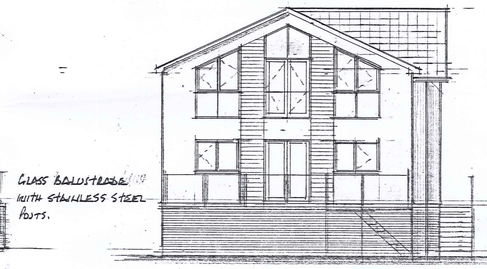
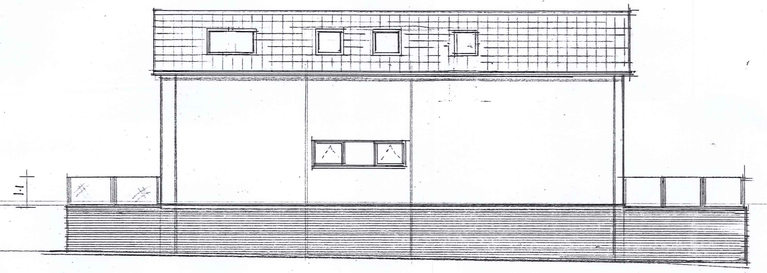


N WEST

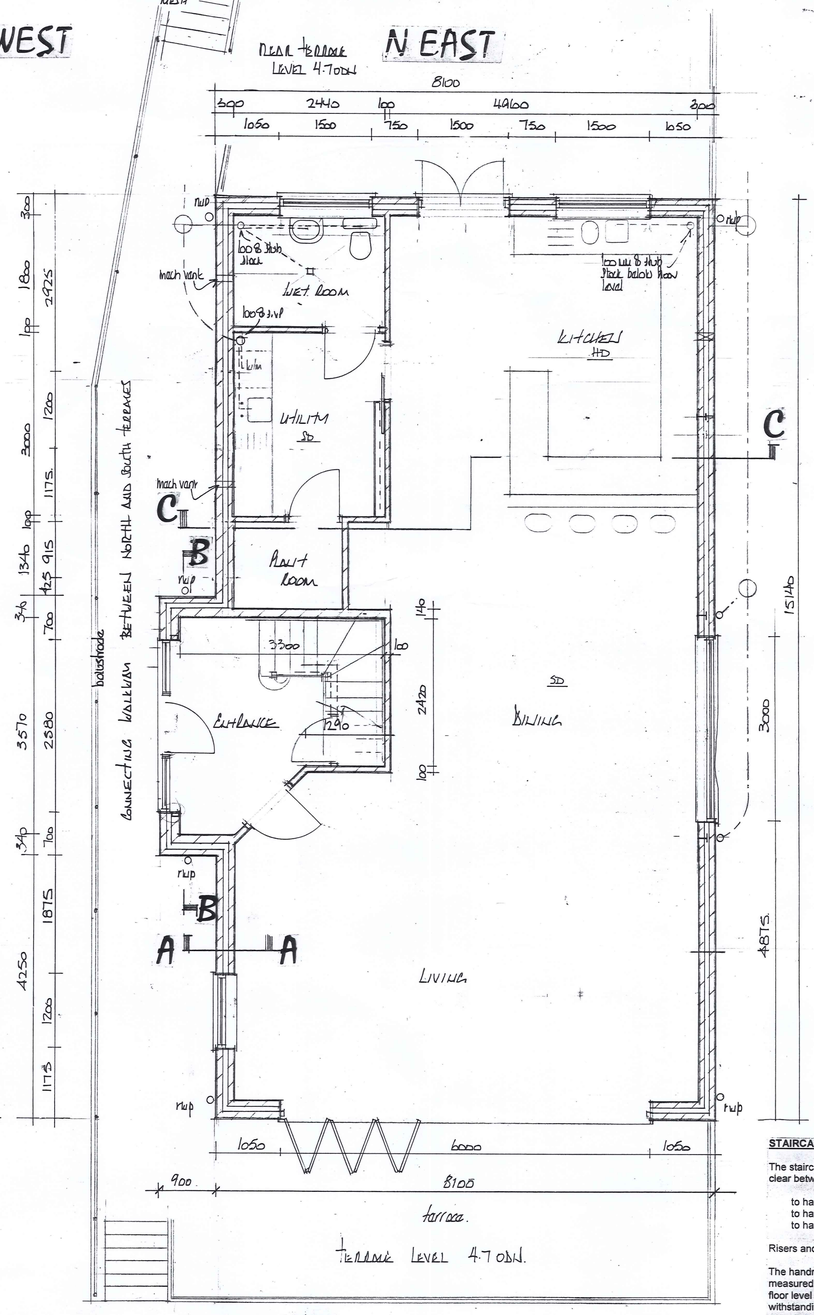


N EAST

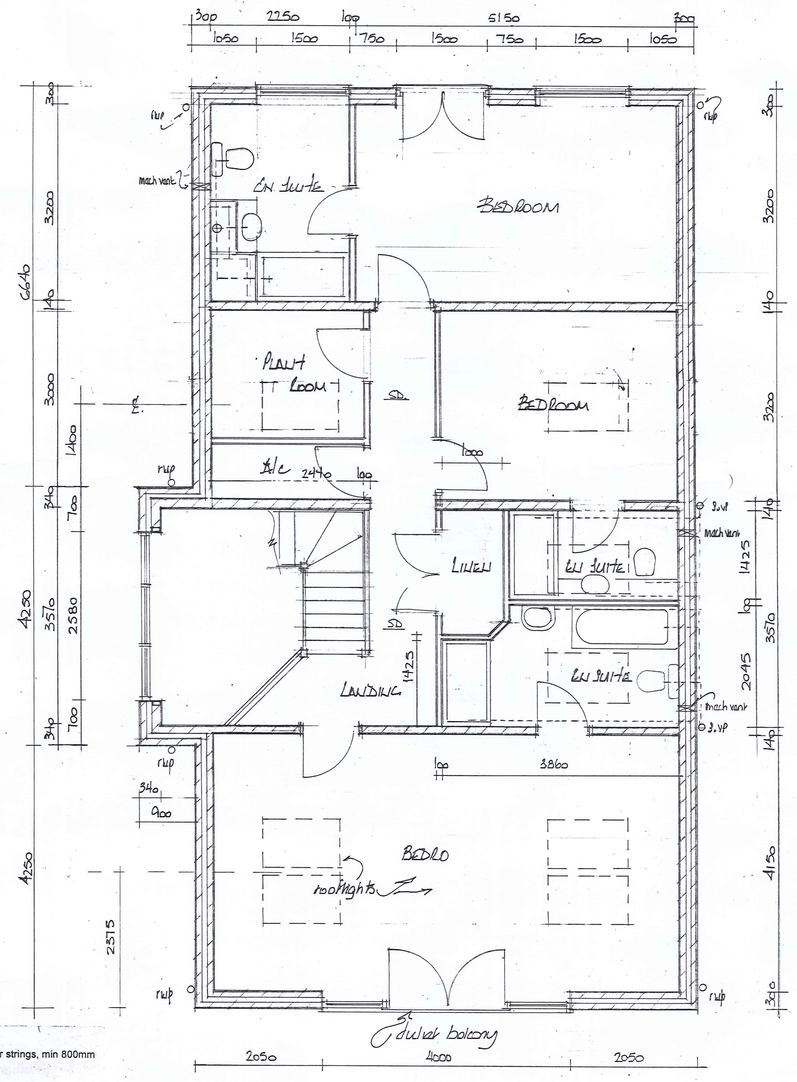


S EAST

S WEST



GROUND FLOOR PLAN



FIRST FLOOR PLAN

STAIRCASE

The staircase is to be 975mm over strings, min 800mm clear between strings

to have 14No. risers of approx. 211mm
to have 13No. treads of 234mm
to have a pitch not exceeding 42 degrees.

Risers and tread to be confirmed by on-site dimensions

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectfully and are to be capable of withstanding a horizontal force of 0.36Kn/m

The balusters to the handrail are to have no openings through which a 100mm diam sphere can pass and to be vertical

A 2.0m minimum of headroom is required vertically from the pitch line of the stairs

EXTERNAL STAIRS AND RAMPS

Principal entrance is facing north east.

All external steps (excluding those to terrace areas) but including from car parking area to be a min 900mm wide having risers not exceeding 150mm and treads not less than 280mm. In the event the vertical distance raised is 1.8m or more a level landing is to be formed having a length of 1200mm and a width not less than the steps. Suitable nosings to be provided to steps.
A grippable handrail is to be provided to one side of the steps between 800 – 1000mm above the pitch line and extend 300mm beyond the top and bottom nosing.

All footpaths laid to a fall are to have a continuous gradient no greater than 1:15 and be no longer than 10.0m with a width of 900mm

GENERAL

The building should have provision so that in the future, copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.

A 50mm diam duct is to be laid from the boundary of the property to a suitable location within the dwelling for future installation of the gigabit ready infrastructure

Within 5 days of completion of the property a Home Owner User guide in the format of the template found at www.gov.uk/government/publications/home-user-guide-template is tp be completed and a copy issued to the LA Building Control Dept

Air Permeability - an air tightness test result of 5.00m³/hr.m² (@50Pa) or less is required and is to be completed and the result issued to the LPA Building Control Dept prior to occupancy of the dwelling.

BLOCK PLAN

Rev B. 16.10.24
Plant room & utility windows removed
Escape windows & combined rooflight replaced with standard roof light
Double rooflight to Bed 1 replaced with single unit.
Walkway connecting terraces added.

EAST MIDLANDS DESIGN ASSOC.
Architectural Consultants
Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA
Tel :- 01775 767968
Email :- willowlodge@talktalk.net
Mobile phone :- 07710 815044

Client
Mr G & Mrs C Ingamells

Project
Proposed dwelling at
25 The Reservoir
Surfleet Saes End
PE11 4DJ

Drawing
Plan and elevations of proposal
Block plan

Scale
1 : 50 & 1 : 200 :

Date January 2024 Drawn AL

Dwg No. 1227/01 b Rev