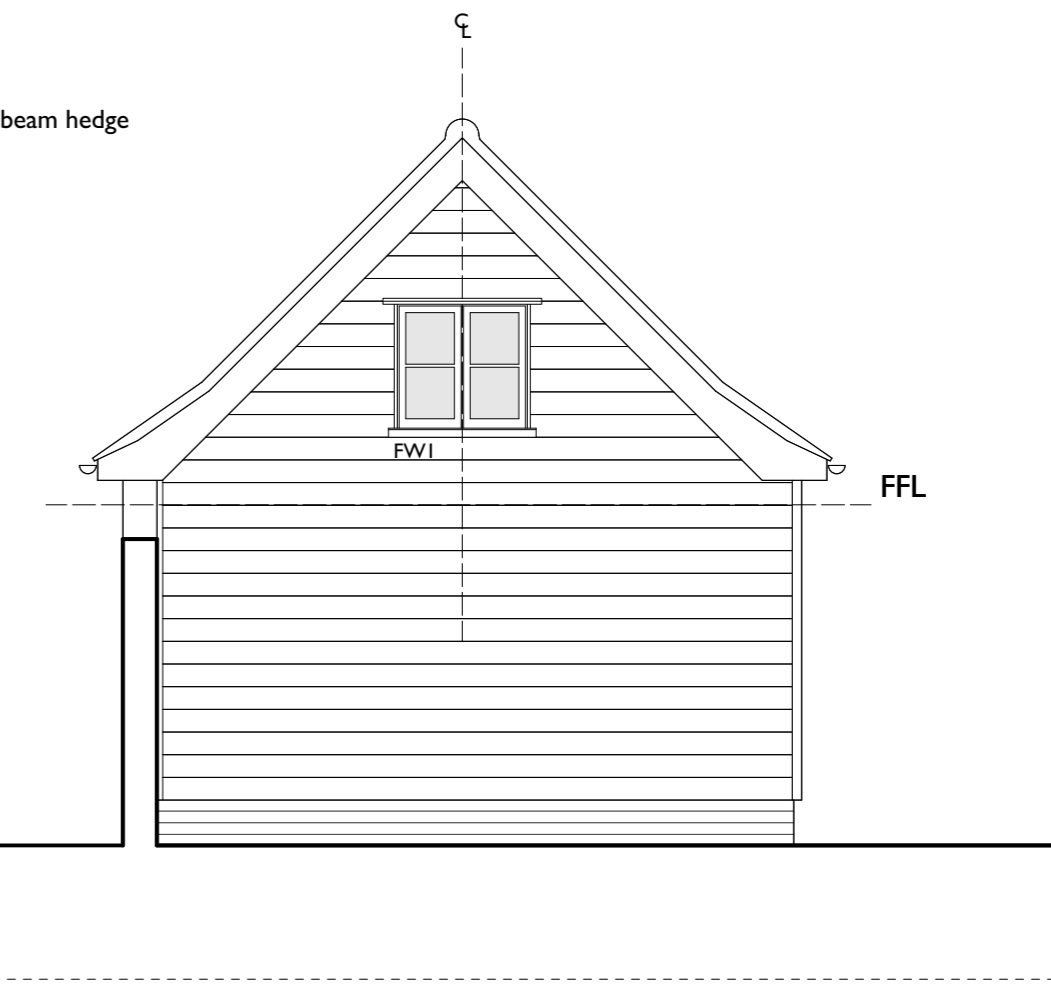
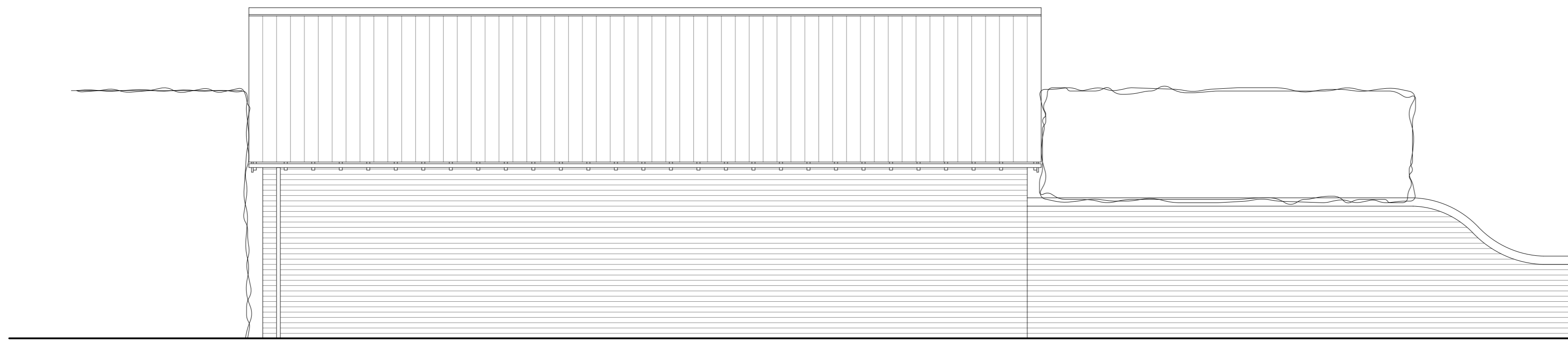


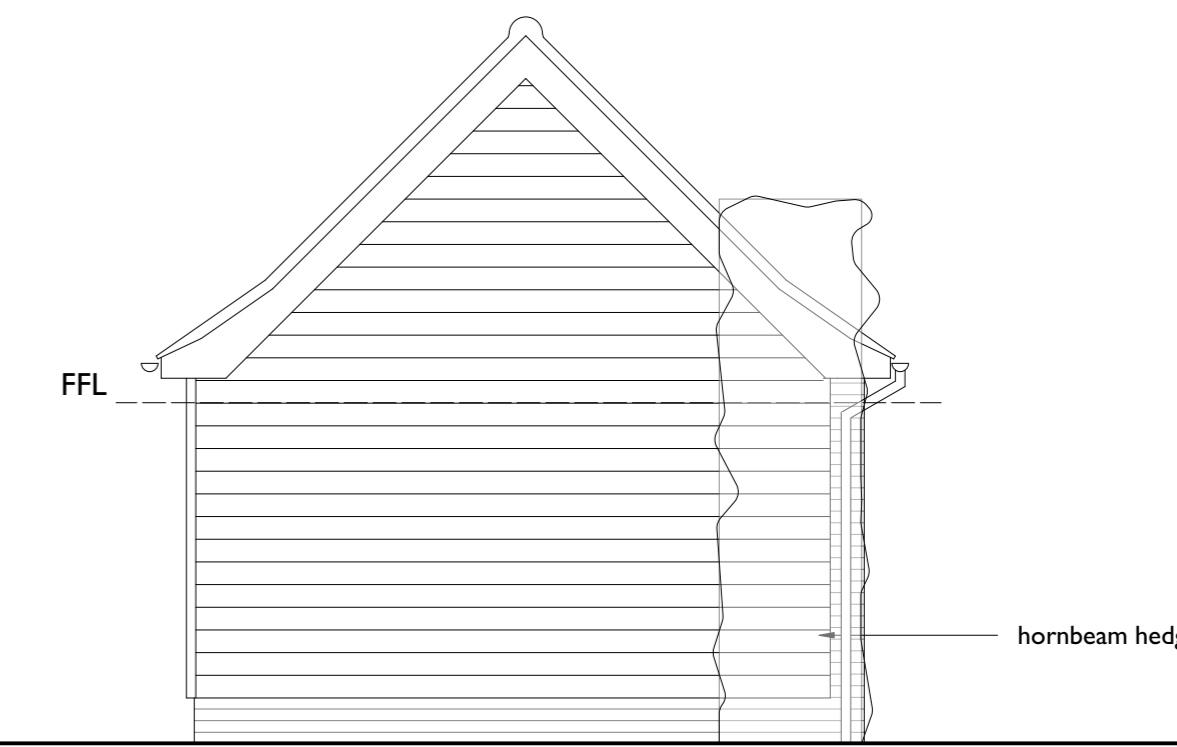
North Elevation - 1:50



East Elevation - 1:50



South Elevation - 1:50



West Elevation - 1:50



Construction Notes

Setting Out
Contractor to set out the whole of the works and verify dimensions and information before commencing the construction.

Manufacturer's Instructions
All materials specified are to be installed in accordance with the manufacturer's instructions and recommendations. Any manufacturer's instruction that cannot be complied with to be reported to Roger Balmer Design.

Standards
The proposals incorporated in the drawings and construction notes are generally for the purposes of obtaining Building Regulation Approval and should be regarded as a minimum standard only.

Structural Engineers & Other Consultant Details
Drawings and Construction Specification to be read fully in accordance with structural engineers details.

Foundations
Refer to structural engineers information.

Ground Floor Construction
Construction as detailed.

External Wall Construction
Construction as detailed.

Lintels
Refer to structural engineers information for lintel specification.

Roofs

Construction
Originally treated softwood structural members, ensuring all timbers are sufficiently dry - refer to structural engineers details.

Roof finish
As detailed. Contractor to liaise with specialist to ensure structure is prepared as required including VCL continuity and ventilation voids as appropriate.

Valleys and lead work
Lead work, flashing, soakers, etc to be installed in accordance with the the Lead Sheet Association recommendations.

Part A - Structure

All timber beams and trimmers comprising 2 or more pieces are to be bolted together with M12 bolts at 600mm c/c or screwed with pairs of 5mm diam screws @ 400c/s.

Refer to structural engineers information for further structural information.

Part B - Fire Safety

No habitable rooms proposed within outbuilding.

Part C - Site Preparation and Resistance to Contaminates and Moisture

As a minimum a 1200 gauge DPM should be provided throughout the footprint of the proposed works - all joints should be sealed with a proprietary double sided tape.

Part F - Ventilation

Intermittent mechanical extract not applicable.

No habitable rooms proposed within outbuilding. Windows are to be incorporate with two stage locking security system providing background trickle ventilation. Additional background ventilation provided to Store 3 incorporating plant as detailed to manage residual heat.

Part H - Drainage and Waste Disposal

Foul Drainage

Foul drainage not applicable.

Soakaways

Surface water drainage should, where practicable, run to a soakaway - soakaways should be positioned at least 5m from any building or road. Where this cannot be achieved, surface water should be connected to some form of suitable drainage, surface water should not be connected to septic tanks.

Rainwater Goods

Black powder coated heritage cast aluminium rainwater goods by Alkamas or similar approved. 100mm half round gutter with 63mm dia down pipe to position shown complete with side mounted rafter gutter brackets and terminate to drain pipe. Final specification to be agreed. Shoe at base of downpipe terminated into Roddable clay gully with square black coated cast iron grate by Naylor or similar approved. Brick surround set on edge and haunched securely in place. Brick surround set 25mm above gravel.

Drainage Layout

Proposed drainage layout is schematic, all final detail to be agreed with Building Inspector.

Part K - Protection from Falling, Collision and Impact

Glazing in critical locations should be designed to break safe, safe breakage is defined in BS EN 12600 and BS 6206. Critical locations include glazing below 800mm AFFL, glazing below 1500mm within doors and glazing below 1500mm within 300mm adjacent to door openings should be designed to break safe. See diagram 5.1 of AD K.

Part L - Conservation of Fuel and Power

Thermal elements are to be no greater than the standard U-values set out in Table 2 of L1b. The walls should be no greater than 0.28 W/(m2.K)2, the roof no greater than 0.16W/(m2.K)2 (0.18W/(m2.K)2 if the ceiling follows the line of the rafters) and the floors no greater than 0.22W/(m2.K)2. Refer to construction build-ups as detailed.

Sealed double glazing units to all windows and doors indicated on plan. Ensure a min 'U' value of 1.8 W/m2.k (external doors) & 1.6 W/m2k (windows) is achieved.

75% of all new lighting to be energy efficient.

Part P - Electrical Safety

Electrical installations should be designed and installed in accordance with BS 7671. An appropriate Part P certificate will be required on completion of notifiable electrical installation work.

All electrical switches and sockets must be within 450mm and 1200mm from the floor.

Regulation 7 - Material and Workmanship

Materials should comply with the appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series.

Misc. Details

All surplus excavated materials, surplus construction materials, arisings and waste are to be removed from site responsibly and recycled where possible by Contractor.

DRAFT

This drawing to be read strictly in accordance with the General Notes and Residual Risk to Health and Safety Information on drawing no. 1121-11

<p>ROGER BALMER DESIGN</p> <p>FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB Telephone: 01206 299477 Email: enquiries@rogerbalmerdesign.co.uk</p>			
Client	Project	Drawing	
Mr and Mrs Duckworth-Chad	Sparrows Shelley Suffolk	Outbuilding Elevations	
Scale	Date	Del.	Drawing no. Rev.
1:50 at A1	July 2022	BOC	1121 - 11
Contractors must verify all dimensions and information on site prior to commencement of work. Do not scale from drawing. © Roger A Balmer Ltd			