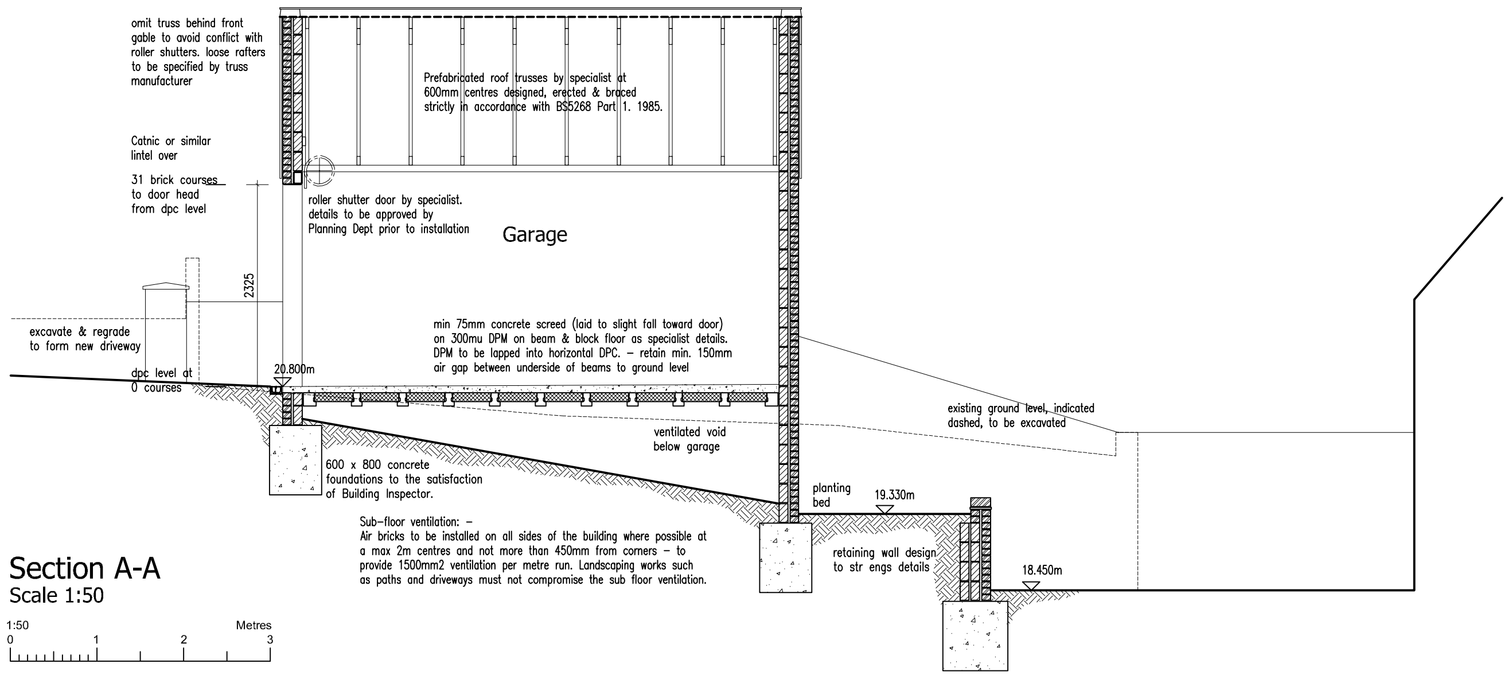
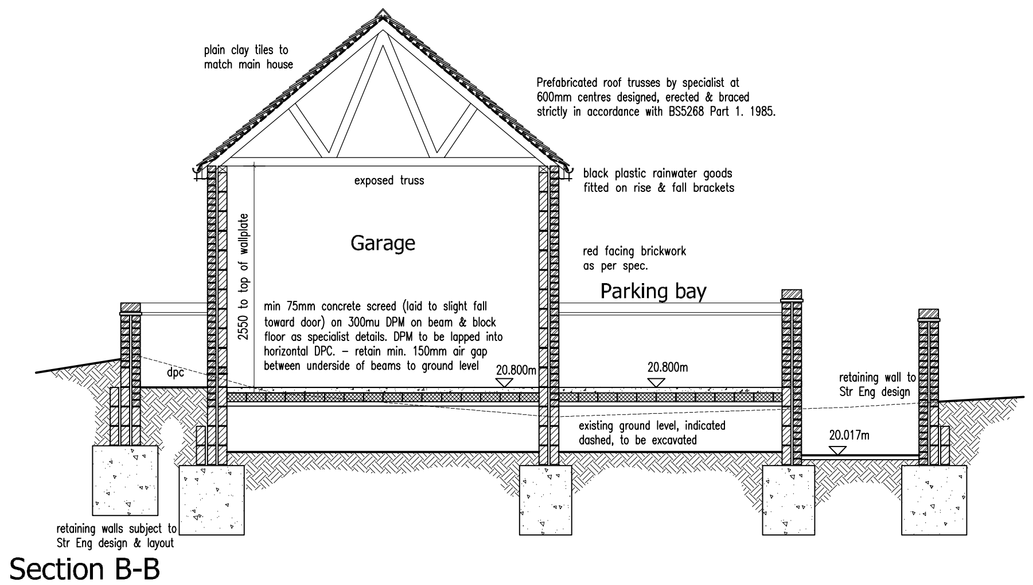


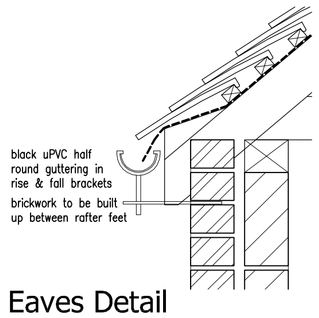

## Section A-A
Scale 1:50

1:50 Metres 0 1 2 3




## Section B-B
Scale 1:50

1:50 Metres 0 1 2 3

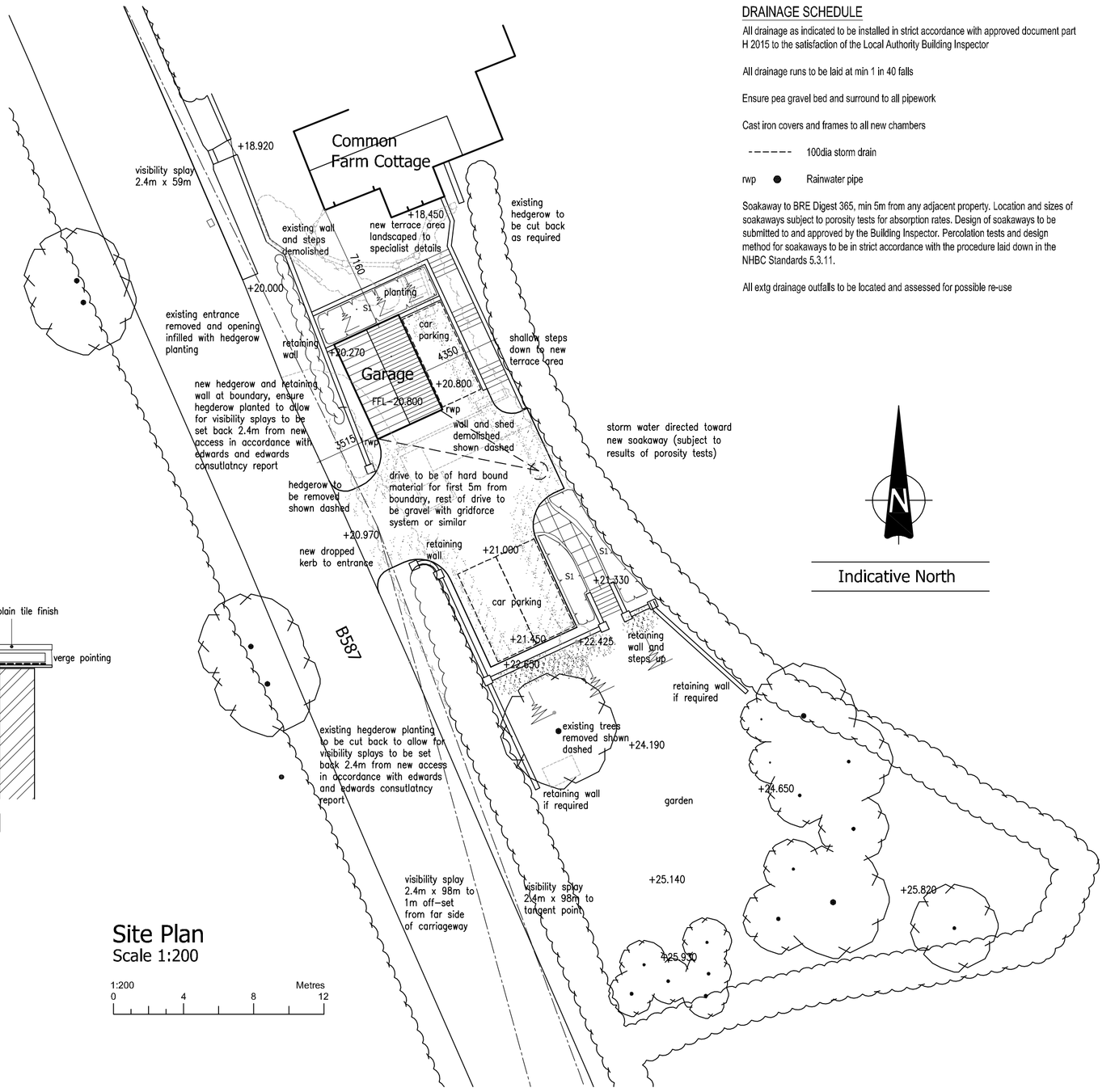



## Verge Detail
Scale 1:10




## Eaves Detail
Scale 1:10

1:10 Metres 0 0.2 0.4 0.6




## Site Plan
Scale 1:200

1:200 Metres 0 4 8 12

N

Indicative North

### DRAINAGE SCHEDULE

All drainage as indicated to be installed in strict accordance with approved document part H 2015 to the satisfaction of the Local Authority Building Inspector

All drainage runs to be laid at min 1 in 40 falls

Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers

– – – – – – 100dia storm drain

rwp ● Rainwater pipe

Soakaway to BRE Digest 365, min 5m from any adjacent property. Location and sizes of soakaways subject to porosity tests for absorption rates. Design of soakaways to be submitted to and approved by the Building Inspector. Percolation tests and design method for soakaways to be in strict accordance with the procedure laid down in the NHBC Standards 5.3.11.

All extg drainage outfalls to be located and assessed for possible re-use

This drawing is to be read in conjunction with Drawing No.'s 18.3589.01 & 02 'Topographical Survey'

### LANDSCAPING SPECIFICATION

• Denotes extg. tree to be retained (remove trees where shown dotted)

• Denotes extg. hedgerow planting

• Indicates new hedgerow planting. Mix of: -
Hawthorn (*crataegus monogyna*) 75%
Holly (*ilex aquifolium*) 10%
Blackthorn (*prunus spinosa*) 10%
Dog Rose (*rosa canina*) 5%

Hedgerow trees, 60 - 120cm whips planted in staggered rows (5no. plants per linear metre)

S1 • Indicates shrub planting

Dogwood (*cornus sanquinea*) 20%
Guelder Rose (*viburnum opulus*) 20%
Hazel (*corylus avellana*) 20%
Dog Rose (*rosa canina*) 20%
Elder (*sambucus nigra*) 20%

All proposed shrubed areas to be planted with densities of max 4no. plants per m² to allow for adequate coverage in accordance with good horticultural practice to BS 4428

All driveway and courtyard finishes as indicated

• Indicates new turfed areas

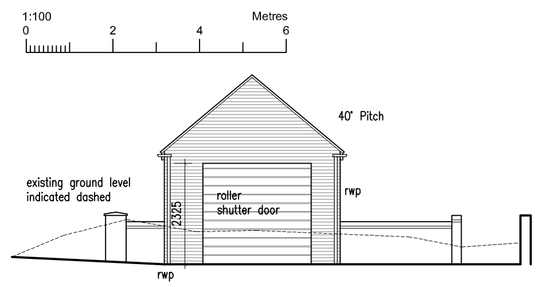
• Indicates extent of precast conc. paving slabs

• Indicates brickwork walls and support piers, heights as indicated

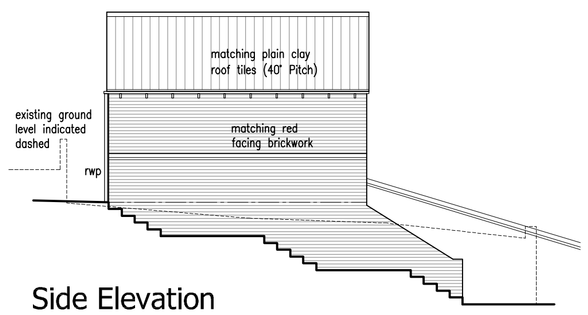
All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

All (other) site boundary treatments as indicated

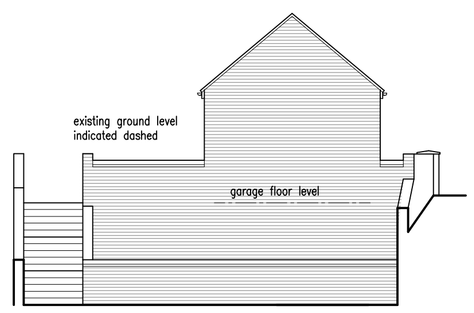
Prior to the commencement of works on site all extg. trees to be retained shall be securely fenced off by the erection of a tree protection barrier (to coincide with RPA's) to BS5837: 2012 comprising vertical and horizontal framework of scaffold tubes driven into the ground at max 3.0m centres with weld mesh panel fencing or boards securely attached with scaffold clamps.
The area inside the protective barrier must remain undisturbed during development as a construction exclusion zone. No change in level, storage of materials and use of fuels and chemicals, equipment or vehicles are permitted in the exclusion zone.
The barrier must be in place before ANY building work commences and not be removed until work is completed on site.



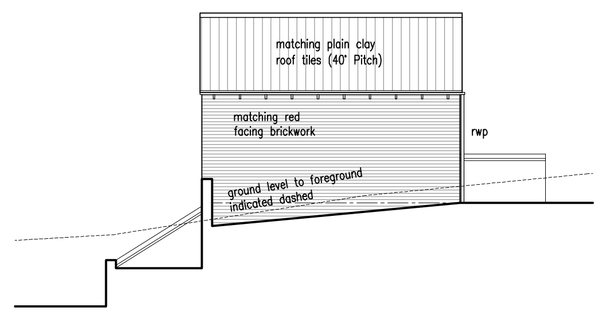

## Front Elevation



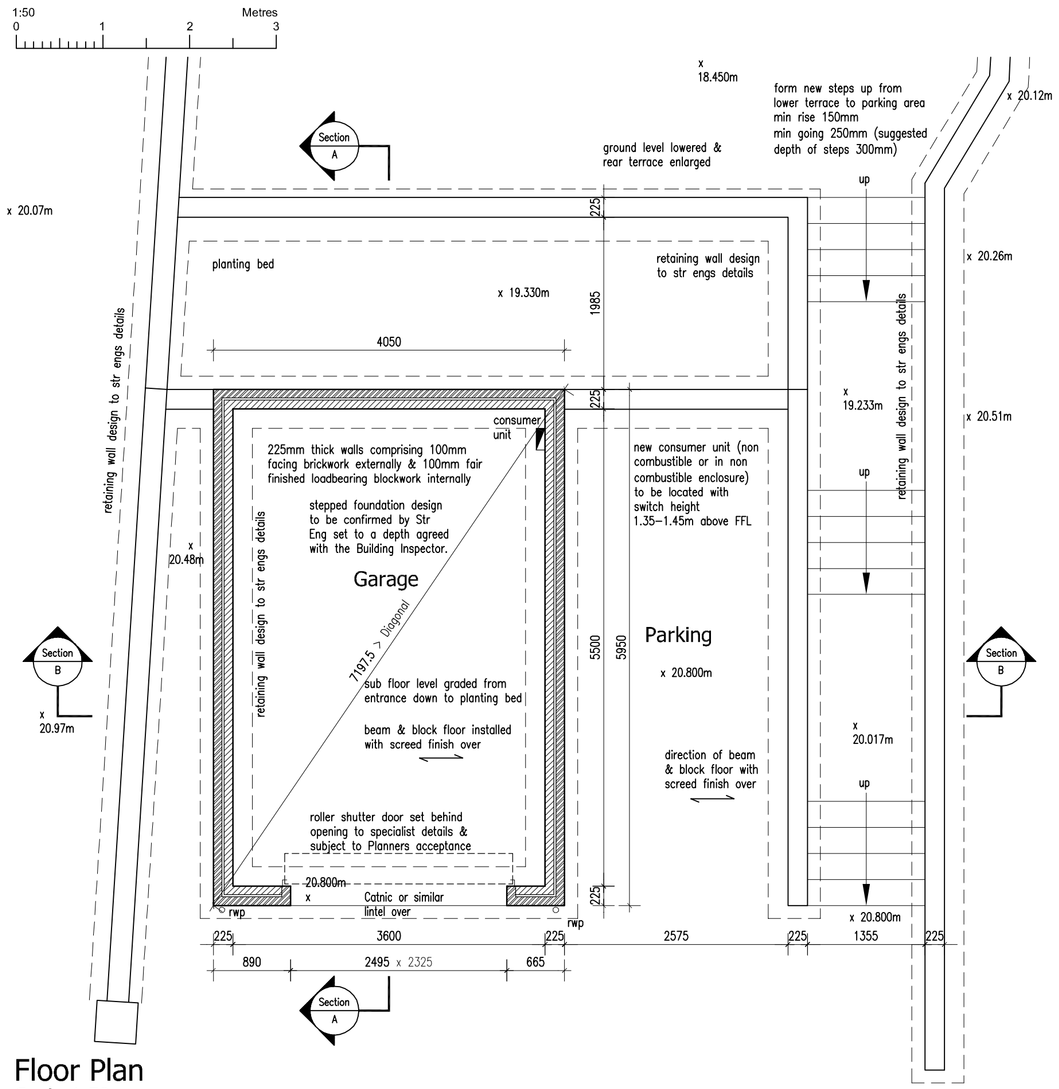

## Side Elevation




## Rear Elevation




## Side Elevation




## Floor Plan
Scale 1:50

1:50 Metres 0 1 2 3

**STANDARD SPECIFICATION: - ALTERATIONS/EXTENSIONS/REFURBISHMENTS**

**FOUNDATIONS**
Excavate and construct concrete trench fill foundations to all external walls minimum 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in solid construction 225mm o/a thickness as required for beam and block floor bearings. D.p.c. to be set minimum 150mm above external ground level comprising Visqueen Zeder d.p.c. to BS6515 1984. 75mm conc. screed on 300mu. d.p.m. lapped into horizontal d.p.c. on beam and block floor to specialist design and specification. Provide cross ventilation to sub-floor void with air bricks at max. 2.000m c.c. (NOTE: Ensure cross ventilation through internal loadbearing and sleeper walls. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector. Where designed by structural engineer foundation details supersede this specification.

**WALLS**
Walls of 100mm brickwork and 100mm blockwork, 225mm stainless steel Cavity ties to BS EN 845-1:2013 + A1:2016 staggered at 750mm horizontal and 450mm vertical centres. 225mm around openings. Make allowance for movement joints - @6.0m c/c in blockwork, @ 12.0m c/c in brickwork, refer to manufacturer's details.

**OPENINGS**
Lintels to openings to be CATNIC or similar with minimum 150mm end bearing. Lintels to specialist design where indicated.

**ROOF**
Roof covering as specified on 50mm x 25mm Type A imported timber battens at appropriate centres on Tyvek Supro or similar breather felt. Additional battens to all unrestrained felt overlaps. Nail all tiles to roof. All fixings to be in accordance with tile manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed. All roof works to be carried out in accordance with BS5534:2014 + A1:2015.
Trusses:- Prefabricated roof trusses by specialist at 600mm centres, designed, erected and braced strictly in accordance with BS EN 1995-1:2004.
100mm x 75mm wall plates. Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.

**DRAINAGE**
New storm drains with outfall as site plan in 100mm plastic pipes. Bed and surround in pea gravel at minimum 1 in 40 falls. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

**RAINWATER GOODS**
New rainwater goods to be black uPVC HUNTER or similar with 65mm downpipes.

**BUILDING REGULATIONS PART P**
**ELECTRICAL SAFETY**
All electrical work must be designed, inspected and tested by a person competent to do so and comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS7671:2018 18th edition and certification to be provided.
The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load. The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

**LIGHTING**
External lighting system to include;
Automatic extinguisher when there is enough daylight, and when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 45 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

Revisions : A client alterations 10.10.19

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited, Ordnance Survey Data © Crown Copyright, All rights reserved. Licence No. AR100020449. Landmark Ref. LIG0816

DAVID GRANGER
ARCHITECTURAL DESIGN LIMITED

Project
Proposed Extensions & Alterations
Common Farm Cottage, Woodhouse
Melbourne
Derbyshire

Drawing Title
Production details

Client
Mr N. Woollard

Drawing No.
18.3621.07 A

Date August 2019
Scale (A1 Size) As Shown
Drawn by DH
Checked by SF

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# PRODUCTION DRAWING
COMMON FARM COTTAGE ~ WOODHOUSES ~ MELBOURNE ~ DERBYSHIRE