

FIRST FLOOR PLAN 1:200



SECOND FLOOR PLAN 1:200



THIRD FLOOR PLAN 1:200

FLOOR PLAN KEY

- Communal Areas
- Bedroom
- Circulation
- Cleaners
- Plant
- Staff Areas
- Storage
- Toilets
- Residential Access
- 1 Bed Residential Flat
- 2 Bed Residential Flat



NORTH ELEVATION 1:200



EAST ELEVATION 1:200



SOUTH ELEVATION 1:200



WEST ELEVATION 1:200

SUSTAINABILITY

THIS PROJECT HAS BEEN DESIGNED WITH CARBON ZERO IN MIND BY USING SUSTAINABLE INSULATION SUCH AS CELLULOSE AT HIGH WIDTH WHICH ATTAINS HIGH LEVELS OF THERMAL INSULATION. A TIMBER FRAME AS ALSO BEEN CHOSEN AS IT IS A MORE CARBON NEUTRAL MATERIAL. OPTING FOR A TIMBER FRAME ALLOWS FOR THE ABILITY TO ACHIEVE HIGH INSULATION WIDTHS.

THE RESIDENTIAL APARTMENTS HAVE BEEN DESIGNED WITH STRUCTURAL INSULATED PANELS WHICH PROVIDES HIGH THERMAL PERFORMANCE. THIS IS ALSO ACCOMPANIED WITH A LAYER OF RIGID INSULATION. THE RESIDENTIAL FLATS ALSO HAVE AN EXTENSIVE GREEN ROOF WHICH WILL PROMOTE SMALL HABITATS INTO THE RE-DEVELOPING AREA. USING THIS TYPE OF ROOF OVER A STANDARD FLAT ROOF, INCREASES THERMAL PERFORMANCE OF THE HOME AND AIDS AIR QUALITY.

IT IS PROPOSED THAT LOTS OF TREES AND WILD FLOWERS ARE TO BE PLANTED ACROSS THE SITE TO BOOST THE WILDLIFE IN THE AREA. TREES ACT AS NATURAL CANOPIES AND AID WITH AIR COOLING AS WELL AS PURIFYING THE AIR BY CARBON CATCHING.

MATERIALS



GLULAM FRAME WORK



CELLULOSE INSULATION IN THE CARE HOME



ROCKPANEL CLADDING ON CARE HOME



TIMBER SLATS ON FACADE



ROCK PANEL CLADDING ON THE RESI APARTMENTS



SIP PANELS IN THE RESI APARTMENTS



POLISHED CONCRETE FINISHING THE LIFT CORES



DECKING IN THE SCHOOL YARD



PERMEABLE PAVING ACROSS THE SITE



EXTENSIVE GREEN ROOF



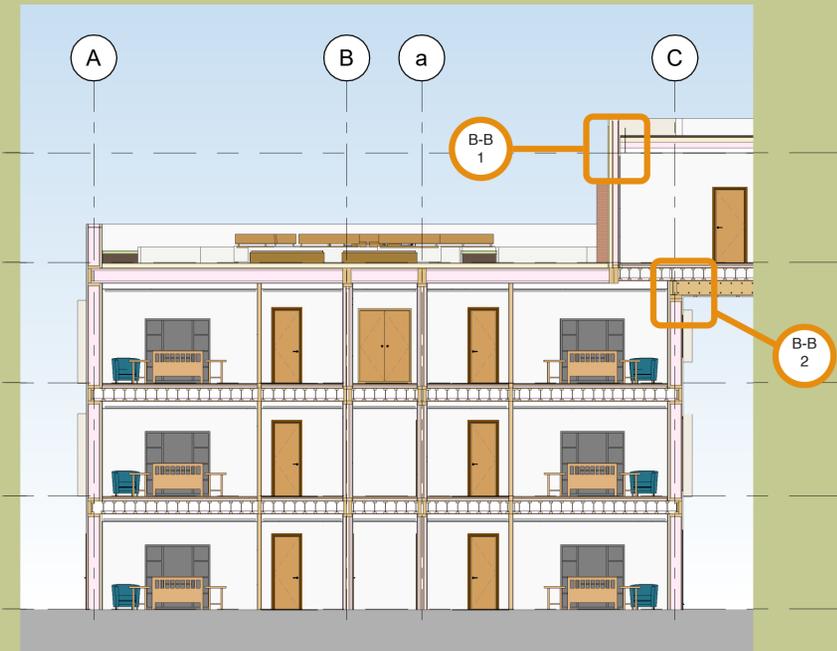
WILD FLOWERS ACROSS THE SITE



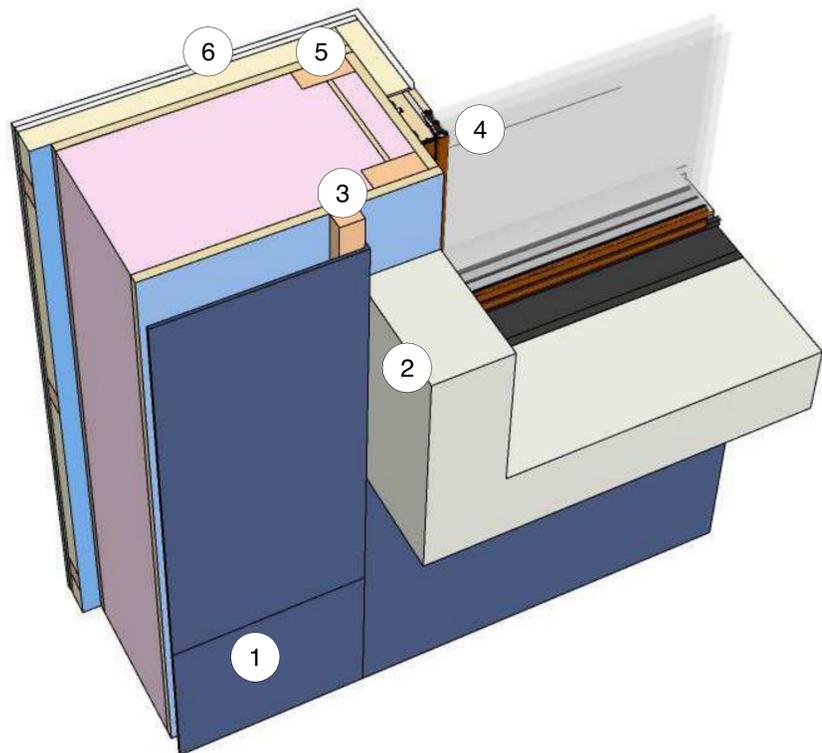
SOFT LANDSCAPING



SECTION A-A 1:100

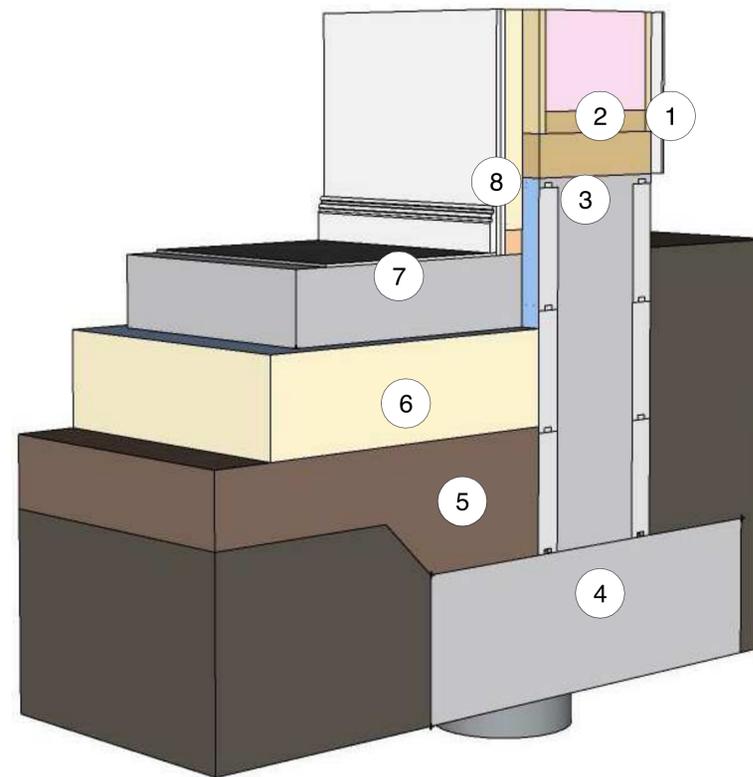


SECTION B-B 1:100



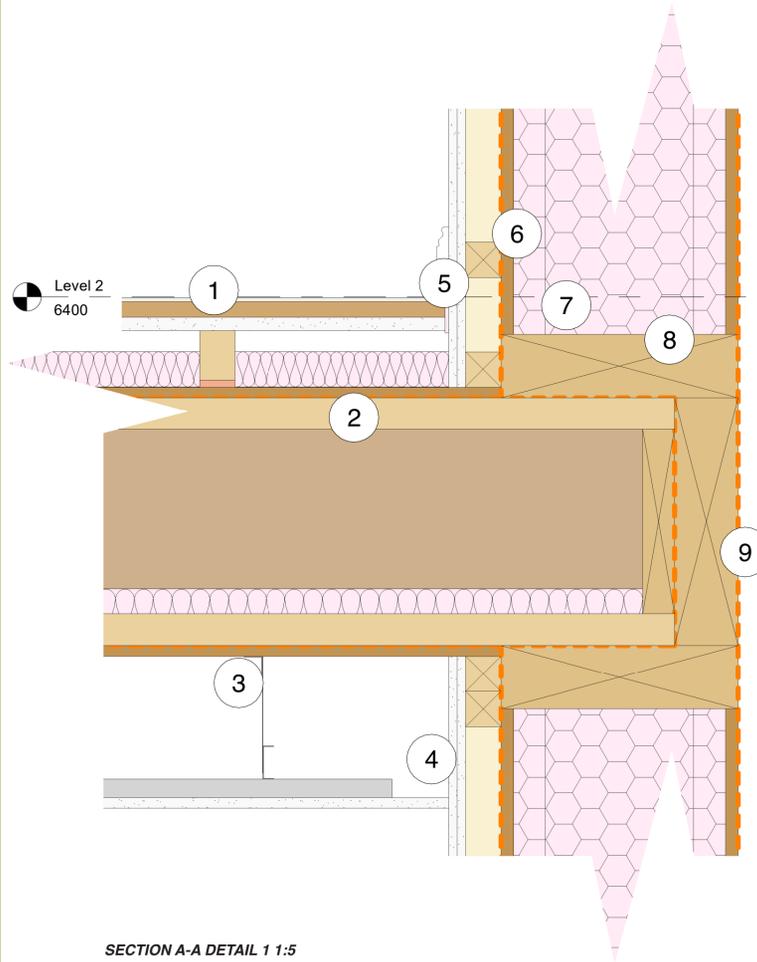
- 1 VERTICAL ASSORTED 7mm **ROCKPANEL** 2500X1200mm **ROCKPANEL COLOUR** CLADDING RAL 270 30 15 FIXED TO 37x45mm **TIMBER BATTEN** AT 400mm CENTRES TIED BACK TO **JJI-JOIST** **TIMBER STUD**. MEETING EUROPEAN FIRE CLASS AND BS8414. V NOSE PROFILE FIXINGS USED AT JOINTS OF PANELS
- 2 150x250mm **WINDOW TRIM** SITS BACK INTO EXTERNAL WALL AND IS FIXED TO THE **JJI JOIST STUD**. TRIM ENCASE WINDOW.
- 3 BREATHER MEMBRANE LINING 18mm **HANSON PLYWOOD** OSB BOARD TREATED WITH A WATER BASED FIRE RETARDANT, EUROCLASS B. OSB BOARD TIED BACK TO FLANGE OF **TIMBER JJI-JOIST STUD**. **JAMES JONES JJI-JOIST STUD** 300mm WITH 600mm CENTRES IN ACCORDANCE WITH BS EN335-1. 300mm **WARMCEL** CELLULOSE INSULATION AT A DENSITY OF 58 kg/m³ IN ACCORDANCE WITH BS EN 13501-1 AND EN 15101
- 4 **KAWNEER AA720 CASEMENT WINDOW** 1500x2500. TOP HUNG OUTWARD OPENING SYSTEM. HI REFLEX TRIPLE GLAZING ADDITION UTILISED. FRAME IS COATED WITH A **TERRA COTTA METALIC PERMADIZED FINISH**.
- 5 BREATHER MEMBRANE FLUSH WITH OSB BOARD AND TUCKS UNDER WINDOW FRAME AND IS SEALED WITH AIR TIGHT TAPE. 50mm **KINGSPAN KOOLTHERM K112** INSULATION BOARD.
- 6 2 No. 12.5mm **BRITISH GYPSUM (BG) GLASROC F MULTIBOARD** PLASTERBOARD STAGGERED AND TIED BACK TO 25mm **TIMBER BATTEN** COMPLYING WITH EN 15283-1:2008+A1:2009. STAGGERED AT JOINTS

L2 PLAN DETAIL 1 NTS



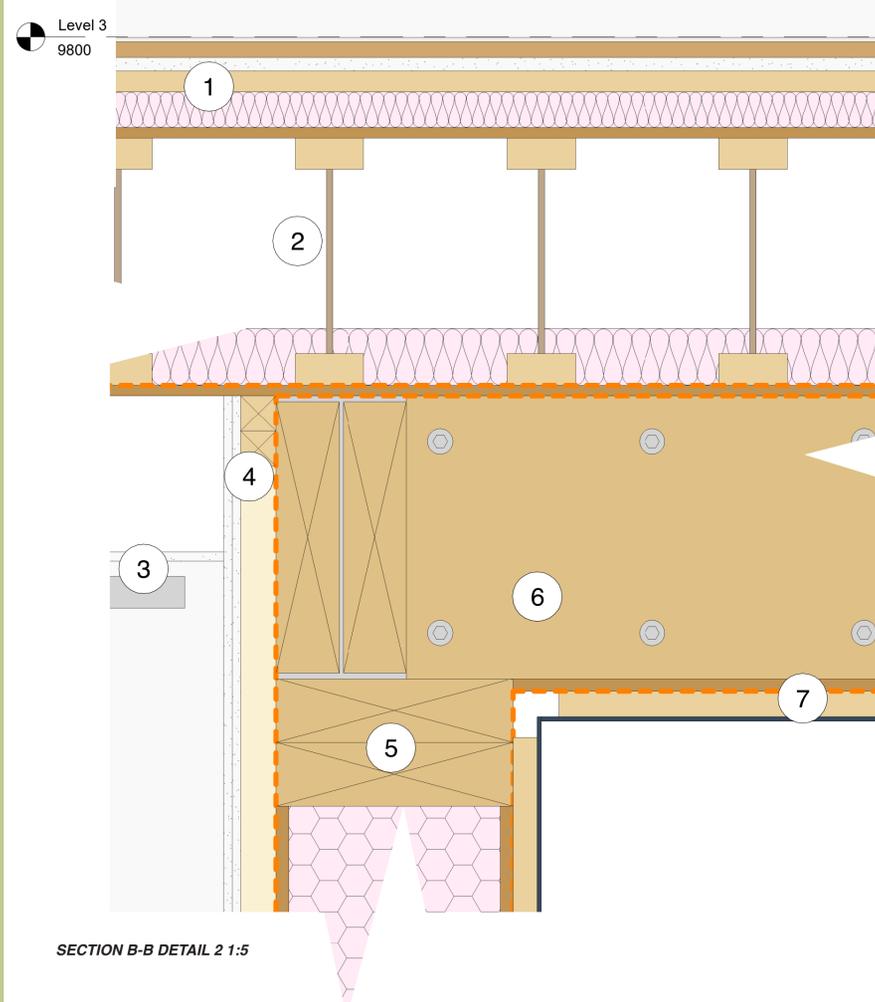
- 1 7mm **ROCKPANEL** 2500X1200mm **ROCKPANEL COLOUR** CLADDING RAL 270 30 15 FIXED TO 37x45mm **TIMBER BATTEN** AT 400mm CENTRES TIED BACK TO **JJI-JOIST** **TIMBER STUD**.
- 2 **JAMES JONES JJI-JOIST STUD** 300mm WITH 600mm CENTRES IN ACCORDANCE WITH BS EN335-1. 300mm ENCASED BY 18mm OSB BOARD. **WARMCEL** CELLULOSE INSULATION AT A DENSITY OF 58 kg/m³ IN ACCORDANCE WITH BS EN 13501-1 AND EN 15101. **GLULAM BEAM** IS PACKED BETWEEN THE **TIMBER JJI JOIST STUDS** AND STANDS ON **JAMES JONES GLULAM** 336x90mm
- 3 **GLULAM BEAM** IS FIXED TO INSULATED CONCRETE FORM WORK COMPRISING OF 2 No. 50mm INSULATING FORMS ENCASEING CONCRETE POURED BLOCKS. 300x250mm
- 4 REINFORCED CONCRETE PILE CAP WITH REINFORCED STEEL REBAR IN ACCORDANCE WITH BS 8110:PART1:1997
- 5 150 WELL COMPACTED **HARDCORE**
- 6 2 LAYERS OF 100mm **KINGSPAN GREENGUARD GG300** EXTRUDED POLYSTYRENE INSULATION. THERMAL CONDUCTIVITY OF 0.034W/m·K. IN ACCORDANCE TO BS EN 13164
- 7 DAMP PROOF COURSE LAYS ON 150mm REINFORCED CONCRETE SLAB WITH 6mm **FORBO TESSERA EARTHSCAPE** RESIDENTIAL BEDROOM CARPET TILE ADHERED WITH **FORBO EUROCOL - 542 EUROFIX TACK PLUS** ADHESIVE. DPC RUNS UP ICF BLOCK AND UNDER **GLULAM BEAM** AT 150mm ABOVE GROUND.
- 8 2 No. 12.5mm **BRITISH GYPSUM (BG) GLASROC F MULTIBOARD** PLASTERBOARD STAGGERED AND TIED BACK TO 25mm **TIMBER BATTEN** THROUGH 50mm **KINGSPAN KOOLTHERM K112** INSULATION BOARD

SECTION A-A DETAIL 2 NTS



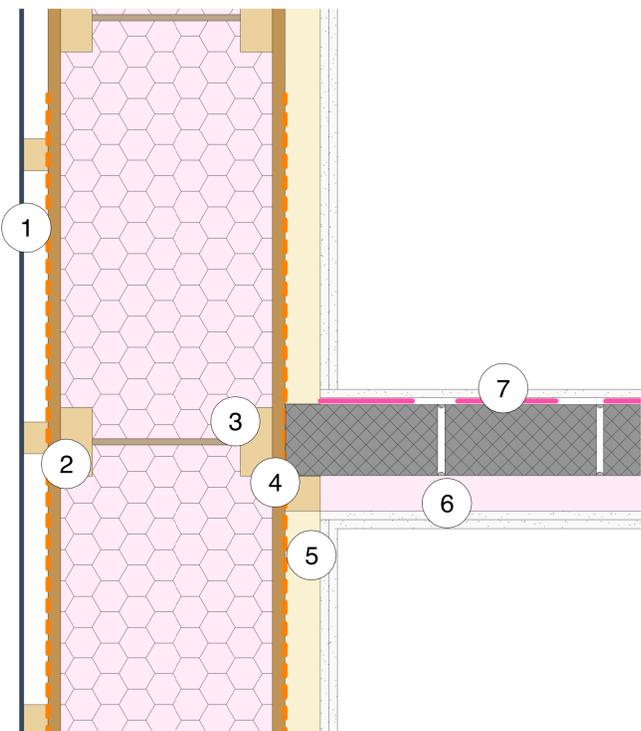
SECTION A-A DETAIL 1:5

- 1 6mm **FORBO TESSERA EARTHSCAPE** RESIDENTIAL BEDROOM CARPET TILE ADHERED WITH **FORBO EUROCOL - 542 EUROFIX TACK PLUS** ADHESIVE ON 22mm CHIPBOARD AND 19mm **BRITISH GYPSUM GYPFLOOR SILENT** ATTACHED TO RESILIENT BATTENS WITH RESILIENT LAYER UNDERNEATH. 50mm **ROCKWOOL ACOUSTIC ROCKFLOOR** IN COMPLYING WITH BS EN 13162, ISO 14001 FLUSH WITH 18mm **HANSON PLYWOOD** OSB BOARD. BREATHER MEMBRANE WRAPS UNDER FLOOR SYSTEM
- 2 350mm **JAMES JONES JJI-JOIST** FLOOR SYSTEM COMPOSED OF TWO 45x97mm FLANGES AND A 9mm OSB WEB. 80mm WITH 300mm CENTRES. SPAN 7100mm. 80mm **ROCKWOOL THERMAL ROCKFLOOR** IN ACCORDANCE WITH BS EN 13162, ISO 14001. JOIST CONNECTED TO **JAMES JONES** GLULAM VIA TIMBER JOIST HANGER. BREATHER MEMBRANE
- 3 200MM SERVICE VOID. STEEL ANGLED HANGERS FIXED TO **GYPFRAME MF8 STRAP HANGER** CONNECTED TO **GYPFRAME MF7** PRIMARY SUPPORT CHANNELS AT 1200MM CENTRES FIXED TO **GYPFRAME MF5 CEILING** SECTIONS CONNECTING **BRITISH GYPSUM GRYPROC SOUNDBLOC F** 15mm PLASTER BOARD
- 4 **GYPFRAME SOUNDBLOC F** CEILING PLASTER BOARD SEALED TO 2 No. 12.5mm **BRITISH GYPSUM (BG) GLASROC F MULTIBOARD** PLASTERBOARD WITH CAULK SEALANT. BOARDS ARE STAGGERED AND TIED BACK TO 50mm TIMBER BATTEN COMPLYING WITH EN 15283-1:2008+A1:2009. TIMBER BATTEN TIED BACK TO 336x90mm **JAMES JONES** GLULAM BEAM AND **JJI-JOIST**
- 5 5mm FLANKING STRIP UNDER SKIRTING BOARD, 2 No. 12.5mm **BRITISH GYPSUM (BG) GLASROC F MULTIBOARD** PLASTERBOARD STAGGERED AND TIED BACK TO 25mm TIMBER BATTEN COMPLYING WITH EN 15283-1:2008+A1:2009. TIMBER BATTEN TIED BACK TO 336x90mm **JAMES JONES** GLULAM BEAM.
- 6 50mm **KINGSPAN KOOLTHERM K112** INSULATION BOARD. BREATHER MEMBRANE LINING SEALED WITH AIRTIGHT TAPE. 18mm **HANSON PLYWOOD** OSB BOARD TREATED WITH A WATER BASED FIRE RETARDANT, EUROCLASS B. OSB BOARD TIED BACK TO FLANGE OF TIMBER JJI-JOIST STUD
- 7 **JAMES JONES JJI-JOIST STUD** 300mm WITH 600mm CENTRES IN ACCORDANCE WITH BS EN335-1. 300mm **WARMCEL** CELLULOSE INSULATION AT A DENSITY OF 58 kg/m³ IN ACCORDNACE WITH BS EN 13501-1 AND EN 15101
- 8 **JAMES JONES** GLULAM 336x90mm x2, 300x90mm TO EN 1995-1-1 AND EN 14080
- 9 BREATHER MEMBRANE 7mm **ROCKPANEL** 2500X1200mm **ROCKPANEL COLOUR** CLADDING RAL 270 30 15 FIXED TO 37x45mm TIMBER BATTEN AT 400mm CENTRES TIED BACK TO JJI-JOIST TIMBER STUD. MEETING EUROPEAN FIRE CLASS AND BS8414



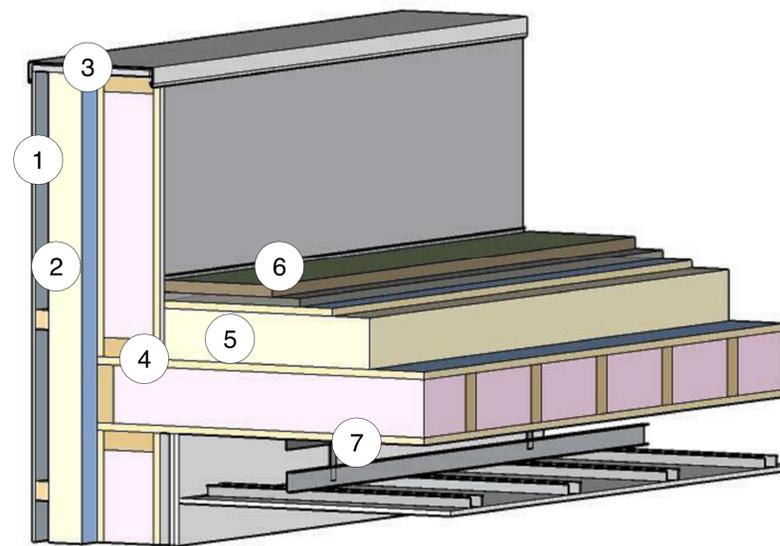
SECTION B-B DETAIL 2:5

- 1 WOOD FLOOR ON 22mm CHIPBOARD AND 19mm **BRITISH GYPSUM GYPFLOOR SILENT** ATTACHED TO RESILIENT BATTENS WITH RESILIENT LAYER UNDERNEATH. 50mm **ROCKWOOL ACOUSTIC ROCKFLOOR** IN COMPLYING WITH BS EN 13162, ISO 14001 FLUSH WITH 18mm **HANSON PLYWOOD** OSB BOARD. BREATHER MEMBRANE WRAPS UNDER FLOOR SYSTEM
- 2 350mm **JAMES JONES JJI-JOIST** FLOOR SYSTEM COMPOSED OF TWO 45x97mm FLANGES AND A 9mm OSB WEB. 80mm WITH 300mm CENTRES. SPAN 7100mm. 80mm **ROCKWOOL THERMAL ROCKFLOOR** IN ACCORDANCE WITH BS EN 13162, ISO 14001. B BREATHABLE MEMBRANE RUNS UNDER **HANSON PLYWOOD** OSB BOARD AND JOIST.
- 3 150MM SERVICE VOID. 45mm **GYPFRAME MF7** PRIMARY SUPPORT CHANNELS AT 1200MM CENTRES CONNECTING **GYPFRAME MF8 STRAP HANGER** TO OSB BOARD VIA STEEL ANGLED HANGERS AND **GYPFRAME MF5 CEILING** SECTIONS TO **BRITISH GYPSUM GRYPROC SOUNDBLOC F** 15mm PLASTER BOARD. THIS IS SEALED TO **BRITISH GYPSUM (BG) GLASROC F MULTIBOARD** PLASTERBOARD WITH CAULK SEALANT
- 4 2 No. 12.5mm **BRITISH GYPSUM (BG) GLASROC F MULTIBOARD** PLASTERBOARD COMPLYING WITH EN 15283-1:2008+A1:2009, STAGGERED AND TIED BACK TO 2 No. 50mm TIMBER BATTEN. BREATHER MEMBRANE. TIMBER BATTEN TIED BACK TO 383x90mm CONTINUOUS PACKED GLULAM BEAM IN A 350x185mm STEEL I BEAM
- 5 2 No. 336x90mm **JAMES JONES** GLULAM BEAM IN COMPLIANCE TO BS 476 ON TOP OF **JAMES JONES JJI-JOIST STUD** 300mm WITH 600mm CENTRES IN ACCORDANCE WITH BS EN335-1
- 6 225mm 5 PLY @ 45mm **JAMES JONES** GLULAM BEAM BOLTED IN ROWS OF TWO WITH M12 BOLTS WITH 300mm CENTRES. BEAMS IN ACCORDANCE WITH EN 1995-1-2 AND EN 14080:2013
- 7 BREATHER MEMBRANE, 18mm **HANSON PLYWOOD** OSB BOARD. 7mm **ROCKPANEL** 2500X1200mm **ROCKPANEL COLOUR** CLADDING RAL 270 30 15 FIXED TO A 34x45mm TIMBER BATTEN WITH 400mm CENTRES TIED BACK TO 225mm 5 PLY GLULAM BEAM. MEETING EUROPEAN FIRE CLASS AND BS8414



L1 DETAIL PLAN 1:5

- 1 7mm **ROCKPANEL** 2500X1200mm **ROCKPANEL COLOUR** CLADDING RAL 270 30 15 FIXED TO 37x45mm TIMBER BATTEN AT 400mm CENTRES TIED BACK TO JJI-JOIST TIMBER STUD. MEETING EUROPEAN FIRE CLASS AND BS8414
- 2 BREATHER MEMBRANE LINING 18mm **HANSON PLYWOOD** OSB BOARD TREATED WITH A WATER BASED FIRE RETARDANT, EUROCLASS B. OSB BOARD TIED BACK TO FLANGE OF TIMBER JJI-JOIST STUD
- 3 **JAMES JONES JJI-JOIST STUD** 300mm WITH 600mm CENTRES IN ACCORDANCE WITH BS EN335-1. 300mm **WARMCEL** CELLULOSE INSULATION AT A DENSITY OF 58 kg/m³ IN ACCORDNACE WITH BS EN 13501-1 AND EN 15101
- 4 OSB BOARD AND BREATHER MEMBRANE METAL C CHANNEL STUD TYING 620x215x100 THOMAS ARMSTRONG AIRTEC SEVEN WALL BLOCK BLOCK WORK BACK TO THE JJI-JOIST STUD. BLOCK WORK HAS 10mm MORTAR JOINTS. A1 CLASSIFICATION TO BS EN 13501-1.
- 5 50mm **KINGSPAN KOOLTHERM K112** INSULATION BOARD. 2 No. 12.5mm **BRITISH GYPSUM (BG) GLASROC F MULTIBOARD** PLASTERBOARD. BOARDS ARE STAGGERED AND TIED BACK TO 50mm TIMBER BATTEN COMPLYING WITH EN 15283-1:2008 +A1:2009. TIMBER BATTEN TIED BACK TO **JAMES JONES JJI-STUD**
- 6 50mm **ROCKWOOL FLEXI** MINERAL WOOL INSULATION. ATTACHED BACK TO CONCRETE BLOCK. INSULATION AND BLOCKWORK ACHIVING PART E.
- 7 12.5mm **GLASROC F MULTIBOARD** PLASTER BOARD ADHERED TO BLOCK WORK WITH 10mm **GYPFRAME DRI** WALL ADHESIVE. PLASTER BOARD AND BLOCKWORK ACHIVING 60MIN FIRE RESISTANCE.



SECTION B-B DETAIL 1 NTS

- 1 7mm **ROCKPANEL** 2500X1200mm **ROCKPANEL COLOUR** CLADDING RAL 9010 FIXED TO 37x45mm TIMBER BATTEN AT 400mm CENTRES TIED BACK TO JJI-JOIST TIMBER STUD. MEETING EUROPEAN FIRE CLASS AND BS8414
- 2 90mm RIGID INSULATION AND A BREATHER MEMBRANE LAYER SEALED WITH AIRTIGHT TAPE AT JOINTS.
- 3 10mm CONCRETE CLOSES THE FRAME AND IS TOPPED WITH AN ALUMINIUM PARAPET FLASHING CAP
- 4 172mm **KINGSPAN TEK BUILDING SYSTEM (SIP)** PANEL USED IN THE EXTERNAL WALL AND ROOF INSULATION. THE BOARD COMPRISES OF 2 OSB BOARDS TYPE 3 AND URETHANE INSULATION. TIMBER SOLE PLATE IN PACE TO SECURE THE PANELS. CERTIFIED TO BES 6001. TIMBER BATTENS HAVE 300mm CENTRES
- 5 120mm **KINGSPAN THERMAROOF TR120**. A WATERPROOF LAYER SEPARATES THE INSULATION AND THE SIP PANEL.. 18mm OSB ROOF DECK LAYS FLUSH ABOVE THE INSULATION.
- 6 **BAUDER** EXTENSIVE GREEN ROOF SYSTEM COMPRISES OF A BAUDER WATERPROOFING MAT ON THE OSB BOARD. 20mm SDF DRAINAGE MAT WITH A SEDUM BLANKET ON TOP FOR GROWING MEDIUM. A AL40 EDGE TRIM RUNS AROUND THE PERIMETER OF THE SYSTEM AGAINST 10mm CONCRETE ALONG THE PARAPET SIDE.
- 7 **BRITISH GYPSUM GYPCEILING MF SYSTEM**. MF5 CEILING CHANNELS ARE ATTACHED TO 12.5mm **GYPFRAME SOUNDBLOC F** CEILING PLASTER BOARD WITH CENTRES OF 300mm. MF7 45mm C SUPPORT CHANNELS ARE TIED TO THE CEILING CHANNELS. 25MM MF8 STRAP HANGERS HOLD THIS SYSTEM UP AND TIE TO THE SIP PANEL VIA AN ANGLED CLEAT