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A NOTICE IS TO BE SUBMITTED CONFIRMING THAT THE FIXED BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH THE DOMESTIC HEATING COMPLIANCE GUIDE/MANUFACTURERS COMMISSIONING PROCEDURES BY A SUITABLY QUALIFIED PERSON OR A MEMBER OF A COMPETENT PERSON SCHEME.

- AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. A COPY OF A CERTIFICATE WILL BE GIVEN TO BUILDING CONTROL ON COMPLETION.

**BEAMS:**  
SUPPLY AND INSTALL NEW STRUCTURAL ELEMENTS SUCH AS NEW BEAMS, ROOF STRUCTURE, FLOOR STRUCTURE, BEARINGS, AND PADSTONES IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S

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PIPES PASSING THROUGH WALLS

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**INTERNAL LOADBEARING MASONRY PARTITIONS**  
Construct load bearing internal masonry partitions using dense concrete blocks built off concrete foundation. Concrete mix to conform to BS EN 206-1. Depth to engineer's details and dependent on

Figure 1

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If more than one dwelling must have a common access point for high-speed electronic communications networks

—RAINWATER DRAINAGE  
Drainage leads to be new 40mm UPVC half round gutter, sloped and connected into 60mm dia

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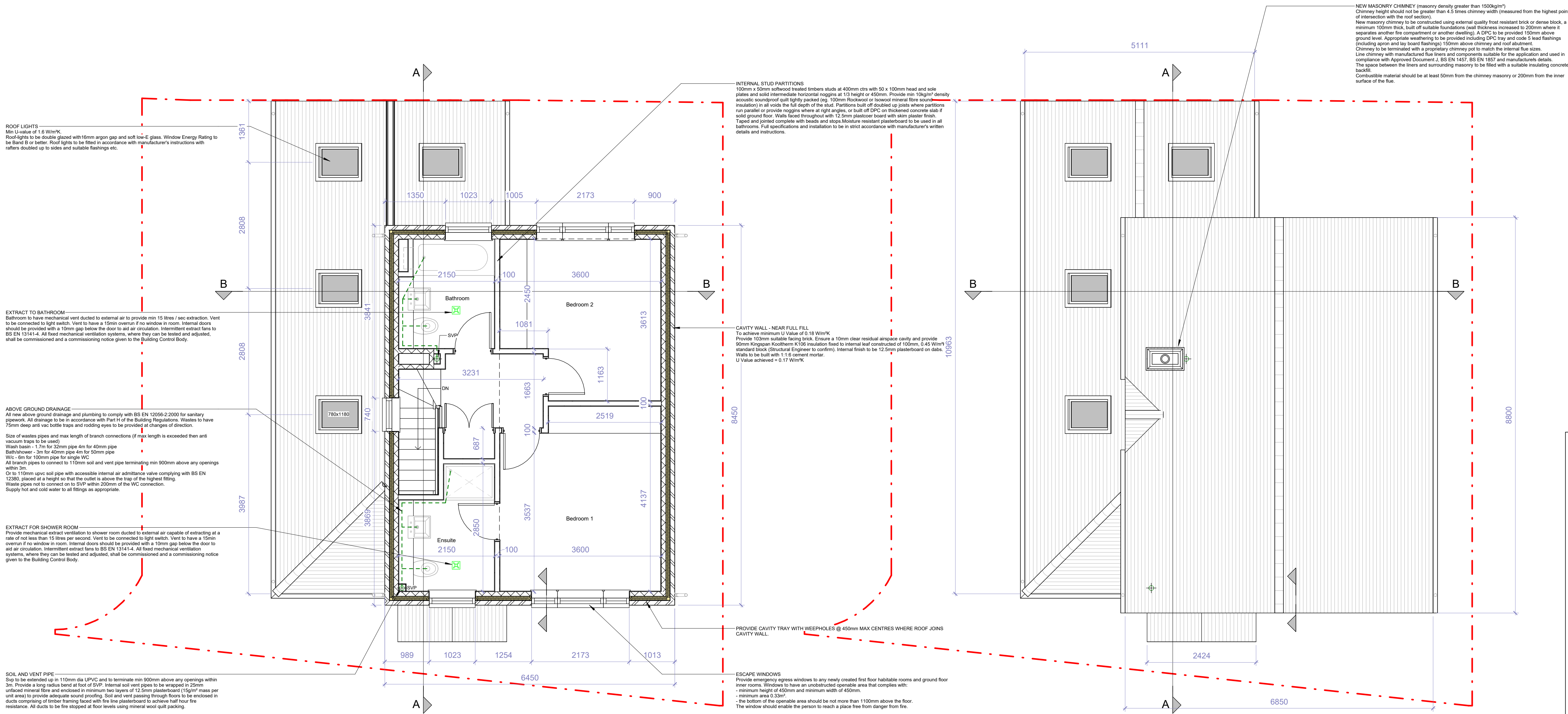
Tumbledown Cottage

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IMPORTANT NOTE:  
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First Floor

Roof Plan

Rev	Description	Date

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ARCHITECTURAL DESIGN SERVICES

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Tumbledown Cottage,  
Westcott, Dorking

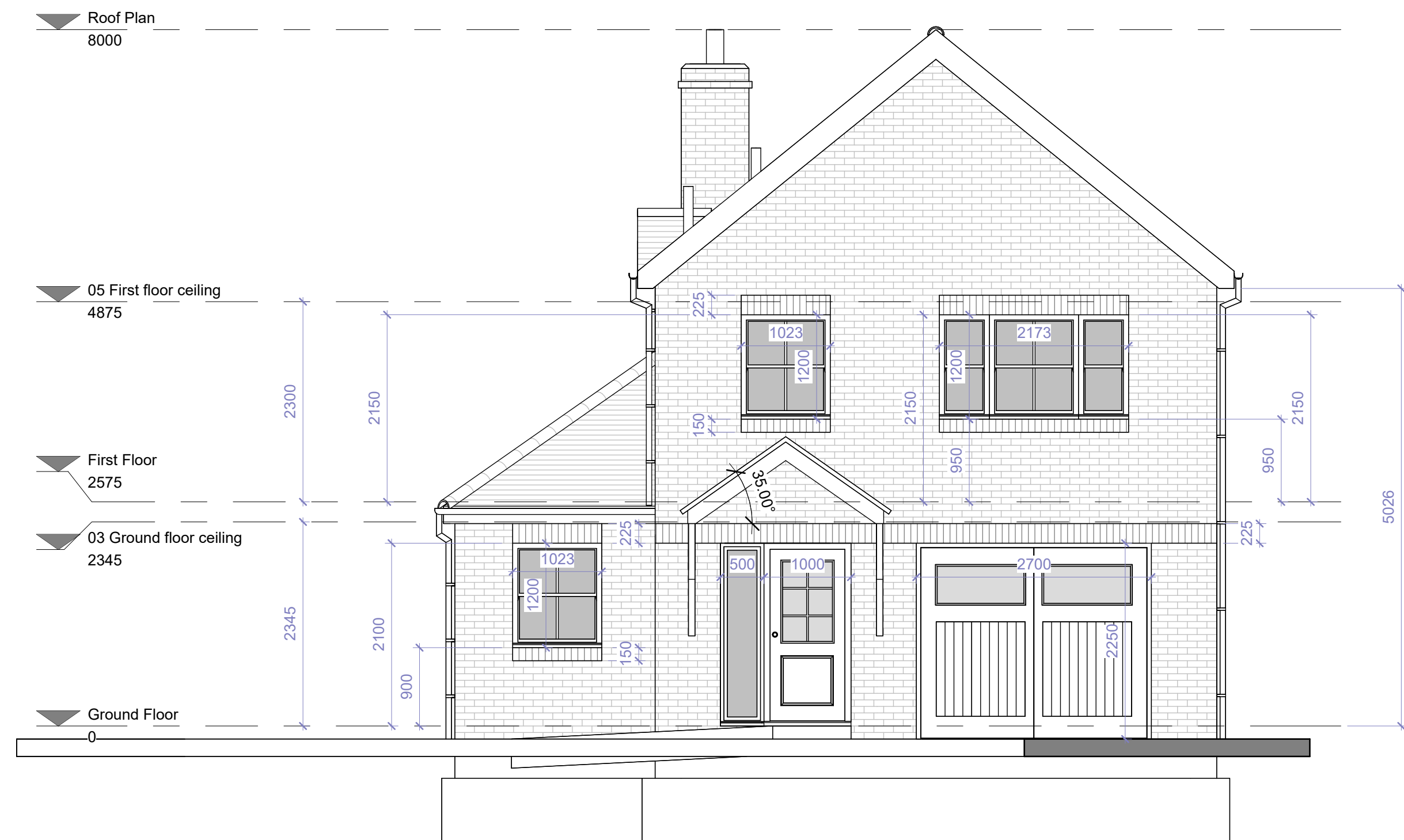
First Floor & Roof Plan

GRAPHIC SCALE: 1:50

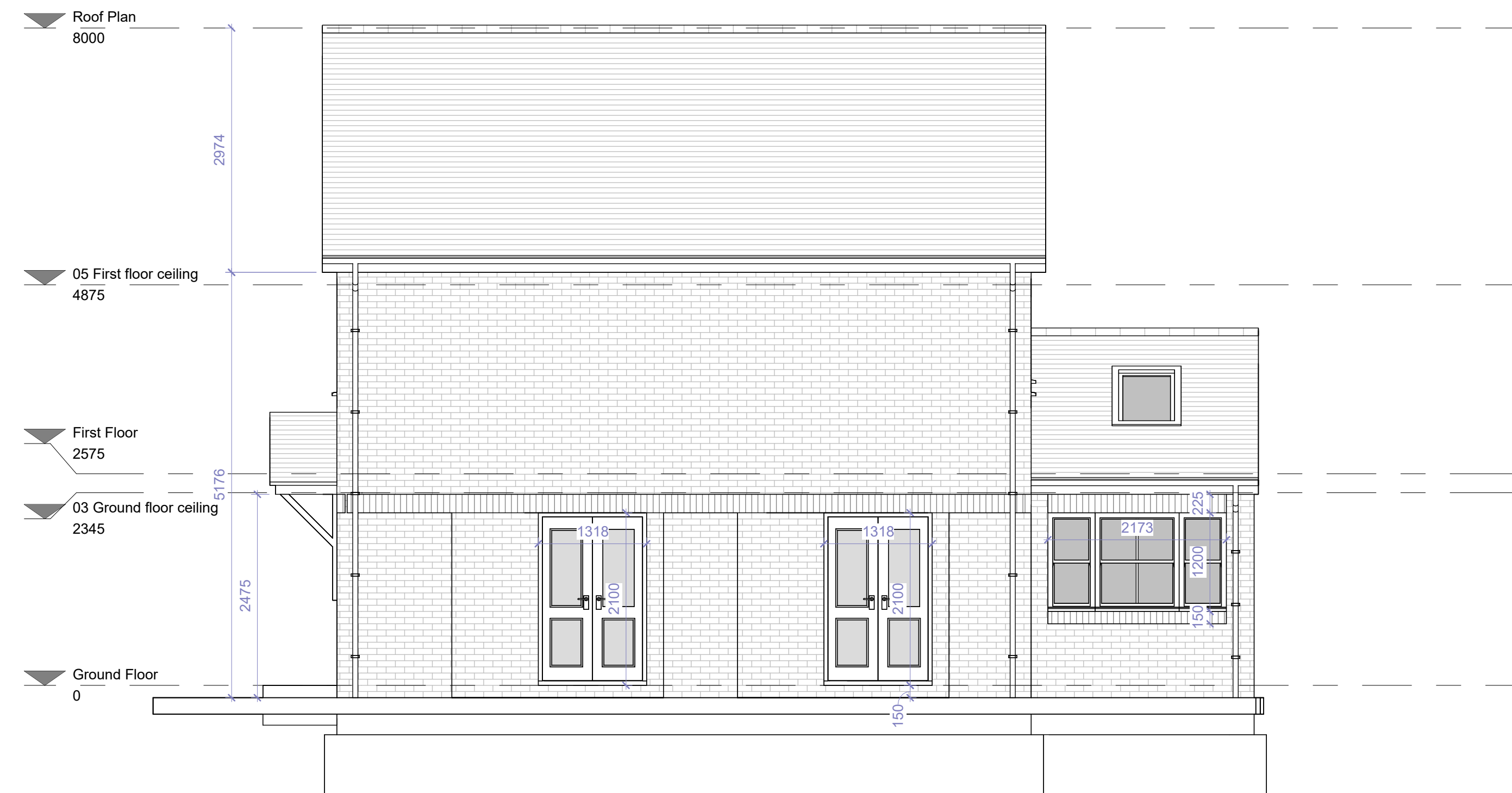
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Date 14.12.2022	Rev
Drawn by CT	



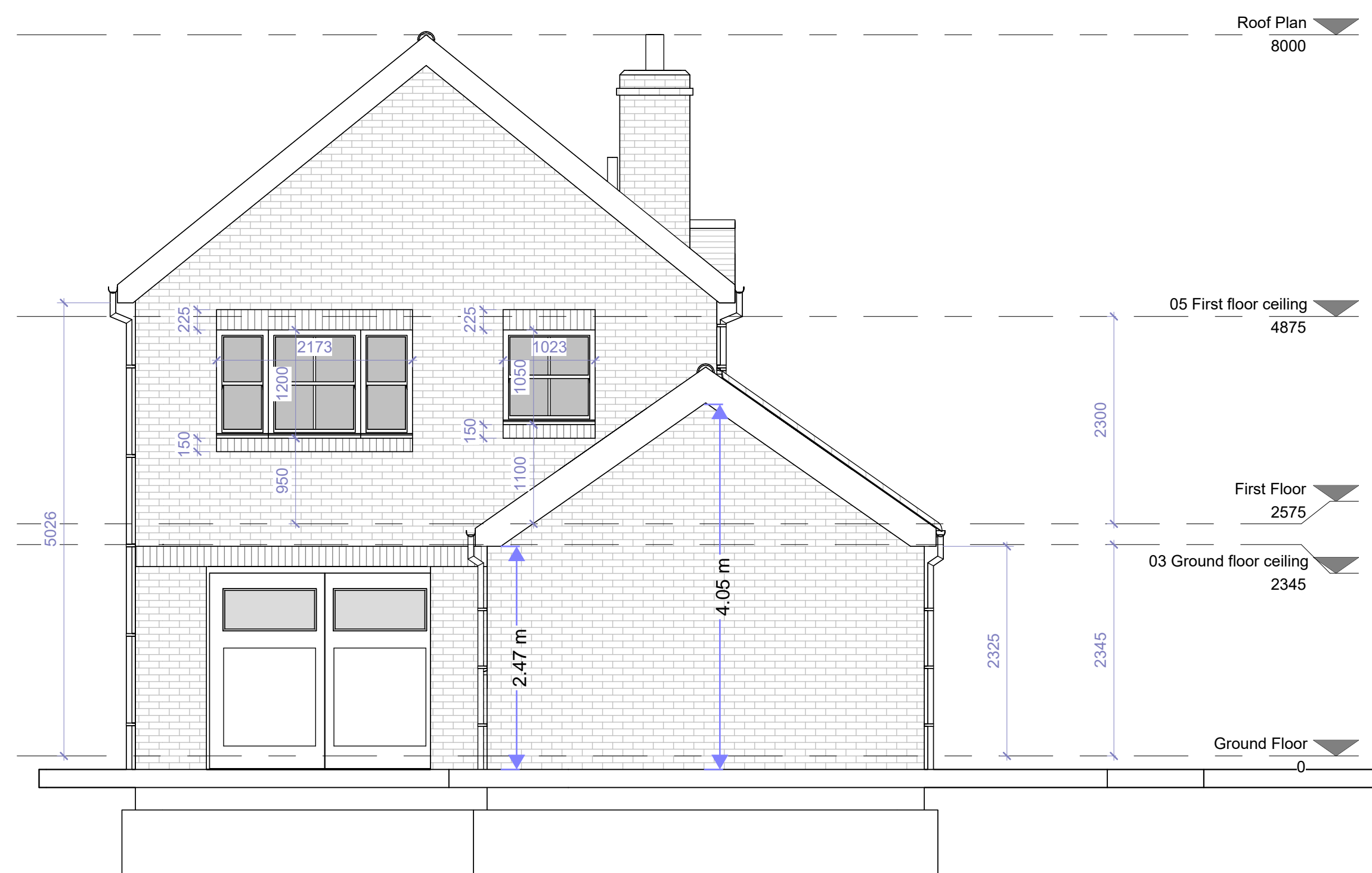
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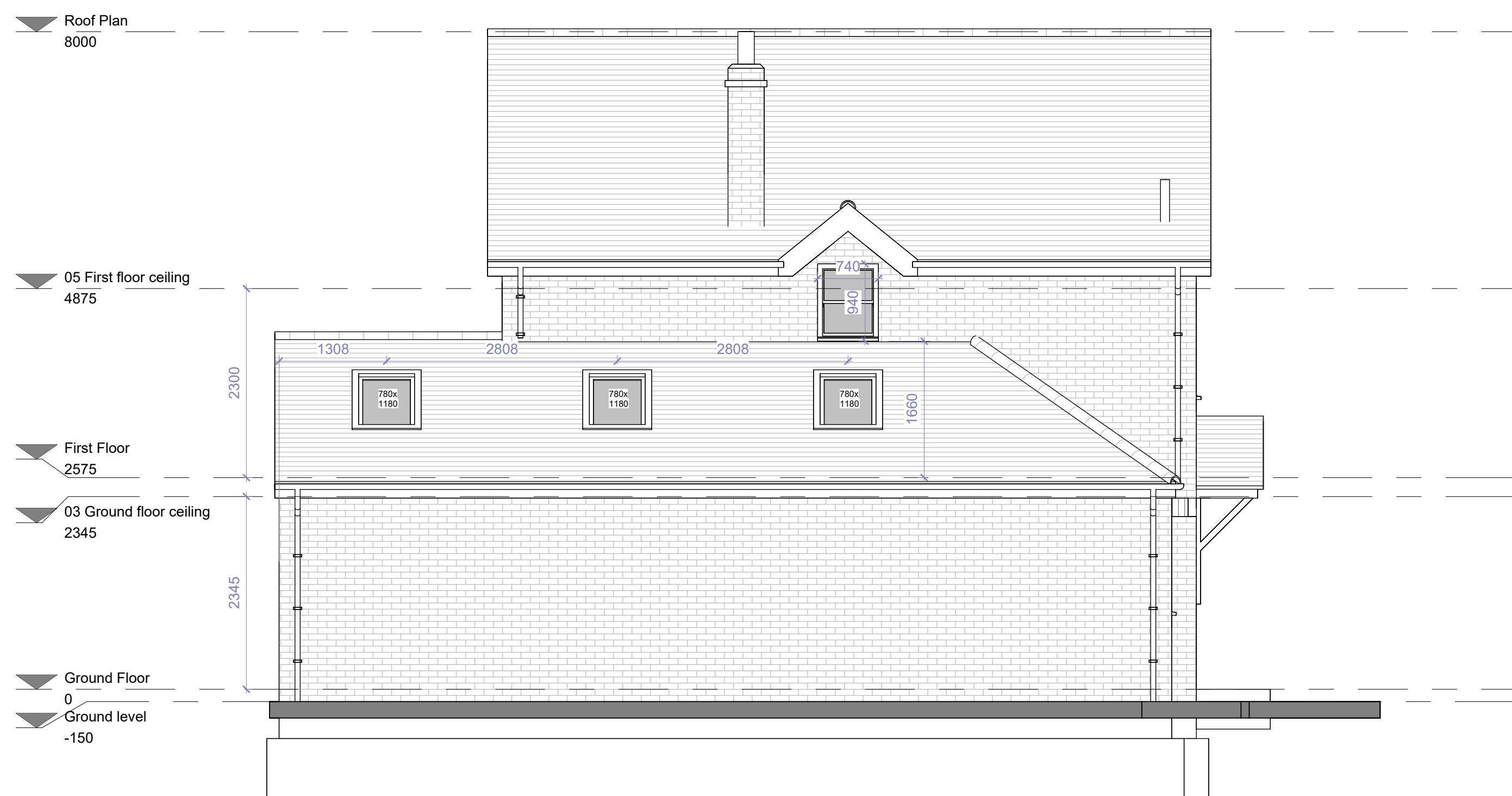
### Front Elevation



Side 2 Elevation



### Rear Elevation



### Side 1 Elevation

Rev	Description	Date

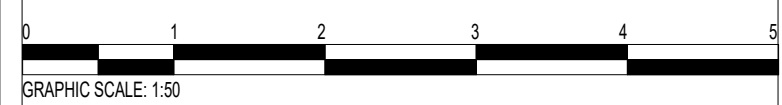


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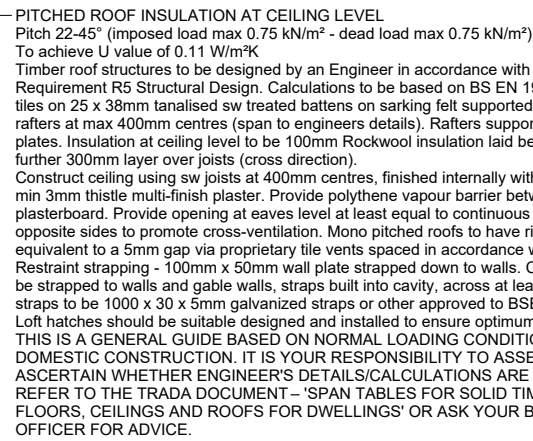
Tumbledown Cottage,  
Westcott, Dorking

## Elevations



Scale @ A1	Drawing number BR.300
1 : 50	
Date	Rev
14.12.2022	
Drawn by CT	





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Rev	Description	Date

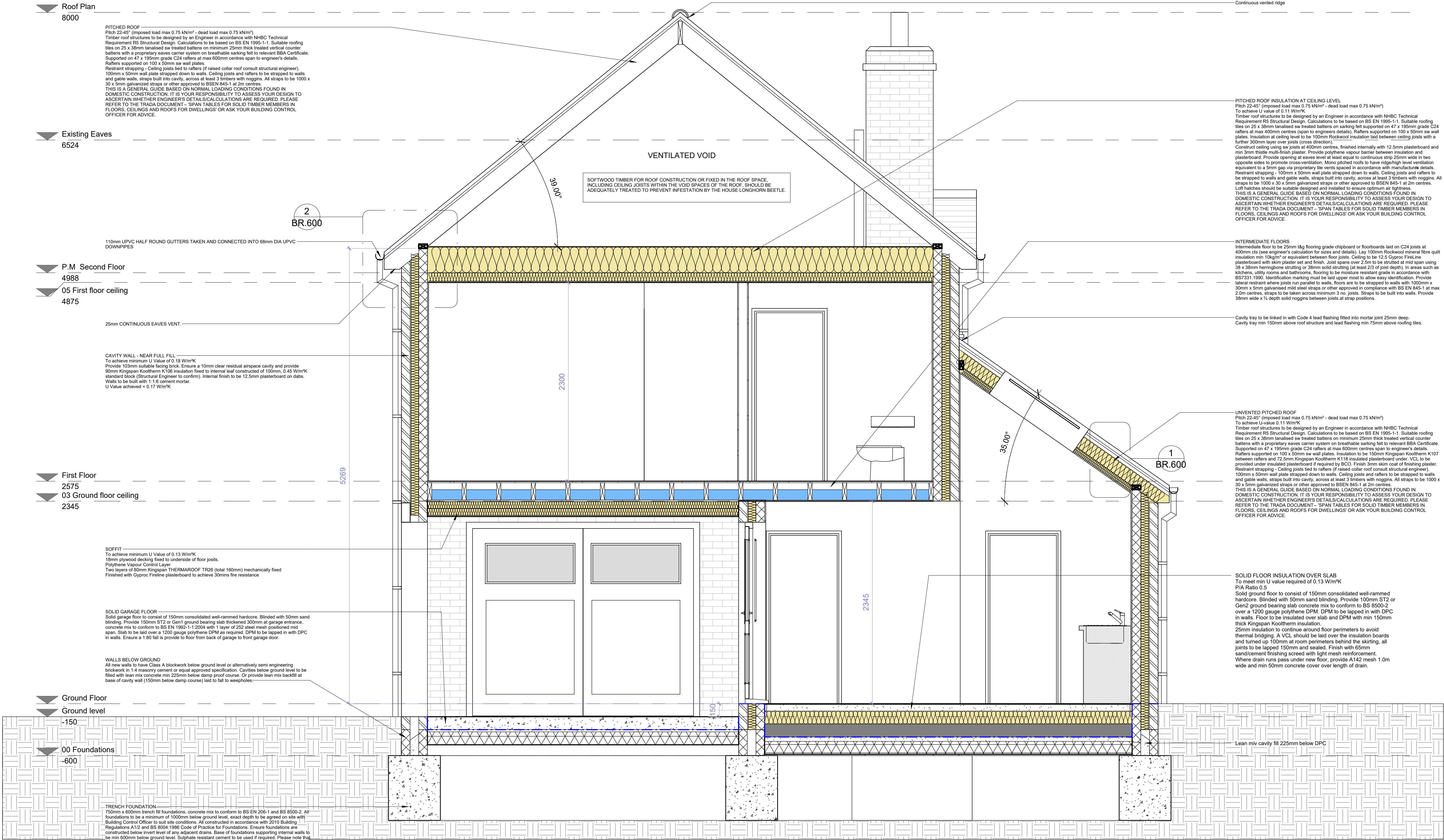
The image shows the logo for 'Fluent Architectural Design Services'. The logo consists of a green square icon with a white stylized house shape inside, followed by the word 'Fluent' in a large, black, sans-serif font with a registered trademark symbol. Below this, the words 'ARCHITECTURAL DESIGN SERVICES' are written in a smaller, blue, sans-serif font. At the bottom of the image, the word 'FLUENT' is written in a large, bold, black, sans-serif font, followed by 'ARCHITECTURAL DESIGN SERVICES' in a smaller, bold, black, sans-serif font. Below this, the contact information is listed: 'TEL: 0800 043 8838', 'E-MAIL: INFO@FLUENT-ADS.CO.UK', and 'WEB: FLUENT-ADS.CO.UK'.

Tumbledown Cottage,  
Westcott, Dorking

Section A-A

Scale @ A1 1 : 25	Drawing number BR.400
Date 14.12.2022	Rev
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Section B-B

**CONTINUITY OF INSULATION AND THERMAL BRIDGING**  
The building fabric to be constructed so that the insulation is reasonably continuous across newly built elements.  
Drawings to be provided for junctions to prevent thermal bridging, guidance in Building Research Establishments BR 427 or other independently assessed thermal junction details to be followed.  
Before elements are concealed, photographs of the details and an on-site audit to be undertaken to confirm that the designed details have been constructed in line with the guidance in Appendix B.  
**AIR TIGHTNESS**  
Drawings to be provided which identify the position, continuity and extent of the air barrier.  
Incoming and penetrating services, ducts and cables, wherever possible, to be grouped to minimize how often the air barrier is penetrated; grommets or flexible collars to be used around flexible services and sealed to the air barrier with air-sealing tapes or sealant.  
**ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC**  
All electric sockets, outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level.  
Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.  
**PROVISION OF A GROUND FLOOR W/C**  
Wheelchair accessible W/C to be provided on the principal entrance storey. A minimum 500mm clear space to be provided either side of the centre of the WC pan and 750mm minimum clear space in front of the pan to allow sufficient space for wheelchair approach and turning. The washbasin and door is to be positioned so as not to impede access or manoeuvrability. Door into WC to be outward opening.  
**C2. CONDENSATION**  
Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the buildings form and orientation in relation to topography, prevailing winds, sunlight and over-shading, and the rate at which humidity is generated.  
Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.  
The junctions between elements are designed to Accredited Construction Details or guidance of BRE (IP1701) and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings to be followed.

**SOUND TESTING**  
Party walls and separating walls to achieve a performance standard of 45 dB (minimum values for airborne sound insulation to walls, floors and stairs) and 52 dB (maximum values for impact sound insulation to floors and stairs) to demonstrate compliance with Approved Document E1.  
Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to building control.  
If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.  
**WATER EFFICIENCY**  
The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2 (or 110L per person if required by the planning conditions). Water Efficiency to be calculated using the Water Efficiency Calculator for New Dwellings from the list of fittings from the Table of fittings in ADG to comply with part G. The results submitted to building control before works commence on site.  
Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below:  
WC 5/5 (dual flush)  
Taps (excluding kitchen taps) 4  
Baths 100  
Shower 8  
Kitchen sink taps 6  
Washing machine 8 17 (not supplied)  
Dishwasher 1 25 (not supplied)  
Water recycling 0 (not supplied)  
Predicted per capita consumption (Code) 103.28  
**COLD WATER SUPPLY**  
There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared.  
Supply of wholesome cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.  
**HOT WATER SUPPLY**  
All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold wholesome water supply in accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold wholesome water also to be provided in any area where food is prepared.

**CONTROL OF WATER TEMPERATURE**  
The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.  
**HOT WATER STORAGE SYSTEMS**  
Hot water storage systems should be designed and installed in accordance with BS 12987:2006. Hot water vessels, cylinders etc must be adequately supported.  
Any hot water storage system including any cylinder or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non self-resetting energy cut out to instantly disconnect the power supply.  
Outlets from domestic hot water storage vessels to be fitted with an in-line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.  
**OVERHEATING MITIGATION**  
Adequate means of removing excess heat and limiting solar gains to be provided. Compliance to be demonstrated by using either:  
- The simplified method for limiting solar gains and providing a means of removing excess heat as set out in Section 1 of Approved Document Q.  
- The dynamic thermal modelling method as set out in section 2 of Approved Document Q, using the guidance set out in CIBSE TM59 methodology for predicting overheating risk.  
Report to be provided that demonstrates that the building passes CIBSE TM59 assessment of overheating. Consideration given to provision of adequate daylight as detailed in BS 8206 -2 Code of Maintaining Adequate Level of Daylight, noise pollution and security.  
Solar gains in summer to be limited by any of the following means:  
a. Fixed shading devices, comprising any of the following:  
i. Shutters.  
ii. External blinds.  
iii. Overhangs.  
iv. Awnings.

**APPROVED DOCUMENT R**  
Physical infrastructure for high-speed electronic communications networks  
Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.  
So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point.  
If more than one dwelling must have a common access point for high-speed electronic communications networks  
**PART Q - SECURITY**  
Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2016 or alternatively comply with the requirements set out in Approved Document Q, Appendix B.  
Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS24:2016 or designed and manufactured in accordance with Appendix B or Approved Document Q.  
For example:  
Doors to be fitted with a viewer, door chain and mechanically fixed as the manufacturer's installation guide.  
The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m³.  
Any panel in the door must be a min 15mm thick and suitably secured in place. The smaller dimension of the panel must be no larger than 250mm in either width or height.  
Main front doors should be fitted with multipoint locking system.  
Windows:  
Any part of a window or doorway, which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q.  
Windows to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2016.  
Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.  
**PART S - CHARGING OF ELECTRIC VEHICLES**  
Electrical vehicle charge point to be provided to any associated car parking spaces, if the connection cost is greater than £3600, two formal quotes to be given to building control, as detailed in Approved Document S, in which case, cable routes for electrical vehicle charge points to be agreed.

**PITCHED ROOF INSULATION AT CEILING LEVEL**  
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)  
To achieve U-value of 0.11 W/m²K  
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement RS Structural Design. Calculations to be based on BS EN 1985-1-1. Suitable roofing tiles on 25 x 38mm laminated or treated battens on minimum 25mm thick treated vertical counter battens with a proprietary eaves carrier system on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 195mm grade C24 rafters at max 600mm centres span to engineer's details. Rafters supported on 100 x 50mm sw wall plates.  
Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres.  
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEERS DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.  
**INTERMEDIATE FLOORS**  
Intermediate floor to be 25mm 1&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 100mm or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm merenghore strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upon most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanized mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 5 no. joists. Straps to be built into walls. Provide 38mm wide x 1/2 depth solid noggins between joists at strap positions.  
Cavity tray to be linked in with Code 4 seal flashing fitted into mortar joint 25mm deep. Cavity tray run 150mm above roof structure and leaf flashing min 75mm above roofing tiles.

**UNVENTED PITCHED ROOF**  
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)  
To achieve U-value 0.11 W/m²K  
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement RS Structural Design. Calculations to be based on BS EN 1985-1-1. Suitable roofing tiles on 25 x 38mm laminated or treated battens on minimum 25mm thick treated vertical counter battens with a proprietary eaves carrier system on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 195mm grade C24 rafters at max 600mm centres span to engineer's details. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 150mm Kingspan Kooltherm K107 between rafters and 72.5mm Kingspan Kooltherm K115 insulated plasterboard under VCL to be provided under insulated plasterboard if required by BCO. Finish 3mm skim coat of finishing plaster. Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres.  
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**SOLID FLOOR INSULATION OVER SLAB**  
To meet min U value required of 0.13 W/m²K  
PIA Ratio 0.5  
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 150mm thick Kingspan Kooltherm insulation.  
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 50mm sand/cement finishing screed with light mesh reinforcement.  
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.  
Lean mix cavity fill 225mm below DPC

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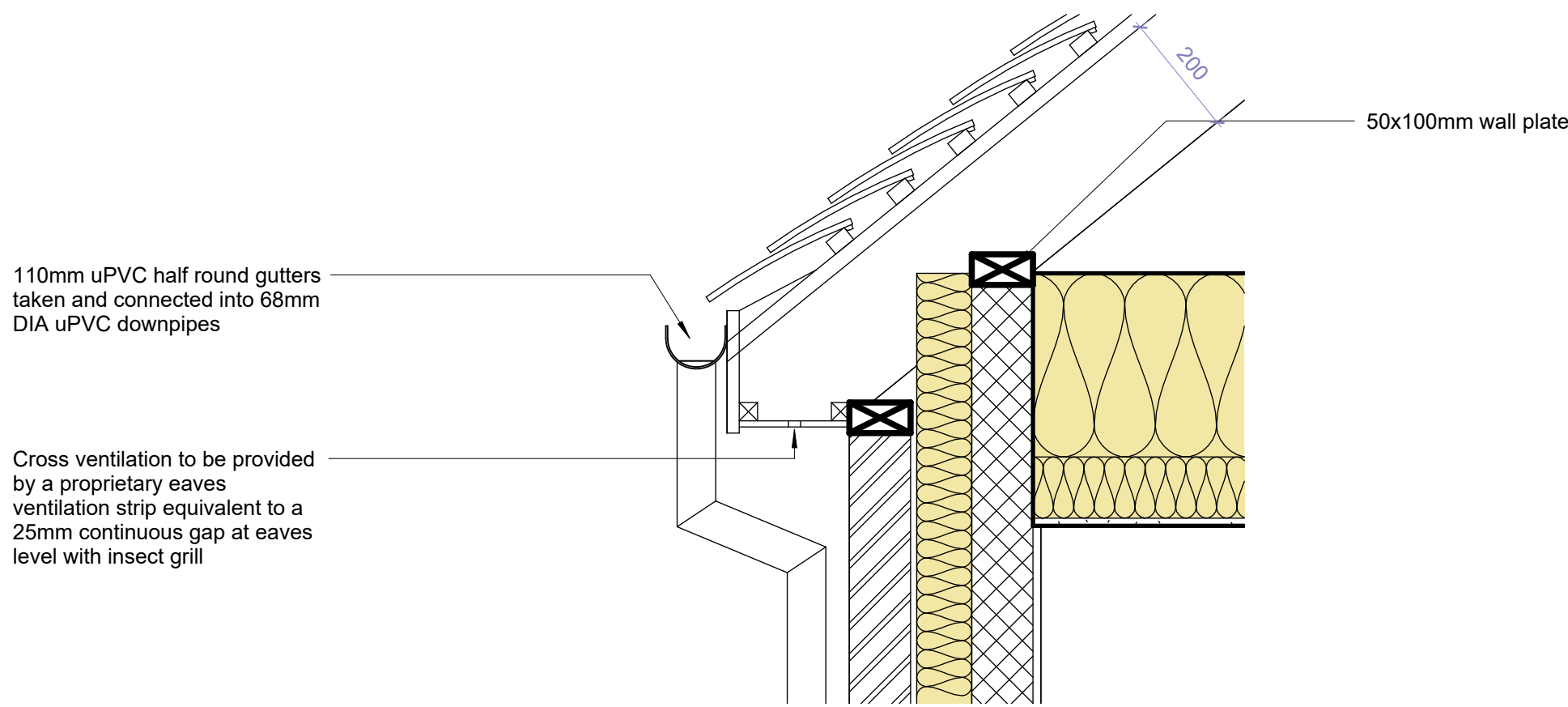
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Section B-B

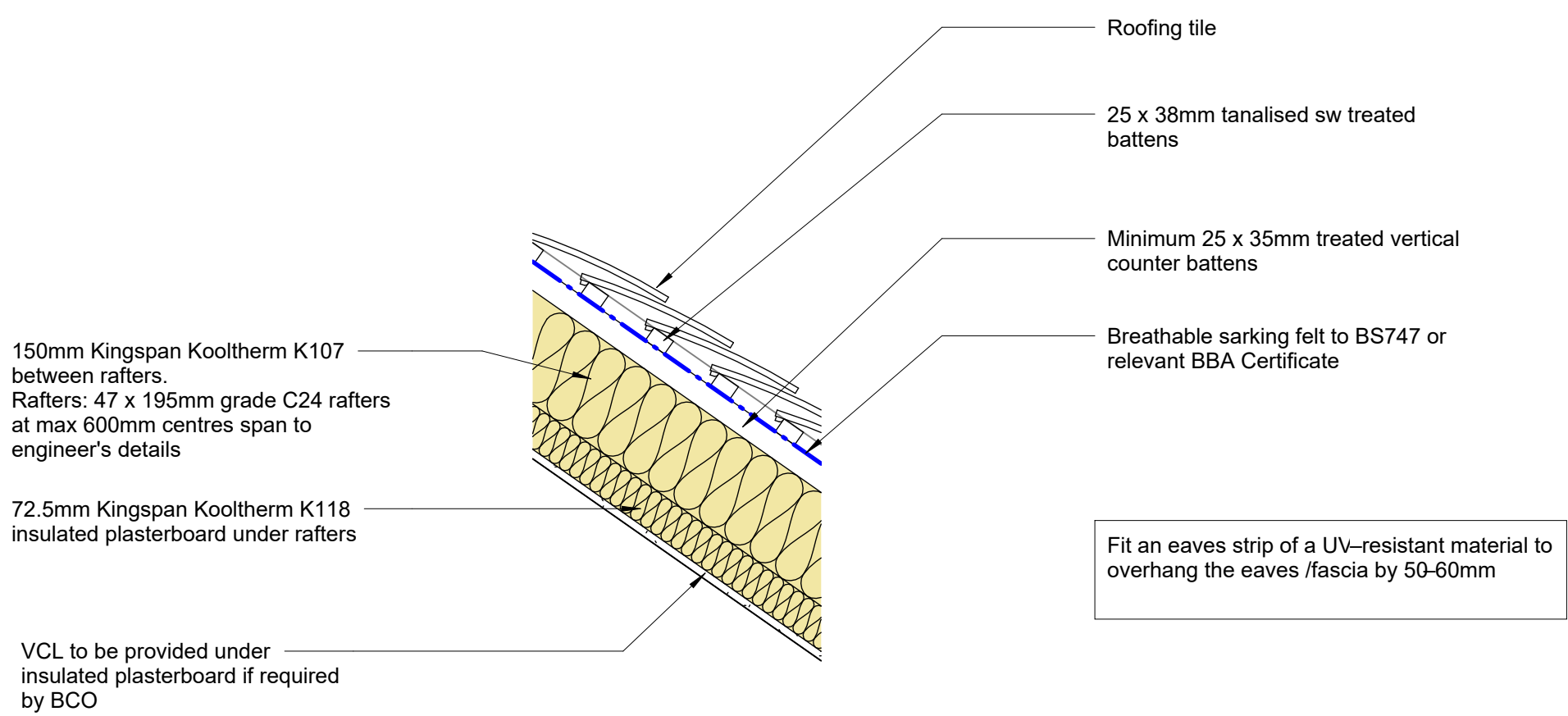
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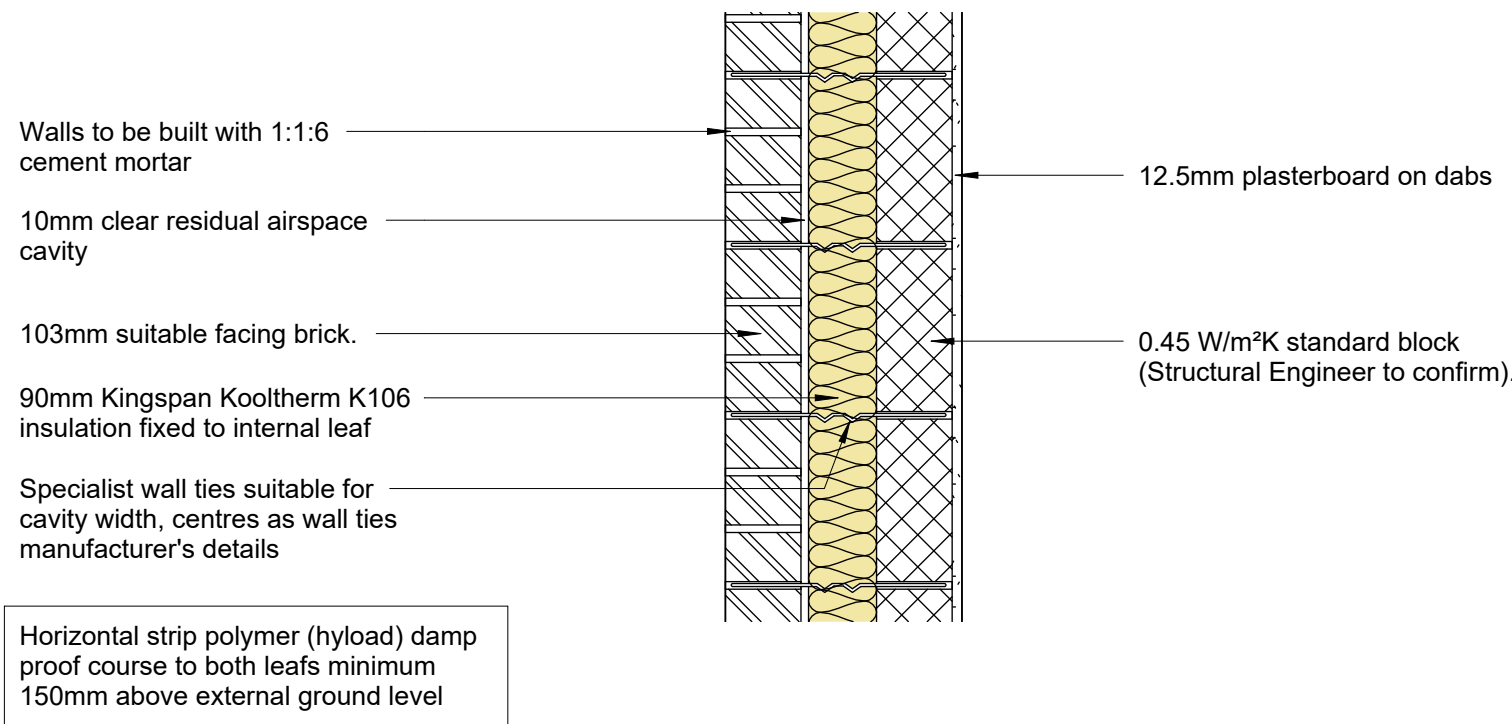
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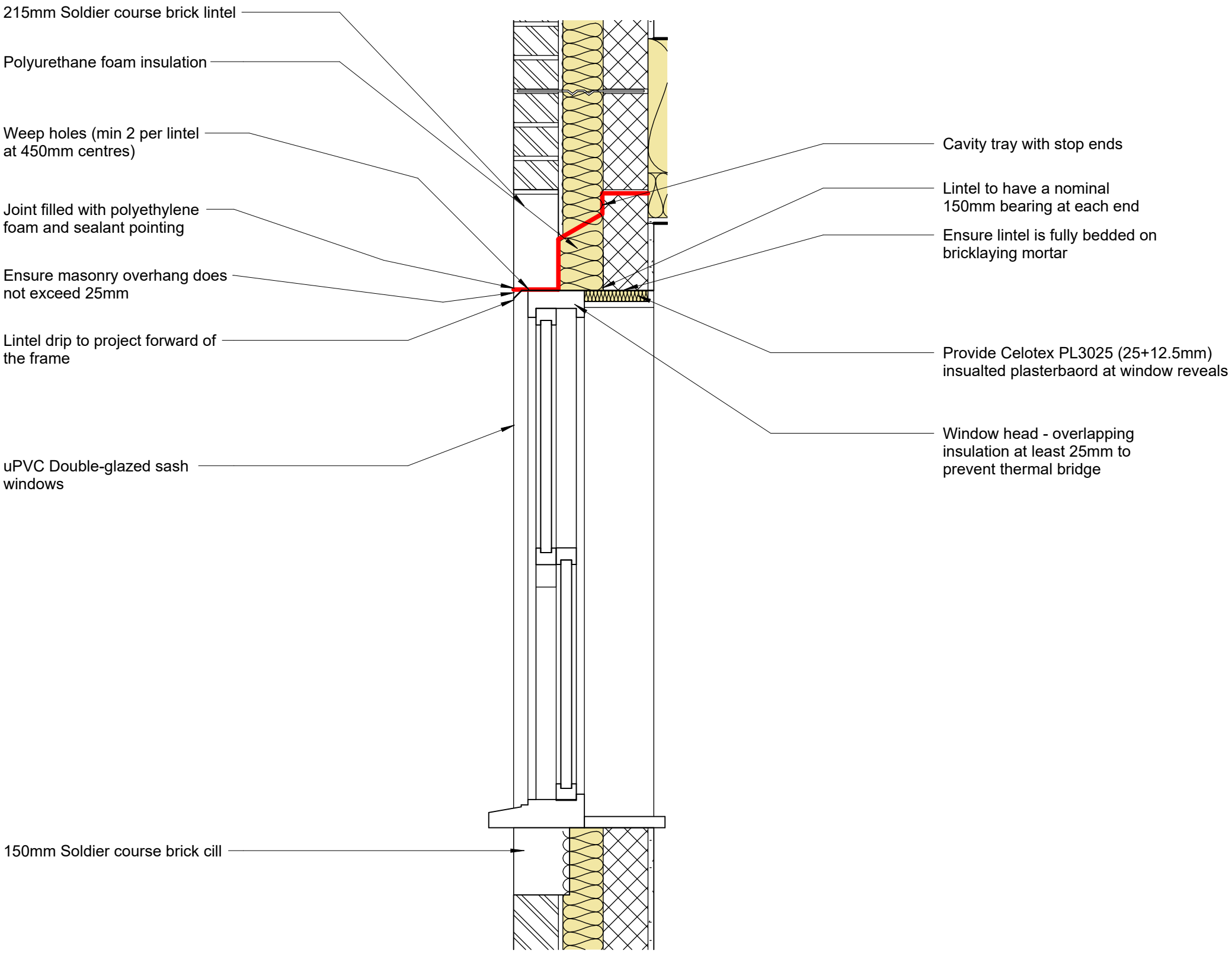
**Eaves Detail**  
1 : 10



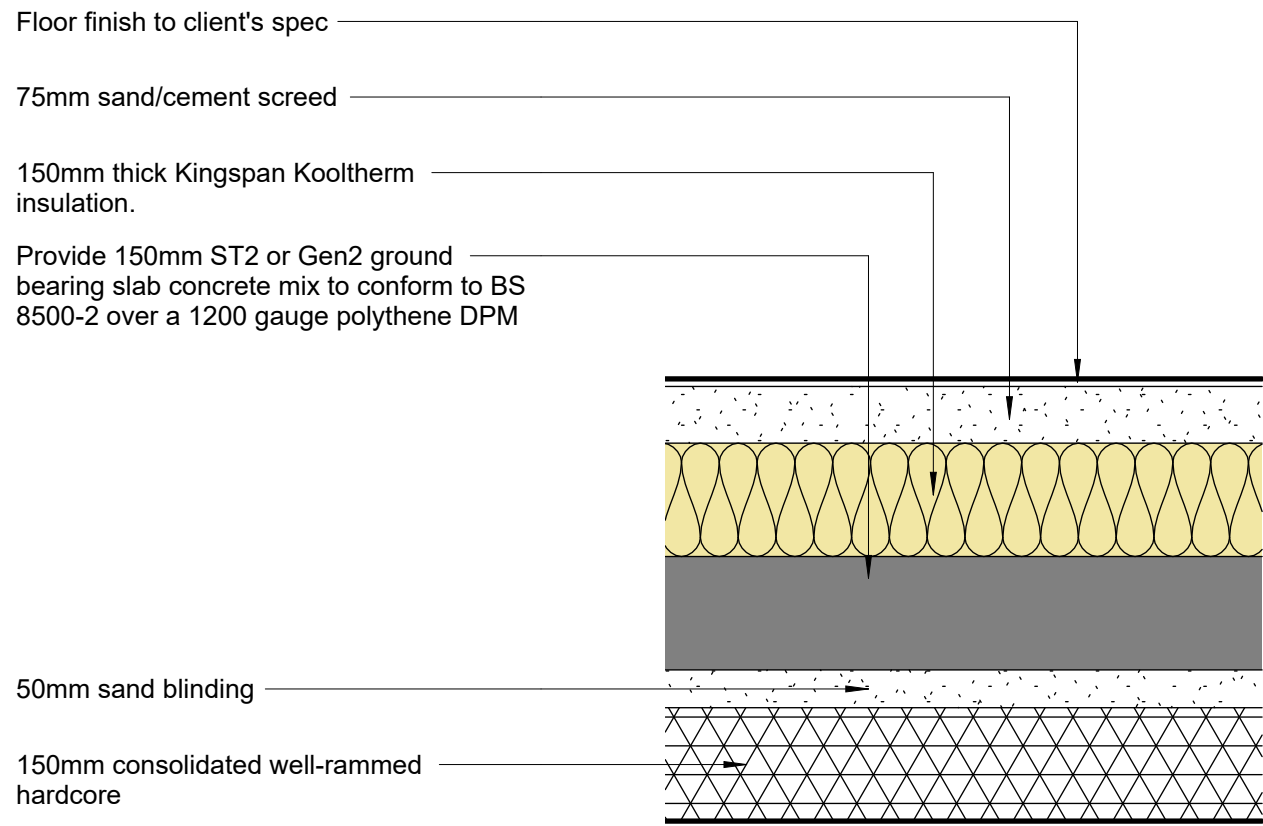
**Pitched Roof - Insulated**  
1 : 10



**CAVITY WALL - NEAR FULL FILL**  
1 : 10



**Window Detail**  
1 : 10



**Solid Floor - Insulated**  
1 : 10

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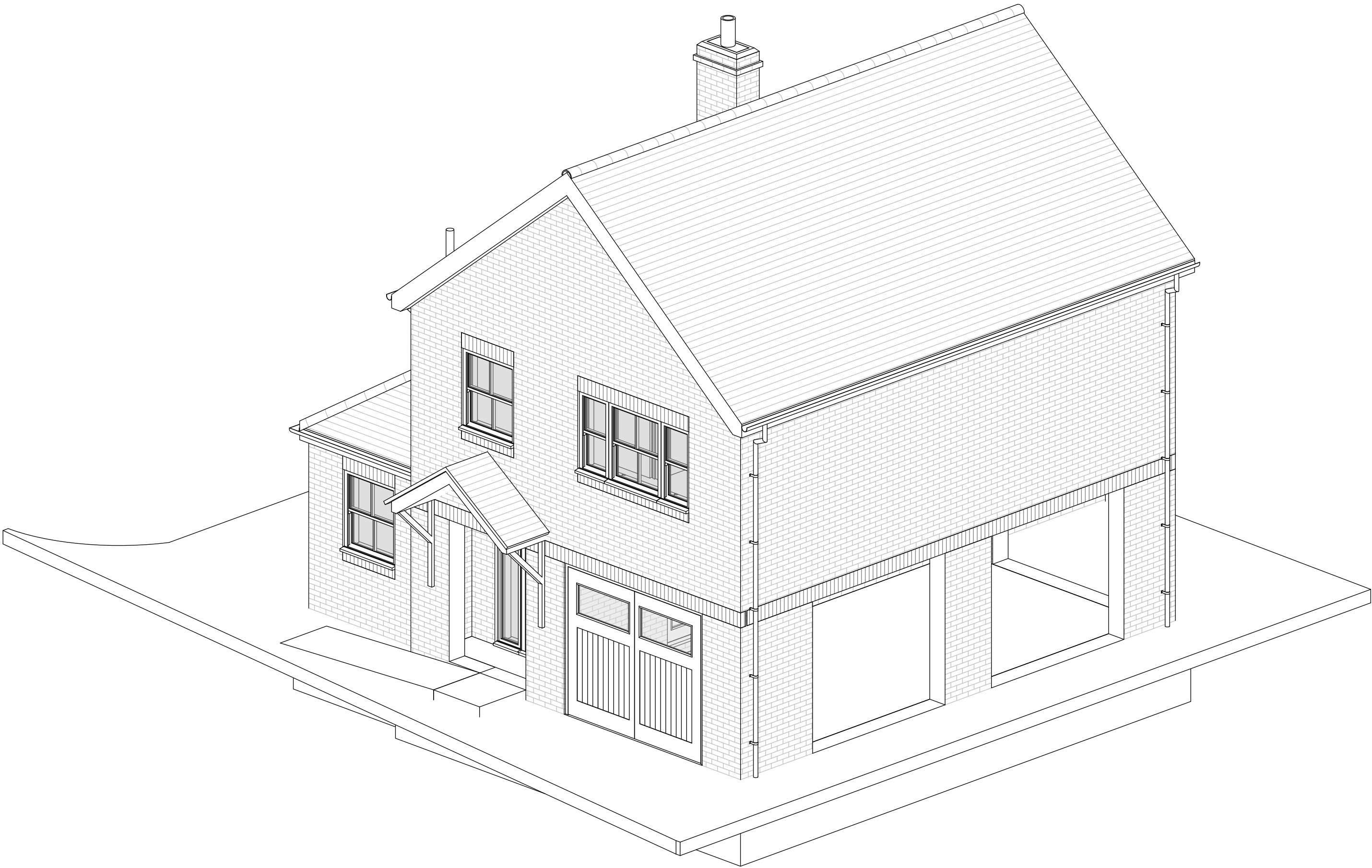
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Details

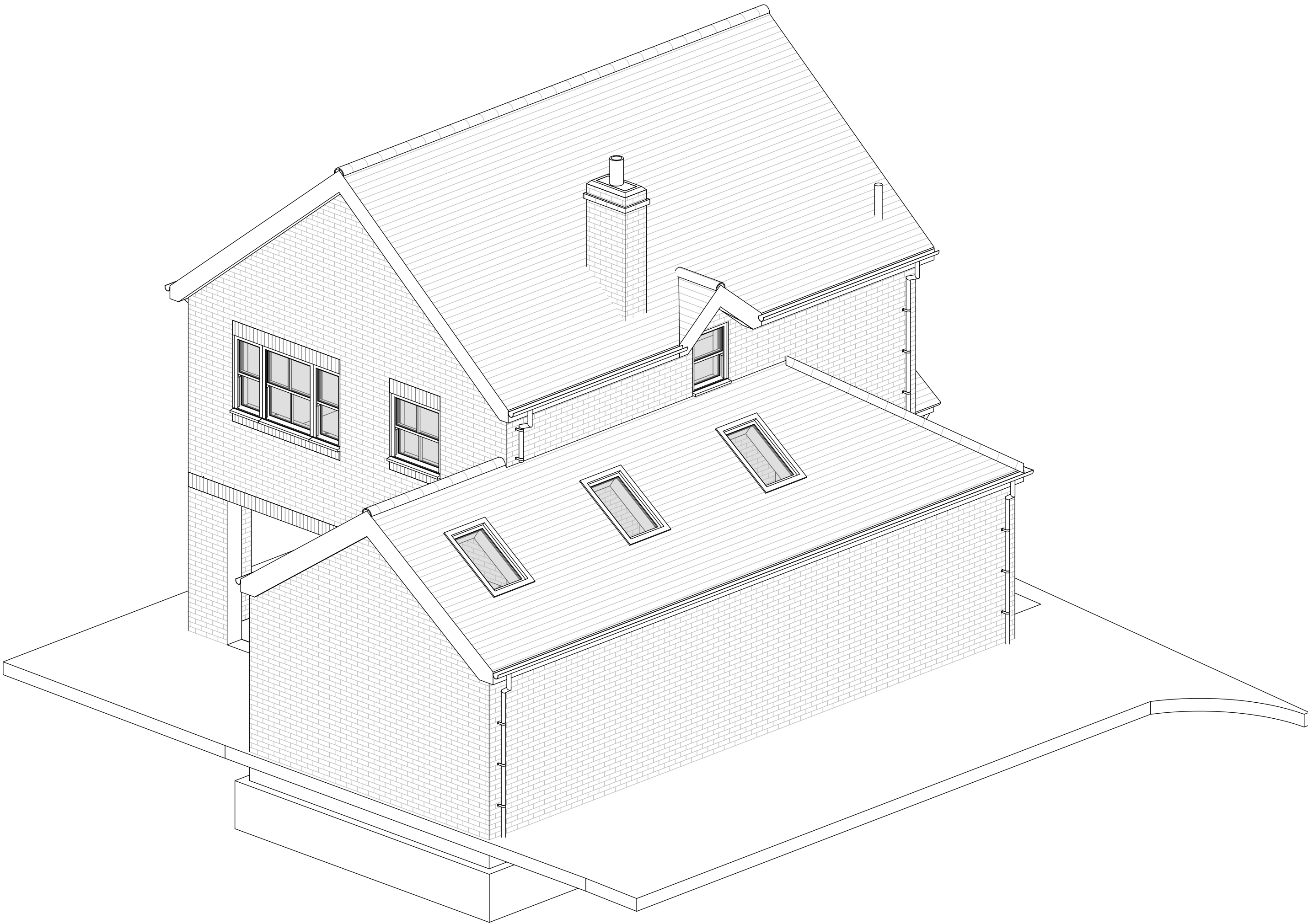
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3D View 1



3D View 2

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3D Views

Scale @ A1	Drawing number BR.700
Date 14.12.2022 Drawn by CT	Rev