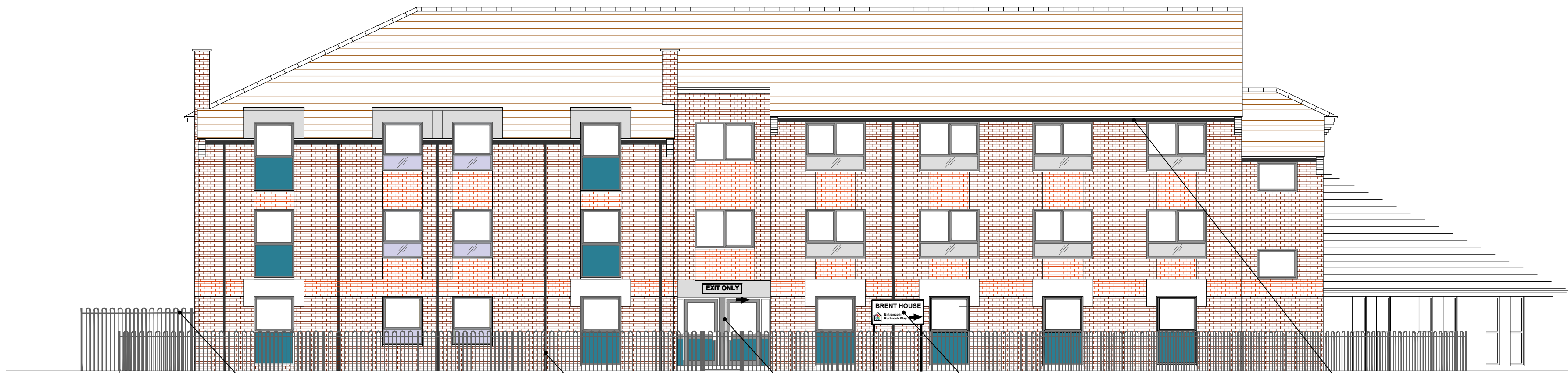


This drawing is the property of The Martin Ralph Group and must not be reproduced, in part or whole, or deviated from, without their permission.

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.



West Elevation

Existing fence to the side of the building to be removed and new round-top steel fence to match new front section erected; this section only to be 1900mm high. Similar arrangement to the north/east corner of the building but with access gate set within the 1900mm high fence beside flank wall.

Existing dilapidated dwarf wall to be demolished and replaced with 1200mm high mild steel round-top fence with matching gate & frame, finished in RAL 7004 to match new window frames.

All grass to the front garden to be replaced with 10mm light shingle on compacted scalpings for ease of maintenance and improved aesthetics.

Existing Main Entrance changed to emergency access only as main entrance now proposed at Rear of building (east elevation). Addition of 'EXIT ONLY' sign above doors.

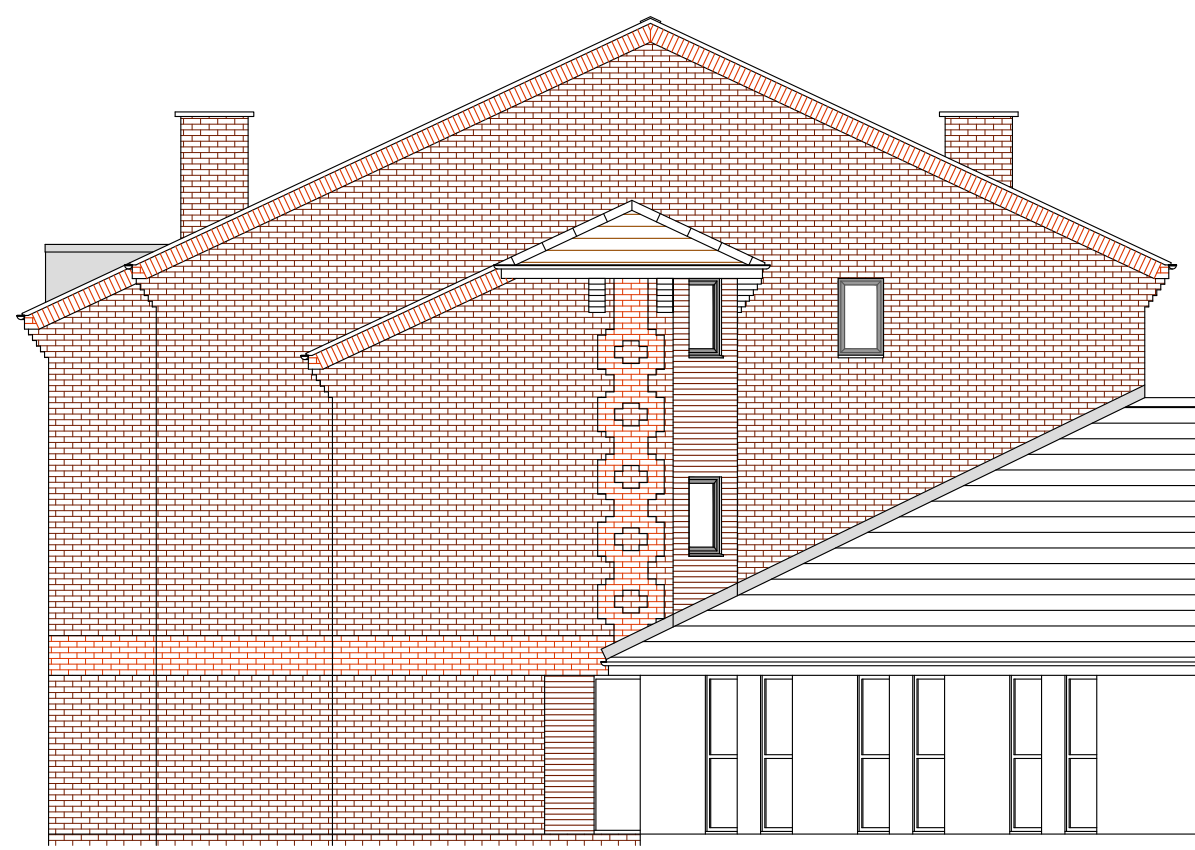
Variety of low-maintenance, limited height foliage to be planted along inside of new fence

New 'Brent House' sign directing visitors to the new Main Entrance at the rear erected on pair of steel posts 2200mm high set 3m within new fence.

All windows & doors to be replaced with new double glazed units in RAL 7004 Grey with hard panel infills in contrasting RAL 5009 blue-grey.

All rainwater goods to be replaced in black plastic, with fascias & soffits in matching black.

All new replacement windows to the GROUND FLOOR only to have restricted opening for increased security with adequate ventilation.

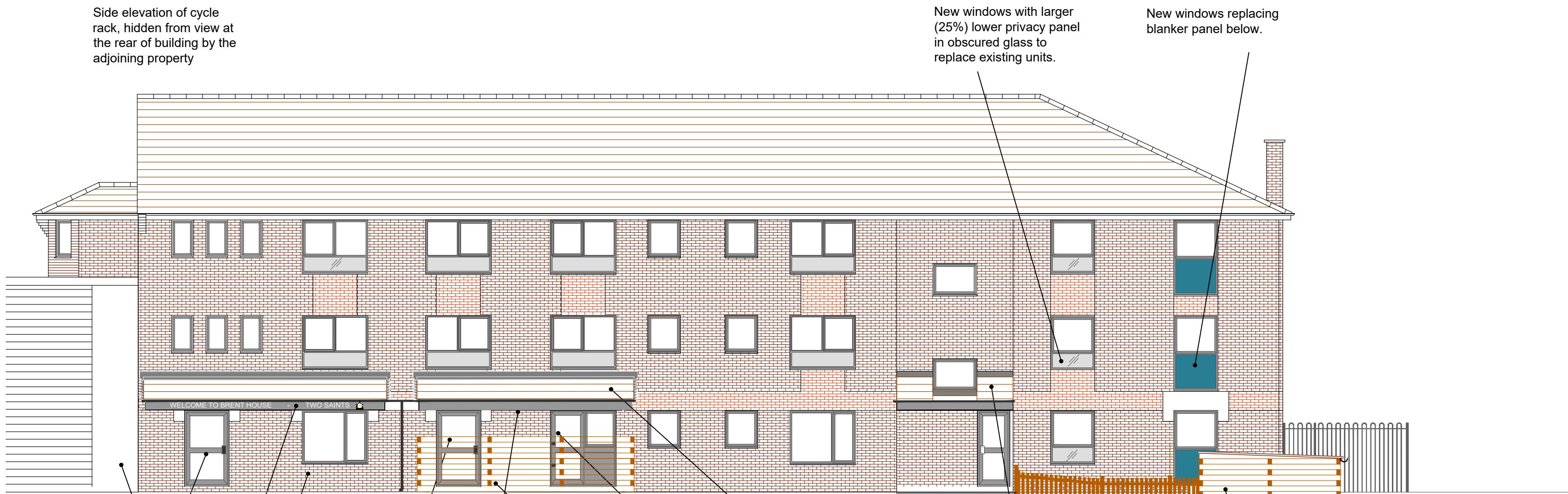
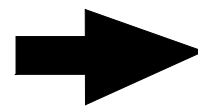


South Elevation

BRENT HOUSE



Entrance in
Purbrook Way



East Elevation

Side elevation of cycle rack, hidden from view at the rear of building by the adjoining property

Proposed cycle store location hidden from view by adjoining property

Reversed, new entrance controlled-access door with 1060mm clear opening.

New, pitched roof rain canopy over main entrance with lightweight Decra panel covering to match existing roof. Fascia clad to match new windows & signage as shown.

New fire door to replace existing window

Door & Window removed, opening height reduced up to cill level with matching brick cavity blockwork and new window installed.

1500mm high hit & miss fence to be erected min. 1500mm projection (or as directed by CA) from rear building line around entrance area & bedroom window (Fire door) of Gnd Floor Accessibility Flat 3B with free access from the south via min. 1500mm wide opening for wheelchair access;

150W external overhead light fitting light set within canopy soffit, controlled by PIR .

New, pitched roof rain canopy to protect Accessibility unit. Fascia clad to match new windows.

Existing window unit removed and masonry below adjusted to receive new disabled access outward-opening door with vestibule; planted foliage offering some privacy during access.

New windows with larger (25%) lower privacy panel in obscured glass to replace existing units.

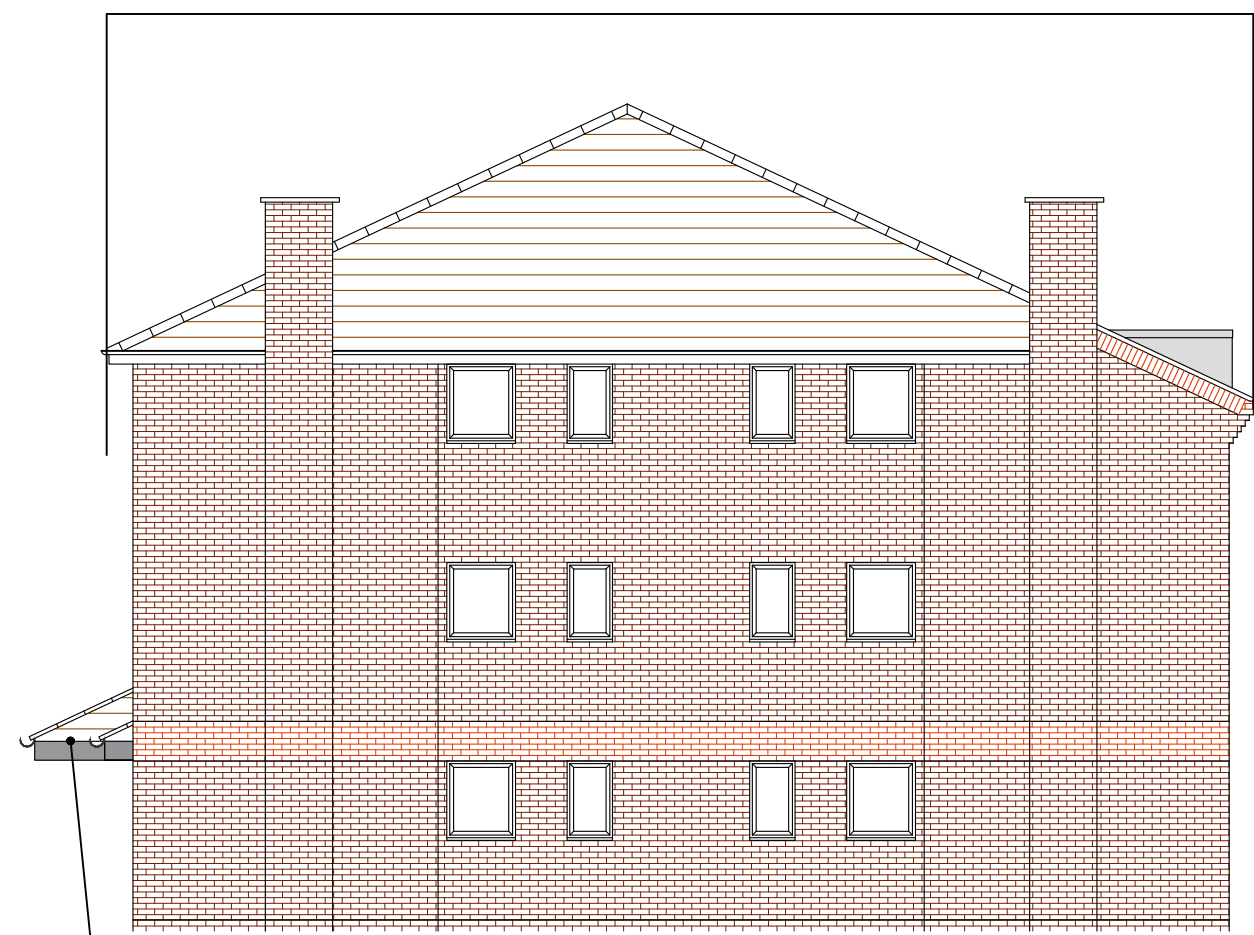
New, pitched roof rain canopy over secondary entrance with fascia to match new windows

Existing picket fence containing children's Play Area to be repaired & remain, finished in paint colour of client's choice.

New windows replacing blanker panel below.

New Refuse Bin Store, protected on three sides by 1900mm high 'hit & miss' panel fencing on new concrete slab. Transparent corrugated plastic roof

Existing brick built Bin Store demolished and cleared away. New protected Bin Store on to be constructed on concrete hardstanding against the northern boundary



New cantilever canopies over Main Entrance, Disabled Flat windows and North Entrance.

North Elevation

TENDER ISSUE

AMENDMENTS	DATE
P3 Additional notes on Fence detailing & o/side light	04.06.2021
P2 ADDITION OF FENCE DETAILING AROUND FLAT 3B	17.05.2021

CLIENT
TWO SAINTS HOUSING ASSOCIATION
35 WATERSIDE GARDENS
FAREHAM
HAMPSHIRE
PO16 8SD

PROJECT
BRENT HOUSE
12 MIDDLE PARK WAY
LEIGH PARK
HAVANT
PO9 4BP

DRAWING TITLE
PROPOSED ELEVATIONS

DATE
23.07.2020

SCALE
1:100 @ A1

DRAWING No.
18/221/04

REVISION
P3

THE
MARTIN RALPH
GROUP



CHARTERED SURVEYORS
ARCHITECTS & ENGINEERS

11 Dragon House
Hussar Court
Brambles Business Park
Portsmouth
Hampshire
PO7 7SF

www.martinralph.co.uk
info@martinralph.co.uk
T. 023 9225 7711
F. 023 9225 7712