



**LOCATION PLAN**

SCALE 1 : 1250



**SITE PLAN**

SHOWING CONTRACTORS COMPOUND

SCALE 1 : 100



- A-B-C-D Temporary Heras fencing with gates
- D-E Existing boundary line
- E-F Remove hedge & erect permanent 1.8m high close boarded fence
- F-G Existing fence
- G-H Temporary Heras fencing

B	REVISED TENDER ISSUE . . .	15.12.15
A	TENDER ISSUE . . .	24.04.15
revision ref	revision	date

project

**THE CUMBERLAND LAWN TENNIS CLUB, HAMPSTEAD**  
**PROPOSED SQUASH COURT EXTENSION**

drg title

**SITE & LOCATION PLANS**  
**SHOWING CONTRACTORS COMPOUND**

drawn by

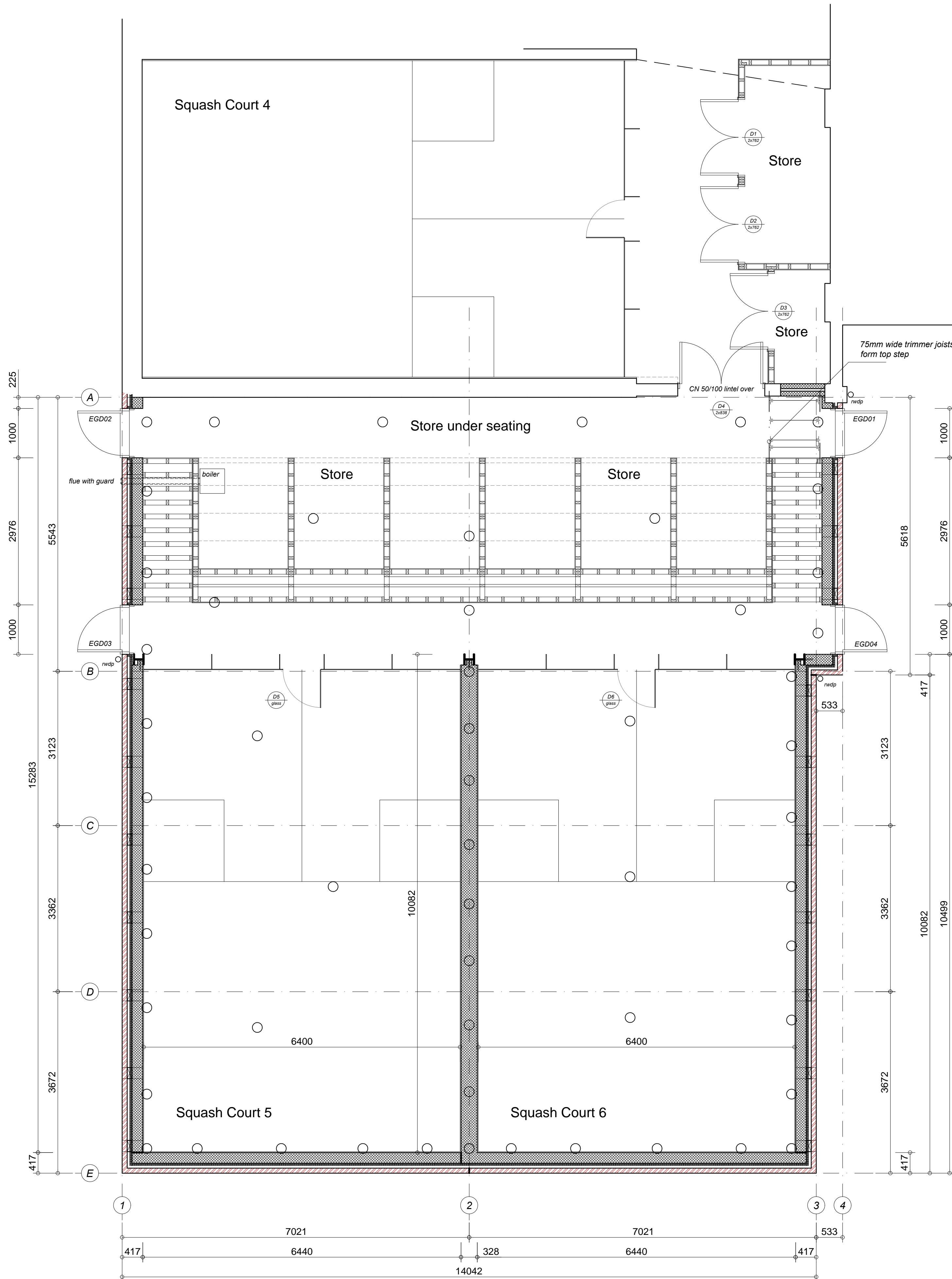
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scale	date	job no.	drg no.	B
1 : 100 @ A1	01/15	1426	300	





FLOOR PLAN  
SHOWING STORE UNDER SEATING SUPPORT FRAMEWORK

- 200mm Ø piles
- ▨ Air bricks / periscope vents to underfloor void

**INCOMING SERVICES**  
Where incoming services enter building through floor they are to be sleeved within damp proof membrane collar in accordance with manufacturers instructions.

**STRUCTURAL STEELWORK**  
Steel beams as indicated on floor plans, all as designed/detailed by structural engineer. Steel column supporting wall to be finished with Intumescent paint/spray, applied to manufacturers instructions (intumescent paint used in accordance with BS 8202 : Part 2 : Sections 5 & 6.2.3), to provide 30 minute fire protection.

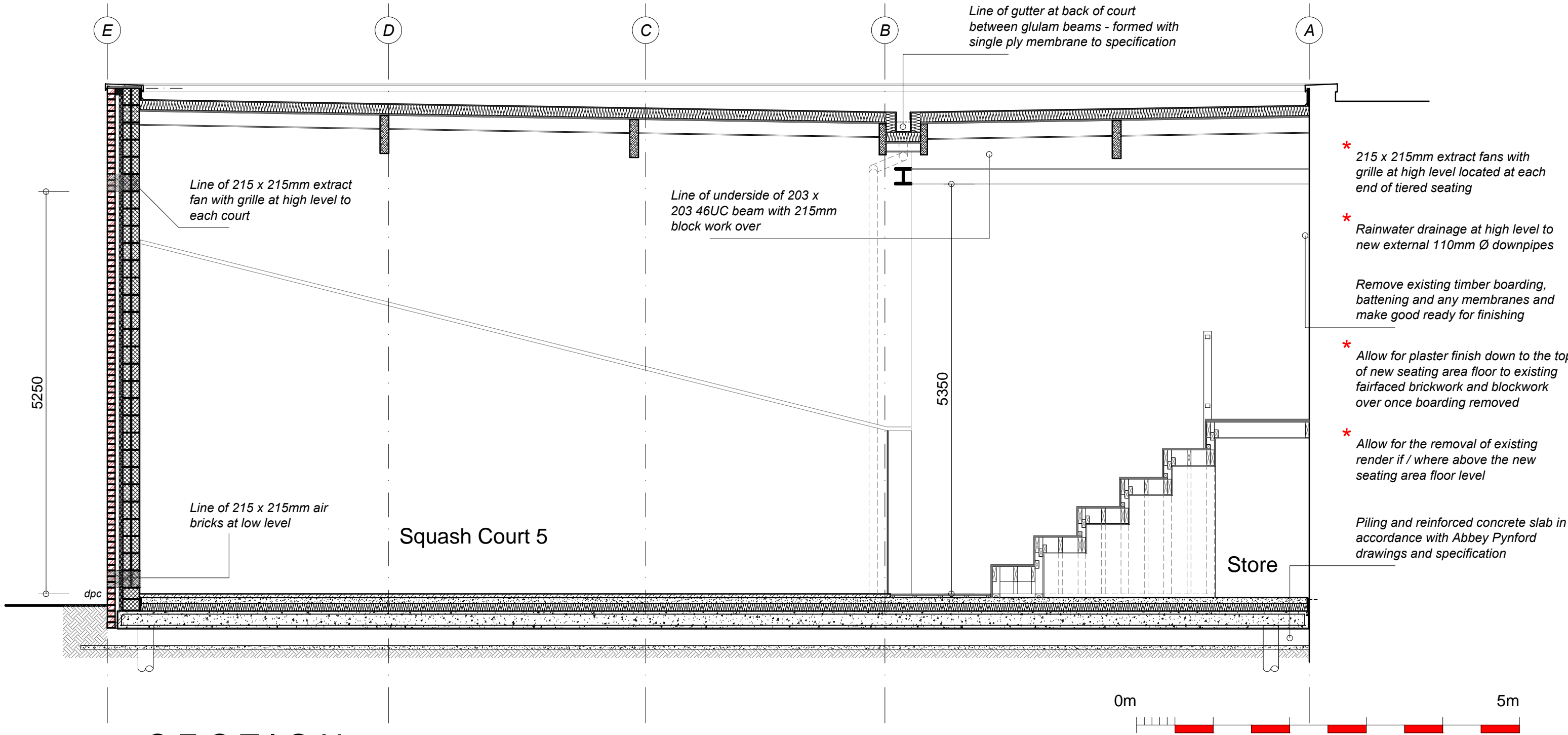
**U VALUES**  
Flat roof : Not to exceed 0.18 W/m<sup>2</sup>C.  
Walls : Not to exceed 0.28 W/m<sup>2</sup>C.  
Floors : Not to exceed 0.25 W/m<sup>2</sup>C.  
Windows : Not to exceed 1.6W/m<sup>2</sup>C. (average of all windows & doors)

**FOUNDATIONS**  
Foundations to be as designed / detailed by structural engineer, and to suit ground conditions. All to the full approval of Local Authority building inspector. Concrete blocks used below damp proof course level, with minimum four courses of facing bricks where exposed externally. Cavities filled up to 225mm below damp proof course level. All services and drains passing through foundations are to be fully protected, and in accordance with structural engineers details. Provide weep holes to ground level at 1.8m centres.

**D P C 's & D P M 's**  
'Hyload II', or similar pitch free, BBA approved damp proof course to BS 743, minimum 150mm above surrounding ground level. 1200 gauge polythene, BBA approved damp proof membrane, with 150mm joints double lapped and taped. Edges of damp proof membrane dressed under damp proof course to form continuous moisture barrier. Damp proof course lapped and taped to damp proof membrane at junction of ground bearing slab and suspended floor.

**GROUND FLOOR CONSTRUCTION**  
75mm sand:cement screed over 500/1000 gauge polythene BBA or equivalent approved separating layer on 100mm thick KINGSPAN Kooltherm K3 or equivalent insulation on:  
**Ground bearing slab**  
150mm concrete ground bearing slab with A193 mesh reinforcement in top with 400mm laps and 30mm cover in accordance with structural engineers design - over 1200 gauge polythene damp proof membrane over blinded 200mm consolidated granular fill base. Incorporate 10mm AEROFIL with sealant at perimeter of slab in accordance with structural engineers design. Provide 25mm thick KINGSPAN KoolTherm K3 or equivalent insulation upstand at perimeter of screed with external walls.  
**Suspended floor**  
1200 gauge polythene BBA approved damp proof membrane on sand/cement blinding to approved concrete beam & block suspended floor - all to be as designed/detailed by specialist manufacturer. Provide proprietary 215 x 65mm air bricks with periscope vents and approved damp proof tray over at maximum 2000mm centres, and at 450mm from corners, positioned in external walls and central internal wall between squash courts to provide permanent sub floor cross ventilation of 1500mm<sup>2</sup>/m per run of external or 500mm<sup>2</sup>/m of ground floor area whichever is the greater to minimum 300mm deep under floor void, all sleeper walls vented to maintain cross ventilation. Vents are NOT to be located under any pre cast concrete floor beams. Ground area under to be covered with 50mm C10 concrete blinding. Damp proof course laid to walls under floor beams. Provide 25mm insulation upstand at perimeter of screed with external walls, insulation to have a minimum R-value of 0.75m<sup>2</sup>K/W.  
U value achieving 0.12 W/m<sup>2</sup>C

**Under squash courts**  
Specialist squash court floor to specification.



SECTION

**EXTERNAL WALL CONSTRUCTION**  
**Facing Brickwork**  
417mm outer leaf of facing brickwork, to approval, 50mm clear cavity, 50mm KINGSPAN K8, or similar partial fill cavity insulation, against 215mm inner leaf of fair faced blockwork to specification, Plaster finish in squash court as per specification.

Total U value of walls to be : 0.28 W/m<sup>2</sup>C.  
Position BBA approved Ancon ST1, or equivalent stainless steel wall ties with plastic spacers, to hold insulation against blockwork, spaced at maximum 750mm centres horizontally, and 450mm vertically, in a staggered pattern, increased to 225mm centres at all jambs, 225mm from openings. 'Thermabate', or equivalent approved cavity closers - fire rated to provide fire barrier in compliance with Part B1 of the Approved Document - incorporated at jambs and cills of openings, to close off cavity, so as to avoid cold bridging. ROCKWOOL, or equivalent cavity fire barriers, to close cavity at eaves. Expansion/vertical movement joints, to be as located and detailed by structural engineer.

**LINTELS**  
All lintels to be insulated galvanized steel lintels or pre cast concrete plank lintels, as designed/detailed by structural engineer. Incorporate approved cavity tray over lintels, upturned at ends, with weep holes over at 450mm centres, and at each end. 150mm minimum end bearings.

**STUDWORK**  
**Forming store under seating**  
100 x 50mm softwood studwork set at 600mm centres horizontally, with top & bottom plates and a row of intermediate noggins. Faced on exposed sides with 15mm Gyproc FIRELINE board with joints taped and Thistle Multi-Finish skim over.

C	Foundation design & inner leaf of cavity wall revised, and works to existing external wall added to section.	26.08.16
B	REVISED TENDER ISSUE . . .	15.12.15
A	TENDER ISSUE . . .	24.04.15
revision ref	revision	date

project  
**THE CUMBERLAND LAWN TENNIS CLUB, HAMPSTEAD**  
**PROPOSED SQUASH COURT EXTENSION**

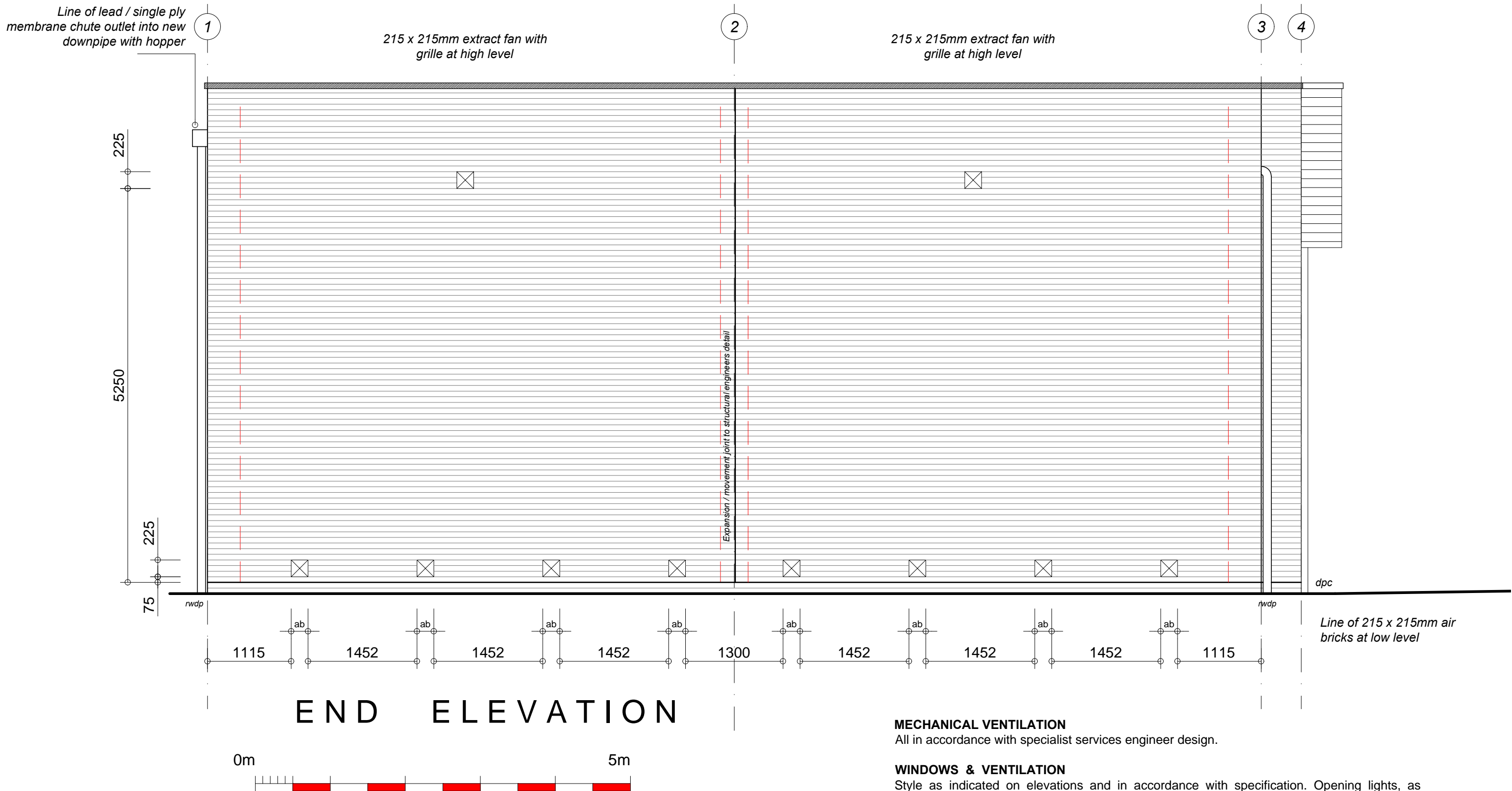
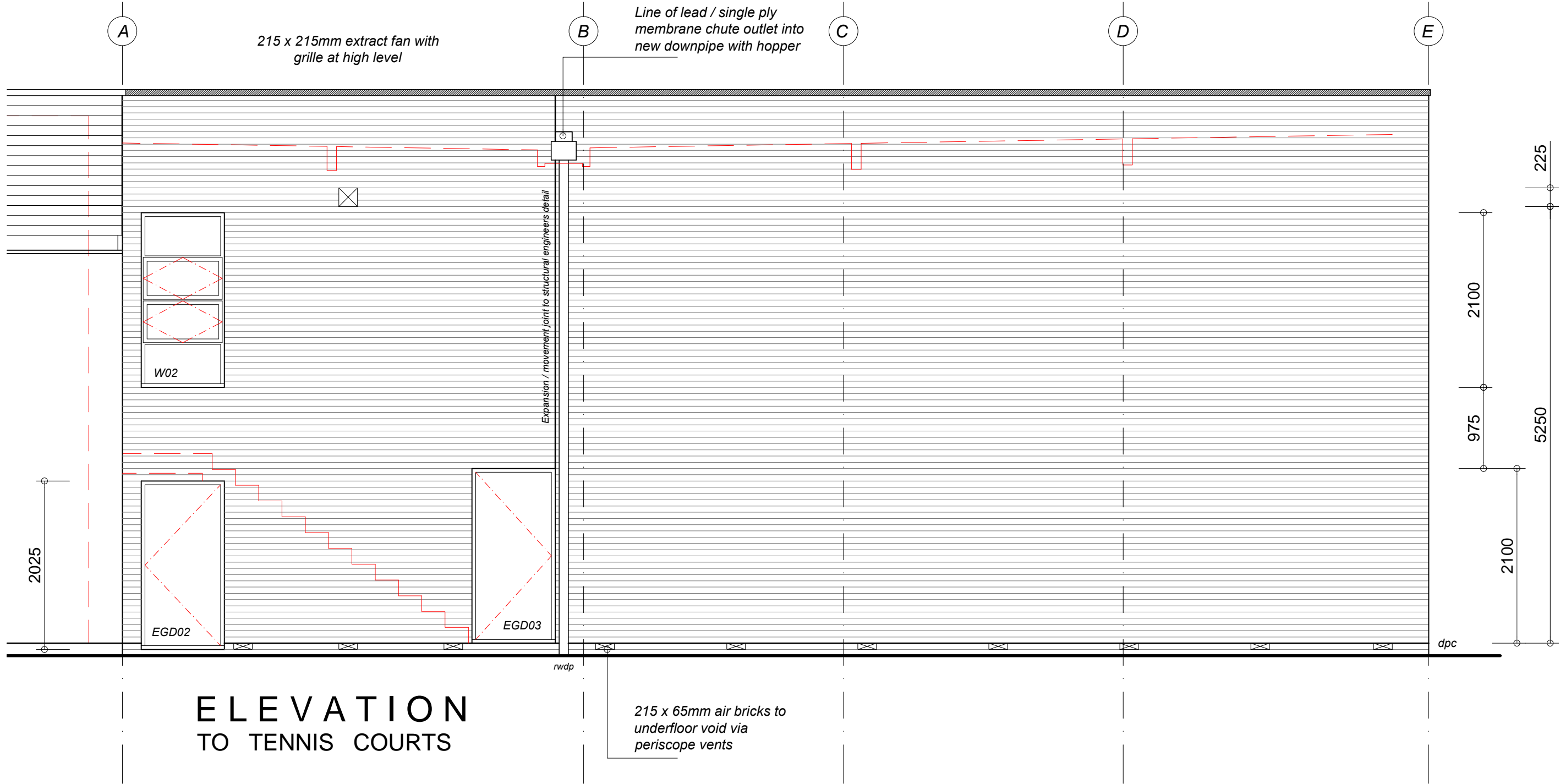
drg title  
**PLAN, SECTION & NOTES**

drawn by GDB

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scale 1 : 50 @ A1 1 : 100 @ A3	date 01/15	job no. 1426	drg no. 301	C
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**MECHANICAL VENTILATION**  
All in accordance with specialist services engineer design.

**WINDOWS & VENTILATION**  
Style as indicated on elevations and in accordance with specification. Opening lights, as indicated on elevations. 8000mm<sup>2</sup> trickle ventilators fitted into top of frames. Easy clean hinges, stays and fasteners with locking facility and restrictor. Average U value of all windows, & doors not to exceed 1.6 W/m<sup>2</sup>°C. Compriband 600 or equivalent compressible seal around perimeter of frames, in accordance with manufacturers requirements to seal gap between structure and frame. All widths and heights are structural openings sizes.

**GLAZING**  
All to be double glazed units, soft coated glass with argon gas fill by specialist manufacturer. All glass to comply with BS 6206 and BS 952. All glazing below 800mm above finished floor levels to be laminated or toughened safety glass to BS 6262, and to a height of 1500mm, and at least 300mm either side of door openings. Obscured glazing to be agreed.

## IRONMONGERY INDEX

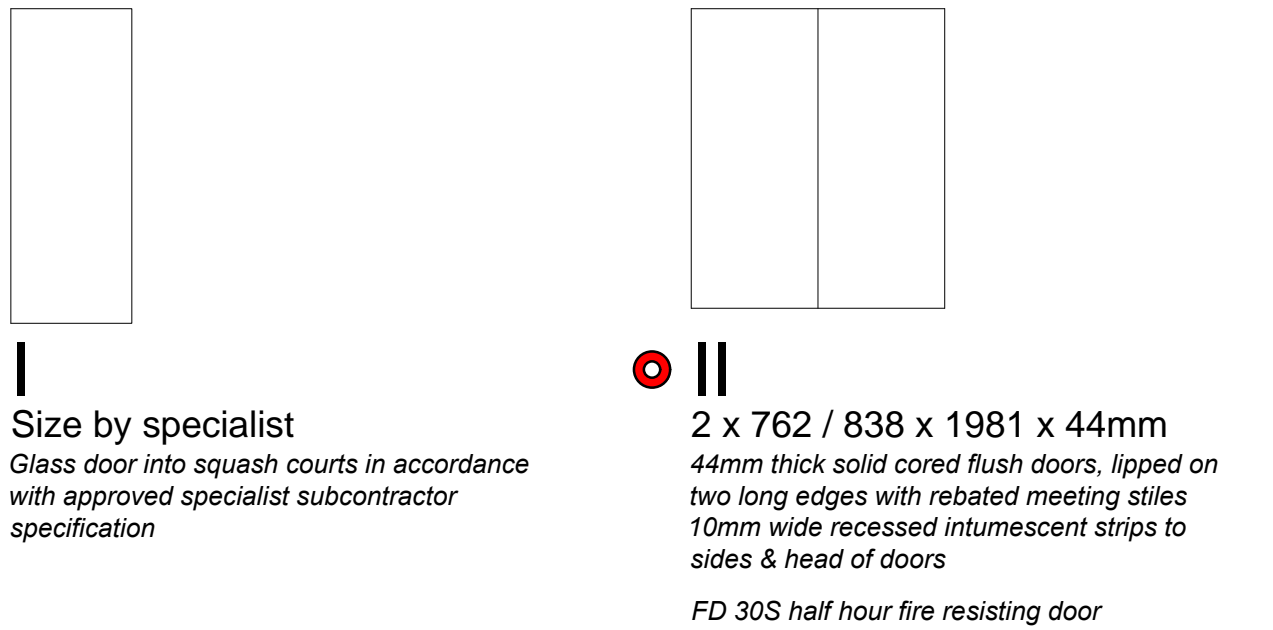
REF :	HINGES	A
A1	1 1/2 pairs of 102 x 76mm plain ball bearing hinges	
A2	3 pairs of 102 x 76mm plain ball bearing hinges	
REF :	LOCKS	B
B1	Mortice lock	
B2	5 lever mortice deadlock for rebated meeting styles	
REF :	LATCHES	C
C1	Mortice latch	
REF :	FURNITURE	D
D1	Lever suite with backplate / rose	
D2	Lever suite with backplate / rose & escutcheons	
REF :	BOLTS	E
E1	150mm flush bolts (two per slave leaf)	
E2	Emergency push panic bar with vertical bolt	
REF :	CLOSERS	F
F1	Overhead door closer (one per leaf)	
REF :	MISCELLANEOUS	G
G1	FIRE DOOR - KEEP LOCKED sign affixed at eye level	

## WINDOW & DOOR SCHEDULE

DOOR No	LOCATION	STRUCTURAL OPENINGS W x H	NOTES
EGD01	STORE	1000 x 2025	
EGD02	STORE	1000 x 2025	
EGD03	VIEWING AREA	1000 x 2100	
EGD04	VIEWING AREA	1000 x 2100	
W01	VIEWING AREA	1000 x 2100	
W02	VIEWING AREA	1000 x 2100	

## INTERNAL DOOR SCHEDULE

DOOR No	LOCATION	DOOR TYPE	DOOR SIZE	STRUCTURAL OPENING
GROUND FLOOR				
D1	STORE CUPBOARD	II	2 x 762 x 1981	1610 x 2040
D2	STORE CUPBOARD	II	2 x 762 x 1981	1610 x 2040
D3	STORE CUPBOARD	II	2 x 762 x 1981	1610 x 2040
D4	STORE CUPBOARD	II	2 x 838 x 1981	1760 x 2040
D5	SQUASH COURT	I	BY SPECIALIST	BY SPECIALIST
D6	SQUASH COURT	I	BY SPECIALIST	BY SPECIALIST
EGD01	STORE ACCESS	III	TO SUIT FRAME	1000 x 2025
EGD02	STORE ACCESS	III	TO SUIT FRAME	1000 x 2025
EGD03	FIRE EXIT	III	TO SUIT FRAME	1000 x 2100
EGD04	FIRE EXIT	III	TO SUIT FRAME	1000 x 2100

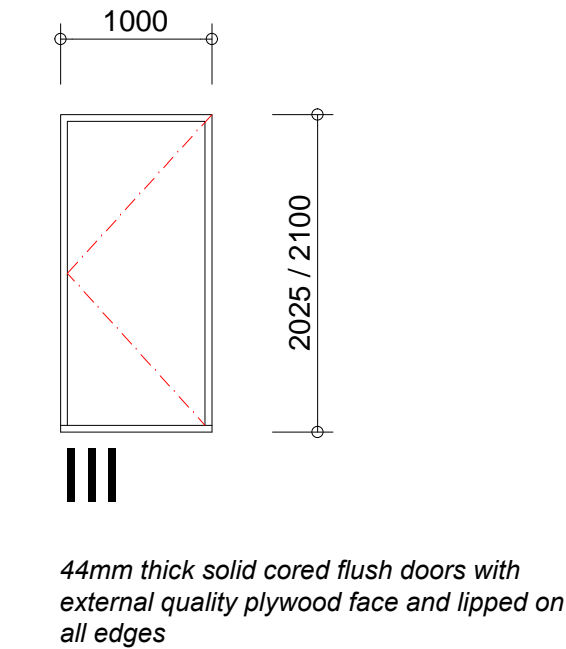


**WINDOW NOTES**

- \* Internally fitted glazing. Average U value of all windows & doors not to exceed 1.6 W/m<sup>2</sup>°C
- \* Silicone sealant applied to perimeter of frame, sealing gap between brickwork and frame
- \* All widths and heights are structural openings sizes - viewed externally
- \* Structural opening sizes are to be checked on site by window manufacturer
- \* All windows fitted with controllable & secure 4000mm<sup>2</sup> background trickle ventilators

## IRONMONGERY SCHEDULE

HINGES	LOCKS	LATCHES	FURNITURE	BOLTS	CLOSERS	MISC
A2	B2	C1	D2	E1		G1
A2	B2	C1	D2	E1		G1
A2	B2	C1	D2	E1		G1
A2	B2	C1	D2	E1		G1
IRONMONGERY BY SPECIALIST SQUASH COURT SUBCONTRACTOR						
IRONMONGERY BY SPECIALIST SQUASH COURT SUBCONTRACTOR						
A1				E2		
A1				E2		
A1				E2		
A1				E2		



**INTERNAL DOOR LININGS**

Door frames or minimum 34mm thick hardwood linings with 13 x 35mm hardwood door stops

Softwood architraves to specification

All linings/frames fixed to sub-construction at maximum 600mm centres

For door swings see floor layout plans. All door frames/linings to be finished in accordance with specification

revision ref	revision	date
C	Air brick locations revised on elevation to tennis courts.	26.08.16
B	REVISED TENDER ISSUE . . .	15.12.15
A	TENDER ISSUE . . .	24.04.15

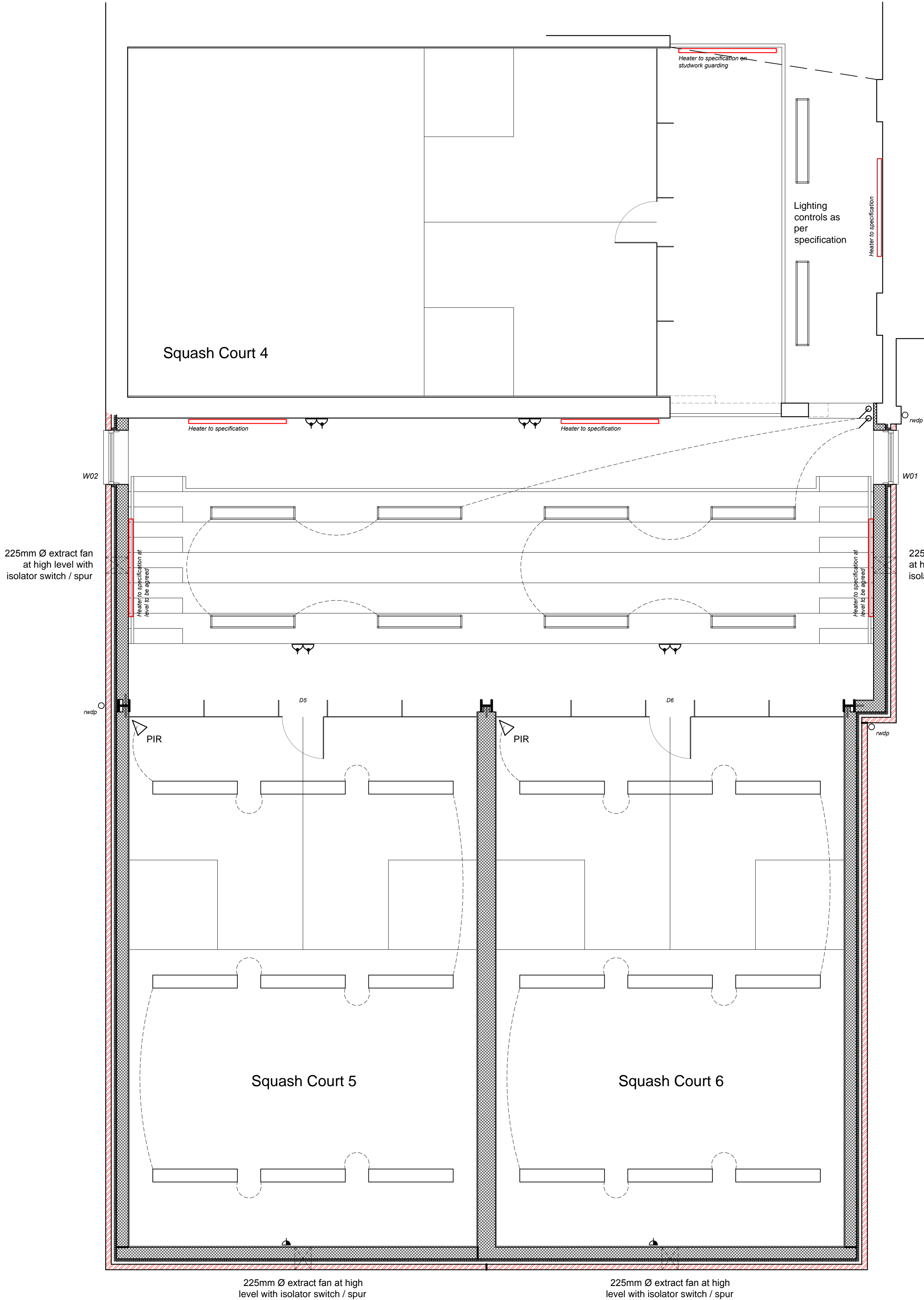
project	<b>THE CUMBERLAND LAWN TENNIS CLUB, HAMPSTEAD PROPOSED SQUASH COURT EXTENSION</b>
drg title	<b>ELEVATIONS &amp; SCHEDULES</b>
drawn by	GDB

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scale	date	job no.	drg no.	C
1 : 50 @ A1 1 : 100 @ A3	01/15	1426	302	





#### ROOF CONSTRUCTION

##### Flat Warm Roof

SARNAFIL roof membrane laid and fixed in accordance with manufacturer's specification on TYVEK® Proclad or equivalent SARNAFIL approved breather & drainage membrane over CELOTEX TD4126 warm roof deck construction on vapour barrier over 22mm Flooring grade P5 moisture resistant chipboard to BS EN 312 over softwood treated flat roof joists to structural engineers design and set to falls of 1 in 60. Warm roof deck construction to comply with manufacturer's instructions / recommendations. SARNAFIL roof membrane dressed up parapet walls with powder coated aluminium profiled coping. 12.5mm Gyproc WallBoard ceiling with taped joints and Thistle Multi-Finish skim over.

#### RAINWATER DRAINAGE

New 200mm wide purpose made valley gutter as detail with internal insulated outlet to specification one end and a chute outlet into external hopper at the other. Existing valley gutter modified where passing through wall and fitted with new insulated outlet to specification. Connect new and existing outlets to 110mm Ø PVCu downpipes internally and hang to fall as indicated on drawings - in accordance with manufacturers instructions. Underground drainage as per drawings - connected into new soakaway at least 5m away from any building - layout to full local authority approval. Provide lintels over any exposed existing drains where they pass through walls, and fix flexible joints to pipes either side of wall. Encase in 150mm of concrete where passing under oversite slabs. Down pipes taken into 110mm diameter underground drainage to falls of 1 in 60, laid on 150mm pea shingle base, with 150mm pea shingle encasement and 300mm well compacted cover.

#### SPACE HEATING

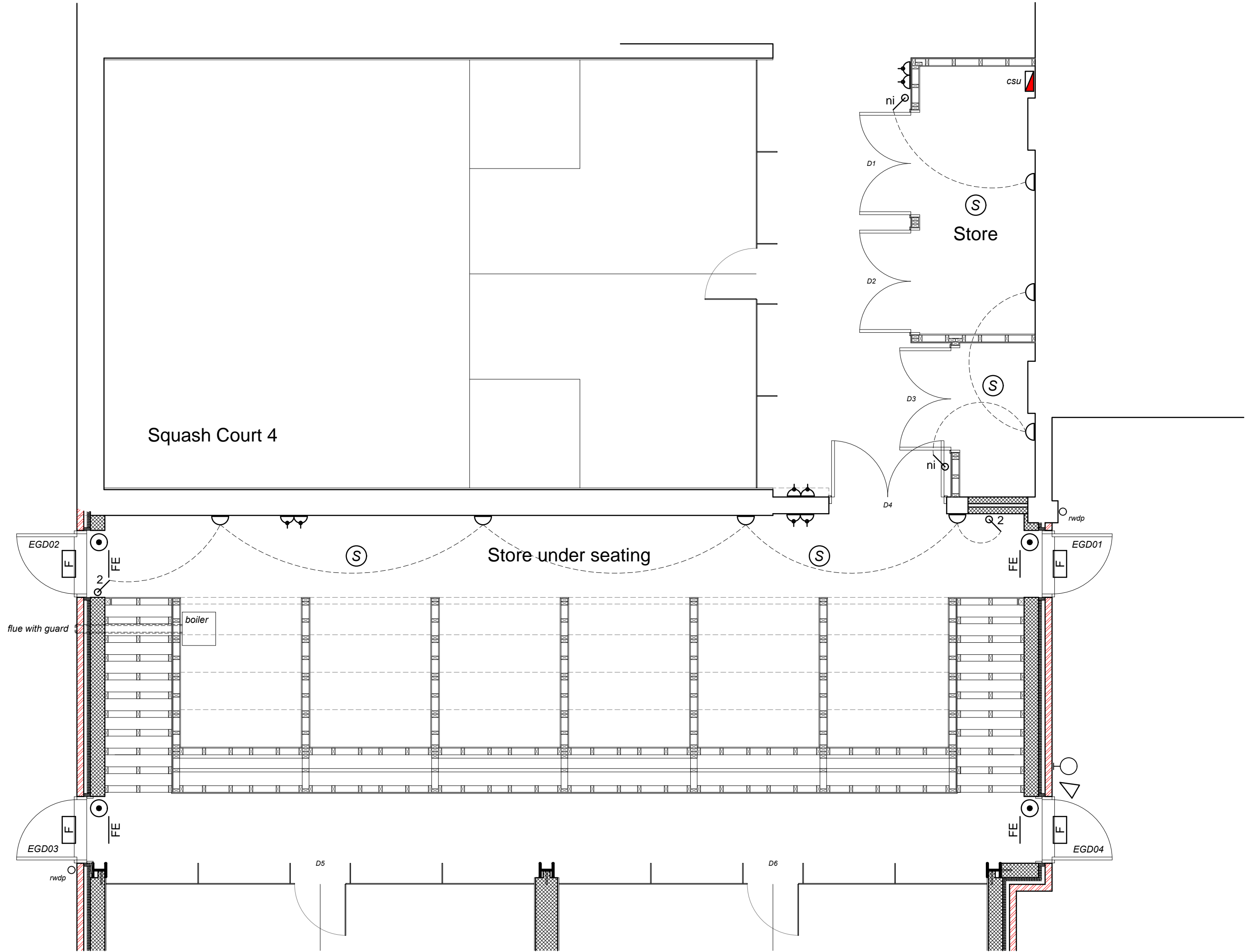
As per specification - see drawings for locations.

#### OPERATING & MAINTENANCE INSTRUCTIONS FOR HEATING & HOT WATER SYSTEMS

Provide a suitable set of operating and maintenance instructions. These instructions must directly relate to the system installed, and should explain how to operate the systems so as to perform efficiently, together with what routine maintenance is advisable.

#### COMMISSIONING OF HEATING AND HOT WATER SYSTEM

Heating and hot water systems to be inspected upon completion of installation to ensure that the approved provisions for efficient operation are achieved, in accordance with Part L2 of the Building Regulations 2002. Commissioning of the system includes testing and adjusting repetitively in order to achieve the specified performance, calibration, setting up and testing of the associated automatic control systems, and recording of the system settings and the performance test results. A commissioning certificate is to be obtained from the approved qualified person responsible for achieving compliance with the requirements in Part L2. This certificate is to be made available to the client and Local Authority Building Control.



#### CDM REGULATIONS

No substances hazardous to health to be used by Contractor until a full COSHH assessment has been carried out and incorporated with safety data sheets in the Health & Safety plan. The Contractors notice is drawn to the definitions of hazardous substances within the COSHH Regulations 1988.

#### LIMITING AIR LEAKAGE

Unwanted air leakage to be limited at external junctions and around openings, in accordance with Section 4, [for Cavity Masonry with partial-Fill Cavity Wall Insulation], of the DTLR and DEFRA report - *Limiting thermal bridging and air leakage : Robust construction details for dwellings and similar buildings*.

#### SMOKE ALARMS

As per specification.

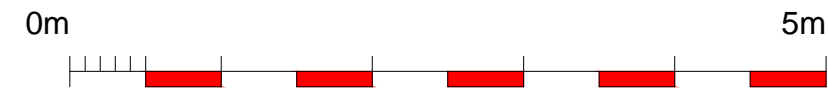
#### ELECTRICS

All installations to comply with current I E E regulations, and N I C standards, by approved electrician. All switches and sockets are to be fitted between 450mm and 1200mm above floor level.

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (IEE WIRING REGULATIONS 17TH EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

#### ENERGY EFFICIENT LIGHTING

All in accordance with specification and drawings.



revision ref	revision	date
E	Inner leaf revised from brickwork to blockwork . . .	26.08.16
D	Steps moved and lighting added to gallery - clouded . . .	21.01.16
C	EGD03 & EGD04 removed from upper floor plan . . .	20.01.16
B	REVISED TENDER ISSUE . . .	15.12.15
A	TENDER ISSUE . . .	24.04.15

project	<b>THE CUMBERLAND LAWN TENNIS CLUB, HAMPSTEAD PROPOSED SQUASH COURT EXTENSION</b>
drg title	<b>MECHANICAL &amp; ELECTRICAL CONSTRUCTION NOTES</b>
drawn by	GDB

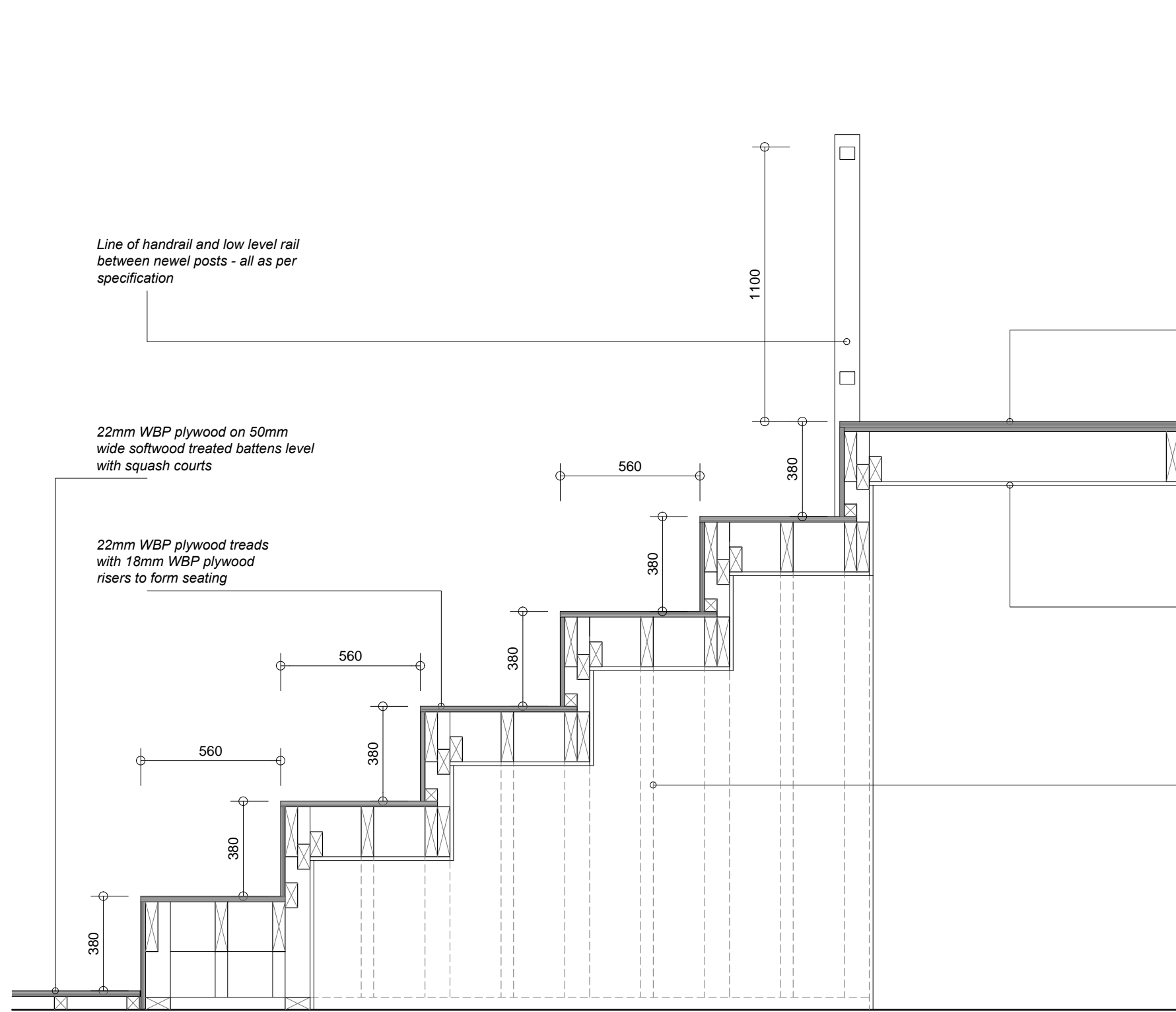
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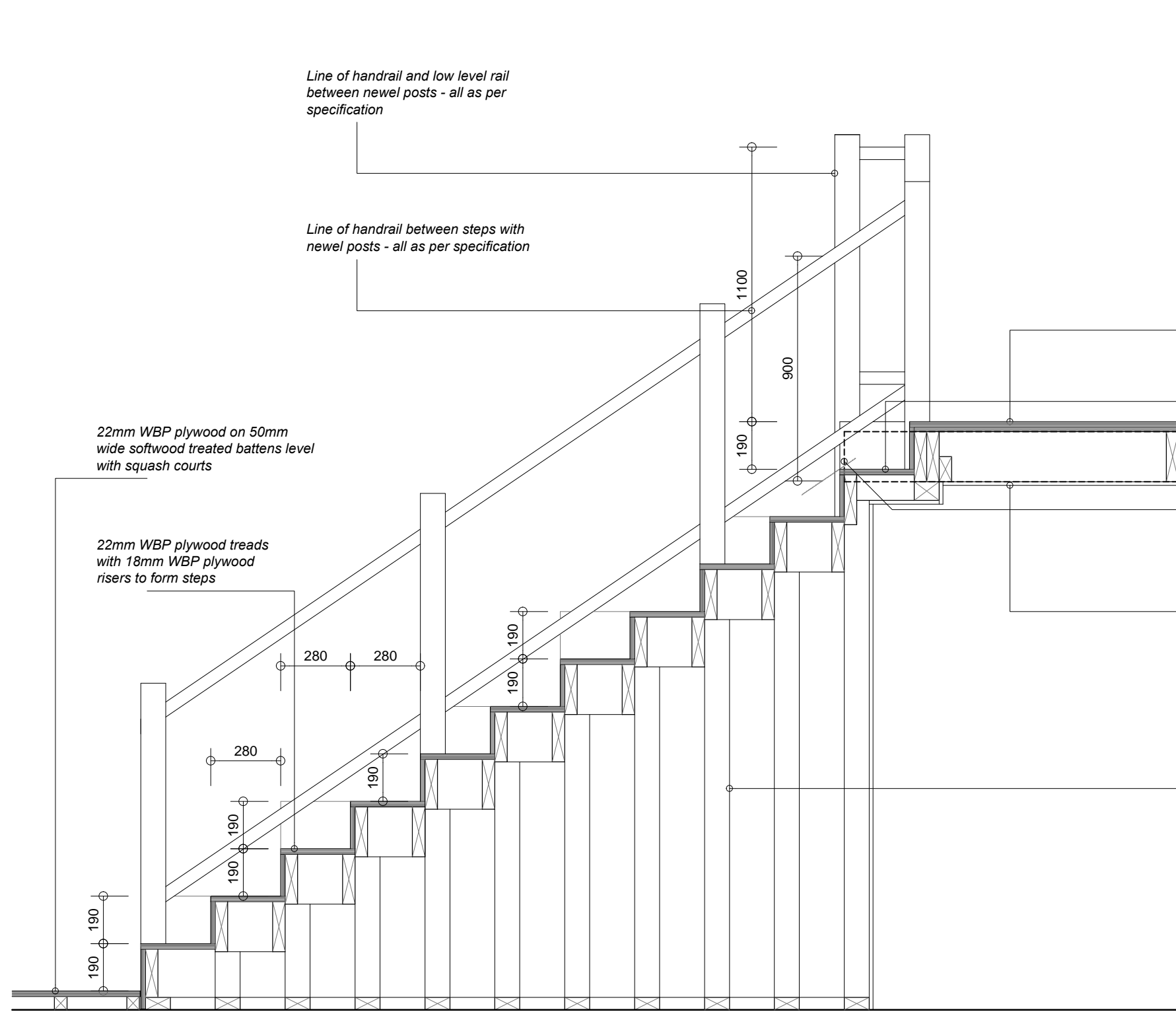
scales 1 : 50 @ A1 1 : 100 @ A3	date <b>01/15</b>	job no. <b>1426</b>	drg no. <b>303</b>	E
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## MECHANICAL / ELECTRICAL LAYOUT PLAN

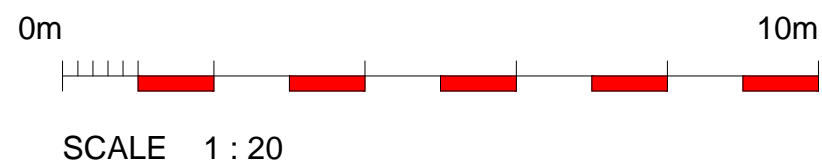




THROUGH TIERED SEATING



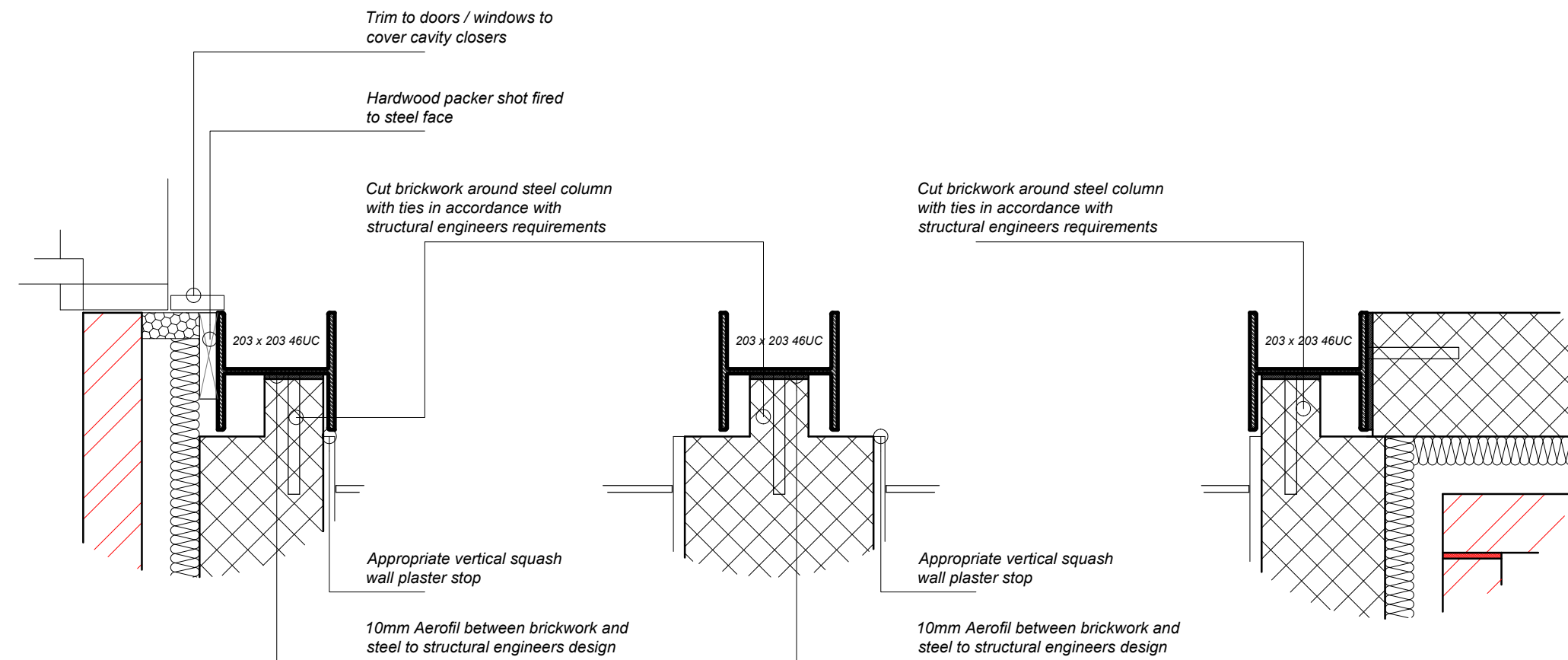
THROUGH STEPS



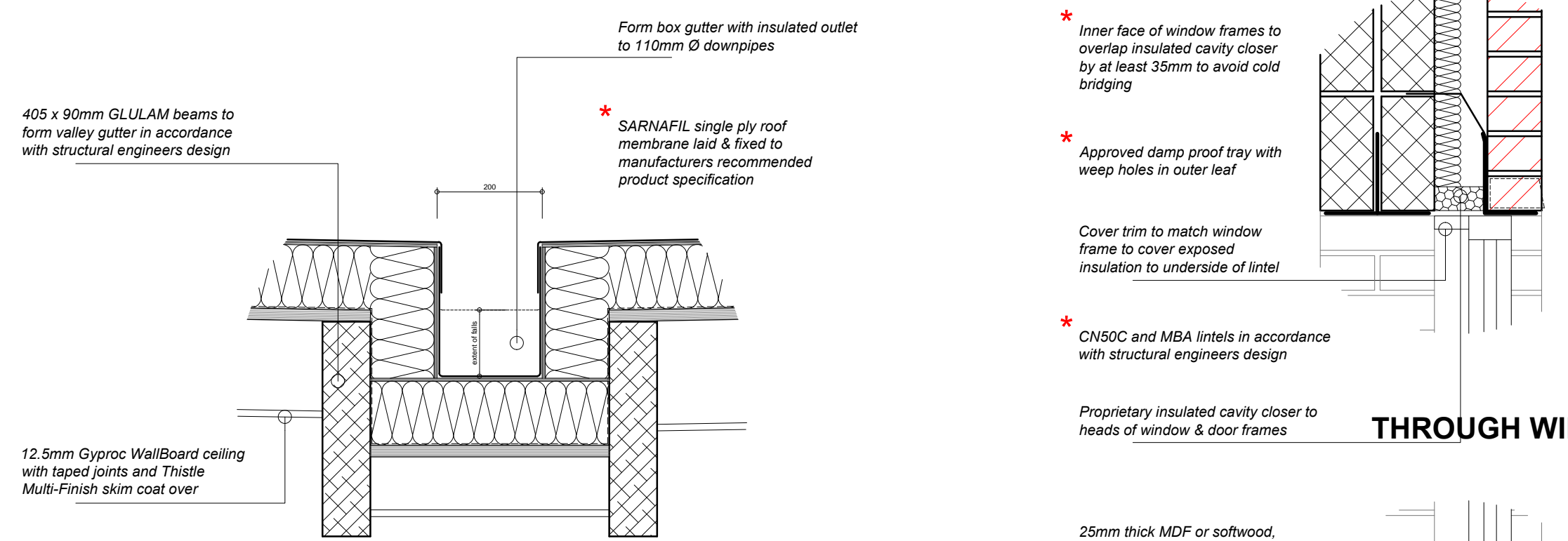
Two layers of 18mm WBP plywood to form gallery walkway on 200 x 50mm C16 grade floor joists at 400mm maximum centre spacings

Underlining of continuous 15mm Gyproc FIRELINE board as indicated

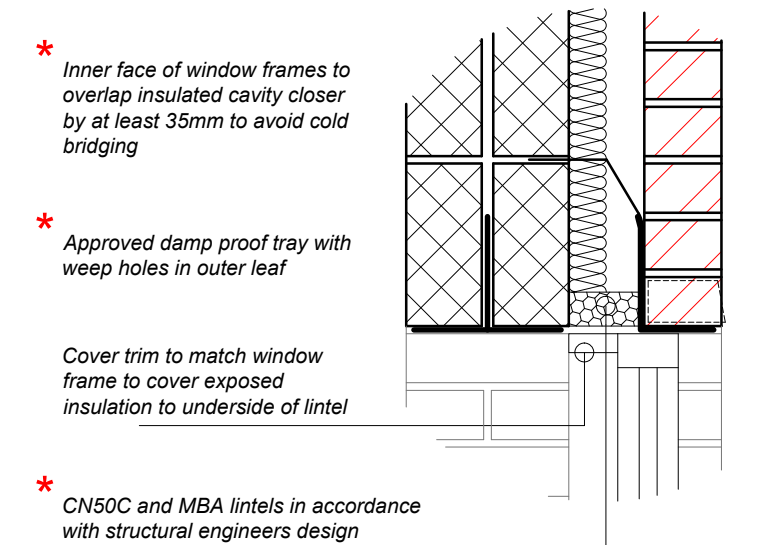
100 x 50mm softwood treated frame work to form tiered seating



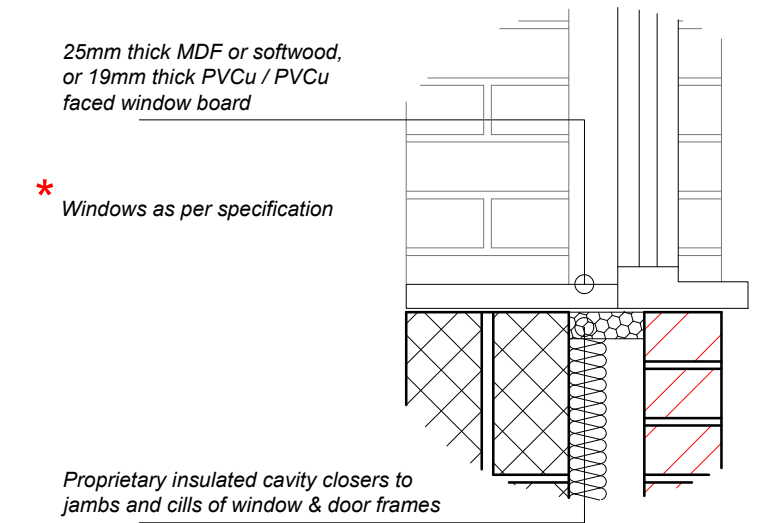
THROUGH STEEL COLUMNS WITHIN BRICK / BLOCKWORK



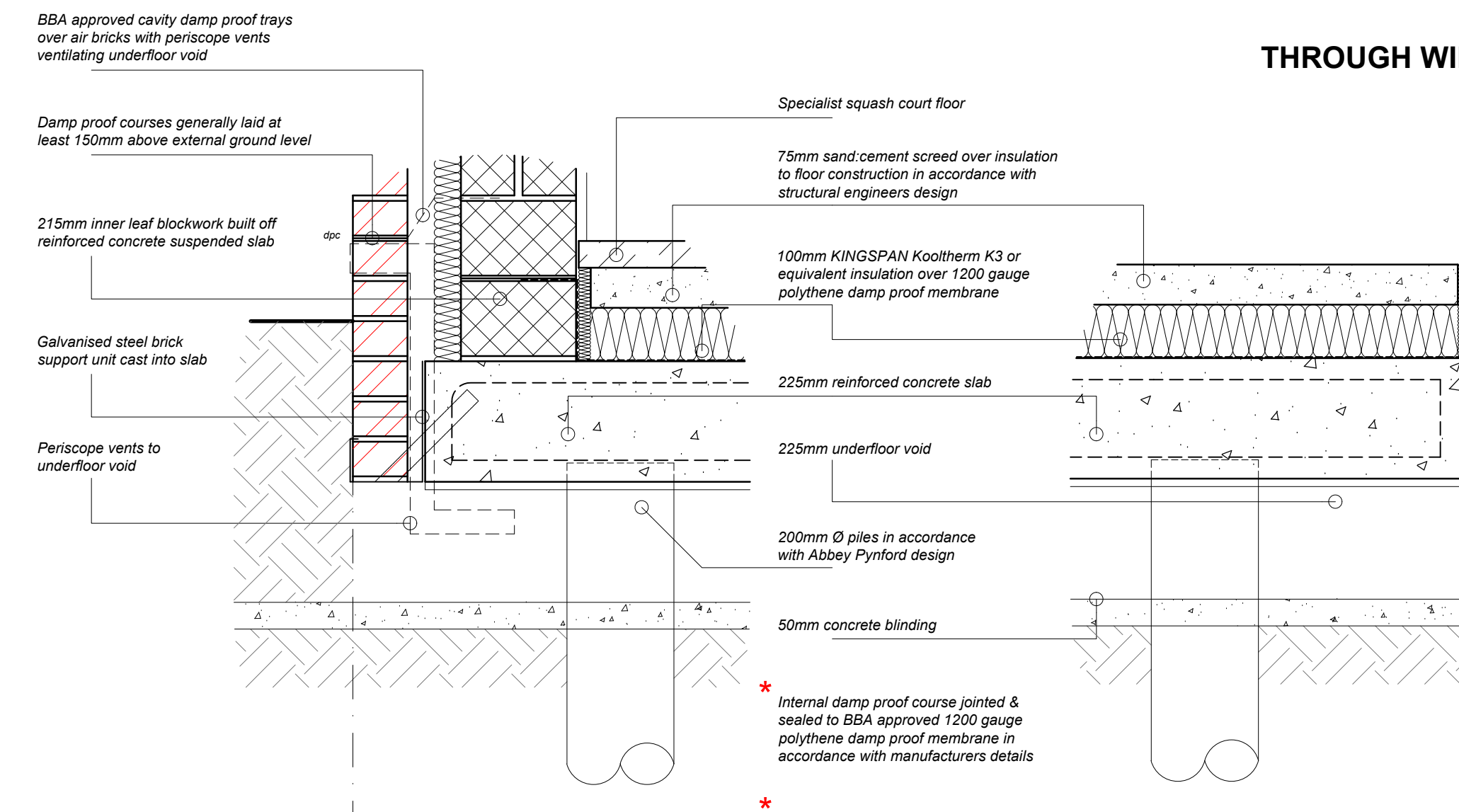
THROUGH BOX GUTTER



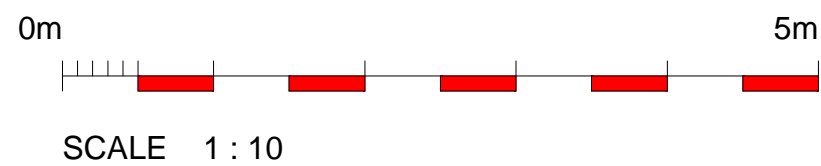
THROUGH WINDOW HEAD



THROUGH WINDOW CILL



THROUGH GROUND FLOOR JUNCTION WITH FOUNDATIONS

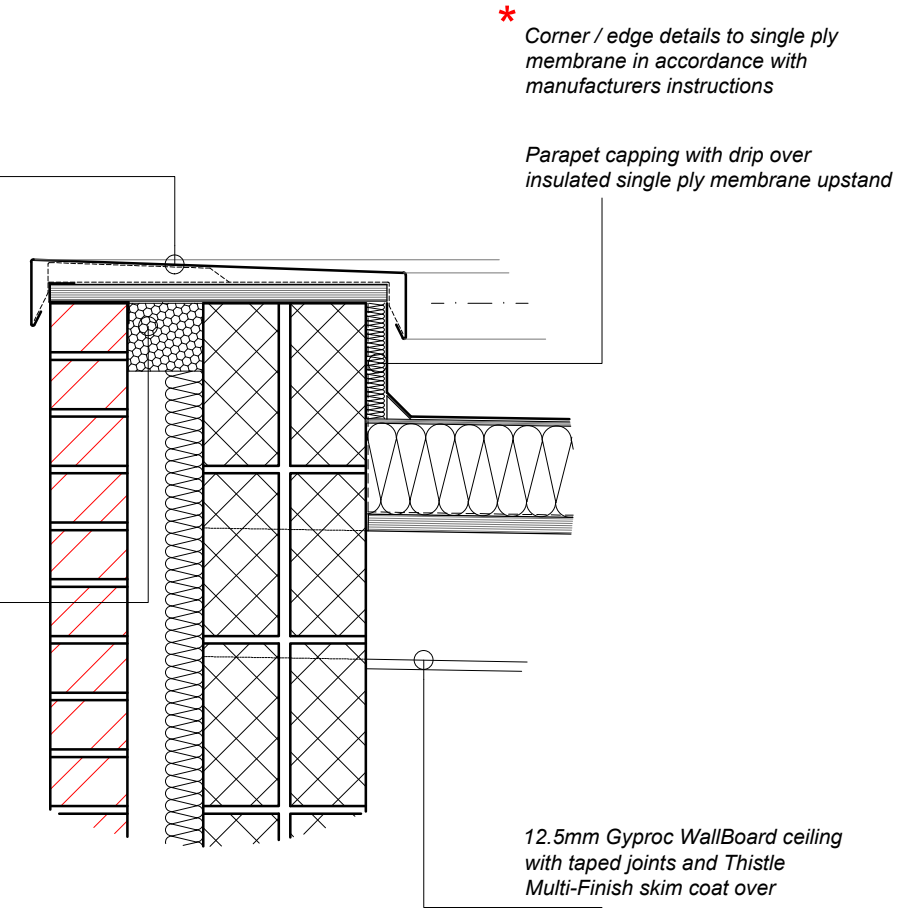


Profiled powder coated aluminium parapet capping with drips, fixed over 22mm WBP plywood base board fixed down onto brick / block work - all details by specialist manufacturer

\* For external wall construction see specification notes

50mm KINGSPAN Kooltherm K8 insulation to cavity with ROCKWOOL or equivalent fire barrier under top of parapet

\* Build in flat roof joists fully into inner leaf of cavity wall and seal internally with silicone mastic



THROUGH PARAPET TO SQUASH COURT FRONT WALL

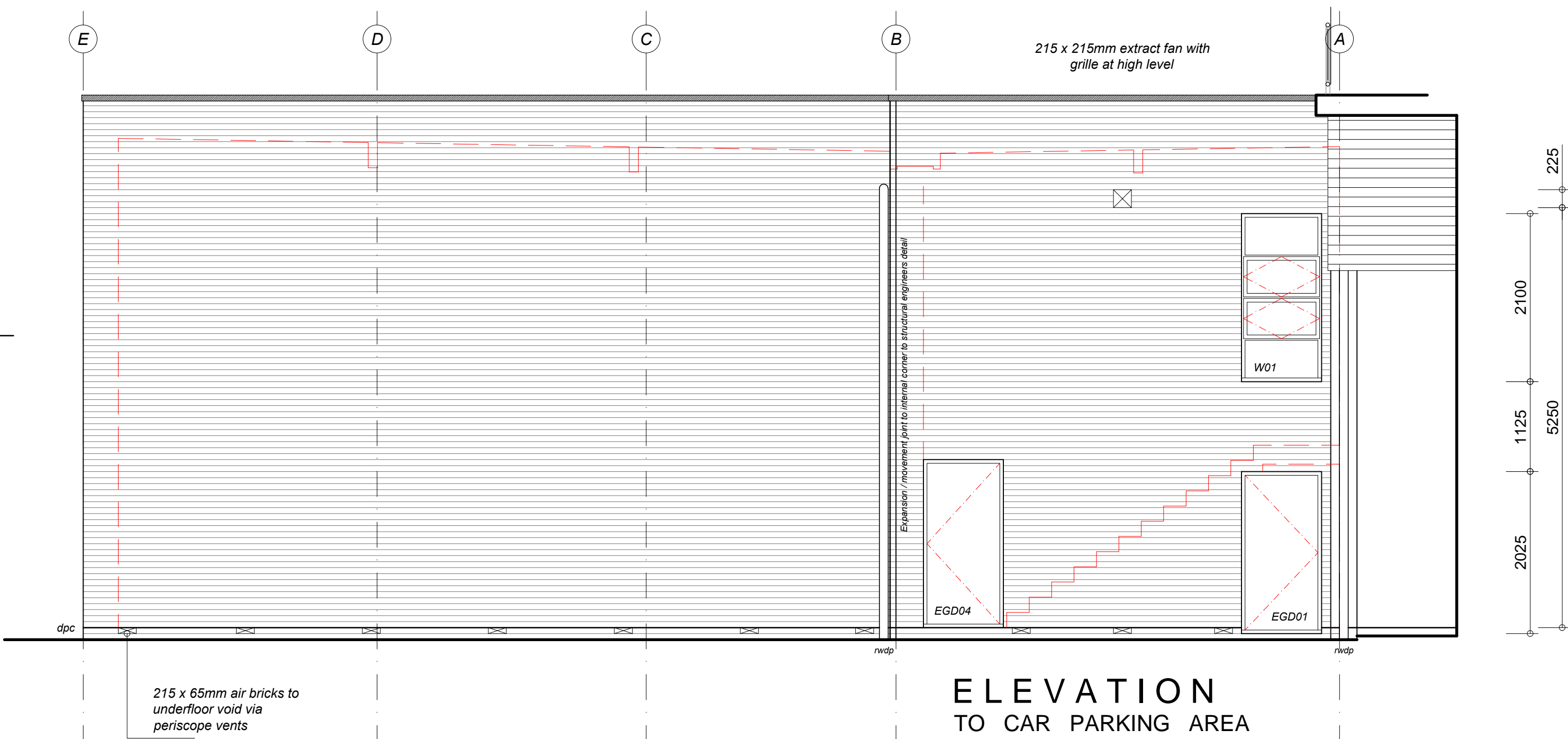
C	Slab, foundations & external wall inner leaf revised . . .	26.08.16
B	REVISED TENDER ISSUE . . .	15.12.15
A	TENDER ISSUE . . .	24.04.15
revision ref	revision	date

project	THE CUMBERLAND LAWN TENNIS CLUB, HAMPSTEAD PROPOSED SQUASH COURT EXTENSION
drg title	CONSTRUCTION DETAILS
drawn by	GDB

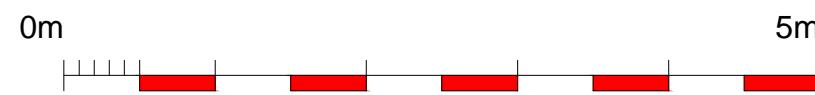
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scale	date	job no.	drg no.	C
1:10/20 @ A1	01/15	1426	304	





SCALE 1 : 100



D	Air bricks to elevation & external wall inner leaf revised.	26.08.16
C	EGD03 & EGD04 removed from upper floor plan . . .	20.01.16
B	REVISED TENDER ISSUE . . .	15.12.15
A	TENDER ISSUE . . .	24.04.15
revision ref	revision	date

project

# THE CUMBERLAND LAWN TENNIS CLUB, HAMPSTEAD PROPOSED SQUASH COURT EXTENSION

drg title

# ELEVATION, ROOF PLAN & LAYOUT PLAN

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scale | date | job no. | drg no. D  
 1 : 50 @ A1 | 01/15 | 1426 | 305