



DUCHY of CORNWALL

Hugh House, Garrison, St. Mary's, Isles of Scilly, TR21 0LS
Tel: 01720 422508 Email: ios@duchyofcornwall.org

Maypole Cottage Existing

SCALE: 1 : 1250 @ A4

DATE: 15/05/2017

FILE REFERENCE:



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Pear Technology Services Ltd Email: info@peartechnology.co.uk

APPROVED

Maypole Farm

Maypole Cottage

Vale View

Holy Vale Farmhouse

North Tinks

RECEIVED BY THE
PLANNING DEPARTMENT
17 MAY 2017

APPROVED

Maypole Farm

Maypole Cottage

Vale View



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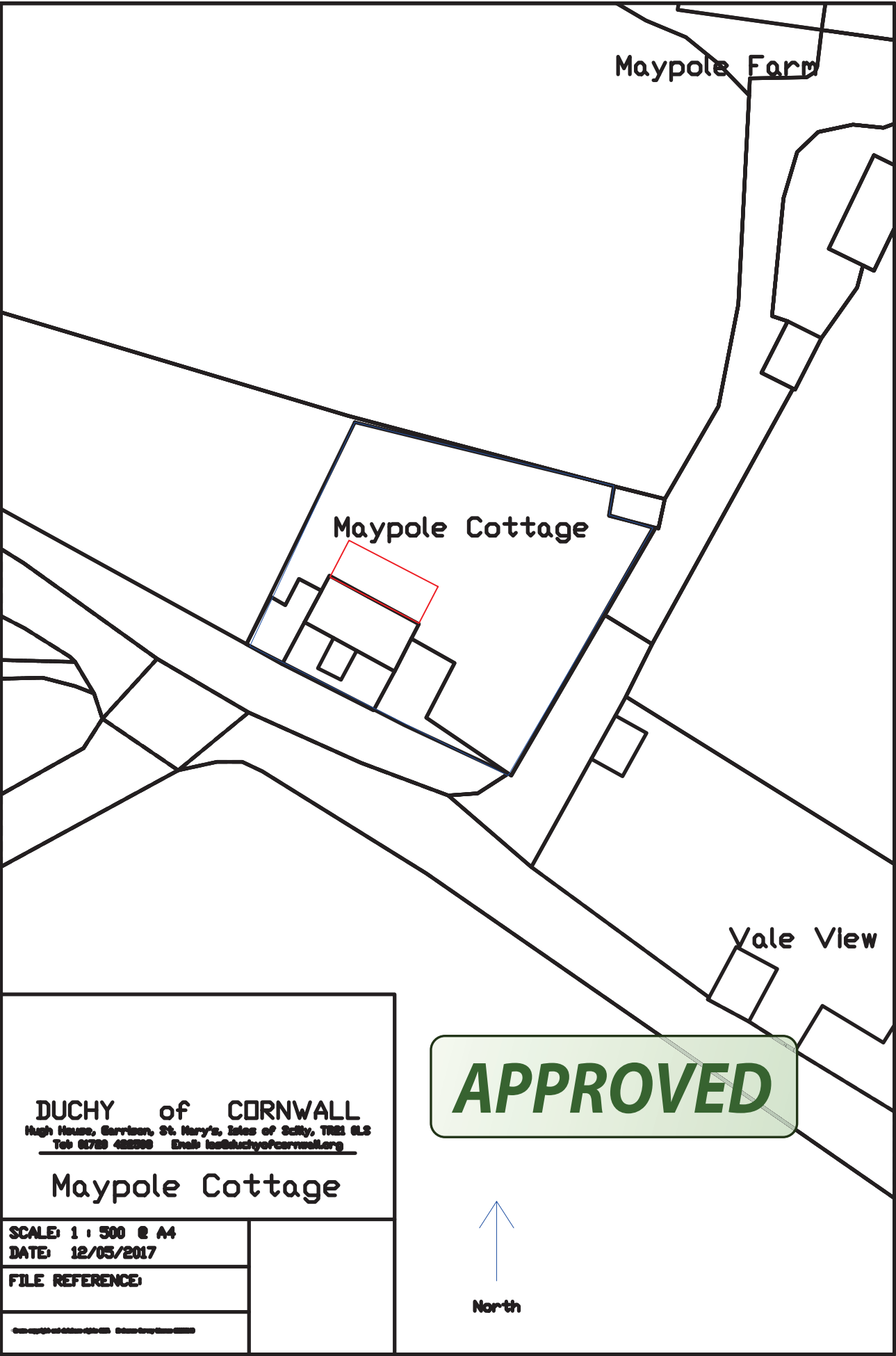
SCALE: 1 : 500 @ A4

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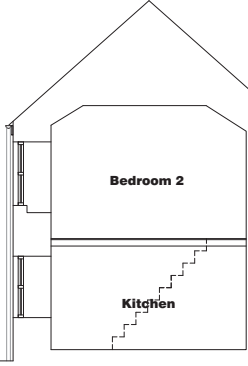




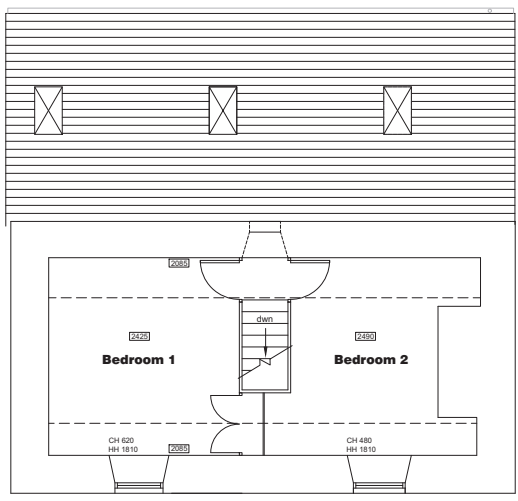
GROUND FLOOR PLAN



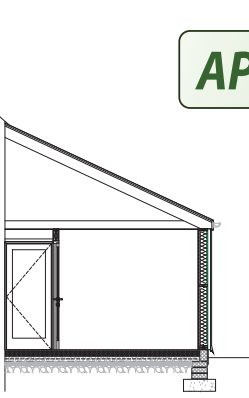
SOUTH EAST ELEVATION



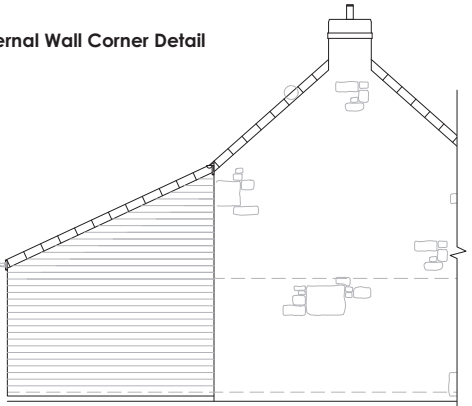
NORTH EAST ELEVATION



FIRST FLOOR PLAN



External Wall Corner Detail



NORTH WEST ELEVATION

Execution

Generally: All elevations shall be carried out in accordance with BS 2611:1993 and BS 2611:1993.

Foundations

Foundations to generally be 450 x 225mm deep concrete strip to external walls. Rate to External Ground Level and quarter meter rise, depth, and foundation type. All shall be determined with Local Authority on site. Foundations to be in accordance with BS 8102:1 (Structural use of concrete, BS 8102:2 (Specification of concrete, and BS 8102:3 (Laying of buildings).

Walls below DPC

Walls shall be a water level of 100 x 200 x 400mm concrete blockwork. 70mm thick, laid in 1/2 brick course to external face of wall. DPC must project beyond external face of external masonry.

DPC

To be Polysar Polypropylene (or similar) and set to a minimum of 150mm above adjacent ground level and topped a minimum of 150mm. DPC must project beyond external face of external masonry.

Below protection

150mm Polysar Polypropylene (or similar) must be laid under all external walls. Research Unemployment: Materials shall be laid across any earth wall construction and all services they terminate shall be sealed.

Provide rubber strips to partition above on plan. Checkpoint ramp with paving slab in 1/2 brick course and one brickwork on 150mm concrete blockwork. Alternatively use preformed polystyrene slabs. 150mm dia. pipe to be laid in 1/2 brick course and one brickwork on 150mm concrete blockwork. For protection of pipe where it passes through wall. Cover external end of pipe with a ventilated cap to prevent ingress of rain and debris.

External walls

Timber Clad.

Internal: CLS studwork walls to timber from manufacturer's design and details. Timber to be fixed with 100mm Galvanised CWS/100mm.

DPC to be fully lapped with DPC.

To external face of stud wall supply and fix 150mm HBT 150/150/150mm.

150mm HBT 150/150/150mm external ground floor walls.

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Ventilation

Kitchens and bathrooms to be ventilated by mechanical extract fan approved in accordance with BS 5409:1993 and BS 5409:1993.

Background ventilation

Background ventilation shall be provided with a minimum of 150mm x 150mm extract fan to the external face of the wall.

Roof ventilation

Roof ventilation shall be provided with a minimum of 150mm x 150mm extract fan to the external face of the roof.

Roof Area

Roof area shall be a minimum of 150mm x 150mm extract fan to the external face of the roof.

Location

Location shall be a minimum of 150mm x 150mm extract fan to the external face of the roof.

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