



THIS DRAWING TOGETHER WITH THE DESIGN IS COPYRIGHT OF THE ARCHITECT. FIGURED DIMENSIONS SHOULD BE FOLLOWED AND SCALED DIMENSIONS SHOULD BE CHECKED WITH THE ARCHITECT. ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING.

REVISIONS

REV A : 10.12.24	electric diversion duct added slab for cubicle to temp elec supply added electric bike chargers removed
REV A : 19.08.25	FINAL UPDATES FOR CONSTRUCTION
REV C : 05.01.26	Trees / hedging removed to UU pipeline position

- A7 Roof**
 (1) Slate Roof to COMMUNITY HUB - 30 degree pitch
 Burlington blue/grey slates 36" to 10" in standard width but in diminishing courses to be fixed to 50 x 25mm tanalised slate battens with copper nails in accordance with Burlington's exact specification and head lap requirements. Slate battens are to be laid over Tyvek (Klober or similar approved) roof felt, felt to be laid over rafters in accordance with manufacturers recommendations. Rafters as per SE's detail and specification to span from ridge to intermediate purlins and wall plate to eaves as indicated - allowing for distinct step on roof to west facing roof slope. Roof structure including trusses, purlins, bracing and raking purlins as per SE's details.
 At the eaves position, rafters to sit on timber wall plate to top of timber frame panels and to top of purlin positions as indicated. 200mm deep rafters to lean to roof to have 140mm Ty Mawr Thermafleece Welsh Cosy Wool Slabs installed between the rafters and 100mm Ty Mawr Thermafleece Welsh Cosy Wool Slabs installed to a 100mm sub frame built down from the underside of the rafters. To the 150mm deep rafters to double storey build the detail flips to include 100mm Thermafleece between the rafters and 140mm Thermafleece within a 140mm built down sub frame, built down from the underside of the rafters. Underside of 100mm and 140mm built down studs to be finished with Pro Clima INTELLO PLUS membrane sealed with Pro Clima flexible and durable tapes, seals and gues. All areas to be finished with a 25mm Ty Mawr CEWood wood wool board (2.4 x 0.6m) and finished with a 24mm acoustic lining board. Note: no insulation to link roof detail and underside of rafters are to be lined with T&G boarding for paint finish.
- (2) Standing Seam Zinc Roof to COMMUNITY HUB - 10 degree pitch
 Zinc roof to be finished with VM Zinc standing seam zinc roof finish. Zinc in "quartz" finish to be laid over 120mm PIR insulation on VM Zinc VCL membrane (fully supported vapour barrier) laid over exterior grade WPB 18mm plywood. Ply deck to be even and flush with all joints being less than 2mm out of line. Zinc to be installed by specialist contractors and will include the supply and installation of the zinc verges and soffits and zinc box gutters and rainwater down pipes. Zinc upstand detail to be provided at all abutments to masonry walls and roof lights etc and protected with a lead flashing as C4. Note rafters supporting ply deck all as SE's detail and specification. All area to be finished with 12.5mm plasterboard and plaster skim finish internally.
- H3 Rainwater Drainage - by specialist design**
 (1) Rainwater to be discharged deep flow min 100mm half round cast iron gutters and corresponding rainwater down pipes (or box section zinc gutters and round downpipes), in positions indicated. RWP's to be fitted directly over gutters fitted with grate covers, connected to 100mm diameter drains as indicated on drainage layouts and as described above.
 (2) Drains to connect to specialist designed SW drainage system. Pipework as H1/2 gullies vertical back inlet gullies with rodding access installed to manufacturer's instructions with seal plates/grilles.
- J HEAT PRODUCING APPLIANCES**
J1 Space heating & hot water - by specialist design
 (1) Electric powered ground source heat pumps to be installed as indicated to provide district system central heating and be fitted with time control panels and boiler interlocking device. GSHP to secure preliminary heat source from bore hole technology, number and position of boreholes to be confirmed on site.
 (2) Underfloor heating to be provided to full area of the COMMUNITY HUB with manifolds to be positioned as indicated and agreed with pipe runs split between manifold positions and installed as per manufacturer's instructions. Pipes are not to be taken under any unit positions to kitchen. Floor finishes to be compatible with under floor heating. Systems to be installed as per manufacturer's instructions.
- K PROTECTION FROM FALLING, COLLISION AND IMPACT**
K2 Guarding
 (1) All glazing within 300mm of doors, also to windows with cills less than 800mm above floor level or external ground level, provide toughened safety glazing to BS6206.
- G HYGIENE**
G1 Cold water supply
 Wholesome water, suitable for drinking purposes must be provided to all cold water tap positions.
G3 Hot Water Supplies and Systems
 (1) The hot water system must be designed and installed to resist the effects of temperature and pressure.
 (2) All hot water supplies will be cold water fed and heated at point of installation on demand, there will be no hot water storage.
 (3) All cold-water installations must be carried out by a self certified competent person.

- H DRAINAGE**
H1 Foul Drainage - by specialist design
 (1) WCs to have 100mm diameter wastes.
 (2) Wash hand basins and sinks to have 40mm diameter wastes, all to have 75mm deep seal anti-siphonic traps.
 (3) S&VP's as indicated to be terminated 150mm above roof line.
 (4) Due to the flood risk identified, all foul and surface water will be fitted with non return valves to all drains and all water inlet and outlet pipes - refer to specialist drainage detail.
 (5) New Klargester Bio Disc Package Treatment Plant to be installed and commissioned by specialist drainage contractors to deal with the foul waste from all HUB buildings with capacity for the future connection of 1 & 2 Ivy Cottages and Puddleducks (to be converted into 2 residential flats).
- H2 Below Ground Drainage - by specialist design**
 (1) New foul and surface water drainage connection to be generally 100mm diameter UPVC pipes. Hepworth, Naylor, or equal approved. Drains to be laid at min fall of min 1:60 to manufacturer's instructions to new proprietary type inspection chambers as indicated on drainage drawings to connect to new package treatment plant and existing and new culverts to adjacent river.
 (2) Soil pipes to be connected to drain via rest bend and polypropylene adapter, external gullies to be formed using low back traps and square hoppers with integral back inlet set in 150mm concrete surround in accordance with manufacturer's instructions.
 (3) Drains to be laid with min 300mm clean granular fill over, min 100mm granular bed to BS 882 table 4. Fill to be in layers of 300mm.
 (4) Minimum cover of 900mm beneath driveways and 500mm beneath gardens, paths, etc.
 (5) Drainage pipes with less than 300mm cover to be encased in 150mm concrete surround. Drains with less than 600mm cover to be bedded on 100mm granular bed with min 75mm granular cover over pipe.
- H3 Rainwater Drainage - by specialist design**
 (1) Rainwater to be discharged deep flow min 100mm half round cast iron gutters and corresponding rainwater down pipes (or box section zinc gutters and round downpipes), in positions indicated. RWP's to be fitted directly over gutters fitted with grate covers, connected to 100mm diameter drains as indicated on drainage layouts and as described above.
 (2) Drains to connect to specialist designed SW drainage system. Pipework as H1/2 gullies vertical back inlet gullies with rodding access installed to manufacturer's instructions with seal plates/grilles.
- J HEAT PRODUCING APPLIANCES**
J1 Space heating & hot water - by specialist design
 (1) Electric powered ground source heat pumps to be installed as indicated to provide district system central heating and be fitted with time control panels and boiler interlocking device. GSHP to secure preliminary heat source from bore hole technology, number and position of boreholes to be confirmed on site.
 (2) Underfloor heating to be provided to full area of the COMMUNITY HUB with manifolds to be positioned as indicated and agreed with pipe runs split between manifold positions and installed as per manufacturer's instructions. Pipes are not to be taken under any unit positions to kitchen. Floor finishes to be compatible with under floor heating. Systems to be installed as per manufacturer's instructions.
- K PROTECTION FROM FALLING, COLLISION AND IMPACT**
K2 Guarding
 (1) All glazing within 300mm of doors, also to windows with cills less than 800mm above floor level or external ground level, provide toughened safety glazing to BS6206.

- L CONSERVATION OF FUEL AND POWER**
L1 Floors to COMMUNITY HUB
 120mm Kingspan Kooltherm K103 to the COMMUNITY HUB (277 m2 floor area and exposed perimeter of 72m). U Value achieved - 0.11 W/m2K.
L2 Walls to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and solo coat lime plaster finish
 75mm Kingspan K108 cavity insulation, U Value achieved - 0.18 W/m2K.
L3 Roof to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L4 Windows and Doors
 (1) All windows and glazed doors to be double glazed timber doors to achieve U Value of 0.74 W/m2K
 (2) Solid doors to achieve U Value of 1.0 W/m2K.
L5 Lighting
 (1) All light fittings must be low energy fittings to accept only low energy light bulbs.
 (2) External lights to have maximum lamp capacity of 150 watts per fitting and be fitted with controls which automatically switch off when (i) there is enough daylight; (ii) when light is not required.
L6 White Goods
 All major electrical appliances supplied must be Energy Saving Recommended.
- M ACCESS FOR DISABLED PEOPLE**
 (1) All sockets are to be provided at above AOD level to avoid issue re flooding and all light switches max 1200mm above floor level.
 (2) Level threshold provided to entrance door position.
- P ELECTRICAL SAFETY**
 (1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
 An electrical installation certificate issued under a Competent Person Scheme
 An electrical installation certificate signed by a person competent to do so.
- Q SECURITY**
 (1) All external door sets must be designed to prevent unauthorised access and meet the security requirements of BS PAS 24:2012.
 (2) All external access doors must be fitted with a multi-point locking system meeting the requirements of PAS 3621, 8621 or 10621; or a mortice lock conforming to BS 3621, 8621 or 10621. The distance between the locking points of the mortice lock and surface mounted rim lock should be between 400 - 600mm.
 (3) All door rails and stiles should be min 44mm (32 after rebating). Any panel must be min 15mm thick fixed via beading - mechanically fixed and glued. The smallest dimension of any panel must not exceed 250mm.
 (4) Main entrance door with glazed aperture to allow external view of callers. Glazing to this panel to be double or triple glazed and fitted with one pane of class P1A glass.
- R ELECTRONIC COMMUNICATIONS**
R1 In-building physical infrastructure
 Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in Administration Office.
- S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES**
S1 Electric vehicle charge points and e-bike charging points to be provided as indicated

- L1 Floors to COMMUNITY HUB**
 120mm Kingspan Kooltherm K103 to the COMMUNITY HUB (277 m2 floor area and exposed perimeter of 72m). U Value achieved - 0.11 W/m2K.
L2 Walls to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L3 Roof to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L4 Windows and Doors
 (1) All windows and glazed doors to be double glazed timber doors to achieve U Value of 0.74 W/m2K
 (2) Solid doors to achieve U Value of 1.0 W/m2K.
L5 Lighting
 (1) All light fittings must be low energy fittings to accept only low energy light bulbs.
 (2) External lights to have maximum lamp capacity of 150 watts per fitting and be fitted with controls which automatically switch off when (i) there is enough daylight; (ii) when light is not required.
L6 White Goods
 All major electrical appliances supplied must be Energy Saving Recommended.
- M ACCESS FOR DISABLED PEOPLE**
 (1) All sockets are to be provided at above AOD level to avoid issue re flooding and all light switches max 1200mm above floor level.
 (2) Level threshold provided to entrance door position.
- P ELECTRICAL SAFETY**
 (1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
 An electrical installation certificate issued under a Competent Person Scheme
 An electrical installation certificate signed by a person competent to do so.
- Q SECURITY**
 (1) All external door sets must be designed to prevent unauthorised access and meet the security requirements of BS PAS 24:2012.
 (2) All external access doors must be fitted with a multi-point locking system meeting the requirements of PAS 3621, 8621 or 10621; or a mortice lock conforming to BS 3621, 8621 or 10621. The distance between the locking points of the mortice lock and surface mounted rim lock should be between 400 - 600mm.
 (3) All door rails and stiles should be min 44mm (32 after rebating). Any panel must be min 15mm thick fixed via beading - mechanically fixed and glued. The smallest dimension of any panel must not exceed 250mm.
 (4) Main entrance door with glazed aperture to allow external view of callers. Glazing to this panel to be double or triple glazed and fitted with one pane of class P1A glass.
- R ELECTRONIC COMMUNICATIONS**
R1 In-building physical infrastructure
 Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in Administration Office.
- S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES**
S1 Electric vehicle charge points and e-bike charging points to be provided as indicated

- L1 Floors to COMMUNITY HUB**
 120mm Kingspan Kooltherm K103 to the COMMUNITY HUB (277 m2 floor area and exposed perimeter of 72m). U Value achieved - 0.11 W/m2K.
L2 Walls to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L3 Roof to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L4 Windows and Doors
 (1) All windows and glazed doors to be double glazed timber doors to achieve U Value of 0.74 W/m2K
 (2) Solid doors to achieve U Value of 1.0 W/m2K.
L5 Lighting
 (1) All light fittings must be low energy fittings to accept only low energy light bulbs.
 (2) External lights to have maximum lamp capacity of 150 watts per fitting and be fitted with controls which automatically switch off when (i) there is enough daylight; (ii) when light is not required.
L6 White Goods
 All major electrical appliances supplied must be Energy Saving Recommended.
- M ACCESS FOR DISABLED PEOPLE**
 (1) All sockets are to be provided at above AOD level to avoid issue re flooding and all light switches max 1200mm above floor level.
 (2) Level threshold provided to entrance door position.
- P ELECTRICAL SAFETY**
 (1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
 An electrical installation certificate issued under a Competent Person Scheme
 An electrical installation certificate signed by a person competent to do so.
- Q SECURITY**
 (1) All external door sets must be designed to prevent unauthorised access and meet the security requirements of BS PAS 24:2012.
 (2) All external access doors must be fitted with a multi-point locking system meeting the requirements of PAS 3621, 8621 or 10621; or a mortice lock conforming to BS 3621, 8621 or 10621. The distance between the locking points of the mortice lock and surface mounted rim lock should be between 400 - 600mm.
 (3) All door rails and stiles should be min 44mm (32 after rebating). Any panel must be min 15mm thick fixed via beading - mechanically fixed and glued. The smallest dimension of any panel must not exceed 250mm.
 (4) Main entrance door with glazed aperture to allow external view of callers. Glazing to this panel to be double or triple glazed and fitted with one pane of class P1A glass.
- R ELECTRONIC COMMUNICATIONS**
R1 In-building physical infrastructure
 Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in Administration Office.
- S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES**
S1 Electric vehicle charge points and e-bike charging points to be provided as indicated

- L1 Floors to COMMUNITY HUB**
 120mm Kingspan Kooltherm K103 to the COMMUNITY HUB (277 m2 floor area and exposed perimeter of 72m). U Value achieved - 0.11 W/m2K.
L2 Walls to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L3 Roof to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L4 Windows and Doors
 (1) All windows and glazed doors to be double glazed timber doors to achieve U Value of 0.74 W/m2K
 (2) Solid doors to achieve U Value of 1.0 W/m2K.
L5 Lighting
 (1) All light fittings must be low energy fittings to accept only low energy light bulbs.
 (2) External lights to have maximum lamp capacity of 150 watts per fitting and be fitted with controls which automatically switch off when (i) there is enough daylight; (ii) when light is not required.
L6 White Goods
 All major electrical appliances supplied must be Energy Saving Recommended.
- M ACCESS FOR DISABLED PEOPLE**
 (1) All sockets are to be provided at above AOD level to avoid issue re flooding and all light switches max 1200mm above floor level.
 (2) Level threshold provided to entrance door position.
- P ELECTRICAL SAFETY**
 (1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
 An electrical installation certificate issued under a Competent Person Scheme
 An electrical installation certificate signed by a person competent to do so.
- Q SECURITY**
 (1) All external door sets must be designed to prevent unauthorised access and meet the security requirements of BS PAS 24:2012.
 (2) All external access doors must be fitted with a multi-point locking system meeting the requirements of PAS 3621, 8621 or 10621; or a mortice lock conforming to BS 3621, 8621 or 10621. The distance between the locking points of the mortice lock and surface mounted rim lock should be between 400 - 600mm.
 (3) All door rails and stiles should be min 44mm (32 after rebating). Any panel must be min 15mm thick fixed via beading - mechanically fixed and glued. The smallest dimension of any panel must not exceed 250mm.
 (4) Main entrance door with glazed aperture to allow external view of callers. Glazing to this panel to be double or triple glazed and fitted with one pane of class P1A glass.
- R ELECTRONIC COMMUNICATIONS**
R1 In-building physical infrastructure
 Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in Administration Office.
- S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES**
S1 Electric vehicle charge points and e-bike charging points to be provided as indicated

- L1 Floors to COMMUNITY HUB**
 120mm Kingspan Kooltherm K103 to the COMMUNITY HUB (277 m2 floor area and exposed perimeter of 72m). U Value achieved - 0.11 W/m2K.
L2 Walls to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L3 Roof to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L4 Windows and Doors
 (1) All windows and glazed doors to be double glazed timber doors to achieve U Value of 0.74 W/m2K
 (2) Solid doors to achieve U Value of 1.0 W/m2K.
L5 Lighting
 (1) All light fittings must be low energy fittings to accept only low energy light bulbs.
 (2) External lights to have maximum lamp capacity of 150 watts per fitting and be fitted with controls which automatically switch off when (i) there is enough daylight; (ii) when light is not required.
L6 White Goods
 All major electrical appliances supplied must be Energy Saving Recommended.
- M ACCESS FOR DISABLED PEOPLE**
 (1) All sockets are to be provided at above AOD level to avoid issue re flooding and all light switches max 1200mm above floor level.
 (2) Level threshold provided to entrance door position.
- P ELECTRICAL SAFETY**
 (1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
 An electrical installation certificate issued under a Competent Person Scheme
 An electrical installation certificate signed by a person competent to do so.
- Q SECURITY**
 (1) All external door sets must be designed to prevent unauthorised access and meet the security requirements of BS PAS 24:2012.
 (2) All external access doors must be fitted with a multi-point locking system meeting the requirements of PAS 3621, 8621 or 10621; or a mortice lock conforming to BS 3621, 8621 or 10621. The distance between the locking points of the mortice lock and surface mounted rim lock should be between 400 - 600mm.
 (3) All door rails and stiles should be min 44mm (32 after rebating). Any panel must be min 15mm thick fixed via beading - mechanically fixed and glued. The smallest dimension of any panel must not exceed 250mm.
 (4) Main entrance door with glazed aperture to allow external view of callers. Glazing to this panel to be double or triple glazed and fitted with one pane of class P1A glass.
- R ELECTRONIC COMMUNICATIONS**
R1 In-building physical infrastructure
 Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in Administration Office.
- S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES**
S1 Electric vehicle charge points and e-bike charging points to be provided as indicated

- L1 Floors to COMMUNITY HUB**
 120mm Kingspan Kooltherm K103 to the COMMUNITY HUB (277 m2 floor area and exposed perimeter of 72m). U Value achieved - 0.11 W/m2K.
L2 Walls to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L3 Roof to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L4 Windows and Doors
 (1) All windows and glazed doors to be double glazed timber doors to achieve U Value of 0.74 W/m2K
 (2) Solid doors to achieve U Value of 1.0 W/m2K.
L5 Lighting
 (1) All light fittings must be low energy fittings to accept only low energy light bulbs.
 (2) External lights to have maximum lamp capacity of 150 watts per fitting and be fitted with controls which automatically switch off when (i) there is enough daylight; (ii) when light is not required.
L6 White Goods
 All major electrical appliances supplied must be Energy Saving Recommended.
- M ACCESS FOR DISABLED PEOPLE**
 (1) All sockets are to be provided at above AOD level to avoid issue re flooding and all light switches max 1200mm above floor level.
 (2) Level threshold provided to entrance door position.
- P ELECTRICAL SAFETY**
 (1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
 An electrical installation certificate issued under a Competent Person Scheme
 An electrical installation certificate signed by a person competent to do so.
- Q SECURITY**
 (1) All external door sets must be designed to prevent unauthorised access and meet the security requirements of BS PAS 24:2012.
 (2) All external access doors must be fitted with a multi-point locking system meeting the requirements of PAS 3621, 8621 or 10621; or a mortice lock conforming to BS 3621, 8621 or 10621. The distance between the locking points of the mortice lock and surface mounted rim lock should be between 400 - 600mm.
 (3) All door rails and stiles should be min 44mm (32 after rebating). Any panel must be min 15mm thick fixed via beading - mechanically fixed and glued. The smallest dimension of any panel must not exceed 250mm.
 (4) Main entrance door with glazed aperture to allow external view of callers. Glazing to this panel to be double or triple glazed and fitted with one pane of class P1A glass.
- R ELECTRONIC COMMUNICATIONS**
R1 In-building physical infrastructure
 Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in Administration Office.
- S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES**
S1 Electric vehicle charge points and e-bike charging points to be provided as indicated

- L1 Floors to COMMUNITY HUB**
 120mm Kingspan Kooltherm K103 to the COMMUNITY HUB (277 m2 floor area and exposed perimeter of 72m). U Value achieved - 0.11 W/m2K.
L2 Walls to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L3 Roof to COMMUNITY HUB
 140mm Thermafleece cosywool slab in 140mm stud and 100mm Thermafleece cosy wool slab in 100mm stud (240mm in total), finished with 25mm Wood wool board and 24mm acoustic lining
L4 Windows and Doors
 (1) All windows and glazed doors to be double glazed timber doors to achieve U Value of 0.74 W/m2K
 (2) Solid doors to achieve U Value of 1.0 W/m2K.
L5 Lighting
 (1) All light fittings must be low energy fittings to accept only low energy light bulbs.
 (2) External lights to have maximum lamp capacity of 150 watts per fitting and be fitted with controls which automatically switch off when (i) there is enough daylight; (ii) when light is not required.
L6 White Goods
 All major electrical appliances supplied must be Energy Saving Recommended.
- M ACCESS FOR DISABLED PEOPLE**
 (1) All sockets are to be provided at above AOD level to avoid issue re flooding and all light switches max 1200mm above floor level.
 (2) Level threshold provided to entrance door position.
- P ELECTRICAL SAFETY**
 (1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
 An electrical installation certificate issued under a Competent Person Scheme
 An electrical installation certificate signed by a person competent to do so.
- Q SECURITY**
 (1) All external door sets must be designed to prevent unauthorised access and meet the security requirements of BS PAS 24:2012.
 (2) All external access doors must be fitted with a multi-point locking system meeting the requirements of PAS 3621, 8621 or 10621; or a mortice lock conforming to BS 3621, 8621 or 10621. The distance between the locking points of the mortice lock and surface mounted rim lock should be between 400 - 600mm.
 (3) All door rails and stiles should be min 44mm (32 after rebating). Any panel must be min 15mm thick fixed via beading - mechanically fixed and glued. The smallest dimension of any panel must not exceed 250mm.
 (4) Main entrance door with glazed aperture to allow external view of callers. Glazing to this panel to be double or triple glazed and fitted with one pane of class P1A glass.
- R ELECTRONIC COMMUNICATIONS**
R1 In-building physical infrastructure
 Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in Administration Office.
- S INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES**
S1 Electric vehicle charge points and e-bike charging points to be provided as indicated

DUE DILIGENCE NOTES:
 SE'S TO ORGANISE ALL TEMPORARY WORKS DETAILS
 REFER TO SE'S DETAILS FOR FULL FOUNDATION, CONCRETE SLAB, MOVEMENT JOINTS, FLOOR JOISTS AND ALL STEELWORK DETAIL AND INFORMATION
 REFER TO SE'S DRAINAGE DESIGN FOR ALL FOUL AND SURFACE WATER DRAINAGE DETAIL
 REFER TO M&E DETAILS FOR FULL BUILDING PERFORMANCE SPECIFICATION
 FULL AIR TIGHTNESS DETAIL TO BE INSTALLED AND MAINTAINED THROUGHOUT BUILD

0m 1m 2m 3m 4m 5m 10m
 1 : 100

Original Drawn By: EW Date: AUGUST 2025

ERICA WRIGHT
 chartered architect
 mobile / 07974 202643
 email / mail@ericawright.co.uk

Client: The Duchy of Lancaster
 Contract: Old Garage Site, Dunsop Bridge.
 Drawing title: PROPOSED LANDSCAPE PLAN 1 of 2 (Working Drawing)
 Scale: 1:100 Job No. HB106 Drg No. WD23 C

PROPOSED SITE PLAN FOR CONSTRUCTION