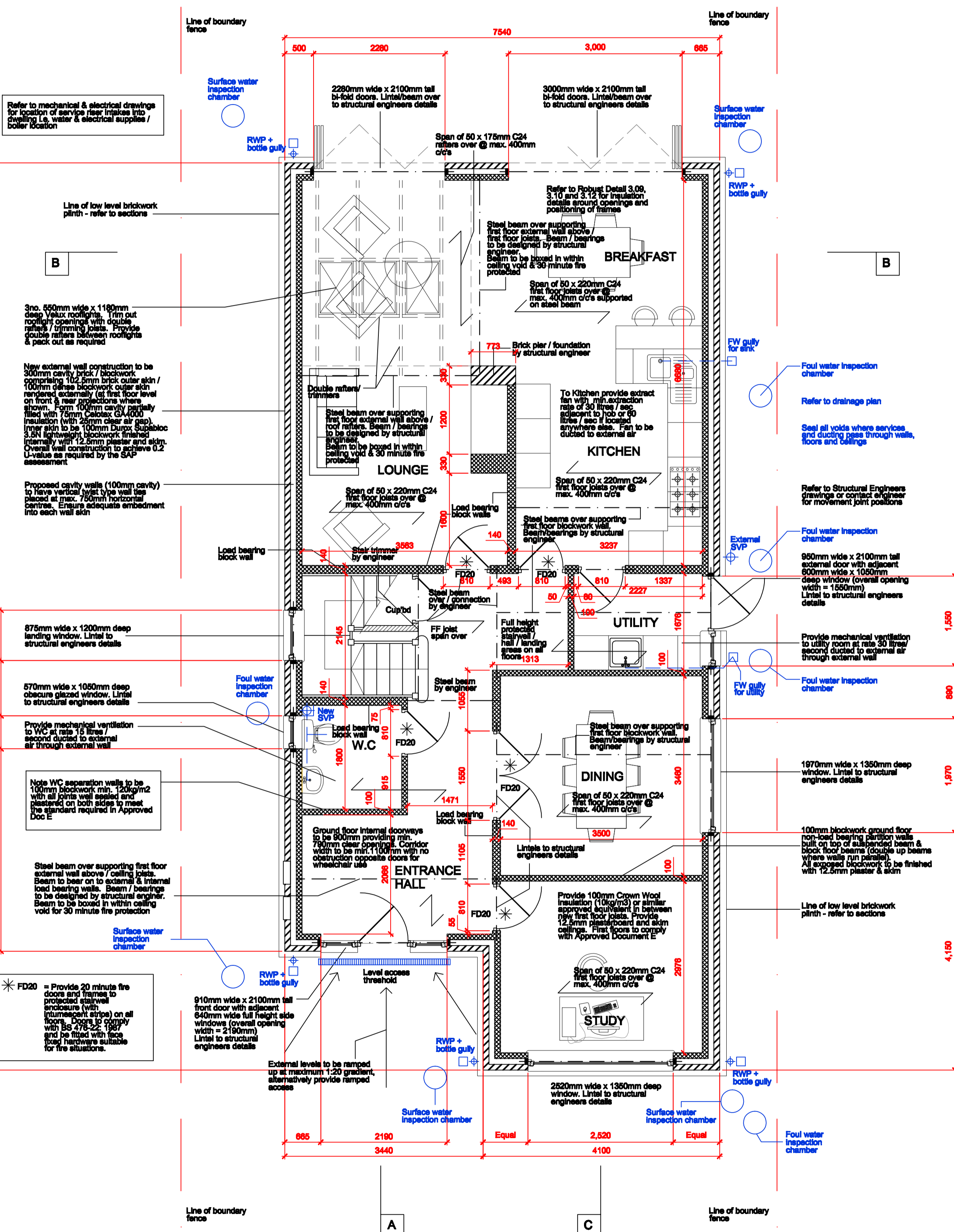


Note:
All new brickwork and window/door openings to the nearest brick dimensions.



SITE ACCESS
Provide access (with consideration to disabled users) from the principle site entrance, and vehicle parking area, to the principle entrance door of the property. External approach to have a firm finish and be minimum 900mm wide with a maximum gradient of 1:20 and maximum crossfalls of 1:40.

WHEELCHAIR ACCESS WITHIN DWELLINGS
Provide wheelchair access to all rooms on the entrance storey, including WC or bathroom, using 840mm internal door leaves (790mm clear opening). WC to open in an outward direction. No obstructions which reduce entrance storey corridor widths to less than 1050mm should be positioned opposite door openings and in any case must not reduce the width below 750mm.

HEATING & WATER HEATING (Ground source heat pump - controlled services)
To be provided by ground source heat pump powered combination boiler, minimum SEDBUK value to meet the requirements of the SAP assessment, with heat exchanger (to BS 1566, 3198 or 7206), balanced flue and boiler control interlocks, to activate only when required by heating thermostat.

Provide access (with consideration to disabled users) from the principle site entrance, and vehicle parking area, to the principle entrance door of the property. External approach to have a firm finish and be minimum 900mm wide with a maximum gradient of 1:20 and maximum crossfalls of 1:40.

Where levels dictate, approaches of maximum gradient of 1:15 should be served by a ramp. Stepper stairs to be provided with steps.

Ramps to be firm and even and of minimum 900mm unobstructed width. Landings to be minimum 1200mm long and clear of any door or gate swing. Ramp flights to be maximum 10m long at 1:15 gradient or 5m long for 1:12 gradients.

Steps to be minimum 900mm unobstructed width with no more than 1.8m rise between minimum 900mm long landings. Treads to be uniform sizes (with a nosing profile to avoid tripping) and be between 75-150mm high (rise) and minimum 280mm long (going). Provide a handrail to one side of flights of more than 2 risers. Handrail to be 850-1000mm high, above the pitch line, and project 300mm beyond top and bottom treads.

Provide a vertical DPC, flexible joint and drainage channel between raised external levels and external walls.

Provide approximately 840mm external door leaf (780mm clear opening) with level access or Sealmaster door thresholds with a maximum upstand of 15mm.

HEATING & WATER HEATING (Ground source heat pump - controlled services)
To be provided by ground source heat pump powered combination boiler, minimum SEDBUK value to meet the requirements of the SAP assessment, with heat exchanger (to BS 1566, 3198 or 7206), balanced flue and boiler control interlocks, to activate only when required by heating thermostat.

Ground source heat pump / boiler system to be designed and installed by specialist installer. Boiler output and general system sizing to be specialist calculated.

Balanced flues to be fitted with a guard and be positioned a minimum of 300mm away from door/window openings (800mm for oil appliances).

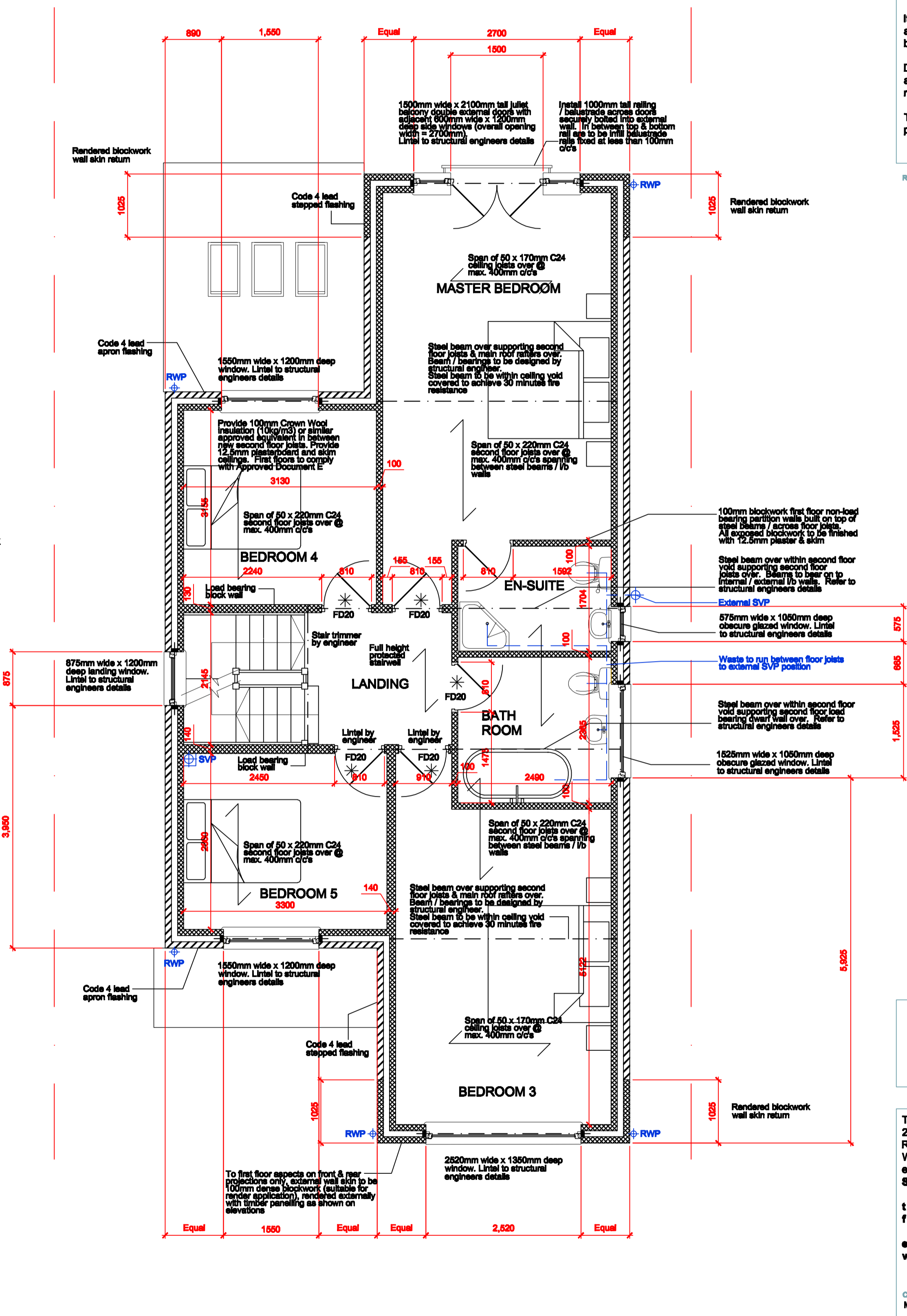
Provide separate temperature controlled heated zones to ground and first floors (living and sleeping areas) with room/zones thermostats or thermostatic radiator valves with flow switch. For dwellings with over 150sqm of floor area, the heating system should also have separate timing controls.

Space and water heating to have independent timing controls, except for combination boilers.

Heating/hot water system to be commissioned by a CORGI/OFTEC approved certifier to ensure efficient system operation by means of repetitively testing, adjusting and calibrating and recording system settings and performance. The commissioning certificate showing compliance should be displayed at the property and issued to Building Control. Operating and maintenance instructions to be provided as part of the installation.

Note:
Refer to section for head of frame heights

All glazing within critical locations i.e. low level glazing in windows and in and around doors to be provided with safety glazing to BS 8206:1981.



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Do not copy from this drawing, use figured dimensions only.

The drawing must be read in conjunction with all other related drawings and documentation.

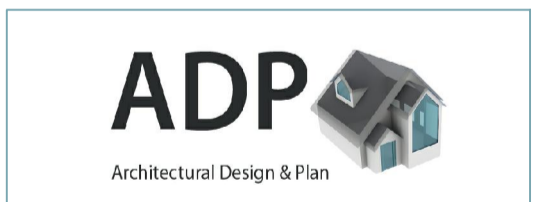
It is the contractor's responsibility to ensure compliance with the Building Regulations.

It is the contractor's responsibility to check all dimensions on site, any discrepancy to be reported immediately.

Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

This drawing is not to be for Land Registry purposes.

Revision	Date



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Project		
20 WATFORD ROAD KINGS LANGLEY WATFORD WD4 8EA		
Description		
PLOT 20A PROPOSED GROUND AND FIRST FLOOR GA PLANS		
Status		
CONSTRUCTION		
Scale		
A1@1:50	Drawn	Date
Job number	Drawing no.	Revision
ADP068RG	03	