

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

rainwater goods to be new 125mm Lindab half round gutters laid to falls towards outlets and connected into 75mm dia Lindab downpipes (or similar all metal system), gutter and downpipes must be sufficient in number and position to deal with the local rainfall intensity in accordance with BS EN 12056-3

20mm timber reveal to match cladding material
19mm thick vertical timber cladding to clients requirements

Rev A - Materials
roof - natural slate - Grey
Upper walls - vertical timber cladding - Larch
Lower walls - stone cladding - Limestone grey
Windows and pedestrian doors - upvc Anthracite grey
Patio doors - Aluminium Anthracite grey
rainwater goods - all metal galvanised steel - natural finish to satisfy condition 2 of East Devon District Council planning condition 3 (20/1791/PDQ)

min 15mm ventilation gap

Zelad (or to clients specification) natural stone slips (av. 45mm thick) on manufacturers recommended adhesive and applied in accordance with their written instructions, on 100mm lightweight block

weep vents at min 900mm centres brought through to face of stone cladding

DPC

airbrick to periscope air brick

GL min 150mm below DPC

GFL



in-line slate vent for extract ventilation and SVP's

LEAD VALLEYS
Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles.
Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°).
All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

downpipe to terminate onto slate roofing
code 4 lead cover flashing
19mm x 100mm thick bargeboard with 50 x 19 scribed to slates. finish to client requirements

GLASS BALUSTRADING (Face fixing into window frame - as manufacturers instructions)
All balcony balustrades to be min 1.1m in height. Balustrades to be toughened laminated glass (thickness to suit span) in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

weep vents at 450mm centres above lintels and brought through face of stone Clad.

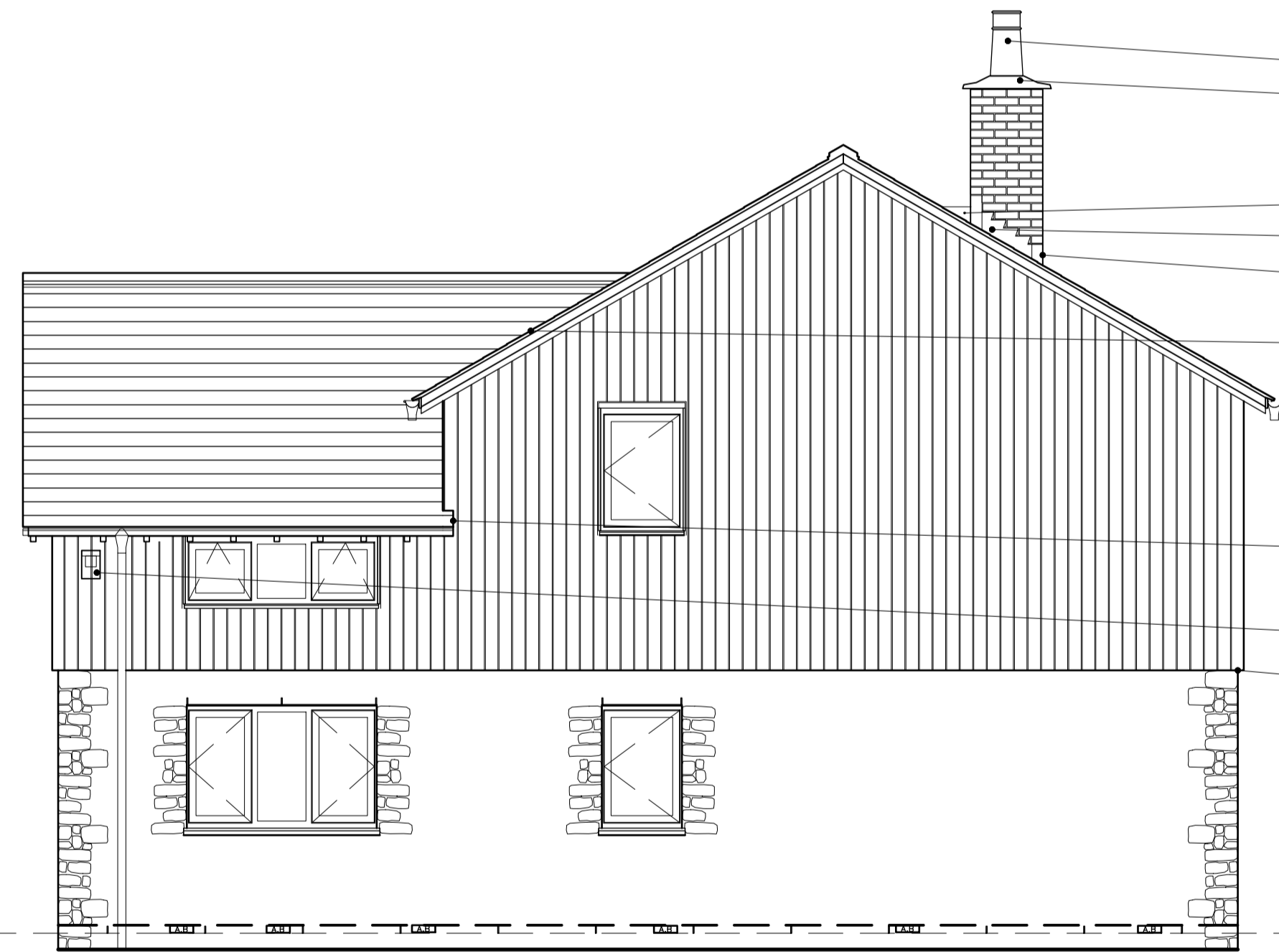
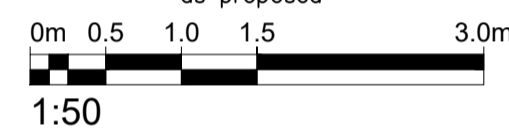
PART S - CHARGING OF ELECTRIC VEHICLES
Electrical vehicle charge point to be provided to any associated car parking spaces. If the connection cost is greater than £3600, two formal quotes to be given to building control, as detailed in Approved Document S, in which case, cable routes for electrical vehicle charge points to be agreed.

Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel.
Landings to have a fall of 1:40-1:50 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

RAMPED APPROACH MAX 1:15 (WHERE GRADIENT EXCEEDING 1:20 BUT NOT 1:15)
Provide a ramped approach to the principal entrance door with a firm, even, non slip surface capable of supporting the weight of a wheelchair and its user (loose material such as gravel and shingle would not be suitable).

Ramp to be at least 900mm wide and with cross falls no greater than 1:40 and a maximum gradient of 1:15. Landings are at least 1.2m clear of any door swing (provide intermediate landings if necessary).

North elevation
(PLOT 1)
as proposed



chimney pot
sand:cement flashing on Schiedel or similar capping

code 4 lead back gutter

code 4 lead step and cover flashing

code 4 lead apron flashing with min 150mm upstand and dressed over slates by 150mm

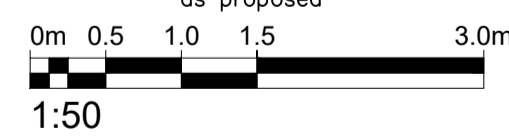
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code 4 lead cover flashing

Eco Robin (open fronted) nest box for wren nesting. as directed by Western Ecology.

ventilated vertical cladding

West elevation
(PLOT 1)
as proposed



This drawing is for Building Regulation purposes ONLY to ensure the safe use or habitation of a building.
These drawings indicate in brief (but not limited to) details showing the broad principles of foul and surface water drainage, electrical services, insulation, structure, construction build ups, waterproofing, fire proofing and escape ect., providing the broad principles to meet the current building regulations. These drawings can be sent to the local building control department or can be issued to an approved building inspector for determination. Building control drawings can be used to assist in obtaining a more accurate price for a builder/ contractor although this drawing does not contain full construction information.

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Rev A - 16.01.24 - text added to discharge planning conditions

client
project
title
drawing number

Keith Hoskin
Rutton Barns, Rull Lane, Whimpe, EX5 2NX
2 Dwellings
BC 11

date
scale
drawn
rev

Oct 23
1:50 @ A1
AJC
A - 16.01.24