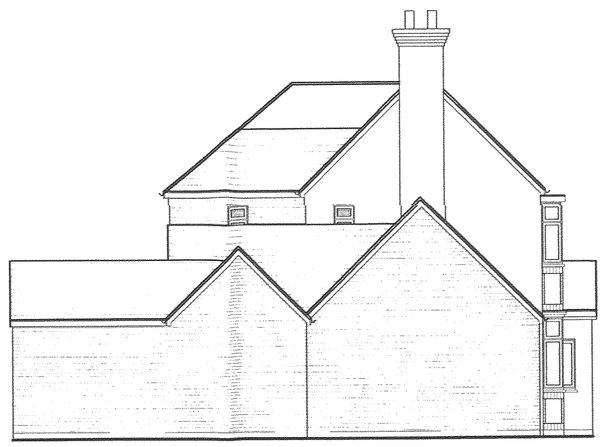


Proposed Front Elevation



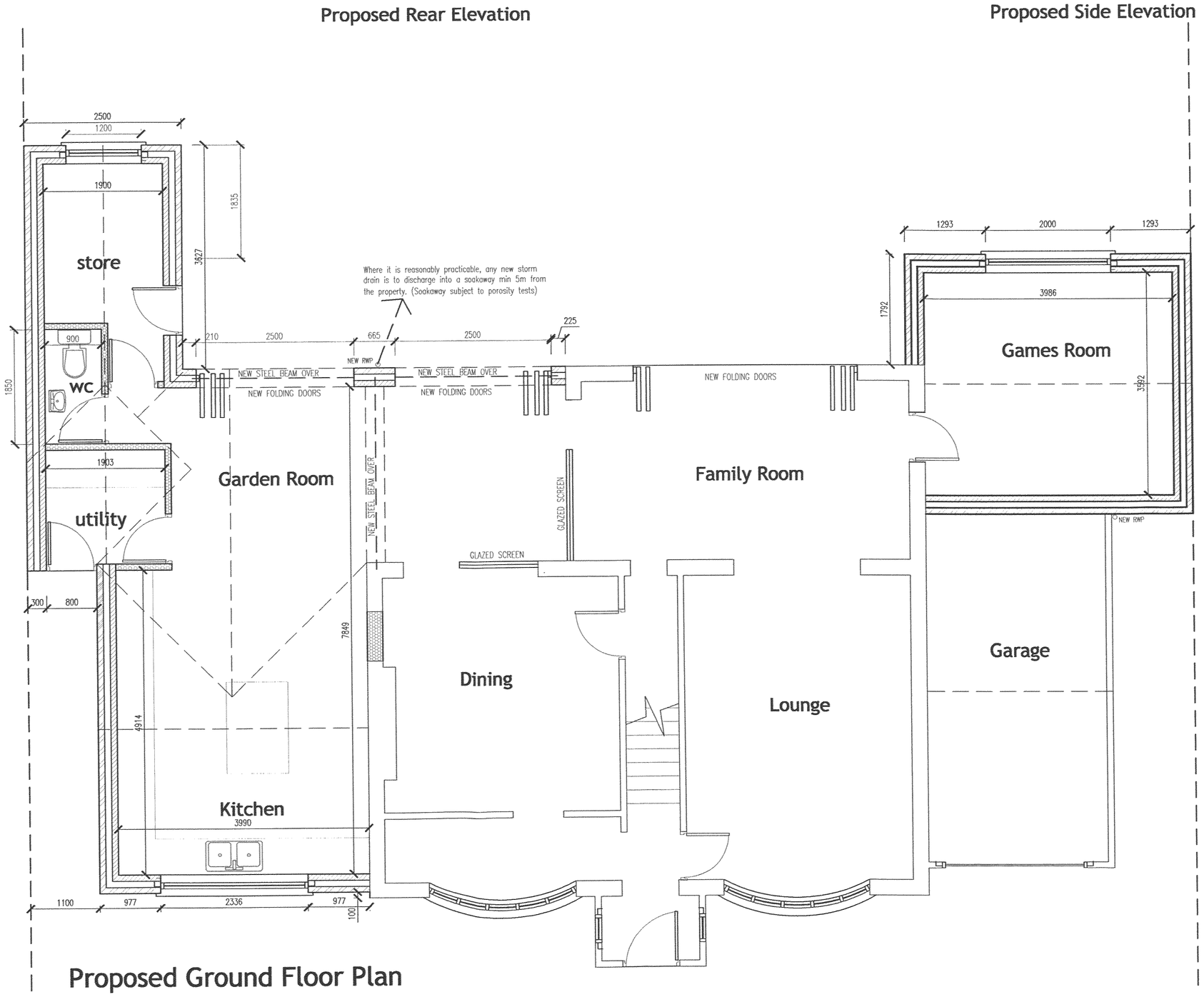
Proposed Side Elevation



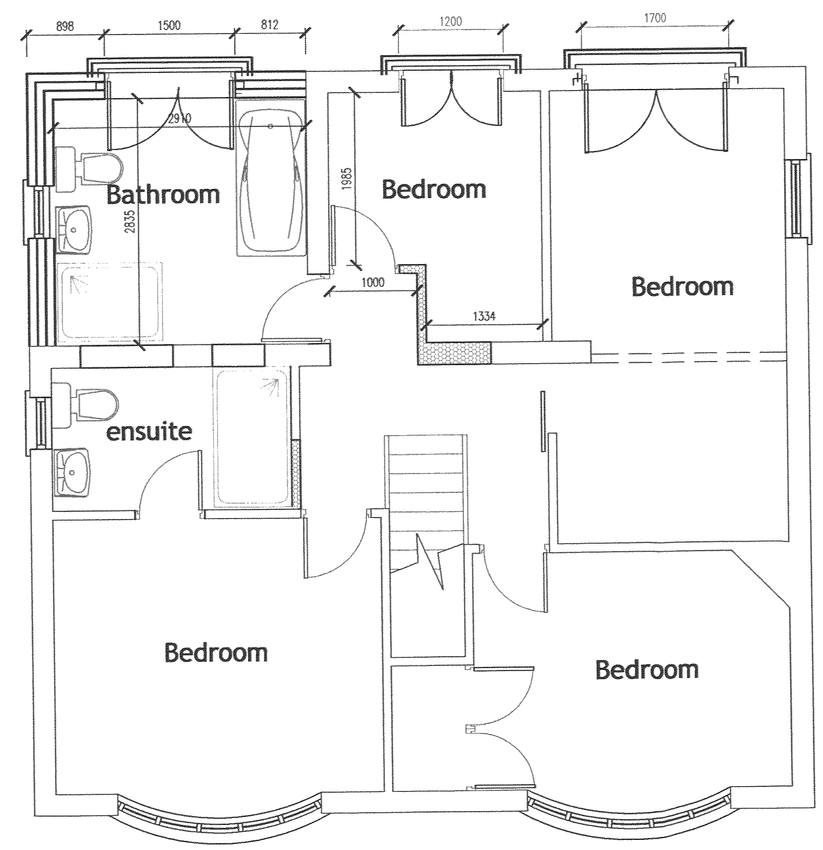
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

Approved Drawings

These drawings have been prepared solely for Planning and Bu
Regulation Applications only. Any amendments by the contract
the approved design must be agreed on site with the Local Bui
inspector before works are undertaken.

Part 'B' Fire Safety
New walls and ceilings to provide 30min separate to adjoining an
100mm step up and fire door installed between garage and dwelli

All new ceilings to be 12.5mm plasterboard with skim finish to g
30min fire protection.

All new steelwork to be encased in 2 layers of 12.5mm plasterbo
to give 30 min fire protection

A Fire Detection and Alarm System designed and installed in
accordance with BS 5839:part 6:2004 comprising Ceiling mounte
smoke alarms provided on each floor to BS 5446:part 1:2000,
situated max 4.5m from habitable rooms and min 300mm off
adjacent walls and light fittings. Permanently wired to a separate
fused circuit at the distribusion board. Alarms to be linked togeth
and have a battery back up supply. Provide a Heat detector to
kitchen.

Part 'F' Ventilation
Kicthen to be ventilated to provide Min' 60 ltrs/second and opera
by an intermitant timer and light switch with a 20 mimute over-r

Bathroom and wc to be ventilated to provide 15 ltrs/second
extraction, operated by an intermitant timer and humidistat.
Over-run to be 20 minutes.

Internal rooms to be ventilated to 3 air changes/hr, unless kitche
bathroom operated by an intermitant timer and also operated by
light switch and over-run for 20 minutes after room has been in

Part'H' Drainage
Internal

Showers, bath and sink waste pipes are to be fitted with 40mm M
dia' waste pipes. Wash hand basins to be fitted with 32mm Min'
waste pipe. WC's to be fitted with 100mm Min' dia' waste pipes.
Where 40mm dia' wastes exceed 3m in length or 32mm dia' was
exceed 1.7m in length, anti-syphon traps must be fitted.
40mm and 32mm dia' wates shall be installed at a gradient of
between 18-90mm/m run of pipe. WC 100mm dia' pipes shall b
installed at a Min' gradient of 18mm/m run. All new showers, ba
sinks and wash basins be fitted with 75mm deep seal traps. Any
SVP to terminate not less than 900mm above any window withi
3m of the pipe.

Below Ground

New drainage to conform with part H of the Building regulation
and BS.8301:1985 and to be formed in 100mm dia' (unless
otherwise stated) Hepworth Supersleeve, laid in straight and eve
falls of Min' 1:40 for foul and 1:80 for surface water, with flexil
water joints.
Drains to have Class N bedding, consisting of 100mm regulatin
granualr material to BS.8301:1985 and Min' cover of selected fi
free from stones larger than 40mm, lumps of clay over 100mm,
timber, frozen material or other vegetable matter. Where rigid p
of less than 150mm dia' have less than 600mm of cover the pipe
shall be surrounded with concrete with a thickness of at least th
of the pipe.

Drains under Buildings

Drains under buildings to be surrounded with a Min' 100mm
granular material. Drains within 300mm of the underside of the
floor slab should be surrounded in 150mm Min' of concrete.
'Spanlite' prestressed concrete lintols to be used above all openi
where drains run through a wall or under foundations. Maintain
50mm clearance around pipes to openings. Openings in walls m
to be masked either side with rigid sheet material.

Where a trench containing a drain is within 1m of the building,
with concrete to the lowest level of the building or where more
1m from the building, fill with concrete to a level equal to the
distance from the building less 150mm.

New Manholes are to be constructed in 215mm Class B engine
brickwork to BS.3921, laid in english bond in 1:3 cement:sand
mortar flush pointed. Concrete base to be 150mm thick in C25
concrete. Covers to be heavy duty to BS.497.

Inspection chambers less than 900mm deep to be in proprietary
polypropylene construction. Inspection chambers in accordanc
manufacturers instructions. Covers to be medium duty to BS.4

Part 'J' Combustion Appliances
Existing central heating system to be extended into new rooms
new radiators to have TRV's.

Part 'N' Glazing
Windows to match existing, fitted with trickle vents to give
8000mm sq ventilation area or 4000mm sq The windows shall
scheduled or as otherwise described on the drawings. All wind
to have locking handle. New glazing to have low E coating to
U-value of 1.8W/m2k. New Glazing to be max 25% of floor a
above this ratio calculations for whole house glazing to be sup

Part 'L1' Conservation of Fuel and Power
For extensions which create up to 3 new rooms 1 No Energy
efficient light fitting which will only take a lamp having a lum
efficiency greater than 40 lumens per circuit-watt must be
providded.

New Condencing boiler to have a SEDBUK value of 86% or n

Part 'M' Disabled Access
Switched Socket Outlets to be 450mm above Finished Floor L
New light switches to be 1200mm above Finished Floor Level
as outlined in Approved Document M2 diagram 22.

Part 'P' Electrical Installations
All new Electrical work to be design, installed, inspected and
in accordance with BS 7671:2001.(I.E.E Wiring Regulations
Edition) The works are to be undertaken by an installer
registered under a suitable electrical self -certification scheme
a Certificate of compliance produced to Building Control on
completion of the works.

Before works begin
Contractors must verify all dimensions on site before com
works on site. Any discrepancies must be reported to Easy
before works are undertaken or materials are ordered.

EasyPlan
University of Warwick Innovation Centre,
Warwick Technology Park,
Gallows Hill, Warwick. CV34 6UW.
Telephone 01926 623117

project

Proposed Extensions & Alterations
12 Marina Drive
Groby
LE6 0DX

drawing

Proposed Plans & Elevations

scale 1:50/1:100 date July 2008 drawn

Job no 1375-02

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