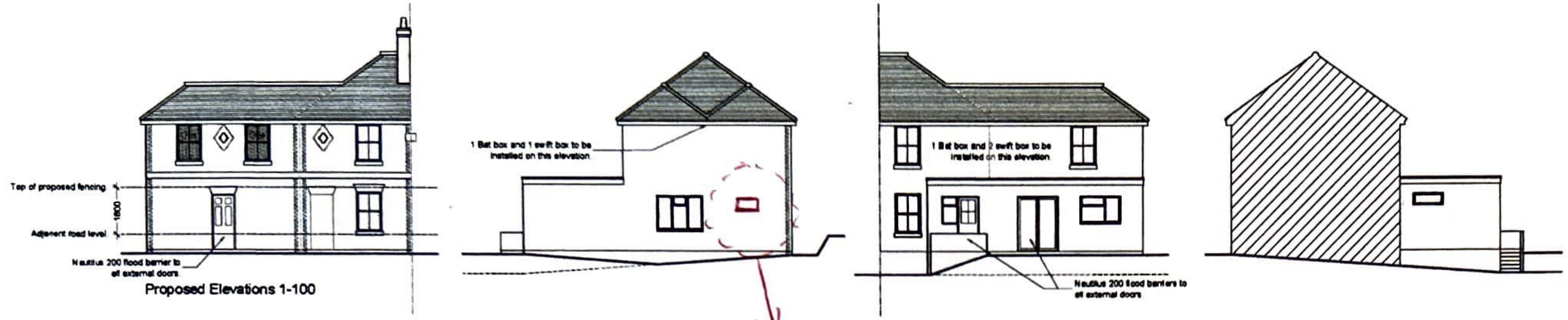

Top of proposed fencing
1800
Adjacent road level
Nautilus 200 flood barrier to all external doors
1 Bat box and 1 swift box to be installed on this elevation
1 Bat box and 2 swift box to be installed on this elevation
Nautilus 200 flood barriers to all external doors

Proposed Elevations 1-100

NMA updated 05/07/23

Existing load bearing block work walls retained to be inspected and approved by the local authority inspector. Central spine wall and adjacent load-bearing wall to be extended up to form ridge.

New stud work internal walls to be 65mmCLS with 12.5mm plaster board either side and with Rockwool Sound Insulation Slab acoustic insulation within.

Wall ties to be stainless steel and to comply with BS 1243:1978 (specification for metal ties for cavity wall construction) at approved spacing 450mm centres vertically and 750mm centres horizontally staggered. Provide additional ties to reveals and openings (225mm vertical centres).

All below ground drainage to comply with BS EN 752 and in strict accordance with Building Regulation H 1. Where new and existing drains pass below load-bearing structural walls a 140mm PCC lintel is to be used. Top of proposed foundation is to be a minimum 150mm below the invert of any adjacent drains.

New internal drainage to comprises 100mmØ SVP, 40mm Waste from internal kitchen appliances and sink, 32mmØ Waste to basins, 40mm waste to bath and showers. Trap sizes are a minimum 75mm min.

Insulation within roof comprises 100mm Knauf Insulation Loft Roll 44 between joists and 200mm over. Calculated at 0.14W/m2K

All new steel work in strict accordance with structural engineers specification and design. To be finished with fire retardant intumescent paint or 2 layers of staggered plaster board mechanically fixed.

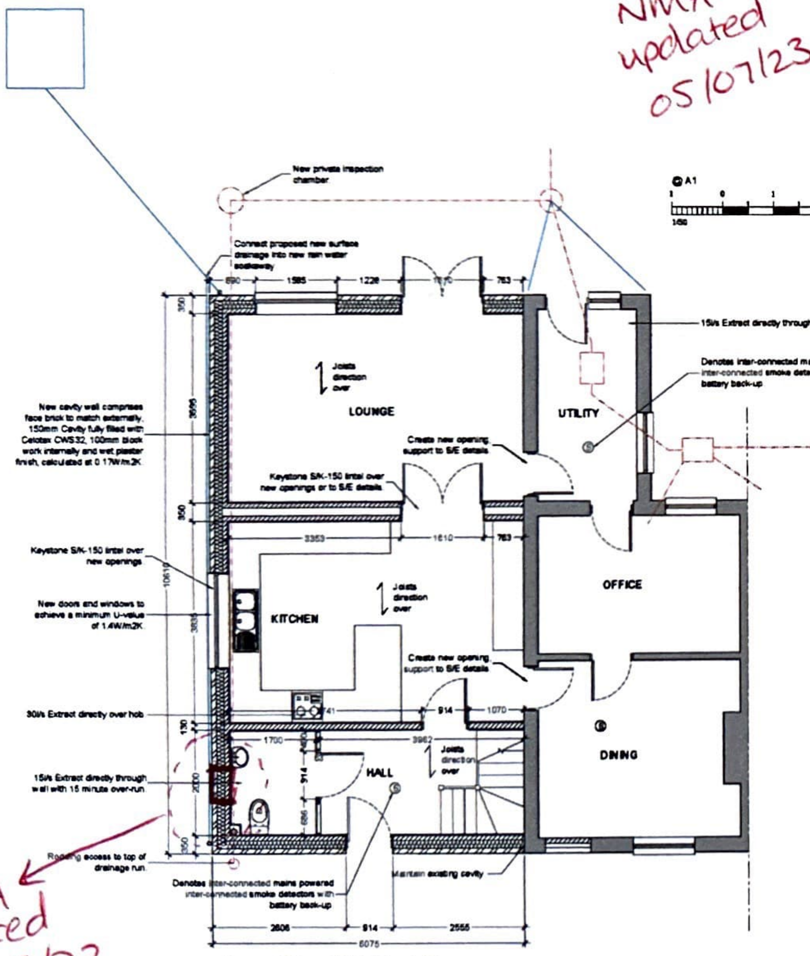
All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671:2001 or an equivalent standard, These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control at completion of the works.

Windows to habitable rooms are required for escape purposes providing a means of self-rescue.They should have an unobstructed opening at least 0.33m² in area with a minimum dimension in either direction of 450mm (this means that the clear opening should be at least 450mm x 735mm) with the bottom of the opening between 800mm and 1100mm above the floor. These sizes must not be reduced by large frames or 'easy-clean' hinges. Escape windows above the ground storey should not be fitted with key operated handles or locking devices. All new windows to habitable areas to have 5000mm² trickle ventilators and other areas to have 2500mm² trickle ventilators. All new windows and doors to reach a minimum 1.4W/m2K.

Glazing
In accordance with Building Regulations Part K, 2013 Edition.
All windows to be double glazed to BS 5713 or BS EN 1279 and 'BS 5713 or BS EN 1279' to be marked on every unit. Kitemark to be visible when glazing complete. Glazing at low level up to 800mm above floor level in windows and partitions and 1500mm above floor level in doors and side panels to be safety glass to BS 6206:1982 (specification for impact performance requirements for flat safety glass and safety plastics for use in buildings). All new windows and doors to reach a minimum 1.4W/m2K

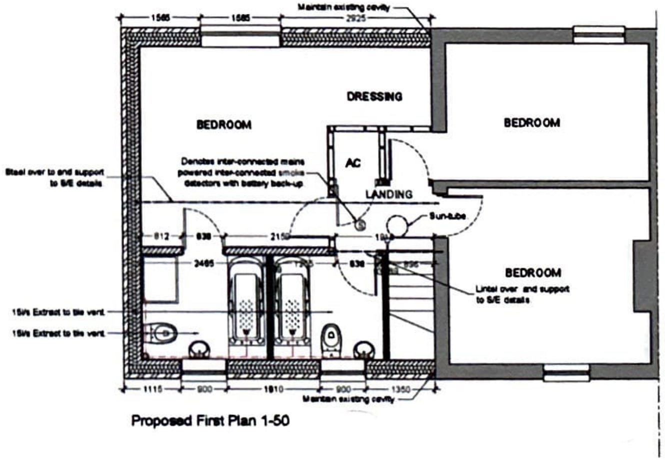
Ventilation
Adequate purge ventilation to be achieved using openable windows and / or external doors in each habitable room. The area of the opening part of window, or mull windows, to each habitable room should be at least 1/20th of the floor area of the room (or as stated otherwise in Approved Document F1 [2010 edition] section 5).
It should be capable of extracting a minimum of four air changes per hour (ACH) per room directly to the outside. Background ventilation (typically 1.7m above floor level) to be calculated using Table 5.1b of ADF1 (2010) to establish total whole dwelling ventilation rate required. Typically, 1 nr. 2500mm2 trickle ventilator to be provided in habitable rooms only, with none in rooms containing extract ventilation. To promote good transfer of air throughout the dwelling, a 10mm undercut should be provided for all non-fire rated doors. Extractors to utility room, WC, en-suite and bathroom to have a minimum 15min over-run.

Stairs:
Min 220mm going and max 220mm rise. Max 42 degree pitch. Min 2000mm headroom above pitch. Width of stairs 900mm. Handrail height 900mm above pitch of stair and 900mm to balustrade. Max 100mm spacing to balustrade. Going of landing not less than min width of stairs. Min. width of winders 50mm Balustrade to be un-climbable.


New private inspection chamber
Connect proposed new surface drainage into new rain water soakaway
A1
1 0 1 2 3 4 5m
1:50
890
1585
1228
1610
763
350
3695
350
10619
3835
130
2000
350
15l/s Extract directly through wall
Denotes inter-connected mains powered inter-connected smoke detectors with battery back-up
Joists direction over
LOUNGE
UTILITY
New cavity wall comprises face brick to match externally, 150mm Cavity fully filled with Celotex CWS32, 100mm block work internally and wet plaster finish, calculated at 0.17W/m2K
Create new opening support to S/E details
Keystone S/K-150 lintel over new openings or to S/E details
3353
1610
763
Keystone S/K-150 lintel over new openings
Joists direction over
KITCHEN
OFFICE
New doors and windows to achieve a minimum U-value of 1.4W/m2K
Create new opening support to S/E details
30l/s Extract directly over hob
741
914
1070
1700
3962
Joists direction over
HALL
DINING
914
686
15l/s Extract directly through wall with 15 minute over-run
Rodding access to top of drainage run
Denotes inter-connected mains powered inter-connected smoke detectors with battery back-up
Maintain existing cavity
2606
914
2555
6075

Proposed Ground Floor Plan 1-50

NMA updated 05/07/23


Maintain existing cavity
1565
1585
2925
DRESSING
BEDROOM
BEDROOM
AC
Steel over to and support to S/E details
Denotes inter-connected mains powered inter-connected smoke detectors with battery back-up
LANDING
Sun-tube
812
838
2150
1910
2465
1255
838
895
BEDROOM
Lintel over and support to S/E details
15l/s Extract to tile vent
15l/s Extract to tile vent
1115
900
1910
900
1350
Maintain existing cavity

Proposed First Plan 1-50

[illegible]

D.M.ADAMS DESIGN

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Southampton,
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SO32 2QA
Tel: 07714 058475 E-mail: dean@dmades.co.uk

Job Title:

2 Brook Cottages
Broad Oak
Botley
Southampton
SO30 2EU

Description:

Plans and Elevations

Scale: As shown Date: Apr '23 Drawing: 2BC-002