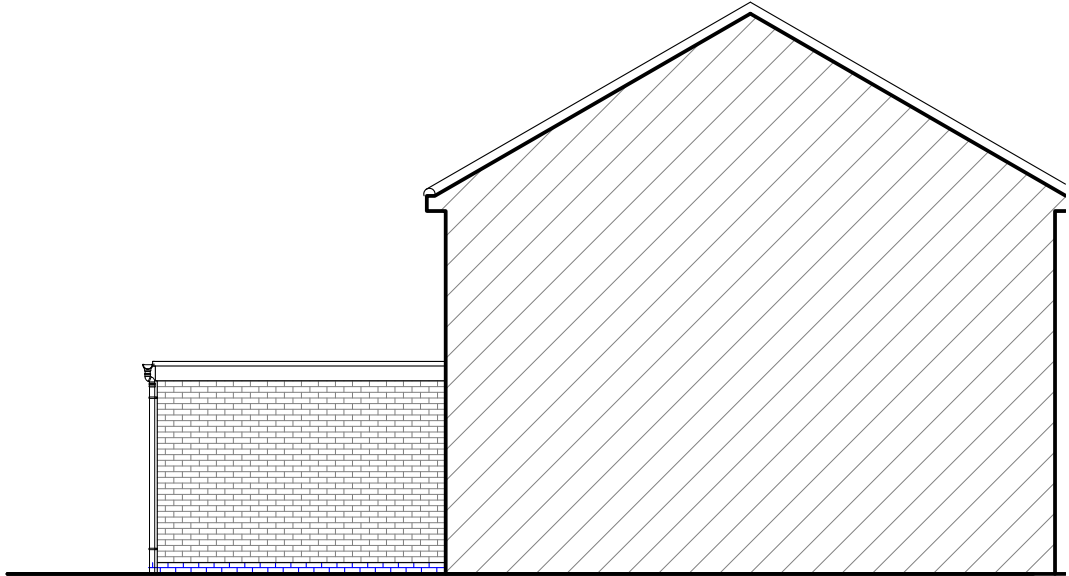
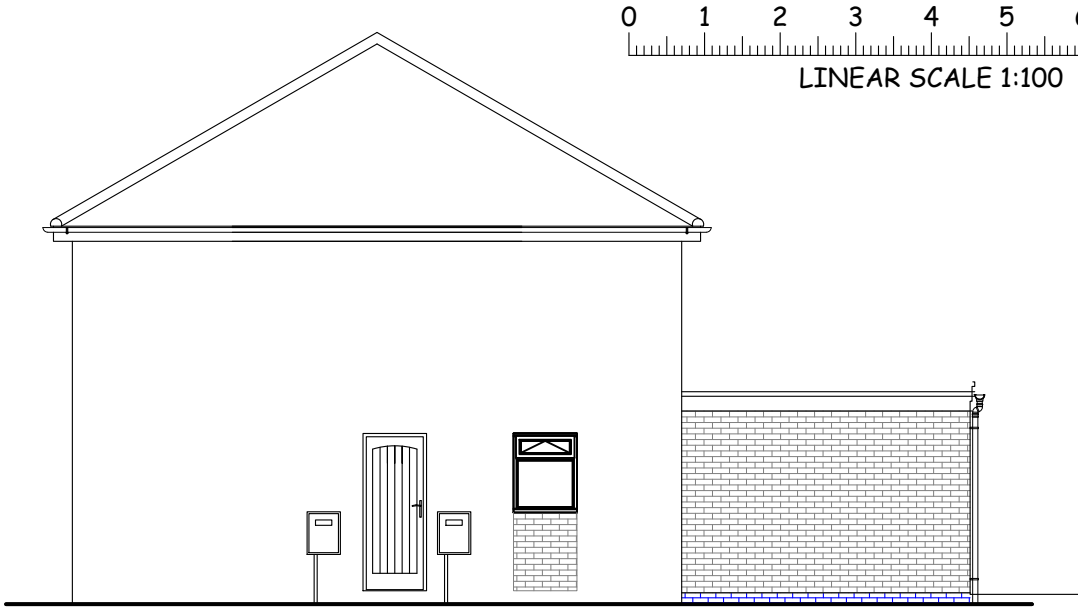




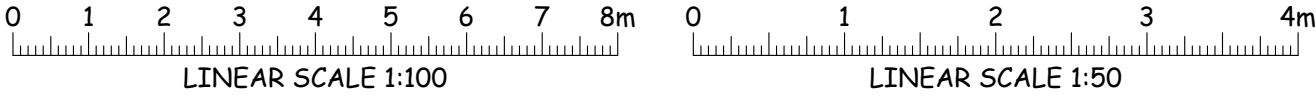
Proposed Side Elevation 1:100



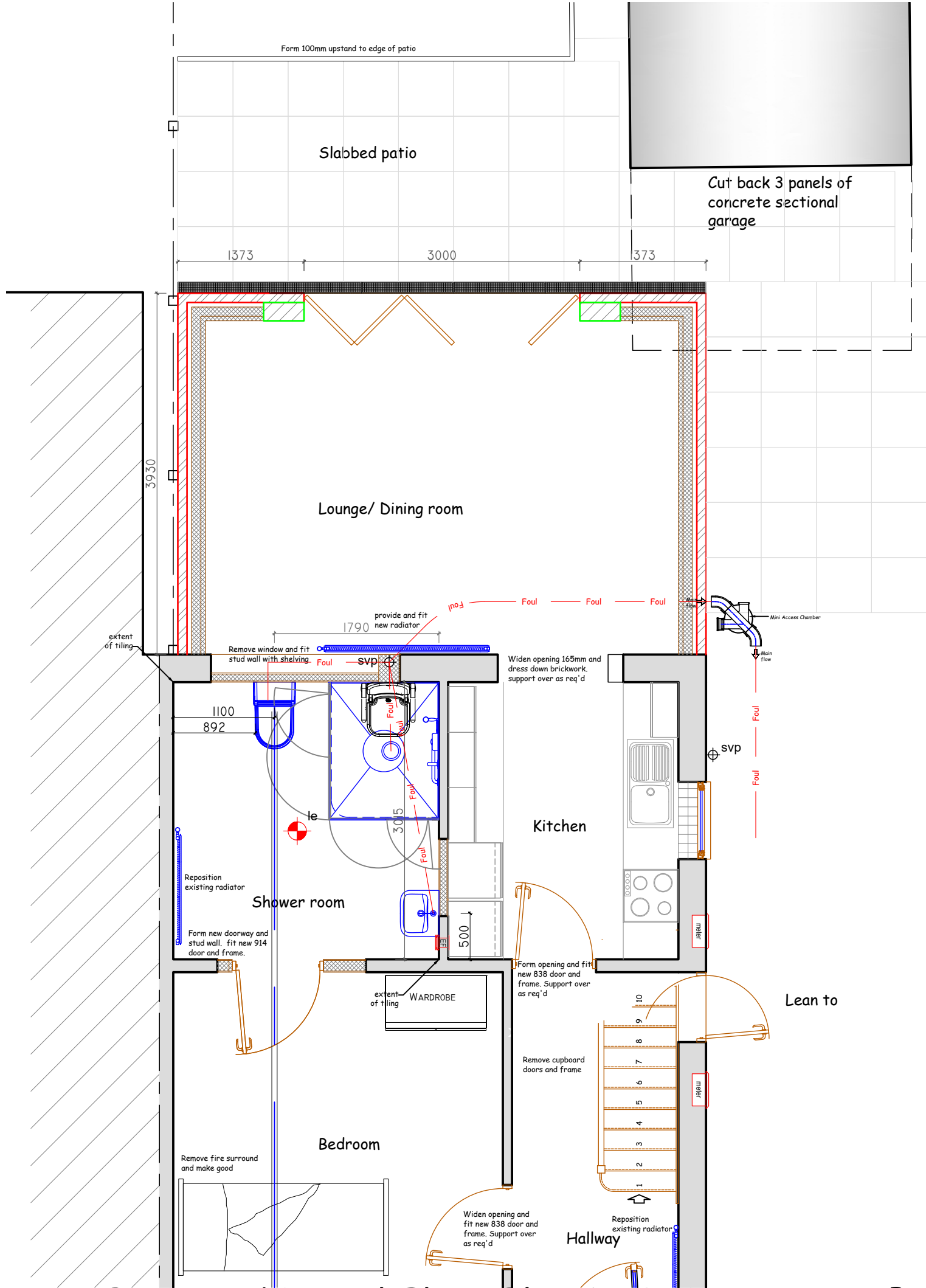
Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100

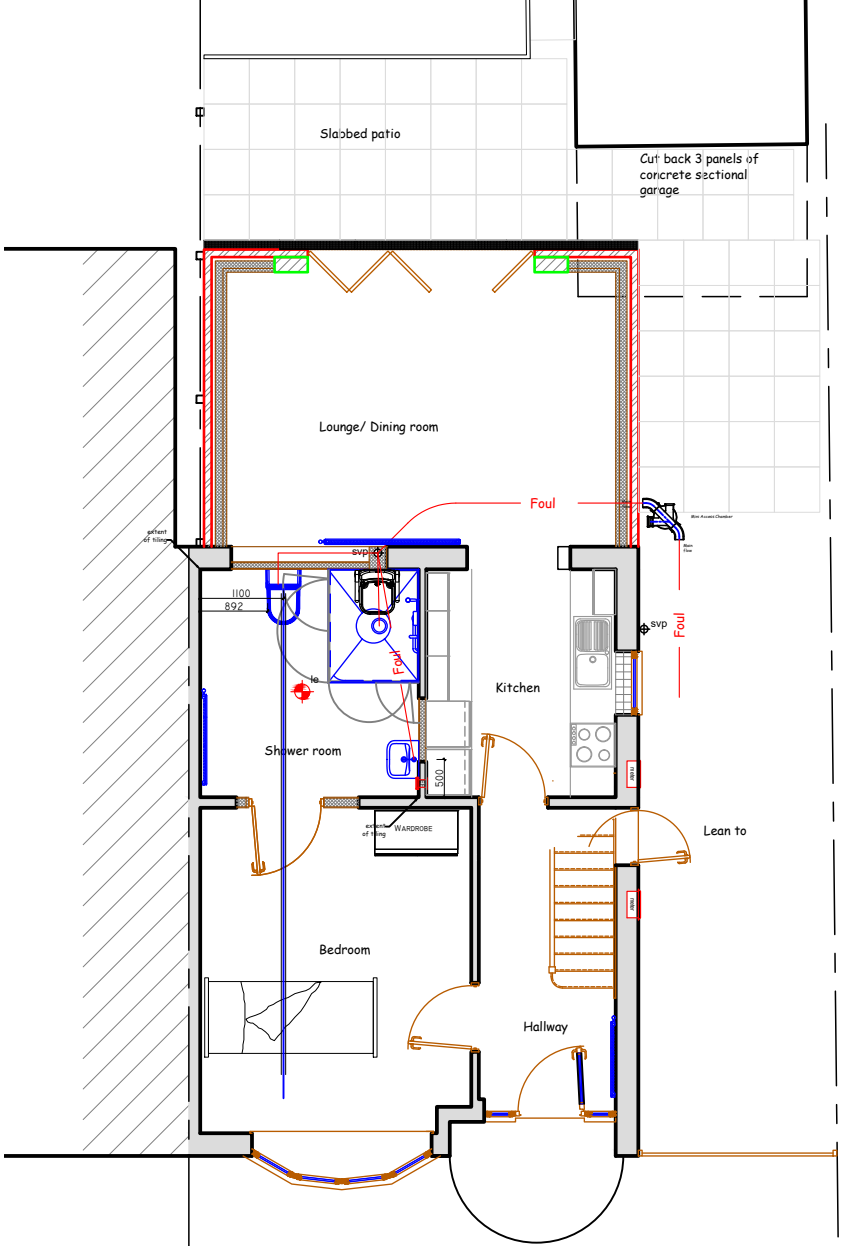


- Support over sliding folding door with 1 no. 203 x 102mm x 25kg/m U.B. having 310 x 6mm bottom flange plate with min. 215 x 250mm long x 65mm deep pre-cast concrete padstones to BS 5628:Part 1:1992, U.B.'s to be encased in 2 layers of 12.5 mm plasterboard and skimmed to achieve a min. ½ hour fire resistance. Return blockwork to be 215mm blockwork laid flat as per structural engineers details (all to Local Authority Building Inspectors approval). Seal off cavities and finish with 12.5mm plasterboard on dabs finished with a 3mm skim. To have a U value no greater than 1.4 W/m2K. incorporating 10,000mm2 trickle ventilation. Glazing to comply with BS6262-4:2018 and Approved Document K with toughened glass below 800mm above FFL. Clear and cart away all debris.

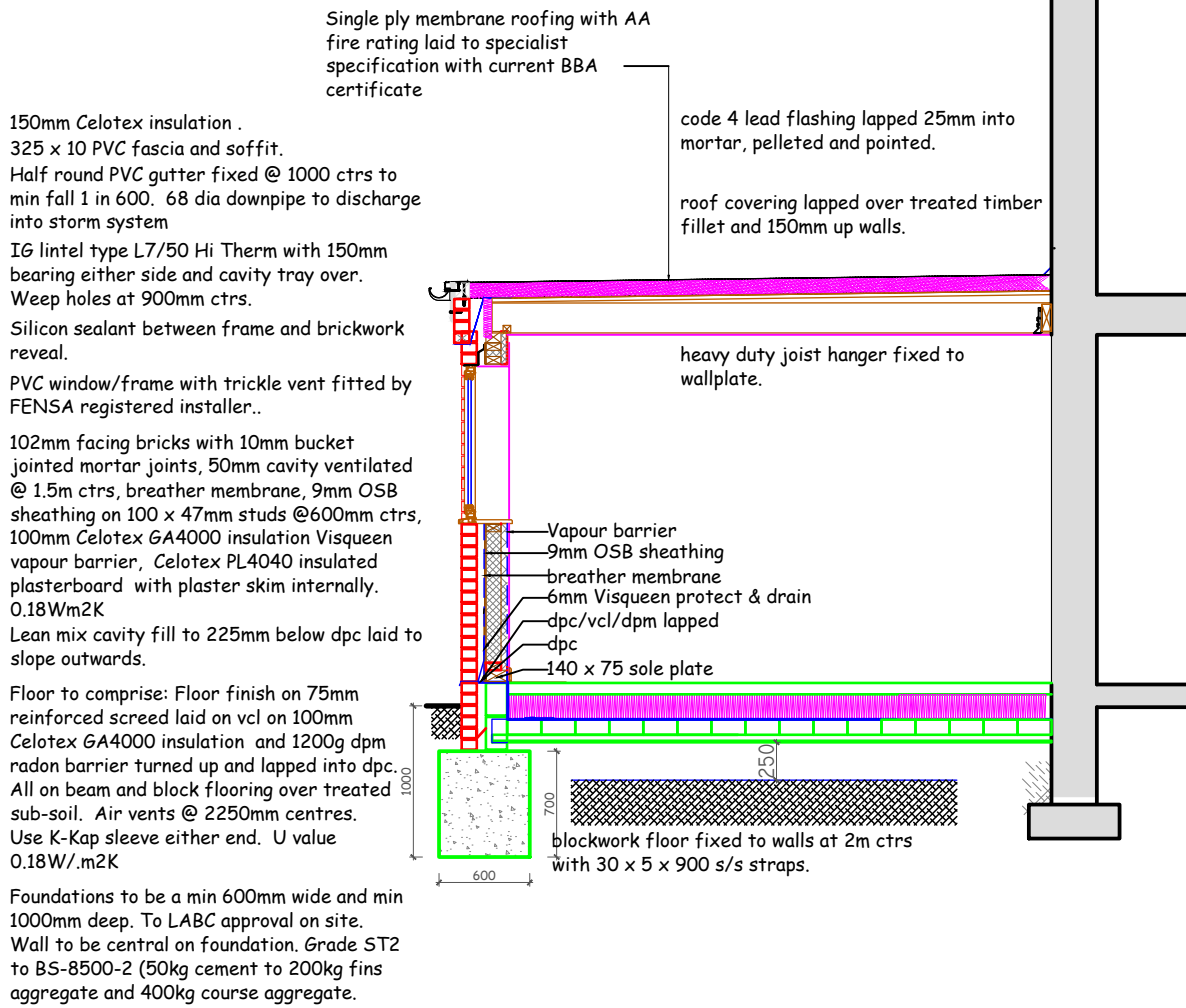


Proposed Detail Floor Plan 1:50

- Electrics
- Examine the existing electrical system/consumer unit and extend with new 4 way consumer unit as necessary to provide new RCD protected circuits to whole of shower room. Where no surge protection device is found the existing consumer unit it is to be changed complete. Terminate all redundant electrical fittings and extend or alter to provide fully recessed new flush fittings. The electrical contractor shall ensure that work is designed, installed, inspected and tested by a competent person and that the installation complies with the latest edition Building Regulations (Part P) electrical safety. Upon completion, certification and test results are to be issued in accordance with the latest amendment of (Part P) and BS 7671: 2018.
 - Remove existing dining room light fitting and make safe wiring. Provide and fix to shower room 1no. ceiling mounted IP65 rated LED (min 75 lumen luminous efficacy) recessed light fitting with pull chord switch (900 mm to underside of switch to allow operation by person in a wheelchair), and make all connections. Where existing light fitting is directly above proposed curtain rail it is to be repositioned outside of shower area to allow easy access. Make good to ceiling where existing light fitting removed.
 - Provide new circuit or extend existing ring main. Provide and fix 4no. 13a double sockets to lounge/dining room at height of 600mm above F.F.L. Positions to be agreed with client.
- Finishes
- Provide and fit in kitchen a mains powered combined ionisation/optical type smoke detector with battery backup and interlink with existing mains smoke detectors in main house all in accordance with BS5839-6:2019. Where no smoke detectors exist they should be provided at ground and first floor level to the hallway and landing. Detectors should be fitted by a qualified electrician being no less than 300mm from any wall or light fitting and within 7.5m of every habitable room. Where wall mounted they should be not less than 150mm and no more than 300mm from the ceiling and not placed directly over a heat source.
 - Provide single phase earthed electrical supply to BS 7671:2018 suitable for connection to by Clos-o-mat installer. Dedicated supply to be connected to consumer unit via RCD and terminate in a double pole fused spur in wc area.
 - Provide and fit in ceiling a single phase earthed electrical supply to BS 7671:2018, situated at high level to allow for charging of the track hoist and suitable for connection to by track hoist installer. Dedicated supply to be connected to consumer unit via RCD and terminate in a double pole fused spur.
 - Provide and fix new two way switches to kitchen area all connected into existing lighting circuit. Make safe all redundant circuits/fittings.
 - Allow for re-siting light switches and sockets and telephone connections as required. Positions to be agreed with client.
- Decorations
- Contractor to allow for purchase and attendance on track hoist installer as necessary (PC sum £3000 for track hoist). Allow for 5 year warranty on parts and labour.
 - Provide and fix white "Bumpy" ceramic tiles (full height) to the 2 walls adjacent to the shower area with waterproof grouted joints. The tiles should be positioned so that the first row is aligned with the Captile edging strip. Finish external edges and corners of wall tiling with quarter round white plastic tile bead. (Client may specify alternative tiles but they will have to pay any extra cost).
 - Provide and fix type "Elevate" option H 750mm high bi-fold shower doors with rising hinges to suit shower tray from Impey Showers Ltd (01460 256080).
 - Provide and fit 2m long x appropriate width white nylon shower curtain so as to fully enclose shower area together with AKW Medicare shower rail and ceiling support stays to enclose area around shower. Shower curtain to be 113g. nylon type, weighted and positioned so as to just touch the floor.
 - Provide and fit 2 no. 450mm AKW Medicare (ref 01660WH) natural grip grab rails to client's requirements adjacent to shower. Provide plastic covers to cover screw heads. **Client to confirm positioning.**
 - Provide and fix AKW Medicare Ltd ref 04230P drop down seat (with hinged support legs and padded seat) set to height of 450mm. Allow for inserting 150 x 75 mm s/w framework into stud partitions or full height 20mm exterior plywood and re-facing with plasterboard, to provide support for seat. **Client to confirm positioning.**
- General
- Allow for patching of decorations local to areas where new openings have been formed or widened.
 - Make good to all surfaces on completion (i.e. filling/sanding down uneven surfaces and painting to match existing) and all walls/ceilings that are not tiled are to receive two coats of anti-fungal emulsion.
 - All new timber and joinery affected by works to be thoroughly filled and sanded down smooth to receive primer, two coats of undercoat and one coat full gloss anti-fungal brilliant white or to match existing. All nail and screw holes in timberwork to be filled and sanded smooth prior to painting.
 - Tidy all areas affected by works internally and externally, and remove all debris from site on completion.
 - Provide compliance certificate for the following on completion of works and issue to Employer: a) Building Regulations Approval b) Electrical certificate. c) FENSA certificate. d) Gas Safety Certificate.
 - Lay Clarke drain - CD422 (not slotted) level threshold drainage system available from: Clark-Drain Ltd, to satisfaction of Local Authority Building Control between patio and lounge extension. Channels to be set in concrete bed and haunching to manufacturers instructions. New raindrain set in line with level access threshold. Drainage channel will need to discharge into soakaway or watercourse.
 - Remove existing patio at rear of house, and lay new 600 x 600 x 40 mm thick concrete slabs (approx. 25m2), on 50 mm semi dry 1:3 cement:sand bed, on min. 100 mm well consolidated sulphate free hardcore. Slabs laid with semi dry 1:3 cement:sand. Lay concrete edging kerbs set in concrete to edges of slabbed area to project 100mm above slabbing. Form new ambulant step approx 750mm wide. Patio to be level with finished floor level of dwelling with slight fall away from building. To side of extension the slabs to ramp down evenly to existing driveway to allow for wheelchair access.



Proposed Ground Floor Plan 1:100



Proposed Section 1:50

Revision "A" 1-2-26
Spec updated to latest design

Title
Proposed rear extension
Client
Mrs Mears
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Leicestershire LE9 7HX



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Date
Dec 2025
Drawing No.
5974/2

Scale
1:50 + 1:100