

Notes
All dimensions must be checked on site & not scaled from this drawing



Foul & Surface water drainage

Below ground drainage to consist of:
110mm outside diameter upvc below ground quality drain lines laid to self cleansing falls with access /rodding eyes at each change of direction.

Drain lines to be bedded on & partially surrounded in granular fill in accordance with Diagram 10b of Building Regs for flexible pipes with back-fill as recommended for same.

Manholes/access chambers to be upvc nominally 350 or 600mm diameter to receive discharges from wc & kitchen appliances.

Below surface water drains to consist of:
110mm outside diameter upvc below ground quality drain lines laid 1 in 80 falls bedded as above.

Soakways to be located a minimum of 5m from new or existing buildings.

Soakways to be rubble-filled laid in geotextile filtration membrane to approximately 15m in diameter with filtration membrane capping.

Above Ground Drainage to consist of:

- 1) 38mm, 50mm, or 110mm diameter upvc pipework serving wastewater & foul-water appliances.
- 2) Foul-water stacks to be minimum 110mm OD
- 3) All above ground waste & foul-water appliances to be fitted with rodding eyes at each change of direction.
- 4) All waste appliance outlets to be fitted with 75mm deep seal anti-siphon traps

Rainwater Goods.
Above ground rainwater goods consist of:
upvc 110mm wide deep section rainwater gutters & 70mm square section r.w downpipes.

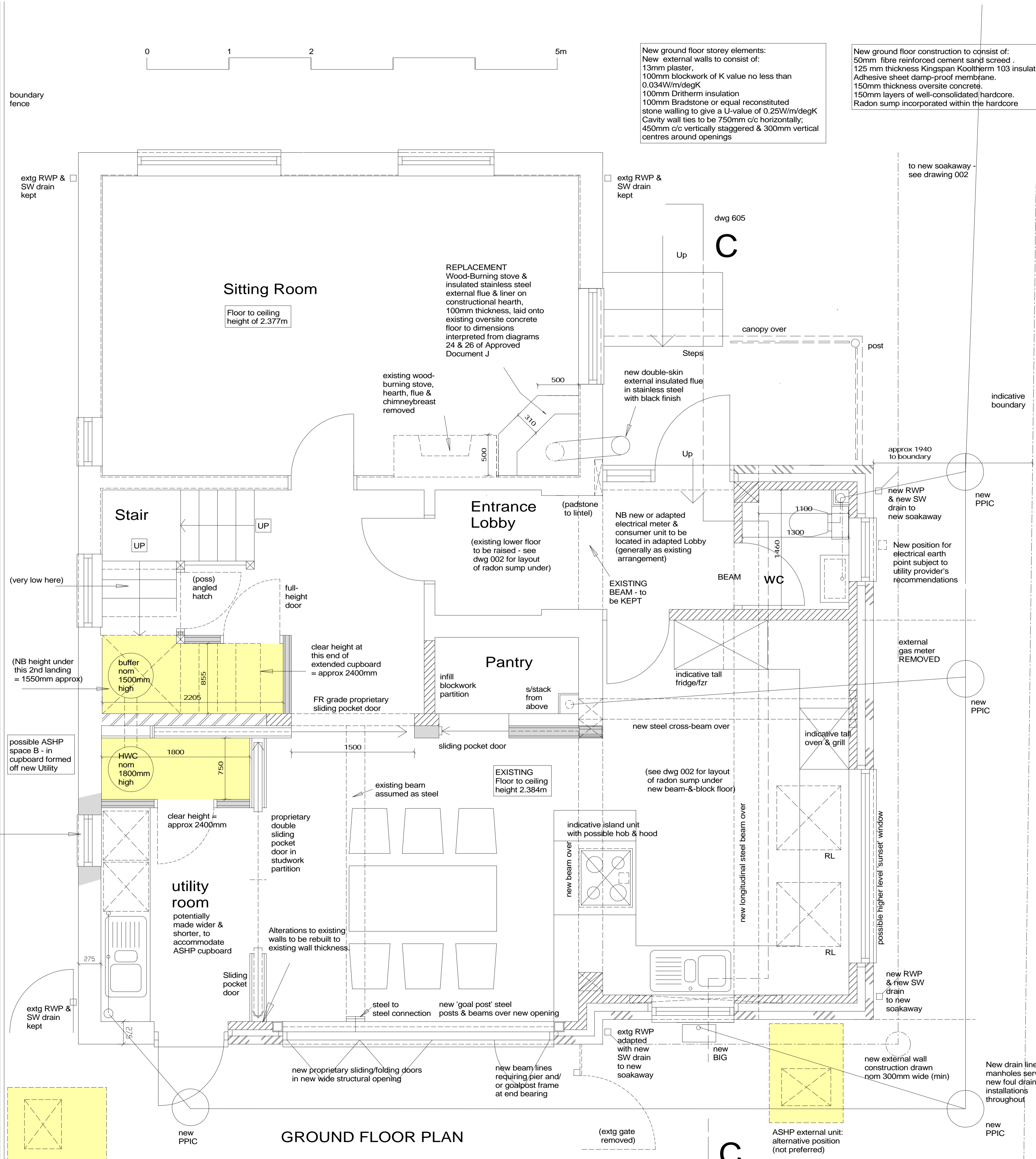
A

dwg 604

B

dwg 603

ASHP external unit:
indicative Vaillant Arothem Plus nom 600mmW x 450mmD with 600mm offset from wall & on local concrete base



New ground floor storey elements:
New external walls to consist of:
13mm plaster,
100mm blockwork of K value no less than 0.034W/m/degK
100mm Dritherm insulation
100mm Bradstone or equal reconstituted stone walling to give a U-value of 0.25W/m/degK
Cavity wall ties to be 750mm c/c horizontally,
450mm c/c vertically staggered & 300mm vertical centres around openings

New ground floor construction to consist of:
50mm fibre reinforced cement sand screed
125 mm thickness Kingspan Kooltherm 103 insulation
Adhesive sheet damp-proof membrane.
150mm thickness oversite concrete.
150mm layers of well-consolidated hardcore.
Radon sump incorporated within the hardcore

Cavity walls to be closed around openings with proprietary insulated cavity closers eg Thermabate or equal.

Horizontal dpc's to be lapped & bonded with oversite damp-proof membrane

New windows to consist of pvc-u or timber/aluminium combi frames & casements, triple-glazed to give a U value of 1.4 W/m²/degK or better

New doors to be triple-glazed set in thermally-broken aluminium frames.

Approx position/size of padstones/load spreaders to the structural engineer's design

new Full planning applicat to WODC 21.10.22 - for replacement log-burner & external flue &c

proposed replacement wood-burner shown	21.10.22	sw	P17
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to WODC Building Control - 5.10.22 - ref discharge of conditions

B Regs notes added ref new hearth	05.10.22	mn	P16
space for ASHP plant - firmed up for ASME	30.09.22	sw	P15
revised understair space for ASHP plant - to HC mail 28.9	29.09.22	sw	P14
Options A & B spaces indicated for ASHP plant	27.09.22	sw	P13
revised NMA submission to WODC Planners - omitting new s/steel log-burner external flue	16.09.22	sw	P12

Non-material Amendment Planning shown hatched

	15.08.22	mn	P11
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To WODC Building Regs - 20.05.22

Additional Building Regulation notes added following meeting with S. engineer.	13.05.22	mn	P10
Building Regulations notes & info added - to complete	11.05.22	mn	P9
kitchen roof lights added	10.01.22	sw	P8

To WODC for Full planning - 19.11.21

kitchen increased to 3000mm across	08.11.21	mn	P7
pre-app amendments	03.11.21	mn	P6
additional kitchen dim's - as requested	27.9.21	sw	P5

to WODC for planning pre-app advice - 24.9.21

amendments ref tele-discussion 20.9.21	20.9.21	mn	P4
amendments reference e-mail 6.9.21	09.9.21	mn	P3
post meeting amendments	27.8.21	mn	P2
first issue	10.8.21	sw	P1

Revisions

Client	Hannah & Alex Crowe 'Cambo', Peaks Lane, Stonesfield
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Project
ALTERATIONS & EXTENSIONS to Cambo, Peaks Lane, Stonesfield Oxford OX29 8PY

Ground Floor Plan ONLY - as Proposed



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Scales	1:25 @ A1 1:50 @ A3	Date	09.9.2021	by	SW / MN
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Job No.	21420	Drawing No.	301	Rev.	P17
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