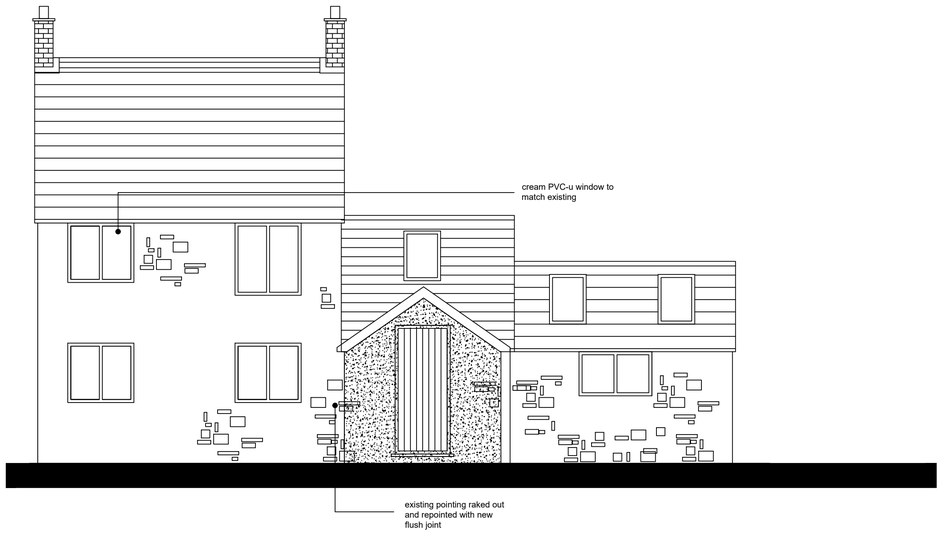
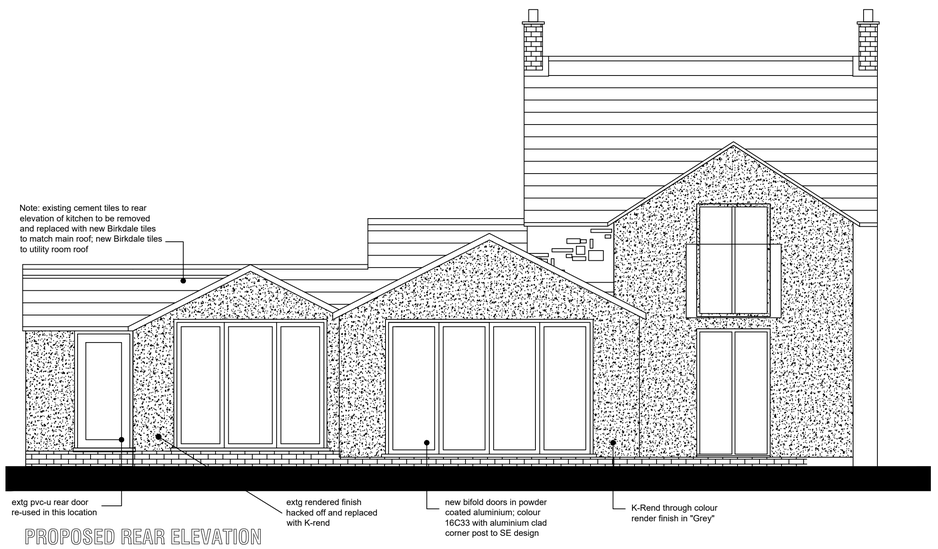
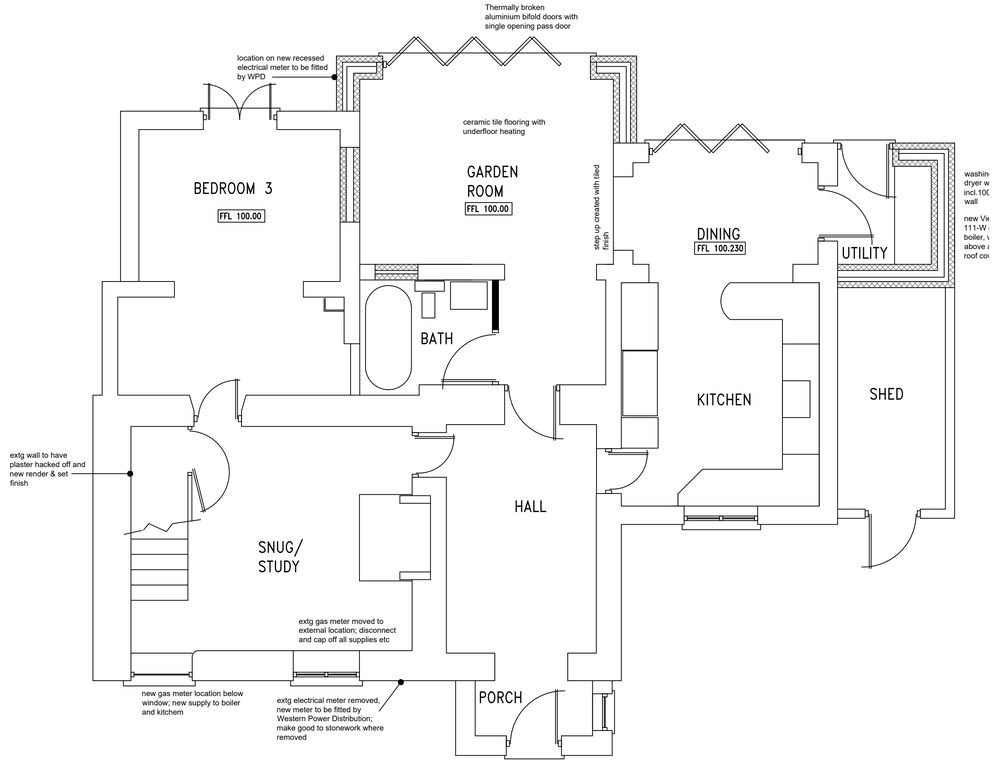


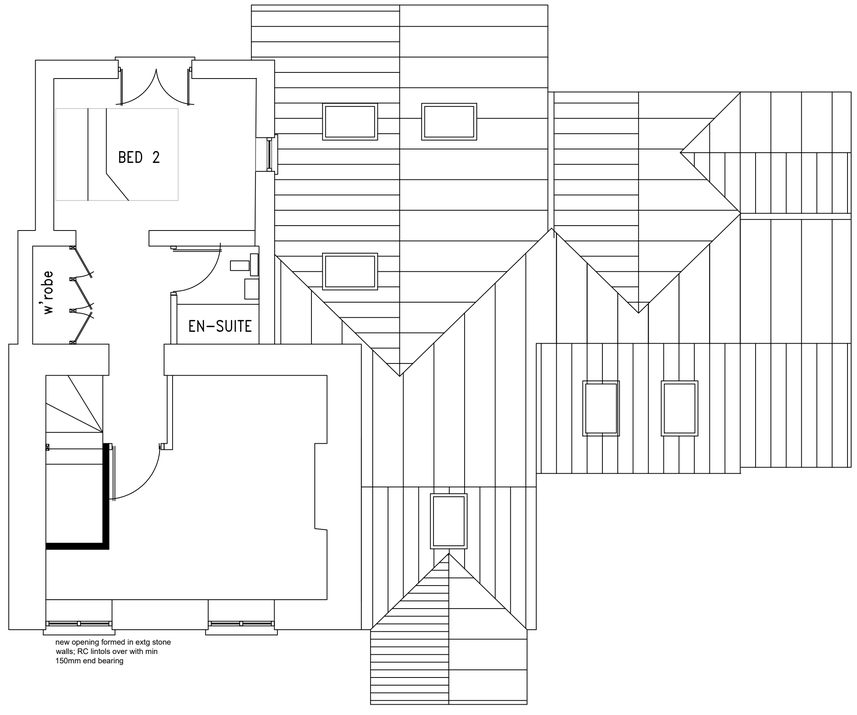
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

CONSTRUCTION NOTES:

PITCHED ROOF:-
CEDERAL "BIRKDALE" SLATES ON TREATED 50 x 25mm S W BATTENS ON MARLEY ROOFTX OR SIMILAR APPROVED ON TREATED SW LOOSE TIMBERS AS STRUCTURAL ENGINEERS DESIGN
DESIGN TO INCORPORATE ALL NECESSARY CROSS BRACING AND BE ATTACHED TO 100 x 63 TREATED SW WALLPLATE WITH PROPRIETARY GALVANISED MS CLIPS.
NB: MINIMUM 100mm HEADLAP ON TILES
WALLL PLATES STRAPPED DOWN TO WALLS WITH 30 x 5mm GALV. MS STRAPS, 1200mm LONG AT 1.5m MAX CENTRES.
STRAP CUT TIMBER AT CEILING AND RAFTER SLOPE TO EXTEND OVER TWO MEMBERS THROUGH INNER AND DOWN WALL A MINIMUM 150mm. ROOF INSULATION TO CONSIST OF A TOTAL MINIMUM THICKNESS 325mm ROCKWOOL OR SIMILAR APPROVED BETWEEN AND OVER THE TIMBER MEMBERS TO ACHIEVE A MINIMUM 'U' VALUE OF 0.16 W/M²°K AS REQUIRED TO ACHIEVE CODE 3 RATING.
NOTE :- ALL ROOF TIMBERS ARE TO BE VACUUM PRESSURE IMPREGNATED WITH PRESERATIVE TO PREVENT INFESTATION BY HOUSE LONGHORN BEETLE.
VENTING OF ROOF TO BE PROVIDED BY MEANS OF PROPRIETRY ROOF VENTILATORS CONTINUOUS ALONG THE SOFFIT OF THE EAVES AND RIDGE, GLIDE VALE OR SIMILAR APPROVED VENTS
RAINWATER GOODS:-
TO BE BRETT MARTIN "ROUNDTSYLE CAST IRON STYLE" OR SIMILAR APPROVED WITH 68mm Ø UPVC DOWNPIPES AND 112MM Ø GUTTERS.

ELECTRICAL INSTALLATION:-
TO BE IN ACCORDANCE WITH 18th EDITION OF IEE REGULATIONS, BUILDING REGULATIONS PART P, ALARM SYSTEM LAYOUT BY SPECIALIST SMOKE ALARM (TO BE IN ACCORDANCE WITH BS 5839-6:2004 AND DETECTORS SITED IN ACCORDANCE IN BS 5839-1:2002 FOR CATEGORY L2 SYSTEM). ALL DETECTORS TO BE LINKED AND MAINS OPERATED AND WIRED BACK TO THE MAINS DISTRIBUTION BOARD VIA SEPARATE CIRCUIT.

MECHANICAL VENTILATION:-
WC & BATHROOM :- 60 L/S EXTRACT FAN DUCTED TO EXTERNALROOF WITH WEATHERPROOF COWL.
PLUMBING:-
ALL NEW WORKS TO BE IN ACCORDANCE WITH BS EN 1329-1:2000 & BS EN 12056-2:2000, ALL FITTINGS TO HAVE 75mm DEEP ANTI SYPHON TRAPS FITTED WITH RODDING ACCESS AT CHANGES OF DIRECTION.
WASTES TO BE:- SINKS 40mm DIA UP TO 3m, 50mm DIA WHERE COMBINED WITH WASHING MC WASTE.
THE PLUMBING SERVICES CONTRACTOR SHALL CO-ORDINATE HIS SERVICES WITH ALL TRADES PRIOR TO INSTALLATION TAKING PLACE.
ALL BUILDERS WORKS REQUIREMENTS INCLUDING HOLES REQUIRED ARE TO BE APPROVED WITH SIZE AGREED BY THE CLIENT.
DOMESTIC WATER SERVICES INSTALLATIONIS TO BE INSTALLED IN ACCORDANCE WITH BS 6700:1997 "THE BRITISH STANDARDSPECIFICATION FOR DESIGN, INSTALLATION , TESTING AND MAINTENANCE OF SERVICES SUPPLYING WATER FOR DOMESTIC USE WITHIN BUILDINGS AND THEIR CURTILAGES."
ALL PIPED SERVICES MUST BE TESTED FOR EARTH CONTINUITY PRIOR TO HANDOVER. PLACE.
ALL TESTS CARRIED OUT AND CERTIFICATES SHALL BE AVAILABLE AND FORWARDED TO THE CLIENT.
ALL DOMESTIC WATER SERVICES MUST BE FLUSHED AND CHLORINATED PRIOR TO HANDOVER TAKING PLACE.
ALL SERVICE PIPEWORK TO BE SELF DRAINING WITH DRAIN OFF VALVES AT ALL LOW POINTS.
WATER SERVICES PIPEWORK AND HEATING SERVICES PIPEWORK INSTALLED ABOVE THE CEILING AND IN PARTITIONS ARE TO BE INSULATED WITH 13mm ARMFLEX OR EQUIVALENT.
FIRST FIX SERVICES ARE TO BE TESTED FOR SOUNDNESS AND WITNESSED BY THE CLIENT PRIOR TO CLOSING UP TAKING PLACE.
ALL APPLIANCES ARE TO HAVE ISOLATING VALVES FITTED, UTILITY ROOM TO BE PROVIDED WITH WASHING MACHINE AND DISHWASHER CONNECTIONS. ALL SHOWERS AND SUBMERSIBLE INLETS ARE TO HAVE DOUBLE CHECK VALVES FITTED.
ALL NEW RADIATORS TO HAVE TRV's AND NEW HEATING SYSTEM TO HAVE HIVE CONTROL.
WATER SERVICES AND HEATING PIPEWORK INSTALLED IN UNHEATED AREAS SUCH AS GARAGES AND ROOFSPACES ARE TO BE INSULATED WITH 25mm THICK COTTON BACKED MINERAL WOOL INSULATION JOINTED AND TAPED.

WINDOWS AND DOORS:-
WINDOWS TO BE PVC-U, ALL WINDOWS TO HAVE PERMANENT TRICKLE VENT TO PROVIDE BACK GROUND FREE AIR OF 8000mm².
NOTE:- OPENING WINDOW RESTRICTORS WILL BE INCORPORATED WHERE APPLICABLE, EGRESS WINDOWS WILL NOT BE FITTED WITH RESTRICTORS.
WINDOWS TO ACHIEVE A MINIMUM 'U' VALUE OF 1.5 W/M²°K.
WINDOWS TO HAVE 18mm THICK MOISTURE RESISTANT MDF CILL BOARDS, PAINTED GLOSS FINISH, COLOUR :- TO MATCH EXISTING
SKIRTINGS TO BE A NOMINAL 14 x 95mm SQUARE EDGE MDF SKIRTING, ARCHITRAVES TO BE 14 x 45mm SQUARE EDGE MDF, PAINTED GLOSS FINISH, COLOUR :-WHITE. NEW SKIRTINGS TO SNUG.
GLAZING:-
ALL GLAZING TO BE DOUBLE GLAZED UNITS FITTED WITH LOW E GLASS, WINDOWS TO ACHIEVE A 'U' VALUE OF 1.5 W/M²°K.
ALL GLAZING TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVED DOCUMENT N AND BS 6206 & 6262.
OBSCURE GLAZING TO BE AS NOTED ON THE ELEVATIONS AND PATTERN IS TBA WITH CLIENT.
ROOF ACCESS HATCH:-
BILCO TYPE S-50T CL OR SIMILAR APPROVED TO BE SUPPLIED WITH INTERNAL CLEAR DIMENSIONS OF 915mm x 760mm, HINGED OPENING WITH LADDER UP SAFETY POST AND LOCKABLE INTERNALLY.
COVER SHALL BE POLYISCOCYANURATE OF 50mm THICKNESS WITH A U-VALUE OF 0.47W/M² K.
KERBS AND UPSTANDS TO BE FULLY INSULATED TO MATCH COVER.
HATCH TO BE SUPPLIED AND FITTED IN FULL ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

REV NO	DETAILS	DATE
A	Minor amendments after Planning Officer comments	01.06.19
B	Redesign of rear elevation to create coherent design	10.05.20
C	Utility room added	15.01.21

DRAWING NAME
Proposed layouts and elevations
Proposed site layout

PROJECT NAME
Proposed alterations to Yew Tree Cottage, 64 Ashbourne Road, Shottlegate

SCALE	DWG NO.	REV
1:50 @ A1	ADB-01	C

DATE	DRAWN	CHKD
May 2020	ADB	

THIS DRAWING MUST NOT BE SCALED