Front Elevation — Design Intent
Facing Brick — Main Walling Darker brown/grey multi-stock facing brick throughout main walling — manufacturer, format and colour to be confirmed by sample panel approved on site prior to commencement. Brick to match as closely as possible the colour and character of facing brickwork to adjacent properties at Nos. 33 and 35 Beaulieu Road. Mortar joint to main walling to be buff/sand coloured mortar with standard flush joint throughout.

Facing Brick — Accent Detail Slightly darker brown/grey multi-stock facing brick to all accent details — soldier course lintels, flat brick window cills, brick on edge header at eaves, brick on edge verge detail and recessed blocked panel. Accent brick to be from the same manufacturer and family as the main facing brick but one tone darker to provide visual interest and articulation. Mortar joint to all accent brickwork to be buff/sand coloured standard flush joint. Both bricks to be approved by sample panel on site prior to commencement.

Soldier Course Lintels Soldier course lintel in accent brick to ground floor window and door openings only — one course (75mm) projecting 15–20mm proud of main wall face. No soldier course to first floor window openings — first floor windows positioned tight under eaves with cut brick course above, reflecting character of adjacent properties.

Flat Brick Window Cills Flat brick cill in accent brick to all window openings — one course (75mm) projecting 25–30mm beyond wall face, weathered top surface, mortar bed with drip detail to underside. Coursing maintained throughout.

Brick on Edge Header at Eaves — Front Elevation Only Single course of brick on edge in accent brick immediately below fascia board to front elevation only — running full width of front elevation. Projecting 15–20mm proud of main wall face. Mortar joint buff/sand flush struck. Detail provides visual emphasis to the eaves line and makes brick coursing work to fascia height of 4387.5mm above FFL. Not to be repeated on side or rear elevations.

Brick Verge Detail Brick on edge course in accent brick under tile verge at both gable ends. At eaves junction three soldier course bricks in accent brick set at angle parallel to roof pitch. Detail to match character of adjacent properties at Nos. 33 and 35 Beaulieu Road.

External Wall Construction — Target U-value 0.14 W/m²K Facing brick outer leaf as above. 150mm cavity full-fill mineral wool or semi-rigid insulation batts, λ=0.034 or better, friction-fitted full width, no gaps. Stainless steel low-conductivity wall ties (Teplo BioTech or equivalent) at 600mm horizontal x 450mm vertical centres, length to suit 150mm cavity. 100mm dense concrete block inner leaf 7.3N/mm² minimum. 12.5mm Gyproc Wallboard on dabs internally, or FireLine where fire resistance required. All joints taped for airtightness. Insulated cavity closer to all window and door reveals. Cavity closed at all openings, junctions and eaves. DPC at base of wall lapped with ground floor DPM. Weep holes at 1000mm centres to base course of outer leaf. Continuous insulation wrap between wall and roof insulation. All junctions to achieve Ψ-values in accordance with BRE IP 1/06 Accredited Construction Details or better.



Proposed North Elevation

Ground Floor Construction — Target U-value 0.11 W/m²K 150mm concrete ground bearing slab on 200mm compacted hardcore blinding. 200mm PIR insulation (λ=0.022) in two layers of 100mm with staggered joints laid below slab. 1200 gauge polythene DPM lapped and sealed to wall DPC. 75mm sand/cement screed over underfloor heating pipework — screed specification and minimum cover to UFH pipes to be confirmed by UFH contractor. All insulation joints taped. Insulated edge strip to perimeter of slab. Continuous insulation to wall insulation — no thermal bridge at perimeter.

Windows — Target U-value 0.8–1.0 W/m²K Triple glazed white uPVC casement windows throughout. Minimum overall window U-value 0.8 W/m²K. Triple glazed unit: warm edge spacer bar, argon or krypton fill, low-e coating — minimum centre pane U-value 0.5 W/m²K. No glazing bars. No fanlights. Square section frames. Bathroom side window to be obscure glazed fixed light or top-hung restricted opening only. All units to comply with Part L and Approved Document Q. BFRC energy rating Band A minimum.

Large Format Sliding Doors — Target U-value 0.8–1.0 W/m²K Triple glazed thermally broken aluminium sliding or bifold doors — kitchen/dining opening 3.6m wide. Minimum overall U-value 0.8–1.0 W/m²K. Thermally broken aluminium frame with polyamide thermal break. Triple glazed unit with warm edge spacer, argon or krypton fill, low-e coating. Manufacturer to be confirmed — Schuco, Reynaers, Origin or equivalent approved. Compliant with Part L and Approved Document Q. Low or zero threshold — confirm with UFH contractor that threshold detail does not create cold bridge at floor perimeter.

Entrance Canopy Cantilevered flat roof canopy 1400mm wide x 750mm deep over front door. Top surface and soffit to be standing seam zinc or pre-patinated lead-coated steel finish. Slim steel fascia in anthracite. No supporting columns or posts. Recessed downlighters located in soffit.

Front Door — Target U-value 1.0 W/m²K or better Modern composite door, flush flat panel face, anthracite grey finish (RAL 7016 or equivalent). Single narrow full-height vertical triple glazed panel with black aluminium bead. Thermally broken frame. Black lever handle. Black letterbox. Door width 840mm x height 2100mm. Compliant with Approved Document Q.
Fascias, Soffits and Rainwater Goods White uPVC fascias, soffits and square section rainwater goods throughout. Swish, Eurocell or Deeplas or equivalent approved.

Electricity Meter and Consumer Unit Electricity meter in recessed external housing set into left-hand flank wall approximately 2m from front elevation, accessible from side path, height 450–1500mm from ground level. Consumer unit located in ground floor plant room immediately behind meter position. Position to be confirmed with DNO prior to commencement.

Approach Path Natural stone sett or textured concrete block paving in running bond with contrasting border strip. Warm natural tone to complement facing brick. Low informal planting strip to left boundary edge of path. Brick kerb edge to right boundary matching facing brick of house.

Air Source Heat Pump
External monobloc ASHP unit located on west side of dwelling adjacent to front wall, screened by 1.8m high close-boarded timber fence. Monobloc configuration — all refrigerant components contained within external unit, no refrigerant pipework required inside the building. Insulated water flow and return pipes to run from external unit into ground floor plant room via shortest practicable route through external wall. Heating only, R32 refrigerant, 6kW nominal capacity. Unit to be installed in accordance with MCS 020 and manufacturer's requirements — minimum ground clearance 150mm. Manufacturer's acoustic data sheet and CIEH/IOA noise level calculation submitted with planning application confirming compliance with 35 dB(A) LAeq,15min at nearest neighbouring habitable room window. Final make, model and specification to be confirmed by appointed renewables contractor prior to commencement.



Proposed West Elevation

Ground Floor Cupboard Plant Room Warm roof construction with attic trusses — see roof and wall construction notes. All heating and hot water plant to be located in ground floor cupboard plant room including: low-profile ASHP-compatible indirect unvented hot water cylinder (approx 750–800mm diameter x 1100–1200mm high, 250 litre minimum); buffer tank (approx 500mm diameter x 800mm high); ground floor UFH manifold; expansion vessel and system controls.

MVHR unit to be located in roof space. Fixed loft access ladder with minimum 700 x 1000mm hatch. Plant on 18mm plywood patress with anti-vibration mounts. Fire collars to all floor penetrations.

Make and model of all plant to be confirmed by Dale Roberts Design in consultation with renewables contractor.

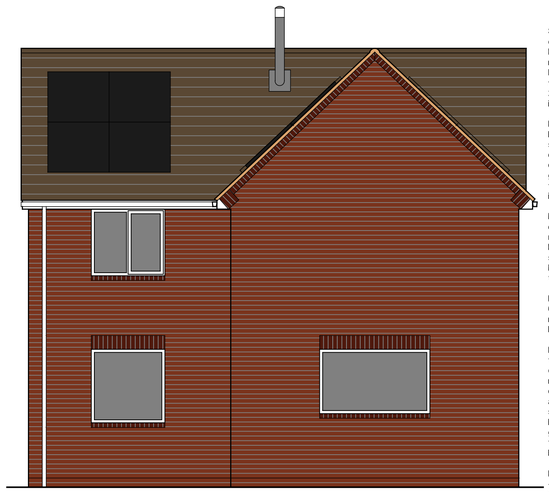
Water Softener Water softener located under kitchen sink adjacent to mains cold water stopcock. Cold water feed, drain and 240v socket to be provided.

UNDERFLOOR HEATING SPECIFICATION
Ground Floor — Wet Screed System
16mm PEX/PERT-AL-PERT pipework at 150mm centres for ASHP low temperature operation. Minimum 75mm rigid PIR insulation (Celotex, Kingspan or equivalent) over DPM. 65–75mm sand/cement screed or 50mm liquid anhydrite screed over pipework — minimum cover to pipes to be confirmed by UFH contractor. 10mm expansion edge strip to all wall perimeters. System to comply with BS EN 1264.

First Floor — Dry Overlay System
Option A: aluminium heat diffuser spreader plates across joists at 400mm centres with 16mm pipework. 18mm moisture-resistant P5 chipboard overlay over plates. Option B: 22mm pre-routed moisture-resistant UFH chipboard (Nu-Deck or equivalent) direct to structural deck. 100mm mineral wool or 50mm rigid PIR insulation tightly fitted between joists below UFH emitter layer. UFH contractor to confirm preferred system and compatibility with specified floor finishes.

General — Controls and Installation
Separate manifolds for ground and first floors with independent pumps and mixing valves. Ground floor manifold in hall cupboard. First floor manifold in roof space plant room. Maximum design flow temperature: 45°C screed system, 55°C spreader plate system. Floor temperature sensors in all zones with timber or engineered wood finishes — surface temperature limit 27°C. Hardwired Heatmiser neoStat-e thermostat to each zone — Heatmiser Neo Hub for smartphone app control. System to be pressure tested and flushed prior to screeding or floor deck installation in accordance with BS EN 1264. UFH design, layout and final zone schedule to be confirmed by UFH contractor in co**ordination with architect prior to commencement.**

Fireplace and Flue Woodburning stove in living room — room-sealed direct air appliance. Dedicated 100mm direct combustion air supply duct from outside connected to stove air intake — completely separate from MVHR system, required by Approved Document J. Flue runs vertically through first floor wardrobe and exits through roof at ridge. Clay or pumice flue liner. Dark grey powder-coated twin-wall insulated flue above roof. Compliant with Approved Document J and HETAS requirements.



Proposed South Elevation

Solar PV and Hot Water Divert 16 no. solar PV panels on on-roof rail mounting system — see roof plan SK101 for layout. High efficiency N-Type monocrystalline all-black panels, minimum 400W per panel. Final panel count, specification and layout to be confirmed by Dale Roberts Design in consultation with renewables contractor. Solar divert device (iBoost or Solic 200 or equivalent) to divert surplus solar generation to HWC immersion heater before export to grid.

Battery Storage and EV Charging Minimum 10kWh solar battery storage in detached double garage — preferred stackable system. Emergency Power Supply (EPS) function to supply essential circuits during grid power cut. Underground cable connection between house and garage. EV charging point in garage — charges from surplus solar and battery before drawing from grid. Specification to be confirmed by Dale Roberts Design in consultation with renewables contractor.

MVHR Whole-house MVHR unit in roof space. Supply and extract to all habitable rooms, kitchen, bathrooms and WC. Duct routes to be confirmed. Recirculating downdraft extractor to kitchen island — does not duct to outside. Direct combustion air supply duct (100mm) to woodburning stove, separate from MVHR — stove supplier and MVHR contractor to coordinate. All to comply with Approved Document F.

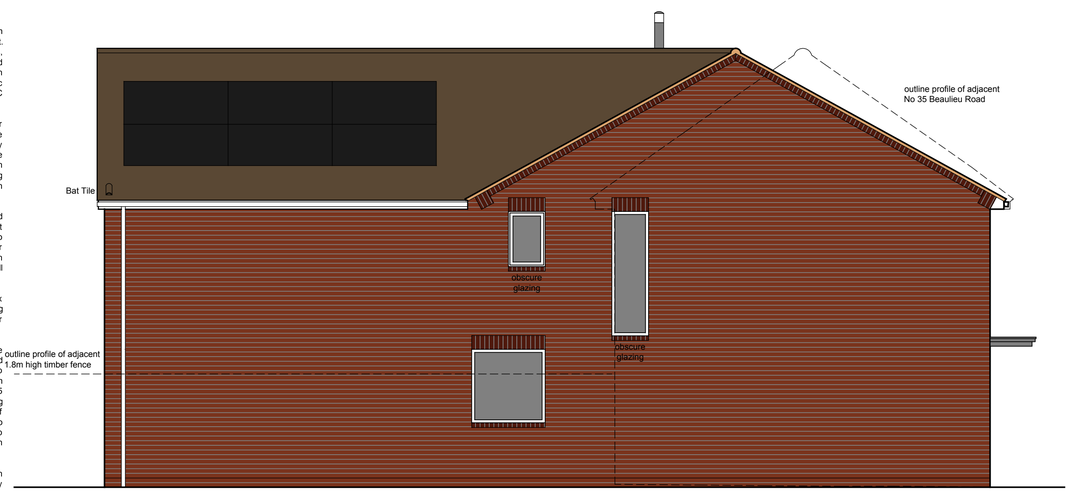
Detached Double Garage New detached double garage 6.5 x 6.5m. Flat roof sedum roof — butyl or equivalent waterproofing membrane with sedum crates or planted sedum layer. Solar battery storage, inverter and EV charger within garage.

Boundary Treatment 1.8m high close-boarded timber fence from right-hand front corner of house running westward to shared driveway kerb edge, then southward along west boundary to meet right-hand side of detached double garage. 1.8m high close-boarded timber fence along east boundary between No. 35 and the development plot from rear corner of No. 35 running south to rear boundary. Timber side gate to left-hand side of house. Timber gate to right-hand side of house adjacent to garage. Front garden open on both side boundaries — no fencing to front. Existing 2.5m high boundary fence to southern boundary to be retained in full. Existing buddleia to be retained.

Biodiversity Features Notional wildlife pond approx 4.5 x 2.0m — see pond note on site plan. Bat box tile in rear roof slope away from solar panels. Swift brick in gable end overlooking garage. Sedum green roof to garage 42.25m². All biodiversity features to be confirmed by ecologist and included in Biodiversity Net Gain metric.

Drainage Foul drainage to connect to public combined sewer in Beaulieu Road — new connection required. Surface water to soakaway to BRE Digest 365 — percolation test by pre-commencement condition. No surface water to combined sewer.

Parking Four off-road parking spaces within red line boundary: two within double garage (each min 3.0m x 6.0m) and two in front of garage (min 2.4m x 4.8m). All accessed from shared driveway.



Proposed East Elevation

0 1 2 3 4 5 6 7 8 9 10m

General Notes
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All dimensions are to be checked on site prior to commencement of work.
Figured dimensions are to be taken in preference to scaled dimensions.
If in doubt ask DALE ROBERTS DESIGN.
This drawing could be subject to a Planning / Building Regulations application and should this be the case all works undertaken prior to approval are at the contractors / clients risk.

This drawing has received Planning approval dated:

This drawing has received Building Regulations approval dated:

External Materials Schedule
House
Walls:
Darker brown/grey multi-stock facing brick to main walling to match Nos. 33 & 35 Beaulieu Road. Slightly darker accent brick to soldier course lintels, flat brick cills, brick on edge eaves header (front elevation only), verge detail. Buff/sand mortar throughout.

Windows:
Triple glazed white uPVC casements

Sliding Doors:
Triple glazed thermally broken aluminium Antracite grey

Front Door:
Anthracite grey composite, flush panel, triple glazed vertical side panel

Entrance Canopy:
Standing seam zinc flat roof, anthracite steel fascia, recessed soffit downlighters

Roof:
Brown concrete interlocking double roman tiles

Fascias, Soffits & Rainwater Goods:
White uPVC square section

Garage
Walls:
Off-white render

Roof:
Green sedum flat roof

Fascias, Soffits & Rainwater Goods:
White uPVC square section

Boundaries:
1.8m high close-boarded vertical timber fence
Low level brick wall to front garden west boundary

Shed, Cycle Store & Bin Store:
Felt covered roof, vertical timber boarded walls

No.	Revisions	Date

Client
MR N HIBBS

Project
PROPOSED NEW DWELLING
LAND ADJACENT TO
35 BEAULIEU ROAD
AMESBURY
SP4 7PD

Drawing Title
PROPOSED ELEVATIONS

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