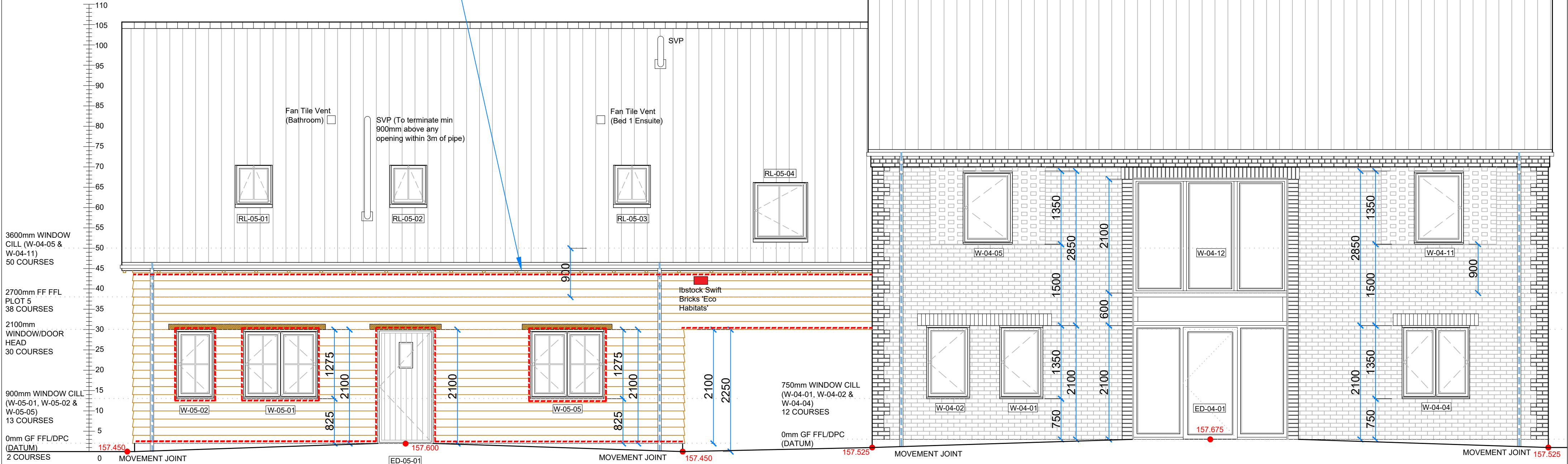


Proposed Front Elevation

PLOTS 4 & 5

Scale 1:50

NOTE:
Dwelling to have an open eaves/
exposed rafter feet as indicated and in
accordance with Planning Condition 15
of planning approval 23/01885/FP



NHBC Requirement WA2
On Site Water Testing
NHBC Standards Chapter 6.9 Curtain walling and cladding- gives guidance on meeting the NHBC Technical requirements for curtain walling and cladding.
On site water testing is required to rainscreen and curtain walling elements of the façade. This should be carried out in accordance with the CWCT Standards for onsite testing, and undertaken or witnessed by an accredited testing body i.e. UKAS registered.
A minimum of 5% of each type of wall system on each building should be tested with particular focus on vulnerable areas such as joints and interfaces between elements, as agreed with the NHBC. This sample test is required to demonstrate adequate manufacture and installation. In the event that failures occur, additional testing should be carried out to determine any inherent systemic defects and a subsequent remediation strategy should be developed.
Please provide the following:
a) A set of elevation drawings annotated to show the proposed areas for testing including details of the percentage amount.
b) Details of how the tests are to be carried out in accordance with CWCT requirements.
c) The complete full final report detailing the findings of all tests including any failure and remedial actions if any. A 'PASS' should be clearly confirmed. For failed water test reports a separate facade report should be provided to outline the failure/cause. This should be submitted prior to the agreement of any remedial works proposals. This location should be retested together with another location of the same construction type.
Please note
The testing body will need access to the rear of the backing wall to be able to confirm a PASS'. Tests which have a note stating that a leak could not be observed because the internal finishes had been constructed will be considered as a void test.

NHBC Requirement WA1
Door and window frame assemblies contained within a single storey or structural floor and ceiling in low rise buildings.
Please provide the following to demonstrate compliance with NHBC standards Chapter 6.7 Doors, windows, and glazing:
a) A design summary demonstrating how relevant performance requirements are met including weather-tightness, thermal, and structural; and how deflections, movements, and tolerances have all been accommodated for both building and assembly.
b) Manufacturer-s declared performance characteristics including the effect of jointing details in accordance with BS EN 14351-1 (see Sections 4.2 Resistance to Wind Load, 4.5 Watertightness, and 4.14 Air permeability). Structural members of the frame assembly should satisfy class B for resistance to wind load.
c) Assessment confirming the test data is representative of the design.
d) Assessment to confirm the weather-tightness performance classification for the assembly is suitable for the site exposure category determined from BS 6375-1.
e) Structural analysis of the assembly including coupling joints (fitch plates), brackets, and fixings; to confirm its self-weight is supported, applied loads are resisted and safely transferred to the supporting structure, and deflections are within permissible limits.
Window assemblies should be designed with a dual sealed approach to coupling joints comprising outer seals as the primary water barrier, inner seals providing air and secondary water barriers, and a drained cavity to remove any water that by-passes the outer seals. Interfaces with the supporting structure should include both membranes and outer seals to create a weathertight interface.

External Cavity Barriers within Cladding.
Cavity barriers to be installed at the bottom and top of ventilation zone and around openings e.g. doors, windows, service penetrations. Product to be an 'open-state' barrier to ensure required ventilation behind cladding is maintained and meets Approved Document Part B requirements to achieve 30 minutes for Integrity (E30) and 15 minutes for insulation (I 15). A product such as 'TENMAT FF102/ 50 INTUMESCENT CAVITY BARRIER' pr similar approved. Insect mesh to be installed at base and head of cladding cavity.

Proposed Windows & Doors:-
ALL Windows & Doors throughout the site shall be manufactured in timber and the windows shall be 'FLUSH' type as opposed to storm proof frames as per Planning Condition 18 of Planning Approval Ref: 23/01885/FP.
Windows to be double glazed to meet min U-Value of 1.2W/m2K & G-Value of 0.63. Rooflights to have min U-Value of 1.4W/m2K and G-Value of 0.63

ALL drawings to be read in conjunction with JPP Consulting
Engineers Full Structural Package Ref: 28522 S-003

For and on behalf of

Wheatley

C3: Bird & Bat boxes indicated S.C 15-04-25
C2: U-Value & G-Values added S.C 10-02-25
C1: NHBC WA1 & WA2 notation added. Drawing status changed to CONSTRUCTION S.C 12-12-24
T1: Drawing status changed to TENDER S.C 07-11-24

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Client
Wheatley Group Developments

Title
Proposed Development on Land At
Police Row, Therfield, Herts

Drawing
Proposed Front Elevation
PLOTS 4 & 5

Drawing Status

CONSTRUCTION

Date	Drawn	Checked	Scale	Drawing No.	Rev.
Dec '24	SC		1:50	24-076-44	C3