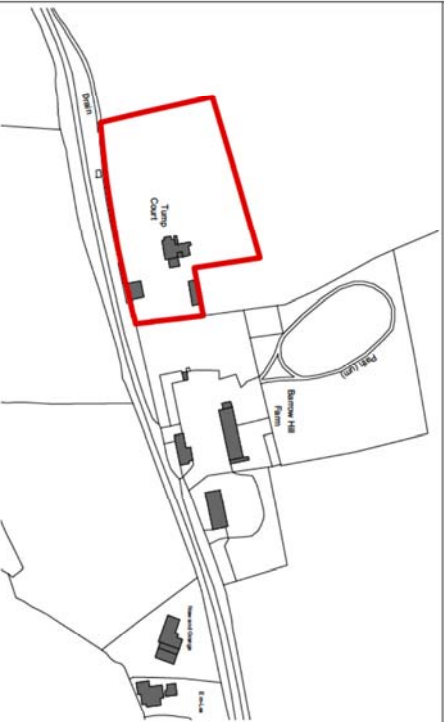




1 Aerial View

Not to scale

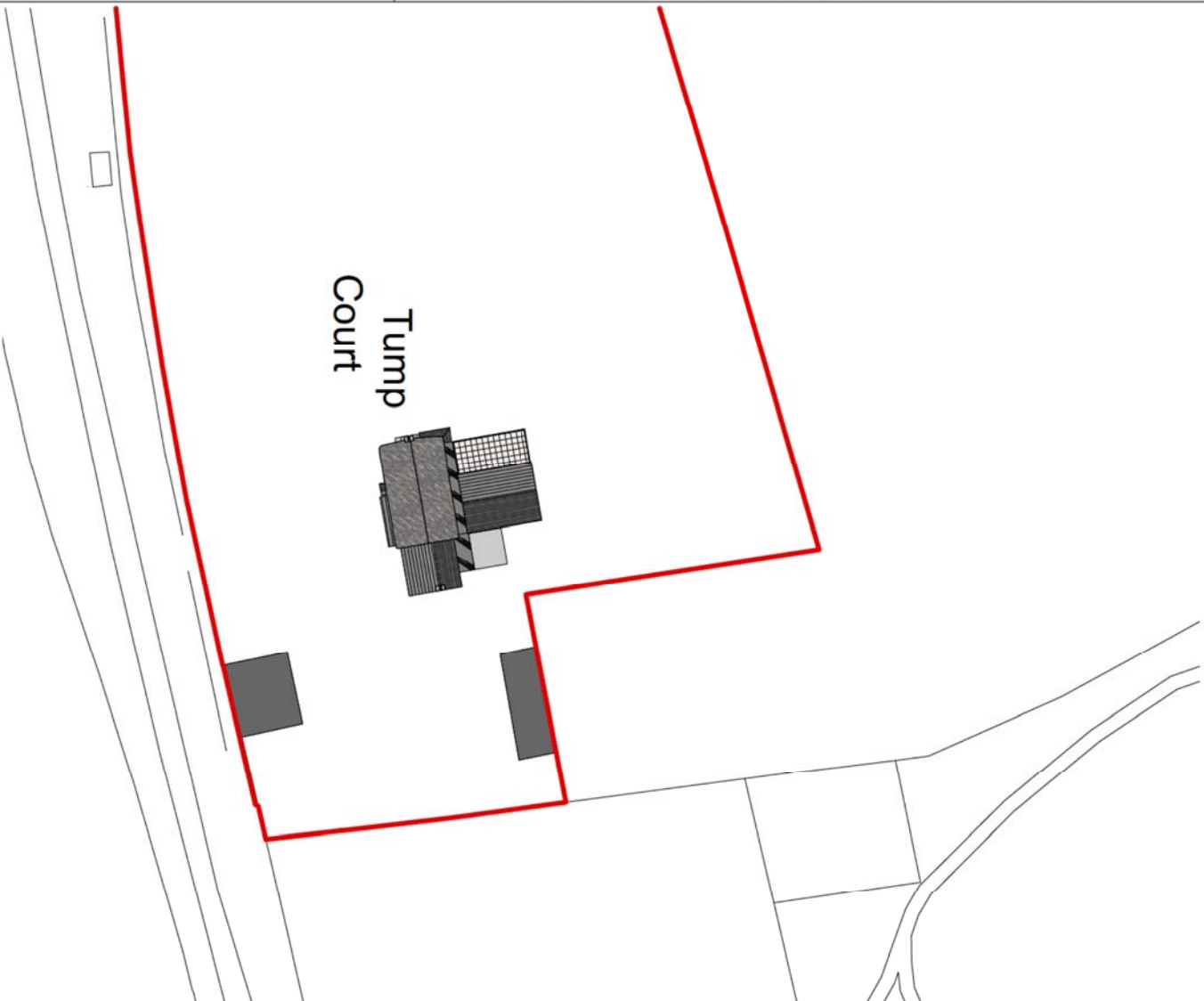


2 Location Plan

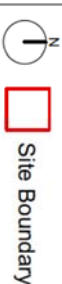
1:2500 @ A3

3 Proposed Site Block Plan

1:500 @ A3



- 1 Do not scale from this drawing.
- 2 Any discrepancies to be referred to the Architect.
- 3 The Architect is not responsible for the design, construction, or performance of any structure or other works shown on these drawings unless specifically stated otherwise.
- 4 The Architect is not responsible for the design, construction, or performance of any structure or other works shown on these drawings unless specifically stated otherwise.
- 5 The Architect is not responsible for the design, construction, or performance of any structure or other works shown on these drawings unless specifically stated otherwise.



Revision Description	Date	Check	Rev



RRA Architects Ltd
 Watlington
 Wyke Street
 Watlington OX12 7JH
 T 01422 278700
 E info@rra-arch.com
 WWW.RRA-ARCH.COM

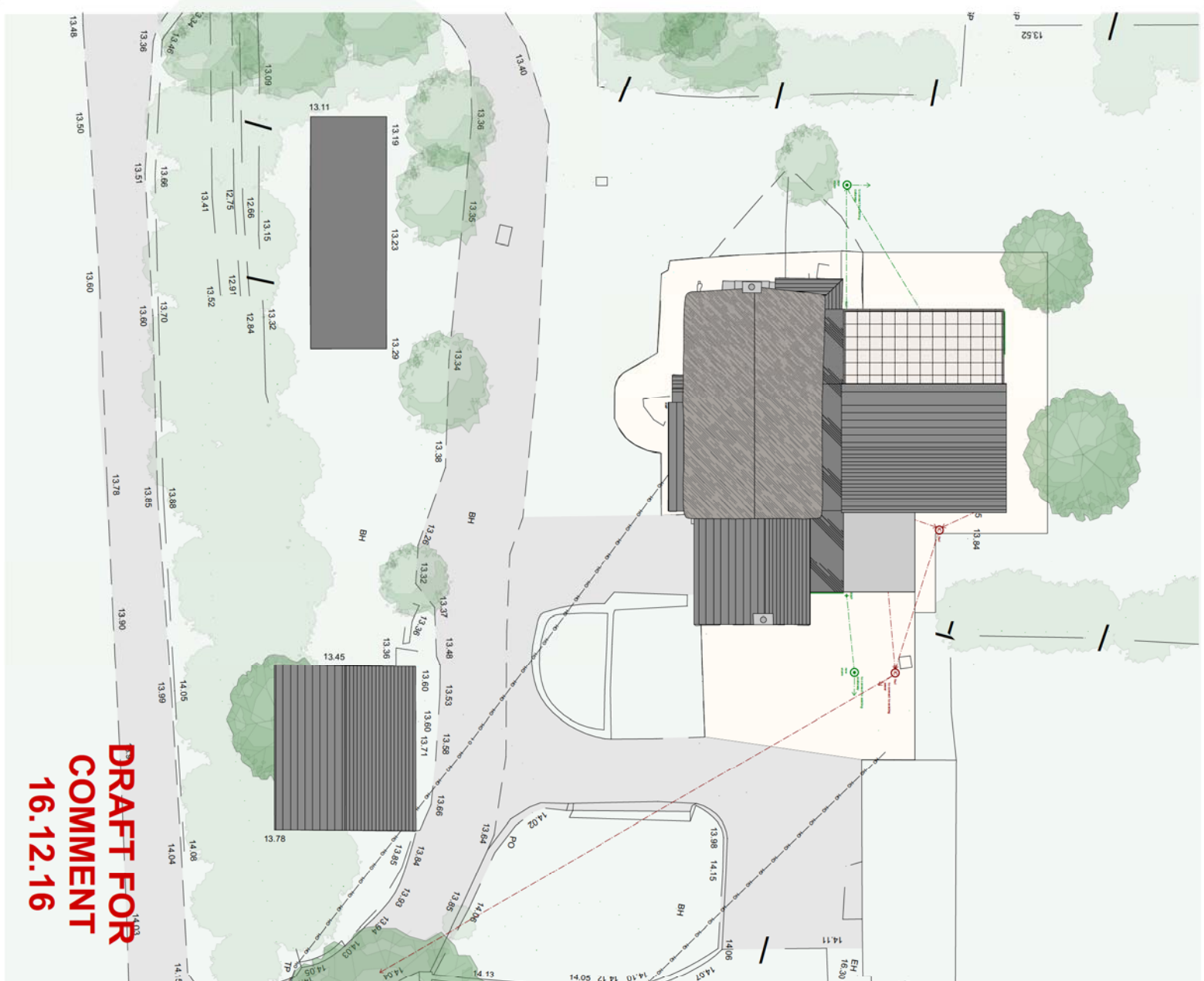
Client
 [Redacted]

Project
 Tump Court, Barrow, Boddonington,
 Chevening, GL51 0TL

Drawing Title
 S to Local on Plan & Proposed Site Block

P/BH	Date	Drawn By
Status	Dec 2016	ONS
Local Authority		Revision
Scale	Drawing Number	
As Shown	24071 LRB 01	

DRAFT FOR COMMENT
16.12.16



BUILDING REGULATIONS NOTES:

All works to be carried out in accordance with Building Regulations 2010 and amended approved documents.

A. Structure

All foundations, structural steelwork, linole etc to appointed Structural Engineers details and specification.

B. Fire Safety

Mans wood smoke and heat detectors to be installed in accordance with manufacturers instructions and relevant provisions of BS 5839. To be installed in first storey in habitable rooms to 500mm from walls and light fittings. Indicated on drawings with symbol:

All new timber stud partitions to provide 30min fire protection and class 1 fire spread to plasterboard linings, including 30mm fabric to provide class 1 fire spread.

Egress windows to provide no less than 450mm unobstructed opening in width or height. Clear Operable Area no less than 0.35m² (i.e. 733x450mm)

C. Site preparation and resistance to contaminants and moisture

D. Toxic substances

Provide resistance to sound within all new stud partitions and floor constructions by installing isowool APR 1200 insulation (or similar approved).

F. Ventilation

Property to meet whole building ventilation rate for a 4 bedroom dwelling, as under Part F1.

G. Hygiene

Windcatcher water supply from connection to local bore hole to be advised by Environment Agency.

H. Drainage and waste disposal

ALL new foul drains to be connected proposed septic tank to not exceed a 50 meter radius of neighbouring property.

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- 1. Do not take a view from this elevation.
- 2. This drawing is a 2D view and not a 3D model.
- 3. The drawing is a 2D view and not a 3D model.
- 4. This drawing is a 2D view and not a 3D model.



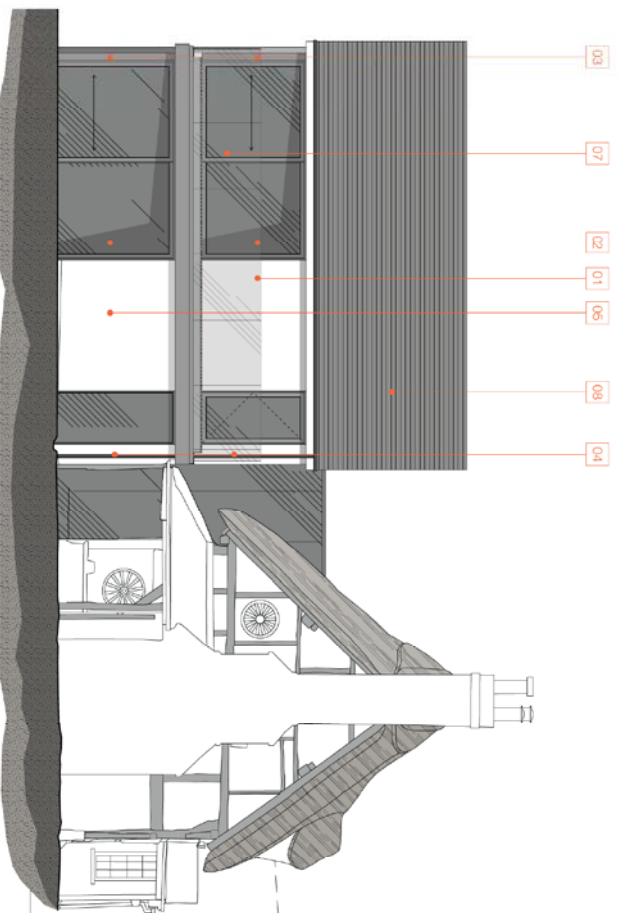
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16.12.16

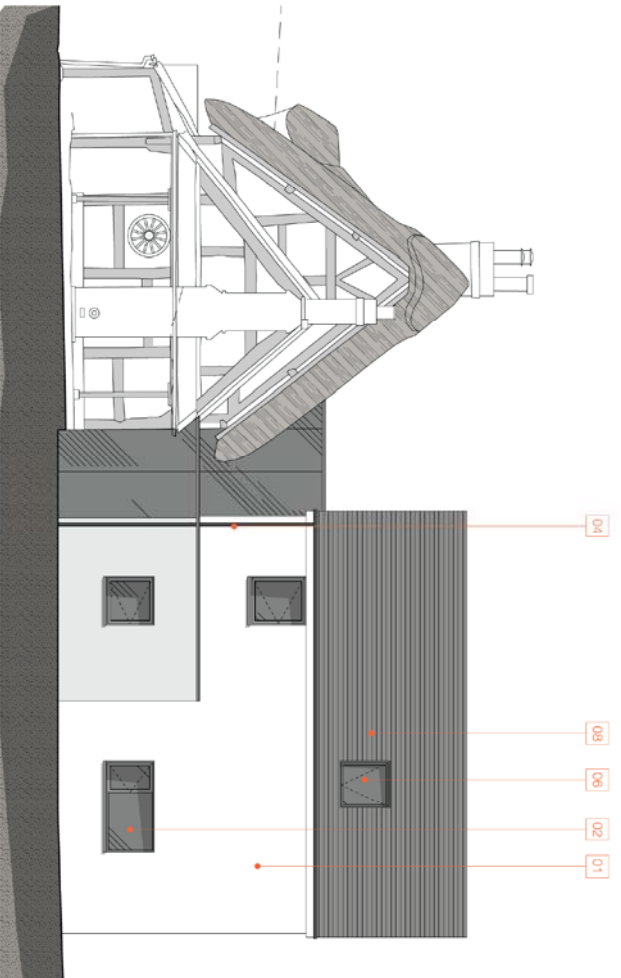


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 100000
 01923 210000
 www.rpa-arch.co.uk

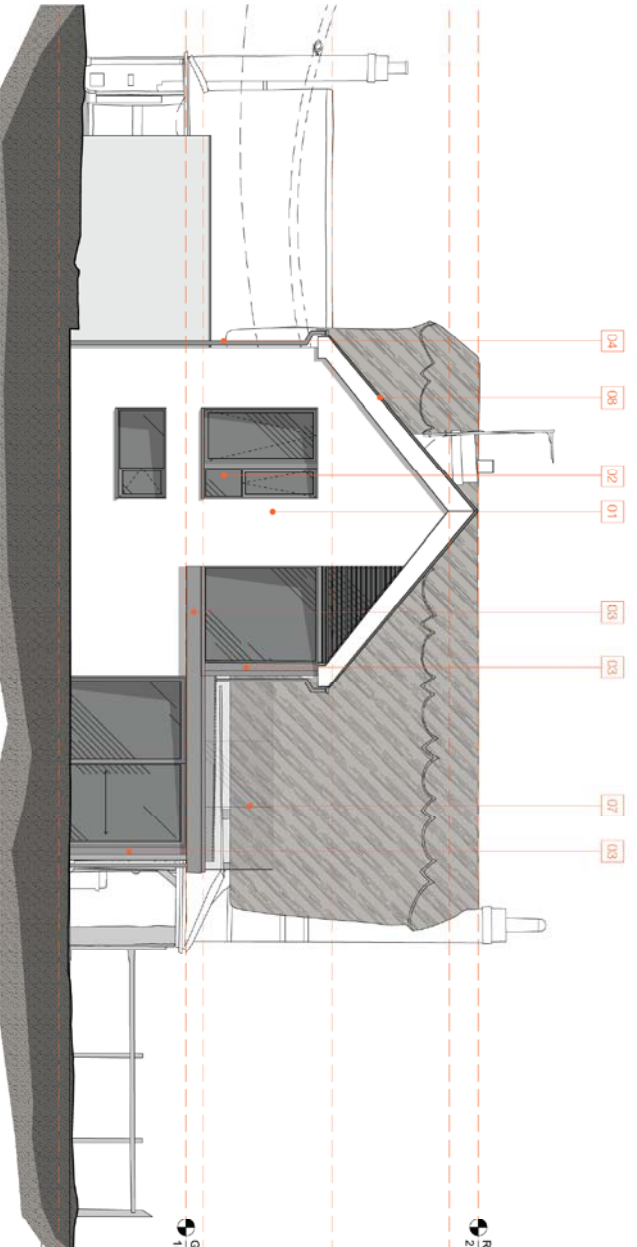
Name	Date	Drawn By	Checked
Local Authority	Dec 2016	DRS	
Drawn By	2010 ED 01	DRS	
Drawn By	2010 ED 01	DRS	
Drawn By	2010 ED 01	DRS	



2 Proposed South West Elevation
1:50 @ A1



3 Proposed North East Elevation
1:50 @ A1



1 Proposed North West Elevation
1:50 @ A1

- 01 Koral Corn S render: 1.5mm finish per fixed to clients preference
- 02 Powder coated aluminium glazing system & sliding doors Velux 200 series or sim. or: F&L 7010 A14800 or Gray
- 03 Powder coated aluminium glazing frame F&L to match weather on aluminium or sim. at approval
- 04 Fish joint aluminium rainwater gullies
- 05 Western red cedar natural wood timber cladding
- 06 Roof girts not fixed to rafter from the roof girt company or sim. at approval
- 07 Glass balustrade
- 08 Best quality San Vicente natural Spanish stone

RIDGE HEIGHT 21.385

VALUETED CEILING HEIGHT 20.813

FIRST FLOOR CEILING HEIGHT 18.615

GROUND FLOOR CEILING HEIGHT 15.895

GROUND FINISH FLOOR LEVEL 13.52

FIRST FLOOR FINISH LEVEL 16.215

DRAFT FOR COMMENT
06.09.17

STRUCTURAL INFORMATION INDICATIVE ONLY SHOWN FOR CO-ORDINATION PURPOSES

PLEASE REFER TO STRUCTURAL ENGINEERS SPECIFICATION

DRAFT FOR COMMENT
06.09.17

Rev's and Disc's of an

Date	Check	Rev

RPA Architects Ltd
RPA Architects Ltd
17, Old Mill Lane
Tisbury, Hampshire
GU25 1JN
www.rpa-arch.com

Client: [Redacted]

Project: Tump Court

Drawing Title: Proposed Elevations

Issue	Date	Drawn by	Checked by

Scale: 1:50 @ A1 (1:100 @ A0)

SANITARY PRODUCTS AND LAYOUT TO BE FINALISED WITH CLIENT AND SUPPLIER.
NEW DRAINAGE RUNS TO CONNECT TO NEW S/P
EXTERNAL WALL (RENDER CONSTRUCTION)

- KNAUF CONNLS RENOVATION FINISH INTO THE TOP THIRD OF BASE COAT WITH 100MM OVERLAY
- 100MM HANSON THERMOLITE TURBO
- 100MM CELOTEX G5000 FULL-COUNTY WALL INSULATION
- 12.5 PLASTERBOARD OVERS AND SKIM INTERNAL FINISH

U-Value 0.18 W/m²K
ROOF TERRACE GUARDING TO PROTECT FROM FALLING TO COMPLY WITH BUILDING REGULATION PART K TO FINISH 100MM MINIMUM ABOVE TERRACE FINISH LEVEL

CORNER POSTS TO BE INSULATED AND CAPPED WITH POWDER COATED ALUMINIUM CAPNIPS/ROPE TO MATCH FRESHENATION TO AVOID ANY COLD BRIDGE TO MANUFACTURERS DETAILS

STEEL FRAME AND CORNERPOST TO ENGINEER'S SPECIFICATION POWDER COATED ALUMINIUM GLAZING SYSTEM & SLIDING DOORS VELUX 200 SERIES OR SIMILAR APPROVED MINIMUM 1.5W/m²K, PAL 7016 ANTI-RATTLE GREY TO MANUFACTURERS DETAILS

WINDOW HEAD & SILL DETAIL TO BE RECESSED TO ALLOW MAXIMUM OPENING HEAD HEIGHT BETWEEN TERRACE & ROOF SOFFIT

PRE-FORMED PROPRIETARY GUTTER CONSTRUCTION, SPECIALIST SUB CONTRACTOR TO ADVISE AND SUBMIT PROPOSALS EXTENSION ROOF CONSTRUCTION

- RAWSL SLABS ON SUPPORTS ON QUISHON/UTER LAYER
- GRP ROOF COVERING BY TOPDEAL OR SIMILAR
- 18MM MARINE GRADE PLY SECONDARY DECKING
- 150MM CELOTEX CROWN-UP INSULATION
- VAPOUR CONTROL BARRIER
- 22MM MARINE GRADE PLY STRUCTURAL DECK
- TIMBER RAFTERS @ 400 CENTRES TO ENGINEERS SPECIFICATION
- 12MM PLASTERBOARD & SKIM FINISH

U-Value 0.19 W/m²K
SANITARY PRODUCTS AND LAYOUT TO BE FINALISED WITH CLIENT AND SUPPLIER.

NEW DRAINAGE RUNS TO CONNECT TO NEW S/P S/P FROM FAMILY BATHROOM TO BE BOXED IN WITH 12.5MM PLASTERBOARD & SKIM FINISH TO PROVIDE S/W RESISTANT FINISH TO MATCH EXISTING KITCHEN UNITS TO CONNECT TO EXISTING FOUU WATER DRAINAGE SYSTEM NEW RAINWATER DOWNPIPES & GUTTERS TO BE ALUMINUM POWDER COATED ALUMINIUM HALF ROUND PAL TBC TO MATCH FRESHENATION

NEW DRAINAGE RUNS TO CONNECT TO EXISTING STORM WATER DRAINAGE SYSTEM TO PROVIDE S/W RESISTANT FINISH TO MATCH EXISTING VERTICAL D/P'S DRESSED INTO EXISTING BRICK WORK & SPACERS WHERE EXISTING WINDOW TO BE CAREFULLY REMOVED AND ALL SURFACES MADE GOOD TO PROVIDE FLUSH FINISHES

OPENING TO BE WORKED TO STRUCTURAL ENGINEER'S SPECIFICATION AND ALL SURFACES MADE GOOD TO PROVIDE FLUSH FINISHES EXISTING ROOF CANOPY TO BE TRIMMED AROUND REAR EXTENSION AND STORM DRAINAGE TO BE ALTERED TO CONNECT TO NEW SYSTEM SMOKE DETECTOR ON LANDING AREA TO BE MANS POWERED WITH BATTERY BACKUP

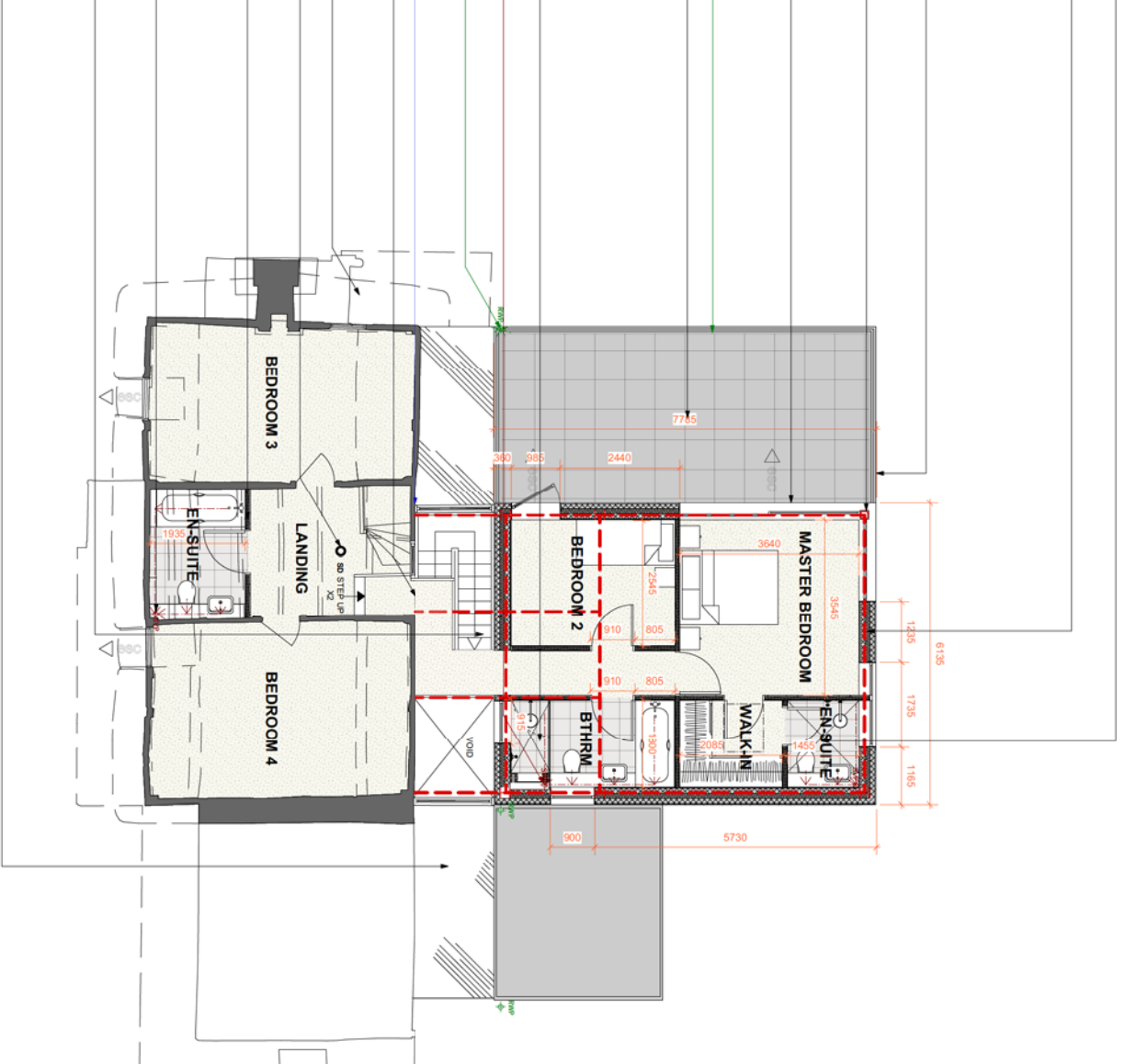
NEW STUDYWORK PARTITION WITH ACOUSTIC ATTENUATION BOARD (15mm Gypsum SoundBlock - or similar)

FULL-FILL ROCKWOOL INSULATION TO BE REFLECTION FITTED BETWEEN STUDS REFER TO ENGINEER'S DRAWING FOR PLY SHEATHED INTERNAL WALL LOCATIONS

S/P TO BE BOXED IN WITH 12.5MM PLASTERBOARD & SKIM FINISH TO PROVIDE 30MIN FIRE RESISTANT CONSTRUCTION

NEW STAIRCASE
GOING 250MM
RISE 192.5MM
ANGLE 41 DEGREES

FRAMELESS GLAZED LINK TO MANUFACTURERS DETAILS



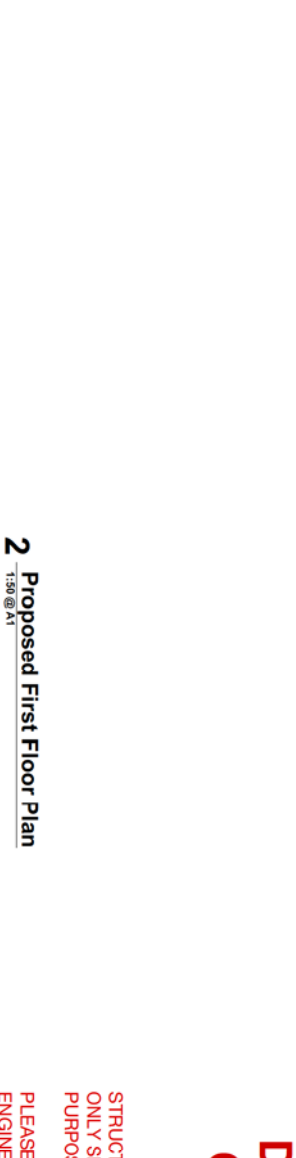
Floor Finishes

- Key
- CARPET TO BE INSTALLED OUT OF CONTRACTORY CLIENT
 - TOPS TILE - SPACES SHALLE INDOOR CUTTY TILE 600MM X 600MM X 10MM CORE ENTRANCE MATTING IN RECESSED MAT-WALL OR SIMILAR APPROVED
 - TOPS TILE - SPACES SHALLE OUTDOOR PUTTY TILE 600MM X 600MM X 40MM TO BE LEFT AS EXISTING

Fire Safety

- Key
- NEAREST STORMER EXIT FROM HABITABLE ROOMS
 - SMOKE DETECTOR
 - HEAT DETECTOR
 - INSTALLED IN ACCORDANCE WITH BS 5838:2004
 - FIRE RESISTING LOADBEARING ELEMENTS: ALL STRUCTURAL STEELWORK - 60 MINUTES NOT SPRINKLED
 - FIRE RESISTING CONSTRUCTION: ALL NEW STUD PARTITIONS AND CEILING TO PROVIDE 30MIN FIRE PROTECTION AND CLASS 1 FIRE SPREAD TO PLASTERBOARD LINKS
 - 30 MIN FIRE SEPARATION
 - 20 MIN FIRE AND SMOKE RESISTANT DOOR
 - 20 MIN FIRE AND SMOKE RESISTANT DOOR WITH SELF CLOSER
 - CONTRACTOR TO ASSESS EXISTING AND PROVIDE FIREWORKS
- NOTE: STRUCTURAL INFORMATION INDICATIVE ONLY, SHOWN FOR CO-ORDINATION PURPOSES. FURTHER DEVELOPMENT STRATEGICAL ENGINEERS INFORMATION. ALL SITE DIMENSIONS TO BE CHECKED AND VERIFIED BY OTHERS ON SITE AND VERIFIED BY OTHERS ON SITE ALL DIMENSIONS TO BE CHECKED THAT THEY WORK PRIOR TO COMMENCEMENT

1 Proposed Ground Floor & Site Plan



2 Proposed First Floor Plan



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06.09.17

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rra architects

RRR Architects Ltd
1500A/11/1000A/6
2510 12/103

DRAFT FOR COMMENT
06.09.17

Project: Turnp Court

Client: [REDACTED]

Drawn By: [REDACTED]

Checked By: [REDACTED]

Date: 2510 12/103