AL LEGEND:

OADBEARING WALLS
D DENSITY TO STRUCTURAL ENG. SPEC.

INDICATES FACE BRICKWORK.

INDICATES 100mm BLOCKWORK WITH 3.6N/mm2 STRENGTH AND MAXIMUM 1600 KG/M3 DENSITY O.N.O.

PARTY WALLS

INDICATES 100mm LIGHTWEIGHT AGGREGATE BLOCKWORK WITH 3.6N/mm2 STRENGTH AND MAXIMUM 1600 KG/M3 DENSITY O.N.O. & BED JOINT REINFORCEMENT FOR ROBUST STANDARD DETAIL : E-WM-30

INTERNAL WALLS

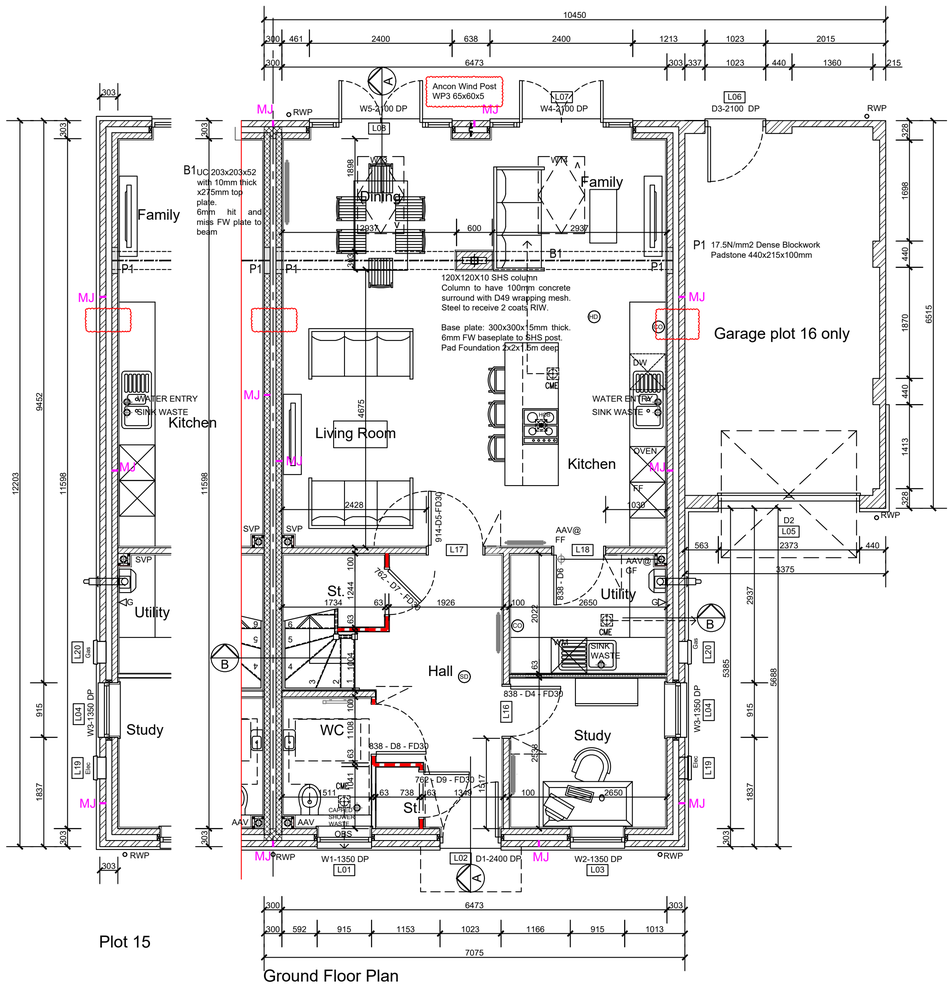
INDICATES 100mm BLOCKWORK WITH 7.3N/mm2 STRENGTH AND MAXIMUM 1600 KG/M3 DENSITY O.N.O.

INDICATES O/A 88mm STRUCTURAL TIMBER PARTITION COMPRISING 12.5mm PLASTERBOARD 11mm OSB2 SHEATHING ON BOTHE SIDS OF 63X38 mm TIMBER STUD (STUDS AND NOGGINGS ROTATED THROUGH 90°). REFER TO A/AS/S50/B/01 TO 05

INDICATES 88mm OVERALL THICKNESS COMPRISING 63X38mm TIMBER STUD WITH 12.5mm PLASTERBOARD EITHER SIDE.

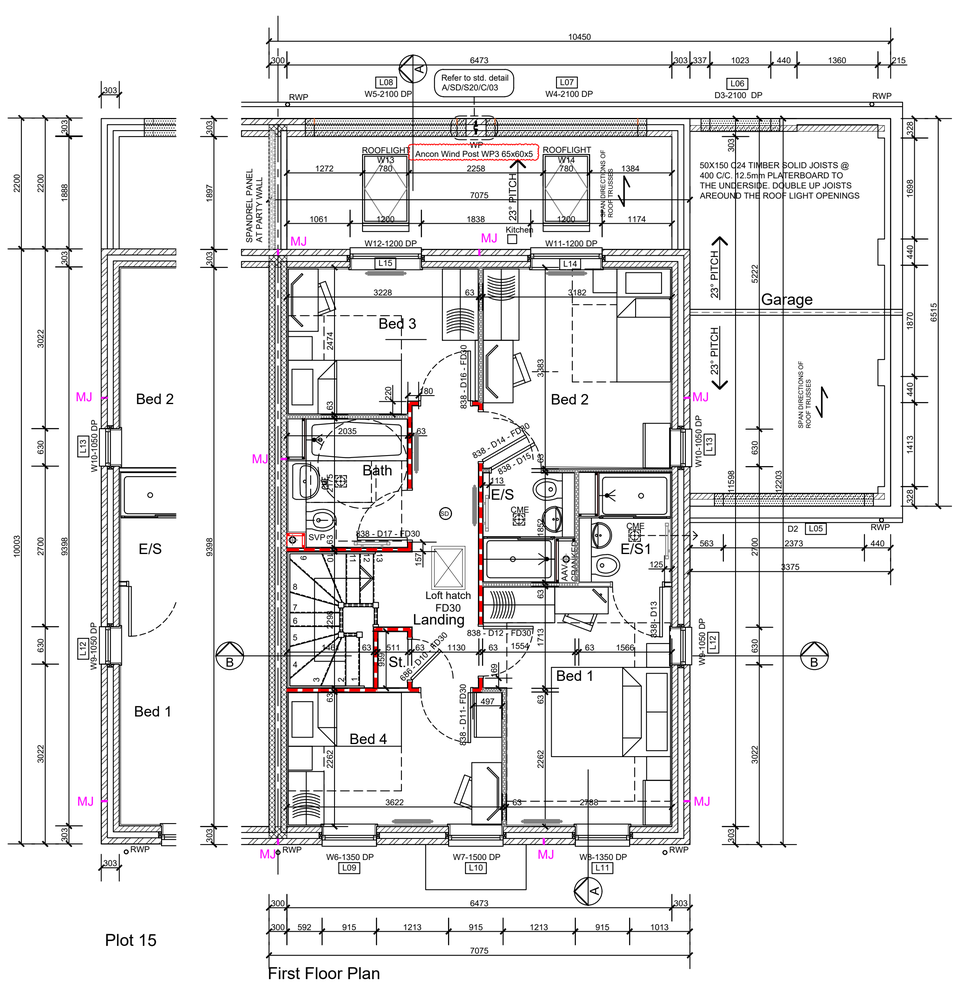
INDICATES O/A 88 mm TIMBER ACOUSTIC STUDWORK PARTITION 63 X 38mm TIMBER STUDS, WITH 65mm THICK ISOVER APR 1200 ACOUSTIC INSULATION PACKED BETWEEN

INDICATES HALF HOUR FIRE RESISTANCE TO STUD PARTITION 88mm OVERALL THICKNESS COMPRISING 63X38 mm TIMBER STUD WITH 12.5mm WALLBOARD EITHER SIDE.



Plot 15

Ground Floor Plan
Plot 16 AS
Plot 15 Handed



Plot 15

First Floor Plan
Plot 16 AS
Plot 15 Handed

WADP Limited Registered in England No. 4564928
Registered office: Station House, Connaught Road, Brookwood, GU24 0ER

RIBA CHARTERED PRACTICE
NUMBER 20000159

Drawings not to be scaled.
Work to figured dimensions only.
All dimensions to be checked on site, and any discrepancies reported to the Architect immediately

All drawings are to be read in conjunction the BELLWAY Company Specification and Project Specifications, Company Standard Details and with the current Building Regulations and Codes of Practice.

It is the Contractor's responsibility to ensure that all works are carried out in accordance with the same.

All concrete work to be carried out in accordance with BS EN 1992-1-1:2004.

All brickwork and blockwork to be carried out in accordance with BS EN 1996-1-2:2005.

All structural steelwork to be carried out in accordance with BS EN 1993-1-1:2005 Steelwork to be Grade S275.

All structural timber to be used in accordance with BS EN 1995-1-1:2004 and is to be preservative treated in accordance with BS4072.

All plumbing to be in accordance with BS6700, BS EN 12056, BS6465:Part 1 and BS6367.

All glass falling within critical zones as defined by Part N of the Building Regulations is to be toughened or safety glass in accordance with BS EN 12600

All building works to be undertaken in accordance with Robust Enhanced Accredited Details.

WADP
ARCHITECTS
62 Well Lane
Horsell
Woking
Surrey
GU21 4PS

Telephone: 01483 763028
e-mail info@wadp.co.uk

Bellway
www.bellway.co.uk

REGENT'S GATE
VIRGINIA WATER SOUTH

THE BIRKFIELD

Ground and First Floor Plan

1:50 @ A1 (50mm @ A1)

March 2024

SK

WADP-063_THE BIRKFIELD T4

Do not scale other than for Local Authority Planning purposes.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

Elevations Correspond to Floor Plan Drawing:
BF-4B-2S-P1

10m
8m
6m
4m
2m

2m 4m 6m 8m 10m

THE ARTISAN COLLECTION

7.2

062107 - Virginia Water South

rev date by details

THE BIRKFIELD

ELEVATIONS
Town Vernacular: Feature Brick 7.2

22.12.2023 CREATED
1:100 @ A3 SCALING

REFERENCE BF-4B-2S-TF-E2

- REVISION

Do not scale other than for Local Authority Planning purposes.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

Elevations Correspond to Floor Plan Drawing:
BF-4B-2S-P1

THE ARTISAN COLLECTION

7.1

062107 - Virginia Water South

rev	date	by	details
A	22.12.23	KA	Elevation style amended following LA comments

THE BIRKFIELD

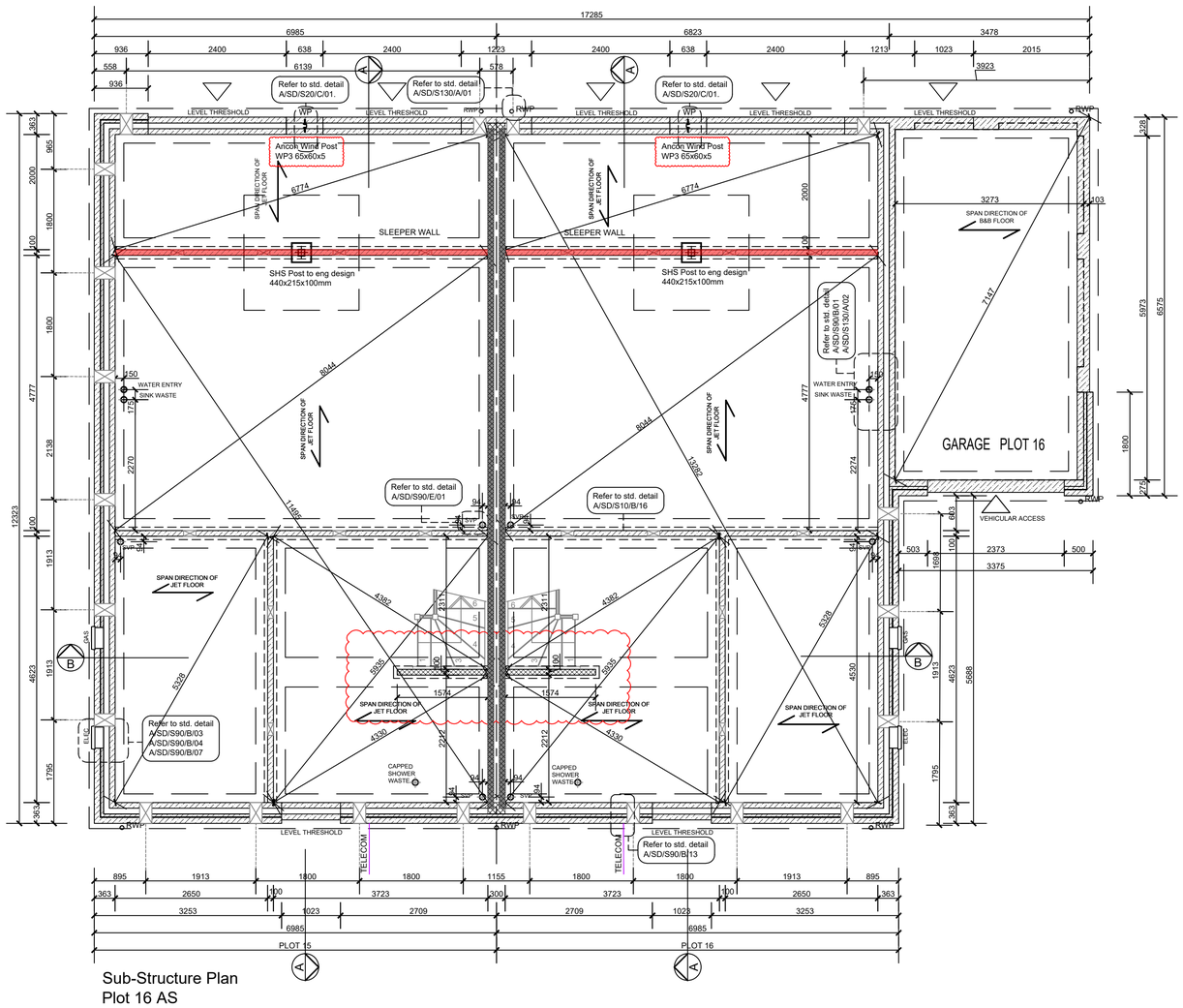
ELEVATIONS
Town Vernacular: Feature Brick 7.1

30.05.2023 CREATED
1:100 @ A3 SCALING

REFERENCE BF-4B-2S-TF-E1

A REVISION

AND RAISED DPC LOCATION & PLEASE REFER PLEASE REFER TO CIVIL GS. FOR TANKING AND RAISED DPC STANDARD DETAILS REFER TO SD/S10/B/12, A/SD/S10/B/22, A/SD/S10/B/30, A/SD/S10/B/31, A/SD/S10/B/32, , A/SD/S10/B/39, A/SD/S10/B/41



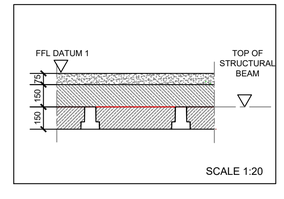
Sub-Structure Plan
Plot 16 AS
Plot 15 Handed

SUBSTRUCTURE WALL LEGEND (100 mm CAVITY)
SUB-GROUND WALL LEGEND

REFER TO CURRENT CONSTRUCTION SPECIFICATION FOR FURTHER DETAILS

	STANDARD EXTERNAL INSULATED CAVITY WALL (BELOW GROUND) 100mm BLOCKS (7.3N/mm²) UP TO 150mm BELOW EXTERNAL GROUND LEVEL, THEN CLASS B ENGINEERING BRICKWORK (102.5mm) TO DPC LEVEL OR 150mm ADJACENT GROUND LEVEL WHERE LOCATED IN UNDER BUILT 100mm CAVITY WITH EXPANDED POLYSTYRENE BOARD (THERMAL CONDUCTIVITY 0.038 W/m²/°K) 100mm AERATED CONCRETE BLOCK / COURSING BRICKS (7.3N/mm²)
	PLINTH STANDARD EXTERNAL INSULATED CAVITY WALL (BELOW GROUND) 100mm BLOCKS (7.3N/mm²) UP TO 150mm BELOW EXTERNAL GROUND LEVEL, THEN CLASS B ENGINEERING BRICKWORK (102.5mm) TO DPC LEVEL OR 150mm ADJACENT GROUND LEVEL WHERE LOCATED IN UNDER BUILT 50mm AERATED CONCRETE BLOCK / COURSING BRICKS (7.3N/mm²) 100mm CAVITY WITH EXPANDED POLYSTYRENE BOARD (THERMAL CONDUCTIVITY 0.038 W/m²/°K) 100mm AERATED CONCRETE BLOCK / COURSING BRICKS (7.3N/mm²)
	INTERNAL BLOCKWORK PARTITION (BELOW GROUND) 100mm BLOCKS (7.3N/mm²) (SUSPENDED GROUND FLOOR BEAM MANUFACTURER'S COURSING BLOCKS / BRICKS AS REQUIRED)
	PARTY WALL (BELOW GROUND) 100 mm BLOCKS (7.3N/mm²) 100 mm CAVITY WITH EXPANDED POLYSTYRENE BOARD (THERMAL CONDUCTIVITY 0.038 W/M²/°K) 100 mm BLOCKS (7.3N/mm²)
	SLEEPER WALL 100mm AERATED CONCRETE BLOCK (7.3N/mm²) TO UNDERSIDE OF SUSPENDED GROUND FLOOR BEAMS
	GAS MEMBRANE REQUIRED:
	MIN 2000g DPM/REINFORCED DPM REQUIRED TO JETFLOOR SYSTEM WITH JOINTS & PENETRATIONS SEALED AND UNDERFLOOR VENTING. ALL TO BE DESIGNED AND INSTALLED BY A COMPETENT SUBCONTRACTOR IN ACCORDANCE WITH BISON DETAILS, INSTALLATION VERIFICATION PROVIDED.

JET FLOOR SYSTEM



WADP Limited Registered in England No. 4564928
Registered office: Station House, Connaught Road, Brookwood, GU24 0ER

RIBA CHARTERED PRACTICE
NUMBER 20000159

Drawings not to be scaled.
Work to figured dimensions only.
All dimensions to be checked on site, and any discrepancies reported to the Architect immediately

All drawings are to be read in conjunction the BELLWAY Company Specification and Project Specifications, Company Standard Details and with the current Building Regulations and Codes of Practice.

It is the Contractor's responsibility to ensure that all works are carried out in accordance with the same.

All concrete work to be carried out in accordance with BS EN 1992-1-1:2004.

All brickwork and blockwork to be carried out in accordance with BS EN 1996-1-2:2005.

All structural steelwork to be carried out in accordance with BS EN 1993-1-1:2005 Steelwork to be Grade S275.

All structural timber to be used in accordance with BS EN 1995-1-1:2004 and is to be preservative treated in accordance with BS4072.

All plumbing to be in accordance with BS6700, BS EN 12056, BS6465:Part 1 and BS6367.

All glass falling within critical zones as defined by Part N of the Building Regulations is to be toughened or safety glass in accordance with BS EN 12600

All building works to be undertaken in accordance with Robust Enhanced Accredited Details.

WADP
ARCHITECTS
62 Well Lane
Horsell
Woking
Surrey
GU21 4PS
Telephone: 01483 763028
e-mail info@wadp.co.uk

Bellway
www.bellway.co.uk

REGENT'S GATE
VIRGINIA WATER SOUTH

THE BIRKFIELD

Sub-Structure Plan

1:50 @ A1 (50mm @ A1)
March 2024
HK

WADP-062_THE BIRKFIELD T4