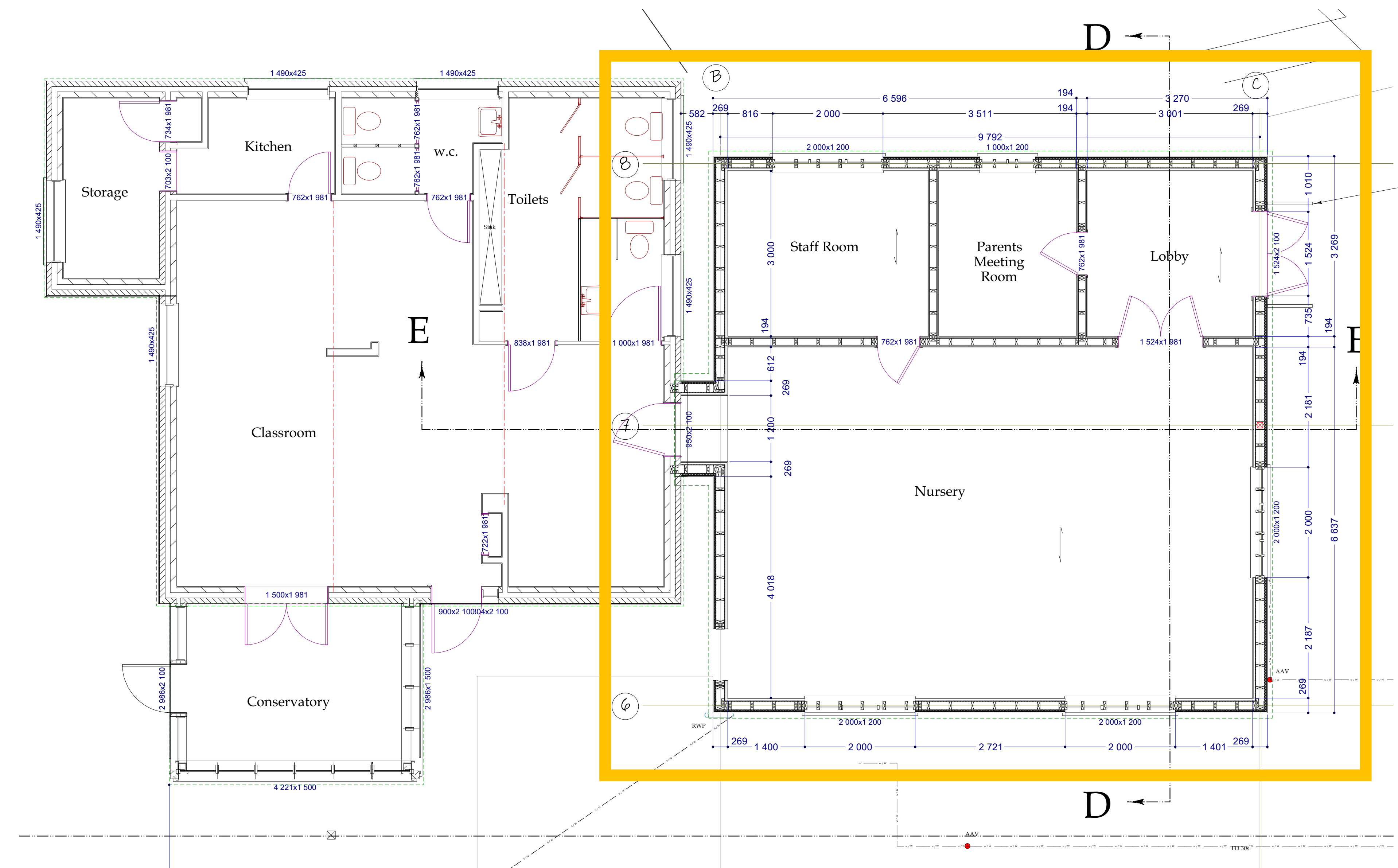
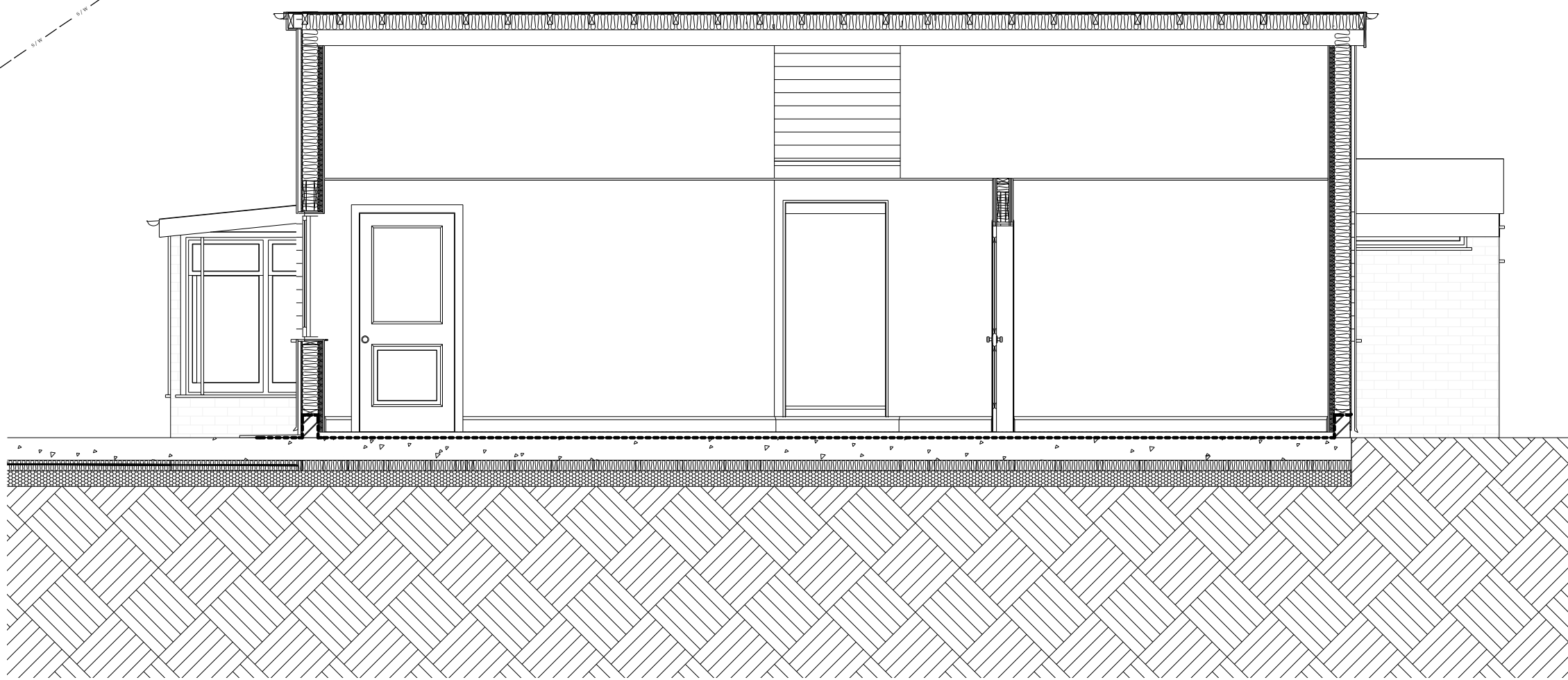


PROPOSED PLANS



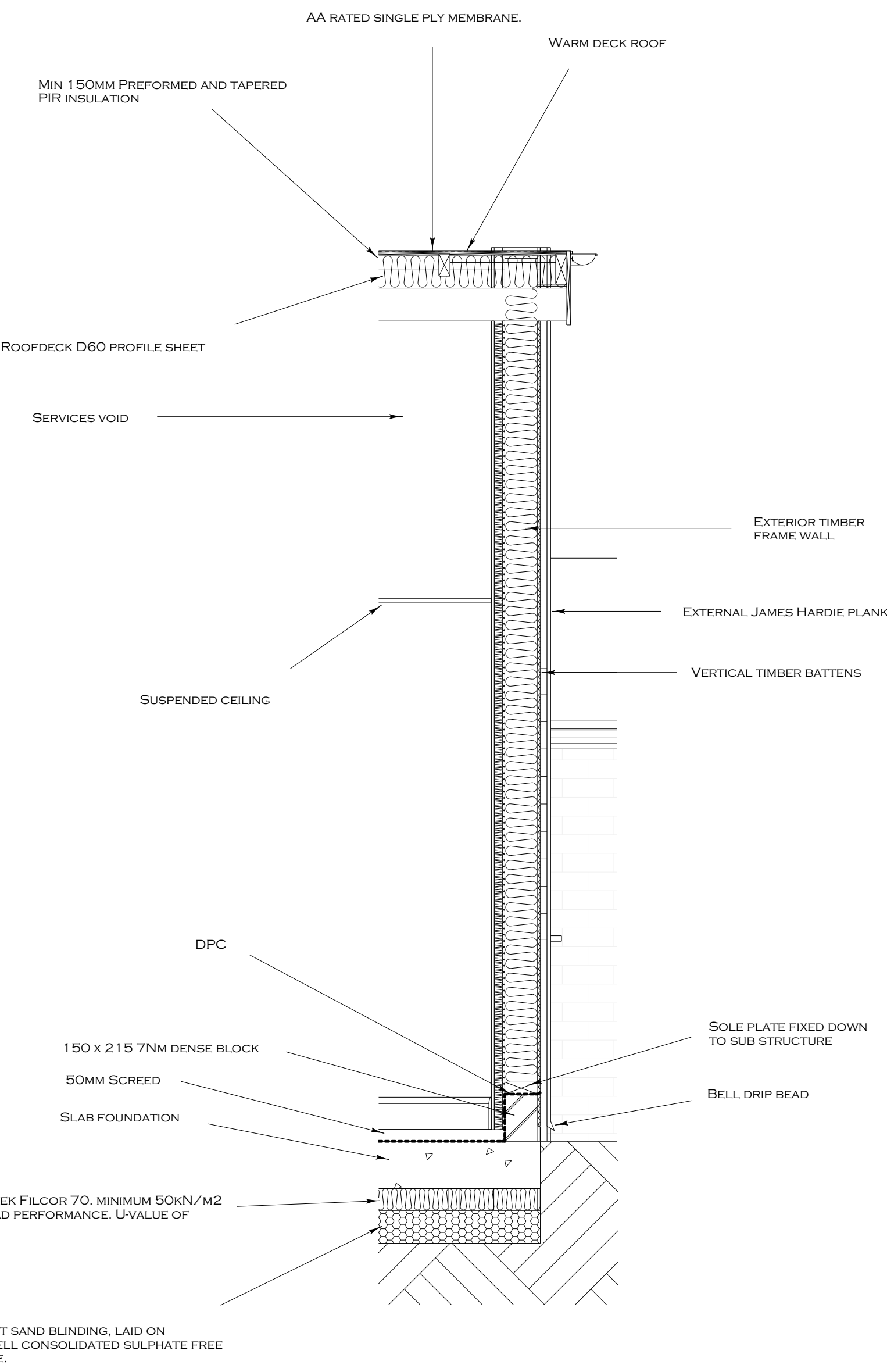
PROPOSED GROUND FLOOR LAYOUT 1:50

2700 x 2700 x 2000
Soakaway



SECTION D:D 1:50

GUARD RAILING TO ENTRANCE DOORS.

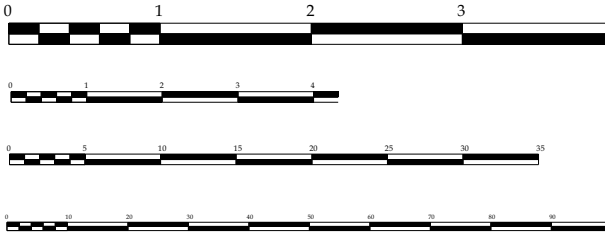


SECTION D:D 1:20

NOTES

THIS DRAWING MAY NOT BE COPIED,
REPRODUCED FOR ANY REASON WHATSOEVER
WITHOUT WRITTEN PERMISSION FROM THE
DRAUGHTSMAN.
ALL DIMENSIONS SHOULD BE CHECKED ON SITE.
ANY ERRORS SHOULD BE REPORTED TO THE
DRAUGHTSMAN IMMEDIATELY.

SCALES 1:50 - 1:100
1:500 - 1:1250



PROCESS

BUILDING REGULATIONS

The Draughtsman
ARCHITECTURAL
E-MAIL: NICK@THEDRAUGHTSMAN.CO.UK
WEB: WWW.THEDRAUGHTSMAN.CO.UK

DRAWN BY

N. KENNEY
01702 295653

CLIENT

SOUTHEND EAST COMMUNITY
ACADEMY TRUST

SITE ADDRESS

BOURNES GREEN JUNIOR
SCHOOL
BURLESCOOMBE ROAD
SOUTHEND-ON-SEA
ESSEX SS1 3PX

DEVELOPMENT

PROPOSED NURSERY
EXTENSION TO
EXISTING BUNGALOW.

DRAWING TITLE

PROPOSED GROUND
FLOOR LAYOUT

SCALE SHEET A1

1:100

DATE

26/05/2026

DWNG NO

BG/NAK/05

REV

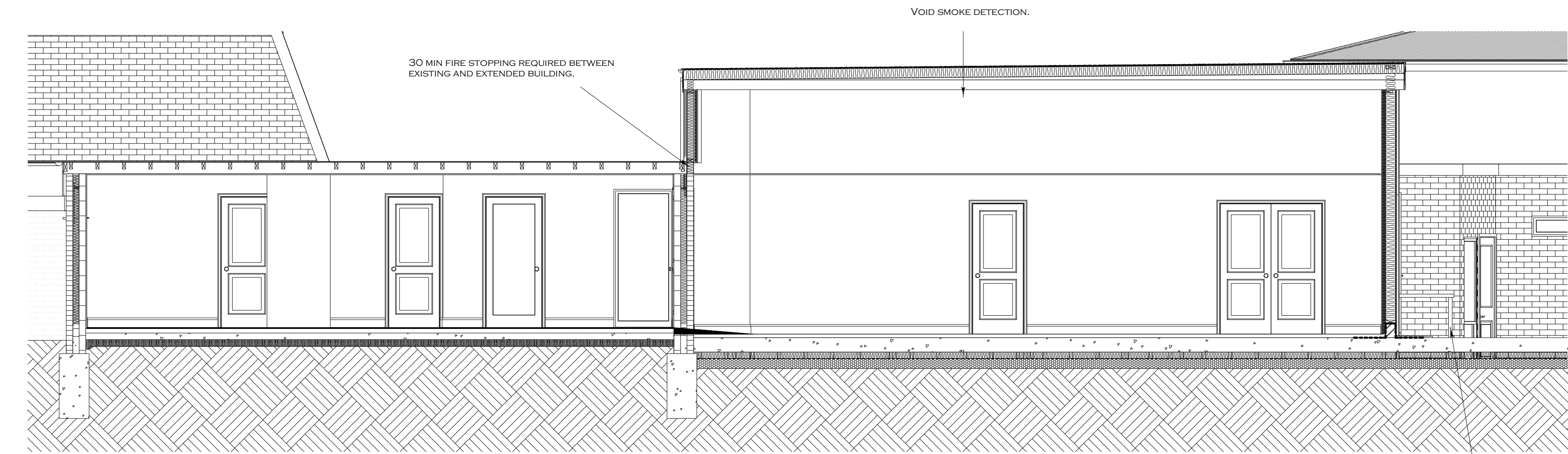
N

JOB NO

1125



PROPOSED PLANS



SECTION E:E 1:50

CONSTRUCTION NOTES

GENERALLY:
THE FOLLOWING SPECIFICATION HAS BEEN PRODUCED FOR THE PURPOSES OF OBTAINING APPROVAL UNDER THE BUILDING REGULATIONS. IT DOES NOT CONSTITUTE A FULL CONSTRUCTION SPECIFICATION AND MUST BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS, SCHEDULES ETC. AND IS APPLICABLE WHETHER SPECIFICALLY REFERRED TO OR NOT.

- ALL FINISHES ARE TO BE AGREED WITH THE CLIENT.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THEIR WORK IS IN COMPLIANCE WITH THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING REGULATIONS AND OTHER ALLIED LEGISLATION.

- ALL CONCEALED STRUCTURAL ELEMENTS THAT MAY BE AFFECTED BY THE ALTERATIONS ARE TO BE EXPOSED FOR ADEQUACY. THIS WOULD INCLUDE STEEL BEAMS, WALLS AND INSPECTION PITS FOR FOUNDATIONS.

- ALL MATERIALS ARE TO BE USED AND INSTALLED IN ACCORDANCE WITH THE RELEVANT MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. THE QUALITY OF ANY MATERIAL SHALL NOT BE LOWER THAN THAT DEFINED IN THE RELEVANT BRITISH STANDARD, OR THAT THE MATERIAL HAS BEEN SATISFACTORILY ASSESSED BY AN APPROPRIATE INDEPENDENT AUTHORITY.

- ALL WORKS ARE TO BE CARRIED OUT IN CONJUNCTION WITH THE CONDITIONS STIPULATED BY THE LOCAL PLANNING AUTHORITY. ANY INTENDED DEVIATION MUST BE REPORTED TO THE CLIENT AND FORMAL AGREEMENT OBTAINED.

1.00 SUB STRUCTURE ELEMENTS
1.01 FOUNDATIONS
REFER TO STRUCTURAL ENGINEER'S DRAWINGS.

1.07 DRAINAGE
SURFACE WATER DRAINAGE ABOVE GROUND
ALL WORKS TO COMPLY WITH APPROVED DOCUMENT H3 AND BS5930:1-1989. FORMED CUTTER WITH SUITABLE DOWN PIPES TO NEW PROPOSED SOAKAWAY. RODDING EYES TO BE PROVIDED TO ALL DOWN PIPES NOT DISCHARGING DIRECTLY TO A MANHOLE.

1.08 SOAKAWAYS
NO SOAKAWAYS TO BE CONSTRUCTED WITHIN 5000MM OF A BUILDING OR A ROAD OR IN AN AREA OF UNSTABLE GROUND.
SOAKAWAY TO BE FILLED WITH GRANULAR MATERIAL, EG. BROKEN BRICK, CRUSHED ROCK OR GRAVEL, WITH PARTICLE SIZE 10MM TO 150MM.
PVC SHEET OR CONCRETE BLINDING SHOULD BE LAID OVER THE FILL TO PREVENT TOPSOIL BEING WASHED DOWN INTO THE SOAKAWAY. SOAKAWAY TO BE A MIN OF 1MP PER 50M² OF ROOF AREA.
SOAK AWAY TO BE LINED WITH TERRAM OR SIMILAR APPROVED GEOTEXTILE MATERIAL.
PERMEABILITY TEST TO BE CARRIED OUT BY CONTRACTORS ON SITE. INFILTRATION RATE TO BE CONFIRMED BACK TO ENGINEER TO CONFIRM PRELIMINARY DESIGN ADOPTED.

1.13b ABANDONED DRAINS
ABANDONED LENGTH OF PUBLIC SEWER IS TO BE GRUBBED OUT UPON COMPLETION OF THE DIVERSIONARY WORKS AND PRIOR TO ANY BUILDING CONSTRUCTION.

1.13c ABANDONED CHAMBERS
EXISTING CHAMBER BROKEN OUT AND PIECED THROUGH WITH GLAY SALT GLAZE PIPE SECTIONS, NEW PIPEWORK ENCASED IN PEA SHINGLE AND OLD CHAMBER BACKFILLED.

1.14 FOUL WATER DRAINAGE:
100MM OSMO DRAINAGE ENCASED IN 150MM PEA SHINGLE
WHERE PIPE RUNS UNDER OVERSITE, ENCASE IN 150MM CONCRETE.
PIPES MAY PASS THROUGH FOUNDATION OR WALLS IF EITHER:
AN OPENING IS FORMED TO GIVE AT LEAST 50MM CLEARANCE ALL ROUND WITH SEALING PLATE AT EACH END, OR
A LENGTH OF PIPE IS BUILT IN WITH FLEXIBLE JOINTS MAX 150MM FROM EDGE OF WALL.
CONNECTED TO HOOKER PIPES IN ACCORDANCE WITH H1 DIAGRAM 7.

1.15 FOUL WATER DRAINAGE:
SOIL AND VENT PIPES TO TERMINATE 900MM ABOVE ROOF AND TO BE AT LEAST 900MM ABOVE ANY OPENING THAT IS WITHIN 3000MM LINE IN ALL CASES.
PIPES TO BE 100MM DIA. UPVC TO BS4660 LAID ON GRANULAR BED AND SURROUNDED AND BACK FILLED IN ACCORDANCE WITH SECTION 2.41 DIAGRAM 10 UNLESS OTHERWISE STATED.
PIPES WITH LESS THAN 0.600MM COVER TO HAVE MIN. OF 100MM CONCRETE OR BE BRIDGED WITH CONCRETE PAVING SLABS TO COMPLY WITH 2.44
PIPES MAY PASS THROUGH FOUNDATION OR WALLS IF EITHER:
AN OPENING IS FORMED TO GIVE AT LEAST 50MM CLEARANCE ALL ROUND WITH SEALING PLATE AT EACH END, OR
A LENGTH OF PIPE IS BUILT IN WITH FLEXIBLE JOINTS MAX 150MM FROM FACE OF WALL CONNECTED TO HOOKER PIPES IN ACCORDANCE WITH H1 DIAGRAM 7.

1.16 INSPECTION CHAMBERS & MANHOLES
BRICKWORK CLASS B ENGINEERING TO BS3921, PRE-CAST CONCRETE SECTIONS TO BS5911, PLASTIC TO RELEVANT BBA CERTIFICATE.

1.16a INTERNAL AIRTIGHT INSPECTION CHAMBERS
BRICKWORK CLASS B ENGINEERING TO BS3921, CHAMBER LID TO BE DOUBLE SEALED AIR TIGHT FIRMLY SCREWED DOWN TO FRAME.

1.17 RODDING EYES AND ACCESS FITTINGS
TO BE IN ACCORDANCE WITH BS4660 AND RELEVANT BBA CERTIFICATE.
INSPECTION CHAMBER AND MANHOLES TO HAVE REMOVABLE NON-ROTATING COVERS TO A SUITABLE STRENGTH BS5911 Part2 (CONCRETE) OR BS497 (STEEL).

1.18 SERVICE PIPES
RISER FOR CONCEALING SERVICE PIPES MUST BE SEALED AT FLOOR AND CEILING LEVELS, ALL PIPED SERVICES WHERE THEY PENETRATE IN TO A HOLLOW CONSTRUCTION OR VOID MUST BE SEALED USING SUITABLE SEALING MATERIAL.

1.19 BRICKWORK & BLOCKWORK BELOW DPC
ALL WALLS BELOW DPC TO BE BRICKWORK AND/OR 7MM'S TRENCH BLOCKS ALL TO BS 5628 PARTS 1&3 OR EQUAL APPROVED.

1.20 FLOORS
GROUND FLOOR CONSTRUCTION
65MM REINFORCED SCREED,
GENERALLY GROUND BEARING CONCRETE SLAB, COMPRISING:
100MM THICK ST3 TO ST4 (GEN2 TO GEN3) MIX GROUND BEARING CONCRETE SLAB, LAID ON 100MM CELOTEX GA4000 INSULATION LAID ON, 2000 GAUGE POLYTHENE DPM (LINKED TO DPC) LAID ON
13MM SOFT SAND BLINDING, LAID ON
MADE UP WELL CONSOLIDATED SULPHATE FREE HARD CORE.

1.25 CAVITY INFILL
LEAN MIX CONCRETE TO CAVITY FROM FOUNDATION TO 225MM BELOW DPC.

2.00 SUPER STRUCTURE EXTERNAL WALLS.

2.01 DAMP PROOF COURSE
HORIZONTAL DAMP PROOF COURSE TO BE 2000 GAUGE BLACK POLYTHENE. DAMP PROOF COURSE TO BE MIN. 150MM ABOVE GROUND LEVEL. IN ALL CASES NEW DPC'S TO BE LAPPED OVER THE EXISTING DPC BY 100MM.

2.02 EXTERNAL LOWER WALLS
150MM TRENCH BLOCK OUTER LEAF

2.08 EXTERNAL STUD WALLS
16MM SAND AND CEMENT RENDER
EMULSIFIED LATHING MESH ON
TREATED TIMBER BATTENS PROVIDING VENTILATED CAVITY. NOTE DRAINAGE GAP TO BOTTOM EDGE TO BE PROVIDED.
BREATHABLE BUILDING PAPER
200 x 47 C24 STUDS
POLYTHENE VAPOUR BARRIER.
12.5MM MDF
WHITEROCK HYGIENIC CLADDING 30 MIN FIRE RESISTANT AND HAVE CLASS 1 SPREAD OF FLAME. 200MM ISOVER APR 1200 PUSHED TIGHTLY BETWEEN STUDS.
(NOTE CONTINUOUS DPC TO BE FIXED TO OUTER FACE OF TIMBER BATTENS).

0.18W/M²K OR BETTER. U VALUE THROUGH CONSTRUCTION.

2.14 EXPANSION JOINTS
BLOCKWORK WALLS EXCEEDING 6000MM IN LENGTH TO RECEIVE FLEXIBLE EXPANSION JOINTS. VERTICAL SLIP TIES AT 225CTS WITH SILICON JOINT FILL EXTERNALLY.

2.16 BLOCKWORK TO INNER LEAF OF EXTERNAL CAVITY WALL.
REFER TO ENGINEERS DETAILS FOR LOCALISED AREAS OF HIGHER STRENGTH BLOCKWORK OR BRICKWORK SUCH AS PAD STONES OR PIERS.

2.17 WALL TIES
EXTERNAL LEAF AND INTERNAL LEAF TO BE ADEQUATELY TIED TOGETHER WITH PROPRIETARY STEEL STEEL WALL TIES AT MAX 750MM HORIZONTAL AND 450MM VERTICAL CENTRES. THE VERTICAL CENTRES TO BE REDUCED TO 300MM AT REVEALS TO OPENINGS.

2.20 CAVITY TRAY
CAVITY TRAYS TO BE PROVIDED OVER ALL OPENINGS, AT ALL ABUTMENTS AND WHEREVER THE CAVITY IS BRIDGED.
CAVITY TRAYS TO BE 2000 GAUGE BLACK POLYTHENE WITH MIN. 150MM UPSTAND, TO EXTEND MIN. 150MM BEYOND EACH OPENING. ABUTMENT OR BRIDGE AND FITTED WITH STOP ENDS.
WEEP HOLES TO BE PROVIDED AT 450MM CENTRES ABOVE EACH TRAY, WITH A MIN. OF 2 WEEP HOLES ABOVE EACH TRAY.

2.21 CAVITY CLOSERS
CAVITY TRAYS TO BE CLOSED AT ALL DOOR AND WINDOW OPENINGS WITH PROPRIETARY INSULATED PVC CAVITY CLOSERS.
CAVITIES AT EAVES AND VERGE TO BE CLOSED WITH MINERAL FIBRE CAVITY CLOSERS TO COMPLY WITH APPROVED DOCUMENT B3, INTERNAL FIRE SPREAD.

3.03 TIMBER STUDWORK
12.5MM MOISTURE RESISTANT PLASTERBOARD AND SKIM OR TAPED JOINTS.
WHITEROCK HYGIENIC CLADDING
12.5MM MDF
200MM SOFTWOOD CLS
12.5MM MDF
WHITEROCK HYGIENIC CLADDING
WITH WHITE ALUMINIUM COVER STRIPS
50MM THICK ISOVER ACOUSTIC ROLL (APR 1200) BETWEEN STUDS.
WALLS TO BE TAKEN UP TO THE UNDERSIDE OF STRUCTURAL SOFFIT AND FIRE STOPPED.

3.04 CAVITY FIRE BARRIERS
50MM REINFORCED CAVITY FIRE BARRIERS AS INDICATED, SUSPENDED ON GALVANIZED METAL ANGLE AND STRAP FRILE AND FROM STRUCTURAL SOFFIT. JOINTS TO BE STITCHED WITH WIRE AND ALL PENETRATIONS TO BE SLEEVED AND FIRE STOPPED.

3.05 CEILINGS
TO ALL AREAS, ARMSTRONG 600 X 600 CERAMAGLARD 5'E'E CEILING TILES IN A T24MM EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURAL SOFFIT. GRID TO BE SUITABLE FOR SWIMMING POOL AREAS. SUGGEST ARMSTRONG PRELUDE PLUS XL ALUMINIUM GRID.
SUSPENDED CEILING WITHIN DINING ROOM TO FOLLOW RADIUS TO CURVED ROOF.
12.5MM EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURAL SOFFIT (3000MM FFL).

3.06 FLOOR FINISHES TO ALL AREAS
SOFT RUBBER FLOORING BONDED TO SCREED.
PRODUCT DATA TO FOLLOW.

4.00 STEEL FRAME & STRUCTURE.

4.02 STRUCTURAL ENGINEER
SEE ENGINEERS DETAILS FOR STRUCTURAL DESIGN, CALCULATIONS AND SPECIFICATION.

4.03 STRUCTURAL FIRE RESISTANCE
ALL STRUCTURAL ELEMENTS TO ACHIEVE 60MIN FIRE RESISTANCE. E.G. PROVIDE TWO LAYERS 12.5MM GYPROC FIRELINE BOARD WITH SKIM FINISH.

5.05 ROOF STRUCTURE
SEE KDL ENGINEERS DETAILS FOR STRUCTURAL DESIGN, CALCULATIONS AND SPECIFICATION. ROOF TO MEET BROOFT(4) FIRE RATING.

7.00 FENESTRATION

7.01 GLAZING
ALL WINDOWS AND EXTERNAL DOORS TO BE 28MM SEALED DOUBLE GLAZED UNITS, GLAZED LOW 'E' GLASS. U-VALUE OF GLAZED DOORS AND WINDOWS TO BE 1.40W/M²K 1.20W/M²K FOR NEW BUILDINGS ALL SAFETY GLAZING TO COMPLY WITH BS 5713, BS 5206 AND APPROVED DOCUMENT N, AD K DIAGRAM 5.1 CRITICAL LOCATION N1.
FULL HEIGHT GLASS TO WITHSTAND A HORIZONTAL FORCE OF 0.36KN/M. CERTIFICATION ON GLASS OR OTHERWISE TO BE PROVIDED TO LA BEFORE COMPLETION.

7.02 VENTILATION
MECHANICAL VENTILATION: M&E DESIGN TO FOLLOW.

7.02a VENTILATION IN SCHOOLS
VENTILATION TO BE DESIGNED AND APPROVED IN ACCORDANCE WITH BB101-01 OR ANY RELEVANT CIBSE GUIDANCE DOCUMENT. DETAILS TO BE PROVIDED AND AGREED BY LOCAL AUTHORITY.

7.05 SAFETY GLASS
FULL HEIGHT GLASS TO WITHSTAND A HORIZONTAL FORCE OF 0.36KN/M. CERTIFICATION ON GLASS OR OTHERWISE TO BE PROVIDED TO LA BEFORE COMPLETION.

7.08 INTRUSION PREVENTION (SECURE OPENING)
ALL ACCESSIBLE WINDOWS (GROUND FLOOR AND WINDOWS WITHIN 2M OF GROUND LEVEL OR AN ACCESSIBLE BALCONY/ROOF) WILL BE FITTED WITH THE FOLLOWING SECURITY MEASURES:
RESTRICTOR MECHANISM: WINDOWS WILL INCORPORATE FACTORY-SET, PROPRIETARY LOCKABLE WINDOW RESTRICTORS (E.G., KEY-OPERATED CAMS, INTEGRATED MULTI-POINT LOCK FEATURES, OR RESTRICTOR STAYS).
RESTRICTED OPENING LIMIT: THE RESTRICTOR MECHANISM WILL LIMIT THE SASH OPENING GAP TO A MAXIMUM OF 100MM. THIS DISTANCE IS BASED ON THE GUIDANCE IN APPROVED DOCUMENT Q, WHICH REQUIRES THAT ANY VENT OPENING MUST BE TOO SMALL TO BE PASSED THROUGH (PREVENTING AN ADULT INTRUDER) WHILE ALLOWING SECURE AIR FLOW. SECURITY STANDARD: ALL WINDOWS WILL COMPLY WITH THE REQUIRED SECURITY STANDARD (E.G., PAS 24:2016 OR EQUIVALENT RECOGNISED STANDARD) FOR THE FRAME, GLAZING, AND LOCKING HARDWARE, PROVIDING RESISTANCE TO ATTACK WHEN CLOSED AND IN THE RESTRICTED OPEN POSITION.

8.00 DISABLED ACCESS & FIRE PROTECTION

8.01 ENTRANCES
ENTRANCE DOOR TO HAVE MIN CLEARANCE OF 1000MM AND LEVEL THRESHOLDS AS PER DISABLED ACCESS REQUIREMENTS.

8.02 DISABLED ACCESS
RAMP NOT EXCEEDING 1:12 TO BE PROVIDED TO LEVEL PLATFORM AREA 1200MM FROM DOORWAY. PLATFORM TO BE SET LEVEL TO DOOR THRESHOLD.

9.04a PROVISION FOR DISABLED ACCESS TO W.C. BUILDING OTHER THAN DWELLINGS.
BATHROOMS TO BE ACCESSIBLE FOR DISABLED PERSONS USING A WHEEL CHAIR AS PER APPROVED DOCUMENT M (M1/M3). SECTION 5 SEE DIAGRAM 18.

9.04 INTERNAL DOORS TO STORAGE
DOORS, PLY FACED 838 X 1981MM FIRE DOORS TO BE 1/2 HOUR RATED, INTUMESCENT SMOKE AND FIRE SEALS, 25 X 38MM THICK DOOR STOPS SCREWED TO FRAMES
PLY FACED, FINISHED IN DULUX DIAMOND TEAK WITH A SEALER UNDERCOAT
EURO MORTICE LOCK MASTER SUITE CYLINDERS FINISHED WITH SORRENTO EURO ESCUTCHEON SATIN CHROME SC0192-12
3X 4" HINGES DISTANCE SET BY TREND HINGE JIG.
BRITTON 2003 DOOR CLOSERS
300 X 75 'PUSH' PLATE AND 225 X 19 'PULL' HANDLE
WHITE DULUX GLOSS AND 2 UNDERCOAT WITH PRIMER TO ARCHITRAVE.

9.04a INTERNAL DOORS AND VISION PANELS (DOUBLE DOOR CORRIDORS)
DOORS, PLY FACED 838 X 1981MM FIRE DOORS TO BE 1/2 HOUR RATED, INTUMESCENT SMOKE AND FIRE SEALS, 25 X 38MM THICK DOOR STOPS SCREWED TO FRAMES
VISION PANELS, 450MM WIDE X 520MM HIGH TO INCLUDE VISION PANELS TOWARDS THE LEADING EDGE. AS A MINIMUM, THE ZONES OF VISION SHOWN IN DIAGRAM 10 OF APPROVED DOCUMENT K6.
PLY FACED, FINISHED IN DULUX DIAMOND TEAK WITH A SEALER UNDERCOAT
EURO MORTICE LOCK MASTER SUITE CYLINDERS FINISHED WITH SORRENTO EURO ESCUTCHEON SATIN CHROME SC0192-12
3X 4" HINGES DISTANCE SET BY TREND HINGE JIG.
BRITTON 2003 DOOR CLOSERS
COOPER FULLCON WALL MOUNTED MAGNETIC DOOR RELEASE 24VDC 40KgF / 390N 300 X 75 'PUSH' PLATE AND 225 X 19 'PULL' HANDLE
12.5MM EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURAL SOFFIT WITH PRIMER TO ARCHITRAVE.

9.04b EXTERNAL DOORS.
CASMENT POWDER COATED WHITE TO RAL 9910 28MM SEALED DOUBLE GLAZED UNITS, GLAZED LOW 'E' GLASS. U-VALUE OF GLAZED DOORS TO BE 1.4W/M²K.
EXIT DOORS TO BE PROVIDED WITH PUSH PADS OR OTHER EASY RELEASE MECHANISMS.
PR7100 CONCEALED ROD SOFT TOUCH PANIC EXIT DEVICE OR SIMILAR APPROVED WITH EXTERNAL EURO LOCK
NET12 ENTRY - CONTROL UNIT

9.04c DOORS
SECURITY SYSTEMS WILL BE FAIL SAFE ON THE OPERATION OF THE SMOKE DETECTION.

9.05 PROTECTION FROM COLLISION
DOORS TO CIRCULATION ROUTES SHOULD HAVE VISIBILITY GLAZING. MINIMUM GLAZING ZONE TO BE BETWEEN 900MM AND 1500MM AS PER APPROVED DOCUMENT M

9.07 EMERGENCY ESCAPE LIGHTING
NON MAINTAINED, BATTERY BACKED UP ESCAPE LIGHTING TO BE PROVIDED TO OPEN AREAS TO ASSIST IN THE ESCAPE FROM THE BUILDING IN THE EVENT OF POWER FAILURE. DESIGNED IN ACCORDANCE WITH BS 5266 PART 1 2005.

9.08 ESCAPE ROUTE LIGHTING
NON MAINTAINED, BATTERY BACKED UP ESCAPE ROUTE LIGHTING TO BE PROVIDED ON CORRIDORS AND STAIRS TO ASSIST IN THE ESCAPE FROM THE BUILDING IN THE EVENT OF POWER FAILURE. ALL STAIR TREADS TO RECEIVE ILLUMINATION. DESIGNED IN ACCORDANCE WITH BS 5266 PART 1 2005.

9.08a ESCAPE SIGNAGE
EXIT SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH B.S. 5499 PART 1-2002

9.09a THE ACOUSTIC DESIGN OF SCHOOLS.

ACOUSTIC CONDITIONS (REQUIREMENT E4 & BB93)

1 COMPLIANCE STANDARD: THE DESIGN AND CONSTRUCTION OF THE NURSERY EXTENSION SHAL COMPLY WITH THE PERFORMANCE STANDARDS SET OUT IN BUILDING BULLETIN 93 (BB93); ACOUSTIC DESIGN OF SCHOOLS – PERFORMANCE STANDARDS, AS REFERENCED IN APPROVED DOCUMENT E.

2 INTERNAL AMBIENT NOISE LEVELS: ALL NEWLY FORMED TEACHING AND LEARNING SPACES SHALL BE DESIGNED TO ACHIEVE THE INDOOR AMBIENT NOISE LEVELS (IANL) SPECIFIED IN TABLE 1 OF BB93

3 SOUND INSULATION: THE BUILDING ENVELOPE AND INTERNAL PARTITIONS SHALL BE CONSTRUCTED TO MEET THE MINIMUM SOUND INSULATION STANDARDS, REQUIRED BETWEEN THE NURSERY AND ADJACENT SPACES.

4 REVERBERATION CONTROL: TO ENSURE SPEECH INTELLIGIBILITY, SOUND ABSORBENT TREATMENT (CLASS A OR B) WILL BE INSTALLED. THE REVERBERATION TIME (TRP) IN THE NURSERY SPACE WILL BE LIMITED TO NO LESS THAN 0.6 SECONDS OR AS SPECIFIED FOR "NURSERY/PRE-SCHOOL" IN BB93 TABLE 6).

5 VERIFICATION: UPON REQUEST, A SPECIALIST ACOUSTIC CONSULTANT WILL PROVIDE A DESIGN STAGE ASSESSMENT OR PRE-COMPLETION TESTING TO VERIFY THAT THE FINISHED CONSTRUCTION MEETS THESE CRITERIA. 8.09D SURFACE SPREAD OF FLAME REQUIREMENTS
PROVISION OF CLASS 0 SURFACE SPREAD OF FLAME TO WALL AND CEILING SURFACES OF THE CIRCULATION AREAS. CLASS 1 TO OTHER AREAS.

8.11 FIRE DETECTION
HARD WIRED, BATTERY BACKED UP, INTERLINKED SMOKE DETECTORS TO CIRCULATION AREAS ON EACH FLOOR. BS 5899-1:2005. DETECTION TO BE WITHIN 3000MM OF EACH BEDROOM DOOR.

8.11a FIRE DETECTION
HARD WIRED, BATTERY BACKED UP, INTEGRATED SMOKE DETECTORS TO VOIDS GREATER THAN 800MM.

8.12 ESCAPE ROUTE
EXTERNAL PATH/EXIT ROUTE FROM AROUND THE PERIMETER OF THE EXTENDED BUILDING
TO PROVIDE CLEAR ACCESS TO THE MUSTER POINT.

8.09b FIRE STOP
STUD WALLS TO BE TAKEN UP TO THE UNDERSIDE OF THE STRUCTURAL SOFFIT AND FIRE STOPPED.

8.17 SERVICES AND PIPE WORK.
ANY SERVICE OR PIPE PENETRATING THROUGH THE FIRE WALL IS TO BE STOPPED WITH SUITABLE INTUMESCENT FIRE SEALANT.

9.00 PLUMBING

9.01 ABOVE GROUND PLUMBING

9.02 HYGIENE G1
HOT AND COLD WATER TO BE SUPPLIED TO ROOMS CONTAINING A.W.C.
TOILETS
COMPLETE PACK COMPRISING BCM 350 WALL FRAME, 6 LITRE INSULATED CISTERN WITH INF APPROVED COMPONENTS, FACTORY PRESET AT 6/4 LITRES WITH INTEGRAL DUAL FLUSH OUTLET VALVE AND A WATER SAVING AND QUIET FILL DELAYED ACTION INLET VALVE. WATER INLET CONNECTION ON THE INSIDE OF THE CISTERN FITTED WITH AN INTEGRAL ISOLATING VALVE. FRONT FLUSH PLATE OPERATION.
SUPPLIED WITH FIXING ACCESSORIES FOR FLOOR OR WALL FIXING. DUAL FLUSH PLATE. ACCESSORIES FOR PROTECTION DURING THE CONSTRUCTION PHASE. CERAMIC WALL HUNG WC, WHITE THERMOPLASTIC TOILET SEAT WITH STAINLESS STEEL HINGES. 90° OUTLET PIPE AND WC CONNECTORS.

9.01a INTERNAL SOIL VENT PIPES.
STUB STACK TO BE FITTED WITH AUTOMATIC AIR ADMITTANCE VALVE TO BS5254.

10.00 ELECTRICAL, MECHANICAL AND HEATING SYSTEMS

10.02 ELECTRICAL INSTALLATION
TO FOLLOW

10.02b CAMERAS
AXIS IP CAMERAS TO INTERNALLY AND EXTERNALLY LICENSE REQUIRED FOR EACH CAMERA
STORAGE AND SERVER CAPACITY TO BE ASCERTAINED BEFOREHAND

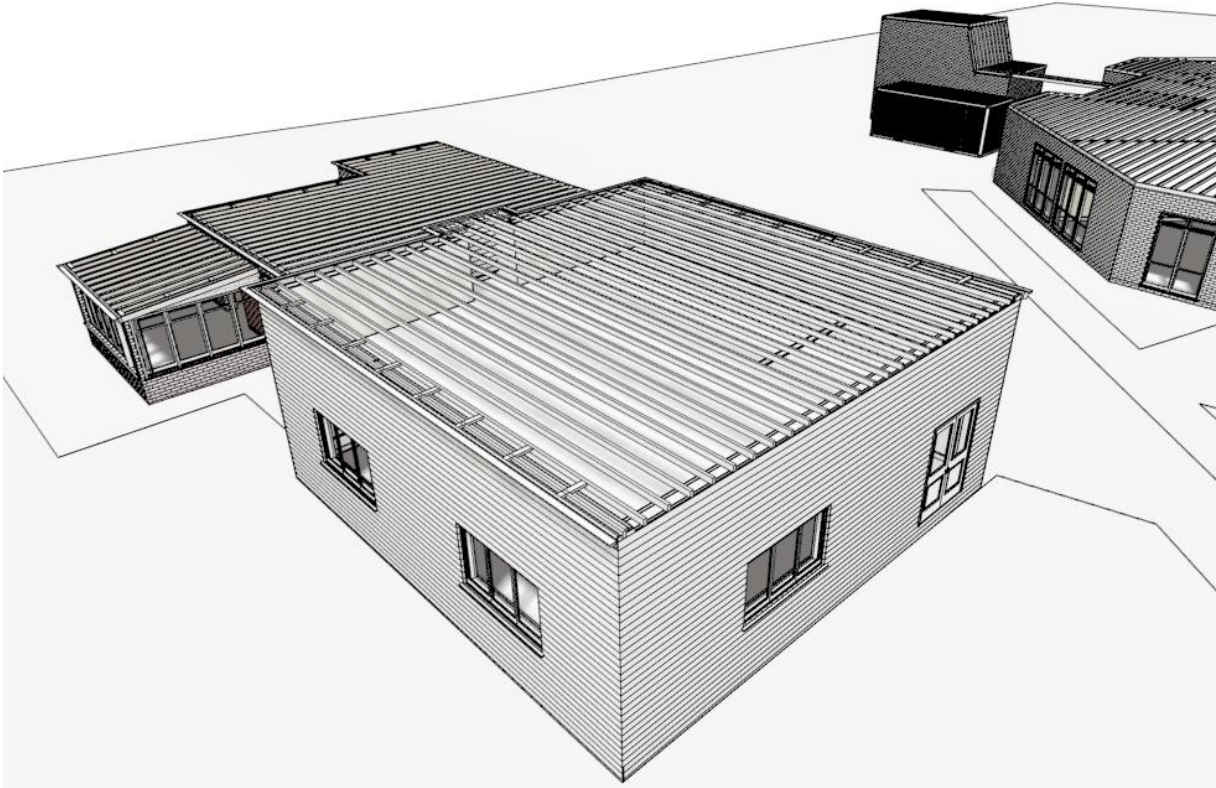
10.03 EXTRACT VENTILATION
SHOWER ROOM 15L/SEC.

10.05 HEATING AND HOT WATER:
TO FOLLOW

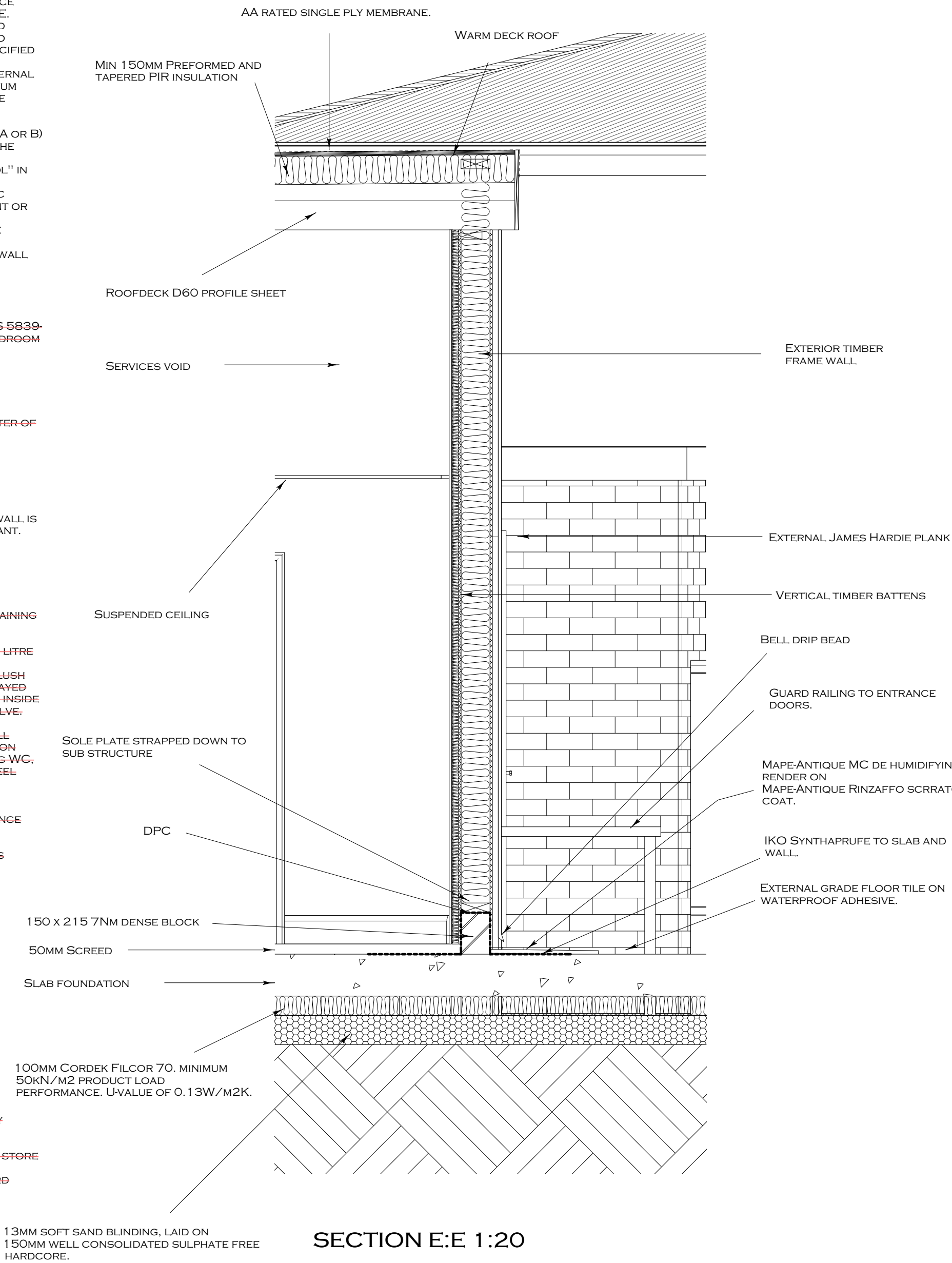
10.05 HEATING SYSTEM
TO FOLLOW

SECURITY 10.06
ANY DOORS ON MAGNETIC LOCKS TO BE CONTROLLED BY PAXTON NET2 ACU'S
ALL PIPES TO BE CLEARLY LABELLED ON THE DEVICE
R/O'S AND PSU TO BE POSITIONED ABOVE CEILING OR IN STORE ROOMS
LIFTS TO BE ACCESSSED VIA PAXTON NET2 PROXIMITY CARD READERS

13MM SOFT SAND BLINDING, LAID ON 150MM WELL CONSOLIDATED SULPHATE FREE HARD CORE.



PROPOSED AXONOMETRIC VIEW

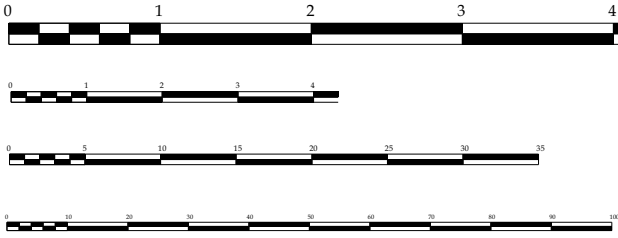


SECTION E:E 1:20

NOTES

THIS DRAWING MAY NOT BE COPIED, REPRODUCED FOR ANY REASON WHATSOEVER WITHOUT WRITTEN PERMISSION FROM THE DRAUGHTSMAN. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. ANY ERRORS SHOULD BE REPORTED TO THE DRAUGHTSMAN IMMEDIATELY.

SCALES 1:50 - 1:100
1:500 - 1:1250



PROCESS

BUILDING REGULATIONS

The Draughtsman
ARCHITECTURAL
E-MAIL: NICK@THEDRAUGHTSMAN.CO.UK
WEB: WWW.THEDRAUGHTSMAN.CO.UK

DRAWN BY

N. KENNEY

01702 295653

CLIENT

SOUTHEND EAST COMMUNITY
ACADEMY TRUST

SITE ADDRESS

BOURNES GREEN JUNIOR
SCHOOL
BURLESCOOMBE ROAD
SOUTHEND-ON-SEA
ESSEX SS1 3PX

DEVELOPMENT

PROPOSED NURSERY
EXTENSION TO
EXISTING BUNGALOW.

DRAWING TITLE

PROPOSED ELEVATIONS
& SECTION TO
CLASSROOMS

SCALE SHEET A1

1:100 &
1:20

DATE

26/05/2026

DWNG NO

BG/NAK/06

REV

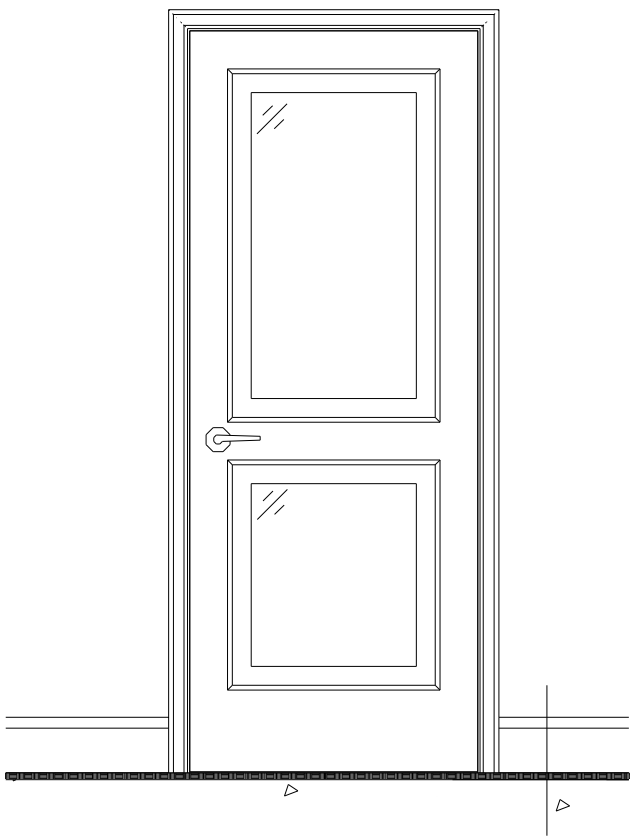
N

JOB NO

1125



PROPOSED PLANS



TYPICAL INTERNAL
DOOR 1:20

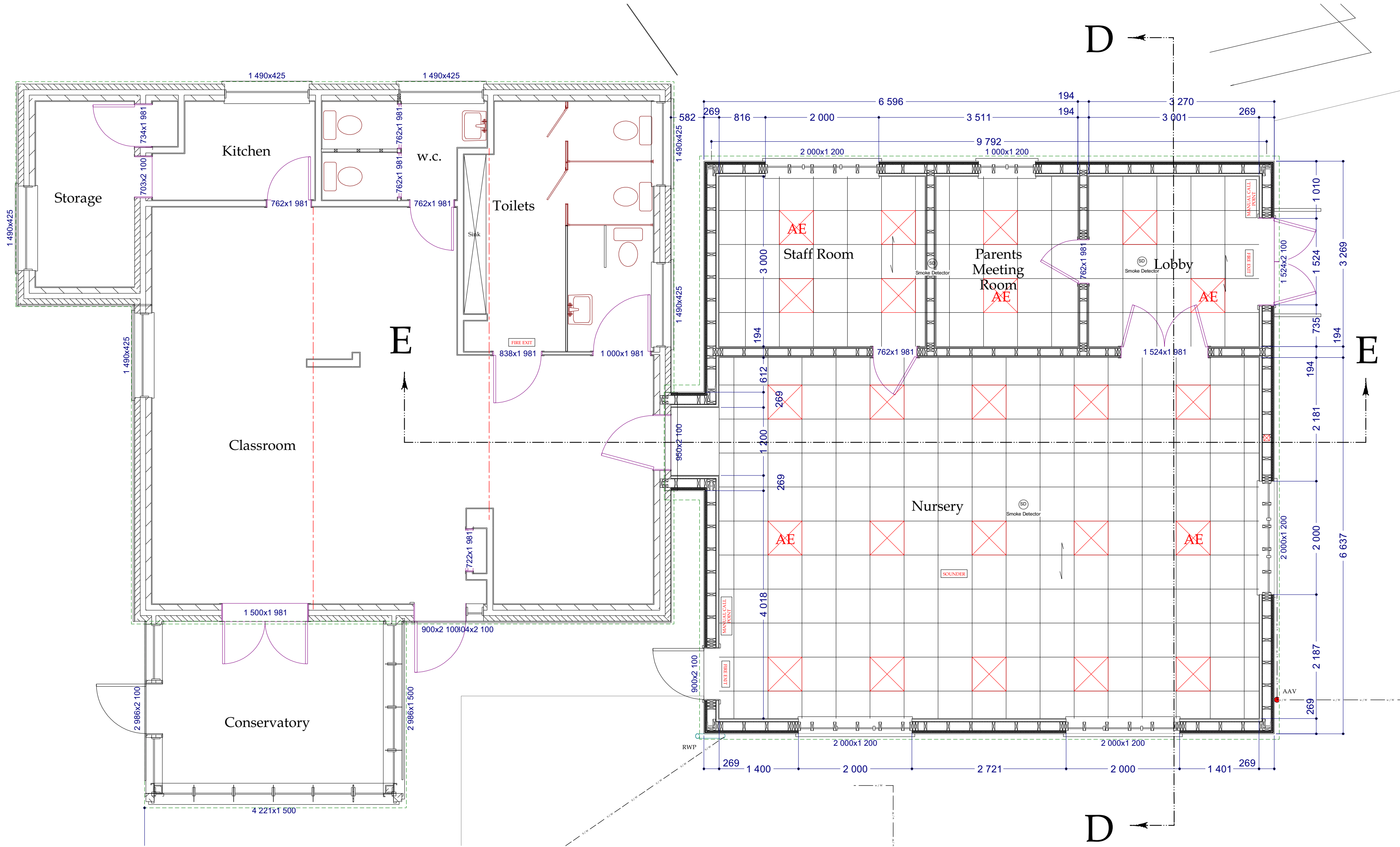
Provisions

3.10 Internal doors will satisfy Requirement M1 or M2 if:

- a. where needing to be opened manually, the opening force at the leading edge of the door is not more than 30N from 0° (the door in the closed position) to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle;
- b. the effective clear width through a single leaf door, or one leaf of a double leaf door, is in accordance with Table 2 and Diagram 9;
- c. there is an unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall, unless the door has power-controlled opening or it provides access to a standard hotel bedroom;
- d. where fitted with a latch, the door opening furniture can be operated with one hand using a closed fist, e.g. a lever handle;

- e. all door opening furniture contrasts visually with the surface of the door;
- f. the door frames contrast visually with the surrounding wall;
- g. the surface of the leading edge of any door that is not self-closing, or is likely to be held open, contrasts visually with the other door surfaces and its surroundings;
- h. where appropriate in door leaves or side panels wider than 450mm, vision panel towards the leading edge of the door have vertical dimensions which include at least the minimum zone, or zones, of visibility between 500mm and 1500mm from the floor, if necessary interrupted between 800mm and 1150mm above the floor, e.g. to accommodate an intermediate horizontal rail (see Approved Document K, Section 10);
- i. when of glass, they are clearly defined with manifestation on the glass that complies with Approved Document K, section 7;

- j. when of glass or fully glazed, they are clearly differentiated from any adjacent glazed wall or partition by the provision of a high-contrast strip at the top and on both sides;
- k. fire doors, particularly those in corridors, are held open with an electro-magnetic device, but self-close when:
 - activated by smoke detectors linked to the door individually, or to a main fire/smoke alarm system;
 - the power supply fails;
 - activated by a hand-operated switch;
- l. fire doors, particularly to individual rooms, are fitted with swing-free devices that close when activated by smoke detectors or the building's fire alarm system, or when the power supply fails;
- m. any low energy powered swing door system is capable of being operated in manual mode, in powered mode or in power-assisted mode.



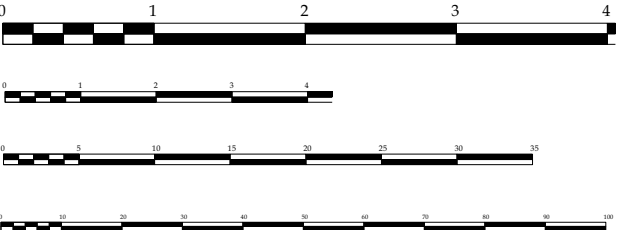
PROPOSED SUSPENDED CEILING LAYOUT
1:100

- EMERGENCY LIGHT
- FIRE EXIT SIGN
- SOUNDER
- SMOKE DETECTOR
- MANUAL CALL POINT
- TEST SWITCH
- 600 X 600 MODULAR LED LIGHTS
- ELECTRO MAGNETIC DOOR STAY

NOTES

THIS DRAWING MAY NOT BE COPIED,
REPRODUCED FOR ANY REASON WHATSOEVER
WITHOUT WRITTEN PERMISSION FROM THE
DRAUGHTSMAN.
ALL DIMENSIONS SHOULD BE CHECKED ON SITE.
ANY ERRORS SHOULD BE REPORTED TO THE
DRAUGHTSMAN IMMEDIATELY.

SCALES 1:50 - 1:100
1:500 - 1:1250



PROCESS

BUILDING REGULATIONS

The Draughtsman
ARCHITECTURAL
E-MAIL: NICK@THEDRAUGHTSMAN.CO.UK
WEB: WWW.THEDRAUGHTSMAN.CO.UK

DRAWN BY

N. KENNEY
01702 295653

CLIENT

SOUTHEND EAST COMMUNITY
ACADEMY TRUST

SITE ADDRESS

BOURNES GREEN JUNIOR
SCHOOL
BURLESCOOMBE ROAD
SOUTHEND-ON-SEA
ESSEX SS1 3PX

DEVELOPMENT

PROPOSED NURSERY
EXTENSION TO
EXISTING BUNGALOW.

DRAWING TITLE

PROPOSED SUSPENDED
CEILING LAYOUTS.

SCALE SHEET A1

1:100

DATE

26/05/2026

DWNG NO

BG/NAK/07

REV

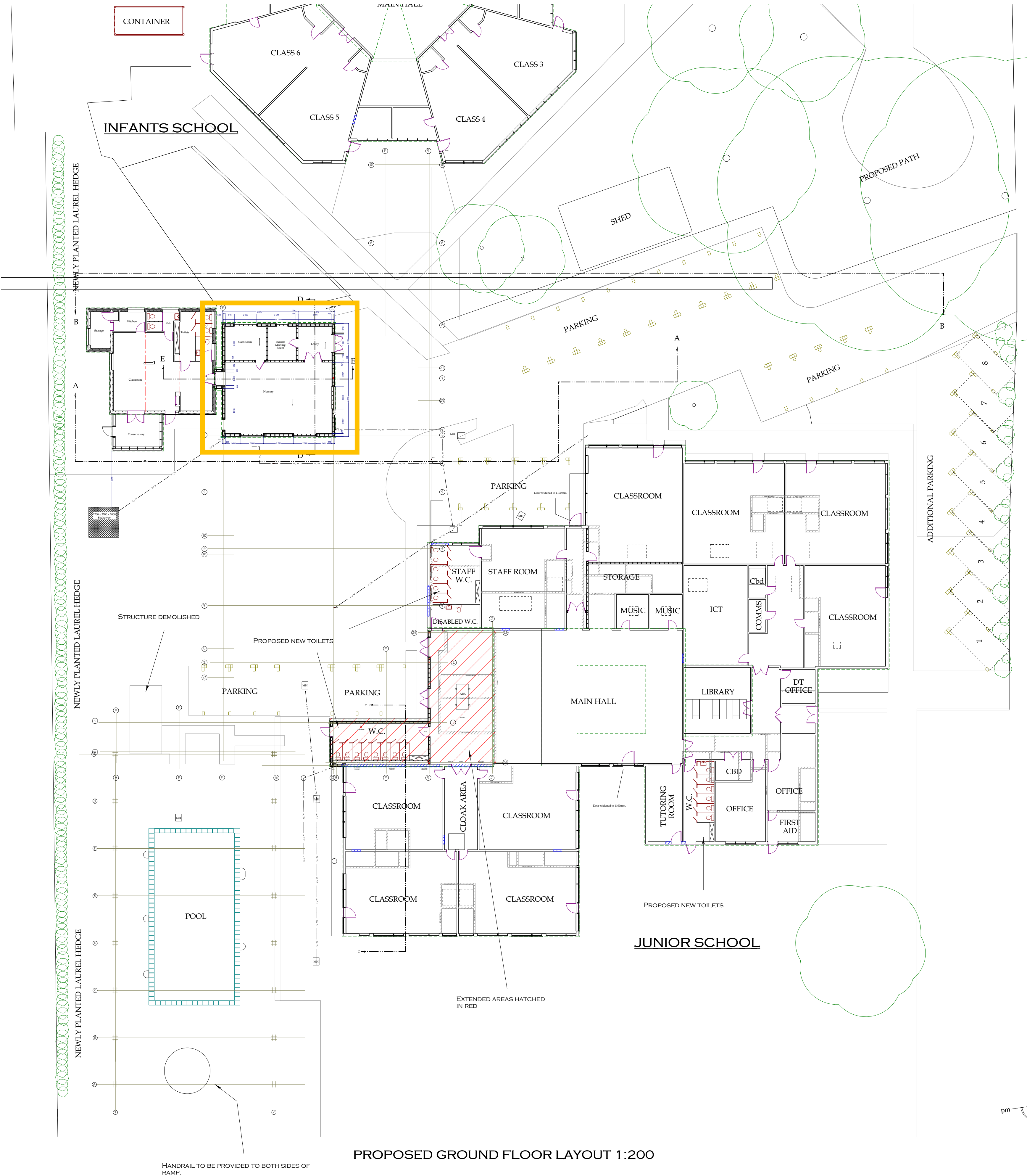
N

JOB NO

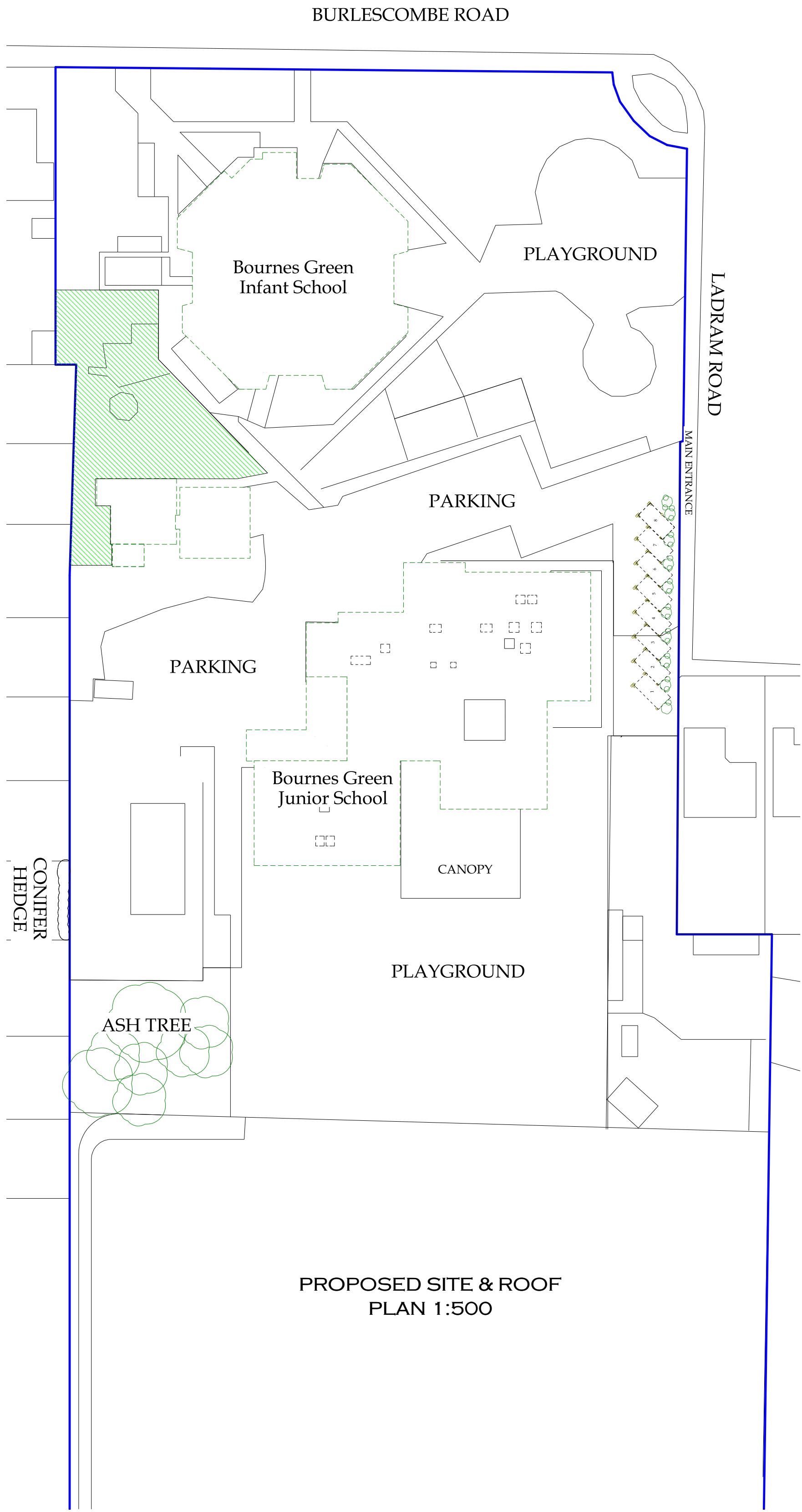
1125



PROPOSED PLANS



PROPOSED GROUND FLOOR LAYOUT 1:200



PROPOSED SITE & ROOF
PLAN 1:500

NOTES

THIS DRAWING MAY NOT BE COPIED,
REPRODUCED FOR ANY REASON WHATSOEVER
WITHOUT WRITTEN PERMISSION FROM THE
DRAUGHTSMAN.
ALL DIMENSIONS SHOULD BE CHECKED ON SITE.
ANY ERRORS SHOULD BE REPORTED TO THE
DRAUGHTSMAN IMMEDIATELY.

SCALES 1:50 - 1:100
1:500 - 1:1250

PROCESS

BUILDING REGULATIONS

The Draughtsman
ARCHITECTURAL
E-MAIL: NICK@THEDRAUGHTSMAN.CO.UK
WEB: WWW.THEDRAUGHTSMAN.CO.UK

DRAWN BY

N. KENNEY
01702 295653

CLIENT

SOUTHEND EAST COMMUNITY
ACADEMY TRUST

SITE ADDRESS

BOURNES GREEN JUNIOR
SCHOOL
BURLESCOMBE ROAD
SOUTHEND-ON-SEA
ESSEX SS1 3PX

DEVELOPMENT

PROPOSED NURSERY
EXTENSION TO
EXISTING BUNGALOW.

DRAWING TITLE

PROPOSED FLOOR
PLANS

SCALE SHEET A1

1:500 &
1:200

DATE

26/05/2026

DWNG No

BG/NAK/03

REV

N

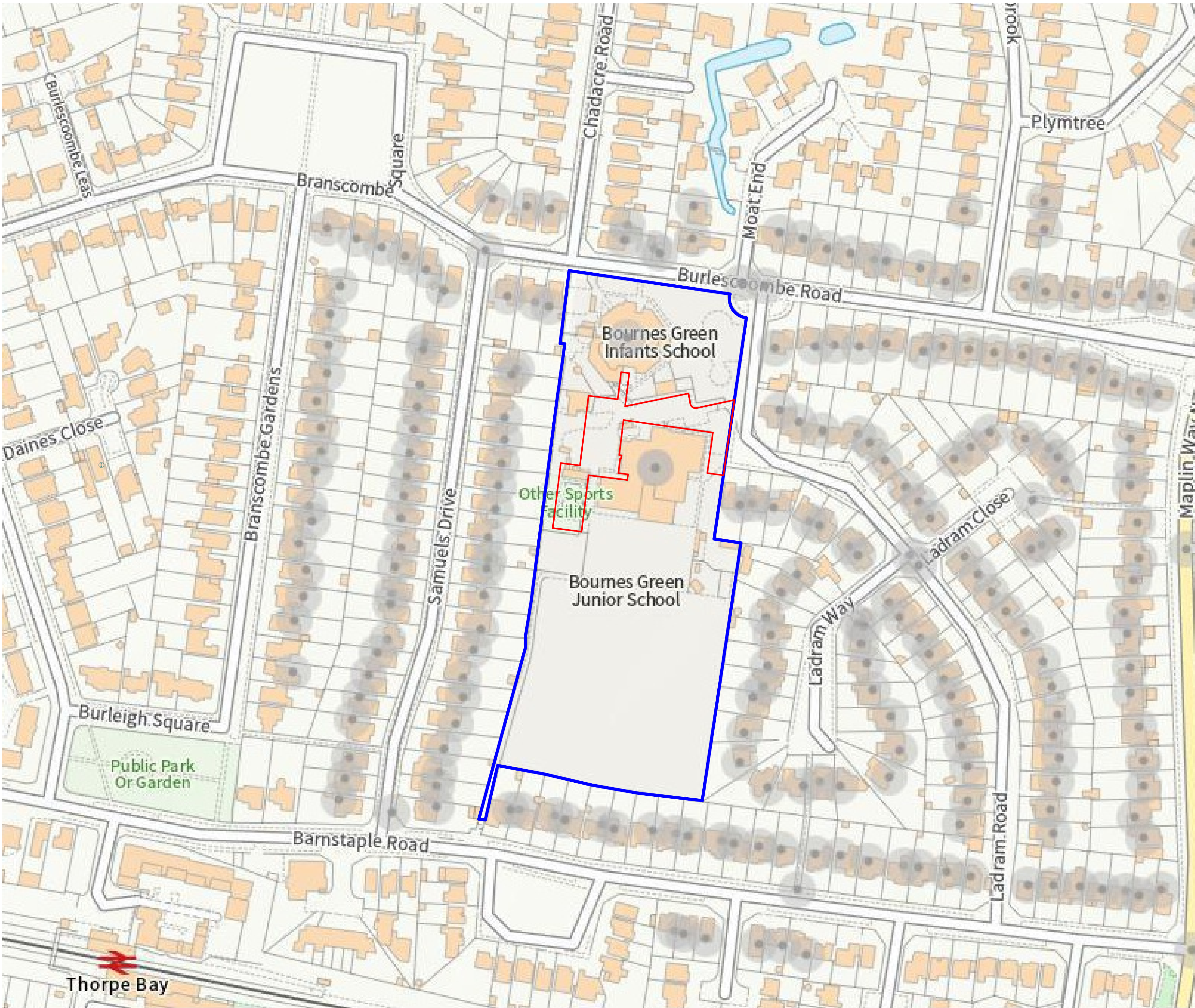
JOB

No

1125



PROPOSED PLANS

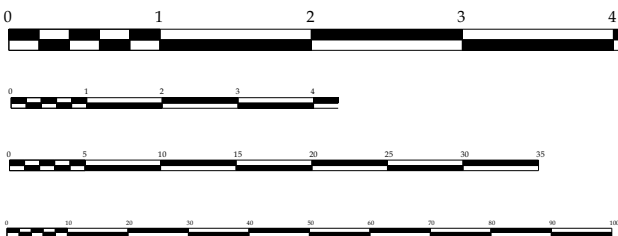


SITE LOCATION
1:1250

NOTES

THIS DRAWING MAY NOT BE COPIED,
REPRODUCED FOR ANY REASON WHATSOEVER
WITHOUT WRITTEN PERMISSION FROM THE
DRAUGHTSMAN.
ALL DIMENSIONS SHOULD BE CHECKED ON SITE.
ANY ERRORS SHOULD BE REPORTED TO THE
DRAUGHTSMAN IMMEDIATELY.

SCALES 1:50 - 1:100
1:500 - 1:1250



PROCESS

BUILDING REGULATIONS

The Draughtsman
ARCHITECTURAL
E-MAIL: NICK@THEDRAUGHTSMAN.CO.UK
WEB: WWW.THEDRAUGHTSMAN.CO.UK

DRAWN BY

N. KENNEY
01702 295653

CLIENT

SOUTHEND EAST COMMUNITY
ACADEMY TRUST

SITE ADDRESS

BOURNES GREEN JUNIOR
SCHOOL
BURLESCOMBE ROAD
SOUTHEND-ON-SEA
ESSEX SS1 3PX

DEVELOPMENT

PROPOSED NURSERY
EXTENSION TO
EXISTING BUNGALOW.

DRAWING TITLE

SITE LOCATION PLAN

SCALE SHEET A1

1:1250

DATE

26/05/2026

DWNG NO

BG/NAK/08

REV

N

JOB
No

1125

