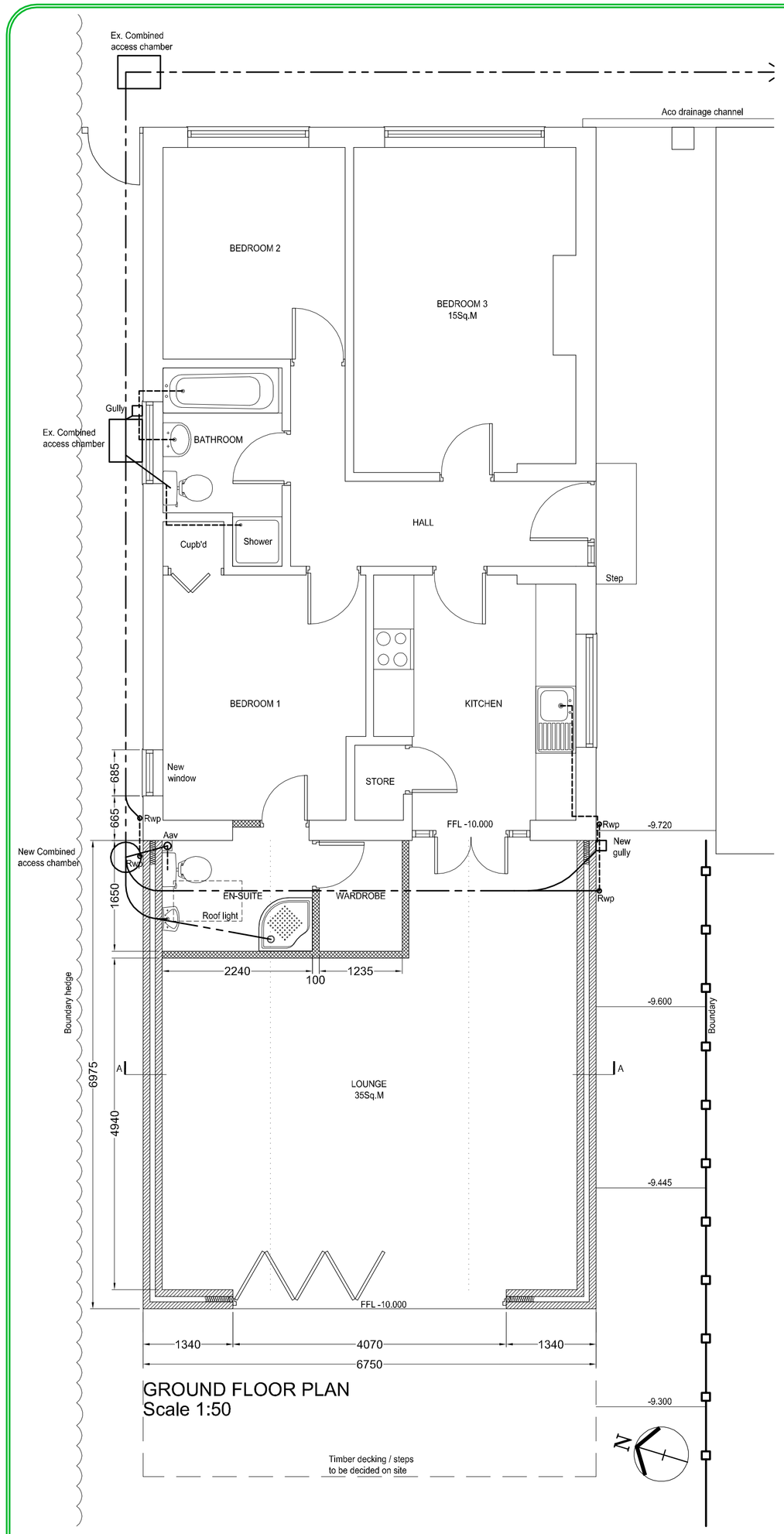
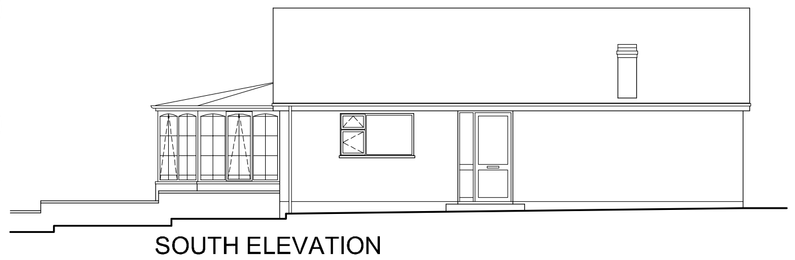



GROUND FLOOR PLAN
Scale 1:50

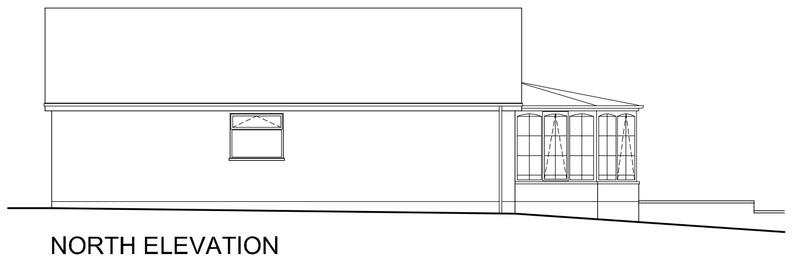
EXISTING



SOUTH ELEVATION
Scale 1:100

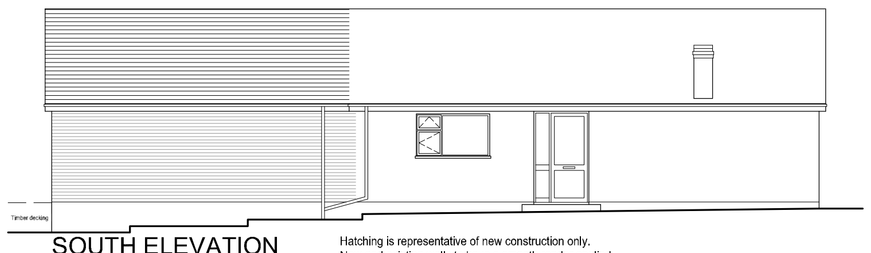


WEST ELEVATION



NORTH ELEVATION

PROPOSED

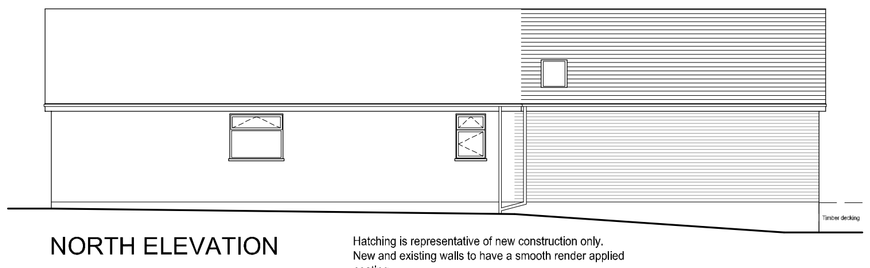



SOUTH ELEVATION
Scale 1:100

Hatching is representative of new construction only.
New and existing walls to have a smooth render applied coating




WEST ELEVATION




NORTH ELEVATION

Hatching is representative of new construction only.
New and existing walls to have a smooth render applied coating

**1 - ROOF CONSTRUCTION TO EXTENSION (32° PITCH).** (TO ACHIEVE 0.18W/m²K 'U' VALUE)
CONCRETE ROOF TILES LAID TO B.S. 5534 ON 38x25mm SOFTWOOD TILING BATTENS ON REINFORCED ROOFING FELT TO B.S. 747 (LAPPED 150mm HORIZONTALLY AND VERTICALLY) LAID OVER TRUSSED RAFTERS (TO COMPLY WITH BS 5268 PART 3 1985 AMMENDED) FIXED TO 100x65mm SOFTWOOD WALL-PLATE ON MORTAR BED AT EAVES LEVEL AND ANCHORED TO BLOCKWORK INNER LEAF OF WALL WHERE POSSIBLE BY 900mm CATNIC 'L' TYPE GALVANIZED STEEL VERTICAL RESTRAINT STRAPS (30x5mm THICK) PLUGGED AND SCREWED TO WALL (MIN 5 FIXING PER STRAP) AT MAX 1800mm CENTRES.
ALL EXISTING EXTERNAL WALLS TO BE RENDERED DOWN TO DPC.

RAFTERS AND TRIMMERS TO SIDES OF ROOF LIGHTS TO BE DOUBLED UP.
12.5mm PLASTERB'D CEILINGS WITH LIGHTWEIGHT PLASTER SKIM FINISH.
INSULATION AT SLOPING CEILINGS TO BE CELOTEX XR4000 100mm FIXED BETWEEN JOISTS.
FIX A FURTHER 52.5mm CELOTEX PL4000 INSULATION BELOW JOISTS.
INSULATION TO FLAT CENTRAL AREA TO BE 100mm CROWN WOOL BETWEEN JOISTS AND 200mm OVER JOISTS - 300mm TOTAL THICKNESS.

**2 - EXTERNAL WALL CONSTRUCTION.** (TO ACHIEVE 0.28W/m²K 'U' VALUE)
SMOOTH RENDER OVER 285mm CAVITY WALL CONSTRUCTED FROM 100mm LIGHTWEIGHT BLOCKWORK OUTER LEAF, 85mm INSULATED CAVITY WITH DRITHERM 32 CAVITY BATTS, 100mm LIGHTWEIGHT BLOCKWORK INNER LEAF (THERMALITE "TURBO" OR SIMILAR) WALL TIES TO BE CATNIC BB - 3 S/S TYPE TO B.S. 1449, SPACED AT 900mm CENTRES HORIZONTALLY, 450mm CENTRES VERTICALLY AND STAGGERED AT 300mm CENTRES VERTICALLY TO REVEALS.
INNER AND OUTER LEAVES TO BE TIED TO EXISTING BUILDING WITH CATNIC S/S STRONGHOLD WALL CONNECTORS WITH CHANNELS PLUGGED AND SCREWED TO EXISTING WALLS AND WALL CONNECTOR TIES SPACED AT 450mm CENTRES VERTICALLY.
INSULATED CAVITY CLOSERS TO BE USED AT ALL OPENINGS.
NEW WALLS TO BE BUILT UP FROM 600x700mm CONCRETE FOUNDATIONS (TO B.S. 5328 - ORDINARY PRESCRIBED MIX C20P) WITH BOTTOM OF EXCAVATIONS TO BE LEVEL AND COMPACT AND A MINIMUM OF 1000mm BELOW FINISHED GROUND LEVEL AT LOWEST POINT.
FOUNDATION MAY BE STAGGERED IF REQUIRED.
SLOPING ENG. BRICKWORK BELOW DPC LEVEL.
CONCRETE CAVITY FILL TO BE MIN 225mm BELOW D.P.C.
HYLOAD D.P.M. TO NEW WALLS (MIN 150mm ABOVE GROUND LEVEL.)
HYLOAD D.P.M.'S TO ALL CAVITY CLOSERS AT DOOR AND WINDOW OPENINGS
CAVITY TRAYS OVER ALL LINTELS.
CATNIC PRESSED STEEL LINTELS WITH MIN. END BEARING OF 150mm TO BE USED:

CN8C (219mm HIGH-19.2Kg/M) TO DOOR.
CG70/100 (140mm HIGH-5.98Kg/M) TO WINDOW

* NOTE - LINTELS SUBJECT TO VERIFICATION BY STRUCTURAL ENGINEER.
ALL NEW INTERNAL WALLS TO BE FINISHED WITH 12.5mm GYPSUM PLASTERBOARD DRY-LINING ON DABS - TOP COAT / FINISH AS REQUIRED.
INTERNAL STUD PARTITIONS TO BE 15mm GYPROC WALLBOARD (10Kg/M²) OR SIMILAR WITH SKIM ON 75mm TIMBER STUD WITH AT LEAST 25mm ROCKWOOL INSULATION QUILT.

**3 -GROUND FLOOR CONSTRUCTION.** (TO ACHIEVE 0.22W/m²K 'U' VALUE)
65mm SAND/CEMENT SCREED (INCLUDE. FLOOR FINISH) WITH D49 WIRE MESH REINFORCEMENT TO B.S. 4483 AT MID DEPTH LAID ON MIN 85mm CELOTEX FAST-R FF4000 SLAB INSULATION OR SIMILAR TURNED UP AT EDGES WITH SEPERATING MEMBRANE OVER, ON 1500g POLYTHENE D.P.M., ON 150mm PROPRIETARY PC CONCRETE BEAM AND BLOCK FLOORING SYSTEM SUPPORTED AT MID POINT WITH 210mm BLOCKWORK SLEEPER WALL (DESIGN CALC'S TO BE PROVIDED BY MANUFACTURER).
ALLOW FLOOR VOID VENTILATION AT 2M C'S - TELESCOPIC VENTS TO BE USED IF REQUIRED.
UNDERFLOOR SUBSOIL TO BE TREATED WITH HIGH STRENGTH WEED-KILLER.

**4 - VENTILATION**
RAPID VENTILATION - VENTILATION OPENINGS TO BE MIN 1/20th OF THE FLOOR AREA OF ROOMS AND WITH SOME PART OF THE VENTILATION OPENINGS AT LEAST 1.75M ABOVE THE FINISHED FLOOR LEVEL.
BACKGROUND VENTILATION - TO BE PROVIDED BY "TRIMLINE" TRICKLE VENTS OR SIMILAR, RECESSED INTO WINDOW/DOOR HEAD FRAME TO GIVE THE FOLLOWING:
HABITABLE ROOMS - MIN 5000mm² EQUIVALENT AREA.
EN-SUITE - MIN 2500mm² EQUIVALENT AREA.
EXTRACT FANS - EN-SUITE TO HAVE 15L/Sec. WITH 15 MIN. OVER-RUN.
ALL FIXED MECHANICAL VENTILATION SYSTEMS SHALL BE COMMISSIONABLE WITH TEST RESULTS BEING ISSUED TO BUILDING CONTROL.

ROOF TO HAVE A 10mm CONTINUOUS AIR GAP (OR EQUIVALENT) ALONG LENGTH OF EAVES.
ENSURE 50mm CLEAR AIR PATH OVER ROOF INSULATION BETWEEN JOISTS.

**5 - DRAINAGE**
STORM DRAINAGE ABOVE GROUND TO BE 110mm OGEE UPVC GUTTERING WITH 65mm DIA. DOWN PIPES AS SHOWN.
NEW RWP'S TO CONNECT ABOVE GROUND TO EXISTING.
STORM DRAINAGE BELOW GROUND TO BE AS SHOWN CONNECTING INTO NEW COMBINED ACCESS CHAMBER AT SIDE OF HOUSE AND ALSO INTO REAR OF EXISTING DRAIN RUN.
PIPE BENDS AND JUNCTIONS TO BE VITRIFIED CLAY TO B.S. 65 WITH FLEXIBLE JOINTS AND KITEMARK CERTIFIED TYPE TO BE 100mm DIA. SUPERSLEEVE (STRENGTH CLASS - SUPERSTRENGTH) LAID TO MIN 1:60 FALL.
*PLEASE NOTE THAT IF SOIL CONDITIONS ARE SUITABLE FOR THE USE OF A SOAK-AWAY, THIS WILL BE THE FAVOURED METHOD OF STORM DISCHARGE - TO BE AGREED BY BLDG CONTROL OFFICER ON SITE.*
FOUL DRAINAGE ABOVE GROUND TO BE 40mm UPVC WASTES WITH 75mm DEEP SEAL TRAPS CONNECTING INTO NEW COMBINED ACCESS CHAMBER.
KITCHEN WASTES TO DISCHARGE INTO RE-POSITIONED GULLY.
NEW TOILET TO CONNECT TO AIR ADMITTANCE VALVE (USE SVP IF THE PRESENCE OF EXISTING CANNOT BE CONFIRMED) AND THEN INTO NEW ACCESS CHAMBER.
INCREASE PIPE DIAMETER TO 50mm IF DISTANCES EXCEED RECOMMENDATIONS.
FOUL DRAINAGE BELOW GROUND CONNECTING INTO EXISTING COMBINED SYSTEM AT SIDE VIA NEW ACCESS CHAMBER.
EXISTING ACCESS CHAMBER LOCATED UNDER NEW EN-SUITE (T.B.C.) CAN BE REMOVED.
NEW / EXISTING GULLIES ALL TO BE TRAPPED.
ENSURE ADEQUATE RODDING AND ACCESS POINTS TO STACKS.
NEW AND EXISTING DRAINS PASSING UNDER OR WITHIN 1000mm OF BUILDING TO BE ENCASED IN MIN 150mm CLASS 'X' CONCRETE (TO B.S. 5328 - O. P. MIX C20P.)

**6 - WINDOWS/DOORS**
WINDOWS AND DOORS TO BE OF UPVC CONSTRUCTION WITH PILKINGTON "K" GLASS DOUBLE GLAZING (TO BE 4mm TOUGHENED GLASS) WITH AN ARGON FILLED CAVITY AND A "SOFT" LOW-E COATING WITH A MAX 'U' VALUE OF 1.6W/M²K.
ALL GLAZING IN CRITICAL LOCATIONS TO COMPLY WITH BS6206 PART 1 - I.E. TOUGHENED OR LAMINATED GLASS TO BE USED.
ALL NEW OPENINGS TO BE FITTED WITH DRAFT EXCLUDERS.

**7 - HEATING/LIGHTING**
HEATING TO EXTENSION TO BE CONNECTED TO EXISTING GAS FIRED CENTRAL HEATING SYSTEM.

ALL NEW RADIATORS TO BE FITTED WITH TRV'S.
ENERGY EFFICIENT LIGHT FITTINGS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT TO BE USED WHERE POSSIBLE (MIN. OF 2 PER DWELLING REQUIRED).

**8 - ELECTRICAL**
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO AND PRIOR TO COMPLETION, A BS7671 ELECTRICAL INSTALLATION CERTIFICATE WILL BE ISSUED TO THE COUNCIL.

PLEASE NOTE THESE DRAWINGS ARE FOR BUILDING REGULATIONS AND PLANNING ONLY.

Scale 1:50 — 0 1 2 3 4 5m

Scale 1:100 — 0 1 2 3 4 5 6 7 8 9 10m

Revisions
-

CLIENT
Mr & Mrs Smith

A1 Sheet

PROJECT
202 LEICESTER ROAD, MARKFIELD
LEICS., LE67 9RF

SINGLE STOREY REAR EXTENSION

| scale | drawn | drawing no. |
|---|---|---|
| 1:50, 1:100 | JPP | 1 |
| job no. | date | rev. |
| 1 | May 2011 | - |

Tel (01530) 244583