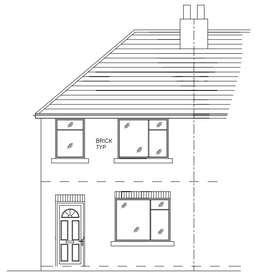
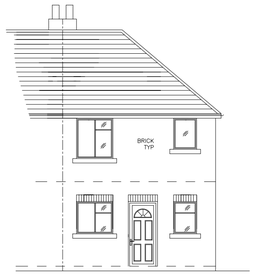


EXISTING FRONT ELEVATION 1:100



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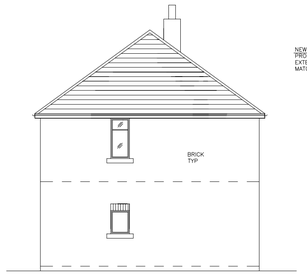
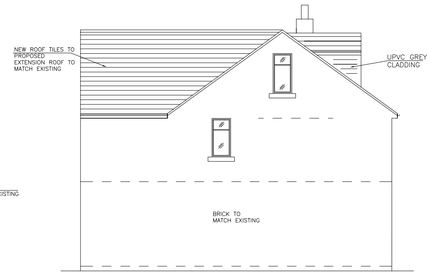


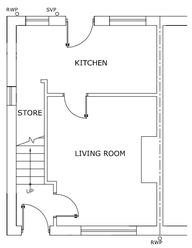
EXISTING SIDE ELEVATION 1:100

PROPOSED FRONT ELEVATION 1:100

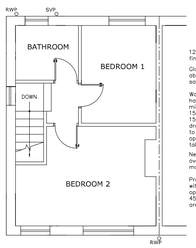
PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



EXISTING GROUND FLOOR PLAN 1:100



12.5mm plaster and skim finish to internal walls

Glass less than 800mm above floor level to be safety glazing.

Walls with drains under to have openings giving 50 min gap all round drain. 150 deep RC lintls with 150 min end bearings over drains. Flexell sheet covers to exposed faces of openings. Founds to be taken below IL of drains.

New windows with lintels over. Catnic lintel and matching cills.

Provide escape windows with minimum clear opening 750mm x 450mm with 0.33m2 area.

EXISTING FIRST FLOOR PLAN 1:100

PLUMBING:– 32mm DIA WASTE PIPE TO WHB UNLESS LENGTH OF WASTE EXCEEDS 1700mm THEN 40mm DIA TO BE USED. 40mm DIA WASTE PIPE FOR SINKS. 75mm DEEP SEAL TRAP TO ALL FITTINGS. SVP TO TERMINATE min. 900mm ABOVE ANY OPENING WINDOW TO BIRD CAGE. 110mm UPVC RAIN WATER GUTTERS. 63mm DIA RAIN WATER PIPE (RWP)

LINTOLS:– ALL LINTOLS OTHERWISE STATED TO BE 'CATNIC' OR SIMILAR APPROVED GALVANISED, MILD STEEL LINTOLS FITTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALL LINTOLS TO BE RENDERED TO ACHIEVE HALF HOUR FIRE PROTECTION. ALL LINTOLS TO ACHEIVE 150mm END BEARING. ALL LINTOLS TO HAVE HORIZONTAL DAMP PROOF COURSE.

PLUMBING:– WASH HAND BASIN VIA 32mm DIA. UPVC WASTE AND 75mm DEEPSEAL TRAP TO 100mm S&VP, SHOWER VIA PROPRIETARY LOW LEVEL 40mm DIA. WASTE TO S&VP, W.C VIA 100mm DIA. UPVC WASTE CONNECTED TO S&VP. 100mm DIA. S&VP ON REAR ELEVATION CONNECTED TO EXISTING DRAIN RUN.

ADDITIONAL NOTES:

DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW

SOIL AND VENT PIPE TO TERMINATE MIN 900mm ABOVE ANY WINDOW OPENING

HEATING:– EXTENSION TO HEATING SYSTEM TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

CONSTRUCTION SPECIFICATION:–

FOUNDATIONS:– ALL FOUNDATIONS TO BE CONC. STRIP FOUNDATIONS, DEPTH AND SIZE TO SUIT SITE CONDITIONS AND TO LOCAL AUTHORITY REQUIREMENTS – GENERALLY 650x300mm DEEP MIN. DEPTH TO TOP OF CONCRETE TO BE 750mm FOR FROST PROTECTION (OR TO SAME DEPTH OF EXISTING HOUSE FOUNDATIONS IF DEEPER) WHERE DRAINS PASS UNDER BUILDING FOUNDATIONS TO BE TAKEN BELOW DRAIN AND DRAIN PROTECTED BY LINTEL WHERE PASSING THROUGH WALLS.

EXTERNAL WALLS:– BELOW GROUND BLOCKWORK TO DPC LEVEL TO INNER LEAF AND 150mm BELOW GROUND LEVEL TO EXTERNAL LEAF. CAVITY FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE. EXTERNAL SKIN OF CAVITY WALL TO BE FACING BRICKWORK TO MATCH EXISTING HOUSE. 50mm CLEAR CAVITY. 100mm KINGSPAN 'KOOLTHERM' K8 PARTIAL FILL INSULATION HELD IN PLACE BY RETAINING CLIPS ON STAINLESS STEEL WALL TIES (NOT BUTTERFLY TYPE). INNER LEAF FROM 100mm 'TLCON' TOPLITE GTI CONC. BLOCKWORK. WALL TIES TO BE CATNIC OR SIMILAR 3.6THK.x225mm STAINLESS STEEL AT 450mmVERT. AND 750mmHORIZ. CRS. TWO PART 12.5mm LIGHT WEIGHT PLASTER FINISH INTERNALLY, CAVITIES CLOSED AROUND ALL OPENINGS INCLUDING DPC'S (TO BE INSULATED AND CONTINUOUS).

DAMP PROOF COURSES:– HORIZONTAL AND VERTICAL DAMP PROOF COURSE TO COMPLY WITH BS 743 AND POSITIONED AS FOLLOWS:– a) NOT LESS THAN 150mm ABOVE GROUND TO ALL WALLS. b) HORIZONTALLY AND VERTICALLY TO ALL DOOR AND WINDOW JAMB OPENINGS. c) UNDER FLOOR JOISTS IN INNER LEAF. STEPPED DPC REQUIRED TO ALL AIR–BRICKS TO EXTERNAL WALLS. AT JUNCTION WITH ALL NEW ROOF FINISHES AND EXTERNAL WALLS; PROVIDE STEPPED DPC TO FORM CAVITY TRAY.

FIRE PRECAUTION:– DWELLING TO HAVE A MAINS WIRED SMOKE ALARM SYSTEM.

FLOOR CONSTRUCTION:– (FIRST AND SECOND FLOOR). 22mm T&G FLOORING GRADE BOARDING/CHIPBOARD ON SW JOISTS AT 450mm crs u.n.o. (see plans).

PITCHED ROOF CONSTRUCTION:– ROOF TILES TO MATCH EXISTING, FIXED TO 38 x 25mm SW BATTENS ON 1 No. LAYER OF MONOFOIL FELT ON TIMBER RAFTERS ALL TO BE IN ACCORDANCE WITH BS:5268. PROVIDE THE FOLLOWING: 400mm INSULATION @ CEILING LEVEL (0.16 W/Mx).200mm BETWEEN JOISTS. 200mm OVER JOISTS WITH 12.5mm PLASTERBOARD AND FINISH. (PART L).

VENTILATION TO ROOF AREA :– ROOF VENTED AT EAVES WITH PROPRIETARY CAVITY TRAY OPEN EAVES AND FLY SCREEN. AIR GAP AT EAVES TO PROVIDE CROSS VENTILATION OF ROOF SPACE

VENTILATION TO BATHROOM:– PROVIDE MECHANICAL EXTRACTION FAN WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC TO BE OPERATED INTERMITTENTLY.

NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 8000SQ.mm. FREE VENTILATION. (TRICKLE VENT CONTROLLABLE). PROVIDE MECHANICAL EXTRACTION FAN WITH AN EXTRACTION RATE NOT LESS THAN 60 LITRES/SEC TO KITCHEN AND 30 LITRES/SEC TO UTILITY ROOM.

LATERAL SUPPORT TO FLOORS AND ROOFS:– WALL PLATES TO BE ANCHORED DOWN TO BLOCKWORK BY 30 x 5 x 1000mm MILD STEEL HOLDING DOWN STRAPS AT 2000mm crs. PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY 'BAT' OR 'CATNIC' MILD STEEL ANCHORS 30 x 5 x (LENGTH TO EQUAL SPAN OVER 3No. JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS:5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.

ELECTRICAL FITTINGS:– LIGHTING & POWER CIRCUITS TO BE EXTENDED AND INSTALLED TO LATEST I.E.E. WIRING REGULATIONS BY QUALIFIED SPECIALIST CONTRACTORS.

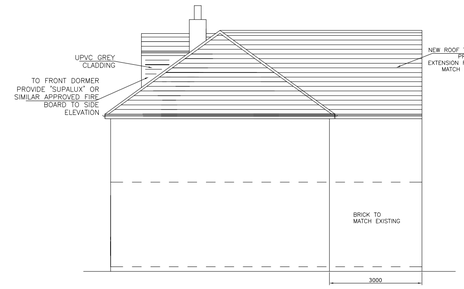
WINDOWS/DOORS:– NEW WINDOWS TO BE IN PVC.U AND TO BE DOUBLE GLAZED WITH 4–16–4mm UNITS COMPRISING TWO LEAVES OF LOW E GLASS TO MEET THE REQUIREMENTS OF PART L. ALL GLAZING WITHIN 800mm OF THE FLOOR SHOULD BE TOUGHENED SAFETY GLASS. FRAMES TO INCORPORATE TRICKLE VENTS TO ACHIEVE 8000SQ.mm WITH FLY SCREEN INSTALLED TO HEADS. ALL GAPS AROUND WINDOWS TO BE SEALED WITH FOAM

MEANS OF ESCAPE: NEW BEDROOM WINDOWS TO INCORPORATE OPEN SASH PART OF WHICH TO HAVE A CLEAR OPENING OF AT LEAST 0.33M2 AND AT LEAST 450mm HIGH AND 450mm WIDE THE OPENABLE AREA MUST NOT BE MORE THAN 1100mm ABOVE FLOOR LEVEL AND NOT LESS THAN 800mm.

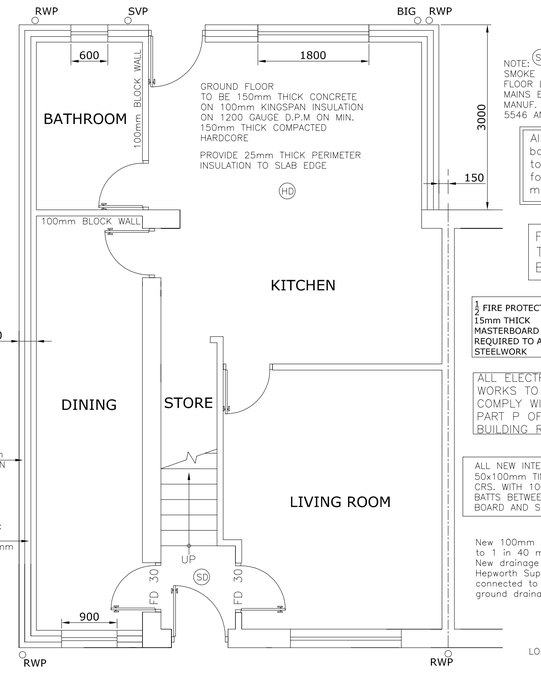
VENTILATION TO NEW EXTENSION.:– NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 8000SQ.mm.(5000SQ.mm TO BATHROOM WINDOW) FREE VENTILATION. (TRICKLE VENT CONTROLLABLE). NEW KITCHEN AREA TO HAVE MECHANICAL VENTILATION TO PROVIDE EXTRACT VENTILATION AT THE RATE OF (A) 30 LITRES/SECOND IF ADJACENT TO COOKING HOB OR (B) 60 LITRES/SECOND IF POSTIONED ELSEWHERE IN KITCHEN.

LATERAL SUPPORT TO ROOF:– WALL PLATES TO BE ANCHORED DOWN TO BLOCKWORK BY 30 x 5 x 1000mm MILD STEEL HOLDING DOWN STRAPS TURNED OVER WALL–PLATE AT 1000mm crs. PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY 'BAT' OR 'CATNIC' MILD STEEL ANCHORS 30 x 5 x (LENGTH TO EQUAL SPAN OVER 3No. JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS:5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.

DRAINAGE:– NEW RWP AND BIG TAKEN INTO EXISTING DRAIN RUN VIA NEW MANHOLE IN REAR GARDEN



PROPOSED SIDE ELEVATION 1:100



GROUND FLOOR TO BE 150mm THICK CONCRETE ON 100mm KINGSPAN INSULATION ON 1200 GAUGE D.P.M ON MIN. 150mm THICK COMPACTED HARDCORE

PROVIDE 25mm THICK PERIMETER INSULATION TO SLAB EDGE

HD

NOTE: SD HD SMOKE DETECTORS TO EACH FLOOR LEVEL, WIRED INTO MAINS ELECTRICAL SYSTEM TO MANUF. INSTRUCTIONS, B.S 5546 AND INTERLINKED

All new foul drainage from bathroom, shower and kitchen to be connected into existing foul drain run via new manhole in rear garden

FOUNDATION LEVELS TO BE AGREED WITH BUILDING INSPECTOR

½ FIRE PROTECTION IN 15mm THICK MASTERBOARD REQUIRED TO ALL STEELWORK

NOTE: TIES TO BE SUPPLIED WITH CAVITY INSULATION RETAINING CLIPS WHERE APPROPRIATE

ALL ELECTRICAL WORKS TO COMPLY WITH PART P OF BUILDING REGS

Provide low energy light fittings to the dwelling at a ratio of 3 in 4 fittings

All electrical work to meet the requirements of part P must be designed, installed, inspected & tested by a person competent to do so.

All switches & socket outlets for lighting & other equipment in habitable rooms are to be located at appropriate heights between 450mm & 1200mm from finished floor level.

ALL NEW INTERNAL STUD WALLS FROM 50x100mm TIMBER STUDS @ 450mm CRS. WITH 100mm THICK MINERAL FIBRE BATTS BETWEEN AND 12.5mm PLASTER BOARD AND SKIM BOTH SIDES

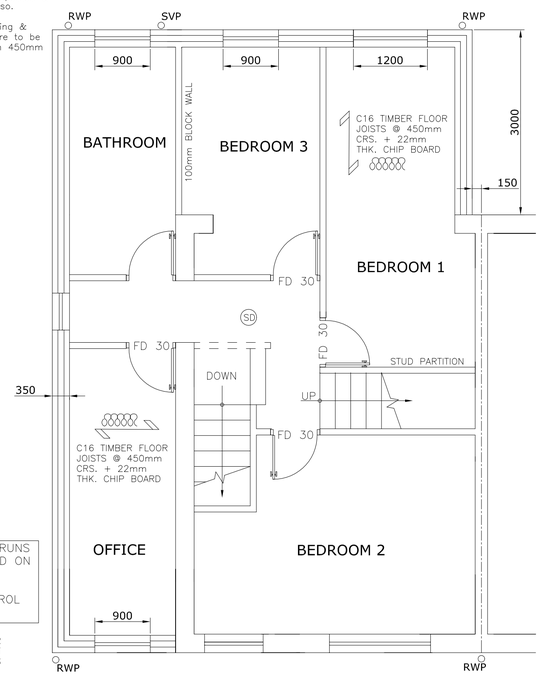
New 100mm dia pipe, laid to 1 in 40 min gradient. New drainage to be Hepworth Supersleeve connected to existing below ground drainage system

CP, IE CONCRETE PADSTONE. 440mm LONG x 215mm DEEP x 100mm WIDE

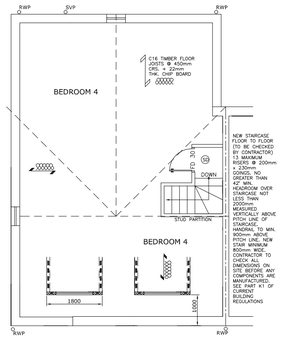
ALL DRAINAGE RUNS TO BE CHECKED ON SITE AND CONFIRMED BY BUILDING CONTROL INSPECTOR

DOUBLE UP FLOOR JOIST TO SUPPORT STUD PARTITIONS

PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



NEW STAIRCASE FLOOR TO FLOOR ITO BE CHECKED BY CONTRACTOR) TO BE MIN. RISING @ 200mm x 220mm GOING. NO LESS THAN 42" MIN. HEADROOM OVER STAIRCASE NOT LESS THAN 2000mm MEASURED VERTICALLY ABOVE PITCH LINE OF STAIRCASE. HANDRAIL TO MIN. 900mm ABOVE PITCH LINE. NEW STAIR MINIMUM 800mm WIDE. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES. ALL MANUFACTURED SEE PART K1 OF THE BUILDING REGULATIONS

PROPOSED LOFT FLOOR PLAN 1:100

INSULATION TO ROOF CONVERSION: EXISTING ROOF SLOPE: 150mm KINGSPAN TP10 OVER RAFTERS WITH 12.5mm FOIL BACKED PLASTERBOARD & SKIM FINISH OR MAKE UP RAFTERS TO 100mm DEEP & FIX 50mm THICK KINGSPAN TP10 INSULATION BETWEEN RAFTERS & INSULATED PLASTERBOARD THICKNESS 100/12.5mm OVER RAFTERS.

NEW WINDOWS: TO BE UPVC FRAMES & GLAZING TO MEET REQUIREMENTS OF PART L1 OF BUILDINGS REG.

FRAMES SEALED INTERNALLY AND EXTERNALLY TO STRUCTURE. FRAMES DRAUGHT PROOFED AND TO HAVE SEALED DOUBLE GLAZED UNITS WITH LOW E GLASS TO INNER PANE.

TO PARTY WALL: (WHERE NO PART OF DORMER CHEEK) KINGSPAN TW56 OVERALL THICKNESS 125mm ON 125mm DEEP BATTENS FIXED TO WALL.

MEANS OF ESCAPE: NEW BEDROOM WINDOWS TO INCORPORATE OPEN SASH PART OF WHICH TO HAVE A CLEAR OPENING OF AT LEAST 0.33M2 AND AT LEAST 450mm HIGH AND 450mm WIDE THE OPENABLE AREA MUST NOT BE MORE THAN 1100mm ABOVE FLOOR LEVEL AND NOT LESS THAN 800mm.

FLOOR CONSTRUCTION:– (SECOND FLOOR). 22mm T&G FLOORING GRADE BOARDING/CHIPBOARD ON SW JOISTS AT 450mm crs u.n.o. (see plans).

NOTE: NO EXISTING PURLINS OR OTHER ROOF TIMBERS TO BE CUT OR SUPPORTS REMOVED UNLESS OR UNTIL NEW SUPPORTS ARE IN PLACE PERMANENTLY OR TEMPORARILY.

VENTILATION: TO NEW DORMERS VIA WINDOWS. WINDOWS TO GIVE MIN 1/20 OF FLOOR AREA AND TO HAVE TRICKLE VENTS TO HEAD TO GIVE NOT LESS THAN 8000Sq.mm FREE VENTILATION (TRICKLE VENT CONTROLLABLE).

INSULATION TO DORMER ROOF: 100mm KINGSPAN TP10 INSULATION TIGHT BETWEEN RAFTERS WITH 50/12.5mm KOOLTHERM K18 INSULATED PLASTERBOARD WITH SKIM FINISH. (PART L). VERTICAL INSULATION IN PARTITIONS/WALL TO BUTT UP TO INSULATION IN ROOF.

TO DORMER CHEEK: 125mm KINGSPAN INSULATION TIGHT FIXED BETWEEN STUDS. 12.5mm FOILBACKED PLASTERBOARD & SKIM.

INSULATION FROM WALLS OF DORMER TAKEN UP & BUTT JOINTED TO ROOF INSULATION (TO PREVENT COLD BRIDGING).

DORMER SIDE CHEEKS: UPVC CLADDING OVER EXTERNAL QUALITY 18mm PLYWOOD FIXED TO S.W STUDS. INCLUDING ALL LEAD FLASHINGS & SOAKERS AT EXTERNAL CORNERS – PLASTERBOARD AND SKIM FINISH INTERNALLY: 1000 GAUGE POLYTHENE WITH LAPPED AND TAPPED JOINTS FIXED TO STUDS ON ROOM SIDE OF INSULATION.

NOTE: CONTRACTOR TO READ ALL NOTES AND TAKE DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: PLANNING

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PROJECT:
PROPOSED DOUBLE STOREY REAR AND SIDE EXTENSION WITH HIP TO GABLE ROOF AND FRONT DORMERS.

TITLE:
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

SCALE @ SIZE:	CHECKED:	APPROVED:
1:100/50	AN	
CAD FILE:	DESIGN/DRAWN:	DATE:
	AN	MAY 2025

PROJECT No:	DRAWING No:	REV:
	03	-