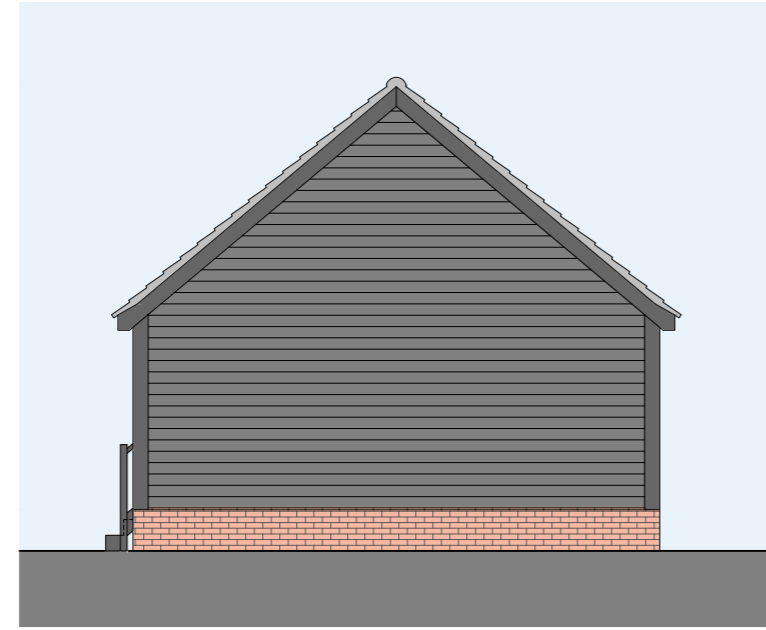


Proposed Elevations

Scale 1:100



Principle Elevation (East)



Side Elevation (South)



Rear Elevation (West)



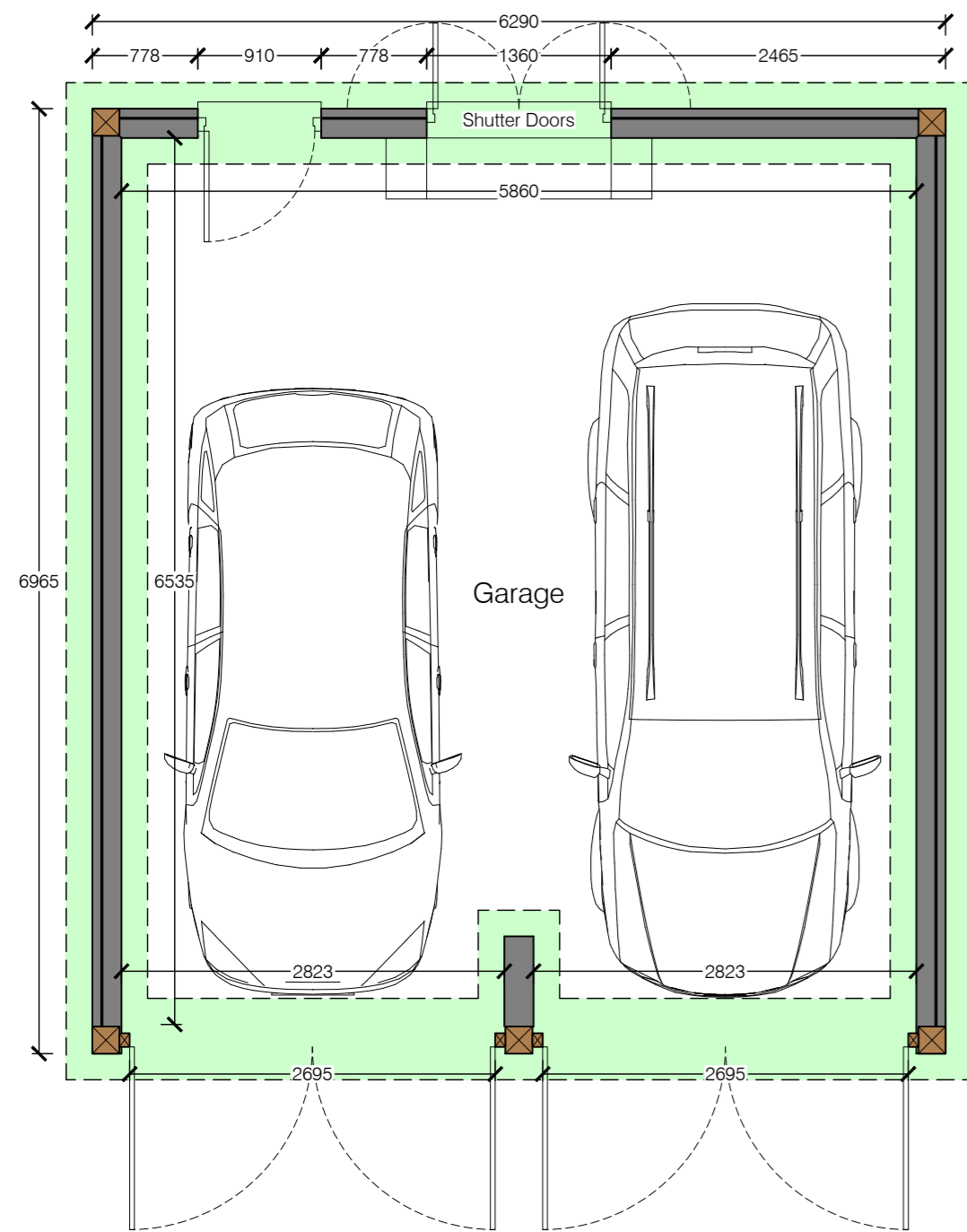
Principle Elevation (North)

Elevation Notes

1. Elevations are intended as an aid to planning only. Before any detailed design is undertaken all measurements need to be confirmed.
2. No dimensions are to not scaled from this drawing. The Contractor/ Manufacturer is responsible for checking all dimensions and querying any discrepancies.
3. Any discrepancies must be highlighted before proceeding with works.
4. The elevations are intended to show the main building outlines only.

Notes

1. All dimensions are in millimetres, unless stated otherwise.
2. This survey has been merged with mapping from the Ordnance Survey National Geographic Database. This was Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135). Data licence for this mapping expires January 2023. Surveyed data is merged with Ordnance Survey data for completeness.
3. Should the background information for the survey area be based on an Ordnance Survey tile we are not liable for any loss that may arise due to a lack of accuracy in that digital data.
4. The information presented in this survey is a recording of what was present and accessible at the time of survey.
5. This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing.
6. Not all overhead services have been identified.



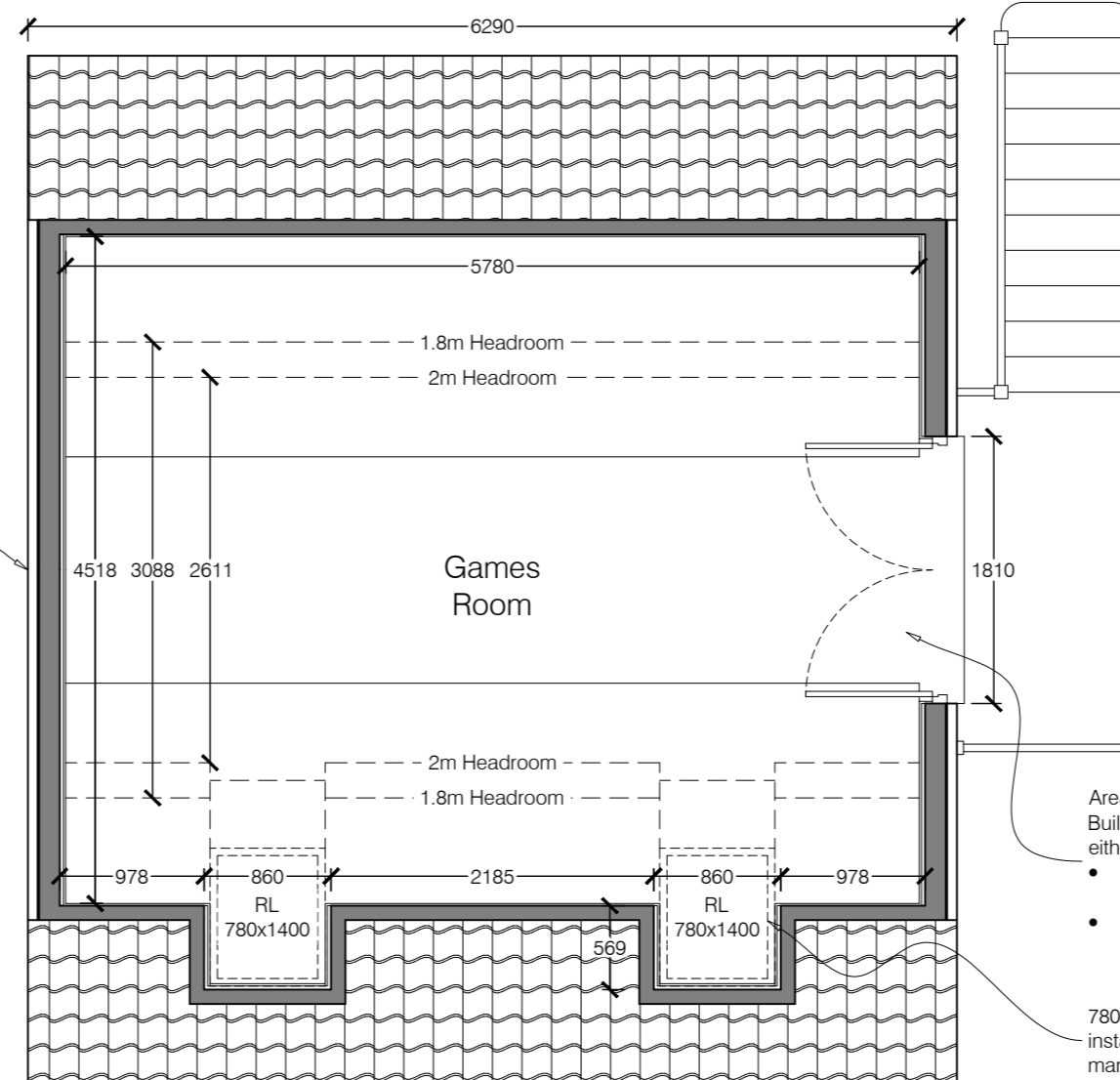
Proposed Ground Floor Layout

Scale 1:50

- Wall construction (Horizontal Boarding) to be of:
- Natural timber boarding to clients preference. Allow for 'Envirograf' Product 92 Fire Retardant Coating for Timber if the structure is closer than 1m to the boundary.
 - Min. 38 x 50mm tanalised timber battens to maintain drained & vented void.
 - Breather membrane.
 - Timberframe. Comprising of: Breather membrane, 9mm OSB3, 140mm CLS studwork.
 - Cut tightly between studs 110mm 'EcoTherm' Eco-Versal rigid insulation.
 - 25mm 'EcoTherm' Eco-Versal rigid insulation.
 - Vapour control layer.
 - 12.5mm TE 'British Gypsum' plasterboard. Complete with 2mm British Gypsum Thistle Multi-Finish plaster finish to BS 1191:2.
- Achieves a U-Value of 0.18W/m²K

Note - insulation is not necessary in the Garage walls. To be installed at the discretion of the client.

Depth of new foundations to the Structural Engineers detail and to the approval of the Building Control Inspector.



Proposed First Floor Layout

Scale 1:50

Purpose made external staircase, designed and detailed to ensure compliance with the structural and safety requirements of BS 5395 Part 2, dead and imposed loadings on stairs and landings as specified in BS 6399:Part 1, balustrade and handrail loadings as specified in BS 6180 and Building Regulations Approved Document K. Allow for to confirm style prior to ordering.

- Areas of critical glazing to be in accordance with BS EN 12600:2002 and Building Regulations Approved Document N of either laminated or toughened type, locations as stated below:
- Door glazing below 1.5m above finished floor level or adjacent side glazing within 300mm of any doorway.
 - Window glazing less than 800mm above finished floor.

780x1400mm Fakro roof window installed in strict accordance with the manufacturers recommendations.

NOT TO BE USED FOR CONSTRUCTION

FOR PLANNING

Rev	Date	Chkd	Description
A	06/04/23	MG	Pool Windows Removed
1	14/03/23	MG	First Issue



Client	
Mr Neil Moore	
Project	
Barn Cottage Holverston, Norfolk NR14 7PH	
Drawing Title	
Proposed Elevations & Layout	
Scale	U.N.O.
As Indicated (A2)	January 2023
Drawn	MG
Drawing No.	264/101
Rev	B