTS LTD.", HOT DIPPED GALVANISED STEEL TO BS. 2989:1983 WITH BITUMINOUS ANTI-CORROSION COATING TO CONFORM TO BS. 5977: Pt 2:1983 WITH MINIMUM 150mm BEARING AT ENDS AND CAVITY TRAY DPC'S TO SUIT.

ALL WINDOW UNITS TO BE DOUBLE GLAZED WITH SEALED UNITS IN MIN. 6mm CLEAR GLASS WITH OBSCURED GLASS TO BATHROOMS AND TOILETS. ALL GLAZED DOORS AND SIDE SCREENS TO BE GLAZED IN LAMINATED OR TOUGHENED SAFETY GLASS. ALL FRAMES TO HAVE POLYSULPHIDE MASTIC SEAL AT JUNCTION WITH EXTERNAL WALL.

GROUND FLOOR INTERNAL NON-LOADBEARING CONCRETE BLOCK PARTITIONS TO SIT ON DPC ON SLAB THICKENED TO 300mm.

FLAT ROOFS TO BE "WARM ROOF" CONSTRUCTION WITH MINERAL CHIPPINGS BONDED IN BITUMEN ON 3 LAYER HIGH PERFORMANCE MEMBRANE ON 50mm CODLAG "PURLDEK" INSULATION PANELS INCORPURATING PLY DECK, POLYURATHENE INSULATION AND VAPOUR BARRIER, TO GIVE MIN 0.34 "U" VALUE. DECK LAID ON FIRRINGS TO MIN. 1:80 FALL ON ROOF JOISTS. ALL UPSTANDS TO BE MIN. 150mm OVER TRIANGULAR FILLET WITH CODE 4 LEAD COVER FLASHINGS.

PITCHED ROOF CONSTRUCTION TO BE SLATES AS NOTED ON MIN 32mm x 25mm TREATED TILING BATTONS ON REINFORCED FELT ON ROOF TIMBERS AS NOTED OR PURPOSE MADE TRUSSED RAFTER CONSTRUCTION. CEILING JOISTS OVERLAID WITH 150mm FIBREGLASS INSULATION QUILT WITH ROOF VOID ADEQUATELY VENTILATED WITH 12mm GAP AT REAR OF SOFFIT BOARD, PVC SLEEVE VENTS BETWEEN EACH RAFTER AT EAVES AND PURPOSE MADE TILE VENTS OR OTHER ACCEPTABLE MEANS. CEILING SOFFITS TO BE PLASTER SKIM FINISH ON 9mm PLASTERBOARD WITH TAPED JOINTS AND VAPOUR BARRIER. NOGGINGS TO BE FIXED BETWEEN JOISTS TO SUPPORT LIGHT FITTINGS AND ENDS OF PLASTERBOARD SHEETS.

DORMER CONSTRUCTION TO BE FRAMED UP IN 75mm x 50mm TREATED TIMBERS ON DOUBLED RAFTERS WITH 12mm WPB PLY EXTERNALLY FACED WITH TILES OR SLATES ON BATTONS ON FELT BREATHER BARRIER. INTERNAL FACE TO BE "PURLBOARD" INSULATED PLASTERBOARD WITH INTEGRAL VAPOUR BARRIER TO GIVE MIN "U" VALUE OF 0.6

TIMBER STUD PARTITIONS TO BE PLASTER SKIM FINISH ON 13mm PLASTERBOARD BOTH SIDES OF 100mm x 50mm TREATED TIMBER STUDS AND STAGGERED NOGGINGS AT MAX. 600mm CCS WITH 100mm FIBREGLASS QUILT SOUND DEADENING INFIL. 100mm x 50mm SOLE AND HEAD PLATES, FLOOR JOISTS DOUBLED UNDER PARTITIONS WHERE RUNNING PARALLEL. WHERE STUDWORK IS STRUCTURAL STUDS TO BE AT 500mm CCS WITH DIAGONAL STRUTTING AND BRACING.

ALL NEW FIRE RESISTING DOORS TO BE SELF CLOSING 30/20 SOLID CORE CONSTRUCTION WITH MIN 25mm x 32mm STOPS GLUED AND SCREWED.

ALL STRUCTURAL TIMBERS TO BE SC3 GRADE TREATED WITH PRESERVATIVE AND STRAPPED BACK TO WALLS WITH 38mm x 5mm GALVANISED ANCHOR STRAPS IN BOTH DIRECTIONS AT MAX. 2m CCS. JOIST HANGERS TO BE GALVANISED HEAVY DUTY TYPE. ALL FIXINGS TO COMPLY BS. 5268. DOUBLED JOISTS TO BE BOLTED TOGETHER WITH M10 BOLTS WITH DOG TOOTH WASHERS OR TIMBER CONNECTORS AT 600mm MAX CCS.

FIRST FLOOR CONSTRUCTION TO BE 19mm T.&.G BOARDS ON JOISTS AS NOTED. HERRINGBONE STRUTTING TO BE POSITIONED MID SPAN WHERE SPANS EXCEED 2800. FLOORS IN BATHROOMS, TOILETS & SHOWER AREAS TO BE IN 19mm WPB PLY

ALL STRUCTURAL STEELWORK TO BE GRADE 43 AND CASED IN 13mm PLASTERBOARD WITH 1.6mm WIRE BINDING AT 100mm CCS WITH 13mm PLASTER FINISH TO GIVE MINIMUM HALF HOUR FIRE RESISTANCE. ENDS OF ALL STEEL BEAMS TO HAVE MIN 150mm BEARING AND SUPPORTED ON 1:2:4 MIX CONCRETE PADSTONES. DOUBLE STEEL BEAMS TO BE BOLTED TOGETHER WITH M12 BOLTS AND GAS BARREL SPACERS AT MAX 750mm CCS.

ALL DRAINAGE WORKS TO COMPLY WITH BS. 8301:1985. ALL RUNS TO BE 100mm VITRIFIED CLAY WITH FLEXIBLE JOINTS LAID TO MIN FALL 1:40. RUNS UNDER BUILDING TO HAVE 150mm GRANULAR SURROUND WITH MIN 225mm x 225mm CONCRETE LINTOLS WHERE PIPES RUN BELOW WALLS OVER. ALL GULLIES TO TRAPPED SIDE OR BACK INLET AND RODDABLE WHERE NOTED. INTERNAL GULLIES TO HAVE SEALED SCREW DOWN COVERS. MANHOLES TO BE CONSTRUCTED IN 225mm SEMI-ENGINEERING BRICK ON 100mm CONCRETE BASE WITH MEDIUM DUTY COVERS UNLESS OTHERWISE NOTED. INTERNAL MANHOLES TO HAVE SCREW DOWN, DOUBLE SEAL RECESSED COVERS WITH SCREED INFILL AND SET AT EXACTLY SAME LEVEL AS FLOORS.

ALL PLUMBING WORKS TO COMPLY WITH BS. 5572:1978 WITH CLEANING EYES AT ALL CHANGES IN DIRECTION. ALL FITTINGS TO HAVE MIN 75mm DEEP SEAL TRAPS. ALL HOT SERVICES TO TAPS AND RADIATORS TO BE WELL LAGGED AND INSULATED.

ALL INTERNAL SANITARY ACCOMMODATION TO BE VENTILATED TO EXTERNAL AIR WITH DUCTWORK AND FAN UNIT WIRED TO LIGHT SWITCH CIRCUIT TO GIVE MIN 15 MINUTE OVERRUN AND PROVIDE MIN 3 AIR CHANGES/HOUR.

STAIRCASE CONSTRUCTION TO HAVE GOING APPROX 225mm, RISE APPROX 200mm. ANGLE OF PITCH NO GREATER THAN 42 DEGREES WITH MIN 2m CLEAR HEADROOM THROUGHOUT. MAX 100mm GAP BETWEEN BALUSTERS, HANDRAIL MIN 700mm ABOVE PITCH LINE, NEWELS MIN 100mm x 100mm, MIN 50mm TREAD WIDTH AT WINDERS AROUND NEWEL. MIN 800mm CLEAR WIDTH TO STAIR. ALL TO COMPLY WITH APPROVED DOCUMENT "K".

ELECTRICAL INSTALLATIONS TO COMPLY WITH LATEST EDITION OF IEE REGULATIONS WITH FULL EARTH BONDING.

ALL PRODUCTS TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND DETAILS.

ALL WORKS TO COMPLY WITH BUILDING REGULATIONS 1985 AND RELEVANT APPROVED DOCUMENTS.

WELWYN HATFIELD D.C.
PLANNING & BUILDING CONTROL
RECEIVED
Date 4 APR 1989
6/317/89

Rev A MARCH 89 MINOR AMENDMENTS

WELWYN HATFIELD D.C.
PLANNING & BUILDING CONTROL
RECEIVED
Date 26 MAY 1989

OFFICE COPY

FLANK ELEVATION Units 9 and 10

HERTFORDSHIRE DEVELOPMENTS LTD.
5, Port Hill
Hertford Hertfordshire

Queenswood

DESIGN TEAM:

Architect	Roger Carter Architects Roger J. Carter, A.R.I.B.A., Dipl. Arch. (Hons), F.F.A.S.
Structural Engineer	Dr. Gareth Johnson PhD CEng MIStructE

STAFF ACCOMMODATION
Specification Notes
Elevation

Date: MARCH 1989
Scale: 1:50
Drawing No: 670/61 A

16 A2 14 13 12 11 A3 9 8 A4

A4 8 9 A3 11 12 13 14 A2