

**Electrical Works - NEW**  
 Design and install new electrical system to suit layout and to serve lighting, small power and other equipment associated with the M&E design works to be designed, inspected and tested in accordance with BS 7671 (IEE wiring regulations 17th edition). The works to be carried out either by an installer registered under a suitable self certification scheme or a suitably qualified person with a certificate of compliance by that person to the building control surveyor on completion of the works.  
 Install fused spur outlets for new white goods and other equipment associated with the Kitchen and M&E installation

**Log Burner**  
 Supply and install a new log burning stove, hearth and flue. Stove to be installed and commissioned by HETAS registered engineer and commissioning certificate / notice plates and ventilation to be provided on completion. Detail the provision of a carbon monoxide alarm to BS EN 50291:2001 in accordance with section 2.34 to 2.36 Approved Document J 2010 in relation to the new stove.

Ensure adequate combustion air supply in accordance with Building Regulations Approved Document J. Install 8000mm<sup>2</sup> permanent ventilation from outside, through external wall.

Install non-combustible hearth in accordance with paragraphs 2.23 to 2.28 of Building Regulations Approved Document J and use 'Promat Supalux' or similar fire resistant board in lieu of plasterboard in close proximity to stove and flue. Provide matt grey twin wall flue (by Selkirk or equivalent). Twin wall matt grey flue and cowl from new stove to specialist design, and installation.  
 A minimum of 38mm clearance must be maintained between the outer face of the chimney and any structural timber or loose combustible material.

**External walls - Existing**  
 Allow to line all extg. external walls with 140mm timber studwork. Install 'Actis' insulation between studs to the manufactures specification  
 Finish internally with 15mm firecheck board, on 1000g polythene vapour check, on 18mm WBP ply fixed to studs.

Include DMP/tanking system to specialist design and detail.

**Smoke Alarms**  
 Smoke detection and alarm system to be provided with mains operated smoke alarms, wired to a separately fixed circuit at the distribution board to IEE Regulations. The smoke alarms shall be fitted in accordance with BS 5839-6:2004 'FIRE DETECTION AND ALARM SYSTEMS FOR BUILDINGS'. Code of practice for system design, installation, commissioning and maintenance. Smoke detectors to be provided at each level and interlinked.

**Mechanical Ventilation**  
 Install new mechanically ventilated heat recovery (MVHR) system throughout all areas to specialist design and details.

**Ground Floor Construction - Concrete Slab**  
 Install new 150mm reinforced concrete slab, on well compacted hardcore to the Structural Engineers design and specification.

Floor finish over slab to be 50mm thick cement:sand screed (Grade C35 concrete with light mesh reinforcement or fibres added) on vapour barrier, over 80mm thick Celotex insulation on tanking system/radon barrier designed by specialist. DPCs to lap over DPM at junctions with external walls and sealed with double sided tape. Overall floor construction to achieve a U value of 0.20 w/m<sup>2</sup>K or better.

**Notes**

- This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
- DO NOT SCALE FROM THIS DRAWING. Use figured dimensions only.
- All dimensions to be confirmed prior to construction.
- Any discrepancies should be reported to Derry Owen Architects at the earliest convenience.

**NOTE**  
 Removal of structural elements to be carried out in accordance with a detailed method statement, approved by the Structural Engineer.

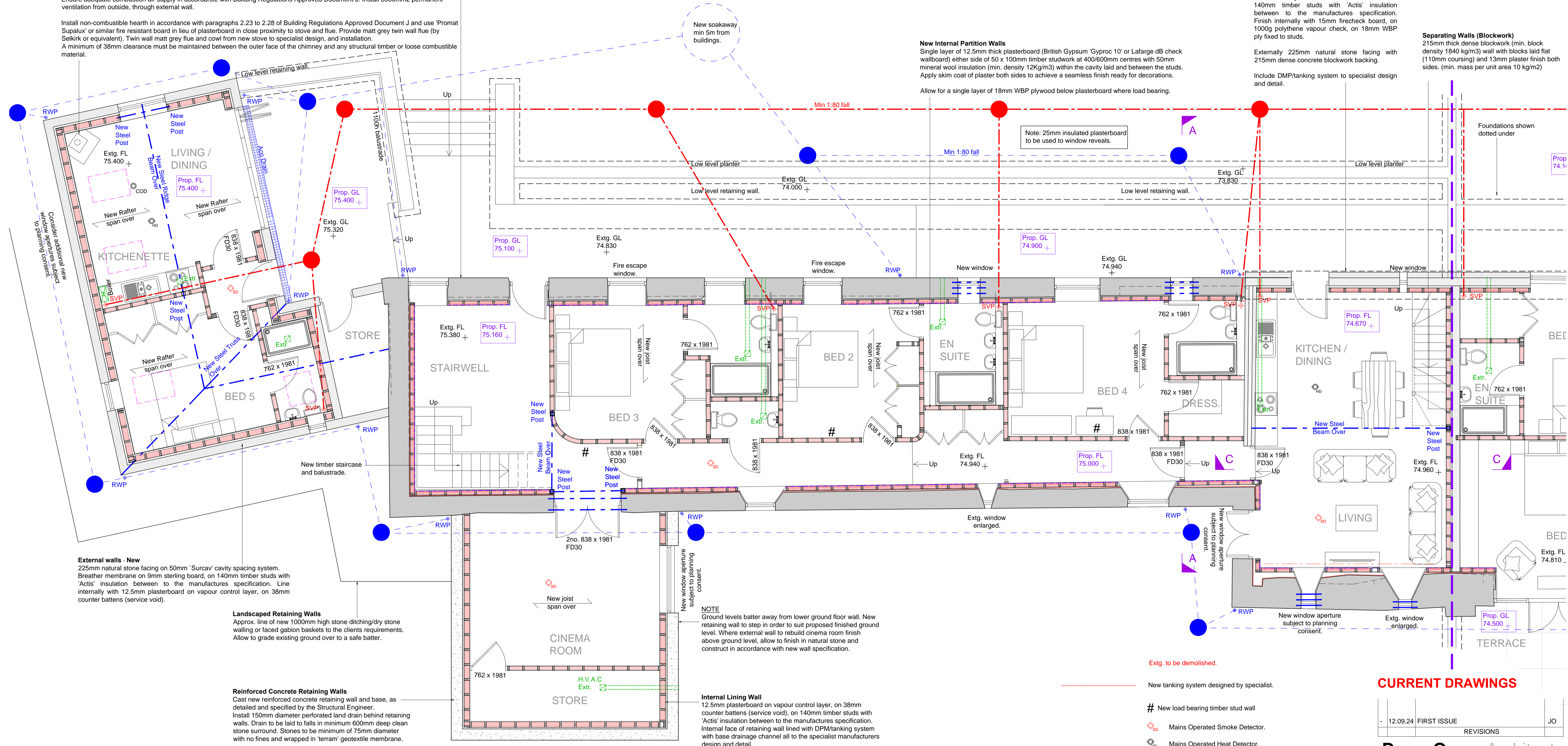
**External walls - Existing Rebuilt**  
 Line internally with 140mm timber studwork. 140mm timber studs with 'Actis' insulation between to the manufactures specification. Finish internally with 15mm firecheck board, on 1000g polythene vapour check, on 18mm WBP ply fixed to studs.

Externally 225mm natural stone facing with 215mm dense concrete blockwork backing.  
 Include DMP/tanking system to specialist design and detail.

**Separating Walls (Blockwork)**  
 215mm thick dense blockwork (min. block density 1840 kg/m<sup>3</sup>) wall with blocks laid flat (110mm coursing) and 13mm plaster finish both sides. (min. mass per unit area 10 kg/m<sup>2</sup>)

**New Internal Partition Walls**  
 Single layer of 12.5mm thick plasterboard (British Gypsum 'Gyproc 10' or Lafarge dB check wallboard) either side of 50 x 100mm timber studwork at 400/600mm centres with 50mm mineral wool insulation (min. density 12Kg/m<sup>3</sup>) within the cavity laid and between the studs. Apply skim coat of plaster both sides to achieve a seamless finish ready for decorations.  
 Allow for a single layer of 18mm WBP plywood below plasterboard where load bearing.

Note: 25mm insulated plasterboard to be used to window reveals.



**External walls - New**  
 225mm natural stone facing on 50mm 'Surcav' cavity spacing system. Breather membrane on 9mm sterling board, on 140mm timber studs with 'Actis' insulation between to the manufactures specification. Line internally with 12.5mm plasterboard on vapour control layer, on 38mm counter battens (service void).

**Landscaped Retaining Walls**  
 Approx. line of new 1000mm high stone ditching/dry stone walling or faced gabion baskets to the clients requirements. Allow to grade existing ground over to a safe batter.

**Reinforced Concrete Retaining Walls**  
 Cast new reinforced concrete retaining wall and base, as detailed and specified by the Structural Engineer. Install 150mm diameter perforated land drain behind retaining walls. Drain to be laid to falls in minimum 600mm deep clean stone surround. Stones to be minimum of 75mm diameter with no fines and wrapped in 'terram' geotextile membrane.

**NOTE**  
 Ground levels batter away from lower ground floor wall. New retaining wall to step in order to suit proposed finished ground level. Where external wall to rebuild cinema room finish above ground level, allow to finish in natural stone and construct in accordance with new wall specification.

**Internal Lining Wall**  
 12.5mm plasterboard on vapour control layer, on 38mm counter battens (service void), on 140mm timber studs with 'Actis' insulation between to the manufactures specification. Internal face of retaining wall lined with DMP/tanking system with base drainage channel all to the specialist manufacturers design and detail.

Extg. to be demolished.  
 # New load bearing timber stud wall

- Mains Operated Smoke Detector.
- Mains Operated Heat Detector.
- Mains Operated Carbon Monoxide Detector.

**CURRENT DRAWINGS**

-	12.09.24	FIRST ISSUE	JO
REVISIONS			

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**Ground Floor Plan - As Proposed (1:50)**

client	Mr G Rood	date	June 2019
project	Norton Farm, Kingsbridge, TQ7 4AE	scale	1:100 @ A1
drawing	Ground Floor Plan 'As Proposed' Sheet 1 of 2	drawn	CJ
drawing no.	2325.30	rev.	-

