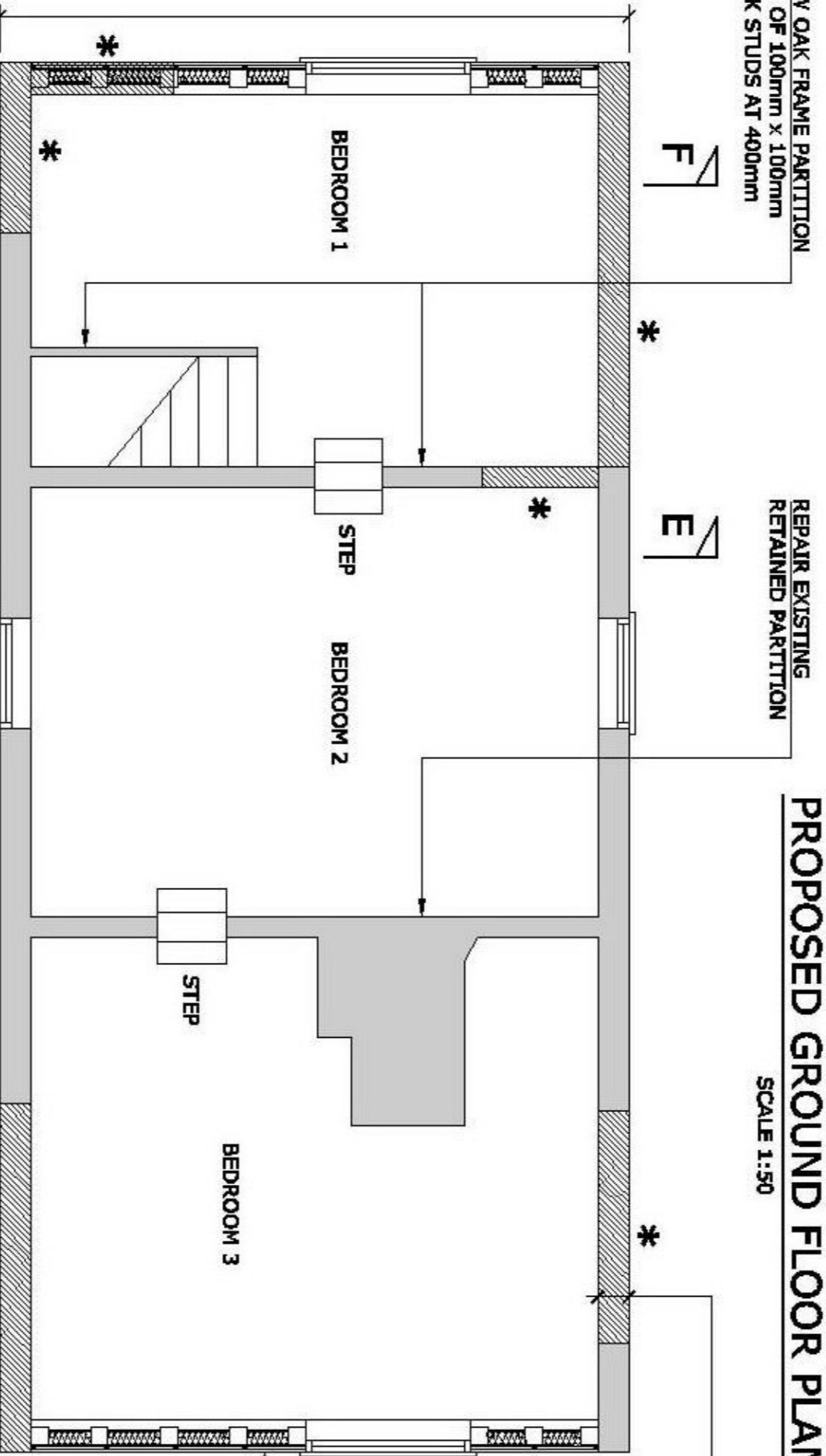
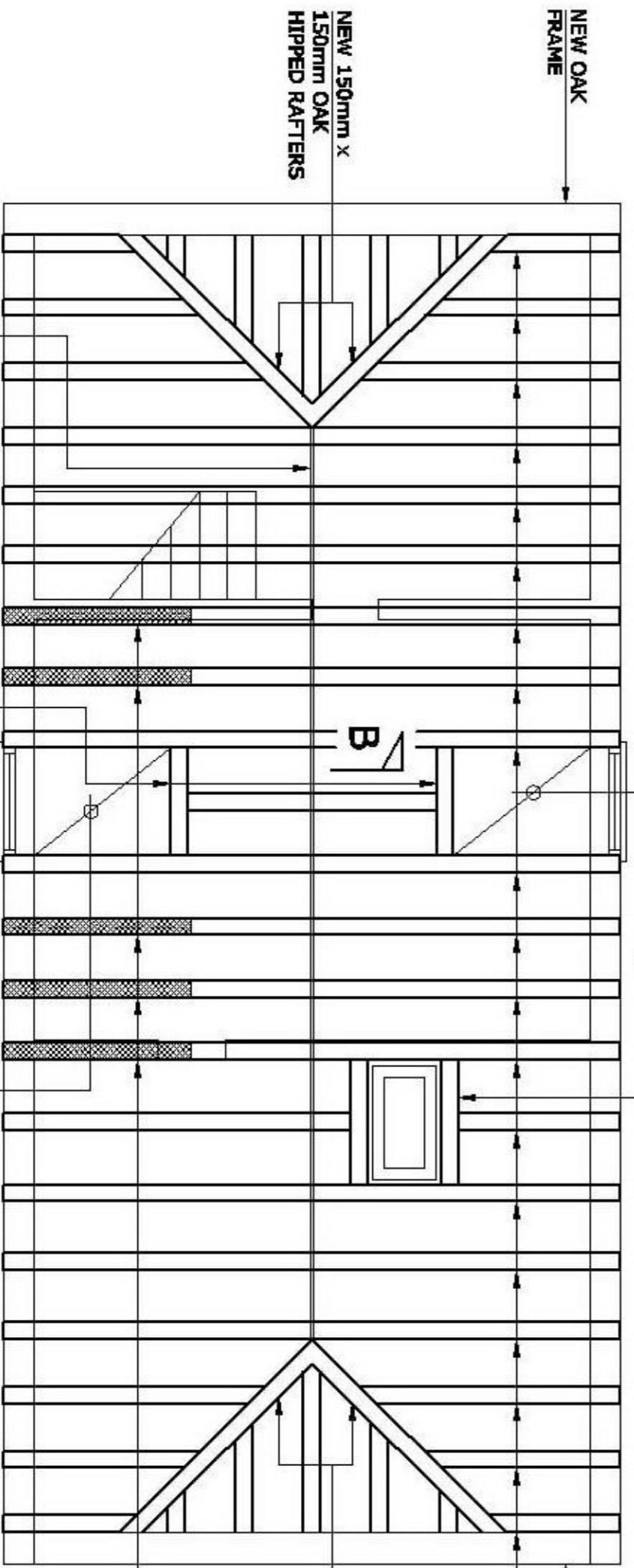


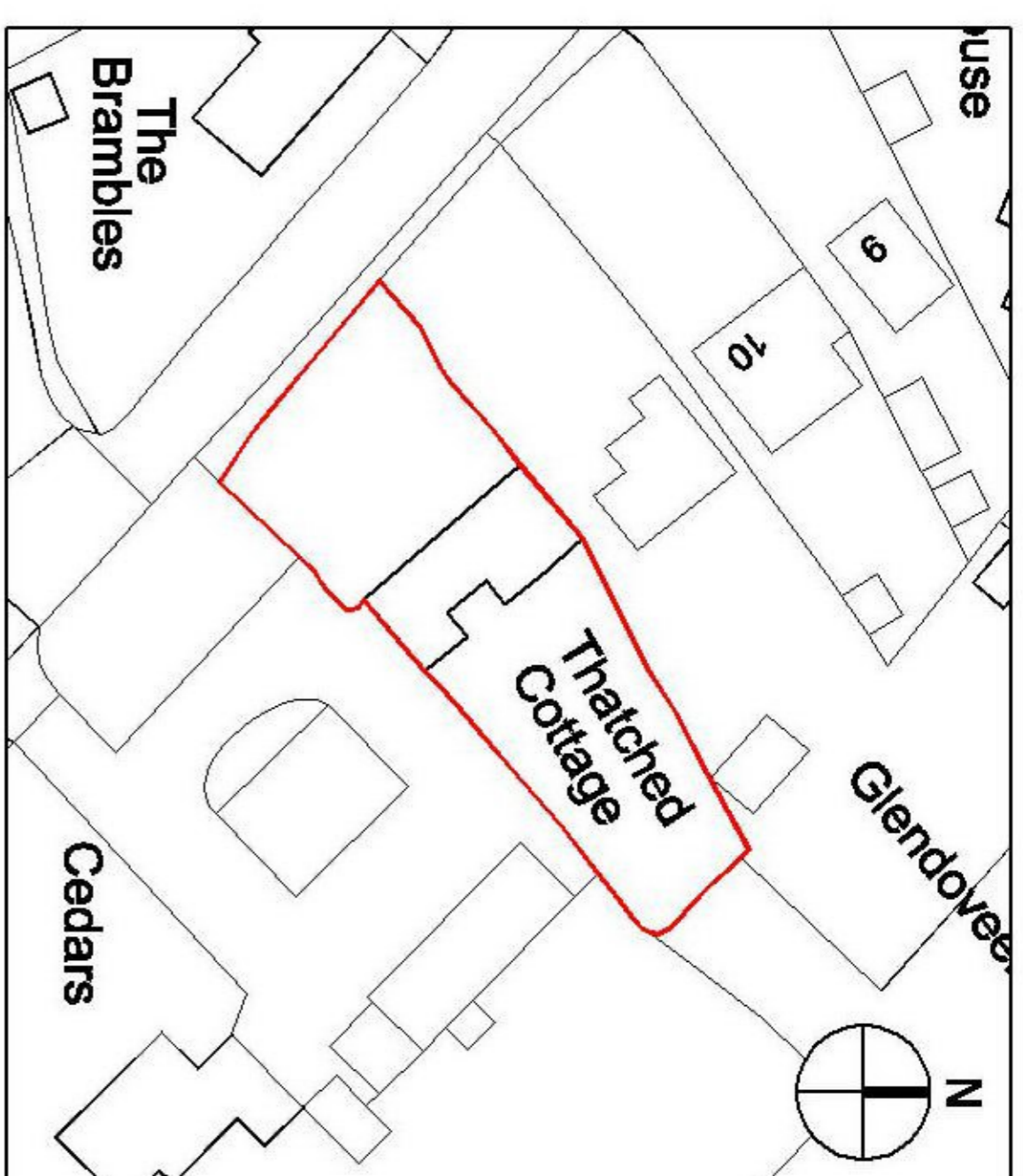
PROPOSED GROUND FLOOR PLAN
SCALE 1:150



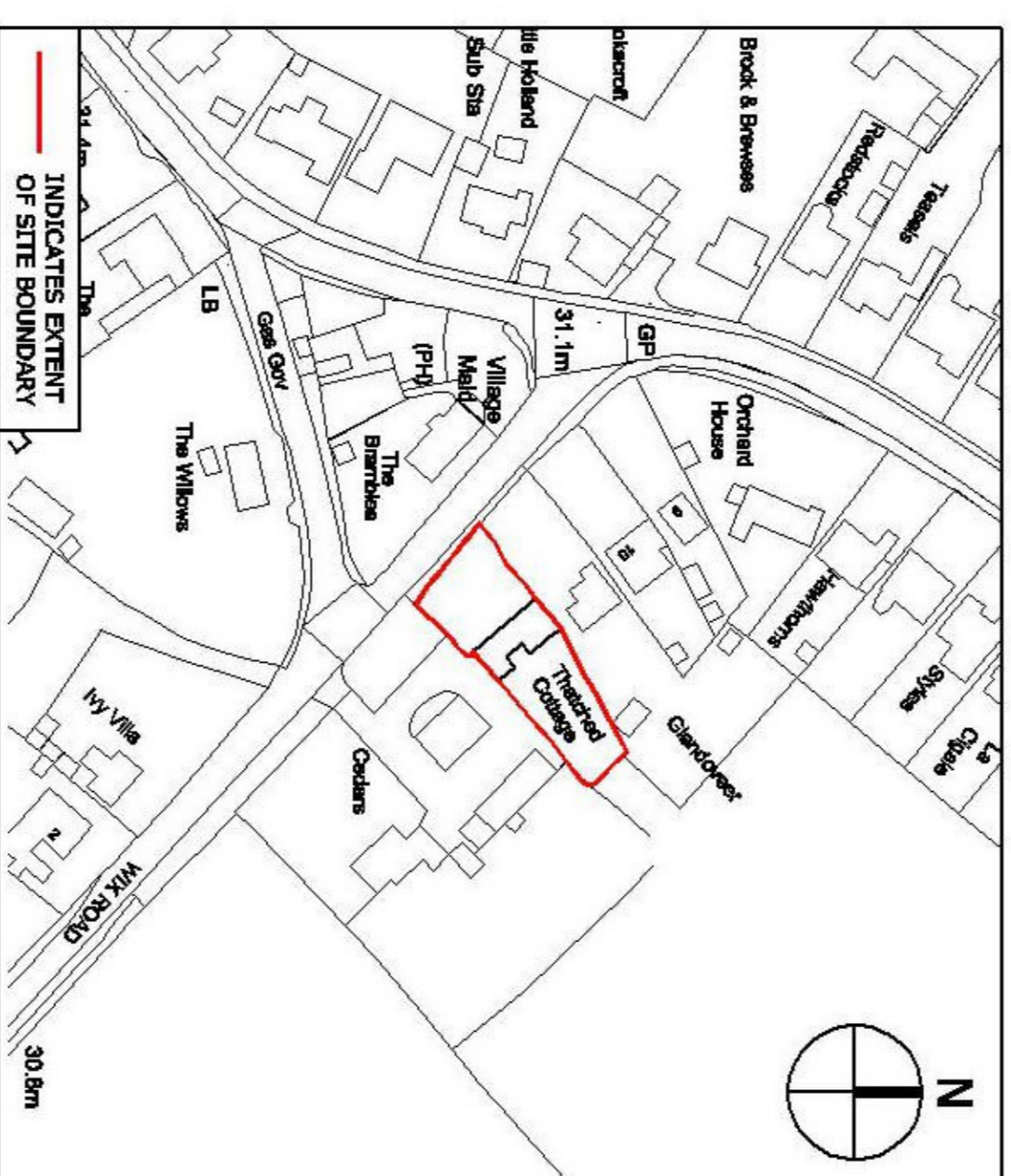
PROPOSED FIRST FLOOR PLAN
SCALE 1:150



PROPOSED ROOF PLAN
SCALE 1:150



SITE BLOCK PLAN
SCALE 1:1500



SITE LOCATION PLAN
SCALE 1:1250

GENERAL NOTES

In addition to the following notes, reference should also be made to the DEFRA publication 'Limiting thermal bridging and air leakage - Robust construction details for dwellings and similar buildings' and all new works shall be constructed in accordance with these details.

All dimensions to be confirmed on site by Contractor prior to commencement of works. Contractor to report any discrepancies to the Engineer, and await further instructions before proceeding.

This drawing should not be scaled.

THE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR ENSURING THE STABILITY OF THE WORKS AND SURROUNDING WORKS AND SERVICES AT ALL STAGES OF CONSTRUCTION.

All proprietary materials specified and used within the construction are to be installed strictly in accordance with the manufacturers recommendations and instructions, and workmanship are to comply with the British Standards, British Standard Codes of Practice, and Building Research Establishment Publications.

Number, style and position of electrical sockets, fixtures and light fittings required to be in accordance with schedule of works. All electrical work to comply with BS7671:2008 (The IEE Wiring Regulations). All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so & registered with the local authority. The registered electrician's name & number to be printed on the schedule of works part P. The electrician must be supplied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Provide low energy internal lighting (lamps having a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater than 400 lamp lumens) in at least 3 out of 4 locations (or to 75% of lighting points) in each dwelling. Light fittings whose supply power is less than 5 circuit-watts are excluded from the overall count. Any external lighting output to be no greater than 100 lamp-watts and to be automatically extinguished when there is enough natural daylight and when not required at night. All switches, thermostats, etc. to be positioned a maximum 1200mm above ground level. All socket outlets, TV aerials, telephone points, etc. to be positioned a minimum 450mm above finished floor level except where located above kitchen worktops. For details refer to specialist's design & drawings.

Heating controls are to be in full accordance with the Building Regs Approved Document L2(d) paragraphs 4.2-4.5 (pages 23-26). All electrical installations are to be installed to the local authority building control officers approval on site.

All ironmongery to doors & windows to be of high melting point materials (at least 800 degrees centigrade) and to operate with a pressure of no more than 20N in accordance with BS-8300.

REVISIONS

NO.	DATE	DESCRIPTION	DRAWN	CHECKED

This drawing is to be used in conjunction with all other Designer's drawings and all other project information. Any discrepancy between the drawings and other project information is to be reported to the Contract Administrator immediately.

RICS the mark of property professionalism

Project: **THE THATCH COTTAGE**
 WIX ROAD
 BRADFIELD
 CO11 2UX

Client: **MR & MRS DORAN**

PROPOSED GROUND FLOOR FIRST FLOOR & ROOF PLANS

Scale	Drawn	Date
AS SHOWN @ A1	1/BAKER	MAY 2021
Job Designer	Checked	Approved
R. WINDER	R. WINDER	

Richard Jackson Building Consultants

53404/B/02

Drawing No. 53404/B/02

Revision

Project Status: IN PROGRESS APPROVAL COSTING AS COMPLETED

TENDER CONSTRUCTION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RICHARD JACKSON SCHEDULE & SPECIFICATION

REPAIR ROOF IN ACCORDANCE WITH THE RICHARD JACKSON REPAIR SCHEDULE

REPLACE FIRE DAMAGED LEAN TO ROOF

PROVIDE NEW WARM DECK FLAT ROOF AND REPLACE FIRE DAMAGED LEAN TO ROOF

EXISTING FIRE DAMAGED WALL PLATES TO BE REPLACED WITH NEW MIN. 150mm WIDE X 150mm DEEP WALL PLATES OVER EXISTING WALL

RECONSTRUCT HIPPED GABLE OVER EXISTING REMAINED THE BEAM

RECONSTRUCT HIPPED GABLE OVER EXISTING REMAINED THE BEAM

REPAIR EXISTING RETAINED PARTITION

PROVIDE NEW OAK FRAME PARTITION COMPRISING OF 100mm x 100mm EXPOSED OAK STUDS AT 400mm CENTRES

RECONSTRUCT HIPPED GABLE ABOVE FIRST FLOOR WALL PLATE USING 150mm x 150mm OAK STUDS AT 600mm CENTRES. INSULATE BETWEEN USING THERMA FLEECE COSY WOOL. BRITISH SHEEPS WOOL. BY ANGULA LIME. REFER TO NOTES FOR FULL CONSTRUCTION DETAILS.

NEW OAK FRAME

PROVIDE NEW 150mm x 150mm OAK RAFTERS AT 600mm MAX. NOTCHED/BIRDSONG INTO NEW OAK PLATE

NEW 150mm x 150mm OAK HIPPED RAFTERS

SALICE EXISTING RAFTERS WITH NEW CONSTRUCTION OAK

PROVIDE 150mm x 32mm RIDGE BOARD NOTCHED THROUGH MAIN PRINCIPAL RAFTERS

PROVIDE 150mm x 150mm OAK TRIMMER FIXED WITH TRIMMED COMMON RAFTERS AT DORMER POSITIONS

PROVIDE 150mm x 150mm OAK TRIMMER TO SUPPORT FEET OF TRIMMED COMMON RAFTERS AT DORMER POSITIONS

FOR DORMER CONSTRUCTION REFER TO SECTION B-9

FOR DORMER CONSTRUCTION REFER TO SECTION B-9

100mm x 50mm C16 studs at 400mm c/c with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt (lightly packed) (e.g. 100mm Rockwool or Insulacoustic mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built on double top joists where partitions run parallel or provide staggered top joists. Use 12mm thick acoustically treated plyboard with 12.5mm plaster finish. Taped and jointed complete with beads and stops.

FLAT ROOF
 (Max. 'U' value 0.18 W/sq. m.)
 Flat roof to have a black single ply roofing membrane finish finished in accordance with chosen manufacturers instructions. Finish lapped up wall minimum 150mm. Code 3 lead flashing to be provided to all abutments where specified. Roofing felt to be laid over a 50mm thick DPM. DPM to be fixed to the substrate with DPM adhesive (0.15) and with 100mm x 100mm x 12.5mm staggered (broken) joists (spacing 20mm gap between all board edges) ensure minimum 20mm bearing on joists/noggin. Boards to be laid on a plastic bead to provide a continuous vapour control seal. Boards fixed in accordance with manufacturers instructions (together with all necessary timber kerfs and fillets etc.) over existing timber joists (regularised) at existing cross centres. Filing pieces to provide full of minimum 50mm in 3m. All existing roof timber to be treated with proprietary preservative. Ensure existing roof joists and wall plates are stripped to internal blockwork skin with 30mm x 2.5mm galvanised mild steel straps at maximum 1.2m cross centres and joists stripped to gable walls by 30mm x 5mm galvanised mild steel L straps at 1.2m max. centres fixed to 3 No. joists and fixed to existing wall. New ceiling to be plasterboard otherwise 12mm, finished with 2mm plaster finish coat.

Note: Provide moisture resistant plasterboard (Type 3 BS1230) finish to internal walls and ceilings of kitchen, bedroom and shower room etc.

GENERAL NOTES CONTINUED
 Provide minimum 2 No. smoke detectors in circulation spaces, 1 No. at ground floor ceiling level in hallway (max. 3m from kitchen) and 1 No. at first floor ceiling on landing. Fire detector & the alarm system to be on a separate circuit in accordance with BS5839-6:2004 to at least a Grade D Category LD3 standard. The smoke & heat alarm should be mains operated and conform to BS 5466-1:2000 or BS 5466-2:2003. Specification for smoke alarm, or BS12 specification for building. The detection system is to have a standby power supply, such as a battery (either re-chargeable or non-rechargeable).

Contractor is to confirm the location of all incoming services, (i.e. oil, electric, telephone, water) prior to commencement of work on site.

HEALTH AND SAFETY
 The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

BENEFITTED HIPPED GABLE WALL (LIME RENDERED STUDWORK)
 (Max. 'U' value 0.28 W/sq. m.)
 Constructed of 150 x 150 regularised construction oak studs at 600mm centres fixed to 150 x 150 oak sole/finer plates with oak 150mm x 150mm noggin at 1200mm max. centres, built off existing masonry wall. Oak frame fixed together using traditional joints. Fix sole plate to wall using proprietary stainless steel sole plate anchors/4mm bolts at 600mm min. centres penetrating 300mm min. into brickwork below. Fill voids between studs with THERMA FLEECE COSY WOOL. BRITISH SHEEPS WOOL BY ANGULA LIME. Finish internally with lath and lime plaster between oak studs. Lime finish set back 25mm from inner face of oak studs. Finish studs externally with 12mm thick exterior quality plywood. (nailed with 50 long swg 12 nails at 150 centres edges. 300 centres internally galvanised) breathing paper, 38 x 25 protruded centres, stainless steel expanded metal lathing & fixings, tied at close centres, and a lime render finish. Allow for 12mm Thermal lime base coat and 5mm for the fine lime top coat (pre-designed from Angula Lime) in accordance with the manufacturer's instructions.