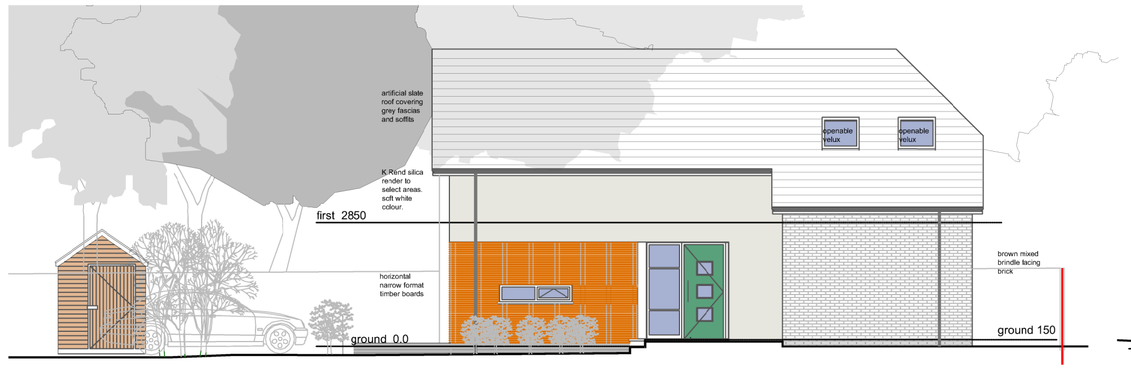
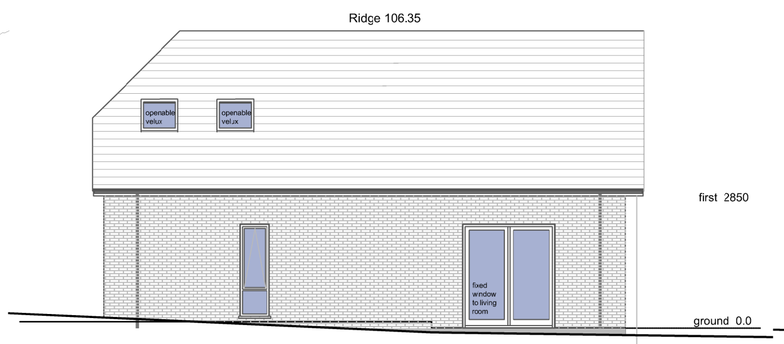


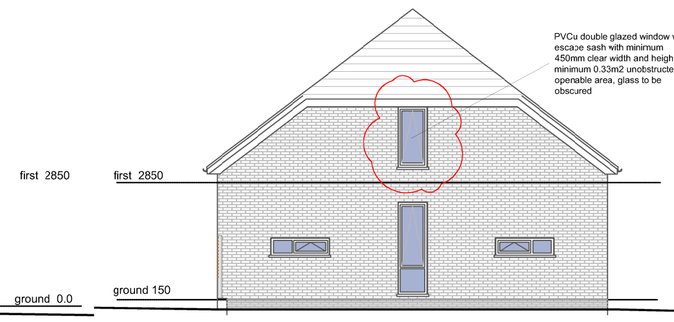
bike and garden

North Elevation - 1:100

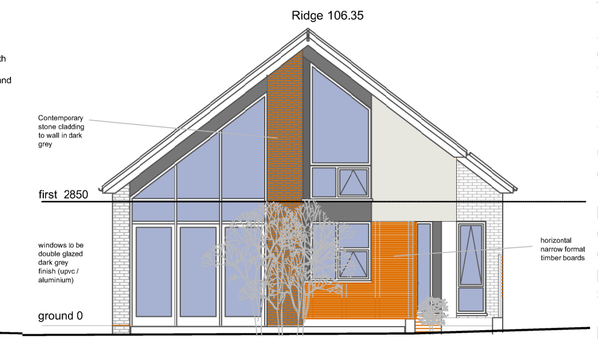


new unit

South Elevation - 1:100



West Elevation - 1:100



East Elevation - 1:100

NOTES:

All dimensions to be checked on site and any discrepancy notified to The Martin Ralph Group. Written dimensions are to be used in preference to scaled dimensions.

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It is essential that prior to commencement and during construction works, the contractor reviews the drawings and specification and discusses with the practice any inconsistencies, anomalies, non-industry standard features or other concerns.

For both pricing and construction purposes Structural, Mechanical and Electrical Engineers designs, calculations and sizes etc are to take preference over the layout drawings. Any discrepancies are to be brought to the immediate attention of The Martin Ralph Group.

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1650mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted.

SUSPENDED BLOCK AND BEAM FLOOR
Remove top soil and vegetation, apply weed killer –
The underside of beams not less than 150mm above the top of the ground. PCC beams to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control and approved before works commence). Minimum bearing 100mm onto DPC and load bearing walls. Provide concrete blocks to BS6073 pt.1, wet and grout all joints with 1:4 cement/sand mix. Provide double beams below non-load bearing partitions. Lay 1200g DPM, with 300mm laps double welted and taped at joints and service entry points, over beam and block floor. Lay floor insulation over DPM, 75mm Celotex GA4000 applied as a rigid material.

Lay 500g separating layer over insulation and provide 75mm sand/cement screed over and prepare for floor finishes as required. The top surface of the ground cover under the building shall be above the finished level of the adjoining ground.
Ventilation - Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area, whichever is the greater. Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

FULL FILL CAVITY WALLS
To achieve minimum U Value of 0.28W/m²K
New cavity wall to comprise of 105mm suitable facing brick. Full fill cavity with 110mm Rockwool Cavity insulation as manufacturer's details. Inner leaf to be 100mm block, K value 1.13, e.g. Lafarge Stancrete. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. Vertical DPC to be installed at all reveals where cavity is closed.
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows.
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.
30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.
An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally). Where 550mm cannot be achieved, provide 60x60mm steel wind posts at wall returns. Secured to blockwork using chemical fixings.
Movement joint to be cut into outer leaf at 12m centres. Ensure joint is filled with compressible material and capped with silicone joint. Where concrete blocks are to be used, allow for movement joints at 6m centres.

INTERNAL LOADBEARING MASONRY PARTITIONS
Construct load bearing internal masonry partitions using dense concrete blocks built off concrete foundation. Depth dependent on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on 50x200mmC24 joists at 400mm cts. Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Rise 200mm, going 220mm. Two risers plus one going should be between 550 and 700mm. 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. 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.

WINDOWS & DOORS
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 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.

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 (Part N in Wales) 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.

All windows to have an unobstructed openable area of 750mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

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.

INTERNAL LIGHTING
Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. 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 florescent lamps.

HEATING
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. 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.
Provide new metered gas supply to the dwelling. All works to comply with gas authority standards.
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.
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.

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.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

WARM PITCHED ROOF
Pitch 38°
To achieve U-value 0.18 W/m²K

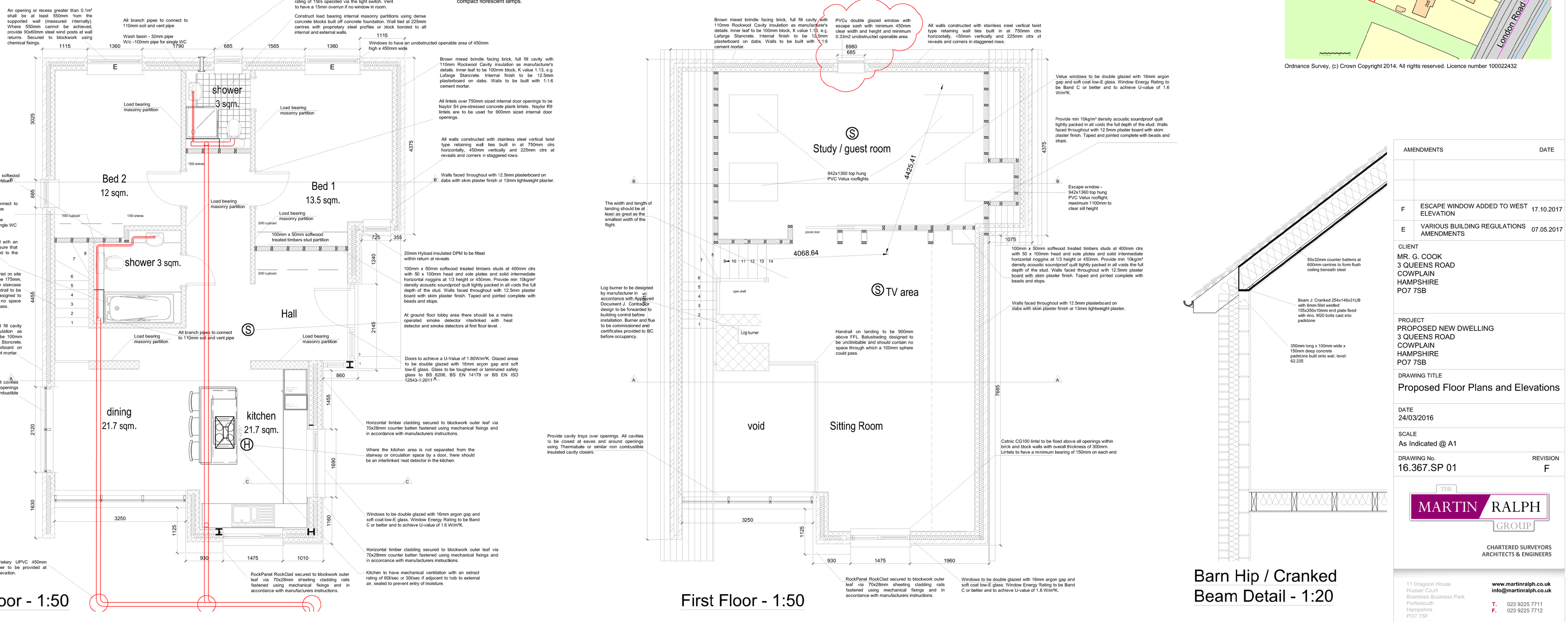
Suitable roofing tiles fixed to treated timber tile battens secured over breathable sarking felt allowing the breather felt to sag at least 10mm over rafters. Provide 185mm Actis Hybris insulation betweem 50 x 225mm timber rafters strength class C24 at 400mm centres. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skim.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

FLUES FOR WOOD BURNING STOVES
Flue to be fitted in compliance with Approved Document J BS EN 15287, BS EN 1443, BS EN 1806 and manufacturer's details.
All installations must include compliance to the following:
- Flue to be a minimum diameter 150mm or as manufacturer's details
- Flue to have the same diameter as that of the appliance and no smaller than recommended by the manufacturer and at least the size shown in table 2 Approved Document J
- Flue to be continuous and adequately supported throughout its length.
- Number of Joints in the flue to be kept to a minimum.
- Flue to have no more than two offsets and those offsets to be no greater than 45°. Ensure only proprietary manufacturers offset components are used.
- single skin flue pipes must be at distance minimum three times their diameter away from combustible materials or appropriately heat shielded with cement based fire board
- Combustible material should be at least 200mm from the inner surface of the flue
- A suitable register plate must be fitted
- A suitable guard to be provided where a twin wall flue passes through a roof space or cupboard placed no closer than 50mm to the flue.
- Any flue within a void should be provided with appropriate means of access for inspection (min 300 x300mm access panels).
- Flue should be smoke tested. Also test for spillage on completion.
- Flue to be checked on completion to show that it is free from obstructions.

Factory-made flue block chimneys are to be constructed in compliance with paragraphs 1.29 – 1.30 of Approved Document J and appliance to manufacturer's details.
Factory-made metal chimneys are to be concealed in the building and constructed in compliance with paragraphs 1.42 – 1.47 and diagrams 13 & 14 of Approved Document J, BS EN 1856 and appliance to manufacturer's details.
The space between the liners and surrounding masonry to be filled with a suitable insulating concrete backfill.
Clay and concrete flue liners must be jointed with fireproof mortar.
Installer to provide a commissioning checklist to Building Control on completion of the works.

OUTLETS FROM FLUES (Non easily ignited roof coverings only)
The top of the flue pipe should terminate:
- 2300mm horizontally away from any openings (i.e. windows) or 1000mm above openings.
- 600mm above any adjoining or adjacent building that is within 2300mm measured horizontally.
- At least 1000mm above flat roofs.
- At least 2300mm (horizontally) from the roof surface

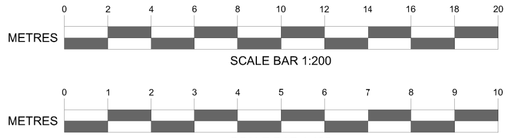
Or
Where the flue is within 600mm (horizontally) away the ridge the flue should extend at least 600mm above the ridge.

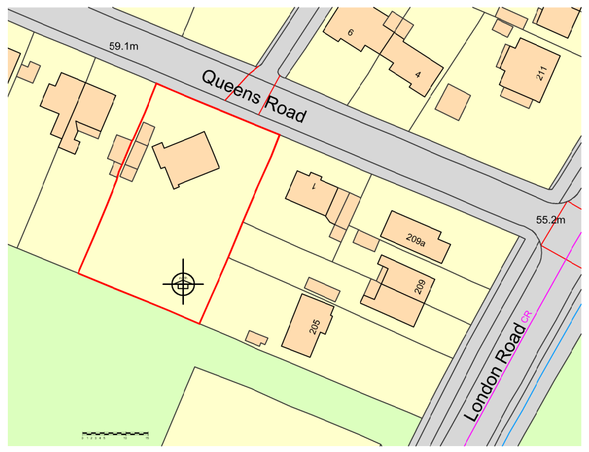


Ground Floor - 1:50

First Floor - 1:50

Barn Hip / Cranked Beam Detail - 1:20





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AMENDMENTS		DATE
F	ESCAPE WINDOW ADDED TO WEST ELEVATION	17.10.2017
E	VARIOUS BUILDING REGULATIONS AMENDMENTS	07.05.2017

CLIENT
MR. G. COOK
3 QUEENS ROAD
COWPLAIN
HAMPSHIRE
PO7 7SB

PROJECT
PROPOSED NEW DWELLING
3 QUEENS ROAD
COWPLAIN
HAMPSHIRE
PO7 7SB

DRAWING TITLE
Proposed Floor Plans and Elevations

DATE
24/03/2016

SCALE
As Indicated @ A1

DRAWING No. 16.367.SP 01
REVISION F

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