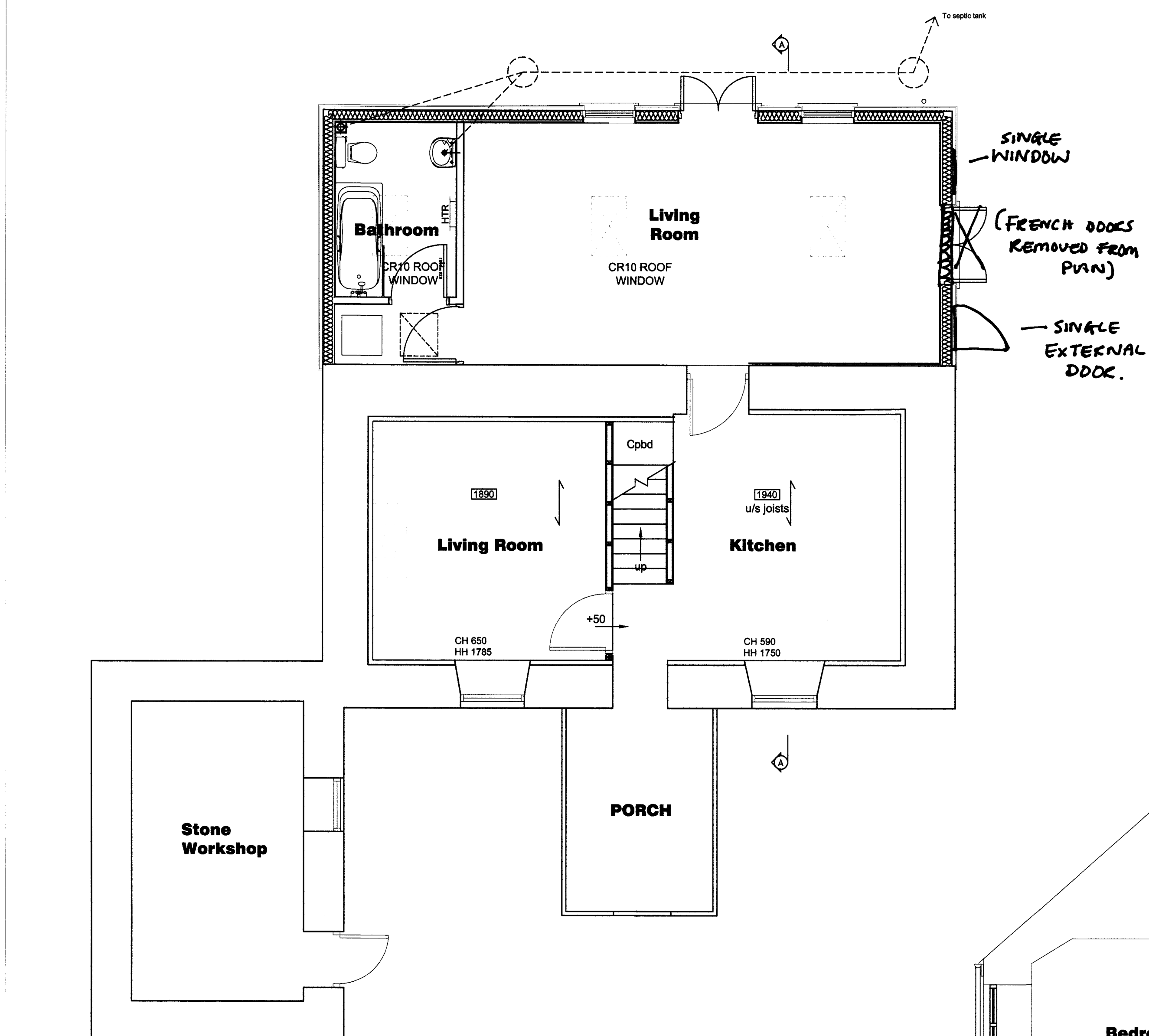
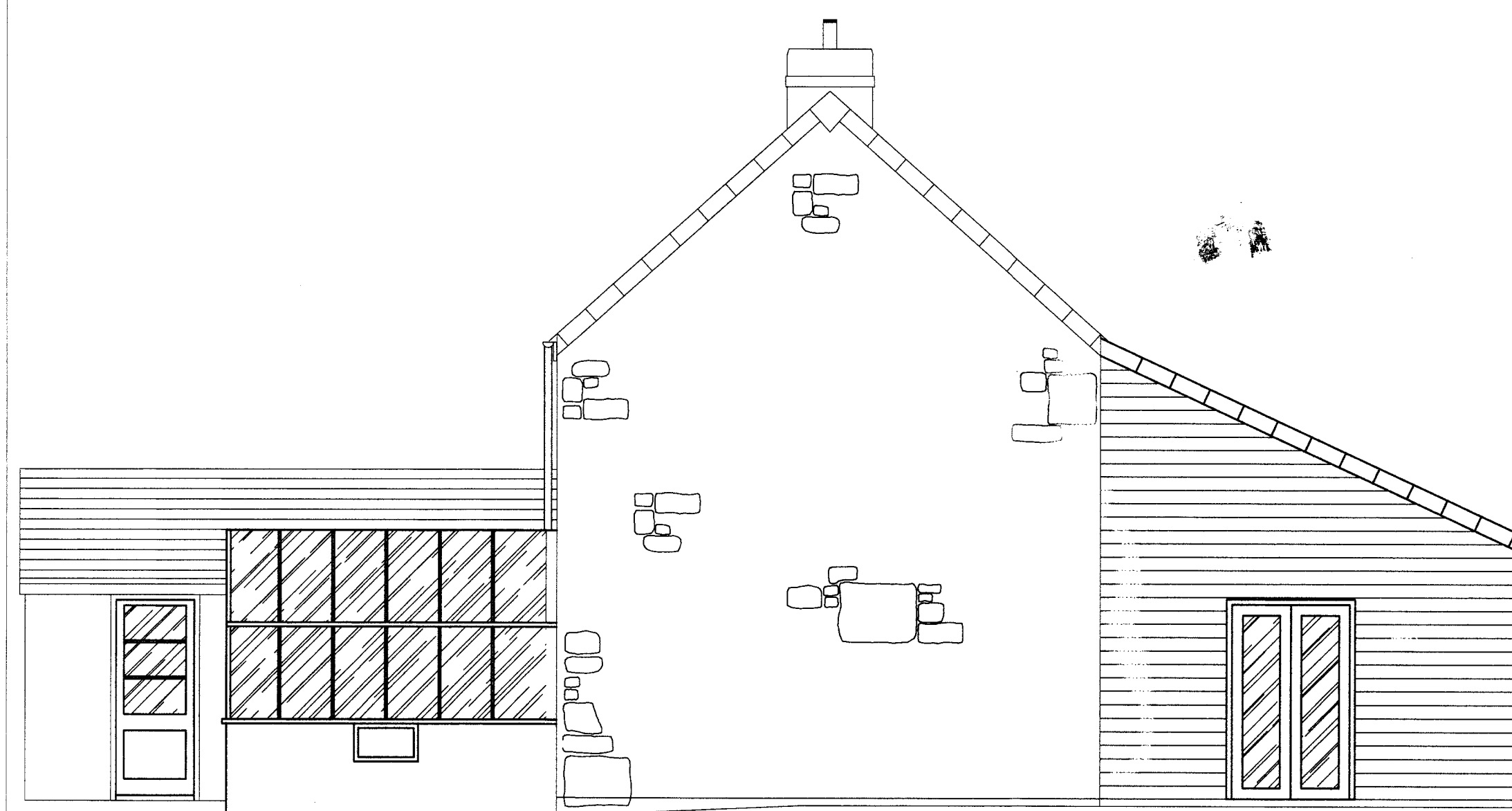
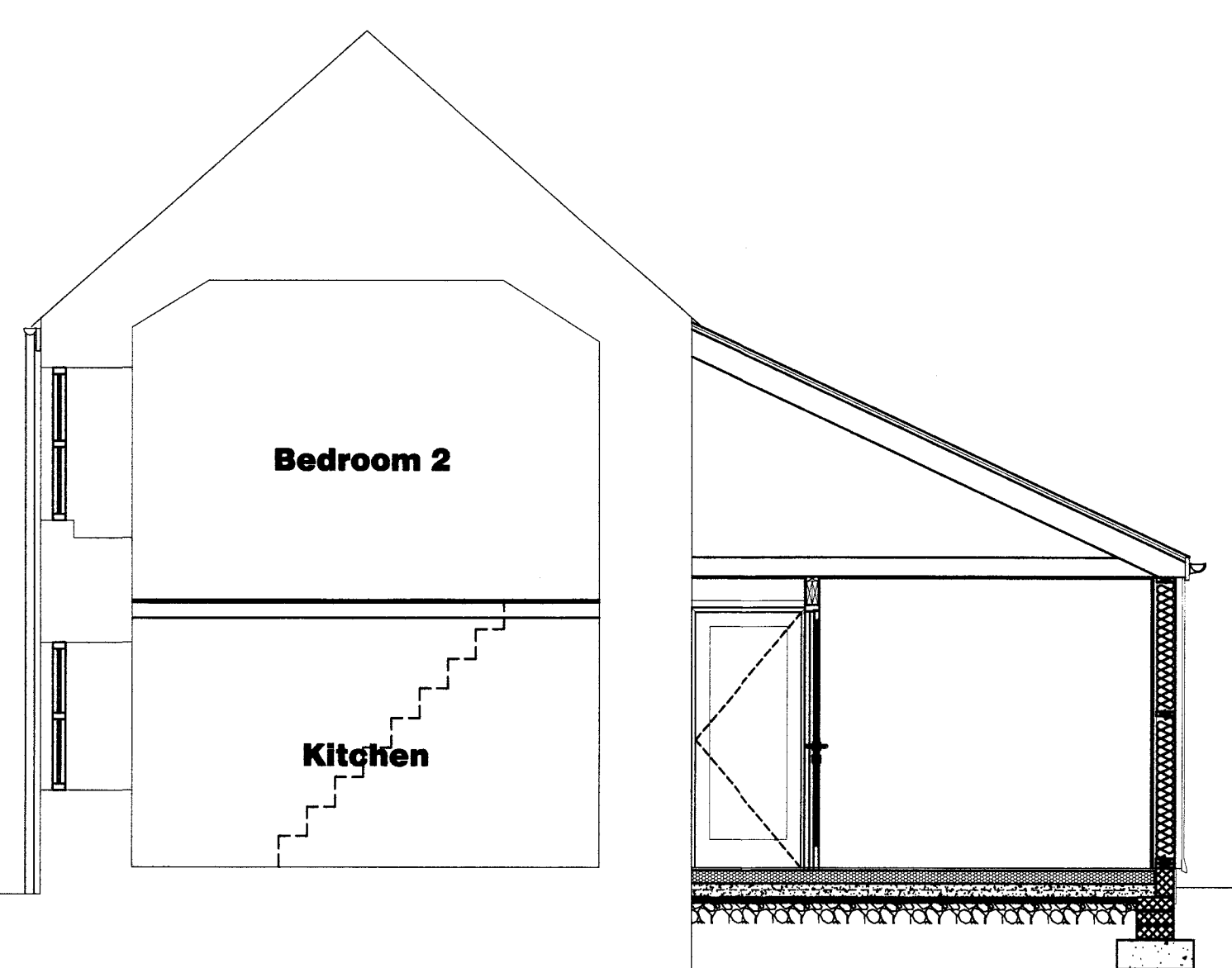




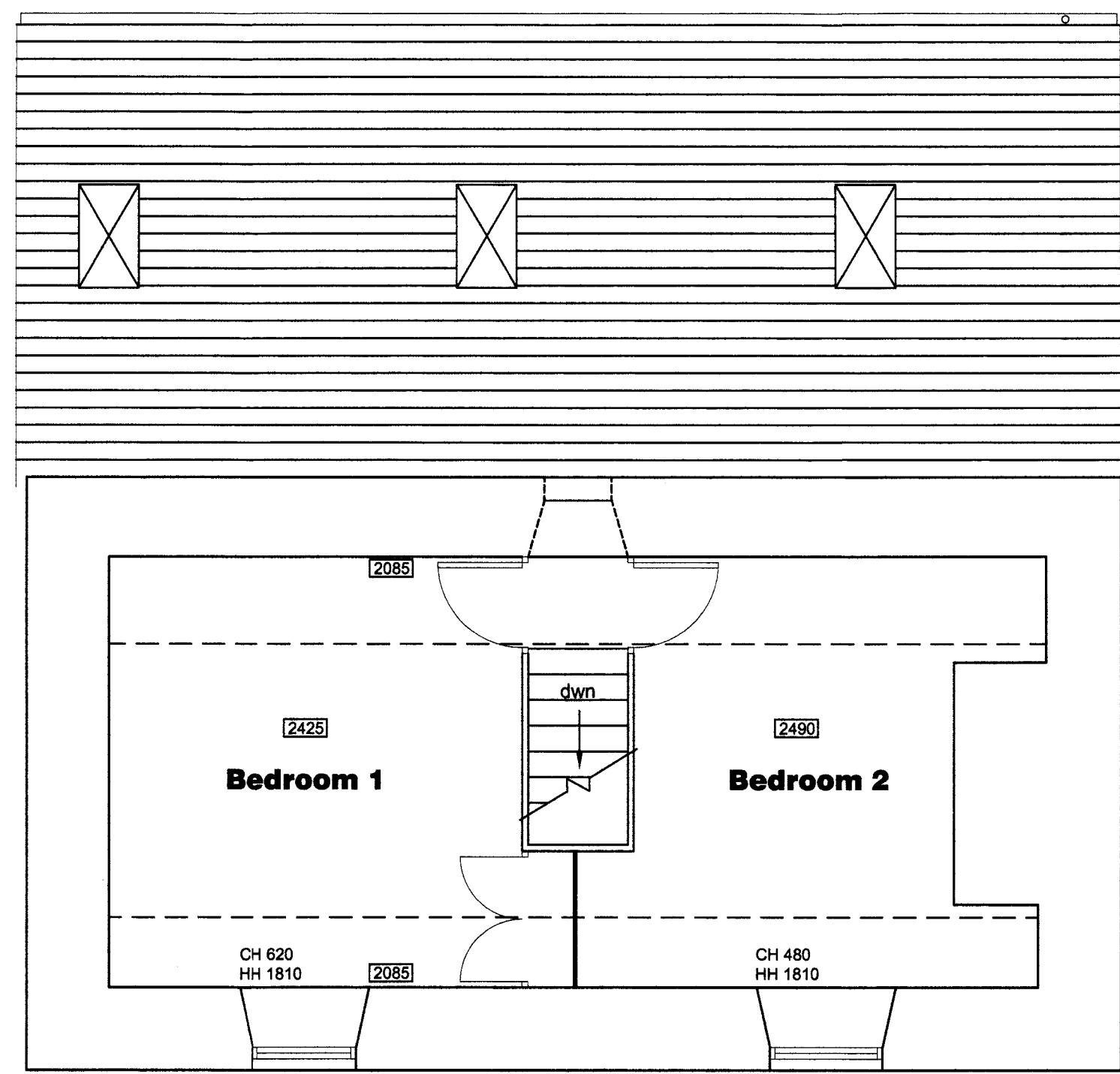
GROUND FLOOR PLAN



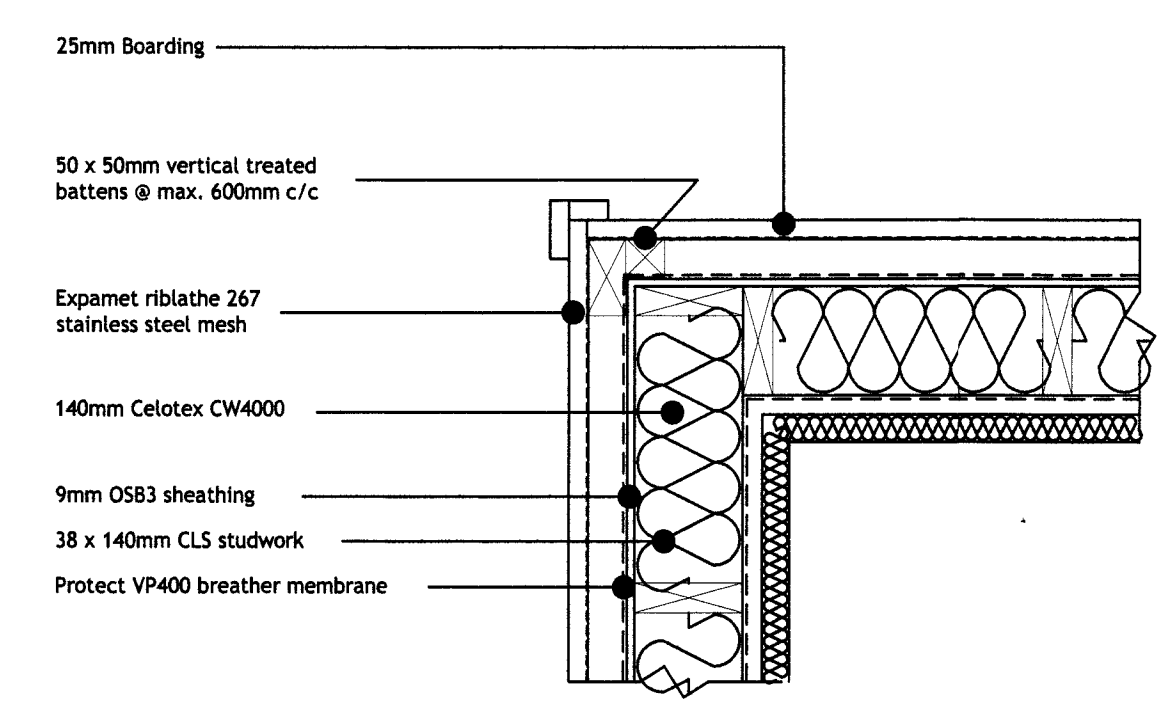
SOUTH EAST ELEVATION



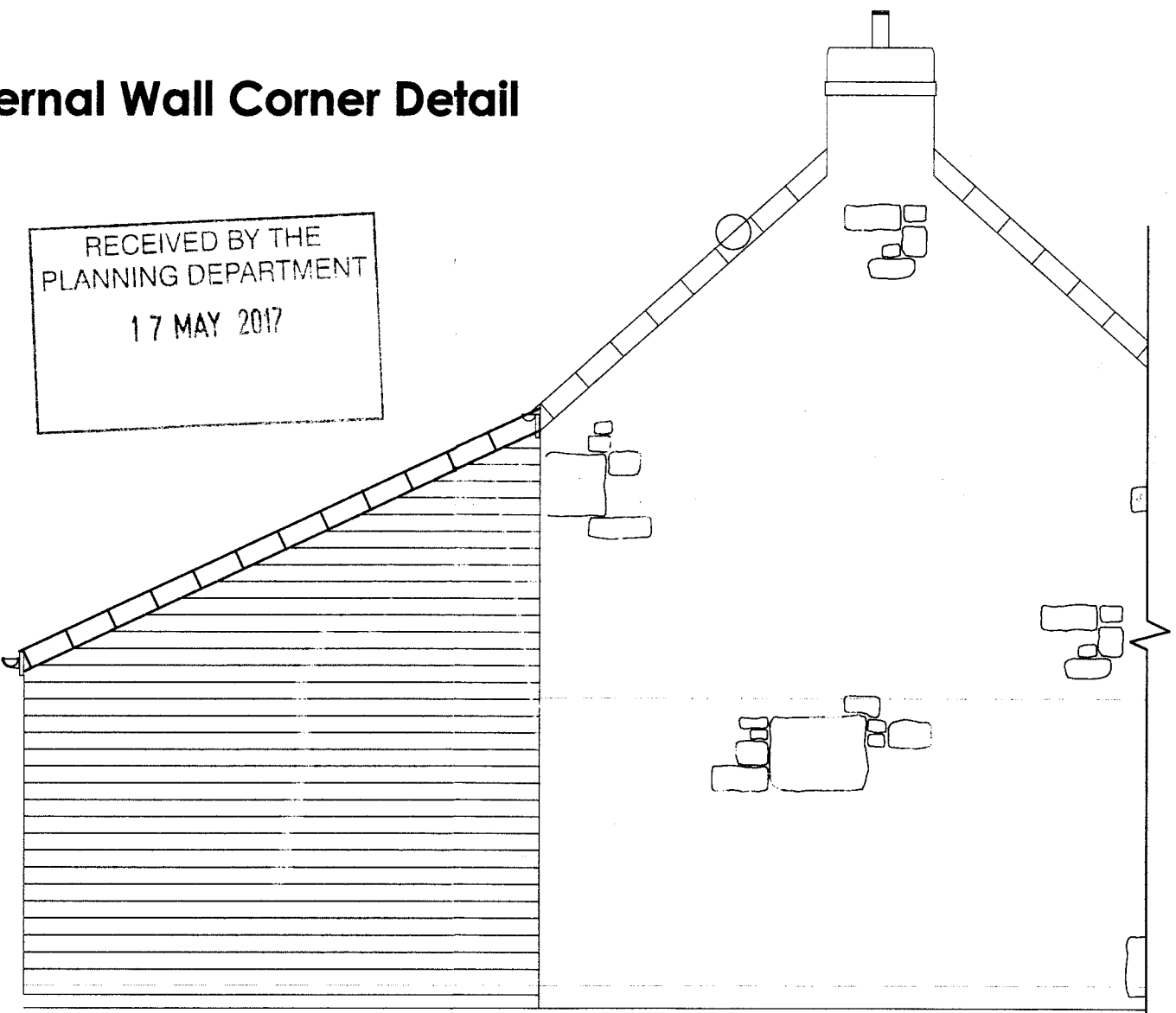
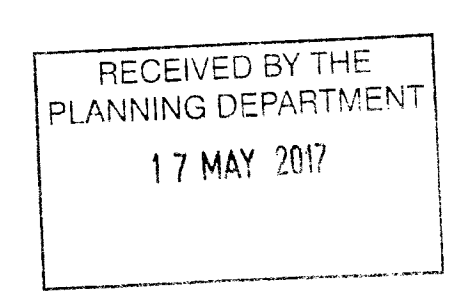
NORTH EAST ELEVATION



FIRST FLOOR PLAN



External Wall Corner Detail



NORTH WEST ELEVATION

Excavation
Generally All excavations shall be carried out in accordance with BS 5931:1981 and BS 8004:1986.

Foundations
Foundations to generally be 600 x 225mm deep concrete strip to external walls. Refer to Structural Engineers details and specification for size, depth, and foundation type. All shall be determined with Local Authority. Foundations to be in accordance with BS 8110 - Structural use of concrete, BS 5328 - Specification of concrete mixes, and BS 6399 - Loading of buildings.

Walls below DPC
Walls shall be an outer leaf of 100 x 300 x 40mm trench brickwork (min. 7N/mm²) with 140 x 215 x 440mm dense blocks to perimeter of external walls (min. 7N/mm²). All to BS 5950 - Structural use of masonry.

DPC
To be Hydrex Polymer (or sim.) and to be set to a minimum of 150mm above adjacent ground level and lapped a minimum of 100mm. DPC must project 5mm beyond external face of external masonry.

Roof protection
1200g Polyethylene (no recycled content) Gas-Proof membrane laid under ground bearing slab. Gas-Proof membrane installed strictly in accordance with 'construction of new buildings on gas-contaminated land' by Building Research Establishment. Membrane shall be laid across any cavity wall construction and all services thru' membrane shall be sealed.

External walls
Timber Clad.
140mm CLS studwork walls to timber frame manufacturers design and details. Studwork to be filled with 140mm Celotex CW4000 insulation. DPC to be fully lapped with DPM.

Internal Partitions
Internal walls are constructed of 10 x 80mm v/u head and stogiplates with studs generally at 600 centres with 12.5mm Gyproc SoundBloc plaster board providing a minimum mass of 10kg/m² each side and 40mm mineral wool insulation batts between studs to reduce sound transmission.

Ground floor
25mm moisture resistant T&G chipboard flooring (joints glued & allowing 10mm expansion to perimeter) on 120mm non compressible insulation such as Celotex CW4120 & 25mm Celotex T-Break edging board, laid on 100mm ground bearing slab (28N/mm² @ 28 days) with BRC reinforcement on 120 gauge-ribs polythene damp proof membrane to be lapped under wall DPC's on 25mm sand binding on 150mm consolidated crushed stone hardcore. Construction shall achieve 0.14W/m²K U-value.

Roof
Roof covering to be natural slates on 35 x 50mm treated timber battens on Protect VP 400 breathable roofing felt.

Access and facilities for disabled people
Approach to dwelling
Access into the dwelling
Circulation within the Entrance storey
Accessible switches & socket outlets
WC Provision
Gongs to be not less than 280mm

Level Approach
Level Approach will not exceed a gradient of 1:20 and be not less than 900mm wide. A ramped approach may be used if the gradient exceeds 1:20 but not less than 1:15. Specific ramp conditions will conform to those set out in AD Part M Section 6 para. 6.14 to 6.15. A stepped approach will conform to AD Part M Section 6 para. 6.16 to 6.17.

Continuity of insulation and airtightness
The building fabric is to be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door openings and reasonable provision is to be made to reduce unwanted air leakage through the new envelope parts. An air pressure test in accordance with AITMA publication Measuring Air Permeability of Building Envelopes shall be carried out by a person who is registered by the British Institute of Non-destructive Testing and a certificate to that effect be submitted to the local Building Control. On completion of the works the builder is to provide written confirmation that all details specified have been adhered to.

Leadwork
Code 4 lead flashings and aprons
All to be in accordance with Lead Sheet in Building published by Lead Development Association. Lead to be used at junction with existing and new roof slope at point of angle change.

Roof Lights
Supplied by the Rooflight company and stainless steel reting for coastal use. Installed with flashing kits in accordance with manufacturers recommendations.

Ventilation
Kitchens and bathrooms to be ventilated by mechanical extract fan operated intermittently and to be provided with 4,000mm for bathrooms and 5,000mm for kitchens permits easy open background ventilation. Units to be connected to a un-switched fused spur. (repair or equivalent).

Minimum extract fan ventilation rates in litres per second as follows:

Bathrooms/shower rooms - 15L/sec or PSV

Provide a 10mm air gap under the doors.
Provide a 6 litres/second extract fan to the Ground Floor WC.

Background Ventilation
Provide controllable trickle vents to window & doors with an area of 800mm² to joinery 900mm and wider and 400mm² to joinery less than 900mm.

Purge Ventilation

Location	Floor Area (m ²)	1/20th (m ³)	Openable area(m ²)
Dining/kitchen	23	1.15	2.3 (excluding roof lights)

Glazing
All to be 12mm Slimline Double Glazed Units (4, 4, 4) with Pilkington Low-E Argon Gas Fill. Windows to be fitted with handle locks and trickle vents. Windows to achieve a max. U-value of 1.40.
Doors to achieve a max. U-value of 1.70.
Velux roof lights to achieve a U-value 1.60 or better.

Lighting
To be in accordance with building regulations Part N critical location where safety glass required is at doors 1500mm above floor, extending to 30mm either side and within 800mm of floor general.

As the first floor windows are below 800mm, they will have toughened glass to BS5206 Class C and be fitted with finger operated West Sash Slaps on either side of the frames to enable child proof restriction, stopping the windows at an operable position of no more than 100mm.

Fire Safety
ventilators must comply with Approved Document F 2010 Edition, Part A of Table 5.2A, page 23. The manufacturer must then provide a statement which shows that these ventilators comply with and satisfy AD 2010 for the proposed habitable and non-habitable rooms of the property. This then would be submitted to Building Control. Titon provide a calculation service to ensure that the correct ventilation area is provided to each window.

Sanitation, Hot Water Safety & Water Efficiency
All appliances shall be properly supplied and connected to discharge to the drainage system in accordance with the Building Regulations 1991 and complying with Building Regulations Approved Document G (Sanitary conveniences and washing facilities) and Approved Document K3.

Sanitary Facilities
All appliances shall be properly supplied and connected to discharge to the drainage system in accordance with the Building Regulations 1991 and complying with Building Regulations Approved Document G (Sanitary conveniences and washing facilities) and Approved Document K3.

Sanitary Drainage
All internal UPVC plumbing shall be in accordance with BS EN 752.

Below ground
New drains to be 110mm dia. PVC pipes laid to fall not less than 1 in 40 and surrounded in 150mm of pea gravel and trench back filled with pre-selected excavated material. New sewer to be connected into existing Kilgusier biobloc septic tank and drainage field.

Rainwater Goods
Rainwater to discharge from roof into aluminium primed and painted or cast iron primed and painted gutters and down pipes - Profile to match existing - into new, roddable back then gutters to 110mm surface water drainage system laid to a fall not less than 1 in 80 bedded in pea shingle. New drains to be connected into 100mm dia. new 1.6m² rabbit back a-way 750mm below ground and lined top, sides, and base with 1000 gauge Terram or sim. approved geotextile membrane. Construction shall be confirmed with Local Authority Building Control on site with percolation test if required. Insulations to BS EN 752-4 or BSE Digest 785 and shall be a min. of 5m from new building.

Standard detailing & quality control
Unless the drawings show a particular detail with a BBA approved product, the details adopted throughout the construction shall be Robur Details or other Accredited Construction Details, as required under Section 2 of Part L of the Building Regulations. In the design of the building an air permeability of 50pa 4.60m²/hr.m² has been assumed. To ensure that this value is achieved or bettered the builder will demonstrate that an appropriate system of site inspection is in place and provide a report, signed by a suitably qualified person.

Building operation information
On completion of the work, the builder shall provide the owner of the building with a set of operating and maintenance instructions about the building, the fixed building services and their maintenance requirements so that the building can be operated economically and use no more fuel and power than is reasonable.

Lighting
Lighting throughout the whole building to have 100% low energy light bulbs installed.

Heating
Primary Heating & Water Heating:
Electric panel heaters with individual thermostat and programmer controls. Hot water cylinder-single immersion. Negalow Indirect 210 litre with 180mm factory installed insulation. Hot water cylinder to have independent time controls, cylinder thermostat, insulated pipework and to be within the heated space of the dwelling.

Electrical Installation
The electrical installation work, inspection and testing during and at the end of installation, before it is taken into service, to verify that it is safe, is to be undertaken by a competent person who is registered with an electrical self-certification scheme authorised by the Secretary of State and shall be in accordance with BS7671: 2008 and all relevant Building Regulations.

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172 loc. Plan from duchy
+ Sight plan.
Scale elevation
ordnance survey
red line

1:250

RECEIVED BY THE PLANNING DEPARTMENT
17 MAY 2017

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17 MAY 2017

DRAWING TITLE
Initial Construction Drawings

DUCHY of CORNWALL
ST MARY'S ISLES OF SCILLY TR21 0LS
Telephone: (01739) 422088 E-mail: info@duchyofcornwall.org

Scale 1:50
Date 18.03.2016
Drawn by Nathan Dean
Checked by
Drawings NO
REV
10/0746-02

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