

Code requirements:-

ENE 3 (Energy display device) :-

A correctly specified Energy Display Device is to be fitted to the incoming mains supply of electricity AND primary heating fuel for this dwelling.

A correctly specified Energy Display Device is a system comprising a self-charging sensor(s) fixed to the incoming mains supply/supplies, to measure and transmit energy consumption data to a visual display unit. As a minimum the visual display unit must be capable of displaying the following information:

- Local time
- Current mains energy consumption (kilowatts and kilowatt hours)
- Current emissions (g/kg CO2)
- Current tariff
- Current cost (in pounds and pence). For pre-payment customers this should be 'real time' data and for 'credit' paying customers cost should be displayed on a monthly basis
- Display accurate account balance information (amount in credit or debit)
- Visual presentation of data (i.e. non-numerical) to allow consumers to easily identify high and low level of usage
- Historical consumption data so that consumers can compare their current and previous usage in a meaningful way. This should include cumulative consumption data in any of the following forms day/week/month/billing period.

Ene4 - Drying space

- A rotary dryer capable of holding 6m+ of drying line is to be provided to each house in the back garden. Access is to be restricted to occupants of the dwelling and can be accessed directly from an external door.

Ene5 - Energy labelled white goods

- Fridge-freezer will have an A+ rating.
- Washing machines and dishwashers will have an A rating.
- Tumble dryer has a B rating. Or Leaflets on EU Energy Efficiency Labelling Scheme will be provided where a tumble dryer is not provided.

Ene6 - External lighting

- All external space lighting is to use energy efficient light bulbs (45 lumens per Watt or better) with appropriate control systems (PIR sensors).
- All security lighting is designed for energy efficiency and is adequately controlled:
 - All burglar security lights have a maximum wattage of 150 W, movement detecting control devices (PIR) and daylight cut-off sensors.
 - All other security lighting is to use energy efficient light bulbs with daylight cut-off sensors or a time switch.

Ene8 - Cycle storage

- 4 cycle spaces are to be provided in the shed.
- The shed is to be adequately sized (2m x 3m minimum). It is to offer minimum 2m long x 2.5m wide space to accommodate 4 cycles. It should also allow for additional 1m² of space for garden tools.
- The shed is located for easy and direct access to a public right of way. There is a direct access from the shed to the road to allow convenient access to the cycles.
- The shed is to be set on a concrete foundation
- The shed is to have secure entrance lock (deadlock or sash lock where the door is at least 44mm thick or a 'solid secure' Silver Standard padlock with a hasp and staple) and secure fixings ('solid secure' Silver Standard ground anchors or secure stands such as a sheffield type frame) for all cycles.

Ene9 - Home office

- The study on the ground floor is to be used as home office which has facilities including:
 - Two double power sockets.
 - Two telephone points (or double telephone point), or one telephone point where cable or broadband is available.
 - A window with the openable casement 3.6 m² to allow adequate ventilation.

Water

Wat1 - Internal water use

- All sanitary fittings installed will not exceed flow rates and volumes specified below:
 - Taps (excluding Kitchen and Utility room): average flow rate not exceeding 6 litre per minute.
 - Baths: average capacity to overflow not exceeding 180 litres.
 - Showers: average flow rate not exceeding 8 litres per minute.
 - WCs: dual flush systems to be used, volumes not exceeding 4/2.6 litres per flush.
 - Kitchen/Utility taps: average flow rate not exceeding 8 litres per minute.
 - Dishwashers: volumes not exceeding 1.25 litres per place setting.
 - Washing machines: volumes not exceeding 8.17 litres per kilogram dry load.

Wat2 - External water use

- A water tank with 200 litre capacity is to be provided to the dwelling
- The water tank must meet the following criteria
 - No open access at the top of the collector (a child-proof lid is allowed)
 - Provision of a tap or other arrangement for drawing off water
 - Connection to the rainwater downpipes with an automatic overflow into the conventional rainwater drainage system
 - A means of detaching the rainwater downpipe and access provision to enable the interior to be cleaned
 - Where the collection system is to be sited outside, and not buried, it must be stable and adequately supported; the material used for the container shall be durable and opaque to sunlight.

Waste

Was1 - Storage of non-recyclable waste and recyclable household waste

- Refuse collections are provided for all households every week by Chelmsford Council
- The council also provides a weekly recycling collection which is post collection sorting
- An adequate external space should be allocated for waste storage and sized to accommodate a waste container of min 450 litres
- An internal recycling bin with a minimum capacity of 30 litres is to be located in a dedicated non-obstructive position, securely fitted in a cupboard in the kitchen, close to the non-recyclable waste bin. Free-standing internal recycling bin that is placed directly on the floor or in a cupboard do not comply.

Was3 - Composting

- A kitchen waste container (7 litres capacity minimum) and an external composter are to be provided to the dwelling
- The kitchen waste container is to be placed on kitchen work surface, adjacent to the sink
- External composter is to be located within a maximum distance of 30m from the entrance door of the dwelling
- All facilities must:
 - be in a dedicated position
 - meet the requirements of Checklist IDP
- The leaflet on composting is to be provided to the dwelling. The leaflet must provide information on:
 - how composting works and why it is important
 - the materials that can be composted (e.g. raw vegetable peelings and fruit, shredded paper, teabags etc.)
 - troubleshooting information (e.g. what to do if the compost gets too dry or too wet)

Pathways to amenities

- Pathways to shed, compost bin and external bin area must be made of a suitable surface. Those within the curtilage of an individual dwelling must have a minimum width of 900 mm.
- The site plan must indicate that there must be space for turning a wheelchair at the amenity (shed, compost bin and external bin areas): A turning circle of 1500 mm diameter or a 1700 mm x 1400 mm ellipse is required.

Pollution

Poiz - NOx emissions

- The boiler provided is to have NOx emissions of less than or equal to 40 mgkWh.
- The wood burning stove located in the study room is to have a room-sealed balanced flue system with NOx of less than or equal to 28 mgkWh.

Management

Man1 - Home User Guide

- A simple home user guide is to be compiled and provided to each dwelling in accordance with Checklist Man 1, covering operational issues together with information of the site and surroundings. This will be made available in alternative formats as required.

Lifetimes Homes

Criterion 1:- Parking

A minimum 3.3x5m parking space can be provided adjacent the property, the surface is level.

Criterion 2:- Approach to dwelling from parking

The site is level and the drive will be adjacent the main entrance there will be no need for paths to the main entrance as the entire area will be hard surfaced.

Criterion 3:- Approach to all entrances

Level access to main entrance door, side and rear doors with ACO drain via 1:60 gently rising levels at door only, remaining areas to slope down to provide minimum 150mm to DPC.

Criterion 4:- Entrances

The entrance must be illuminated with low energy lighting a.b.d. All thresholds to be no more than 15mm. A 900mm deep canopy roof is provided to the front entrance. A level external landing (maximum gradient 1:60 and/or maximum crossfall 1:40 for effective drainage) should be provided at all main entrance. The minimum dimensions for this at an entrance to an individual dwelling should be 1200mm x 1200mm. These dimensions for level landings should be clear of any door swings.

Doorways

Entrance door must be 800mm clear opening
All ground floor doors minimum 775mm wide clear between the stops (838 doors)
All first and second floor doors min 775mm wide clear between the stops (838 doors)
All doors at ground level to have 300mm to leading edge

Criterion 5 is not applicable.

Criterion 6:- Doorways and halls

All hallways exceed 900mm, all doors are 838mm wide.
All doors at ground level to have 300mm to leading edge

Criterion 7:- Circulation space:-

This proposal exceeds the minimum turning requirements for all rooms.

Criterion 8:- Entrance level living space:-

This proposal meets this criterion

Criterion 9:- Potential for entrance level bed-space

The playroom or study could be used as a bedroom in the future if necessary to suit lifetime homes and is capable of accommodating a single bed with 750mm wide space to one side. This area can be screened and there will be electrical sockets.

Criterion 10:- Entrance level WC and shower drainage

Ground floor WC to have drainage for additional shower should one be required in the future.

i) The WC centre line will be set 400-500mm from an adjacent wall
ii) with a flush control located between the centre line of the WC and the side of the cistern furthest away from the adjacent wall.
iii) The approach zone will extend at least 350mm from the WC centre line towards the adjacent wall, and at least 1000mm from the WC centre line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line. A basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.

2) A basin should be provided with:

i) A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin - whether that be a pedestal, trap, door or housing. This zone will normally overlap with the WC's approach zone as detailed in item 1)ii) above.

3) Unless provided elsewhere on the entrance level (see Note 1), floor drainage for an accessible floor level shower with:

i) A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy installation of a laid-to-fall floor surface in the future.
ii) Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required for efficient drainage of the floor area. Crossfalls should be minimised.
iii) The floor drain should be located as far away from the doorway as practicable.

The door must be outward opening and the minimum size of the WC should be 1.45X1.9M

Criterion 11:- WC and Bathroom walls

Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm - 1800mm from the floor.

Criterion12:- Provision for future stair lift and platform lift

The proposed stair is to be 900mm clear to allow for the installation of a future stair lift, this clear width must be measured 450mm above the pitch height.
A space must be allocated with the joists already trimmed to allow for a future platform lift in the position shown on the plans the opening must be 1.5x1.0m minimum. The proposed gallery landing will be the most suitable space.

Criterion 13:- Potential for fitting of hoist and bedroom/bathroom relationship

The Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists - the design provides a reasonable route between this bedroom and the ensuite.

Criterion 14:- Bathrooms

The Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists - the design provides a reasonable route between this bedroom and the ensuite.

1) A WC with:
A centre line between 400mm - 500mm from an adjacent wall.
A flush control located between the centre-line of the WC and the side of cistern furthest away from the adjacent wall.
An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back on one side of the WC for at least 500mm from the front rim of the WC, for a width of 1000mm, from the WC's centre-line.

2) A bowl of a basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more t than 200mm.

A wash basin with:

A clear frontal approach zone, 700mm wide, extending 1100mm from any obstruction under the basin's bowl - whether that be a pedestal, trap, duct or cabinet furniture. This zone will normally overlap with the approach zone to the WC.

3) Either a bath or an accessible floor level shower:

i) Where both a bath and an accessible floor level shower are provided from the outset, the clear floor space for showering activity should be a minimum 1000mm x 1000mm. The drainage for the shower should be as detailed in item 4 below.

4) Fall gradients in the floor should be the minimum required to effect efficient drainage from the catchment area of the shower. Crossfalls should be minimised.

Criterion 15:- Glazing and window handle heights

The proposal satisfies this requirement.

Criterion 16:- Service controls

Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm - 1200mm from the floor and at least 300mm away from any internal corner.

Inspection Notes

You must notify building control at various stages of the works. This is so building control can establish that the requirements of the building regulations have been met and will also enable a completion certificate to be issued on satisfactory completion of the project

- Commencement of works
- Excavation/preparation of designed foundations prior to concreting
- Oversite preparation/preparation of designed ground floor construction
- Drainage prior to backfilling
- Damp proof course (walls)
- Damp proof membranes/ membrane (floor)
- Construction of upper floors
- Structural beams and columns prior to encasement
- Roof structure
- Insulation
- Testing of foul drainage and sanitary pipe work
- Completion

You should be aware that if you fail to give the necessary notification for an inspection you may be required to open/pull down works which prevent building control from ascertaining whether any of the regulations have been contravened.

If you have any doubts of enquires regarding - when inspections are required, please contact building control.

- No building materials may be deposited on or any excavation made in any street, footway or grass verge without prior approval of the council in writing. No building materials may be deposited or mixed on the street. (Section 171 of the highways Act 1980) in order to receive this approval the applicant will need to be placed on the council's register of approved companies.
- Where vehicular access to the proposed building is required across a grass verge or paved footway, a proper carriage crossing must be constructed. Notice must be given to the head of environmental services at the council of a proposal to construct such a crossing, which must be in accordance with the council's standard specification for such work under Section 184 of highways Act 1980.
- Where it is intended to connect the proposed building to a public sewer, proper notice must be served on the relevant water authority and where in the highways notifications to be under NRSWA 1991
- Where, as part of the development it is proposed to pipe and fill a ditch, permission must be obtained from the Head of Environmental services under section 23 of the land drainage Act 1991.
- Section 153 of the highway Act 1980 requires that where a door, gate or bar opens on a street, it shall open inwards, care shall be taken in the design of any works to ensure that this requirement is not contravened.
- No permits or permissions for any highway related works/matters will be given prior to the applicant producing a copy of the public liability insurance for a minimum of £5,000,000.
- All works on the highway must be in compliance with the NRSWA 1991, particularly with respect of the accreditation of supervisors and operatives and the signing and grading regulations when working on or near the highway.

The approved plans have an expiry date as indicated on the approved planning and building control decision notices once the plans expire they are no longer valid and new approvals will be required. Check to ensure the plans are still valid.

All new work and alterations against a party wall with an adjoining property and any new foundations within 3.0 or 6.0 metres of an adjacent owner's building's foundations are to be subject to an agreement under the Party Wall Etc. Act 1996 with the adjoining owners. No work is to start until the award is signed and the required period of notice has passed. Notify insurance company prior to any works commencing on site.
















All Building control conditions are to be cleared at the relevant stages where required.

All planning conditions must be followed and cleared where required failure to do so may invalidate your permission.

All plans must be read together with the Structural engineers calculations and details.

Details of beam and block floor to be agreed on site

Details of Drainage to be investigated and agreed prior to construction

Electrical Key	
	Batten Lampholder
	B.T. Point
	Entry phone
	Satellite Aerial Socket
	T.V. Aerial Socket
	Emergency Light
	Smoke Detector
	Door Bell
	Bell Push
	Mechanical Extract Fan
	Radiator
	Immersion Heater With Light Indicator Switch
	Consumer Unit
	Boiler
	Smoke detector

All electrical points, positions and lighting to be designed and agreed on site between client and electrical contractor ensuring low energy lighting is used to comply with code for sustainable homes.

Heating system to be designed and installed via suitably qualified heating engineer, position and type to be agreed with client.

Boundaries taken are from the measured survey by East Anglian Land Surveys Ltd, site dimension checks and information provided by the client. As no physical boundary exists for the proposal details should be confirmed with the land registry document and these details cross referenced with the plans and site to ensure no works overhang or effect neighbouring sites.

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Ensure the existing structure is adequately propped and supported at all stages of the construction. TO BE READ WITH 2014/02/01/HSR 1- 21, STRUCTURAL DETAILS and accredited and enhanced construction details.


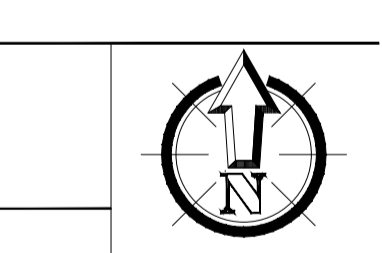

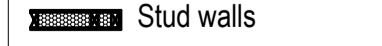

F:- ISSUED FOR CONSTRUCTION

B:- ADD FENCE AND WALL DETAILS

A:- AMEND SITE PLAN

REV F	Paper A1
SHEET21/21	Scale : 1:50 1:100 1:1250
Date :FEB 2014	Drwg No: 2014/02/21/HSR

	
PROJECT:-	
DEMOLISH EXISTING DWELLING AND ERECT NEW 6 BEDROOM DETACHED HOUSE	
SITE ADDRESS:-	
HILLTOPS SOUTHEND ROAD HOWE GREEN CM2 7TE	
CLIENT:-	
MR & MRS EVANS	

	
MATERIALS:-	Engineer
	Planning
	Bldg Regs
	Construction
	WALL KEY:-
	 Block walls
	 Stud walls
	 Proposed walls

The drawings are not a step by step instruction guide and in some cases changes may be required. Any deviations from the drawings must first be agreed with Building control. Where our involvement is required this must be instructed in writing and will be charged at our standard rate.
Health and Safety Legislation. These drawings are compiled on the sole basis that the works will be undertaken by a competent Contractor experienced in the nature of the works shown hereon. ALL required temporary works to undertake the proposals shown hereon are the responsibility of the Contractor.

All dimensions and measurements contained on this drawing are approximate and it is the responsibility of the Contractor to ascertain all accurate dimensions and measurements on site.