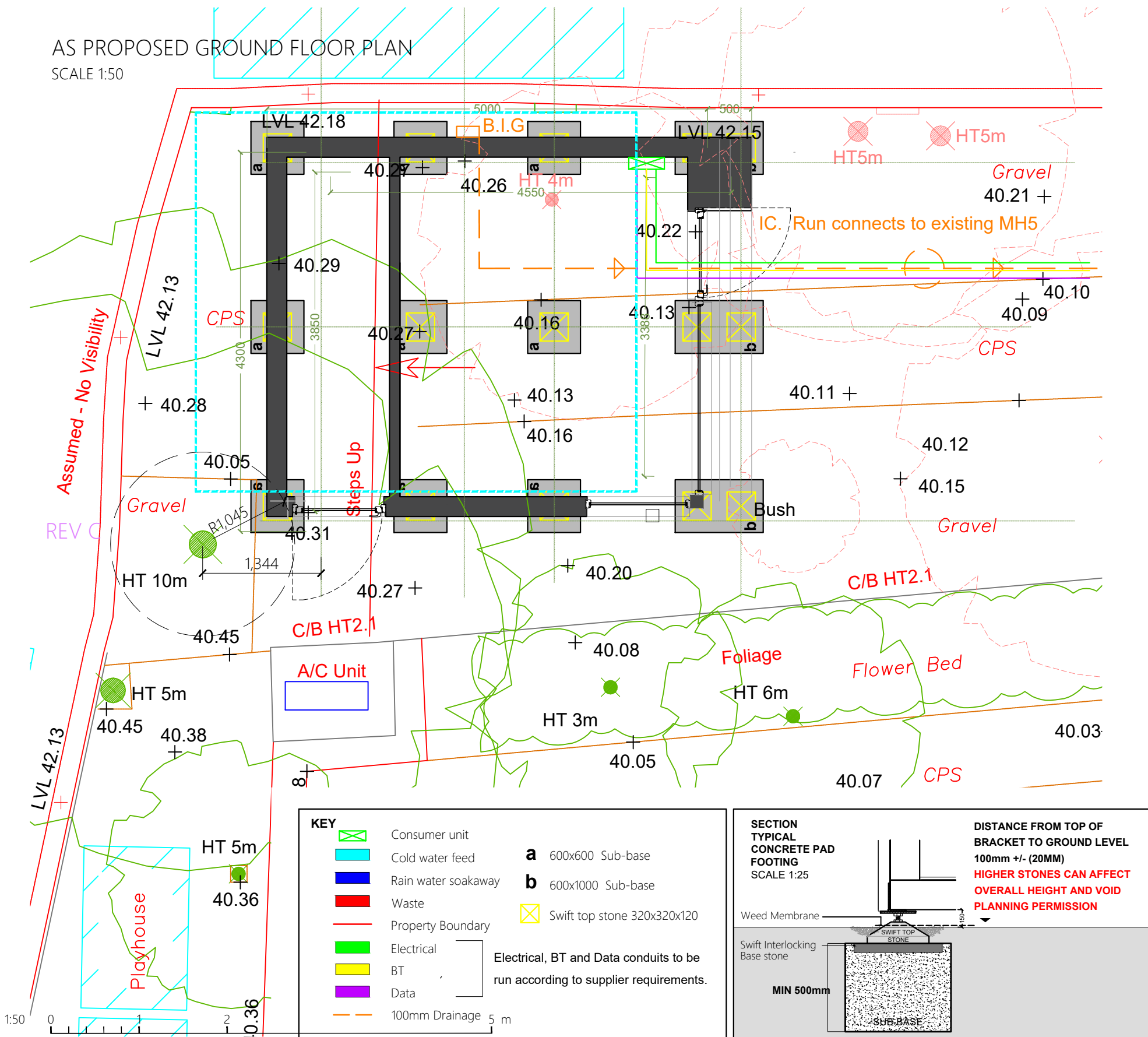


AS PROPOSED GROUND FLOOR PLAN

SCALE 1:50



Groundworks Procedure

- Ground to be cleared of vegetation and level
- Studio position to be minimum of 400mm away from boundary
- Minimum excavation of pad depth 500mm subject to ground conditions or to suitable firm base
- Excavated pad area to be well compacted prior to laying minimum 500mm type 1 sub-base in 200mm layers
- Top of sub-base to be well compacted
- Swift Top Stones to be positioned level with ground. Please refer to detail section AA.
- All levels to be within 25mm tolerance.

Electrical source

- Your own electrician should check the existing supply within your property for its capacity to take the additional load for the studio. Any required upgrading should be carried out prior to the installation of the studio to enable our electrical sub-contractor to make the connection to the studio and certify the works.
- Your electrician must provide a 63amp isolator unit at supply meter and a 63amp external connection point on your property at a location convenient to the studio. This work must be carried out in accordance with the building regulations Part P by a registered electrical sub-contractor.

Electrical feed from source to studio & Telephone line

- Your electrician / ground worker are to provide the 3 core 16mm armored electrical feed within a trench (200mm wide x 500mm deep) from your main dwelling to the studio footprint carried out by your ground worker. Should there be a masonry wall present it may be possible for the feed to be surface mounted which can be confirmed by your electrician. The electrical feed to the studio should protrude 3m above the ground at the location of the consumer unit within the studio for connection by others. Marked **X** on the electrical layout plan.
- External telephone and data feed to be supplied by others to studio footprint and should protrude above ground with enough cable to supply all switch points within the studio at the ground marked **X** on the above plan. (all cables are fixed internally along wall perimeters) BT connections to studio and dwelling are to be carried out by an approved telecommunications technician. Electrician to provide sockets and fixings within studio.

GENERAL DRAINAGE REQUIREMENTS

DRAINAGE BELOW GROUND WHERE REQUIRED

- All drainage to be executed strictly in accordance with manufacturer's requirements and recommendations in accordance with bs cp8301:1985.
- Foul drainage to discharge via 100mm dia pvc drain pipes at a min fall of 1/40 with flexible joints and surrounded with 100mm pea shingle. where pipes pass through foundations of both existing dwelling, pipes to be ducted and sealed at both ends to prevent any rodent penetration. beneath floors protect with 50mm polystyrene slab over pipe. drainage to terminate at studio with 90° bend and terminate 1m above ground level, to be capped off. all drainage to be carried out under the current building regulations and to the approval of the local authority building control inspector
- It is the ground workers responsibility to ensure all drainage works are carried out in accordance with current building regulations and they must obtain the approval from the local authority building control inspector. all drainage below ground to be tested.
- Surface drainage: Drainage to discharge to 100mm dia. uPVC sealed drains laid at a minimum gradient of 1:100 to the existing combined drainage system or soakaway which must be a minimum distance of 5000mm from any building. Water butt must have soakaway overflow. This is subject to building control confirmation and approval.

WATER SERVICES TO STUDIO

- 25mm dia incoming cold water feed to be terminated 1m above ground level to be provided by client
- Minimum 1bar working pressure to ensure sufficient flow available for electric shower

BUILDING REGULATIONS

It is the groundworks contractor's responsibility to ensure all ground works/foundations/services and drainage are approved under the current building regulations where required. The groundworks contractor must notify building control of works starting and arrange subsequent site inspections. Approved inspectors are RBC 01635 231437
John Mitchell - john.mitchell@rbcltd.co.uk

THIS DRAWING IS COPYRIGHT, DO NOT SCALE

THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. EXACT BOUNDARY LOCATIONS MAY VARY. BUILDING POSITION TO BE SET OUT BY GROUNDWORKER AND TO BE APPROVED PRIOR TO WORKS COMMENCING. SHOULD THERE BE DEVIATION FROM THIS DRAWING PLEASE CONSULT WITH ARCHITECTS

KEY

Previous approved contour of building approved under ref. 22/03303/FUL

Boundary

Trees removed

CLIENT MR & MRS PEARCE

ADDRESS 2 MACAULAY ROAD LONDON SW4 0QX

DRAWING PROPOSED FOUNDATION PLAN OPTION A

DATE 31.10.2023

gydmodular

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PLANNING

Q40.A3.04

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