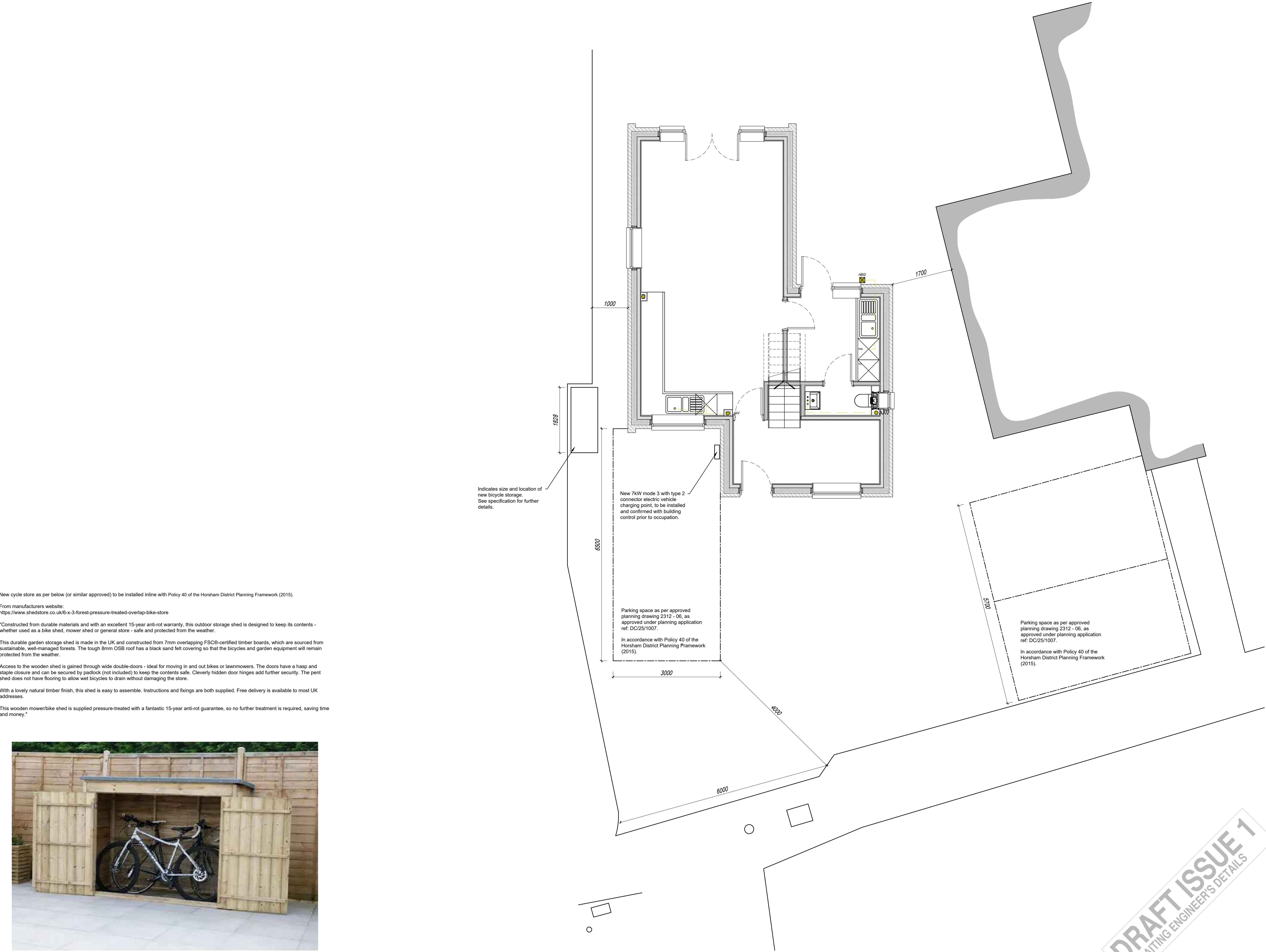




New cycle store as per below (or similar approved) to be installed inline with Policy 40 of the Horsham District Planning Framework (2015).

From manufacturers website:
<https://www.shedstore.co.uk/6-x-3-forest-pressure-treated-overlap-bike-store>

"Constructed from durable materials and with an excellent 15-year anti-rot warranty, this outdoor storage shed is designed to keep its contents - whether used as a bike shed, mower shed or general store - safe and protected from the weather.

This durable garden storage shed is made in the UK and constructed from 7mm overlapping FSC®-certified timber boards, which are sourced from sustainable, well-managed forests. The tough 8mm OSB roof has a black sand felt covering so that the bicycles and garden equipment will remain protected from the weather.

Access to the wooden shed is gained through wide double-doors - ideal for moving in and out bikes or lawnmowers. The doors have a hasp and staple closure and can be secured by padlock (not included) to keep the contents safe. Cleverly hidden door hinges add further security. The pent shed does not have flooring to allow wet bicycles to drain without damaging the store.

With a lovely natural timber finish, this shed is easy to assemble. Instructions and fixings are both supplied. Free delivery is available to most UK addresses.

This wooden mower/bike shed is supplied pressure-treated with a fantastic 15-year anti-rot guarantee, so no further treatment is required, saving time and money."



THIS DRAWING AND THE DESIGN CONTENT IS SUBJECT TO BUILDING CONTROL APPROVAL AND SHOULD NOT BE USED FOR CONSTRUCTION UNTIL APPROVAL (CONDITIONAL OR OTHERWISE) IS CONFIRMED & THE DRAWING FORMALLY MARKED FOR CONSTRUCTION.

This drawing is to be read in conjunction with all other relevant drawings and specifications.
Do not scale from this drawing. Use figured dimensions only. All levels and dimensions to be checked on site. All dimensional discrepancies are to be brought to the immediate attention of DMA BUILDING DESIGNS.
Responsibility cannot be accepted for alteration and/or deviation from this design without prior knowledge of DMA BUILDING DESIGNS.
Copyright reserved. This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from DMA BUILDING DESIGNS.
Prior to any works commencing on site, DMA BUILDING DESIGNS is to be contacted regarding the current status, revision or regulatory approval of this drawing.

Notes

A. STRUCTURE
For structural elements and connection details please refer to Structural Engineers Calculations and Design Details.

B. FIRE SAFETY
A Grade A Category LD2 Fire Alarm system is to be provided to protect life as described in BS 5839-6:2019 (+A1:2020) with detectors sited in accordance with the BS document. The system must be installed to comply with the requirements of Approved Document B1.

The design, installation & maintenance of the fire alarm system must be carried out by a qualified Specialist Installation / commissioning certificates should be provided and sent to Building Control prior to completion).

IMPORTANT: In any room where media/music capabilities could mask the fire alarm sander, the alarm system must incorporate either i) a flashing beacon or ii) a function to automatically cut-out music/media being played, when the fire alarm sounds [to ensure occupants are alerted].

Manufacturer's instructions concerning the operation and maintenance of the alarm system are to be provided to the homeowner / purchaser.

Elements of structure which are load-bearing should have a minimum Fire Resistance of 30mins. Separating (or party) walls/floors should be constructed to have a minimum Fire Resistance of 60mins.

Fire appliance access shall be achievable to within 45 meters of all parts of the proposed dwellings. Minimum width of access road serving the new dwellings to be 3.7m (refer to Civil Engineering site plans).

F. VENTILATION
All ventilation should be designed in accordance with the Systems suggested within Approved Document F. Please refer to adjacent notes relating to the System proposed for this project.

G. SANITATION, HOT WATER SAFETY & EFFICIENCY
-Wholesome water to be provided to property by Statutory water undertaker or licensed water supplier. All drinking water to be wholesome.
- Water efficiency calculations to be provided by SAP Assessor and passed to Building Control. Water usage to not exceed more than 125L per person per day.
-All hot water bath taps to have mixer/blender valve fitted, to ensure temperature of water leaving the outlet does not exceed 46°C, and to close the final outlet to prevent colonisation of waterborne pathogens.

H-DRAINAGE & WASTE DISPOSAL
Where pipes are laid less than 100mm below formation level, or less than 900mm in fields & gardens, protection should be provided.
Rigid pipes of 100mm dia. with less than 300mm cover, or 150mm dia. pipes or greater with less than 600mm cover should be surrounded in 150mm of concrete with joints at max 500mm c/c.
Flexible pipes with less than 600mm cover, NOT under a road, should be protected with a layer of concrete paving slabs with a 75mm layer of granular material between pipe and slab OR be surrounded in 100mm of concrete.

All sanitary pipework above ground level should comply with BS EN 12055-2. Waste pipes and unplasticised PVC-u to BS EN 1329. WC 100mm dia salt-glazed clayware, soil connection to manhole as SVP.
No connections to be within 200mm of WC connection to SVP. Cleaning access to be provided at all waste pipe angles and at all angles/bends at bases of SVPs.

Gutters should be laid to falls, towards the nearest rainwater downpipe outlet. Such an outlet should discharge into a drain or gully, but may also discharge onto another surface if it is suitably drained thereaffer. If surface water is to be discharged into a soakaway, this should be situated a minimum of 5m away from any building.

K. PROTECTION FROM FALLING, COLLISION & IMPACT
Private domestic staircases should be designed as follows - maximum rise and minimum going of 220mm as long as the pitch of the stair does not exceed 42°. A minimum of 2m headroom should be provided from the pitch line of the stair.

Handrails on flights should be between 900-1000mm when measured from the pitch line of the stair to the top of the handrail. Guarding on any flights and landings should be constructed so that a 100mm sphere cannot pass through any openings in it.

All glazing below 800mm from FFL, any glazing to doors, and any glazing within 300mm adjacent to doors (eg. side panels) MUST be safety glass. All first and second floor windows with any part opening within 800mm above FFL must be fitted with opening restrictors to limit opening to a maximum of 100mm (unless the window is to be used for egress - in accordance with Approved Document B of the Building Regulations).
Guarding to be designed to resist the forces laid down in BS EN 1991-1-4:2005 (+A1:2020) and BS 6180:2011.

L-CONSERVATION OF FUEL & POWER
A new dwelling must be built to a minimum standard of total energy performance. This is evaluated by comparing calculations of the performance of the actual dwelling against calculations of the performance of a theoretical dwelling called the 'notional dwelling'. The notional dwelling is the same size and shape as the actual dwelling and has standardised properties for fabric and services.
The target primary energy rate, target emission rate and target fabric energy efficiency rate for individual dwellings must be calculated using the Government's Standard Assessment Procedure (SAP) Appendix R by a Specialist Energy Assessor. The notional dwelling target fabric u-values are summarised below:

External Walls = 0.16 w/m²K
Floors = 0.13 w/m²K
Roofs = 0.11 w/m²K
Opaque / Semi-Glazed Door (0-60% glazed area) = 1.0 w/m²K
Windows & Glazed Doors (>60% glazed area) = 1.2 w/m²K.

Heat loss owing to junctions in the construction are quantified as Psi Values, and shall be obtained either through bespoke modelling (by an accredited assessor or other competent person in line with BR497) or from the Recognised Construction Details™ (RCD) database.

M. ACCESS TO AND USE OF BUILDINGS, VOLUME 2 - DWELLINGS
All aspects of the design and construction shall be in accordance with the requirements set out in Approved Document M Vol.2.

Level threshold access is to be provided from the point of approach.
Min. width of approach to be no less than 900mm and gradient of approach must not exceed 1:20.
Entrance door to the property to incorporate a mobility threshold with a total upstand not exceeding 15mm. Clear door opening width to be 800mm.
The entrance storey of the dwelling must have a room containing a WC that has an outward opening door.
The entrance storey of the dwelling must have suitably sized doors and corridors in accordance with requirement M4 (1) Diagram 1.2 and Table 1.1. Radiators and other obstructions which locally reduce the width of corridors should not exceed 2m in length and should not be placed opposite a door or reduce the width to less than 750mm.

P. ELECTRICAL SAFETY IN DWELLINGS
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671. On completion of the works, the installers Electrical Installation Certificate should be forwarded to the Local Authority.

Q. SECURITY - DWELLINGS
External doors and windows to meet requirements of PAS 24:2016 as set out in Approved Document Q1. Main entrance door into dwelling to be fitted with a door chain or limiter and door view (such as peephole, glazed screen or door entry system) as set out in Approved Document Q1. Any letterbox within the front entrance door should have a maximum size of 260mm x 40mm and be fitted with a secure flap that meets the Door + Hardware Federation (DHF) Standard 008:2012.

R. INFRASTRUCTURE FOR ELECTRONIC COMMUNICATIONS: VOLUME 1
Building work must be carried out so as to ensure that each dwelling is equipped with gigabit-ready physical infrastructure that extends from a network termination point for gigabit-capable public electronic communications networks.
Each dwelling must be provided with a connection to a gigabit-capable public electronic communications network.

S. INFRASTRUCTURE FOR CHARGING OF ELECTRIC VEHICLES
The Contractor / M/E designer/installer is to note that the property must be provided with an electric vehicle charge point in accordance with Approved Document S1.

REGULATION 7: MATERIALS & WORKMANSHIP
Any building work which is subject to the requirements imposed by Schedule 1 of the Building Regulations should, in accordance with Regulation 7, be carried out with proper materials and in a workmanlike manner.

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DRAWING
PROPOSED EXTERNAL PLAN

BUILDING REGULATIONS

SCALE @ A1 DATE ORG No REVISION
1:50 June 2026 DE1415 - 240 P1

DRAFT ISSUE 1
AWAITING ENGINEER'S DETAILS

P1 Drawn 06.26
REV DESCRIPTION DATE