EXISTING TREES NOTE:
Existing trees T1 through to T10 listed for removal to form a separate planning application; removal subject to approval by the LPA (red dash outline)

LEGEND -

- External cavity wall (ECW 'A'), (ECW 'B'), (ECW 'C')
- Masonry internal wall (IWS 'B') Fire Resisteance: 30 minutes
- Non-loadbearing internal timber stud partitions (IWS 'C') Fire Resisteance: 30 minutes
- Existing walls
- SVP ○ — Soil and Vent pipe
- RWP ⊡ — Rainwater downpipe/Gully hopper
- Existing foulwater drainage
- New foulwater drainage
- Existing surfacewater drainage
- New surfacewater drainage
- AAV/RE — Air Admittance Valve/Rodding Eye Access
- + 9.850 — New levels
- + 9.646 — Existing levels
- (MS1) Aico Ei3024 Multi-Sensor Fire Alarm Optical/Heat
- (MS2) Aico Ei3028 Multi-Sensor Heat and Carbon Monoxide Alarm
- (HA) Aico Ei3024 Heat Alarm sensor detector
- (CM) Aico Carbon Monoxide sensor detector

NOTES -

1. ** Where existing walls are indicated to be removed; the existing wall, floor and roof structures are to be adequately supported. Prior to safe and careful removal, the existing structures are to be opened up and investigated further to ascertain if walls are loadbearing and confirm existing loading supports and detailing. Report findings to structural engineer/BCO. If walls are loadbearing, consult/refer to structural engineer's design and construction details/ specification for new structural beam/supports, to existing construction over. (All works subject to site investigation by structural engineer and confirmation of adequate structural support; to be approved by BCO).

2. *** Finalisation of exact new foul/SW drainage route/connection/design etc to be established and confirmed on site following a site investigation and confirmation of the existing foul and SW drainage pipework/mh locations and routes by the contractor. Report findings to BCO, obtain approval from the BCO for foul + SW drainage works proposed prior to ordering and installation.

3. **** Existing wall structure either side of new works to be opened up to check construction method, where new works abuts existing in all areas, if cavity construction maintain continuity of new cavity through to existing cavity, if solid construction internal wall face to be protected against damp penetration to provide a weather resistant structure, any movement joints requirements to structural engineers design and details.

4. New structural beam/s to be concealed within new or existing first floor zone (where possible) to provide a flat ceiling appearance, to structural engineer's design and subject to site conditions.

5. The main contractor is responsible for investigating and finding the exact location, direction and depth of all existing services ie gas, electric, water, communication, drainage etc and this is to be established on site upon commencement of works.

6. Foundations within 1.0m of any drain to be taken down to invert level.

7. Where existing walls are indicated for removal, consult with structural engineers for replacement support detail (if required) prior to careful safe removal.

8. The Contractor is responsible for investigating and exposing the exact location and direction of existing internal/external foul drainage run(s)/svp's, and this is to be established on site upon commencement of works. Upon completion of the investigation the exact run of new drainage will be confirmed with the BCO.

9. All leadwork and leadwork flashings to be in accordance with manufacturers and Lead Sheet Association/The International Lead Association recommendations and technical guide-lines. Install appropriate cavity trays/ lead flashings/lead soakers, where required.

10. Refer to structural engineer's details and calculations for all structural supports (steel/flitch/timber beams and posts/lintels etc).

11. Prior to commencement of works, Contractor to open up existing structure to establish and confirm which existing internal walls/walls are load-bearing, and direction of existing timber floor joists. Report findings to structural engineer/s.

For General and Construction notes, refer to drawings 0775-01.008/009/010/011

SECURITY - ALL DWELLINGS AND SITE DEVELOPMENT AREA
All works to comply with the Secured by Design's New Homes 2019 Version 2, March 2019 documentation.

All easily accessible doorsets (including communal entrance doorsets) that provide access into a dwelling or into a building containing a dwelling should be secure doorsets in accordance with the Approved Document Q of the Building Regulations 2010 (as amended).

Secure doorsets should be either:
a). Manufactured to a design that has been shown by test to meet the security requirements of any of the following standards -

British Standards publication PAS 24:2016 (Note 21.3b also applies - Secured By Design New Homes 2019);
or
STS 201 Issue 7:2015 (Note 21.3c - Secured By Design New Homes 2019); or LPS1175 Issue 7.2:2014 Security Rating 2+ (Note 21.3d - Secured By Design New Homes 2019); or
STS 202 Issue 6:2015 Burglary Rating 2 (Note 21.3d - Secured By Design New Homes 2019);
or
LPS 2081 Issue 1.1:2016 Security Rating B+ (Note 21.3d and 21.3e - Secured By Design New Homes 2019). **OR**

b). Designed and manufactured in accordance with Appendix B of the Approved Document Q of the Building Regulations.

For further guidance, refer to the Secured by Design's New Homes 2019 documentation.

Letter plates, where provided, to have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access. Letter plates meeting the requirements of the Door and Hardware Federation's (DHF) technical specification TS 008:2012 have been shown to protect against the attacks mentioned above.

The main doors for entering a dwelling (usually the front door) should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter. In some situations a door chain or limiter is not appropriate, for example where a warden may need emergency access to residents in sheltered housing. Alternative caller identification measures, such as electronic audio-visual door entry systems, can be used to identify visitors.

Installation and fixing of secure doorsets to be in accordance with the Approved Document Q of the Building Regulations.

Windows, roof windows and roof lights at ground floor, first floor and other easily accessible windows (including easily accessible roof lights) should be secure windows. Design of secure windows should be made to a design that has been shown by test to meet the security requirements of the following standards- British Standards publication PAS 24:2016 (Note 22.2b); or STS 204 Issue 6:2016 (Note 22.2c); or LPS1175 Issue 7.2:2014 Security Rating 1 (Note 22.2d); or LPS1175 Issue 8:2018 Security Rating 1/A1; or STS 202 Issue 7:2016 Burglary Rating 1; or LPS 2081 Issue 1.1:2016 Security Rating A.

For further guidance, refer to the Secured by Design's New Homes 2019 Version 2, March 2019 documentation..

Frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.

PERIMETER AND CENTRAL FOUNDATIONS
Concrete trench footings,
650mm min. width for ECW 'A' wall construction and 600mm min. width for ECW 'B' wall construction,
450mm min width for central foundations;
toc 900mm below new GFL, into stiff virgin ground with depth and heave protection in accordance with NHBC guidance 'Building Near Trees'; to be agreed with B/Control Officer. Minimum 600mm below tree roots. Final design to structural engineer's design/ specification/calculations (subject to site inspection by SE)

refer to '**GROUND FLOOR STRUCTURE GFS 'A' NEW EXTENSION WORKS**' construction notes for details of ground floor structure
NOTE -
Provide a perimeter (including internal walls) insulation strip upstand, at least 25mm thick and with a thermal conductivity of at least 0.022W/mK or greater, between the wall and the screed to reduce thermal bridging

refer to '**EXTERNAL WALL CONSTRUCTION - (ECW 'A'/ECW'B') NEW GROUND AND FIRST FLOOR WORKS**' construction notes for details of external wall structure

Part L1a - heat loss calculations
Proposed rear extension - 44 Winchester Street

Calculation Method: Proposed building			
Element	**Area (m2)**	**U-value (W/m2K)**	**Rate of heat loss (W/K)**
Flat roof over GF	11.369	0.15	1.705
Horizontal Insulation over FF	24.111	0.11	2.652
Rooflight 1x2m	2	1.24	2.480
Walls - Masonry	77.56	0.18	13.961
Windows	6.321	1.1	6.953
Doors	16.117	1.4	22.564
Ground floor	37.48	0.15	5.622
Total	174.958		55.937

Calculation Method: Notional building			
Element	**Area (m2)**	**U-value (W/m2K)**	**Rate of heat loss (W/K)**
Flat roof	13.369	0.15	2.005
Horizontal Insulation over FF	24.111	0.15	3.617
Walls - Masonry	79.008	0.18	14.221
Windows/rooflights/doors (25% of Ground Floor + Existing)	20.99	1.4	29.386
Ground floor	37.48	0.18	6.746
Total	**174.958**		**55.976**

Scale 1:50
1 0 1 2 3 4m

client
Mr. H. Phillips and Mrs. K. Phillips

project
Proposed Rear Extension
44 Winchester Street, Botley, Southampton.
SO30 2AA.

Proposed Site and Ground Floor Plan

date: 14 September 2023
project number/drawing number: 0775-01.004.03
scale: 1:50
paper size: A0

revision

RevID	ChID	Transmittal Set Name	Date
01		Planning Application and Building Regulations Application	17/09/2023
02		Planning Application and Building Regulations Application	05/10/2023
03		Planning Application	12/07/2024

status/purpose/discipline
☐ preliminary ☑ planning ☑ building regulations ☐ production
☐ tender ☐ construction ☐ as built ☐ other

studio: The Steven Barlow Partnership
The Studio, 81 Manor Road,
Portsmouth, Hampshire. PO1 5LB.
United Kingdom.

call: +44 (0) 800 756 9776
email: info@tsbp-architecture.co.uk
visit (Web): tsbp-architecture.co.uk

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Chartered Institute of Architectural Technologists Chartered Practice
Principal - Steven V. Barlow FCIAT

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GFL-Proposed Site and Ground Floor Plan
1:50

44 Winchester Street, Botley, Southampton. SO30 2AA.