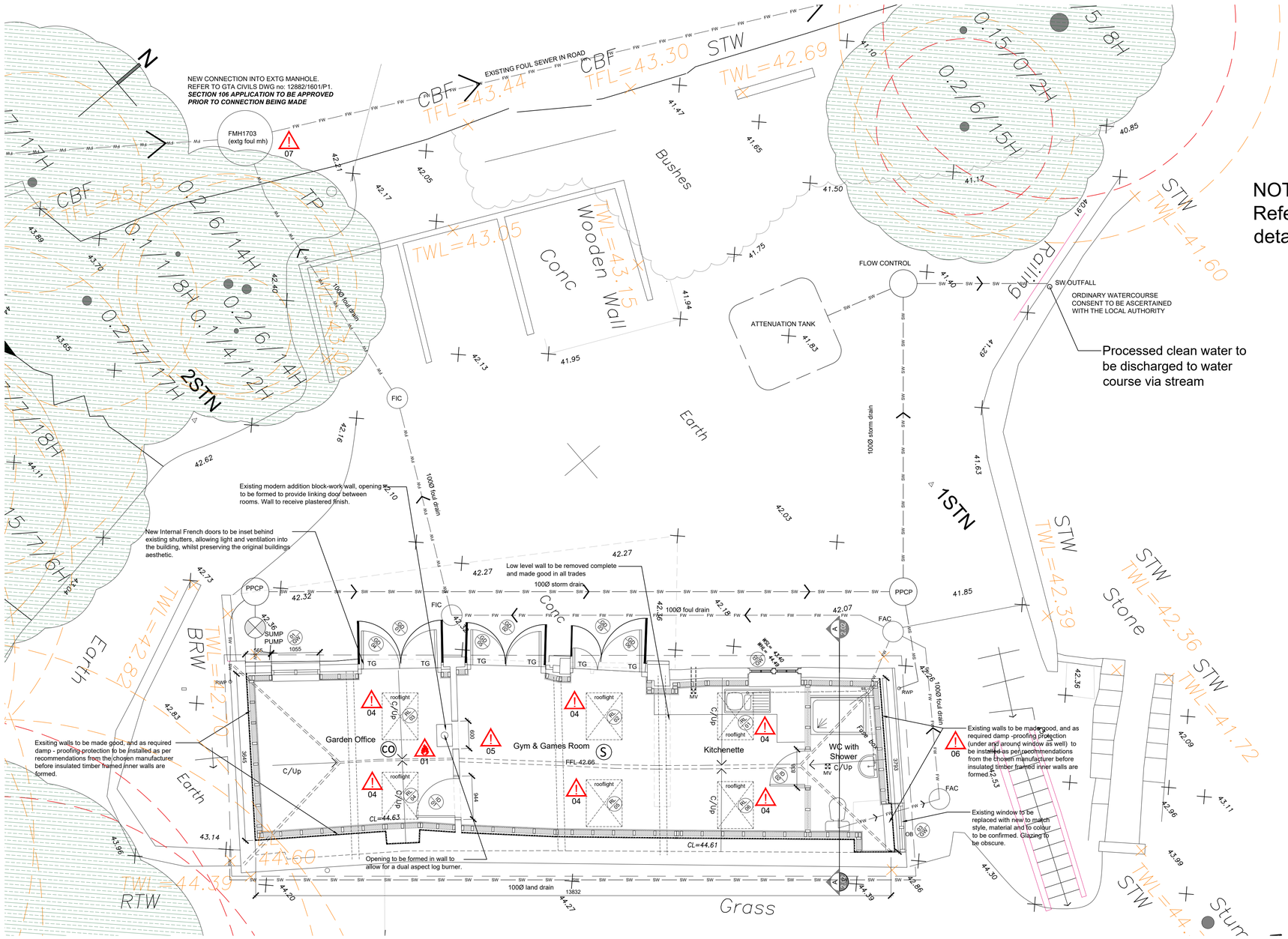


Ground Floor Plan as Proposed 1:50

NOTE:
Refer to GTA Civils for all drainage details and specifications

NOTES

- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
- ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
- COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

Structural Calculations
For details of new structural elements including foundations, new structural timber elements / trimmers, steel beams / columns, padstones etc., refer to the Structural Engineer's drawings and details.

Drains
Contractor to check the invert of the existing drains and also the location and direction of flow prior to commencement of work. Any conflict with the drawings to be reported to the Architect prior to the commencement of works. Exact location to be agreed on site. New connections to existing foul water system are to be inspected prior to works for suitability. Air admittance valves are only to be used after the foul water system is inspected and deemed to be sufficiently ventilated. Below ground drainage by others.

This drawing is to be read in conjunction with the building regulations notations, Structural Engineer's design and calculations (by others).

External Door and Windows design by specialist sub contractor. Structural openings and dimensions are to be inspected and confirmed on site by specialist subcontractor prior to manufacture.

Drainage Design
The drainage layout shown on these drawings is for reference only. For detailed surface and foul water drainage design, please refer to GTA Civils' drainage design, reference no. 13155/1601 P3.

NB: These drawings have been prepared for Building Regulation compliance only and do not provide specific construction details or setting out. If these drawings are used for construction purposes, Folkes Architects will not take any responsibility for setting out, or any work carried out on site. If instructed Folkes Architects will provide Construction information as per our appointment and terms and conditions.

Residual Fire Risk

01

These risks have been identified as being residual risks which:
a) have been reduced/ mitigated through specification and as such, the specification is not to be varied without expressed permission from the Principal Designer;
b) the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS.

Risk ID	Risk ID
F01	Specification: Log burner to be no less than 100mm from the wall and ceiling in indicated zone to use fireline plasterboard. Insulated flue to be used upto ceiling height. 300mm prior to penetrating the roof, a double skinned flue with minimum internal diameter of 150mm to be used. Flues requiring boxing in are to lined with 2No. layer 15mm Gyproc Fireline plasterboard, to provide minimum 60 mins fire resistance
F02	PV panels to have same fire resistance as adjacent roof tile

Residual Risk

01

these risks have been identified as being residual risks which the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS (The risk identified are to be read in conjunction with the CDM 2015 Pre-construction information document, which has been prepared to accompany this information)

Risk ID	Risk ID
01	Occupation of site and neighbouring dwelling during works:
02	Site Access, no on-street parking, no footpaths, road formed of one carriageway in each direction. The Road is subject to 30 mph speed limit. Extensive planting and trees by entrance driveway plus gate.
03	Subterranean services including gas, water, telephone and electrical supply lines to/from neighbouring properties
04	Residual Risk Maintenance and cleaning of rooflights
05	Log Burner, risk of fire and suffocation/ Carbon monoxide poisoning
06	Site is Partially within Flood Zone 3, as such there is a medium probability of flooding as defined by Environment Agency. This is approximately 1% chance of flooding from rivers per annum.
07	New foul drain to connect into sewer in main road. All permits to be gained and care taken for connection works.
08	Residual Risk Maintenance and cleaning of Photovoltaic Panels
09	Assumed Overhead Electric and Telephone Cables, risks of shock/ death relating to electricity. Risk of cutting off neighbouring telephone services and power.

Legend

MV	Ceiling mounted mechanical vent - to terminate to outside air through roof tile ventilator. Vents to Bathroom/ ensuites to provide extract rate of 15l/s and min. 8l/s - with 15min. overruns connected to lighting circuit
S	Mains operated interlinked optical smoke detector with battery back-up
CO	Mains operated interlinked carbon monoxide detector with battery back up
OG	Obscured Glass
TG	Toughened Glass

FIRE DETECTION AND PROTECTION
A large dwelling house has more than one storey, and at least one storey exceeds 200m² should be fitted with a Grade A Category LD3 fire detection and alarm system, as described in BS 5839-6:2004, with detectors sited in accordance with the recommendations of BS 5839-1:2002 for a Category L2 system.

All structural steelwork to receive ½ hour fire protection (half-hour fire rated building). for the exact sizing and positioning of beams, refer to structural engineers drawings.

MEANS OF ESCAPE PROVISION

Area equipped with mains operated optical smoke detection. (S)

Area equipped with mains operated heat detection. (H)

Area equipped with mains operated carbon monoxide detection. (CO)

ACCESSIBILITY
Approach to all entrances from parking area: the approach to all entrances should be level - i.e. no gardient exceeding 1:60 and/or no crossfall exceeding 1:40, or gently sloping. Paths (hard landscaping) between parking and entrance should have a firm, reasonably smooth non-slip surface and should be a min. width of 900mm.

Internal Circulation: all hallways within dwelling to have min. 1200mm clear width between walls, with the exception for protruding structural elements and wall mounted raditators where corridor width can be reduced to 1050mm as long as reducting is not opposite a doorway

Internal Doorways: the min. clear opening of any doorway within the dwelling is 750mm where the approach is head on. If the approach to a doorway is at 90° to the hallway then the clear opening to the door is 775mm where the corridor is min. 1050mm wide. When corridor is less than 1050mm (min.900mm) then clear opening of doorway at right angles to the hallway is have a clear opening of min. 900mm

WATER CALCULATIONS
A notice confirming the potential wholesome water consumption per person per day using the "water efficiency calculator for new dwellings" to be provided within 5 days of completion of the works

NB: these layouts are to read in conjunction with the following consultants information:
TBC

REV	DATE	BY	AMENDMENT

folkes architects
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Storrington
West Sussex
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t. 01903 868629
info@folkesarchitects.co.uk

CLIENT
Mr & Mrs Staniforth

JOB TITLE
Chantry Mill
Chantry Lane
Storrington
West Sussex
RH20 4AB

DRAWING TITLE
Proposed Ground Floor Plan

DRAWING STATUS
Building Regs
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
March 25	1:50@A1	GW	EC

JOB NO.	DRAWING NO.	REVISION
23076	2.02	