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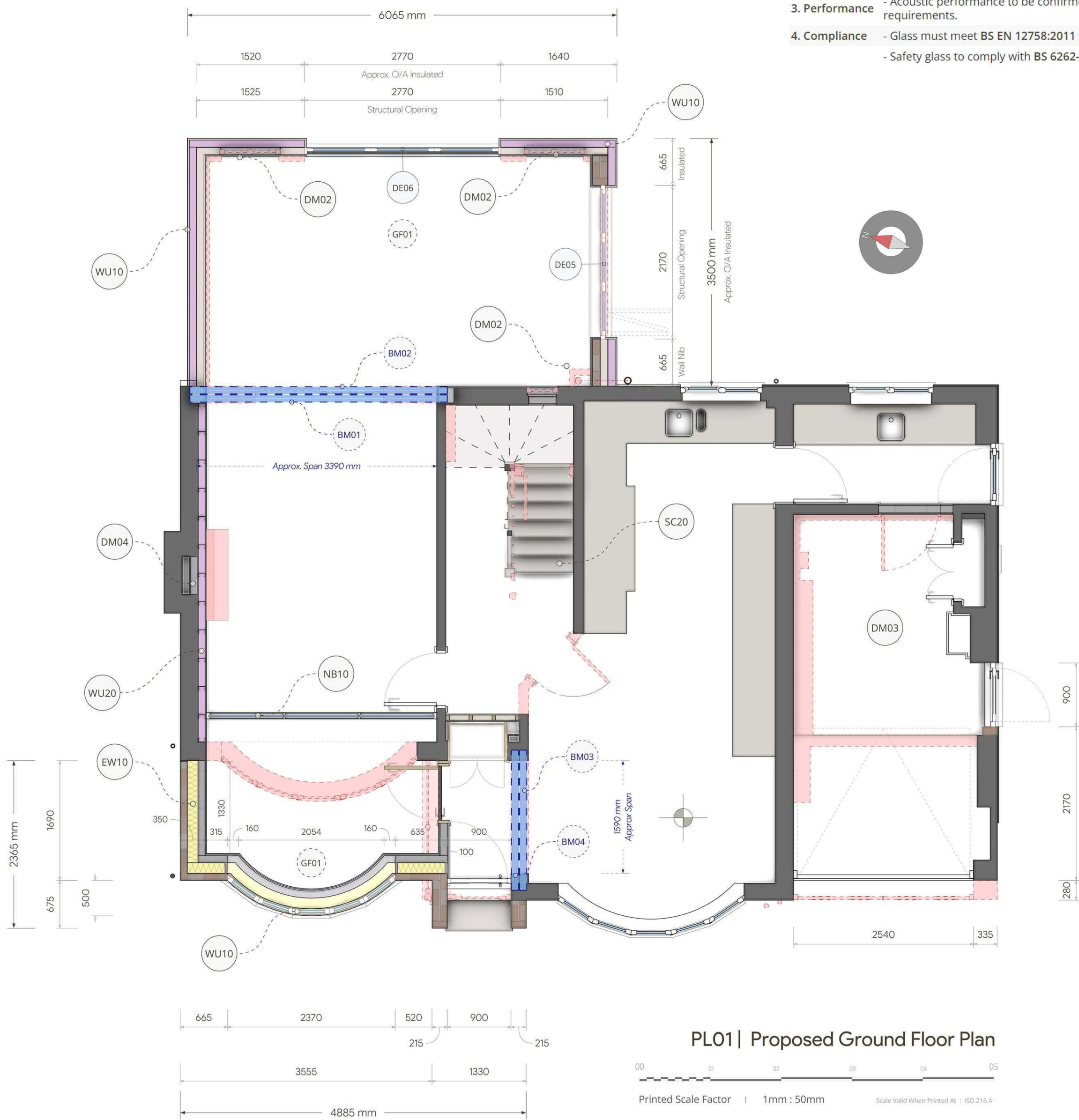
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Within the project portal, you will find detailed 3D images, design insights, site specific information, and other relevant data to provide a comprehensive understanding of the design proposal and its associated details. Simply scan this code with your smartphone camera and tap to open the link.

Global Height Benchmark

Datum GCP | Ground Floor Finished Floor Level

All height measurements on this drawing are taken from the existing ground floor finished floor level, which serves as the universal site datum benchmark unless otherwise specified. Heights are set globally based on the primary ground control point established during the survey. If exact coordinates of this ground control point are required, please contact Noble Architecture.



PL01 | Proposed Ground Floor Plan

DM02	Orangery Alterations
1. Scope	Alterations to existing orangery, including SVP relocation.
2. Tasks	<ul style="list-style-type: none">- Remove glazed units & block up Existing East Elevation window openings.- Move Soil Vent Pipe (SVP) boxing out of orangery.- Block up window adjacent to SVP (current under-stairs W/C window).- Apply exterior wall insulation. (See Full Spec For Details)- Apply new silicone based render coat. (See Full Spec For Details)- Remove existing gutter and install new box gutter.- Relocate SVP externally, ensuring correct ventilation height above roof level.- Modify connections and ensure compliance with Part H – Drainage & Waste Disposal.
3. Making Good	<ul style="list-style-type: none">- Seal and finish all openings with materials to match the surrounding area.- Ensure plasterwork surface continuity and eliminate visible scarring.
4. Safety Measures	<ul style="list-style-type: none">- Structural elements must be checked before any openings are modified.- Ensure compliance with BS EN 12056 for gravity drainage systems.

NB10	Acoustic Glass Screen Specification
1. Scope	Installation of an acoustic glass screen (client-specified).
2. Responsibility	<ul style="list-style-type: none">- Screen to be selected and specified entirely by the client.- Noble Architecture has only provided an Indicative representation.- The client must ensure that all detail considerations are properly reviewed.
3. Performance	<ul style="list-style-type: none">- Acoustic performance to be confirmed by client based on sound reduction requirements.
4. Compliance	<ul style="list-style-type: none">- Glass must meet BS EN 12758:2011 for sound insulation.- Safety glass to comply with BS 6262-4 for glazing in buildings.

GF01	Insulated Concrete Ground Floor
1. Interior Floor Finish	
1.1. Thickness	5mm (+ Adhesive Zone Thickness)
1.2. Material	Luxury Vinyl Tile (LVT)
1.3. Critical Info	Consider floor finish thickness as soon as possible to avoid issues with door thresholds or FFL mismatches due to variations in products.
1.4. Consideration	If Underfloor Heating Installed Ensure product and all adhesives used are compatible with underfloor heating systems.
1.5. Note	Note narrow tolerance and potential impact on door threshold detail if thickness increases, such as the floor finish specification changing to tiles etc.
1.6. Accreditations	CE marked
2. Screed Layer	
2.1. Thickness	75mm
2.2. Material	Traditional sand and cement screed (1:3 or 1:4 ratio)
2.3. Critical Info	Ensure accurate mixing and precise installation. When using using ready-mix, flow screed, or pre-bagged compounds ensure that all manufacturers instructions are followed.
2.4. Consideration	Plastic fibres for reinforcement; consider using Adfil Durus EasyFinish
2.5. Underfloor Heating	Client To Confirm Underfloor Heating Requirement
2.5. British Standards	BS EN 14889-2:2006 - (fibres for concrete) BS 8204-1:2010+A1:2012 - (screeds, bases, and in-situ flooring)
3. Concrete Slab	
3.1. Thickness	100mm
3.2. Material	Concrete mix
3.3. Product	C20/25 concrete mix
3.4. Note	A142 steel mesh reinforcement where drainage pipes pass under slab.
3.5. British Standards	BS EN 206-1:2013
4. Vapour Control Layer	
4.1. Reference	Please consult Table MB30 for the complete details and specifications of the Vapour Control Layer
4.2. Denotation	The Vapour Barrier is denoted using this line style
5. Insulation Layer	
5.1. Thickness	120mm
5.2. Material	Rigid PIR insulation board
5.3. Product	Celotex XR4000 or equivalent
5.4. Critical Info	Ensure tight joints between insulation boards.
5.5. Installation	Apply foil tape to all joints and overlaps with a minimum overlap of 50mm to ensure a continuous secondary vapour barrier.
5.6. Note	Must meet U-value requirements.
5.7. Accreditations	CE marked & BBA certified
5.8. British Standards	BS EN 13165:2012+A2:2016
6. Damp Proof Membrane	
6.1. Reference	Please consult Table MB20 for the complete details and specifications of the Damp Proof Membrane.
6.2. Denotation	Damp Proof Membrane is denoted using this line style.
7. Blinding Layer	
7.1. Thickness	50mm
7.2. Material	Sand
7.3. Critical Info	Ensure even distribution to protect DPM.
7.4. Note	Prevents puncture of DPM.
8. Sub-base	
8.1. Thickness	150mm
8.2. Material	Compacted hardcore or MOT Type 1
8.3. Critical Info	Proper compaction to ensure stability.
8.4. Note	Mechanically compacted to prevent settlement.
9. Part-L Compliance	
9.1. Part L Requirement	0.180 W/m²K Min for Extension Floors Approved Part L 2022 Updates
9.2. Our Value	0.178 W/m²K - ✓ U-Value Achieved ✓ - Exceeds Part L requirement

DM03	Garage Modifications & Alterations
1. Scope	Removal of partition wall, door and step removal, and new garage door installation.
2. Tasks	<ul style="list-style-type: none">- Remove internal step within garage.- Strip and remove acoustic foam from walls and ceiling.- Block up the existing utility room door into the garage.- Remove existing window and adjust opening for a new door.- Remove front extension and install new garage door.- Remove all structural walls marked red on drawings.
3. Structural Notes	<ul style="list-style-type: none">- Ensure compliance with Part A – Structure for new openings and blockwork.- New garage door lintel and supports to be confirmed by Structural Engineer.
4. Making Good	<ul style="list-style-type: none">- All penetrations and modified openings to be sealed and finished to match existing structure.
5. Safety Measures	<ul style="list-style-type: none">- Structural elements should not be removed without prior assessment.- Work to comply with CDM 2015 Regulations for construction safety.

FT10	Trench Fill Foundation
1. Excavation Depth	
1.1. Standard Depth	If soil conditions are Good (e.g., Sandy Loam, Firm Subsoil, Good Drainage), excavate to a Minimum 600mm to 750mm below virgin ground level, subject to final on-site verification.
1.2. Standard Depth	If soil conditions are Poor (e.g., Heavy Clay, Made Ground, High Water Table), excavate to a Minimum 1000mm below virgin ground level, adjusted as required for soil shrinkage, expansion, or heave risks.
1.3. Approval	Final trench depth must be agreed on-site with the Building Control Officer.
2. Excavation Width	
2.1. Exterior Cavity Walls	Minimum 600mm trench width.
2.2. Single-Skin Walls	Minimum 450mm trench width.
3. Foundation Concrete	
3.1. Depth (Thickness)	500mm Minimum Concrete Depth - (Adjusted to Suit Trench Depth + Tolerance).
3.2. Width	Concrete strip to fill the full width of the trenches excavated.
3.3. Grade / Strength	C20 / GEN3, achieving 20 N/mm² compressive strength at 28 days.
3.4. Tolerance	To ensure suitable Tolerance, pour the foundation concrete to a level that allows for at least One Brick Course to be laid before continuing above ground. This buffer helps correct minor discrepancies in ground or concrete strip levels below ground avoiding Brick Coursing issues.
3.5. Important	Consult Engineers Design; key areas may require additional strength.
3.6. Precautions	Protect concrete from freezing or rapid drying; use thermal blankets or polythene if site temps drop below 5°C.
4. Ground Conditions	
4.1. Trial Hole Verification	Noble Architecture strongly advises that you excavate a trial hole to confirm subsoil type before the on-site start date for the build and the full excavation work begins. See ST01 for more information related to expected soil conditions.

4.2. Important	If adverse soil conditions are discovered on site and there is an extreme variation between the expected ground conditions and the actual site conditions, such as extremely high water table or heavy clay or Sulphate-rich soils, The Contractor must liaise directly with Building Control to confirm any adjustments if adverse or severe conditions discovered on site.
4.3. Clay Presence	If Heavy Clay is encountered, a deeper excavation or compressible Claymaster (75mm) may be required.
4.4. Rationale	Claymaster protects against Soil Heave, a common issue in areas with Heavy Clay-based Soils. The high elasticity of such soils can cause structural problems, including wall cracks and foundation movement, especially during periods of rapid moisture fluctuations.
4.5. Organic Material	Consult Building Control if significant roots, peat, or made ground are discovered. Adjust foundation depth or reinforce as needed.
5. Below Ground Masonry	
5.1. Cross Reference	See BK10 & BK20 for full specification of below-ground brickwork and mortar.
5.2. Alternative Methods	Below-ground; Dense Concrete Blocks (7 N/mm²)** or Proprietary Load-Bearing Suited Aircrete Trench Blocks may be used as an alternative to BK10 - (Brickwork Option Proposed by Noble Architecture), subject to Contractor preference.
6. Services / Penetrations	
6.1. Important	Any / all pipework & services passing through foundation are to be sleeved, sealed, and properly detailed to maintain structural and damp integrity.
6.2. Pipework Installation	All drainage pipes passing through the foundation should have the appropriate bends and be laid with adequate fall, and supported to prevent settlement that could lead to blockages.
6.3. Positioning	Where possible, service penetrations should be located away from corners and areas of high structural load concentration.
7. Standards Compliance	
7.1. Foundations	BS 8004:2015 – Code of Practice for Foundations.
7.2. Ground Investigations	BS 5930:2015 – Code of Practice for Ground Investigations.
7.3. Masonry	BS 5628 (where relevant) & BS EN 998-2 for mortar.
7.4. Penetrations	BS 8102:2009 for waterproofing.

FT00	Ground Conditions Chart Data Study
1.1. Study Location	NG8 2PL (Site postcode reference).
1.2. Reported Soil Zones	DEFRA classifies the site as being within Soilscape Zones 10 & 18.
1.3. Zone 10	Freely draining, slightly acidic sandy soil.
1.4. Zone 18	Slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soil.
1.5. Transition Zone	The site straddles a boundary overlap between soil types, meaning conditions may vary significantly across different areas of the site.
1.6. Data Limitations	This is an Armchair Study based on publicly available DEFRA Soilscape charts. The data is used to approximate the expected soil type, aiding in cross-sectional drawings and preliminary design considerations. However, Local Variability is Always Possible, and these results should be treated as indicative only.
1.7. Liability Statement	Noble Architecture does not guarantee DEFRA's data accuracy. Subsurface conditions cannot be confirmed without a formal geotechnical investigation, which remains the responsibility of the Contractor or Client.

RE20	Masonry Restraint – Wall Starter Kits
4.1. Material	Stainless Steel; guarantees corrosion resistance and long-term durability.
4.2. Product	Ancon Staifix Universal Wall Starter System or equivalent system.
4.3. Dimensions	Standard kit length of 2.4 meters; adjustable to fit varying wall heights.
4.4. Installation	At perpendicular wall abutments where new walls meet the host building, secure wall starter kits with corrosion-resistant fixings spaced no more than 600mm apart vertically.
4.5. Installation	Install vertical DPC at all abutments to prevent moisture ingress, particularly where solid walls without a drainage cavity are present, as this could compromise damp-proofing at the abutments.
4.6. Critical Note	Wall starter kit ties should be securely embedded in the mortar bed joints, with all ties spaced vertically according to the manufacturer's instructions.
4.7. Rationale	Wall starter kits tie new masonry walls to existing structures to prevent movement or separation.
4.8. Accreditations	CE marked and BBA certified to ensure quality and performance.
4.9. Standards	BS EN 845-1:2013+A1:2016 Masonry wall ties and kits BS EN 1996-1-1:2005 (Eurocode 6) Masonry structures

RE10	Cavity Wall Ties
2.1. Material	Stainless Steel; guarantees corrosion resistance and long-term durability.
2.2. Product	Ancon Staifix HRT4 or equivalent.
2.3. Important	Wall ties must be spaced at 900mm c/c horizontally along the wall and 450mm vertically.
2.4. Important	Additional wall ties must be installed around openings, reducing the spacing to 225mm vertically and ensuring they are located within 300mm of the opening reveal.
2.5. Note	Ties must be embedded to a minimum depth of 50mm into each masonry leaf to ensure adequate bonding between the leaves.
2.6. Installation	Wall ties should slope slightly downwards towards the external leaf, rather than upwards, this is to ensure any water breaching the cavity drains out, preventing moisture ingress.
2.8. Accreditation	CE marked and BBA certified to ensure quality and performance.
2.9. Standards	BS EN 845-1 for wall ties BS 5628 for the structural use of masonry in buildings.