London Borough of Camden

John Sisk and Son Ltd

Maiden Lane
Green roof management plan
6 October 2015

PRP Landscape

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KEY:

Planning application boundary

ROOF:

Green Roof - refer to NBS Specification Q37

Brown Roof - refer to NBS Specification Q37

Rock & Stones (11No.)-
Varying size from 100mm to 400mm in diameter to be placed in circles and spirals ranging from 1m wide upwards

PP

Perching post to attract birds (9 No.)-

Horizontal metal poles (approx. 30mm diameter) to be attached to each wall, minimum 2m high

Rope coils to diverse hibernacula (13No.)-
Natural fibres such as Manila rope, coiled in a spiral shape to loosely cover an area of 1m² to ensure suitable gaps are created for invertebrates. Pegs are to be used to harness and secure the rope to the roof

S

Invertebrate Sandy Piles (12 No.)-
Gravel and sand from a nearby area. The pile to be compacted to form a sand castle effect, with sides angled to 30° and cover an area of approx. 1m². Some of the piles to be covered with stones of approx. 10-15cm in size loosely placed over the mound ensuring gaps are available for burrowing invertebrates, the south facing slopes will still remain relatively bare

1.0 Introduction

Green roofs will be installed to all buildings in the Maiden Lane scheme except Block A, the high rise tower in the south east corner of the site. The purpose of the roofs is to create new habitats, increase biodiversity on the site and to compensate for green space lost through the development.

Two types of green roof will be installed:

- Bio diverse roof- low fertility substrate planted with wildflower seed and plugs
- Green roof – low fertility substrate planted with a pre grown wildflower blanket

The maintenance of the roof will be the responsibility of the Contractor for the first 12 months and they will be required to address failures and defects before handover to London Borough of Camden. After handover the roofs will be maintained by London Borough of Camden building services team or their chosen specialist sub-contractor.

This document sets out the management regime for the roofs for the first five years after handover and has been prepared by PRP Landscape on behalf of Sisk and London Borough of Camden.

2.0 Extent of green roofs

The extent of the roofs is shown on the plan opposite. The bio diverse roofs include log piles, stones and rope coils to attract invertebrates. Bird perches are also included to attract birds.

3.0 Specification of green roofs

The roof specification including plant mixes and roof substrate details is included in the Appendix. Note that Eco Green Roofs products will be used instead of Sky Garden products. Eco Green Roofs will match Sky Garden products and meet the specification included in the appendix.

4.0 Access to green roofs

Access points to each roof have been integrated with the building design. All roofs have safety systems for operatives who need to work on the roofs.

5.0 Management regime

5.1 Management objectives

-To have consistent, vigorous and healthy plant cover to the green roof areas free from litter, debris, weeds, self seeded trees and shrubs.
-to maintain the planned mix of plants across the green roofs to attract birds and invertebrates
-to maintain features for invertebarte habitats.
-to maintain the roof construction, waterproofing and drainage.

5.2 The Contractor shall be a specialist in green roof maintenance and management with proven experience in successfully maintaining similar roofs.

5.3 Management operations

A minimum of four maintenance visits should be undertaken each year. One maintenance visit should be undertaken during winter and the others between March and October.
The following operations should be completed as part of each visit:

1. Inspection of vegetated roofscape to check whether plants are thriving or failing. A record should be made of failing plants so that replacement planting can be planned during suitable weather.
2. Removal of undesirable plant species- self-seeded weeds, small trees and shrubs such as Sycamore and Buddleia should be removed by hand. The plant roots should be fully removed from the growing substrate and disposed off site.
3. Remove leaf litter.
4. Remove dead vegetation by strimming and then collection and removal of the arisings.
5. Correction of any localised plant system problems- if plants are failing or if the growing medium has been disturbed this should be addressed and corrected.
6. Replacement of any failed plants not exceeding 5% of total plants installed. Plant success or failure should be monitored throughout the year and if more than 5% planting requires replacement it should be undertaken during suitable conditions between October and March using new planting plugs, seed or pre grown blanket to match the original specification.
7. Reduction in plant layer height- if planting exceeds 300mm high it should be reduced in height to 100mm.
8. Checks on waterways and gutters-any blockages or debris in gutters or gullies should be cleared and removed off site. The gullies and gutters should be washed out to make sure they are free flowing.
9. Re-forming of pebble margins and fire breaks- planting should be cleared from the pebble margins and fire break areas to ensure they are effective.
10. Replenishment of any areas of settled substrate/growing medium.-growing medium that has settled or spread should be replaced with new medium to match the original specification.
11. Watering is not anticipated to be required but planting should be monitored during long periods of dry weather particularly during the first year after handover to check if watering is needed.

Other requirements:

- All arisings and debris from roof maintenance works should be taken off site and disposed to a tip or recycling facility
- No products containing peat should be used
- Pesticides should not be used
- Fertiliser is not anticipated to be required. If fertiliser is required to support and maintain plant growth, a slow release fertiliser should be used.

5.4 Maintenance and management schedule

The schedule below indicates timing of maintenance operations:

	Check plant health	Hand weed	check and clear gullies and drainage channels	reduce height of plants	re form pebble margins and fire breaks	replenish growing medium	Planting replacement	Remove leaf litter.	reform log piles and sand mounds
Jan		•	•		•		•	•	
Feb									
March	•	•	•		•			•	•
April									
May									
June	•	•	•	•	•				
July									
August									
Sep									
Oct	•	•	•	•	•		•	•	•
Nov									
Dec									

Appendix A
Construction Stage Specification for Green Roof Construction and Planting

Q37 Green roofs

To be read with Preliminaries/General conditions

GENERAL

104 LIVING ROOFS
The extent of Green and Brown roofs is shown on the PRP Landscape drawing (AA1692C/3.1/202 Rev A) and their inclusion in the scheme is a planning requirement and a requirement to meet Code for Sustainable Homes target credits for the project. This specification describes two types of living roof:

Type R02 - Brown Roof: soil less substrate seeded and plug planted with a mix of perennials and wildflowers
Type R01 - Green Roof: mixed substrate planted with a -pre planted wildflower blanket.

106 PERFORMANCE OF LIVING ROOFS
Growth and development: Healthy, vigorous sward of perennials and wildlfowers, free from the visible effects of pests, weeds and disease.
Appearance: A continuous cover of even density.

108 CLIMATIC CONDITIONS
General: Carry out the work while soil and weather conditions are suitable.
Notify the main contractor if there are any special requirements for planting times which conflict with the main contractor's programme.

109 WATERING
Quantity: Wet full depth of growing substrate.
Allow for temporary irrigation system as per clause 805
Application: Even and without displacing seed, seedlings or soil.
Frequency: As necessary to ensure the establishment and continued thriving of all planting

109A WATER RESTRICTIONS
Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out living roof planting until instructed. If planting has been carried out, obtain instructions on watering.

111 CONTRACTOR
The living roofs should be prepared, planted and maintained by a competent contratcor experienced in the planting and establishment of living roofs and with a proven track record.

116 NOTICE
Give notice before:
- Setting out.
- Applying herbicide.
- Applying fertilizer.
- Preparing seed bed.
- Seeding or laying wildlfower blanket.
- Visiting site during maintenance period.
  Period of notice: 5 working days.

130 EXTENSIVE GREEN ROOF TYPE R02 - BROWN/BIODIVERSE

- Roof type: For PRP Roof Details see 6-1-5200 series drawings, and for roof build-up assembly drawings see 6-1-4015 series, in addition to NBS specification J31 and Q37.
  - Substrate: In situ concrete slab minimum 250 mm thick.
  - Slope: N/A.
- Waterproofing: Liquid applied coating as section J31.
- Thermal insulation: Inverted roof insulation as section J31.
- Protection: not required.
- Moisture control layers: as clause 350.
- Growing medium: soilless substrate as per clause 390.
  - Depth: as clause 393.
- Vegetation: as clause 396.
- Accessories: filter fleece as clause 360
  Edge retaining profile as clause 820A.

131 EXTENSIVE GREEN ROOF TYPE R01 - GREEN

- Roof type: For PRP Roof Details see 6-1-5200 series drawings, and for roof build-up assembly drawings see 6-1-4015 series, in addition to NBS specification J31 and Q37.
  - Substrate: In situ concrete slab minimum 250 mm thick.
  - Slope: N/A.
- Waterproofing: Liquid applied coating as section J31.
- Thermal insulation: Inverted roof insulation as section J31.
- Protection: not required.
- Moisture control layers: as clause 351.
- Growing medium: crushed brick, topsoil and compost as per clause 390.
  - Depth: as clause 390.
- Vegetation: as clause 400A.
- Accessories: filter fleece as clause 360
  Edge retaining profile as clause 420
  intermediate restraints as clause 820A
  Border as clause 420.

PERFORMANCE

210 GENERAL DESIGN

- Green roof and associated features: Complete the detailed design.
- Proposals: Submit drawings, technical information, calculations and manufacturers' literature.
- Performance criteria: as per design requirements .

255 MAXIMUM PERMITTED GREEN ROOF LOADS

- Dead loads:
  - Green roof layers: 200kg/m2.
- Imposed loads:
  - Activity: Submit proposals.
  - Vegetation: Submit proposals.
  - Allowance for additional loads during construction: Submit proposals.
- Service loads: Submit proposals.
- Requirement: Restrict site activities to ensure that design loads are not exceeded, or submit proposals for temporary supports.

PRODUCTS

350 DRAINAGE LAYER to Extensive roofs Type R02

- Manufacturer: Sky Garden Ltd, Unit 4 Beta,Orchard Ind Estate, Toddington, Gloucs, tel 01242 620 905 .
  - Product reference: SKG-DD20 .
- Material: Recycled HDPE .
  - Depth: 20mm .
- Infill: Shingle over 80-120mm .

351 DRAINAGE LAYER to Extensive roofs Type R01

- Manufacturer: Sky Garden Ltd, Unit 4 Beta,Orchard Ind Estate, Toddington, Gloucs, tel 01242 620 905 .
  - Product reference: ABG-20 .
- Material: Recycled PE with integrated fleeces .
  - Depth: 22mm .
- Infill: Shingle over 100mm .

360 FILTER MEMBRANE TO Extensive roof Type R02

- Manufacturer: Sky Garden Ltd .
  - Product reference: SG-FF150 .
- Material: non woven geotextile .
  - Mass: 150g/sqm
  Thickness:1mm .

361 FILTER MEMBRANE TO Extensive roof type R01

- Manufacturer: Sky Garden Ltd .
  - Product reference: SG-FF .
- Material: non woven geotextile .
  - Mass: 150g/sqm
  Thickness:1mm .

390 EXTENSIVE GROWING MEDIUM FOR ROOF TYPES R01 AND R02

- Manufacturer: Sky Garden Ltd, Unit 4 Beta, Orchard Industrial Estate, Toddington, Gloucestershire, 01242 620 905 .
  - Product reference: SG-BD.
- Material: Virgin recycled crushed brick 50-5mm, topsoil and organic compost.
- Ameliorant/ conditioner: 2-5 mm horticultural grit and Coarse washed river sand with neutral pH.
  - Coverage: 1:10 ameliorant:soil mix.
- Declaration of analysis: Submit.
  - Parameters: To BS 3882, annex E.

393 GROWING MEDIUM PROFILE FOR ROOF TYPE R02
Spread growing medium to create variations in depth and habitats for insects and invertebrates.
Depth to vary between 80mm and 150mm.

396 VEGETATION FOR ROOF TYPE R02

Manufacturer: Sky Garden Ltd, Unit 4 Beta, Orchard Industrial Estate, Toddington, Gloucestershire, 01242 620 905

Product reference: SKG-BFB wildlflower grass seed mix suppplemented with wildflower plugs (see clause 400A for list of species)

Species for wildflower plugs: Plant species from the SKG-BFB mix. The contractor shall select slower growing species for plug planting.

Sowing rate: wildflower 3g/m2 or as per supplier's recommendations if different.

Sowing rate plugs: 16/m2

400A VEGETATION BLANKET FOR ROOF TYPE R01

- Manufacturer: Sky Garden Ltd, Unit 4 Beta, Orchard Industrial Estate, Toddington, Gloucestershire, 01242 620 905 .
  - Product reference: SG-BF wildlfower blanket .
- Planting mix:
  Agrimony 4%
  Birds foot trefoil 3%
  Bladder campion 5%
  Crested dogstail 5%
  Common Quaking grass 2.5%
  Common sorrel 2%
  Common toadflax 1%
  Cowslip 1%
  Hoary plantain 3%
  Kidney vetch 4%
  Ladys bedstraw 6%
  Oxeye daisy 2%
  Perforare St Johns Wort 1%
  Red Clover 1.55
  Rough Hawkbit 2%
  Slad Burnett 6%
  Self heal 6%
  Small Scabious 1%
  Sweet vernal grass 2.5%
  Vipers bugloss 2%
  Wild marjoram 4%
  Thyme 0.5%
  Yarrow 2%
  Common poppy 1.5%
  clustered bell flower 1%
  Harebell 1%
  Red fescue 2.5%
  Brown top bent 2%
  Lesser knapweed 4%
  3% Black medic 3%
  Red campion 2%
  Betony 2%
  catsear 1%
  Yellow rattle 2%
  Field scabious 4%
  Meadow buttercup 3%
  cornflower 2%
  Corn Marigold 2%
  .
  - Thickness: To manufacturers details .
- Vegetation coverage (minimum): 85%.

420 EDGE RETAINING PROFILE TO ALL GREEN ROOF AREAS

- Manufacturer: Sky Garden Ltd, Unit 4 Beta, Orchard Industrial Estate, Toddington, Gloucestershire, 01242 620 905 .
  - Product reference: Aluminium edge .
- Material: Aluminium 2/0.9mm .
- Height: to suit roof profile and planting .

440A VEGETATION BARRIER TO ROOF PERIMETERS

- Material: 20-40 mm round washed pebbles, Riverstone pebbles by Skygarden Ltd or approved equivalent .
- Depth: 50 mm .
- Width: 300 mm .

455 ROPE COILS ROOF TYPE R02

Rope type: Manila natural fibre rope or similar
SIze: lay coils of rope in a spiral from 1m diamter down to 200mm diameter
Rope Diameter: 60mm
Quantity: 13 nr Rope coils
Fixings: rope to be laid in a coil on the roof substrate and fixed down into substrate using galvanised steel pegs.

457 ROCK SPIRALS ROOF TYPE R02

Rock type: natural, Caledonian cobbles or approved equivalent
Size: 100-400mm diameter
Supplier: CED Stone or approved equivalent. CED Stone, 728 London Road West Thurrock Grays Essex RM20 3LU.
T: 01708 867 237
Lay rocks in a single line to form a spiral from 1m -5m diameter
Quantity: 11

458 BIRD PERCHES

459 SANDY PILES ROOF TYPE A

Sand Type: Washed sharp sand
Sand source: Provide details
Create mounds of sand approx 1m2 in area and height of 400-500mm . The sides of mound are to be at approximately 30 degree angles. The broadest part of each mound should face south. Cover the mounds with clean, washed rocks 10-15cm diameter using Caledonian cobbles as per clause 457.
Quantity of sandy piles: 12

EXECUTION

710 INSTALLATION GENERALLY

- Preparation: Clear all surfaces of debris.
  - Timing: After certification of waterproof membrane integrity.
  - Surface condition: Visually inspect waterproof membrane, report any damage.
- Faults in waterproof membrane: Report.
- Contamination: Do not use materials detrimental to healthy plant growth.
- Storage: Do not overload.
  - Point loads: Avoid.
- Outlets: Do not block.
  - Outlet grilles: Installed.

720 ADVERSE WEATHER

- Unfinished work: Secure from damage and wind uplift.
- Conditions: Do not install or work with frozen materials.

740 ROOT BARRIER INSTALLATION

- Joints: Minimize.
  - Overlaps (minimum): 150 mm .
- Upstands: Extend to top of growing medium.

770 DRAINAGE LAYER INSTALLATION

- Extent: Continuous over entire roof area.
- Fitting: loose laid .
- Upstands: Fit closely around penetrations and outlets.

780 FILTER MEMBRANE INSTALLATION

- Joints: Minimize.
  - Overlaps (minimum): 100 mm .
- Fitting: Loose laid .
- Upstands: Extend to top of growing medium.

790A GROWING MEDIUM INSTALLATION ROOF TYPE RO2

- Handling: Minimize.
  - Conditions: Handle in the driest condition possible. Do not handle or install when wet or frozen.
- Layers:
  - Depth (maximum): spread to create mounds and troughs. Depth varies between 80mm and 150mm .
  - Sequence: Gently firm each layer before spreading the next.

791 GROWING MEDIUM INSTALLATION ROOF TYPE R01

- Handling: Minimize.
  - Conditions: Handle in the driest condition possible. Do not handle or install when wet or frozen.
- Layers:
  - Depth (maximum): 100 mm.
  - Sequence: Gently firm each layer before spreading the next.

800 VEGETATION BLANKET INSTALLATION

- Handling blankets:
  - Timing: Lay within 36 hours of lifting from growing position.
  - Excessive stacking: Not permitted.
  - Material loss (maximum): 3% of total surface area.
- Growing medium condition: Thoroughly watered.
- Laying blankets:
  - Dry, damaged, frosty or waterlogged blankets: Do not lay.
  - Orientation: Diagonal or perpendicular to slope of roof.
  - Joints: Stagger. Butt together or slightly overlap to prevent gaps. Do not stretch blankets. Secure with biodegradeable pegs.
  - Edges: Finish with whole blankets.
  - Consolidation: Firm as laying proceeds to ensure full contact with the growing medium. Do not use rollers.
- Dressing: Coarse washed river sand with neutral pH .
  - Application: Brush in to fill joints.
- Watering: Thorough, immediately after laying and dressing.

805 TEMPORARY IRRIGATION SYSTEM

A temporary irrigation system should be installed to cover all vegetated areas to prevent shrinkage and potential plant failure. The irrigation should comprise a system of drip feeds, sprinkler heads and moisture sensors on battery timers. For further details contact Sky Garden.

820 EDGE RETAINING PROFILE INSTALLATION

- Cutting: Neat, accurate and without spalling.
  - Junctions: vertical, secured using proprietary connectors.
- Position: True to line and level. Smooth continuous lines.
- Fixing: Manufacturer's standard .

825 LAYING BORDER

Condition of substrate: Clean
Gravel guards: fit to outlets
Laying: 300mm borders around perimeters and outlets- spread evenly, do not pile to excessive heights
Depth: 50mm
Previously laid materials: protect while spreading pebble border.

827 INTERMEDIATE RESTRAINTS INSTALLATION

COMPLETION

910 INSPECTION

- Timing: Before handover.
  - Give notice (minimum): 3 days.

920 COMPLETION

- General: Leave the works in a clean, tidy condition.
- Surfaces: Clean immediately before handover.
- Outlets: Clean and clear of obstructions.
- Completed green roof: Protect from adjacent or high level working.

930 DOCUMENTATION

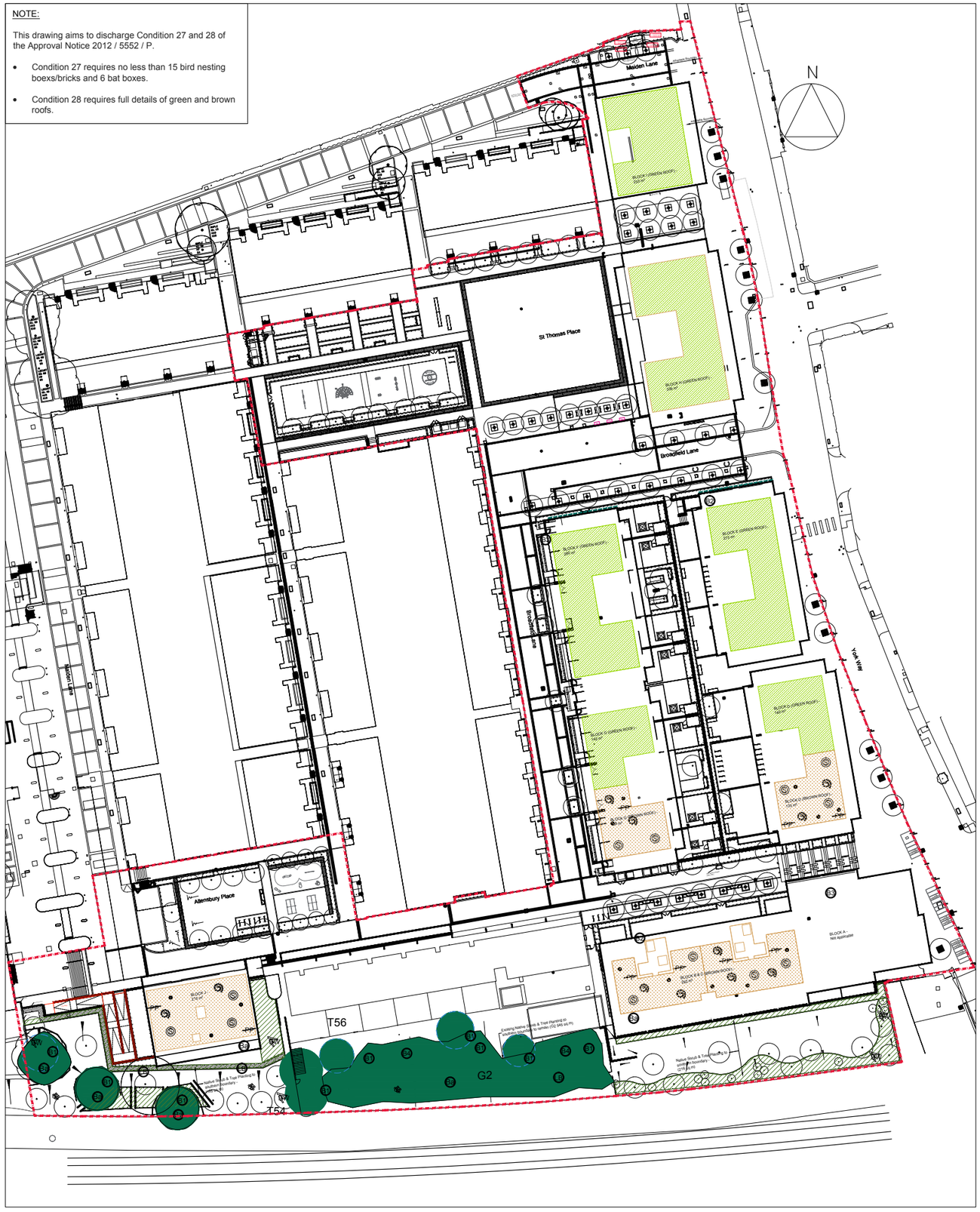
- Timing: Submit at handover.
- Contents:
  - Growing medium declaration of analysis.
  - Manufacturers' guarantees and warranties.
  - Procedures for maintenance of the green roof.
  - Record drawings showing the location of planting and associated features.
- Number of copies: 3 .

Appendix B
Construction stage roof drawings

NOTE:

This drawing aims to discharge Condition 27 and 28 of the Approval Notice 2012 / 5552 / P.

- Condition 27 requires no less than 15 bird nesting boexs/bricks and 6 bat boxes.
- Condition 28 requires full details of green and brown roofs.



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Gravel and sand from a nearby area. The pile to be compacted to form a sand castle effect, with sides angled to 30° and cover an area of approx. 1m². Some of the piles to be covered with stones of approx. 10-15cm in size loosely placed over the mound ensuring gaps are available for burrowing invertebrates, the south facing slopes will still remain relatively bare

Southern boundary planting- native planting and native wildflower meadow mixture

Trees to be retained (as per Arborcultural Report - DRAFT)

Living wall system to north of Block E and F
Greenwall: Greenguide F2, Jakob INOX Line Green Solutions, Green Wall Systems, 6000mm height.
Climber: *Hedera helix, Parthenocissus quinquefolia, Lonicera japonica, and Clematis montana var. ruben.* 1500-2000mm high, 10L, tied to tension ropes.

15 No. Bird boxes to buildings-

B1

8 No. Garden Bird boxes, 2-3m high, facing away from south
Apex classic nest box or similar agreed

B2

2 No. Open Fronted Nest Boxes, 5m above ground
Apex open front nest box or similar agreed

B3

2No. Swift Boxes, on high rise building, north facing.
Schwegler Swift Box No. 16 or similar agreed

B4

2No. Sparrow Terraces, 2-3m high,
RSPB nest box terrace or similar agreed

Ba

6 No. bat box to existing mature tree-indicative locations-
Schwegler Brick Box Type 27 or similar agreed

Stag beetle loggery and artificial breeding box-
'German' model of loggery design, consisting of large logs (10-50cm diameter) of deciduous native hardwood with bark still attached sunk 600mm into the ground in partially shaded areas. An artificial breeding box (490x215x215mm, 20mm thick) filled with fine woodchips, sunk 450mm into the ground with open end standing c70mm above soil level.

LB

Lacewing box in sunny position on tree trunks or garden shed
RSPB Ladybird and lacewing box (130x120x30mm)

DW

Dead wood piles for invertebrate habitat at ground level in communal planting beds

notes

- The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works.
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- Do not scale drawing. Figured dimensions to be worked to in all cases.

CDM Regulations 2007

ALL current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environmental Assessment Record.

Green/Brown roof area		
	Green Roof	Brown Roof
Block B/C	N/A	292m²
Block D	140m²	133m²
Block E	273m²	N/A
Block F	280m²	N/A
Block G	142m²	138m²
Block H	339m²	N/A
Block I	233m²	N/A
Block J	N/A	215m²
Total	1407m²	778m²

ECO 2

Key Recommendations

1. Raised bed planters to include the a variety of herb and flower species.
2. Southern boundary enhancement planting to include native trees, shrub and wildflower species in addition to more ornamental species.
3. Green roof to include a balanced community of wildflowers, herbs and grasses of known wildlife value. (26 No. recommended species)
4. Brown roof to include mounded substrate/ growing medium, wildflower seeds and biodiversity features such as dead wood. (25 No. recommended species)
5. Roof enhancement features to include invertebrate Sandy Piles, rope coild, rocks & stones and bird perches.
6. Bird boxes to include a number of different types of 'boxes'.
7. Bat bricks to be included at the site.
8. Stag beetle logger to be included at the site.
9. Living wall to be included on some of the proposed building. (recommended species: Ivy, Virginia Creeper and other flowering species that provide nectar for invertebrates).
10. Horticulcultural good practice to include annual maitenance for living wall and planters and site protection for birds.

Additional recommendations

- Lacewing box
- Peat free compost
- Use of bark mulch in planted borders: breaks down and feeds soil
- Deadwood piles for invertebrate habitat at ground level in communal planting bed

NOTE:

All notes above to Maiden Lane, Code for Sustainable Homes: Ecological Report by Greenage (February 2013)

date	rev	revision/author/checker
23.03.15	E	Areas of green and brown roof reduced to accomodate stair cores and areas above fins. HS
14.11.14	D	GA layout updated for disabled parking bays.HS
24.10.14	C	CONSTRUCTION Issue
30.04.14	B	Planning boundary added
10.04.14	A	Roof areas amended as per Architects comments

purpose of issue
CONSTRUCTION

project
MAIDEN LANE

drawing
EXTERNAL WORKS: ECOLOGY & CfSH

drawing no AA1692C/3.1/202 rev E

drawn LW | checked PAW

scale @ A1 NTS | date FEB 2014

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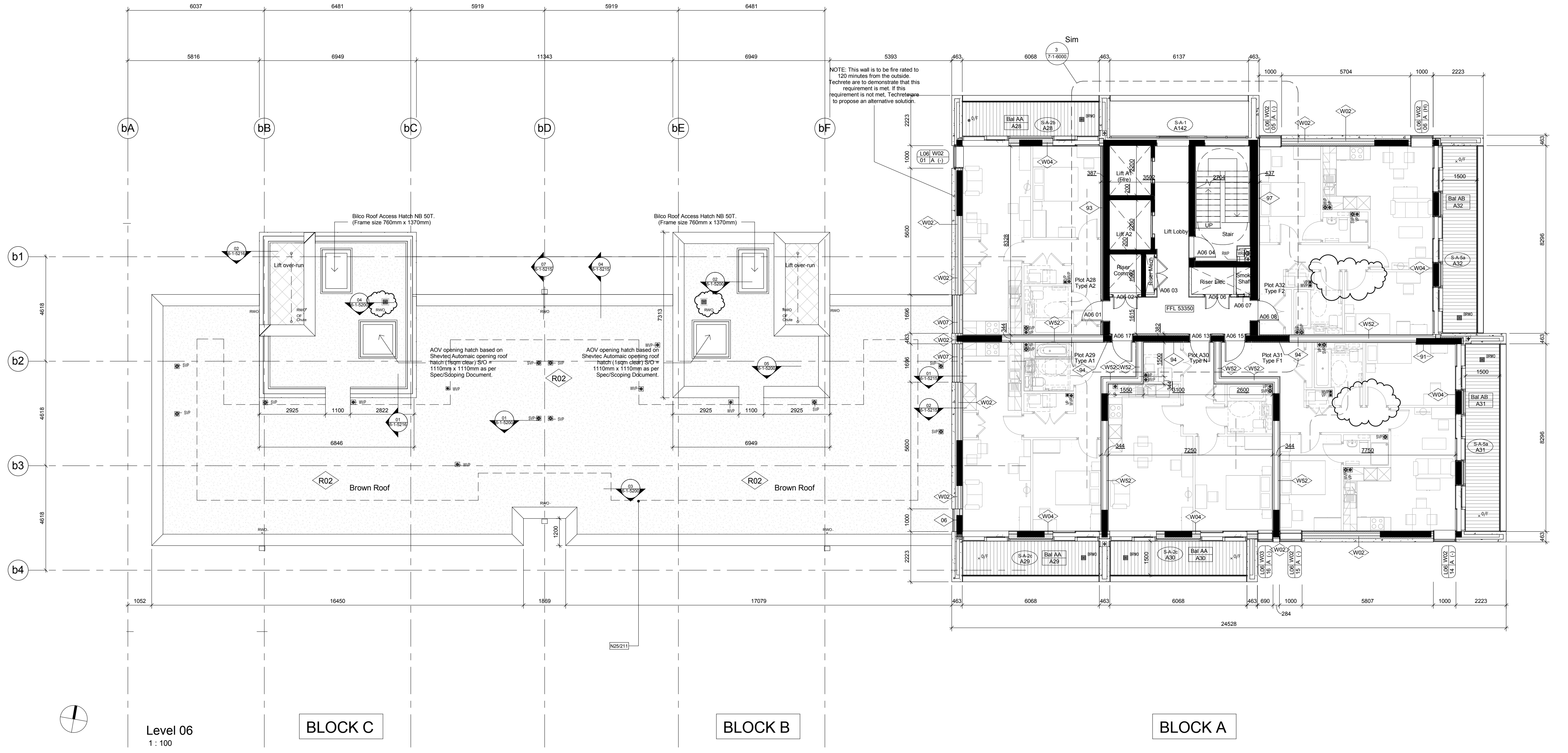


notes

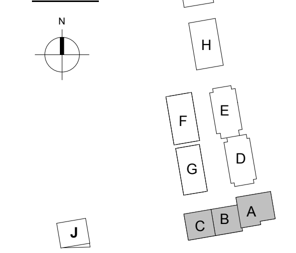
- The contractor is responsible for checking dimensions, tolerances and references.
- Any discrepency to be verified with the Architect before proceeding with the works
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- All named products (e.g. Rockwool TCB fire barrier) must be installed in accordance with the manufacturer's recommendations, relative agrement or test certificates and in accordance with the project requirements. Where a generic product or system (e.g. 50mm partial fill cavity insulation) is noted, the contractor is to ensure that their chosen product/system is similarly installed and that it is compatible with all adjacent products (e.g. DPC to lap and be sealed to DPM). All sub-contractor proposals and designs are to be submitted to the Architect for comment.
- Do not scale drawing. Figured dimensions to be worked to in all cases

CDM Regulations 2007

ALL current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

CDM 2007

Block Plan



CODE FOR SUSTAINABLE HOMES NOTES

The CfSH catagories and target credit scoring below are based on the PRP Env. CfSH Pre-assessment schedule v5. The notes below demonstrate how the PRP architectural or external works design will achieve the required credits for CfSH level 4. CfSH credits will also be claimed in other categories, but details of these will be provided by other design team consultants (M&E engineers, Structural & Civil Engineers & Environmental Consultant) and Contractor. These other categories include Ene 1, Ene 6, Ene 7, Wat 2 Mat 1, Sur 1, Sur 2, Was 2, Pol 2, Man 2, Man 3, Eco 1, Eco 3, Eco 4 & Eco 5

Credits (Target)	Cat.	Notes
		***Note: Where credits column states 'varies' below, this is due to varying credits being claimed by block/floor level/tenure. For credit scoring for these catagories, refer to PRP EN '*CfSH Pre-assessment schedule v5*' and apply the relevant guidance noted belolw, to achieve the required credit scoring.**
Varies*	Ene2	Target construction U-values are to be equal or better than: · Roofs - 0.11 W/m²K · External Walls Generally - 0.25 W/m²K (area weighted av.) . Sheltered Walls 0.25 W/m²K (int. walls between heated/unheated areas) · Floors - 0.11 W/m²K · Windows & Doors - 1.4 W/m²K · Internal Doors - 1.4 W/m²K *Note: Environmental Eng. to confirm whether credits will be achieved under Ene2, on a dwelling-by-dwelling basis.*
Varies*	Ene8	In flat blocks generally the following provision will be made: For **1 Credit:** · Studios or 1 bedroom dwellings-storage for 1 bike \ 2 dwellings · 2 and 3 bedroom dwellings-storage for 1 bike \ dwelling · 4 bedrooms and above-storage for 2 bike \ dwelling For **2 Credits:** · Studios or 1 bedroom dwellings-storage for 1 bike \ dwelling · 2 and 3 bedroom dwellings-storage for 2 bike \ dwelling · 4 bedrooms and above - storage for 4 bike \ dwelling **N.B.** internal cycles stores (with space for 2 bikes) in Blocks F&G maisonettes will achieve **1 credit.** In Blocks D-E, insufficient cycle storage is provided to achieve any credits under CfSH. All communal cycle storage (with the exception of block H - refer to PRP drawing SK 1145) will be located within 10m of the front entrance door of the building they serve, and will provide means of securing cycles and will have a minimum of 3 sides and a roof.
3 Credits	Was1	Household waste and recycling is to be deposited by residents into designated bin stores located either at ground floor or in external bin stores. Refuse containers will be as sized on PRP drawings and will have separate containers for general waste and co-mingled recyclables. the containers have been sized to accord with the requirements of BS 5906 & LA sizes. The LA will be responsible for collecting general waste and recycling on a weekly basis. All properties to have single 30 litre recycling bin fixed within kitchen cupboard.
1 Credits	Hea 1	PRP Environmental have prepared daylight calculations to confirm all plots comply with the CfSH requirements.
3 Credits	Hea 2	Airborne sound insulation values are to be at least 3dB higher and impact sound insulation values are at least 3dB lower than current Building Regulations Part E. Contractor to also provide written confirmation that in the event that the test results (carried out by a UKAS accredited testing body) do not reach these levels, that there is a commitment to carry out remedial work and re-test in order to achieve the designed levels.
1 Credits	Hea 3	Private space is provided to a minimum of 1.5m2 per bedroom. Communal space accessible to residents only is provided to a minimum of 1.0m2 per bedroom. Refer to PRP 4.1/2300 series drawings for areas provided by balconies. Refer to PRPL 3.1 series landscape drawings for areas provided by private/ communal landscaped areas. **N.B.**Generally, access to private and shared spaces is via level thresholds to comply with BS8300. Roof terraces or balconies over habitable rooms, which require a step up to allow for thermal insulation to the accommodation below, will also achieve 1 credit.
4 Credits	Hea 4	The scheme has generally been designed to comply with the **'Post July 5th 2010'** Lifetime Homes Criteria and PRP have audited the scheme to ensure compliance. Documentation of audits carried out can be provided on request.
3 Credits	Man 1	A Home User Guide will be provided for all dwellings to the required standard in varying formats covering the operational issues, the Site and the surroundings (as defined in CfSH tech. guide Nov. 2010).
2 Credits	Man 4	The Design team have consulted with the SBD officer and the detailed design and specification of systems and materials will satisfy '*Section 2 - Physical protection measures*' of the New Homes 2010 Secured by Design certification.

rev	date	revision	author/checker
E	24.09.14	Flat Types P,J2,F1,F2 revised following Savills comments. Changes clouded.	AD/RS
D	11.07.14	Blk BC roof RWO's moved to sit above stairwell. Roof re-modelled to include metal capping pieces around upstands.	AD/RS
C	19.03.14	Stage F2 - Issued for Construction. Balcony types rationalised to suit balcony details. Secondary glazing indicated.	AD/RAS
B	15.11.13	Issued For Comment.	RAS/RS

purpose of issue
CONSTRUCTION

project
Maiden Lane

drawing
GA Plan - Blocks ABC - L06

drawing no **AA1692C - 4-1-2007** rev **E**

drawn CB checked RS

scale @ A1 1 : 100 date 02-2013

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GENERAL NOTES

Refer to drawings **AA1692C/4-1-1100 series** drawings for grid & building setting out/coords.
Specification and setting out of fall restraint systems and roof access ladders is to be determined by specialist installer.
Setting out dimensions and sizing of all RC elements should be taken from structural engineer's drawings.

Refer to Drawings **AA1692C/6-1-4000 Series** drawings for Wall/ Floor/ Roof/Ceiling Components & Assemblies.
Refer to Drawings **AA1692C/10-1- (9010 to 9212)** for External glazed screen types

Refer to Drawings **AA1692C/4-1-2500 series** for External envelope setting out plans.

KEY TO DIMENSIONS

1730.3 — Dimensions to structure. All external wall dimensions are to finished face of cladding. All internal dinemsions are to face of structure unless noted otherwise. Dimentions with "g" suffix are to grid.

1730.3 — Dimensions to finished face shown underlined.

KEY TO INTERNAL DOOR REFERENCING:

Scales 1:100 and 1:200 — Door Number. → A00 01 — First Letter denotes block, next two digits level, final digits number. Refer to door schedule for details.

Scales 1:50 and smaller — Door Number. → A00 01_D00 ← Door Type; FD90 _S/SC/VP

Fire Rating. No text indicates not fire rated

Accesories
'S' - Smoke Seals
'SC' - Self Closer fitted
'VP' - Vision Panel
'LS' - Lock Shut

Doors Notes:
- For external door/window elevations refer to **AA1692C/10-1/9000 series.**
- For internal door elevations refer to **AA1692C/11-1/9500 series.**
- For door refs. within dwellings refer to large scale flat plans **AA1692C/4-1/2300-2330 series.**
- For internal door opening heights (structural) refer to Drawing No. **AA1692C/11-1/9500**

LEGEND

SVP	Soil vent pipe wtith offset abve.
SVP	Soil vent pipe.
SS	Stub stack
VP	Vent pipe
WVP	Waste vent pipe
AAV	Air admittance valve
OF	Roof Overflow
RWP	Rainwater pipe with offset over
RWP	Rainwater pipe
RWP+B	Rainwater pipe with water butt connection
BRWO	Rainwater Outlet below Balcony Decking
O/F	Rainwater overflow below balcony decking
FG	FG - Floor Gully
FFG	FFG - Future Floor Gully
MJ	Denotes location of movement joint. Vertical joints are to be 10mm wide .
DRi	Dry Riser inlet
DRo	Dry Riser outlet
WRi	Wet Riser inlet
WRo	Wet Riser outlet
X00/000	Specification reference. Refer to Specification legend and NBS Document.
X00	Room data sheet ref' (placed below room name)
MB	Electricity Meter Box

KEY TO DOOR AND WINDOW NUMBERING:

External door and window numbers ascend clockwise

External door and window numbers start at 01 at each level

KEY TO WINDOW/ EXTERNAL DOOR REFERENCING:

PLAN REF. — Lev No. / Type Block (H) — I.E. — L01 028 / W105-D A (H)

ELEVATION REF. — Lev/Type No./Block (H) — I.E. — L01 / W105-D 028 / A (H)

- For typical window, external door and external glazed screen types refer to **AA1692C/10-1/(9000-9212) series** drawings.

Note: Block/Level prefix (i.e. 'L0') is used as part of the window numbering system. window numbering begins at 001 at each floor with Block/Level prefix (i.e. 'L0') creating unique window numbers. (H) suffix in the Type indicates the item is handed

SCREEN PANEL REF.

S-BC-01 B00.1

Screen Type. Final letter indicates differing acoustic requirements

Panel Number. First letter is the Block, next two numbers are the Plot or room No., a final digit is used where a plot has multiple screens

ROOF FLOOR & WALL TYPE SYMBOLS

W00 — Wall type Reference
'W' prefix indicates complete wall build-up.
No prefix indicates a lining or separately built up elements.
Numbers indicate wall type:
01-50 External Walls
50-100 Internal Walls
150- Structural Concrete walls

F00 — Floor type reference

R00 — Roof type reference

Wall, Floor & Roof type notes:
Refer to Drawings **AA1692C/6-1/4000 Series** drawings for Wall/ Floor/ Roof/Ceiling Components & Assemblies.
For internal wall locations & types refer to GA plans **AA1692C/4-1/2000 series** & core plans **AA1692C/7-1/6000 series.**

KEY TO BALCONY REFERENCING:

Type — Bal X00 / X00.0 — Plot No.

Final digit used where plot has more than one balcony

Balcony Notes:
- For balcony details refer to drawing **AA1692C/6-1/5150-5199** series.

GRID REFERENCE — a0 — Grid Line. Lowercase prefix indicates block.

SECTION / DETAIL REFERENCE — 00 / Dwg No. — Section Ref; Shown on drawing sheet number. Refer to Details Referenced On This Sheet table.

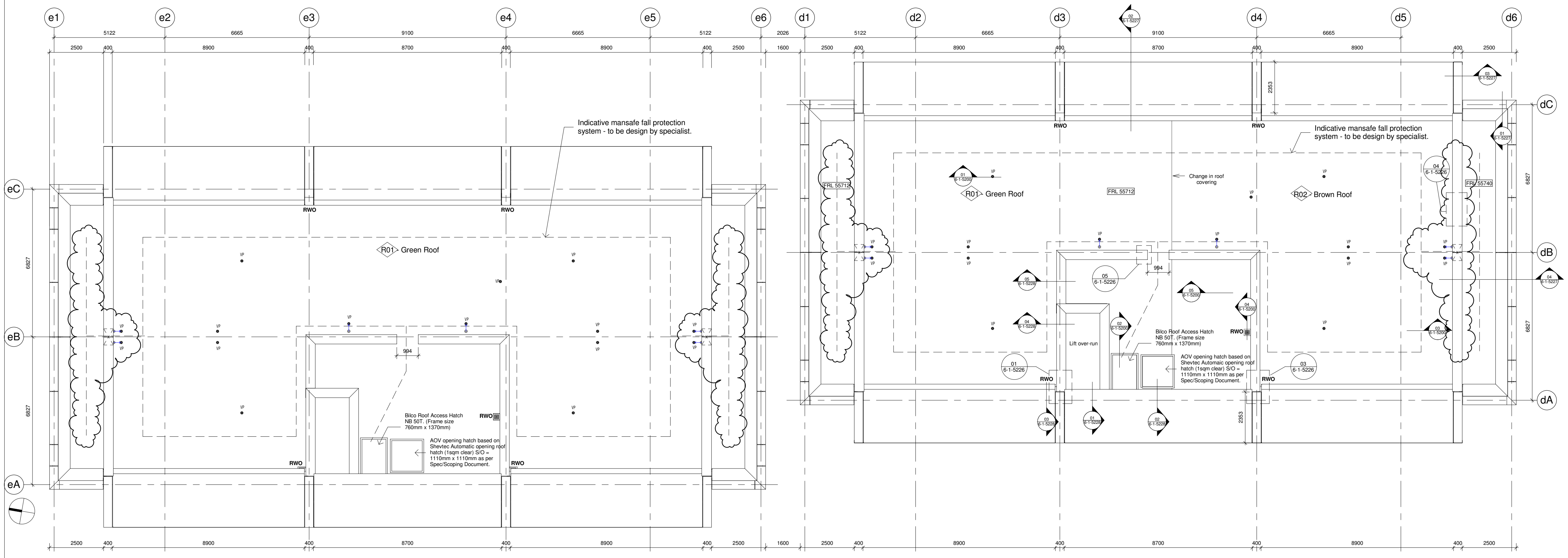
PLAN CALLOUT REFERENCE — 00 / Dwg No. — Plan Ref; Shown on drawing sheet number

Specification Legend - refer to PRP NBS specifications

Spec' Ref.	Specification Description
N25/211	

Details Referenced On This Sheet

Detail & Drawing No.	Description
01 6-1-5200	J-Detail Section- Typical VP Penitration to Roof
01 6-1-5215	Detail Roof Section BC - Interface to Techcrete/Aluminium Facia Panel
01 6-1-5216	Detail Roof Section BC - Roof Upstand Over Stair Core
02 6-1-5200	J-Detail Section-Typical Hatch/AOV
02 6-1-5215	Detail Roof Section BC - Interface to Techcrete 125mm Thick Panel
02 6-1-5216	Detail Roof Section BC - Roof Upstand Over Lift Shaft
03 6-1-5200	J-Detail Section- Typical Mansafe
04 6-1-5200	J-Detail Section- Typical RWO to Roof
04 6-1-5215	Detail Roof Section BC - Parapet Typical
05 6-1-5200	J-Detail Section- Typical Cabled Services Penetration to Roof
07 6-1-5215	Detail Roof Section BC - Through Parapet RWO



Level Roof

1 : 100

BLOCK E

BLOCK D

notes

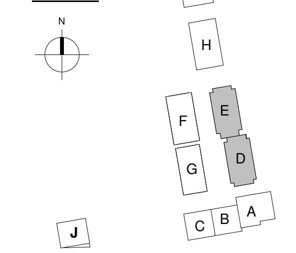
- The contractor is responsible for checking dimensions, tolerances and references.
- Any discrepency to be verified with the Architect before proceeding with the works
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- All named products (e.g. Rockwool TCB fire barrier) must be installed in accordance with the manufacturer's recommendations, relative agrement or test certificates and in accordance with the project requirements. Where a generic product or system (e.g. 50mm partial fill cavity insulation) is noted, the contractor is to ensure that their chosen product/system is similarly installed and that it is compatible with all adjacent products (e.g. DPC to lap and be sealed to DPM). All sub-contractor proposals and designs are to be submitted to the Architect for comment.
- Do not scale drawing. Figured dimensions to be worked to in all cases

CDM Regulations 2007

ALL current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

CDM 2007

Block Plan



CODE FOR SUSTAINABLE HOMES NOTES

The CfSH catagories and target credit scoring below are based on the PRP Env. CfSH Pre-assessment schedule v5. The notes below demonstrate how the PRP architectural or external works design will achieve the required credits for CfSH level 4. CfSH credits will also be claimed in other categories, but details of these will be provided by other design team consultants (M&E engineers, Structural & Civil Engineers & Environmental Consultant) and Contractor. These other categories include Ene 1, Ene 6, Ene 7, Wat 2 Mat 1, Sur 1, Sur 2, Was 2, Pol 2, Man 2, Man 3, Eco 1, Eco 3, Eco 4 & Eco 5

Credits (Target)	Cat.	Notes
		***Note: Where credits column states 'varies' below, this is due to varying credits being claimed by block/floor level/tenure. For credit scoring for these catagories, refer to PRP EN '*CfSH Pre-assessment schedule v5*' and apply the relevant guidance noted belolw, to achieve the required credit scoring.**
Varies*	Ene2	Target construction U-values are to be equal or better than: · Roofs - 0.11 W/m²K · External Walls Generally - 0.25 W/m²K (area weighted av.) . Sheltered Walls 0.25 W/m²K (int. walls between heated/unheated areas) · Floors - 0.11 W/m²K · Windows & Doors - 1.4 W/m²K · Internal Doors - 1.4 W/m²K *Note: Environmental Eng. to confirm whether credits will be achieved under Ene2, on a dwelling-by-dwelling basis.*
Varies*	Ene8	In flat blocks generally the following provision will be made: For **1 Credit:** · Studios or 1 bedroom dwellings-storage for 1 bike \ 2 dwellings · 2 and 3 bedroom dwellings-storage for 1 bike \ dwelling · 4 bedrooms and above-storage for 2 bike \ dwelling For **2 Credits:** · Studios or 1 bedroom dwellings-storage for 1 bike \ dwelling · 2 and 3 bedroom dwellings-storage for 2 bike \ dwelling · 4 bedrooms and above - storage for 4 bike \ dwelling **N.B.** internal cycles stores (with space for 2 bikes) in Blocks F&G maisonettes will achieve **1 credit.** In Blocks D-E, insufficient cycle storage is provided to achieve any credits under CfSH. All communal cycle storage (with the exception of block H - refer to PRP drawing SK 1145) will be located within 10m of the front entrance door of the building they serve, and will provide means of securing cycles and will have a minimum of 3 sides and a roof.
3 Credits	Was1	Household waste and recycling is to be deposited by residents into designated bin stores located either at ground floor or in external bin stores. Refuse containers will be as sized on PRP drawings and will have separate containers for general waste and co-mingled recyclables. the containers have been sized to accord with the requirements of BS 5906 & LA sizes. The LA will be responsible for collecting general waste and recycling on a weekly basis. All properties to have single 30 litre recycling bin fixed within kitchen cupboard.
1 Credits	Hea 1	PRP Environmental have prepared daylight calculations to confirm all plots comply with the CfSH requirements.
3 Credits	Hea 2	Airborne sound insulation values are to be at least 3dB higher and impact sound insulation values are at least 3dB lower than current Building Regulations Part E. Contractor to also provide written confirmation that in the event that the test results (carried out by a UKAS accredited testing body) do not reach these levels, that there is a commitment to carry out remedial work and re-test in order to achieve the designed levels.
1 Credits	Hea 3	Private space is provided to a minimum of 1.5m2 per bedroom. Communal space accessible to residents only is provided to a minimum of 1.0m2 per bedroom. Refer to PRP 4.1/2300 series drawings for areas provided by balconies. Refer to PRPL 3.1 series landscape drawings for areas provided by private/ communal landscaped areas. **N.B.**Generally, access to private and shared spaces is via level thresholds to comply with BS8300. Roof terraces or balconies over habitable rooms, which require a step up to allow for thermal insulation to the accommodation below, will also achieve 1 credit.
4 Credits	Hea 4	The scheme has generally been designed to comply with the **'Post July 5th 2010'** Lifetime Homes Criteria and PRP have audited the scheme to ensure compliance. Documentation of audits carried out can be provided on request.
3 Credits	Man 1	A Home User Guide will be provided for all dwellings to the required standard in varying formats covering the operational issues, the Site and the surroundings (as defined in CfSH tech. guide Nov. 2010).
2 Credits	Man 4	The Design team have consulted with the SBD officer and the detailed design and specification of systems and materials will satisfy '*Section 2 - Physical protection measures*' of the New Homes 2010 Secured by Design certification.

rev	date	revision	author/checker
E	31.07.14	Crawl space openig for access to roof outer edge shown.	CB/RS
D	11.07.14	Detail refs added - Revisions clouded	AD/RS
C	11-04-14	Stage F2 Issued for Construction - All gable end windows have been moved by 27mm away from RC columns to allow for Techrete cladding fixing. Rainwater drainage updated to Osborn (26.03.14)	AD/RS
B	24-12-13	First Issue - Stage F	AD/RS

purpose of issue
CONSTRUCTION

project
Maiden Lane

drawing
GA Plan - Block DE - Level Roof

GENERAL NOTES

Refer to drawings **AA1692C/4-1-1100 series** drawings for grid & building setting out/coords.
Specification and setting out of fall restraint systems and roof access ladders is to be determined by specialist installer.
Setting out dimensions and sizing of all RC elements should be taken from structural engineer's drawings.

Refer to Drawings **AA1692C/6-1-4000 Series** drawings for Wall/ Floor/ Roof/Ceiling Components & Assemblies.
Refer to Drawings **AA1692C/10-1- (9010 to 9212)** for External glazed screen types

KEY TO DIMENSIONS

1730.3 — Dimensions to structure. All external wall dimensions are to finished face of cladding. All internal dinemsions are to face of structure unless noted otherwise. Dimentions with "g" suffix are to grid.

1730.3 (underlined) — Dimensions to finished face shown underlined.

KEY TO INTERNAL DOOR REFERENCING:

Scales 1:100 and 1:200 — Door Number. → A00 01 — First Letter denotes block, next two digits level, final digits number. Refer to door schedule for details.

Scales 1:50 and smaller — Door Number. → A00 01_D00 ← Door Type; FD90_S/SC/VP; Fire Rating. No text indicates not fire rated; Accesories: 'S' - Smoke Seals, 'SC' - Self Closer fitted, 'VP' - Vision Panel, 'LS' - Lock Shut

Doors Notes:
- For external door/window elevations refer to **AA1692C/10-1/9000 series.**
- For internal door elevations refer to **AA1692C/11-1/9500 series.**
- For door refs. within dwellings refer to large scale flat plans **AA1692C/4-1/2300-2330 series.**
- For internal door opening heights (structural) refer to Drawing No. **AA1692C/11-1/9500**

LEGEND

Symbol	Description
SVP	Soil vent pipe wtith offset abve.
SVP	Soil vent pipe.
SS	Stub stack
VP	Vent pipe
WVP	Waste vent pipe
AAV	Air admittance valve
OF	Roof Overflow
RWP	Rainwater pipe with offset over
RWP	Rainwater pipe
RWP+B	Rainwater pipe with water butt connection
BRWO	Rainwater Outlet below Balcony Decking
× O/F	Rainwater overflow below balcony decking
⊠	FG - Floor Gully
⊠	FFG - Future Floor Gully
MJ	Denotes location of movement joint. Vertical joints are to be 10mm wide .
DRi	Dry Riser inlet
DRo	Dry Riser outlet
WRi	Wet Riser inlet
WRo	Wet Riser outlet
X00/000	Specification reference. Refer to Specification legend and NBS Document.
X00	Room data sheet ref' (placed below room name)
MB	Electricity Meter Box

KEY TO DOOR AND WINDOW NUMBERING:

External door and window numbers ascend clockwise

External door and window numbers start at 01 at each level

KEY TO WINDOW/ EXTERNAL DOOR REFERENCING:

PLAN REF. — Lev No. / Type Block (H) — I.E. L01 028 / W105-D A (H)

ELEVATION REF. — Lev/ No./ Type Block (H) — I.E. L01 / W105-D 028 / A (H)

- For typical window, external door and external glazed screen types refer to **AA1692C/10-1/(9000-9212) series** drawings.

Note: Block/Level prefix (i.e. 'L0') is used as part of the window numbering system. window numbering begins at 001 at each floor with Block/Level prefix (i.e. 'L0') creating unique window numbers. (H) suffix in the Type indicates the item is handed

SCREEN PANEL REF.

S-BC-01 B00.1 — **Screen Type.** Final letter indicates differing acoustic requirements

Panel Number. First letter is the Block, next two numbers are the Plot or room No., a final digit is used where a plot has multiple screens

ROOF FLOOR & WALL TYPE SYMBOLS

W00 — Wall type Reference. 'W' prefix indicates complete wall build-up. No prefix indicates a lining or separately built up elements.
Numbers indicate wall type:
01-50 External Walls
50-100 Internal Walls
150- Structural Concrete walls

F00 — Floor type reference

R00 — Roof type reference

Wall, Floor & Roof type notes:
Refer to Drawings **AA1692C/6-1/4000 Series** drawings for Wall/ Floor/ Roof/Ceiling Components & Assemblies.
For internal wall locations & types refer to GA plans **AA1692C/4-1/2000 series** & core plans **AA1692C/7-1/6000 series.**

KEY TO BALCONY REFERENCING:

Type — Bal X00 / X00.0 — Final digit used where plot has more than one balcony — Plot No.

Balcony Notes:
- For balcony details refer to drawing **AA1692C/6-1/5150-5199** series.

GRID REFERENCE — a0 — Grid Line. Lowercase prefix indicates block.

SECTION / DETAIL REFERENCE — 00 / Dwg No. — Section Ref; Shown on drawing sheet number. Refer to Details Referenced On This Sheet table.

PLAN CALLOUT REFERENCE — 00 / Dwg No. — Plan Ref; Shown on drawing sheet number

Specification Legend

Spec' Ref.	Specification Description

Details Referenced On This Sheet

Detail & Drawing No.	Description
01 6-1-5200	J-Detail Section- Typical VP Penitration to Roof
01 6-1-5226	Block DE-L-RF-Roof RWO outlet at Lift Core - Plan
01 6-1-5227	Block DE Roof Section Parapet Detail
01 6-1-5228	Block DE Roof Section Core Area Lift Over-run Edge Parapet
02 6-1-5200	J-Detail Section-Typical Hatch/AOV
02 6-1-5227	Block DE Roof Section Parapet and Skybeam
02 6-1-5228	Block DE Roof Section Core Area Edge Parapet
03 6-1-5200	J-Detail Section- Typical Mansafe
03 6-1-5226	Block DE-L-RF-Roof RWO outlet at Core - Plan
03 6-1-5227	Block DE Roof Section through Fin
03 6-1-5228	Block DE Roof Section Rainwater Outlet
04 6-1-5200	J-Detail Section- Typical RWO to Roof
04 6-1-5226	Block DE-L-RF-Opening in Fin Wall - Plan
04 6-1-5227	Block DE Roof Section Gable End Fin Continuation Detail
04 6-1-5228	Block DE Roof Section Core Area Lift Over-run
05 6-1-5200	J-Detail Section- Typical Cabled Services Penetration to Roof
05 6-1-5226	Block DE-L-RF-Roof Core Surround - Plan
05 6-1-5228	Block DE Roof Section Core Area - Surround

drawing no	rev
AA1692C - 4-1-2027	E

drawn	CB	checked	RS
scale @ A1	1 : 100	date	01-2013

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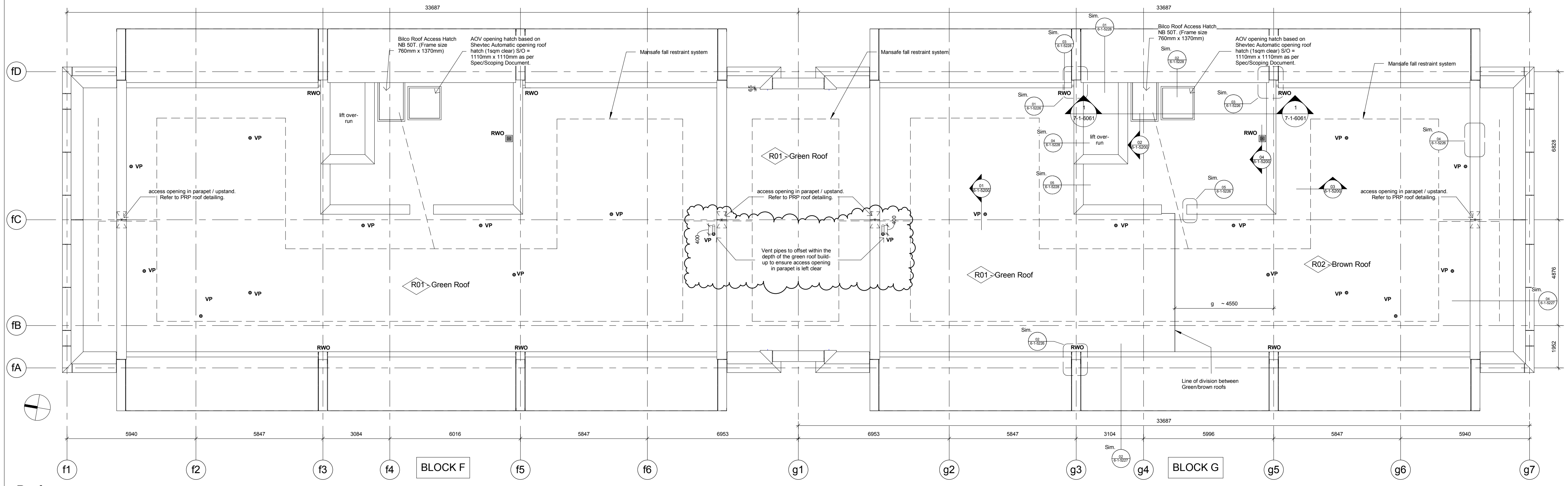

Roof
1 : 100

notes

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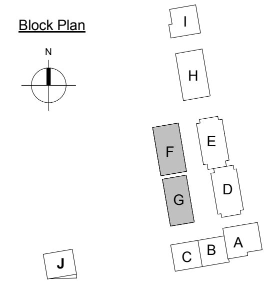

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Credits (Target)	***Note: Where credits column states 'varies' below, this is due to varying credits being claimed by block/floor level/tenure. For credit scoring for these catagories, refer to PRP EN '*CfSH Pre-assessment schedule v5*' and apply the relevant guidance noted belolw, to achieve the required credit scoring.**	
	Cat.	**Notes**
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Varies*	Ene8	In flat blocks generally the following provision will be made: For **1 Credit:** · Studios or 1 bedroom dwellings-storage for 1 bike \ 2 dwellings · 2 and 3 bedroom dwellings-storage for 1 bike \ dwelling · 4 bedrooms and above-storage for 2 bike \ dwelling For **2 Credits:** · Studios or 1 bedroom dwellings-storage for 1 bike \ dwelling · 2 and 3 bedroom dwellings-storage for 2 bike \ dwelling · 4 bedrooms and above - storage for 4 bike \ dwelling **N.B.** internal cycles stores (with space for 2 bikes) in Blocks F&G maisonettes will achieve **1 credit.** In Blocks D-E, insufficient cycle storage is provided to achieve any credits under CfSH. All communal cycle storage (with the exception of block H - refer to PRP drawing SK 1145) will be located within 10m of the front entrance door of the building they serve, and will provide means of securing cycles and will have a minimum of 3 sides and a roof.
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rev	date	revision	author/checker
C	19.08.14	Vent pipes offset to avoid blocking crawl space.	AD/RS
B	31.07.14	Update following issue of roof details	CB/RS
A	29.04.14	Stage F2 - Issued for Construction - Roof - Line of fall restraint system amended. Crawl access gaps shown through end roof parapets. Shevtec/Bilco roof hatches indicated.	AD/RS
-	28.01.14	Stage F - First Issue	AD/RS

purpose of issue
CONSTRUCTION

project
Maiden Lane

drawing
GA Plan - Blocks F&G - Roof

drawing no	rev
AA1692C -4-1-2033	C
drawn AD	checked RS
scale @ A1 1 : 100	date 11/04/13

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GENERAL NOTES

Refer to drawings **AA1692C/4-1-1100 series** drawings for grid & building setting out/coords.
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FD90 _S/SC/VP
Fire Rating. No text indicates not fire rated
Accesories
'S' - Smoke Seals
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'VP' - Vision Panel
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Doors Notes:
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LEGEND

SVP	Soil vent pipe wtith offset abve.
SVP	Soil vent pipe.
SS	Stub stack
VP	Vent pipe
WVP	Waste vent pipe
AAV	Air admittance valve
OF	Roof Overflow
RWP	Rainwater pipe with offset over
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BRWO	Rainwater Outlet below Balcony Decking
O/F	Rainwater overflow below balcony decking
	FG - Floor Gully
	FFG - Future Floor Gully
MJ	Denotes location of movement joint. Vertical joints are to be 10mm wide .
DRi	Dry Riser inlet
DRo	Dry Riser outlet
WRi	Wet Riser inlet
WRo	Wet Riser outlet
X00/000	Specification reference. Refer to Specification legend and NBS Document.
X00	Room data sheet ref' (placed below room name)
MB	Electricity Meter Box

KEY TO DOOR AND WINDOW NUMBERING:

External door and window numbers ascend clockwise
External door and window numbers start at 01 at each level

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PLAN REF.	Lev No. / Type Block (H)	I.E.	L01 028 / W105-D A (H)
ELEVATION REF.	Lev/Type No./Block (H)	I.E.	L01 / W105-D 028 / A (H)

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SCREEN PANEL REF.

S-BC-01 B00.1
Screen Type. Final letter indicates differing acoustic requirements
Panel Number. First letter is the Block, next two numbers are the Plot or room No., a final digit is used where a plot has multiple screens

ROOF FLOOR & WALL TYPE SYMBOLS

W00 — Wall type Reference
'W' prefix indicates complete wall build-up.
No prefix indicates a lining or separately built up elements.
Numbers indicate wall type:
01-50 External Walls
50-100 Internal Walls
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F00 — Floor type reference
R00 — Roof type reference

Wall, Floor & Roof type notes:
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KEY TO BALCONY REFERENCING:

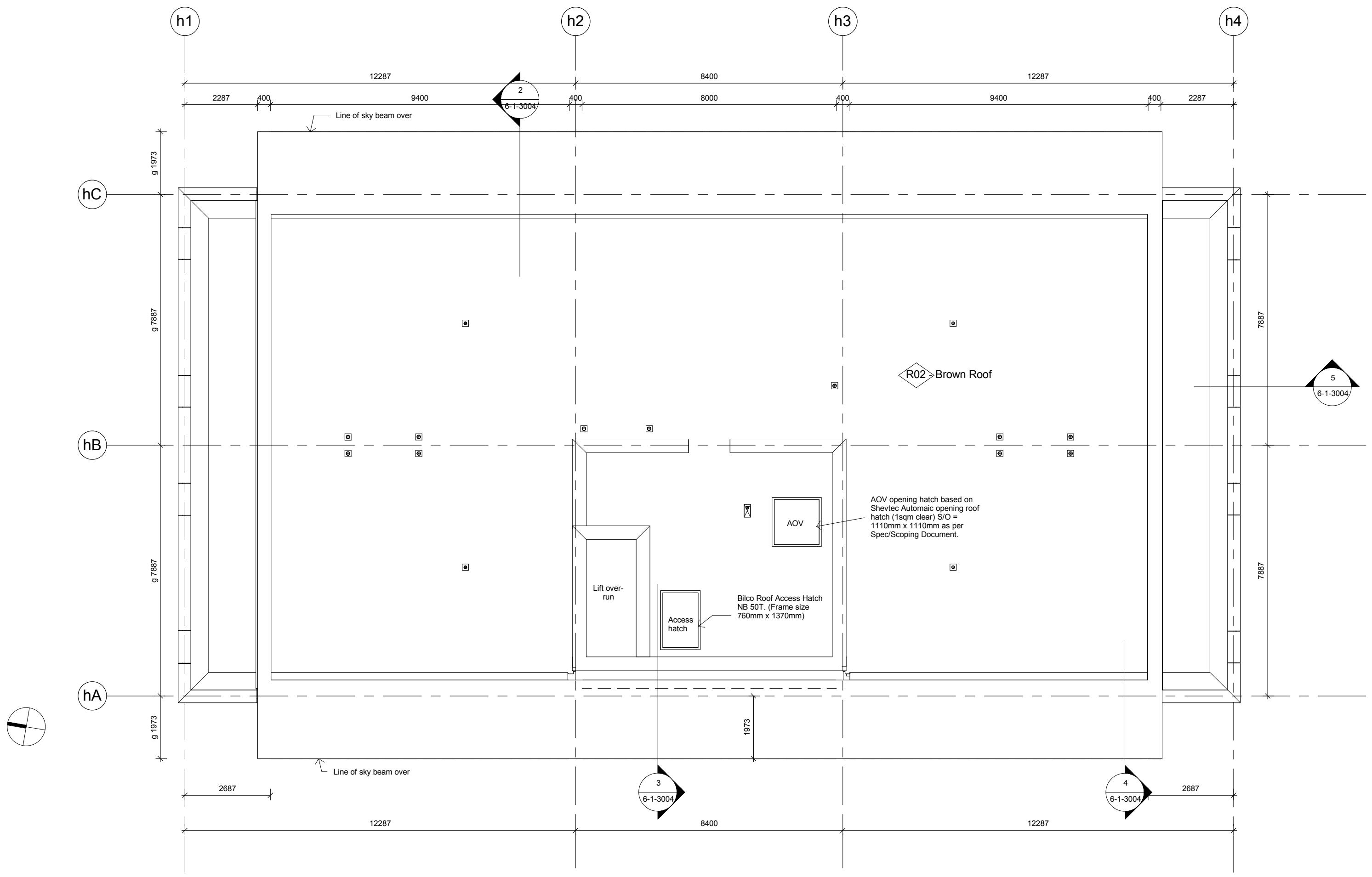
Type → Bal X00 / X00.0 ← Plot No.
Final digit used where plot has more than one balcony

Balcony Notes:
- For balcony details refer to drawing **AA1692C/6-1/5150-5199** series.

GRID REFERENCE — a0 — Grid Line. Lowercase prefix indicates block.

SECTION / DETAIL REFERENCE — 00 / Dwg No. — Section Ref; Shown on drawing sheet number. Refer to Details Referenced On This Sheet table.

PLAN CALLOUT REFERENCE — 00 / Dwg No. — Plan Ref; Shown on drawing sheet number



notes

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CDM Regulations 2007

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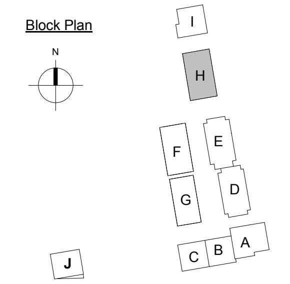
CDM 2007

Block Plan



CODE FOR SUSTAINABLE HOMES NOTES

The CfSH catagories and target credit scoring below are based on the PRP Env. CfSH Pre-assessment schedule v5. The notes below demonstrate how the PRP architectural or external works design will achieve the required credits for CfSH level 4. CfSH credits will also be claimed in other categories, but details of these will be provided by other design team consultants (M&E engineers, Structural & Civil Engineers & Environmental Consultant) and Contractor. These other categories include Ene 1, Ene 6, Ene 7, Wat 2 Mat 1, Sur 1, Sur 2, Was 2, Pol 2, Man 2, Man 3, Eco 1, Eco 3, Eco 4 & Eco 5

Credits (Target)		***Note: Where credits column states 'varies' below, this is due to varying credits being claimed by block/floor level/tenure. For credit scoring for these catagories, refer to PRP EN '*CfSH Pre-assessment schedule v5*' and apply the relevant guidance noted belolw, to achieve the required credit scoring.**
	Cat.	**Notes**
Varies*	Ene2	Target construction U-values are to be equal or better than: · Roofs - 0.11 W/m²K · External Walls Generally - 0.25 W/m²K (area weighted av.) . Sheltered Walls 0.25 W/m²K (int. walls between heated/unheated areas) · Floors - 0.11 W/m²K · Windows & Doors - 1.4 W/m²K · Internal Doors - 1.4 W/m²K *Note: Environmental Eng. to confirm whether credits will be achieved under Ene2, on a dwelling-by-dwelling basis.*
Varies*	Ene8	In flat blocks generally the following provision will be made: For **1 Credit:** · Studios or 1 bedroom dwellings-storage for 1 bike \ 2 dwellings · 2 and 3 bedroom dwellings-storage for 1 bike \ dwelling · 4 bedrooms and above-storage for 2 bike \ dwelling For **2 Credits:** · Studios or 1 bedroom dwellings-storage for 1 bike \ dwelling · 2 and 3 bedroom dwellings-storage for 2 bike \ dwelling · 4 bedrooms and above - storage for 4 bike \ dwelling **N.B.** internal cycles stores (with space for 2 bikes) in Blocks F&G maisonettes will achieve **1 credit.** In Blocks D-E, insufficient cycle storage is provided to achieve any credits under CfSH. All communal cycle storage (with the exception of block H - refer to PRP drawing SK 1145) will be located within 10m of the front entrance door of the building they serve, and will provide means of securing cycles and will have a minimum of 3 sides and a roof.
3 Credits	Was1	Household waste and recycling is to be deposited by residents into designated bin stores located either at ground floor or in external bin stores. Refuse containers will be as sized on PRP drawings and will have separate containers for general waste and co-mingled recyclables. the containers have been sized to accord with the requirements of BS 5906 & LA sizes. The LA will be responsible for collecting general waste and recycling on a weekly basis. All properties to have single 30 litre recycling bin fixed within kitchen cupboard.
1 Credits	Hea 1	PRP Environmental have prepared daylight calculations to confirm all plots comply with the CfSH requirements.
3 Credits	Hea 2	Airborne sound insulation values are to be at least 3dB higher and impact sound insulation values are at least 3dB lower than current Building Regulations Part E. Contractor to also provide written confirmation that in the event that the test results (carried out by a UKAS accredited testing body) do not reach these levels, that there is a commitment to carry out remedial work and re-test in order to achieve the designed levels.
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rev	date	revision	author/checker
A	01.08.14	Stage F2 - Issued for Construction - SVPs amended to follow BSD/Axis layout of 27.06.14. BWIC square holes shown as opposed to previously drawn round holes.	AD/RS
-	15-03-13	Issued For E2 Tender /DJE/RS	

purpose of issue
CONSTRUCTION

project
Maiden Lane

drawing
GA Plan - Block H - Roof

drawing no	rev
AA1692C - 4-1-2043	A

drawn	DJE	checked	RS
scale @ A1	1 : 100	date	05/03/13

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GENERAL NOTES

Refer to drawings **AA1692C/4-1-1100 series** drawings for grid & building setting out/coords.
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Refer to Drawings **AA1692C/6-1-4000 Series** drawings for Wall/ Floor/ Roof/Ceiling Components & Assemblies.
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Scales 1:50 and smaller — Door Number. → A00 01_D00 ← Door Type
FD90 _S/SC/VP
Fire Rating. No text indicates not fire rated
Accesories
'S' - Smoke Seals
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Doors Notes:
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- For internal door opening heights (structural) refer to Drawing No. **AA1692C/11-1/9500**

LEGEND

Symbol	Description
SVP (offset)	Soil vent pipe wtith offset abve.
SVP	Soil vent pipe.
SS	Stub stack
VP	Vent pipe
WVP	Waste vent pipe
AAV	Air admittance valve
OF	Roof Overflow
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RWP	Rainwater pipe
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BRWO	Rainwater Outlet below Balcony Decking
O/F	Rainwater overflow below balcony decking
⊠	FG - Floor Gully
⊠	FFG - Future Floor Gully
MJ	Denotes location of movement joint. Vertical joints are to be 10mm wide .
DRi	Dry Riser inlet
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X00	Room data sheet ref' (placed below room name)
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KEY TO DOOR AND WINDOW NUMBERING:

External door and window numbers ascend clockwise

External door and window numbers start at 01 at each level

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PLAN REF. — Lev No. / Type Block (H) — I.E. L01 028 / W105-D A (H)

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- For typical window, external door and external glazed screen types refer to **AA1692C/10-1/(9000-9212) series** drawings.

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SCREEN PANEL REF.

S-BC-01 / B00.1

Screen Type. Final letter indicates differing acoustic requirements

Panel Number. First letter is the Block, next two numbers are the Plot or room No., a final digit is used where a plot has multiple screens

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Type → Bal X00 / X00.0 ← Plot No.
Final digit used where plot has more than one balcony

Balcony Notes:
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GRID REFERENCE — a0 — Grid Line. Lowercase prefix indicates block.

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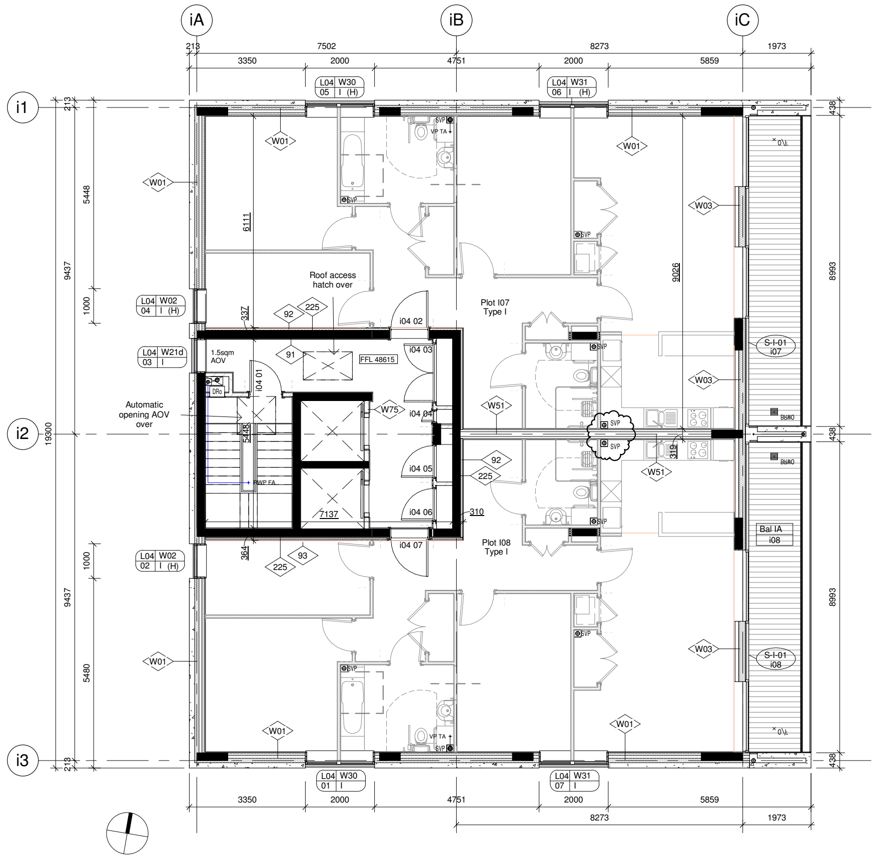
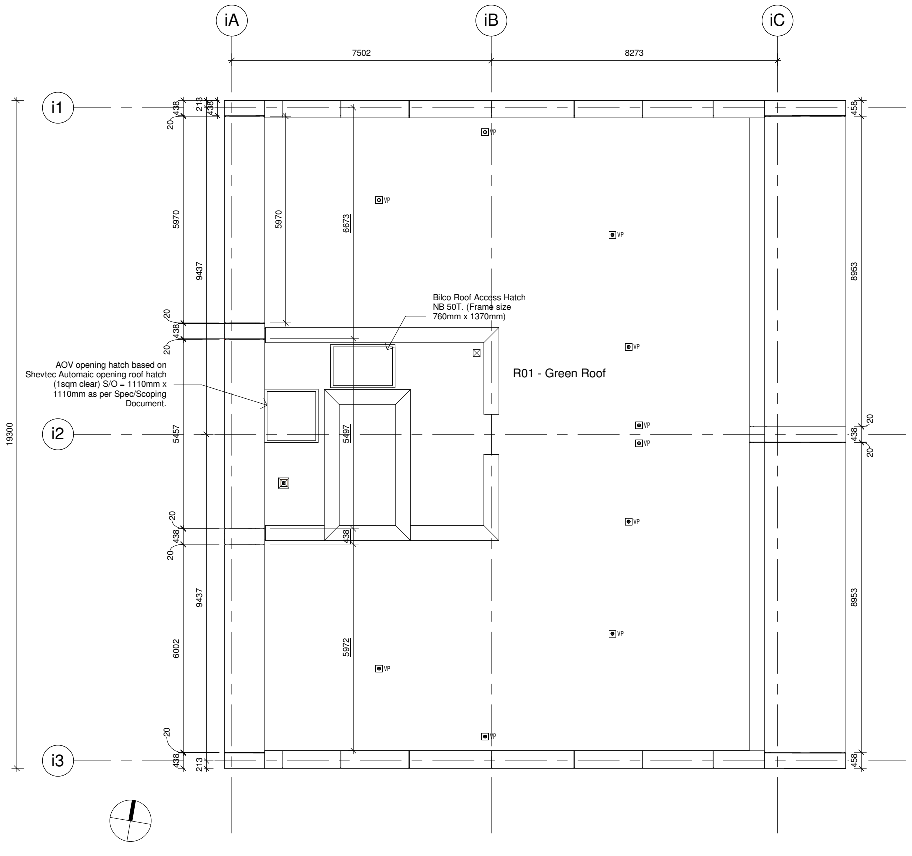


Level 4
1 : 100



Roof
1 : 100

notes

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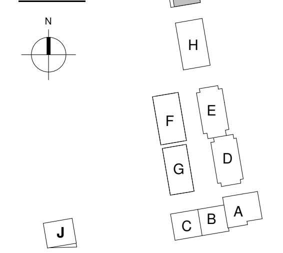
CDM 2007

Block Plan



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Credits (Target)	Cat.	Notes
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rev	date	revision	author/checker
B	03-08-15	Revisions as clouded	CB/RS
A	16-10-14	Stage F2 - Issue for construction	AD/RS
-	15-03-13	Issued for E2 Tender	DE/RS

purpose of issue
CONSTRUCTION

project
Maiden Lane

drawing
GA Plans - Block I - Level 4 and Roof

drawing no		rev
AA1692C - 4-1-2047		B
drawn CB	checked RS	
scale @ A1 1 : 100	date 03-2013	

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FD90_S/SC/VP
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External door and window numbers ascend clockwise

External door and window numbers start at 01 at each level

KEY TO WINDOW/ EXTERNAL DOOR REFERENCING:

PLAN REF. — Lev No. / Type Block (H) — I.E. L01 028 / W105-D A (H)

ELEVATION REF. — Lev/ No./ Type Block (H) — I.E. L01 / 028 / W105-D A (H)

- For typical window, external door and external glazed screen types refer to **AA1692C/10-1/(9000-9212) series** drawings.

Note: Block/Level prefix (i.e. 'L0') is used as part of the window numbering system. window numbering begins at 001 at each floor with Block/Level prefix (i.e. 'L0') creating unique window numbers. (H) suffix in the Type indicates the item is handed

SCREEN PANEL REF.

S-BC-01 B00.1

Screen Type. Final letter indicates differing acoustic requirements

Panel Number. First letter is the Block, next two numbers are the Plot or room No., a final digit is used where a plot has multiple screens

ROOF FLOOR & WALL TYPE SYMBOLS

W00 — Wall type Reference
'W' prefix indicates complete wall build-up.
No prefix indicates a lining or separately built up elements.
Numbers indicate wall type:
01-50 External Walls
50-100 Internal Walls
150- Structural Concrete walls

F00 — Floor type reference

R00 — Roof type reference

Wall, Floor & Roof type notes:
Refer to Drawings **AA1692C/6-1/4000 Series** drawings for Wall/ Floor/ Roof/Ceiling Components & Assemblies.
For internal wall locations & types refer to GA plans **AA1692C/4-1/2000 series** & core plans **AA1692C/7-1/6000 series.**

KEY TO BALCONY REFERENCING:

Type — Bal X00 / X00.0 — Plot No.
Final digit used where plot has more than one balcony

Balcony Notes:
- For balcony details refer to drawing **AA1692C/6-1/5150-5199** series.

GRID REFERENCE — a0 — Grid Line. Lowercase prefix indicates block.

SECTION / DETAIL REFERENCE — 00 / Dwg No. — Section Ref; Shown on drawing sheet number. Refer to Details Referenced On This Sheet table.

PLAN CALLOUT REFERENCE — 00 / Dwg No. — Plan Ref; Shown on drawing sheet number

notes

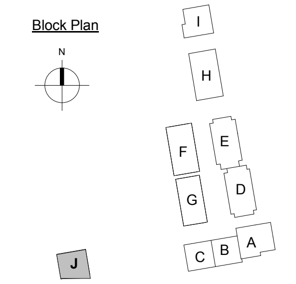
- The contractor is responsible for checking dimensions, tolerances and references.
- Any discrepency to be verified with the Architect before proceeding with the works
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- All named products (e.g. Rockwool TCB fire barrier) must be installed in accordance with the manufacturer's recommendations, relative agrement or test certificates and in accordance with the project requirements. Where a generic product or system (e.g. 50mm partial fill cavity insulation) is noted, the contractor is to ensure that their chosen product/system is similarly installed and that it is compatible with all adjacent products (e.g. DPC to lap and be sealed to DPM). All sub-contractor proposals and designs are to be submitted to the Architect for comment.
- Do not scale drawing. Figured dimensions to be worked to in all cases

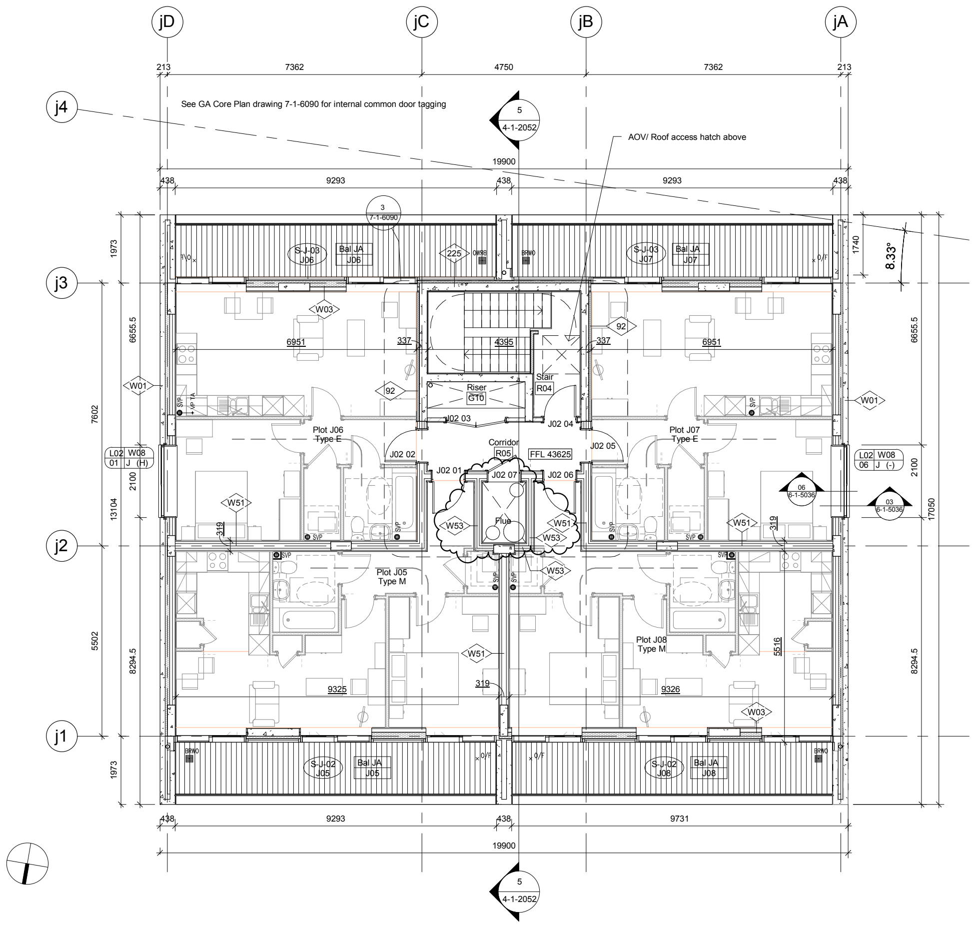
CDM Regulations 2007

ALL current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

CDM 2007

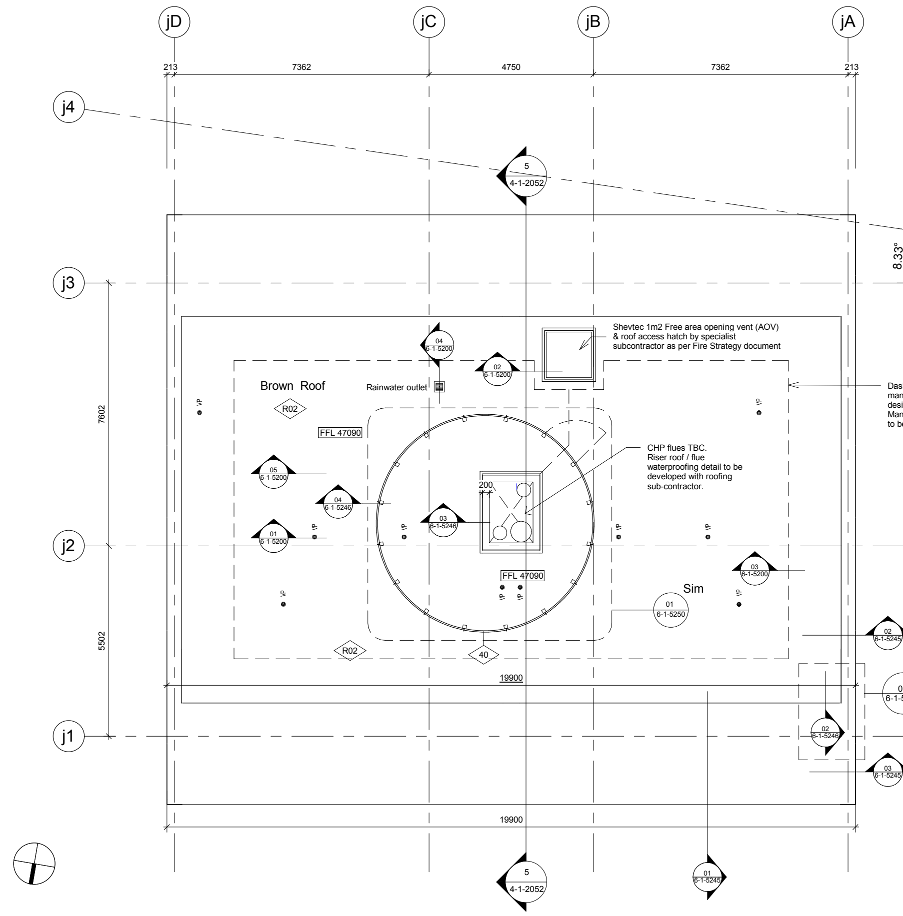
Block Plan





Level 2

1 : 100



Level Roof

1 : 100

CODE FOR SUSTAINABLE HOMES NOTES

The CfSH catagories and target credit scoring below are based on the PRP Env. CfSH Pre-assessment schedule v5. The notes below demonstrate how the PRP architectural or external works design will achieve the required credits for CfSH level 4. CfSH credits will also be claimed in other categories, but details of these will be provided by other design team consultants (M&E engineers, Structural & Civil Engineers & Environmental Consultant) and Contractor. These other categories include Ene 1, Ene 6, Ene 7, Wat 2 Mat 1, Sur 1, Sur 2, Was 2, Pol 2, Man 2, Man 3, Eco 1, Eco 3, Eco 4 & Eco 5

Credits (Target) — ***Note: Where credits column states 'varies' below, this is due to varying credits being claimed by block/floor level/tenure. For credit scoring for these catagories, refer to PRP EN '*CfSH Pre-assessment schedule v5*' and apply the relevant guidance noted below, to achieve the required credit scoring.**

	Cat.	Notes
Varies*	Ene2	Target construction U-values are to be equal or better than: · Roofs - 0.11 W/m²K · External Walls Generally - 0.25 W/m²K (area weighted av.) . Sheltered Walls 0.25 W/m²K (int. walls between heated/unheated areas) · Floors - 0.11 W/m²K · Windows & Doors - 1.4 W/m²K · Internal Doors - 1.4 W/m²K *Note: Environmental Eng. to confirm whether credits will be achieved under Ene2, on a dwelling-by-dwelling basis.*
Varies*	Ene8	In flat blocks generally the following provision will be made: For **1 Credit:** · Studios or 1 bedroom dwellings-storage for 1 bike \ 2 dwellings · 2 and 3 bedroom dwellings-storage for 1 bike \ dwelling · 4 bedrooms and above-storage for 2 bike \ dwelling For **2 Credits:** · Studios or 1 bedroom dwellings-storage for 1 bike \ dwelling · 2 and 3 bedroom dwellings-storage for 2 bike \ dwelling · 4 bedrooms and above - storage for 4 bike \ dwelling **N.B.** internal cycles stores (with space for 2 bikes) in Blocks F&G maisonettes will achieve **1 credit.** In Blocks D-E, insufficient cycle storage is provided to achieve any credits under CfSH. All communal cycle storage (with the exception of block H - refer to PRP drawing SK 1145) will be located within 10m of the front entrance door of the building they serve, and will provide means of securing cycles and will have a minimum of 3 sides and a roof.
3 Credits	Was1	Household waste and recycling is to be deposited by residents into designated bin stores located either at ground floor or in external bin stores. Refuse containers will be as sized on PRP drawings and will have separate containers for general waste and co-mingled recyclables. the containers have been sized to accord with the requirements of BS 5906 & LA sizes. The LA will be responsible for collecting general waste and recycling on a weekly basis. All properties to have single 30 litre recycling bin fixed within kitchen cupboard.
1 Credits	Hea 1	PRP Environmental have prepared daylight calculations to confirm all plots comply with the CfSH requirements.
3 Credits	Hea 2	Airborne sound insulation values are to be at least 3dB higher and impact sound insulation values are at least 3dB lower than current Building Regulations Part E. Contractor to also provide written confirmation that in the event that the test results (carried out by a UKAS accredited testing body) do not reach these levels, that there is a commitment to carry out remedial work and re-test in order to achieve the designed levels.
1 Credits	Hea 3	Private space is provided to a minimum of 1.5m2 per bedroom. Communal space accessible to residents only is provided to a minimum of 1.0m2 per bedroom. Refer to PRP 4.1/2300 series drawings for areas provided by balconies. Refer to PRPL 3.1 series landscape drawings for areas provided by private/ communal landscaped areas. **N.B.**Generally, access to private and shared spaces is via level thresholds to comply with BS8300. Roof terraces or balconies over habitable rooms, which require a step up to allow for thermal insulation to the accommodation below, will also achieve 1 credit.
4 Credits	Hea 4	The scheme has generally been designed to comply with the **'Post July 5th 2010'** Lifetime Homes Criteria and PRP have audited the scheme to ensure compliance. Documentation of audits carried out can be provided on request.
3 Credits	Man 1	A Home User Guide will be provided for all dwellings to the required standard in varying formats covering the operational issues, the Site and the surroundings (as defined in CfSH tech. guide Nov. 2010).
2 Credits	Man 4	The Design team have consulted with the SBD officer and the detailed design and specification of systems and materials will satisfy '*Section 2 - Physical protection measures'* of the New Homes 2010 Secured by Design certification.

rev	date	revision	author/checker
D	11.07.14	Shaft walls around flue amended as revision clouds.	AD/RS
C	08.04.14	Stage F2 Issue for construction - CfSH Notes added. BRWO added to roof & into riser.	AD/RS
B	23-12-13	Stage F - First Issue	RAS/RS
A	15-03-13	Issued for E2 Tender	CB/RS
-	16-01-13	Stage E first pass issue for comment	CB/RS

purpose of issue
CONSTRUCTION

project
Maiden Lane

drawing
GA Plans - Block J - Levels 2 -RF

drawing no: AA1692C - 4-1-2051 — rev: D

drawn: CB — checked: RS

scale @ A1: 1 : 100 — date: 01-2013

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PRP

GENERAL NOTES

Refer to drawings **AA1692C/4-1-1100 series** drawings for grid & building setting out/coords.
Specification and setting out of fall restraint systems and roof access ladders is to be determined by specialist installer.
Setting out dimensions and sizing of all RC elements should be taken from structural engineer's drawings.

Refer to Drawings **AA1692C/6-1-4000 Series** drawings for Wall/ Floor/ Roof/Ceiling Components & Assemblies.
Refer to Drawings **AA1692C/10-1- (9010 to 9212)** for External glazed screen types

KEY TO DIMENSIONS

1730.3 — Dimensions to structure. All external wall dimensions are to finished face of cladding. All internal dinemsions are to face of structure unless noted otherwise. Dimentions with "g" suffix are to grid.

<u>1730.3</u> — Dimensions to finished face shown underlined.

KEY TO INTERNAL DOOR REFERENCING:

Scales 1:100 and 1:200 — Door Number. → A00 01 — First Letter denotes block, next two digits level, final digits number. Refer to door schedule for details.

Scales 1:50 and smaller — Door Number. → A00 01_D00 ← Door Type; FD90_S/SC/VP — Fire Rating. No text indicates not fire rated; Accesories: 'S' - Smoke Seals, 'SC' - Self Closer fitted, 'VP' - Vision Panel, 'LS' - Lock Shut

Doors Notes:
- For external door/window elevations refer to **AA1692C/10-1/9000 series.**
- For internal door elevations refer to **AA1692C/11-1/9500 series.**
- For door refs. within dwellings refer to large scale flat plans **AA1692C/4-1/2300-2330 series.**
- For internal door opening heights (structural) refer to Drawing No. **AA1692C/11-1/9500**

LEGEND

SVP	Soil vent pipe wtith offset abve.
SVP	Soil vent pipe.
SS	Stub stack
VP	Vent pipe
WVP	Waste vent pipe
AAV	Air admittance valve
OF	Roof Overflow
RWP	Rainwater pipe with offset over
RWP	Rainwater pipe
RWP+B	Rainwater pipe with water butt connection
BRWO	Rainwater Outlet below Balcony Decking
O/F	Rainwater overflow below balcony decking
☒	FG - Floor Gully
☒	FFG - Future Floor Gully
MJ	Denotes location of movement joint. Vertical joints are to be 10mm wide .
DRi	Dry Riser inlet
DRo	Dry Riser outlet
WRi	Wet Riser inlet
WRo	Wet Riser outlet
X00/000	Specification reference. Refer to Specification legend and NBS Document.
X00	Room data sheet ref' (placed below room name) "G" prefix indicates PRP room data sheet ref for a General/Common area . All others by Camden.
MB	Electricity Meter Box

KEY TO DOOR AND WINDOW NUMBERING:

External door and window numbers ascend clockwise

External door and window numbers start at 01 at each level

KEY TO WINDOW/ EXTERNAL DOOR REFERENCING:

PLAN REF. — Lev / Type, No. / Block (H) — I.E. — L01 / W105-D, 028 / A (H)

ELEVATION REF. — Lev/Type, No./Block (H) — I.E. — L01 / W105-D, 028 / A (H)

- For typical window, external door and external glazed screen types refer to **AA1692C/10-1/(9000-9212) series** drawings.

Note: Block/Level prefix (i.e. 'L0') is used as part of the window numbering system. window numbering begins at 001 at each floor with Block/Level prefix (i.e. 'L0') creating unique window numbers. (H) suffix in the Type indicates the item is handed

SCREEN PANEL REF.

S-BC-01 / B00.1 — **Screen Type.** Final letter indicates differing acoustic requirements

Panel Number. First letter is the Block, next two numbers are the Plot or room No., a final digit is used where a plot has multiple screens

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W00 — Wall type Reference. 'W' prefix indicates complete wall build-up. No prefix indicates a lining or separately built up elements. Numbers indicate wall type: 01-50 External Walls; 50-100 Internal Walls; 150- Structural Concrete walls

F00 — Floor type reference

R00 — Roof type reference

Wall, Floor & Roof type notes:
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KEY TO BALCONY REFERENCING:

Type — Bal X00 / X00.0 — Plot No. — Final digit used where plot has more than one balcony

Balcony Notes:
- For balcony details refer to drawing **AA1692C/6-1/5150-5199** series.

GRID REFERENCE — a0 — Grid Line. Lowercase prefix indicates block.

SECTION / DETAIL REFERENCE — 00 / Dwg No. — Section Ref; Shown on drawing sheet number. Refer to Details Referenced On This Sheet table.

PLAN CALLOUT REFERENCE — 00 / Dwg No. — Plan Ref; Shown on drawing sheet number

Details Referenced On This Sheet

Detail & Drawing No.	Description
01 6-1-5200	J-Detail Section- Typical VP Penitration to Roof
01 6-1-5245	Block J-Section-Updtand-Floating Beam
01 6-1-5246	Roof J-Plan-Overflow
02 6-1-5200	J-Detail Section-Typical Hatch/AOV
02 6-1-5245	Block J-Section-Flank Upstand to Roof
02 6-1-5246	J-Detail Section- Overflow
03 6-1-5036	J-Detail Section-Window Head/Cill Detail Typical
03 6-1-5200	J-Detail Section- Typical Mansafe
03 6-1-5245	Block J-Section-Fin at Roof
03 6-1-5246	J-Detail Section-Flue Casment at Roof
04 6-1-5200	J-Detail Section- Typical RWO to Roof
04 6-1-5246	J-Detail Section-Mesh Panel Flue Surround
05 6-1-5200	J-Detail Section- Typical Cabled Services Penetration to Roof
06 6-1-5036	J-Detail Section-Window Head/Cill Detail Typical