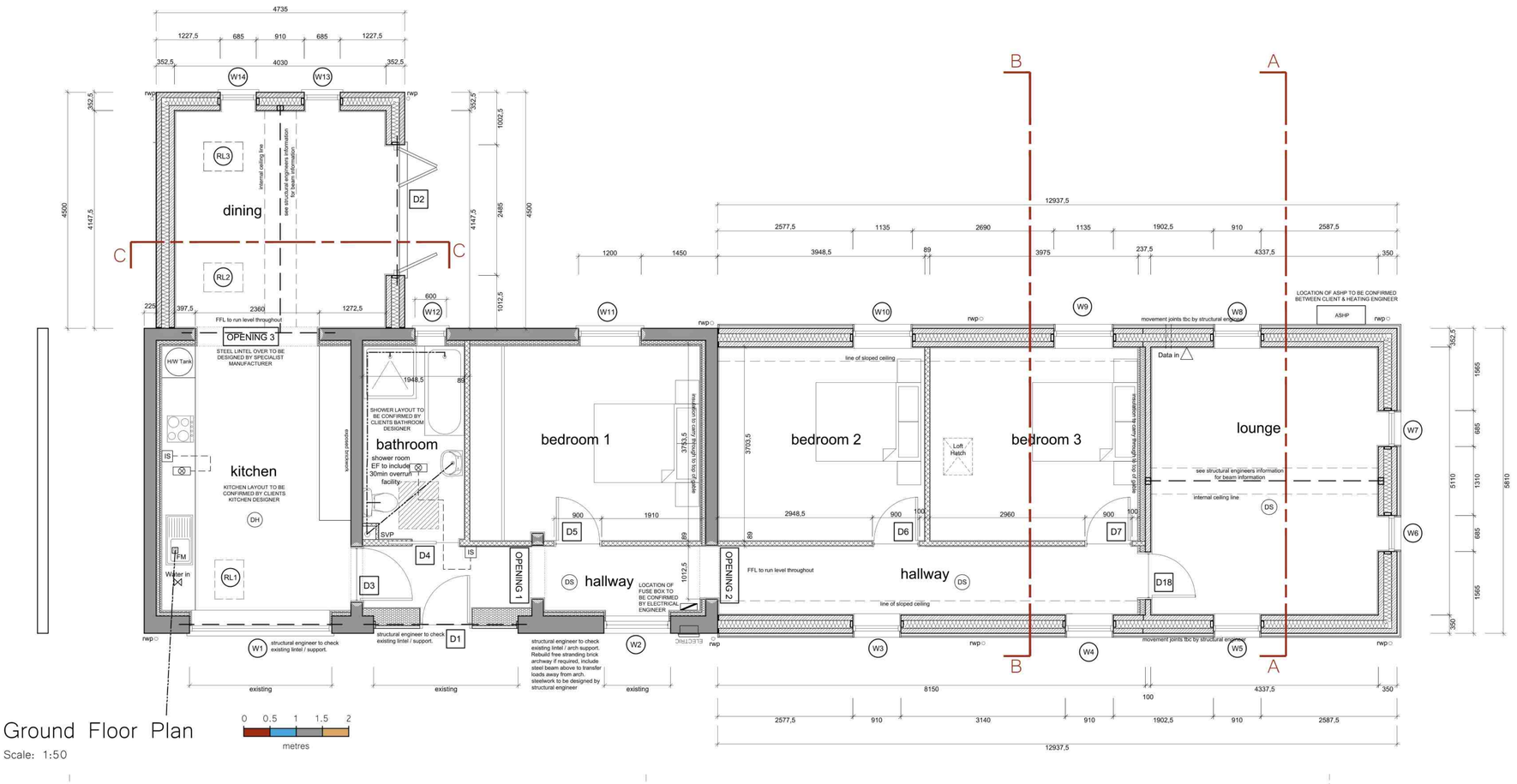
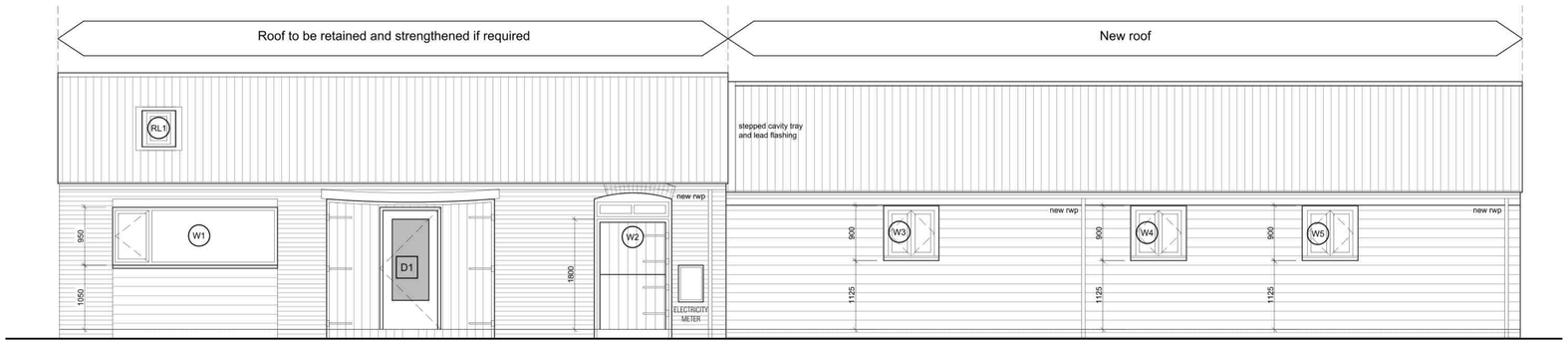


Ground Floor Plan

Scale: 1:50

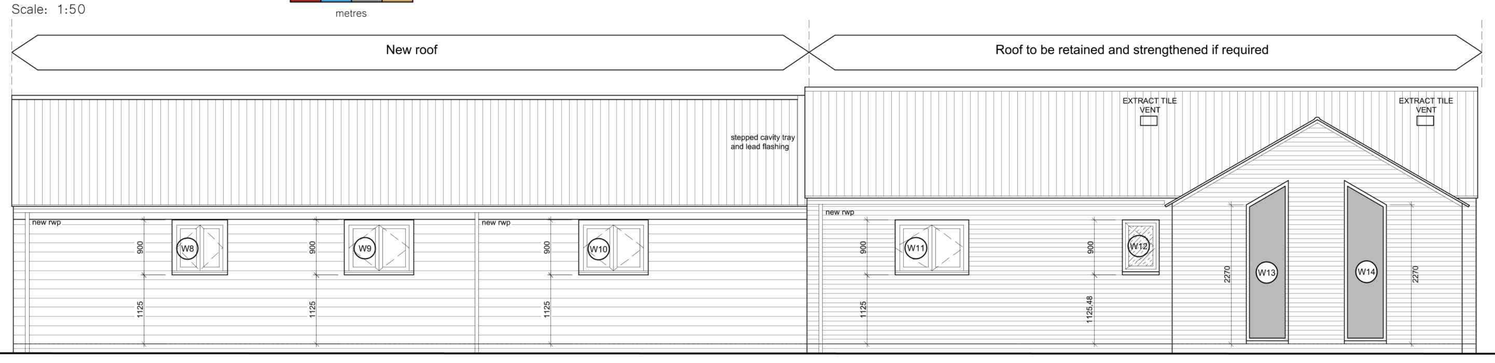
0 0.5 1 1.5 2 metres



Front Elevation (N)

Scale: 1:50

0 0.5 1 1.5 2 metres



Back Elevation (S)

Scale: 1:50

0 0.5 1 1.5 2 metres

PLAN KEY

DS	SMOKE DETECTOR
DH	HEAT DETECTOR
	NETWORK POINT
	DISTRIBUTION BOARD
	EXTRACT FAN - CEILING MOUNTED
	EXTRACT FAN - WALL MOUNTED
IS	EXTRACT FAN - ISOLATION SWITCH
svp	SOIL AND VENT PIPE
FM	FLOOR MANIFOLD (DIRECT CONNECTION)
ss	STUB STACK
rwp	RAINWATER PIPE
	WATER IN
Opening 1	OPENING REFERENCE NUMBER
D1	DOOR REFERENCE NUMBER
W1	WINDOW REFERENCE NUMBER

hatched area indicated 900mm wide x 750mm deep access zone in-front of the wc pan which must not be impeded

WALL KEY

EXTERNAL WALL - MASONRY
Existing wall
breather membrane
25mm timber stop battens (DPC on studs)
50mm Kingspan Kooltherm K112 Framing Board
32.5mm coated kingspan Kooltherm K118 insulated plasterboard fixed to 75mm timber studs at 400 centeres

EXTERNAL WALL - CLADDING
Horizontal Timber Cladding
38x50mm Softwood Timber Vertical Battens
Breather Membrane
100mm Blockwork Outer Leaf
150mm cavity with full fill insulation
100mm Blockwork Inner Leaf
12.5mm plasterboard on dabs & skim

EXTERNAL WALL - BRICKWORK
102.5mm Brickwork Outer Leaf
150mm cavity with full fill insulation
100mm Blockwork Inner Leaf
12.5mm plasterboard on dabs & skim

INTERNAL WALL - BLOCKWORK
12.5mm plasterboard on dabs & skim
100mm Blockwork
100mm Kingspan Kooltherm K112 Framing Board
37.5mm coated kingspan Kooltherm K118 insulated plasterboard and skim fixed to 100mm timber studs at 400 centeres

INTERNAL WALL - NON-LOADBEARING
12.5mm Wallboard plasterboard
89mm timber studs @ 600mm centres
Isover APR 1200 insulation
12.5mm Wallboard plasterboard

SUB-STRUCTURE BLOCKWORK EXTERNAL WALL
100mm 7N/m blockwork
150mm Cavity
100mm 7N/m blockwork

SUB-STRUCTURE BLOCKWORK SLEEPER WALL
200mm 7N/m blockwork

Wall to be demolished

General Notes

1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants and issued to the Principal Designer.

- All structural elements are to be designed by clients structural engineer where required, including movement joints.
- All dimensions are to brick openings/courses.
- All foul and surface water drainage (including soakaway positions) to be designed by clients civic engineer where required
- Electrical positions and sizes are indicative only and are to be designed by clients Mechanical & Electrical contractor ensuring furniture layouts can be achieved.
- Finished Floor Level to be set 350mm above general ground level

Wall Connection
Install ancon pps masonry attachment profiles in each skin of new cavity wall where wall abuts existing wall.

Foundations
Existing foundations to be exposed prior to commencement to ensure adequacy for additional loading. If proven unsuitable structural engineer to design additional strengthening. New foundations to be laid at depth and widths to match existing. Concrete to be min. GEN1. In the event of heavy clay soils or nearby trees and heave compressible material to be considered (all following inspection from building control). (Subject to clarification by Building Control),

Walls
Existing external walls to be inspected for damage/cracks and cleaned with appropriate products. Any damage/cracks found are to be sufficiently repaired. All the walls should be checked for damp and new dampproofing provided, where necessary. The main walls will require repointing or cladding throughout.

Floor
New floor to be min 150mm above existing site ground levels. All structural timbers are to be checked, repaired or replaced as necessary.

Structural
All walls to be demolished assumed to be non loadbearing. If discovered as loadbearing, provide structural steel beams by specialist engineer to support loads over. All structural timbers are to be checked, repaired or replaced as necessary.

Demolition
Any demolition of existing structure
to take place following thorough investigation and temporary support measures are implemented. Any existing services to be capped off or disconnected prior to commencement. existing soft furnishes and finishes to remain are to be adequately protected and sealed off with temporary sheeting in openings and corridors.
All demolished materials to be carefully removed from building and taken off site.

Lines shown dotted indicates fabric to be carefully demolished and removed from site. Make good all finishes and redecorate where required.

Existing Drainage
All existing foul and surface water drainage is to be investigated and checked on site prior to making any connections.
Grub out assumed run between existing manholes as shown. Provide new inspection chambers as indicated.

Existing Openings
Generally, there is cracking or distorted brickwork above all openings. This is considered to be due to the failure and/or distortion of the lintel detail. Consequently, all lintels are to be carefully replaced and the masonry above repaired.

Existing Roof Structure
The roof structure is to be retained where possible. The structural Engineer is to confirm where strengthening works are required.

Opening 1, Opening 2 and Opening 3
Break out existing brickwork to create opening where necessary. Install steel lintel over (to be designed by specialist manufacturer) any remedial strengthening TBA with building inspector and designed by structural engineer, make good all finishes.

Status

FOR APPROVAL

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Job Title
Proposed Residential Development
The Barns, 68 Broadgate,
Sutton St Edmunds
For Mr Cooper

Date: May 2023	Drawn by: AK
	Checked by: GE
Job No.: SE-1667	Sheet Size: A1
Dwg No.: PP1105	Revision:

Drawing Title
Planning Conditions
Condition 3 - demolition extent

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