Landscaping Details

All plant material shall conform to BS3936: Part 1. The planting shall be carried out after completion of the buildings and prior to occupation.

All topsoil shall be imported to BS3882:2007, Multi-purpose topsoil. The soil shall be moved and stock piled in accordance with BS2882:2007. Ph 5.5-7.8. The nutrient content shall confirm to index values set out in the BS. Crumb structure shall be typically 2-7mm dia, each comprising an aggregate of soil particles attracted around a sticky humus centre. Stone content shall be not more than 20mm dia and 10% volume. Break up compacted subsoil before laying topsoil to a depth of 150mm. Break up compaction at the bottom of tree pits before backfilling.

All shrubs to be planted a minimum of 450mm deep consisting of top soil and tree and shrub planting compost in a ratio of 4:1. A slow release fertiliser shall be incorporated into the soil at the time of planting. The planting shall be well watered in. After planting all shrubs shall be covered with a 75mm layer of bark mulch to reduce weed growth.

Grass seeding: mown grass areas shall be seeded into prepared ground with 150mm depth topsoil. A general hard wearing grass seed shal be sown at the manufacturers recommended application rate.

Maintenance (First 24 Months) - all beds shall be kept free from weed and clean of rubbish, using hand tools or a glyphosate based herbicide if there are invasive weeds. All trees and shrubs shall be adequately watered in dry periods to ensure their continued growth. If the planting is carried out between May and Oct watering shall be carried out on a min of 3 week cycle, 5lts water per shrub and 25 lts per tree for the 1st summer after planting. In the following summers the planting shall be watered to field capacity every 4 weeks until established, for a minimum of 3 years. Trees in grass shall have a 1m dia circle sprayed out to reduce competition by grass. Tree ties shall be checked and adjusted as necessary. General grass areas shall be mown on a regular basis and the grass shall not grow over 40mm in height. Any plants which die in the first 12months shall be replaced during the following planting season, i.e. within 12months with the same species that has died. Any plants which require pruning to improve their shape and health shall be carried out at the end of the maintenance period. Top up mulch at the end of the maintenance period.

Maintenance after 24 months - All landscaped areas shall be maintained by the householder in perpetuity and the following works are recommended. Keep all shrub beds free from weed and rubbish. All trees and shrubs to be adequately watered during dry periods to ensure their continued growth. Where shrub beds border mown grass the shrub beds shall be kept edged. General grass areas shall be mown on a regular basis and grass shall not be allowed to grown over 60mm in height. Any plants which die shall be replaced with the same species with 4 years. Plants and shrubs to be pruned to improve their shape and health as required.

Front gardens of Plots A & B to have: 4 No Euphorbia Wulfenii - 20-30 ht/Spread, 3L Container.

Front Garden of Plot C to have 4 No Euphorbia Wulfenii - 20-30 ht/Spread, 3L Container and 4No Spirea Japonica Goldmound - 20-30 Ht/Spread, 3L Container

Planting Bed 1 to have - 8No Euphorbia Wulfenii - 20-30 ht/Spread, 3L Container, 8No Spirea Japonica Goldmound - 20-30 Ht/Spread, 3L Container, 8No Hebe Marhorie - 20-30 Ht/Spread - 3L Container.

Planting Bed 2 to have - 5No Euphorbia Wulfenii - 20-30 ht/Spread, 3L Container, 5No Spirea Japonica Goldmound - 20-30 Ht/Spread, 3L Container, 5No Hebe Marhorie - 20-30 Ht/Spread - 3L Container.

Front of site to have post and rail timber fence 1.2m in height, with bay laurel bush planted behind. Bay plants to be planted 750mm apart and to be 60/90cm in a 2 litre pot

Paving to be 450x450mm Buff coloured paving slabs laid on a sand and cement base with 100mm concrete below. Provide a 1:20 slope up to the principal entrance doors. Provide an ACO drainage channel alongside the front door threshold.

Provide paving slabs to form bin store area for refuse and recycling wheelie bins

Provide 1.5 x1.8m timber sheds, with lockable doors, to form cycle stores. Timber sheds to have flat roofs and to be lined externally with timber shiplap boarding

Construction Notes

This is not a specification of works, but has only been produced for the purposes of gaining Local Authority approvals. Any building work should not commence until Building Regulation approval has been granted and the conditions attached to the planning approval discharged. Any work commenced prior to the approvals being granted is done so entirely at the clients/builders own risk. The client/builder is responsible for checking, prior to commencement, all scaled and stated dimensions. The client is responsible for serving the Party Wall notices, resolving all legal aspects, (including rights of way/access, boundary lines) and arrange all service connection approvals etc…

Preliminary
The builder and client must satisfy any obligations under the CDM Regulations. Client/builder to serve any necessary notices under the Party Wall Act.

The location of all services (gas electric, drainage, water etc) are to be located prior to commencement and any necessary build over agreements or connection agreements sought from the utility company. The client is to submit the necessary connection applications to the utility companies and identify the locations for the meters.

Client to submit an application to the Local Authority for the demolition of the existing building(s). Prior to demolition of the building(s) the demolition contractor is to carry out an asbestos survey and prepare all risk assessments and method statements.

Foundations
Prior to the commencement of the excavations a trial hole is to be excavated and inspected by the Building Control Authority and Warranty Provider, to enable the ground conditions to be assessed and the foundation depths to be agreed. Foundations are to comply with NHBC Chapter 4.2. New foundations to be 600mm (450mm wide to internal single skin walls) wide trench fill foundations to a depth to suit the ground conditions and Building Control approval. Any foundations within 3 metres of any drainage is to be a minimum of 150mm below the invert level of the drainage. If any ground contamination is identified during the excavations the builders are to appoint a geotechnical advisor to carry out a contamination survey. Provide concrete prestressed lintels where pipes or services pass through foundations and walls, with the void around the pipe sealed with a building board.

Ground Floor
Remove any vegetation from the sub floor void, and create a 150mm deep air void below the suspended floor. Provide clients finish on a 75mm reinforced sand and cement screed, on 500G vapour control layer on 150mm thick Celotex floor insulation (thickness of insulation to be verified by the thermal engineer) on 1200g membrane. Below the membrane provide beam and block suspended floor. Site the beams on a damp proof course and ensure that a dpc is provided over the beams prior to continuing the blockwork. Provide a sand cement slurry mix to brush over the floors. Builder to provide Building Control with structural details of the beam and block floor (available from the manufacturers) prior to installation. Provide 65x215mm plastic air vents (with telescopic ventilators and cavity trays over) at 1.8m centres around the perimeter of the buildings and to any internal subfloor walls. Provide cavity trays (with weep holes) over the air bricks and service/meter boxes and penetrations.

Below Ground Walls
Walls below ground to be brick outer skin with 100mm cavity and dense concrete block inner skin. Provide lean mix concrete (top splayed outwards) to 225mm below the lowest dpc level. Provide a continuous horizontal dpc 150mm above the external ground level. Internal below ground walls to be 100/215mm blockwork. These internal sub floor walls are to incorporate air bricks at 1500mm centres to maintain a cross flow to the sub floor ventilation.

Above Ground Walls - Masonry
Provide an outer skin of facing brickwork of a colour to be approved by the planning authority with brick detailing to the head and cill of openings. Provide 100mm cavity with 100mm full fill Xtratherm cavity therm full fill cavity insulation, 100mm Celcon Solar inner blockwork. Provide 12mm plasterboard on dabs and plaster skim finish. Provide stainless steel wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Lintels to be preformed lintels with minimum 150mm end bearing, to suit the span and load tables. Special bay lintel to be designed by the lintel manufacturer. Provide cavity trays with stop ends over the lintels with weep holes at 450mm centres. Provide thermabate insulated cavity closers at reveals to prevent cold bridging. Structural details and calculations for the special lintels to be provided to Building Control.

Cavities to be closed at their head with non-combustible material. Provide fire resisting sock within the cavities on the line of the party walls. Provide a continuous horizontal dpc 150mm above ground level. Dpc to be stepped up in the area of the front door/approach ramp to maintain a 150mm clearance to the dpc. Provide cavity trays/stepped cavity trays and lead flashings where the roofs abut external walls. Provide 30x5x1200mm mild galvanised steel vertical restraint straps at 1.8m centres to all the wall plates. Provide 30x5x1200mm long mild galvanised steel lateral restraint straps to the walls parallel to the first floor joists, ceiling joists and rafters, with solid noggins under. Provide a 100x50mm wall plate bedded to the external wall eaves. Provide meter boxes in the external walls of the plots in the locations preferred by the utility providers. Provide cavity trays and weep holes over.

Party Wall - E-WM-11 - to Semi Detached Properties
Party Wall construction to be registered with Robust Details prior to commencement so that pre-completion sound tests are not required. Provide two skins of 100mm dense concrete blocks (1350-1600 kg.m3 density) with 100mm cavity. Provide sand cement (mix 1:1:6 to 1:0.5:4) parging coat nominal 8mm thick with scratch finish. Provide 12mm gypsum plasterboard on dabs over with plaster finish. Wall to extend up into the roof voids with parging and plaster finish. Provide fire stopping on the line of the party wall within the eaves, and between batten spacings.

Internal Block Walls
Internal block walls to be constructed off a 450mm wide trench fill foundation, and to consist of 100mm Celcon Solar blocks, and lined either side with plasterboard on dabs and a plaster skim.

Internal Stud Walls
Provide 50x100 studs at 400mm centres with head and sole plates and intermediate noggins. Provide 75mm sound insulation within the studs (minimum density of 10 kg/m3) and lined either side with 12.5mm plasterboard and skim. It is strongly advised that 12mm ply bracing is provided either side of the studwork, prior to fixing the plasterboard, to aid the stability of the walls and to offer improved fixing.

Steel Beams
Provide steel beams within the dwellings as detailed by the structural engineer. All steel beams to be sited on dense concrete padstones. If the builder proposes to splice any beams then a structural engineer must be appointed to prepare the splice detail. All steel junctions/connections to be fully site welded. Beams to be clad in two layers of plasterboard, or a single layer of 12mm fireline board to achieve 30 minutes fire resistance.

First Floor Construction
Provide engineered floor joists supported on masonry joist hangers. Provide double/multiple joists as the stair trimmer and below the stud walls in both plots. Provide multiple joists as detailed by the floor manufacturer. All multiple joists to be bolted at 600mm centres. Provide solid noggins to the joists at bearings and at 1/3rd span. Provide 1.2m long lateral restraint straps to the external walls at 1.8m centres, with solid noggins below the straps as they pass over the floor joists. Engineered floor joists to be fully designed by the floor manufacturer with structural details and calculations issued to Building Control prior to installation. Provide 22mm T&G moisture resistant floor boarding over the joists (glued and screwed), with 100mm mineral wool (min density 10kg/m2) between the joists, and plasterboard and skim ceiling.

Roof Construction - Plot C
Provide 100x50mm timber wall plate bedded on the inner skin of blockwork, and strapped down to the wall using 30x5x1200mm vertical restraint straps. Restraint straps to be provided at maximum 1.8m centres. Provide preformed timber trusses fully designed by the truss manufacturer. Plot C to have attic trusses Provide structural details and calculations for the trusses to building control prior to commencement. Truss manufacturer to detail wind bracing and restraint straps to roof structure. Provide trimming to Plot C roof to allow future installation of stairs to loft - subject to planning approvals. Truss manufacturer to detail whether any girder trusses will place point loads on any lintels. To the ceilings provide 500G vapour control layer and plasterboard and skim. Provide 300mm mineral wool insulation to the level ceilings. Over the rafters provide breather membrane, treated battens and roof tiles. Ridge tiles to be mechanically fixed. Provide preformed insulated loft access hatches to the main roof. Provide upvc (ventilated) soffits, fascia and bargeboards.

Roof Construction - Plots A & B
Provide 100x50mm timber wall plate bedded on the inner skin of blockwork, and strapped down to the wall using 30x5x1200mm vertical restraint straps. Restraint straps to be provided at maximum 1.8m centres. If possible provide a timber preformed truss to this roof - which is fully designed by the truss manufacturer. Alternatively, provide a cut roof structure, consisting of 50x150 C16 rafters and 47x195 C24 ceiling joists at 400mm centres. Provide steel roof beams as detailed on the plans. Provide double rafters to the velux roof windows. Provide triple rafters to the dormer cheeks. Birdsmouth rafters over the roof beams, ashlar walls and wall plates. Ensure good connection between the ceiling joists and rafters to prevent roof spread. Ashlar walls and dormer walls to be formed with 50x100 vertical timber studs at 400mm centres, with head and sole plates and intermediate noggins. Provide 70mm celotex between the studs. To the room side provide 12mm ply, 20mm celotex, 500g vcl, plasterboard and skim. To the dormer walls externally provide 12mm ply, breather membrane treated timber battens, and tile hanging.

To the ceilings provide 500G vapour control layer and plasterboard and skim. Provide 300mm mineral wool insulation to the level ceilings. To the sloping ceilings provide 100mm celotex insulation between the rafters (maintaining a 50mm vent void over) and a further 50mm celotex below the rafters. The dwarf stud walls within the loft rooms are to be insulated with 70mm celotex between the studs. To the room side provide 12mm ply, 20mm celotex insulation, 500g vapour control layer, plasterboard and skim. Over the rafters provide breather membrane, treated battens and roof tiles. Ridge to be a ventilated ridge mechanically fixed. Provide preformed insulated loft access hatches to the main roof. Provide white upvc (ventilated) soffits, fascia and bargeboards.

Air Leakage Tests
At the end of the project both properties are to have air leakage tests, with results of the test being provided to the building control authority within 7 days of the test.

SAP Calculations
As built SAP calculations and Energy Performance Certificates to be provided to Building Control on completion of the property. The thermal calculations are to incorporate the results of the air pressure tests. SAP Calculation to be displayed on the properties prior to completion in accordance with Regulation 16.

Leadwork
All leadwork to be carried out in accordance with the lead development association guidelines.

Above Ground Drainage
Provide 100mm diameter soil and vent pipes with long radius bend at base, and head extended up through roof covering and capped with a plastic cage (minimum of 900mm above and window head) or discharging to a tile vent. Wrap soil and vent pipe in 25mm unfaced mineral wool (min density 10kg/m3) and box in with two layers of 12.5mm plasterboard and skim. Provide stub stack in the locations shown on the plans - with air admittance valve located above the highest flood plain. Bath, sink and wash hand basin to have 38mm diameter deep seal traps, upvc pipework, laid to a fall to the soil and vent pipe. Combined waste pipes to be 50mm in diameter. Drainage pipes of an excessive length to have anti-vac traps. WC to have a 100mm diameter waste.

Below Ground Drainage
Prior to any building works commencing a detailed survey is to be carried out to ascertain the precise line, depth and condition of the existing foul water sewer. Client/builder to submit application to Southern Water Services in relation to sewer connections or build over agreements. 110mm diameter below ground upvc/clay pipes bedded and surrounded on 150mm of pea shingle and laid to a fall of 1 in 40. All drainage which will become the ownership of Southern Water Services on completion of the property (i.e. all shared drainage, drainage below paths/roads, etc) shall be clay drainage, Encase pipes with little cover or pipes below roads with lean mix concrete, incorporating expansion joints. Provide 150mm pea shingle bed and surround to pipes with suitable cover. Provide a new inspection chambers to the locations shown on the drainage layout plan. Manholes to be 450x600 concrete preformed chambers.

Surface Water Drainage
Provide 112mm diameter half round white upvc gutter, and 68mm diameter downpipes. With the downpipes in the location shown on the plans. Provide 110mm diameter below ground drainage, bedded and surrounded in 150mm pea shingle and laid to a fall. Surface water drainage is to discharge to a new soakaways in the locations shown on the plans. It is anticipated that the surface water drainage will discharge to soakaways. Soakaways are to be formed in the Wavin Aquacell system, fully wrapped with a geotextile membrane. The builder (or an appointed drainage engineer) is to carry out a percolation test on the soil with the results provided to Wavin (technical.design@wavin.co.uk - 0844 8565165) so that the capacity of the soakaways can be calculated. The soakaways located below the driveways are to be provided with a reinforced concrete capping. If a percolation test reveals that the sub soil has a poor porosity level, a drainage engineer will need to be appointed to design the surface water drainage system, which is likely to include the provision of holding tanks.

Fire Safety
Provide mains operated (with battery back-up) interlinked smoke/heat detection with the properties. The detection is to be located on all floor levels and is to be wired to a separate fuse on the consumer unit.

All structural beams are to be clad with two layers of plasterboard to achieve 30 minutes fire resistance.

Provide means of escape windows to the first floor bedrooms. Escape windows to offer an unobstructed clear opening area of 0.33m2, with a minimum width of 450mm and a minimum height of 450mm. This would equal to an opening 450mm in width by 740mm in height. Escape windows may need non fixed mullions to achieve this opening. The cill of the opening area of the escape windows should be 800-1100mm above floor level.

Windows/Doors
White upvc double-glazed windows. Glazing to have low E glass with a 16mm argon filled air gap and a warm edge spacer bar to achieve a U value of 1.4w/m2k. Provide trickle vents giving 8000mm2 background ventilation to all rooms. Windows to provide a minimum ventilation opening of 1/20th of the floor area. Windows to be sealed internally and externally with mastic. Provide safety glass in the critical locations. Ensure that means of escape windows are provided to the first floor bedrooms. Landing windows to be frosted glass and fixed shut. Front doors to be composite doors achieving a U value of 1.1 W/m2k.

Ventilation
Kitchens to have extract ventilation of 60 litres per second, or 30l/s if incorporated within the cookerhood. Utilities to have extract ventilation of 30 litres per second. Bathrooms/en-suite to have extract ventilation of 15 litres per second. WC to have extract ventilation of 6 litres per second. All extract fans to be ducted to the outside air, including the cookerhood. Fans to windowless rooms to be linked to the light switch, have a 15 minute over run facility and a 10mm gap to the door (to form an air inlet). Fans to be tested on completion to demonstrate that they achieve the minimum extraction rate.

Heating & Hot Water
Provide a wall mounted gas condensing combination boiler, which is SEDBUK A-rated - min 92% efficiency rating. SAP engineer will specify the type of boiler required. The boilers will be provided with a room thermostat within the hall, a timer and radiators will be provided with TRVs. Installation to be carried out by a Gas Safe registered installer, and to be in strict accordance with the manufacturers details. Pipes to be insulated in accordance with Approved Document L. Locations of flues to be in accordance with Part J of the Building Regulations. Commissioning Certificate for the heating and hot water system to be provided to the Local Authority within 30 days of completion of each unit.

Electrics/Lighting
All electrics to be designed, installed and tested by an NICEIC domestic installer, and in accordance with Part P. Provide a test certificate to the Building Control Authority on completion. Provide mains operated (and inter-linked) interlinked smoke/heat detection on all floor levels of the dwellings. 100% of all lighting is to a type which will only accept energy efficient light bulbs. Any external lighting to include a sensor so that the light extinguishes when not needed or when there is sufficient daylight. Switched and sockets to be positioned 450-1200mm above floor level. Builder to provide owner/occupier with full detailed operating and maintenance manuals on completion. Consumer unit to be positioned 1200mm above floor level.

Any external lighting of paths and roadways to be designed by a specialist.

Stairs
Timber stairs. Maximum rise 220mm, minimum going 220mm, with a maximum pitch of 42 degrees. Handrail to be 900mm above the pitch line of the stairs. Balustrading to be vertical balusters at maximum 100mm centres. Minimum headroom over the stairs and landing to be 2metres above the pitchline of the stairs. Precise design of the stairs to be carried out by the stair fabricator prior to the installation of the stair trimming.

Disabled Access
Front door to have a level threshold and a door which gives a minimum clear opening of 775mm. A level approach will be provided to the principal entrance door with a maximum gradient of 1:20. A site formed drainage channel will be provided adjacent to the front door to prevent wind driven rain entering the property. If a level approach is not achievable the approach will be a ramped approach with a maximum gradient of 1:12, with 1200mm long unobstructed top and bottom landings. All internal doors to give a minimum clear opening of 750mm, with all bathroom/wc doors opening outwards. The internal corridors to have a minimum clear width of 900mm. Switches and sockets to be positioned 450-1200mm above floor level.

Services
Builder/client to liaise with the services providers in relation to drainage/gas/water/electric/etc,. connections, including the provision of meter boxes/stop cocks.

Part G
Plumbing to be designed to ensure that the total water consumption does not exceed 125litres/person/day. Thermostatic taps to be provided to the bath max temp 48degrees.

Landscaping
Ensure that landscaping, including hard surfacing, bike storage, bin storage, sheds is carried out in accordance with the approved details

Contractors Site Set-Up
The builder is to ensure that the site is set up in accordance with the approved details, and that the public footpaths/highways are kept free of mud and debris at all times.

Operating and Maintenance Manuals
On completion of the project the builder is to ensure that the owners/occupiers of the dwellings have a comprehensive manual which clearly details the services and facilities with the building and how these should be used/maintained

The drawings, details and specifications are soley for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

Project Title

Proposed Residential Development
61 Silvester Road
Waterlooville
Hampshire
PO8 8TJ

Drawing Title

Proposed Site Plan
Landscaping Details
Construction Notes

Client

Abimatt Property Ltd

Date:

December 2015

Scale:

1:200 at A1

Drawing No.

006 rev D

PMG
SurveyingPlanDrawingConsultancy

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