



Client Information

The following information should provide you with an understanding of what to expect in terms of drawings and visuals from the service we provide.

Every project is different but we offer 2 main packages:

3d Drawings - Plan drawings and 3d model with walk-through. Indicative furniture is placed in the areas where work is being carried out. (we do not revise this furniture as it is only there as a representation to assist you in understanding the space). See our example project - 3d Drawings.

3d High Quality (Bespoke at extra Cost) - We can offer a highly polished 3d model with interior fixtures and fittings to your requirements, although we must stress we are not interior designers. We would agree a specific brief and specification with you before providing a quotation. See our example project.

Both packages provide plan drawings and building control drawings if required.

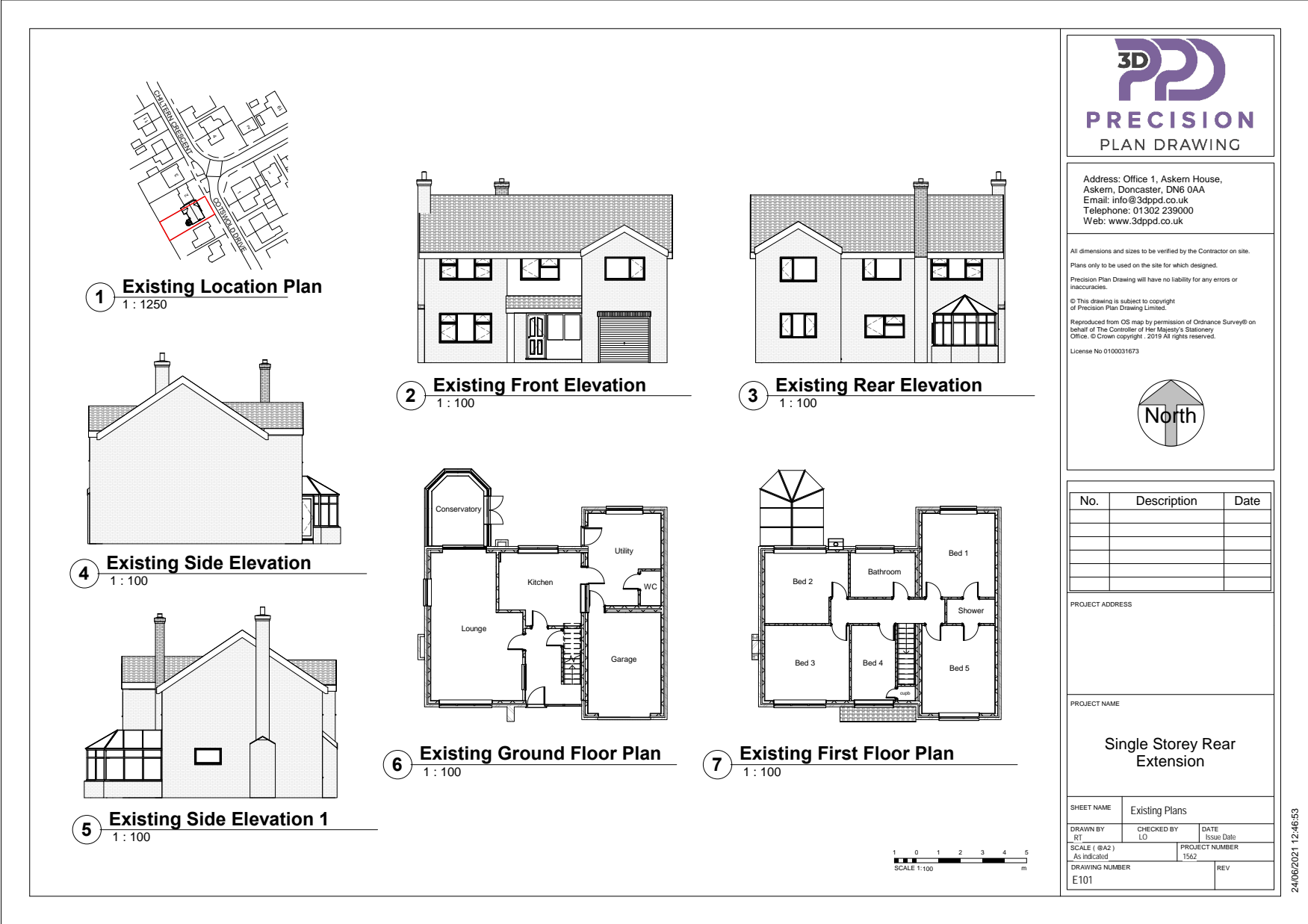


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Plan Drawings

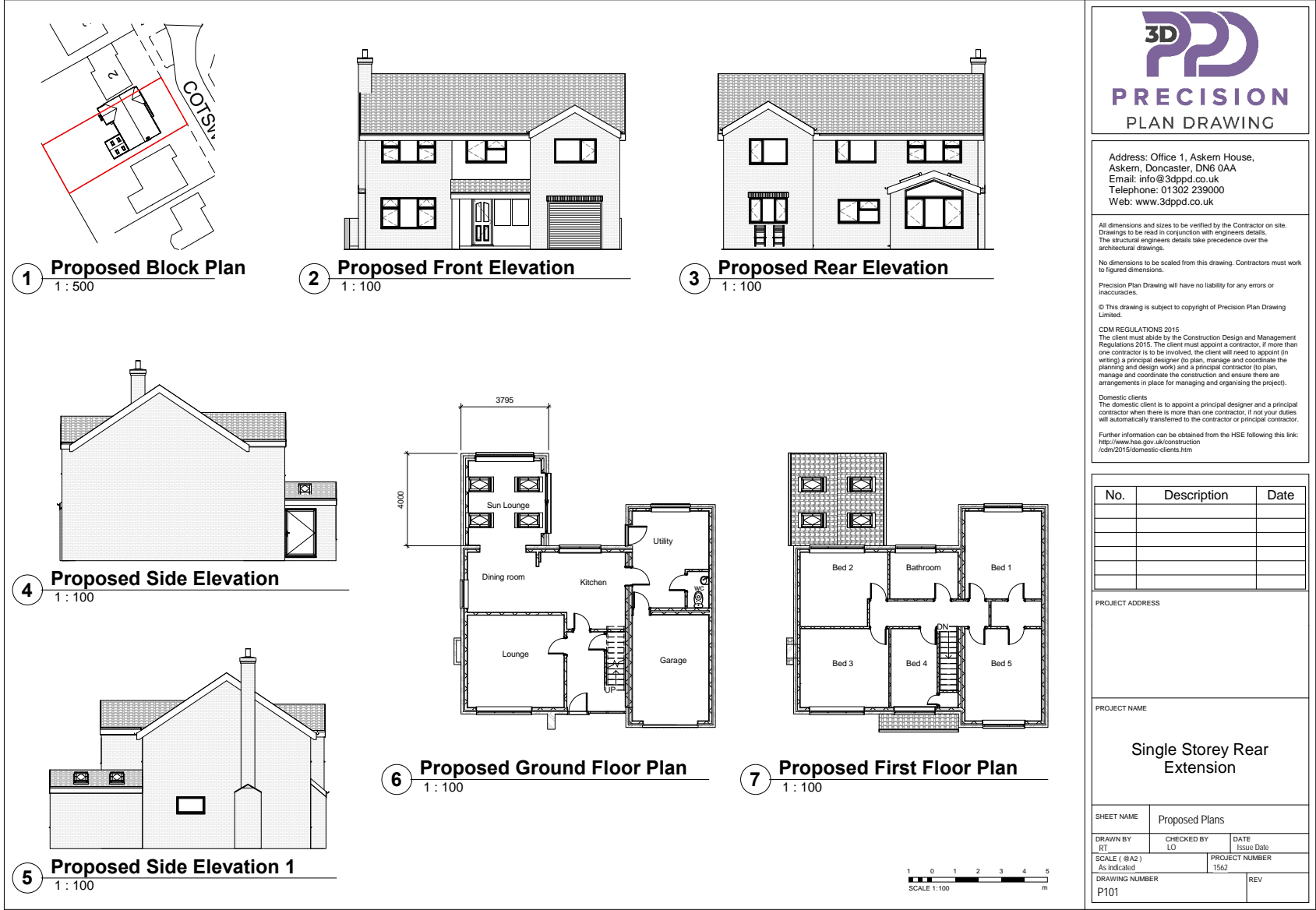
Following our site survey we use the information collected to create plan drawings of your existing property, your proposed design and 3D visuals. Shown below is an example of how the final existing plan drawing sheets will look. These remain the same regardless of which package option you have chosen. The information will show the location of the property, floor plans at each level, and elevation drawings of each side of the building before any alterations are made.



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The proposed plan drawings will provide the same information as the existing sheet but with the proposed changes shown. Below is an example of the proposed plan drawing sheet.



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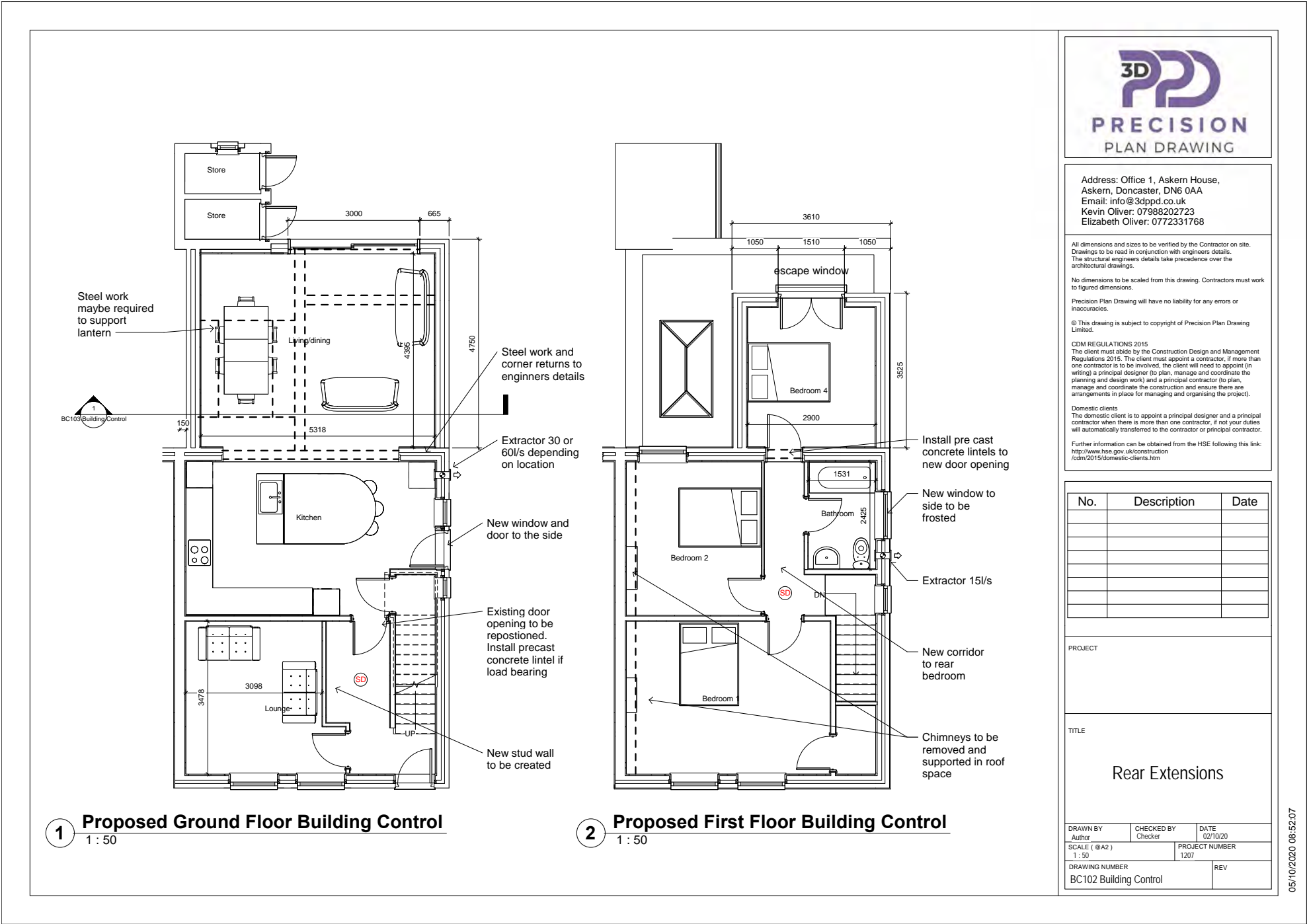


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Building Control

Once the planning department have granted permission for the proposal we are able to provide you with Building Control drawings. These are similar to plan drawings but hold all the technical details needed to submit to Bulding Control. Examples of Building Control drawing sheets can be seen below.



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Technical specification

Along with the Building Control drawings a technical specification document will be produced. This contains a comprehensive information source and is to be read in conjunction with the drawings and engineers details. An example is shown below.

APPROVED DOCUMENT E

INTERNAL STUD PARTITIONS- MINIMUM 40 Rw dB
Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g. Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud.

INTERMEDIATE FLOORS- MINIMUM 40 Rw dB
Require 100mm Rockwool for sound insulation, please check when using engineered joists details to see if this is required.

APPROVED DOCUMENT F

AIR TRANSFER
To ensure a good transfer of air throughout the dwelling, there should be an undercut of 10mm on the internal doors, 20mm if the finish has not been fitted.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooftlights to have operable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 6l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute overrun if no window in room. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

APPROVED DOCUMENT G

HOT WATER SUPPLY
All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE
The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS
Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc must be adequately supported.
Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building.
Precautions to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply. Outlets from domestic hot water storage vessels to be fitted with an in line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

APPROVED DOCUMENT H

Drainage layout see plans for indicative layout, final layout to be agreed on site with building control when drainage exposed.

RAINWATER DRAINAGE
Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building in the first instance if the ground conditions are suitable, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway. Paved areas to be suitably drained free from storm water.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage or provided with a non slip surface and cross fall of 1:40 – 1:50 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in outbuildings but not allowed within dwellings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 75mm for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15kg/m² mass per unit area) to provide adequate sound proofing. Soil and vent passing through floors to be enclosed in ducts comprising of timber framing faced with fire line plasterboard to achieve half hour fire resistance. All ducts to be fire stopped at floor levels using mineral wool quilt packing.

PIPEWORK THROUGH WALLS
Where pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

APPROVED DOCUMENT K

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

GUARDING
Fixed Glazing below 800mm from finished floor level to be able to provide containment from a person falling against it or a barrier should be provided to resist the horizontal forces, refer to BS6180, engineer/window supplier to confirm.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K of the current building regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

BALUSTRADES
Provide balustrades to balcony min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

APPROVED DOCUMENT L (for details of wall and roof constructions please see previous specification notes)

NEW GAS BOILER – IF REQUIRED
Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued to demonstrate that the installation complies with the requirements of Part L.

HEATING
All radiators to have TVRs. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

INTERNAL LIGHTING
Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps.

FIXED EXTERNAL LIGHTING
Light fitting to be either:
a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
Or
b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

WINDOWS
Windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.

DOORS
Doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

APPROVED DOCUMENT P

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

Section Through
1 : 50

Precast concrete coping with min 40mm over hang

Dpc supported over cavity

Weep holes to be provided at max 1m centres

Parapet Detail
1 : 200

APPROVED DOCUMENT J

BOILER- LOCATION AND DETAILS TO BE DESIGNED BY SPECIALIST AND CLIENT
Carbon monoxide alarm to be positioned near boiler.
Boiler flue to be installed in accordance with Approved Document J, British Gas requirements and manufactures guidance. Flues to be terminated externally with metal terminal guard and positioned a minimum of 600mm away from any openings into the building. Where the flue passes through a wall, floor or roof, enclose in a non combustible sleeve. Where the flue is within a void provide appropriate and sufficiently sized access to allow inspection of the flue. No combustible materials to be within 50mm of the flue.
Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SHEET NAME		Building Control 3	
DRAWN BY	CHECKED BY	DATE	
	Checker	09/06/21	
SHEET (A2)		PROJECT NUMBER	
		1457	
DRAWING NUMBER		REV	
BC 103			



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3D Renders - Standard Package

Our service also provides you with a 3D experience to enable a better understanding of the design proposal. We provide realistic visuals of your property to give an indication of how it will look once the work has been carried out.

We also provide an Enscape weblink which will allow you to access a virtual reality 3D model. This will allow you to view a representation of your proposed design. Below are visual examples of how this may look. Please note, all furniture is basic and intended to be indicative to visually help you understand your space. We are not interior designers or experts in kitchen design and would always recommend you consult relevant experts in these areas if required. The weblink provided will take you to a 3D walkthrough to give you an idea of what to expect. The Enscape walkthrough is best viewed on a computer.



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Enscape Visuals

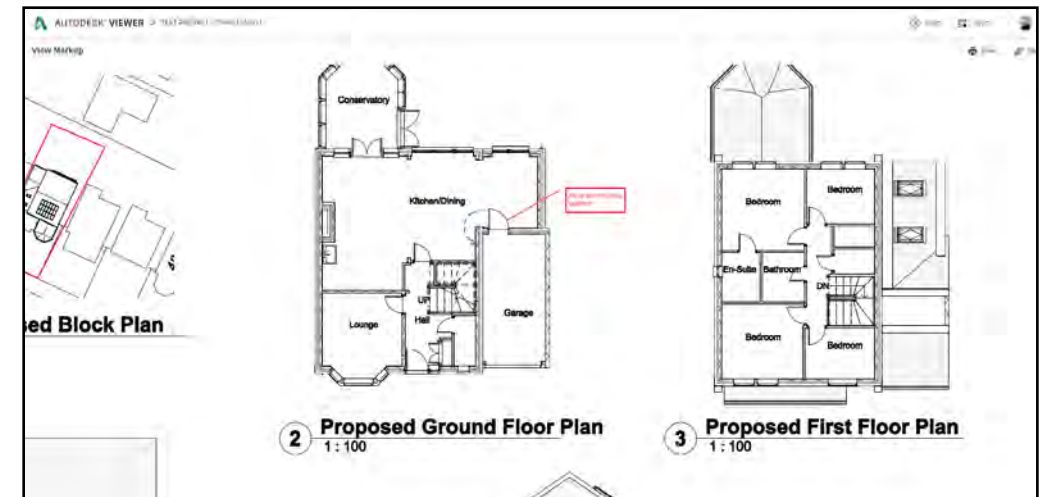
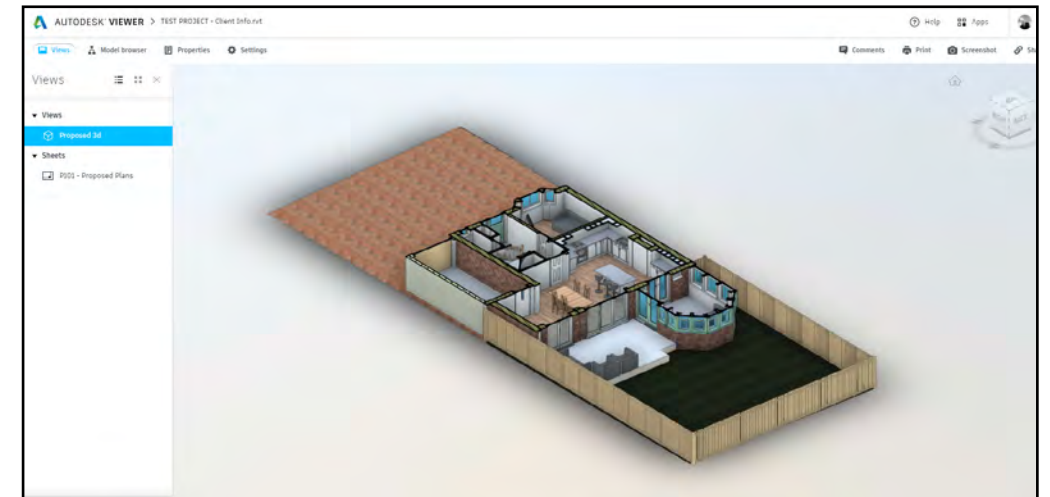
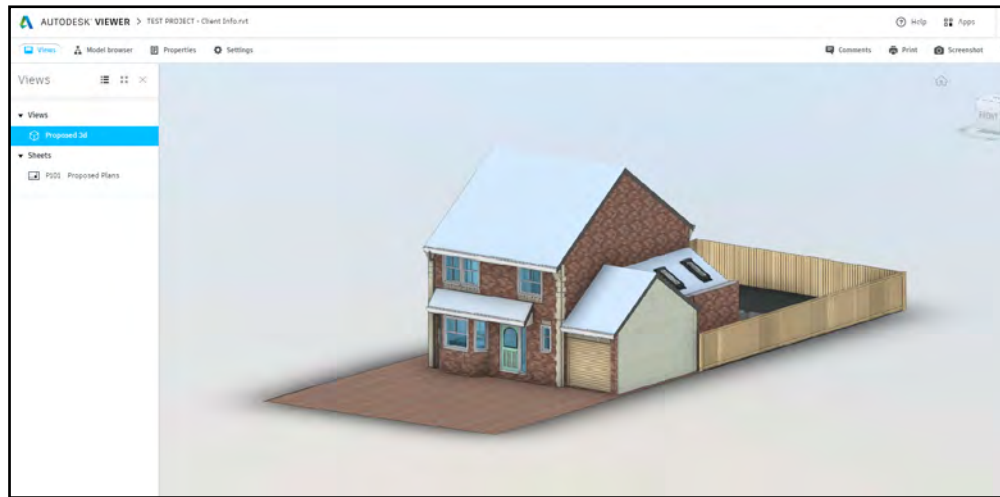


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Autodesk Viewer

We also provide you with a link to view your project through the online Autodesk viewer, which is a free service. Here you are able to view your model in 3D as a walkthrough or as section views. You also have access to the plan drawings and are able to mark up your own amendments and send them back to us. Both views allow measurements to be taken and we provide links to video tutorials to enable you to navigate the software.



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High Quality Package

The high quality package offers the same drawings but a with higher quality 3d experience and visuals package. This is a bespoke service that would need discussing prior to us providing a quote. Below are some examples of our high quality service.

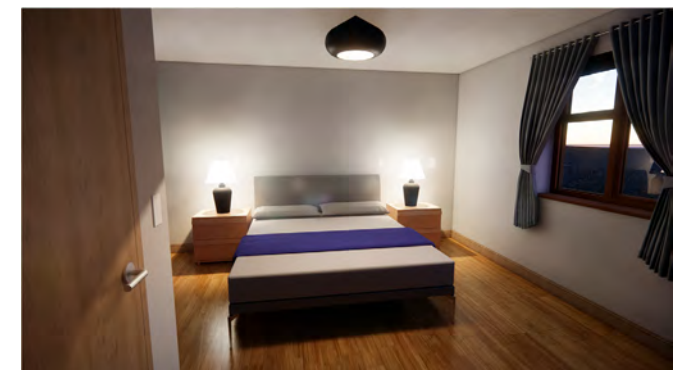
Project 1



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Project 2



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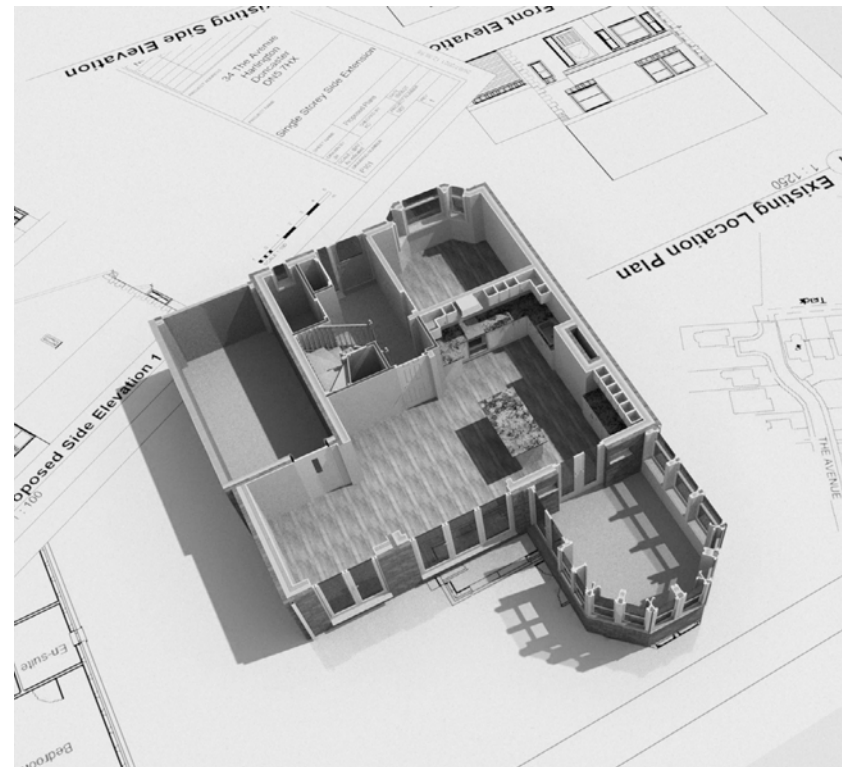
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Conclusion

Once you have approval from Building Control we will issue you with two paper sets of drawings.

Our service provides you with the design and drawing aspects of the process, along with submitting applications to planning departments and building control providers. **Please note, the cost of each application is not included in our service. Once applications are submitted it is your responsibility to pay the application charges. The same also applies to any works needing the input of a structural engineer.**

This concludes our service. If you need any further information please get in touch.



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