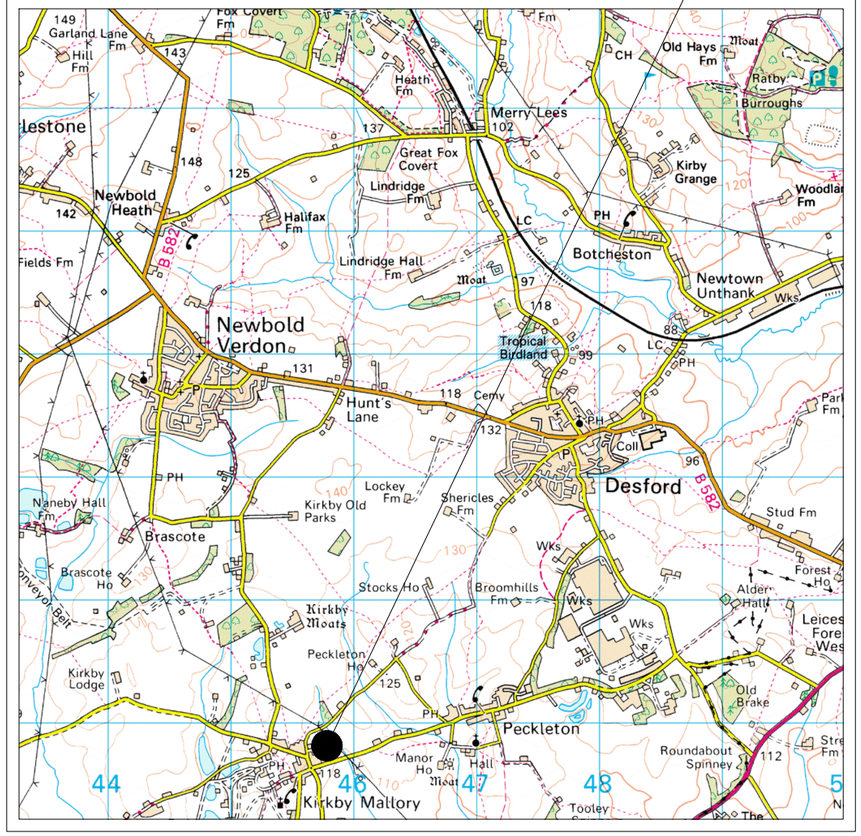
0 500 1000 1500 2000 2500m
1:50000

PROPOSED SITE LOCATION

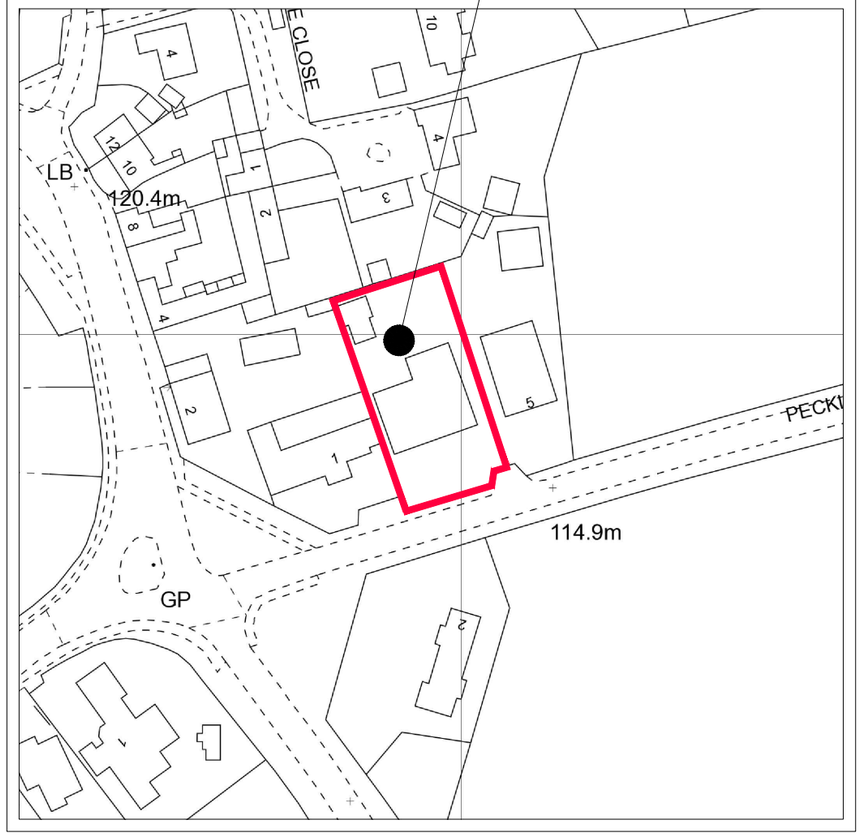



LOCATION PLAN
SCALE 1:50,000

0 12.5 25 37.5 50 62.5m
1:1250

PROPOSED SITE LOCATION

= SITE BOUDARY




BLOCK PLAN
SCALE 1:1250



FRONT OF PROPERTY
SCALE N.T.S



AERIAL STREET VIEW
SCALE N.T.S



REAR OF PROPERTY
SCALE N.T.S

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| A | FIRST REVISION | 01/09/26 | | |

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| DWG No:- | LD0047/PL/001 |

A3

# LOCATION / BLOCK PLANS
SCALE N.T.S

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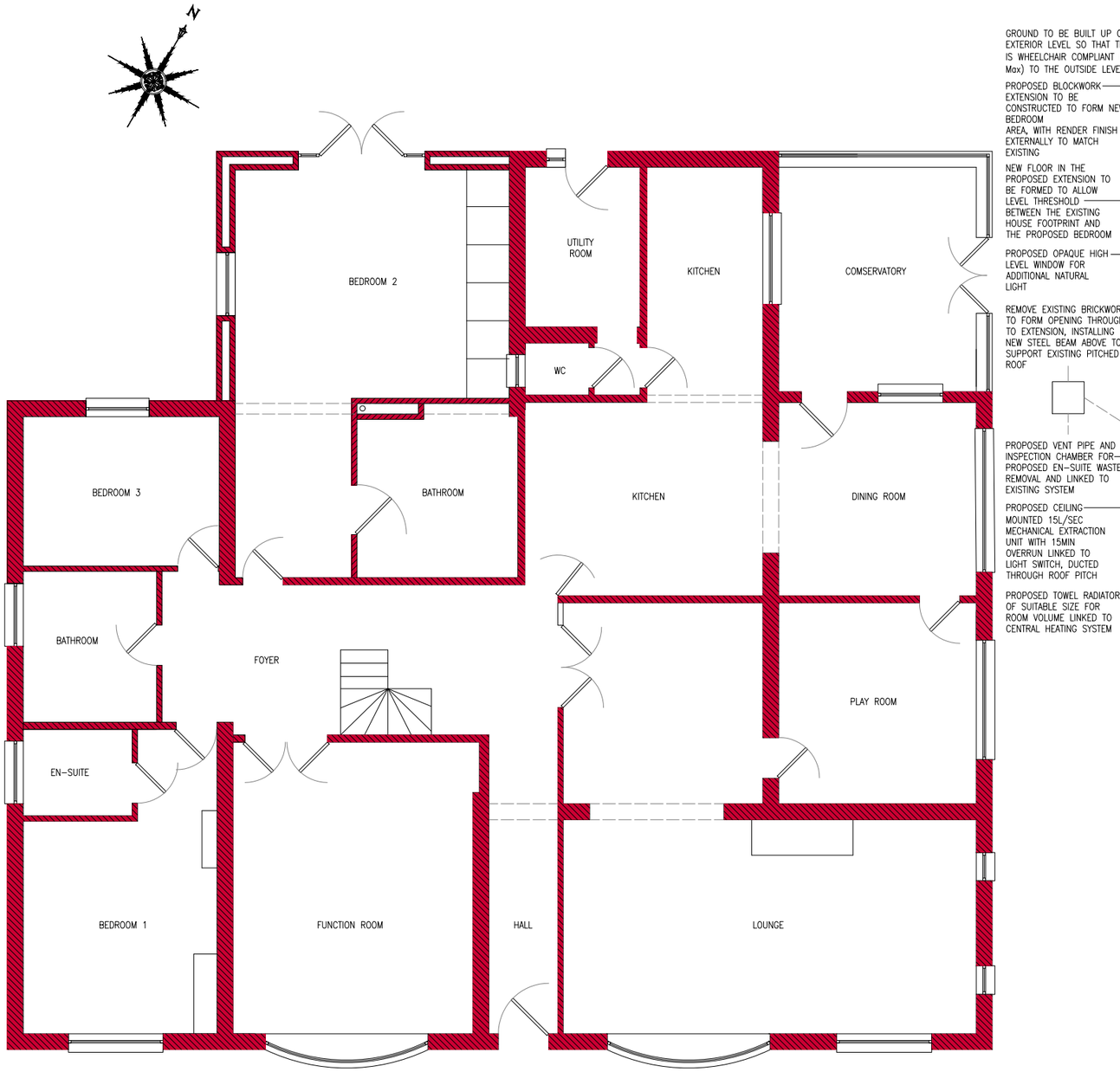
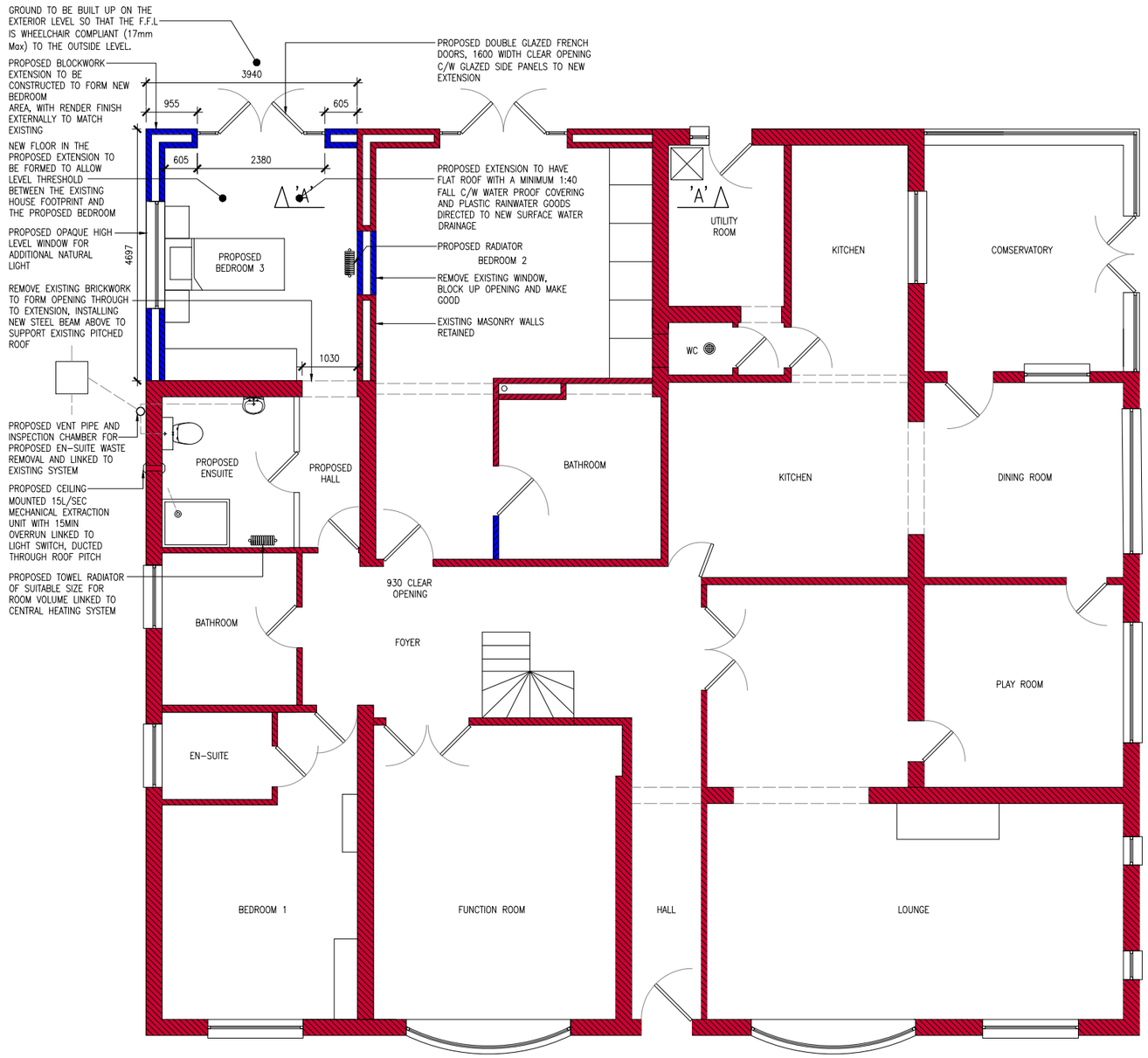



EXISTING GROUND FLOOR LAYOUT

SCALE 1:100




PROPOSED GROUND FLOOR LAYOUT

SCALE 1:100

0 1 2 3 4 5m

1:100

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EXISTING & PROPOSED GROUND FLOOR LAYOUT

SCALE 1:100

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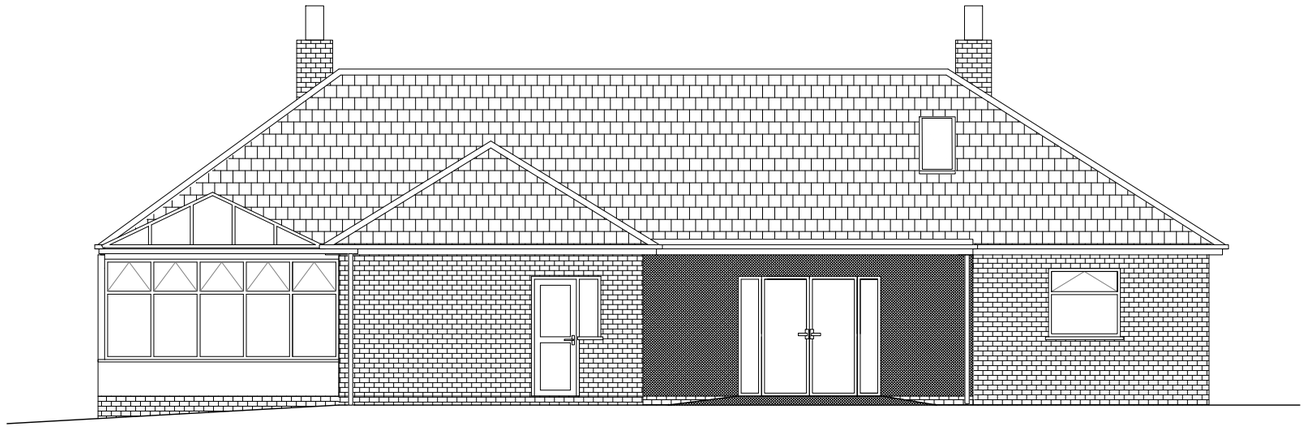
EXISTING FRONT ELEVATION

SCALE 1:100



EXISTING REAR ELEVATION

SCALE 1:100

0 1 2 3 4 5m

1:100

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| DWG No:- | LD0047/PL/003 |

A3

# EXISTING ELEVATIONS

SCALE 1:100

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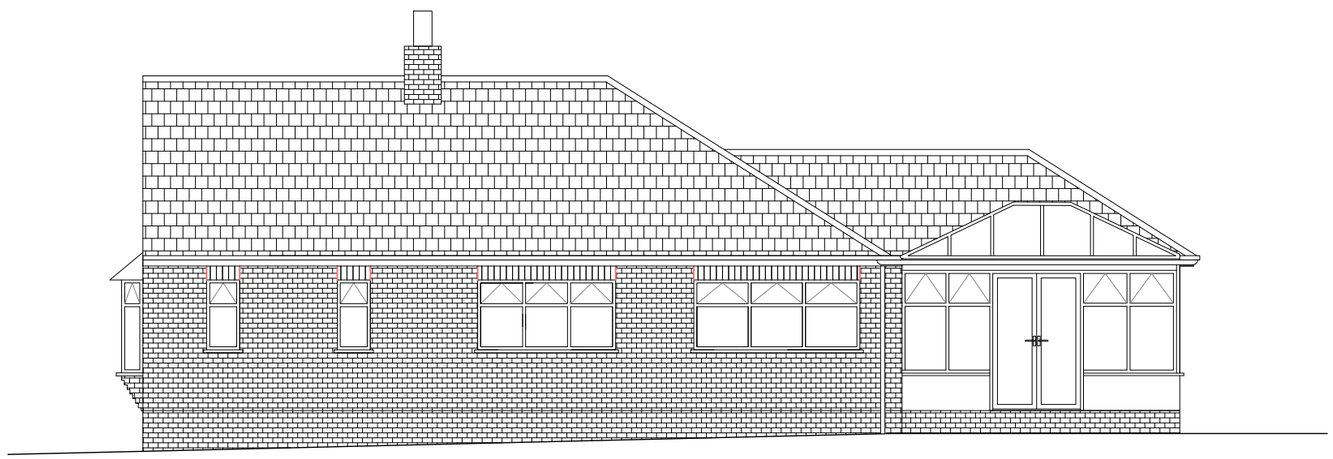
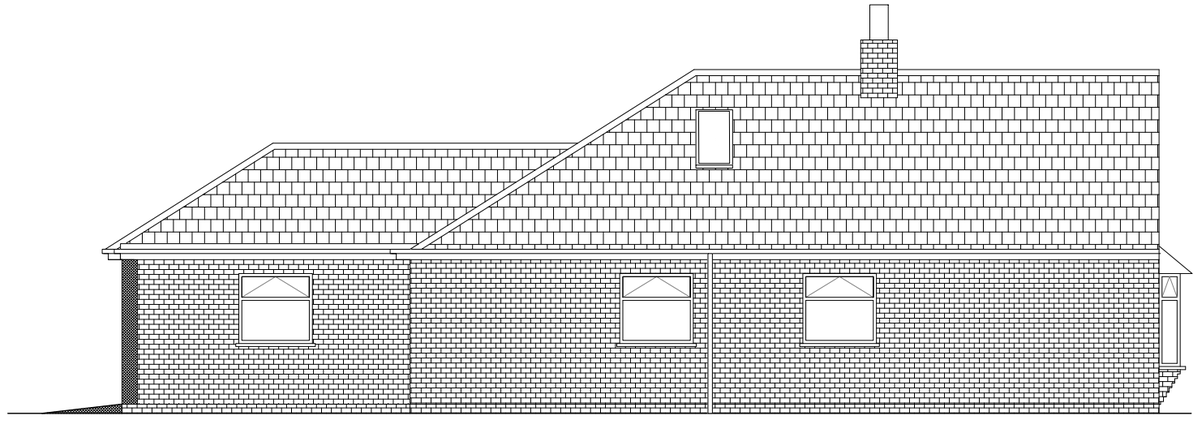


EXISTING EAST ELEVATION

SCALE 1:100



EXISTING WEST ELEVATION

SCALE 1:100

0 1 2 3 4 5m

1:100

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A3

# EXISTING ELEVATIONS

SCALE 1:100

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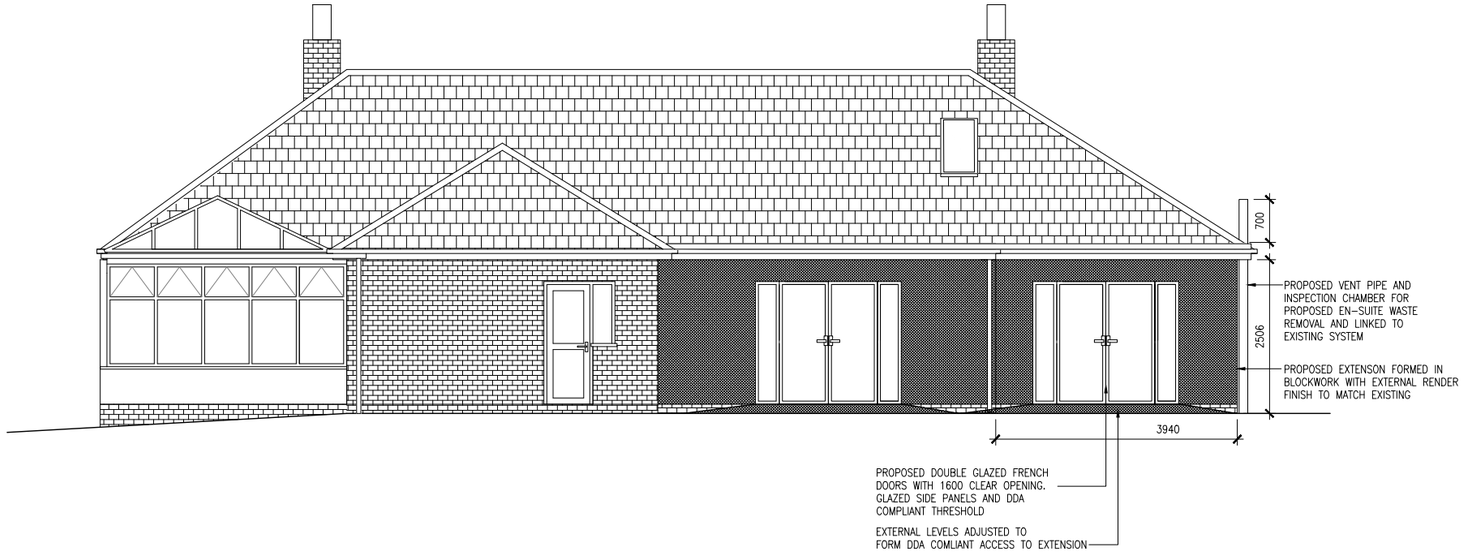
EXISTING & PROPOSED FRONT ELEVATION (NO WORKS PROPOSED)

SCALE 1:100




PROPOSED REAR ELEVATION

SCALE 1:100

0 1 2 3 4 5m

1:100

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PROPOSED ELEVATIONS

SCALE 1:100

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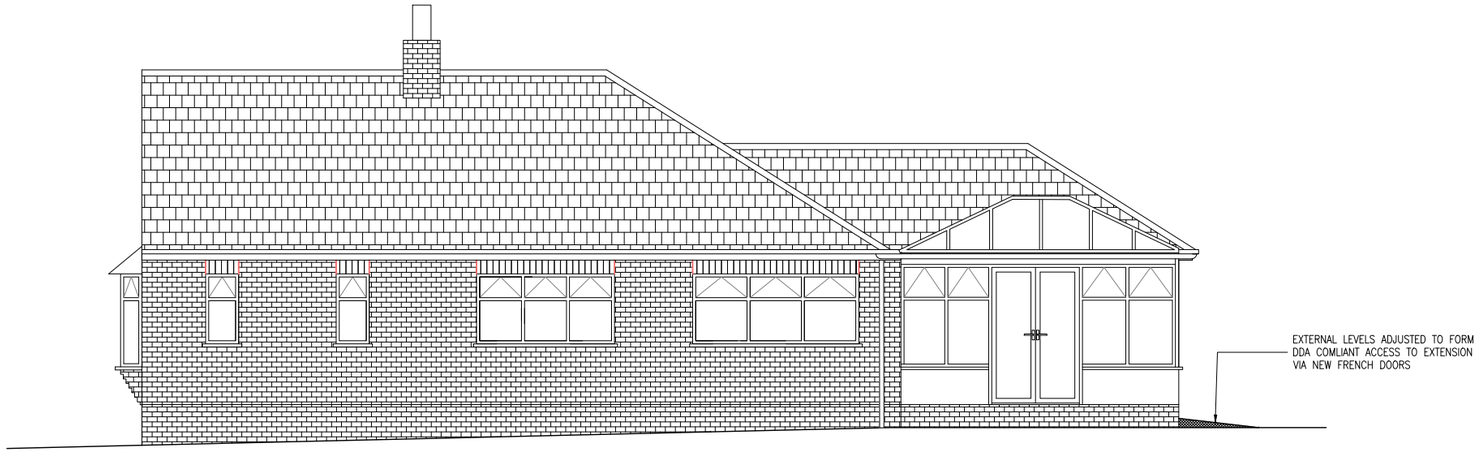
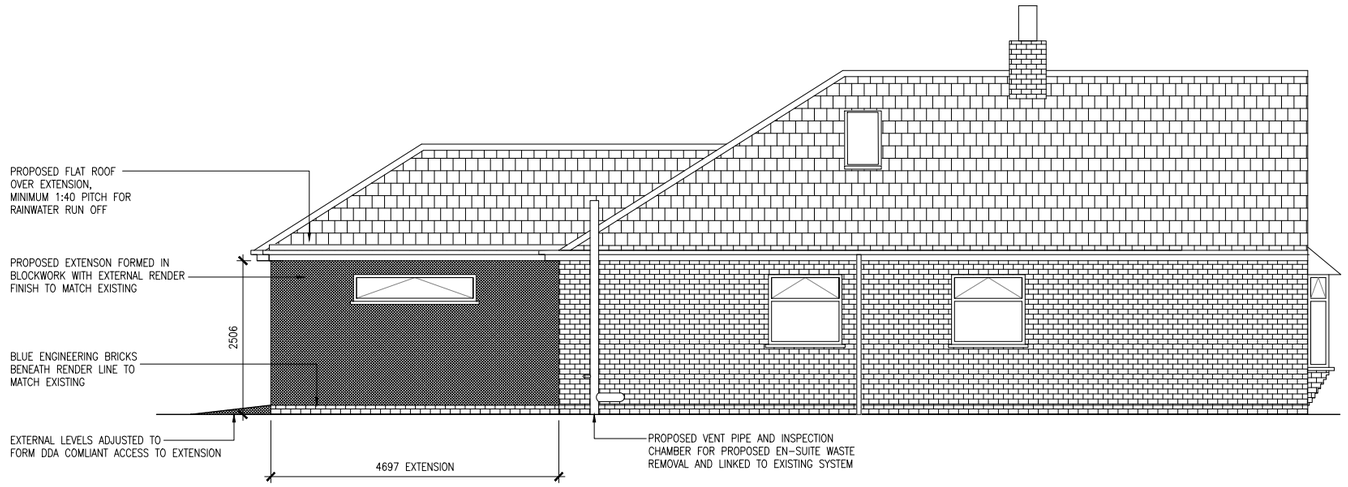



PROPOSED EAST ELEVATION

SCALE 1:100




PROPOSED WEST ELEVATION

SCALE 1:100

0 1 2 3 4 5m

1:100

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| SUBJECT:- | ELEVATIONS |
| DWG No:- | LD0047/PL/006 |

A3

PROPOSED ELEVATIONS

SCALE 1:100

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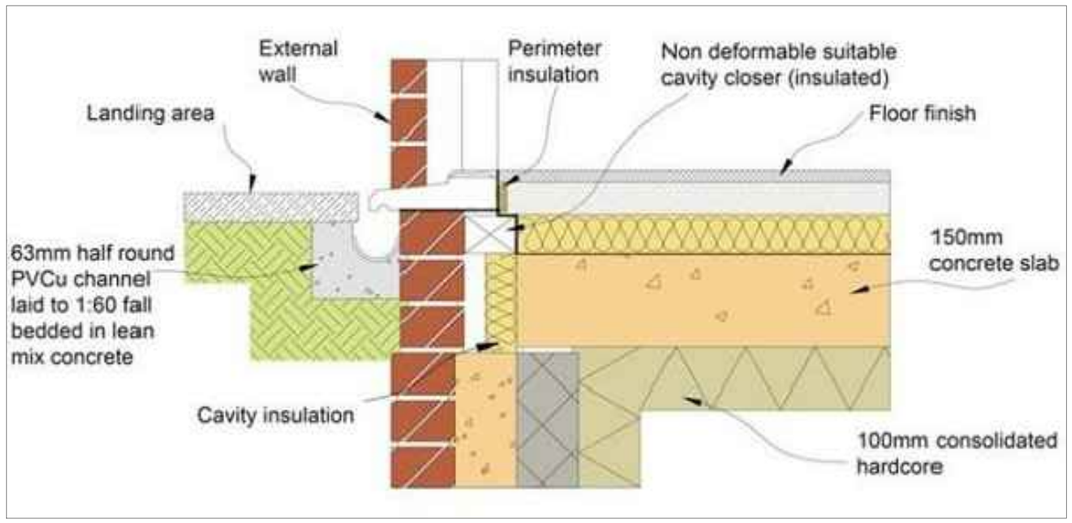
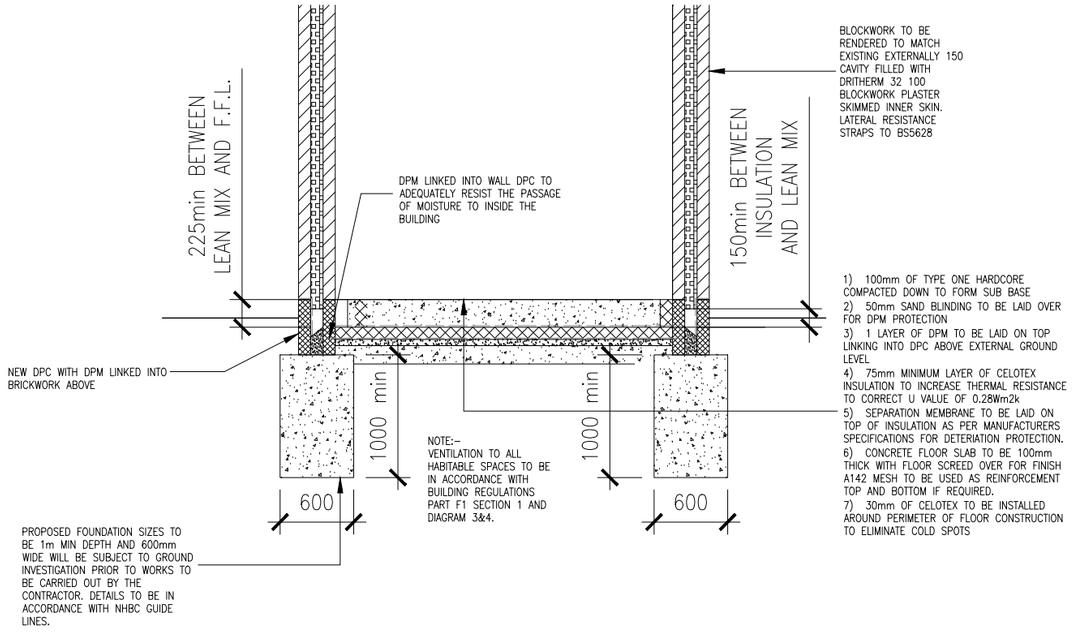



DETAIL A

SCALE N.T.S




SECTION A-A

SCALE 1:50

0 0.5 1 1.5 2 2.5m

1:50

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| SUBJECT:- | TYPICAL SECTION DETAIL |
| DWG No:- | LD0047/PL/007 |

A3

FLOOR CONSTRUCTION

SCALE 1:50

LOGIC DEZIGN

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**Job Title: Drainage Soakaway Details – Sheet 1**

1.

a) Soakaways shall only be allowed as a final resort after all engineering means to provide a positive drainage system have been explored and found to be impractical. The use of soakaways is to be at the discretion of the Engineer and is dependent on the proven existence of continuous highly permeable strata below the surface.

b) For soakaways to be given consideration, the minimum co-efficient of permeability of the strata is 5 X 10 m/s BS 5930 based methods are to be used and the Developer is advised to contact the Engineer's Representative, to arrange for an independent laboratory technician to witness the on-site permeability testing.

c) Soil survey data must be submitted.

d) Any necessary approvals from the local Water Authorities or Environment Agency must be obtained by the Developer and evidence of these approvals submitted to the Adoption Authority before the proposal can be considered.

2.

a) Soakaways chambers should extend down to the proved continuous permeable stratum as approved by the Engineer's Representative. Chambers rings in permeable strata must be perforated and the lower ring must be founded on an in-situ concrete beam.

b) The maximum depth of the chamber shall be two metres below finished ground level. A typical cross section is provided.

3.

a) Soakaway volumes shall be such that they can accommodate at least the whole of a five year twelve hour storm, (42mm over a 12 hour period- 3.5mm/hour) in the volume available above the base of the chamber and below the drain inverts (effective volume) - the diameter and the number of chambers to be adjusted accordingly. Storage may be reduced to take into account of proven percolation results, adjusted as in paragraph b) below. Calculations must be submitted. The Engineer's Representative may require extra soakaways and/or revised positioning of the soakaway chambers.

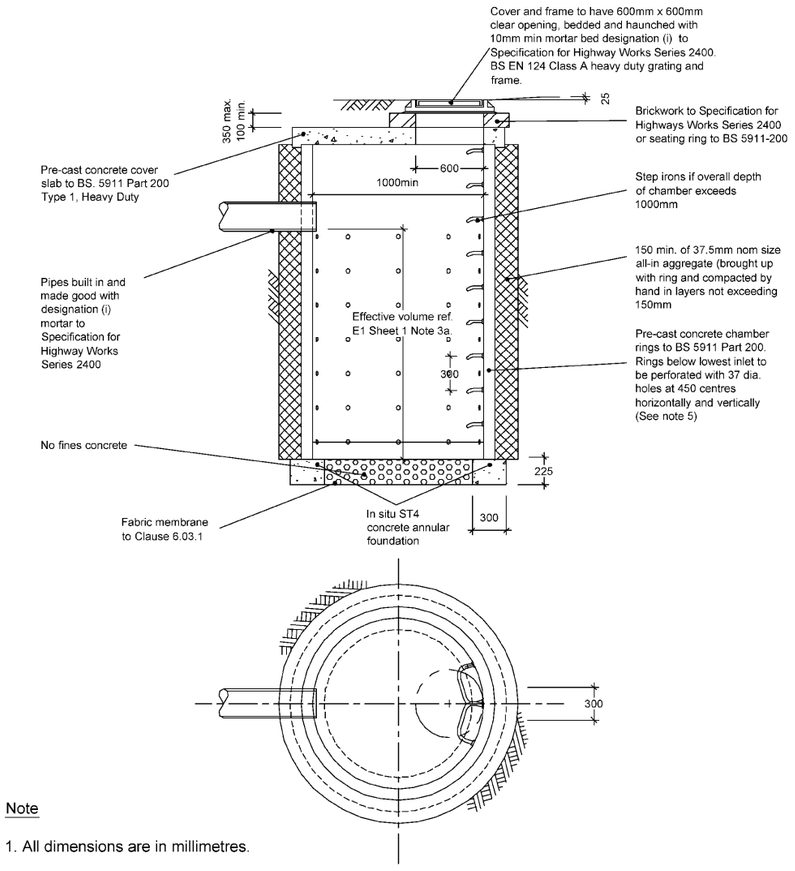
b) Allowance should be made for the in service effects of siltation and swelling, 33% for gravel/sands and 'stone' layers in chalk and 50% for chalk and others. The Developer is advised to contact the Engineer's Representative to arrange for attendance on site to witness the soakage testing when it is carried out.

4. Soakaways to be linked by overflow pipes as required.

5. Soakaway chambers shall not be sited under the carriageway or under the footway/footpath; areas of verge must be set-aside for this purpose.

6. BRE Digest 365 (soakaways) is not applicable to Cambridgeshire highway drainage. However, BS5930 is appropriate as mentioned in 1.b) above – see 7, for details.

## Drainage - Soakaway Chamber Details




Note

1. All dimensions are in millimetres.

2. Rings to be placed centrally on annular concrete foundation.

3. Chamber walls and cover slab to be constructed in precast concrete to BS 5911-200

4. All ST concrete shall be to Specification for Highway Works, Clause 2602

5. At least one perforated ring must be provided, with more perforated segments required to match depth of permeable strata up to the pipe invert.

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| SUBJECT:- | SOAKAWAY DETAILS |
| DWG No:- | LD0047/PL/008 |

A3

SOAKAWAY DETAILS
SCALE N.T.S.

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## PROPOSED FOUNDATIONS

PROPOSED FOUNDATION SIZES TO BE 1m MIN DEPTH AND 600mm WIDE WILL BE SUBJECT TO GROUND INVESTIGATION PRIOR TO WORKS ESPECIALLY IN REGARDS TO THE NEIGHBOURING PROPERTY, TO BE CARRIED OUT BY THE CONTRACTOR. DETAILS TO BE IN ACCORDANCE WITH NHBC GUIDE LINES. FOUNDATION ARE ALSO TO EXCEED THE INVERT LEVEL OF ALL SEWAGE WORKS ETC.

## FLOOR CONSTRUCTION (PART L)

1) 100mm OF TYPE ONE HARDCORE COMPACTED DOWN TO FORM SUB BASE
2) 50mm SAND BLINDING TO BE LAID OVER FOR DPM PROTECTION
3) 1 LAYER OF DPM TO BE LAID ON TOP LINKING INTO DPC ABOVE EXTERNAL GROUND LEVEL
4) 75mm MINIMUM LAYER OF CELOTEX INSULATION TO INCREASE THERMAL RESISTANCE TO CORRECT U VALUE OF 0.28Wm2k
5) SEPARATION MEMBRANE TO BE LAID ON TOP OF INSULATION AS PER MANUFACTURERS SPECIFICATIONS FOR DETERMINATION PROTECTION.
6) CONCRETE FLOOR SLAB TO BE 100mm THICK WITH FLOOR SCREED OVER FOR FINISH A142 MESH TO BE USED AS REINFORCEMENT TOP AND BOTTOM IF REQUIRED.
7) 30mm OF CELOTEX TO BE INSTALLED AROUND PERIMETER OF FLOOR CONSTRUCTION TO ELIMINATE COLD SPOTS

## WALL CONSTRUCTION

1) RENDER TO MATCH EXISTING EXTERNALLY
2) 150mm CAVITY FILLED WITH 150mm FULL FILL DRITHERM 32 INSULATION PANELS STANDARD SIZE KEEPING U VALUE TO BELOW 0.3
3) 100mm 7.3N/mmsq STANDARD CELCON BLOCKWORK
4) PLASTER SKIMMED INNER SKIN OR 12.5mm PLASTERBOARD ON DABS INTERNALLY
5) LATERAL RESISTANCE STRAPS USED THROUGH OUT MASONARY BRICK & BLOCK WORK TO BS5628
6) PROVISION OF DAMP PROOF COURSE TO ALL EXTERNAL WALLS TO RESIST PASSAGE OF MOISTURE WITH DPM LINKED ON TOP
7) WALL CAVITY TO BE FILLED WITH LEAN CONCRETE MIX AND TO FINISH 225mm BELOW DPC LEVEL
8) APPROPIATE SIZED CAVITY CLOSER TO BE USED TO REDUCE THE PASSAGE OF MOISTURE BELOW DPC LEVEL

## LINTELS

CONTRACTOR TO REQUEST CALCULATIONS FOR LINTELS CARRIED OUT BY MANUFACTER, RESULTS TO BE SUMITTED TO BUILDING CONTROL INSPECTOR FOR APPROVAL.

## ROOF CONSTRUCTION (PART C)

PROPOSED WARM DECK CONSTRUCTION TO BE:
1) WATERPROOF RUBBER MEMBRANE
2) ½" PLYBOARD
3) 120mm CELOTEX INSULATION
4) 1200 GAUGE DPM
5) ½" PLYBOARD
6) JOISTS, SIZE TO BE SUPPLIED BY STRUCTURAL ENGINEER

## SMOKE / HEAT DETECTION (PART B)

SMOKE DETECTORS AND ALARM SYSTEM TO BE IN ACCORDANCE WITH BS5839-6:2004 MAINS LINKED WITH BATTERY BACK UP. POSITION WHERE SIGNIFIED "SD" AND SHOULD BE FITTED WITHIN 7 ½ METERS OF DOORS LEADING INTO HABITABLE ROOMS AT ALL LEVELS. ALSO A HARDWIRED AND BATTERY BACKUP HEAT DETECTOR SIGNIFIED "HD" POSITIONED IN KITCHEN AREA .

## STUDWORK WALLS

INTERNAL WALLS TO CONSIST OF 100x50mm STUDWORK FRAME WITH 12.5mm PLASTERBOARD COVERING AND SKIM TO EITHER SIDE WITH 100mm CAVITY QUILTING BETWEEN TO REDUCE TO PASSAGE OF SOUND BETWEEN ROOMS, SEE STRUCTURAL CALCULATIONS FOR FURTHER SPECIFICATIONS TO PART E

## SURFACE WATER SOAKAWAY

SEE SOAKAWAY DETAIL FOR CONSTRUCTION OF PROPOSED SOAKAWAY AND GROUND FLOOR LAYOUT FOR PROVISIONAL LOCATION. CONTRACTOR TO CARRY OUT PERCULATION TEST TO DETERMINE EXACT SIZE AND VOLUME PRIOR TO WORKS, RESULTS TO BE SUMITTED TO BUILDING CONTROL INSPECTOR FOR APPROVAL.

## PROPOSED WINDOWS / DOORS

ALL PROPOSED EXTENSION WORK TO HAVE NEW PVC WINDOWS

## SEWAGE / MANHOLES / DRAINAGE LINES

THE INVERT LEVEL OF PROPOSED INSPECTION CHAMBER TO MATCH THAT OF EXISTING WITH 100mmø PVC DUCTING ON BEDDED 'P' GRAVEL

SEE PROPOSED / EXISTING SITE LAYOUT FOR LOCATION OF MANHOLE, DRAINAGE LINES AND SOAKAWAY ETC.

PROPOSED DRAINAGE LINES ARE TO BE OF 100mm PVC PIPING ON 'P' GRAVEL FROM GULLY LOCATIONS AT BASE OF VERTICAL GUTTERING DOWN PIPES TO NEW SOAKAWAY LOCATION 5m MINIMUM FROM PROPOSED EXTENSION

## BUILDING NOTES / SPECIFICATIONS

1) THE REQUIREMENTS OF THE PARTY WALL ACT 1996 MUST BE IMPLEMENTED

2) HORIZONTAL AND VERTICAL DPC TO ALL OPENINGS.

3) ALL PLUMBING TO BS5572. SHOWER, WASH HAND BASIN, BATH ETC TO BE FITTED WITH DEEP SEAL TRAPS.

4) ALL ELECTRICS TO BS 7671. AT LEAST ONE LAMP TO BE OF A TYPE TO GIVE A LUMENANCE EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

5) ALL NEW STEELWORK TO BE PAINTED WITH 2No. LAYERS OF INTUMESCENT PAINT.

6) ALL DOORS SPECIFIED "FD" TO BE 1/2 HR FIR DOORS (DO NOT INCREASE THE SIZE OF THERE REBATES, USE INTUMESCENT TAPE STUCK TO DOORS OR CASINGS TO GIVE A SNUG TIGHT AND FIRE PROTECTION).

7) SMOKE DETECTORS AND ALARM SYSTEM TO BE IN ACCORDANCE WITH BS5839-6:2004. POSITION WHERE SIGNIFIED "SD" AND SHOULD BE FITTED WITHIN 7 ½ METERS OF DOORS LEADING INTO HABITABLE ROOMS AT ALL LEVELS.

## FIRE PROTECTION TO STEEL BEAMS / LINTELS

STEEL BEAMS SHALL BE PROTECTED WITH 12.5mm THICK FIRELINE BOARD FIXDE TO GYPLINER ENCASE (OR SIMILAR) TO GIVE 30mins FIRE RESISTANCE. OR ALTERNATIVELY 2 COATS OF INTUMESCENT PAINT GIVING 30MINS PROTECTION

## GLAZING / FRAMES

ALL PROPOSED GLAZING TO BE OF THERMOSTAR GLAZING PROVIDING (U=1.6 W/msqK*), INCLUDES 24mm DOUBLE GLAZING WITH 4mm FLOAT INNER WITH LOW 'E' COATING, 16mm ARGON GAS FILLED CAVITY AND 4mm TOUGHENED INNER AND OUTER PANES.

ALL PROPOSED uPVC WINDOW FRAMES TO INCLUDE DOUBLE OPENINGS GIVING 1/20 RAPID VENTILATION AND WITH 8000mmsq TRICKLE VENTS FOR BACKGROUND VENTILATION.

THE GLAZING IN THE DOOR(S) AND/OR SIDE PANELS TO A HORIZONTAL DISTANCE OF 300mm FROM THE DOOR AND TO A MINIMUM HEIGHT OF 1500mm ABOVE FLOOR LEVEL WILL BE LAMINATED OR TOUGHENED GLASS COMPLYING WITH BS6206; 1981. PART N.

CONTRACTOR SHOULD CHECK PLAN ON SITE AT QUOTATION STAGE AND BEFORE COMMENCEMENT OF WORK. ANY ERRORS, OMISSIONS OR DESIGN CHANGES REQUIRED SHOULD BE REPORTED IMMEDIATELY TO ENABLE PLANS TO BE SUBMITTED TO THE LOCAL ORTHORITIES.

ALL WORK SHOWN ON PLAN, OR ANY DEVIATIONS FROM DESIGN OR MATERIALS SPECIFIED, SHOULD COMPLY WITH CURRENT BUILDING REGULATIONS, PLANNING REQUIREMENTS, BRITISH STANDARDS AND CODES OF PRACTICE.

ELECTRICAL INSTALLATION AND HEATING NOT SHOWN UNLESS SPECIFICALLY REQUESTED.

CLIENT SHOULD CHECK THAT WORK SHOWN ON PLAN DOES NOT CONTRAVENE OR AFFECT COVENANTS OR ENCROACH ANY BOUNDARIES. IT IS THE RESPONSIBILITY OF THE CLIENT TO CHECK ANY MATTERS REGARDING TITLE OF THE LAND.

NO WORK SHOULD BE STARTED UNTIL APPROVALS OR NOTICES HAVE BEEN OBTAINED FROM THE LOCAL AUTHORITIES.

## ELECTRICS

ALL ELECTRICS ARE TO BE DESIGNED AND INSTALLED BY A COMPETANT PERSON AND COMPLETION CERTIFICATE TO BE ISSUED BY THE APPROPIATE MONITORING BODY

## STRUCTURAL CALCULATIONS

NOTE:- STRUCTURAL CALCULATIONS ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS AND BUILDER IS TO VIEW FULLY READ UNDERSTAND PRIOR TO ANY CONSTRUCTION WORKS. ANY AND ALL QUERIES ARE TO BE SUBMITTED TO LOGIC DEZIGN BEFORE ANY WORKS ARE UNDERTAKEN.

## BATHROOM VENTILATION

MECHANICAL EXTRACTION FAN TO W.C. TO HAVE 15L/SEC EXTRACTION DUCTED TO EXTERNAL WALL, SYSTEM BEING LINKED TO LIGHT SWITCH TO ALLOW 15min OVERRUN AS PER PART F.

## SANITARY PLUMBING

ALL WASTE PIPES ARE TO BE OF 40mmø PVC DUCTING. SEDIMENT TRAPS ARE TO BE STANDARD BOTTLE TRAPS AND HAVE A DEPTH OF 75mm UNLESS LARGER IS REQUIRED AFTER BEING DETERMINED ON SITE. SEE SANISHOWER DETAILS FOR PIPE SIZES FOR SHOWER SYSTEM.

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| REV. | DESCRIPTION | DATE | CHK. | APR. |
|---|---|---|---|---|
| C | AMENDMENT TO EXISTING PLAN | 04/11/26 | | |
| B | MINOR AMENDMENTS | 05/10/26 | | |
| A | FIRST REVISION | 01/09/26 | | |

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| CLIENT:- | MR S.LLOYD |
| ADDRESS:- | PECKLETON ROAD KIRKBY MALLORY LEICESTERSHIRE LE9 7QH |
| SUBJECT:- | CONSTRUCTION NOTES |
| DWG No:- | LD0047/PL/009 |

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CONSTRUCTION NOTES
SCALE N.T.S.

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