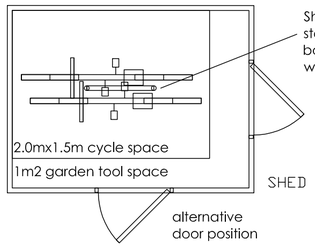
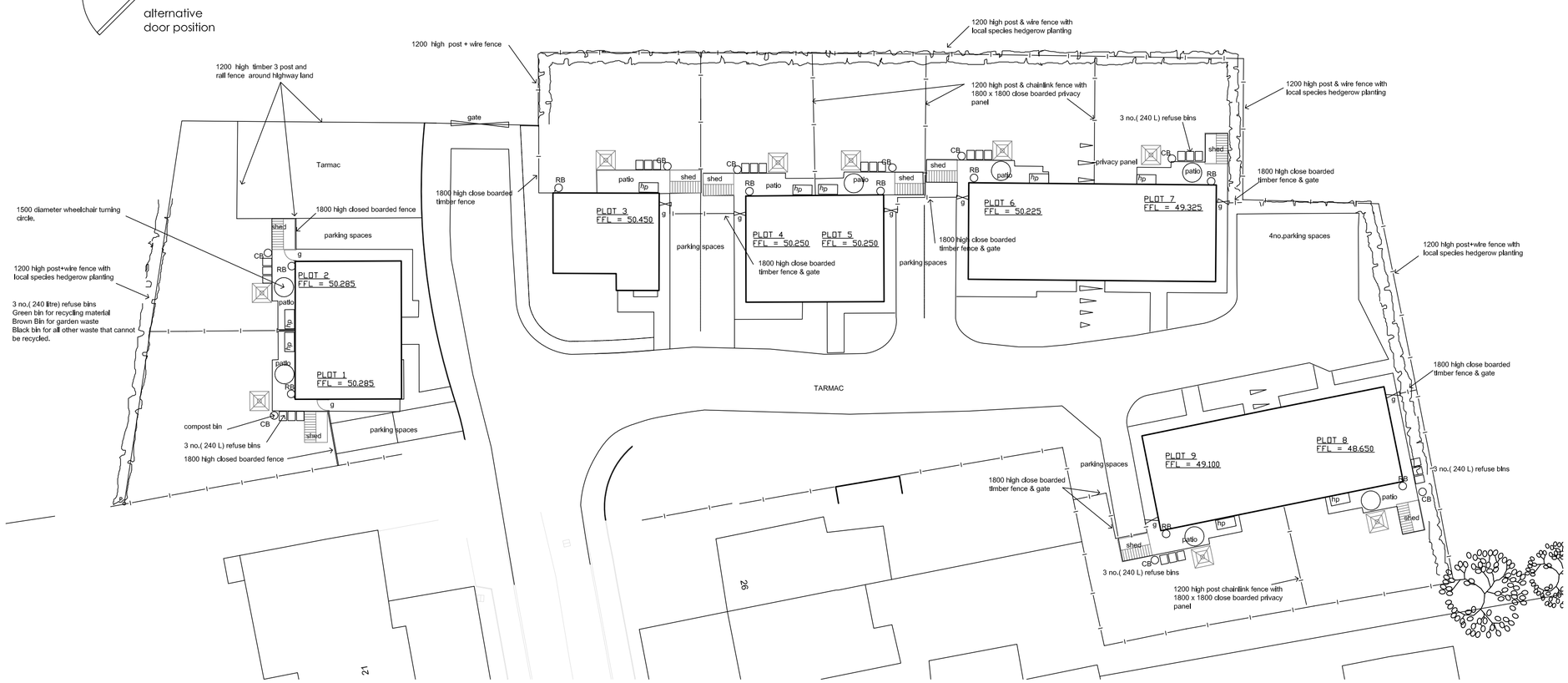


SHED PLAN (2.4m x 1.8m)



NOTES:

NOTE: DO NOT SCALE OFF THIS DRAWING,
USE ONLY DIMENSIONS SHOWN.
IF IN DOUBT ASK.

REVISIONS

A - 30.06.10 garden areas amended.

B - 14.01.11 Code specification and shed details added.

C - 28.03.11 plan amended to As Built

D - 18.05.11 plot 2 fences amended.

ENE1 - Dwelling Emission Rate
See SAP calculation sheets, plans and specification

ENE2 - Building Fabric
See SAP calculation sheets, plan and specification notes

ENE3 - Internal Lighting
Greater than 75% of fixed internal fittings are dedicated energy efficient. See elec layout plan

ENE4 - Drying Space
Rotary line giving 30m of drying space is provided for each unit. See site plan for positions of rotary dryers

ENE5 - Energy Labelled White Goods
No white goods are to be provided. Space provision has been allocated in the kitchens. The contractor will provide an information pack containing information on the EU energy efficiency labelling scheme.

ENE6 - External Lighting
All external lighting within the development will be provided by dedicated, PIR energy efficient fittings. They will have a maximum of 150 watts. The PIR's will have day light cut off. All space lighting/security lighting will comply with secure by design recommendations.

ENE7 - Low or Zero Carbon Technology
This credit is not sought.

ENE8 - Cycle Storage
Storage for 2 bicycles per household is provided in an external garden shed. Space allocated is 2m long x 1.5m wide plus a further allowance of 1m2 for garden tools. The shed is to be set on a concrete foundation and provided with secure fixings. Each shed will have a metal mortice lock fitted to BS 3621 (2004). Metal fixing stands, "Sheffield" type, set in concrete are provided in each shed to enable 2 bicycles to be securely locked at both frame and wheel simultaneously. A footpath is provided from the shed to a public footpath. See detail shed drawing.

ENE9 – Home Office
Home office provision is provided in bedroom 2 for 2 bedroom houses and bungalows and bedroom 3 for 3 bedroom houses as defined in the Code comprising:-
Two double power sockets.
Two telephone points
Opening window of min 0.5m2
Min wall length of 1.8m
Room has a daylight factor of min 1.5%
See electrical plans to follow
ADSL broadband enabled.

WAT1 - Indoor Water Use
Appliances to be used to achieve an estimated water usage of max 105 litres/person/day. All support pipework has in-line flow restrictors tailored to 3litres/per min. Baths are plastic type with low level capacity of 140 litres. The bath will have a Bristan pillar mounted shower mixer with in-line flow restrictor to give max flow rate of 6 litres per min. WC pan 4/2.9 litre cistern. The hot and cold water system will be designed to avoid the risk of microbial contamination in line with best practice.

WAT2 - External Water Use
A rainwater butt will be provided to each dwelling located in the rear garden and complying with the following specification:-
150 litre capacity for 2 bed houses / bungalow and 200 litres capacity for 3 bed houses all with childproof lid and tap. Connected to the rainwater pipe with an automatic overflow back into the rainwater pipe and are adequately supported.
See site plan.

MAT1 - Environmental Impact of Materials
There are 3 house types (4 x 2 bedroom house, 1 x 3 bedroom detached house, 4 x 2 bedroom bungalow), all of which will include the following:-

ROOF (Green Guide 812410007)
Concrete interlocking tiles on tanalised baton on breathable roofing felt on trussed rafters.
EXTERNAL WALLS (Green Guide 806170028)
Hanson Village Sunglow facing bricks
100mm Rockwool Cavity Insulation
100mm Thermalite Insulating block
12.5mm Plasterboard and skim on dabs.
INTERNAL WALLS (Green Guide 809760003)
Loadbearing walls - 100mm Thermalite Insulation blocks 12.5mm plasterboard skim and dabs each side
Non loadbearing walls – 75mm timber studs with sound deadening quilt and 12.5mm plasterboard and skim each side.
SEPARATING WALLS (Green Guide 918190009)
Robust Detail E-WM-17: Twin leaf 100mm solid medium dense blocks (1350-1600kg/m³), with 75mm min. cavity including proprietary glass wool acoustic roll, type A wall ties, with gypsum-base
UPPER FLOOR (Green Guide 807280005)
22mm chipboard flooring Posi-joists with 100mm sound deadening quilt 12.5mm plasterboard and skim to ceiling.
GROUND FLOOR (Green Guide 820140015)
Tarmac Heatsave Plus block & beam floor
100mm structural concrete topping
WINDOWS (Green Guide 813100009)
Norvik – U-PVC double glazed casement windows to secure by design standards. Energy rating band A. U- Value 1.4
EXTERNAL DOORS
Birtley – front door PVC frame GRP material. U-Value 1.15 to secure by design standards.
Side door- half glazed with PVC frame GRP material. U-Value 1.5 to secure by design standards

MAT2 - Responsible Sourcing of Materials – Basic Building Elements
Specification as per MAT 1. All certified timber will have a chain of custody certificate/FSC/PEFC certification

MAT3 - Responsible Sourcing of Materials – Finishing Elements
Specification as per MAT 1. All certified timber will have a chain of custody certificate/FSC/PEFC certification

SUR1 - Management of Surface Water and Run-Off from Developments
The Consultant Engineers JPP have designed the system which is fully described and illustrated on their FRA Sywell M4776P.

SUR2 - Flood Risk
Environmental Agency has been consulted and indicated that there is no risk of flooding in this area. Please refer to consultants report and calculations as M4776P stated in SUR1 above.

WAS1– Storage of Non-Recyclable Waste and Recyclable Household Waste

The site benefits from a local authority weekly refuse collection scheme for non recyclable and recyclable waste. This also includes a separate green waste collection by the local authority for the purposes of composting.
Each property will be provided with a grey, green and brown wheelie bin supplied by Wellingborough Borough Council. Each bin has a capacity of 240 litres. The brown bin is for green waste suitable for compost. The green bin is for plastic bottles, cans and tins, paper card and junk mail. The grey bin is for all other non recyclable waste. Bins are collected on a specified day on alternate weeks.

Three internal storage bins with a minimum total capacity of 30 litres are located in the Kitchen to enable segregation of household waste. The internal bins are fixed within a base unit in the kitchen.

WAS2 - Construction Site Waste Management
A local waste management company will provide skips on site for segregation of site waste. Where practicable site materials will be re-used on site.
Construction waste not re-used on site will be sent away for either re-cycling or landfill as per the site waste management plan.

WAS3 - Composting
The local authority provide a green/kitchen waste collection system.
The bins are positioned near the house and are accessible from a paved path.
An information leaflet will be provided in the Home user guide.

POL1 - Global Warming Potential (GWP) of Insulants.
Roof – Fibreglass insulation between joists
Walls – Rockwool cavity insulation
Ground Floor – Polystyrene as part of Tarmac Heatsave Floor
First Floor – Fibreglass sound deadening quilt between floors

POL2 - NOX Emissions
Primary heating system to comprise Ground source heat pump (Kensa 3.5 kw) See detailed specification of the systems and SAP calcs.

HEA1 - Daylighting

The living room and study will have a daylight factor of at least 1.5%. 80% of the working plane in above rooms will receive direct light from the sky. See diagrams on supporting drawings.

HEA2 - Sound Insulation

Airborne sound insulation values of 5db higher than building regulation will be achieved using Robust details E-WM-17.

HEA3 - Private Space
Each individual property has defined boundaries with enclosed private outdoor space. This space is accessible only to occupants of designated dwellings, is accessed via footpaths and is compliant with wheelchair requirements. The outdoor space substantially exceeds the code requirements of 1.5m2 per bedroom in each property

HEA4 - Lifetime Home
This credit is sought for all the properties on this site.

MAN1 - Home User Guide
A specific home user guide is compiled using Checklist – Home User Guide:- Operational Issues and Part 2 – Site and Surroundings, will be supplied to each property on completion. This will be in the form of a non technical tenant/occupier pack in hard bound folder.

MAN2 - Considerate Constructors
Registration has been made with Considerate Constructors for the purpose of complying with the requirements of the Considerate Constructors Scheme. The target is to achieve formal certification under the scheme and a best practice score.

MAN3 - Construction Site Impacts
There will be a commitment and strategy to operate site management procedures that reduce construction site impacts. The procedures that will be monitored include:-
Monitor and report CO2 or energy use arising from commercial transport to and from the site.
Monitor report and set targets for water consumption for site activities.
Adopt best practice policies in respect of air (dust) pollution arising from site activities.
Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site.
80% of site timber is reclaimed re-used or responsibly sourced.

MAN4 - Security
Both prior to and during the planning process the design architect liaised with the Architectural Liaison Officer. Specific recommendations were made by the ALO and incorporated in the design which was submitted for planning.

The specification for the scheme where appropriate includes elements which have been approved as 'Secured by Design' with the intention of achieving the appropriate certification. .

ECO1 - Ecological Value of the Site
An independent ecological report was prepared by a qualified Ecologist (Middemarch Environmental).This confirmed that the site is of low ecological value. A copy of the report no: RT/MME-105885-01 Rev A indicates the requirements to enhance the site and to achieve the relevant code points.

A full landscape proposal was prepared and a plan drawn up and submitted as part of the planning application which took into account the recommendations of Middemarch Environmental. Full details of the landscape plan are found on drawing KLC/0608

ECO2 - Ecological Enhancement
Middlemarch Environmental's report made recommendations for ecological enhancement which has been adopted in the landscape plan. The key requirements are set out in report no: RT/MME-105885-01 Rev A.

A full landscape proposal was prepared and a plan drawn up and submitted as part of the planning application which took into account the recommendations of Middemarch Environmental. Full details of the landscape plan are found on drawing KLC/0608
A specialised landscape contractor will be instructed to supply and plant as per the landscape proposal resulting from the ecological assessment. This will include bird boxes, bat boxes and eco piles, all of which will encourage birds, insects and other small species of wildlife.

ECO3 - Protection of Ecological Features
Protection of all of the identified ecological features will be put in place to the approval of Middlemarch Environmental and the planning authority as per report no: RT/MME-105885-01 Rev A.

ECO4 - Change in Ecological Value of the Site
The approved landscaping scheme was assessed by Middlemarch Environmental to assess the enhancement level of the site as per drawing KLC/0608 with recommendation for additional credits.

ECO5 - Building Footprint
This credit is not being sought.

DRAWING STATUS	
PRELIMINARY	
TENDER	
FOR CONSTRUCTION	
AS BUILT	✓

PROJECT: STONELEA ROAD,SYWELL
PROJECT: NORTHANTS RURAL HOUSING ASSOC.
DRAWING: PROPOSED SITE PLAN
SCALE: 1:200 @A1
DATE: 04.10 AR
DWG No: 5516 201 D
NOTE: IF DRAWING PRINTED @ A3: SCALE TO BE: /

Morton Wykes Kramer Architects

New Lodge, London Road, Collingtree Park,
Northampton, Northants NN4 0NP
Tel: 01604 661800 Fax: 01604 661900
E: architects@ mortonwykes.com