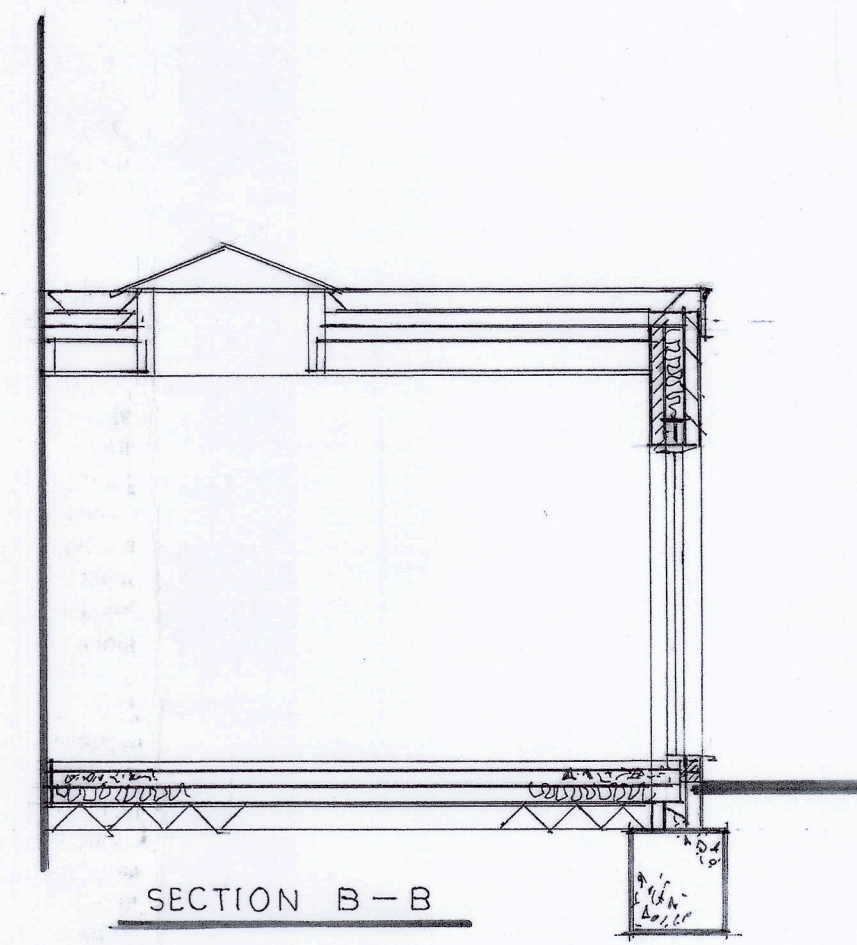
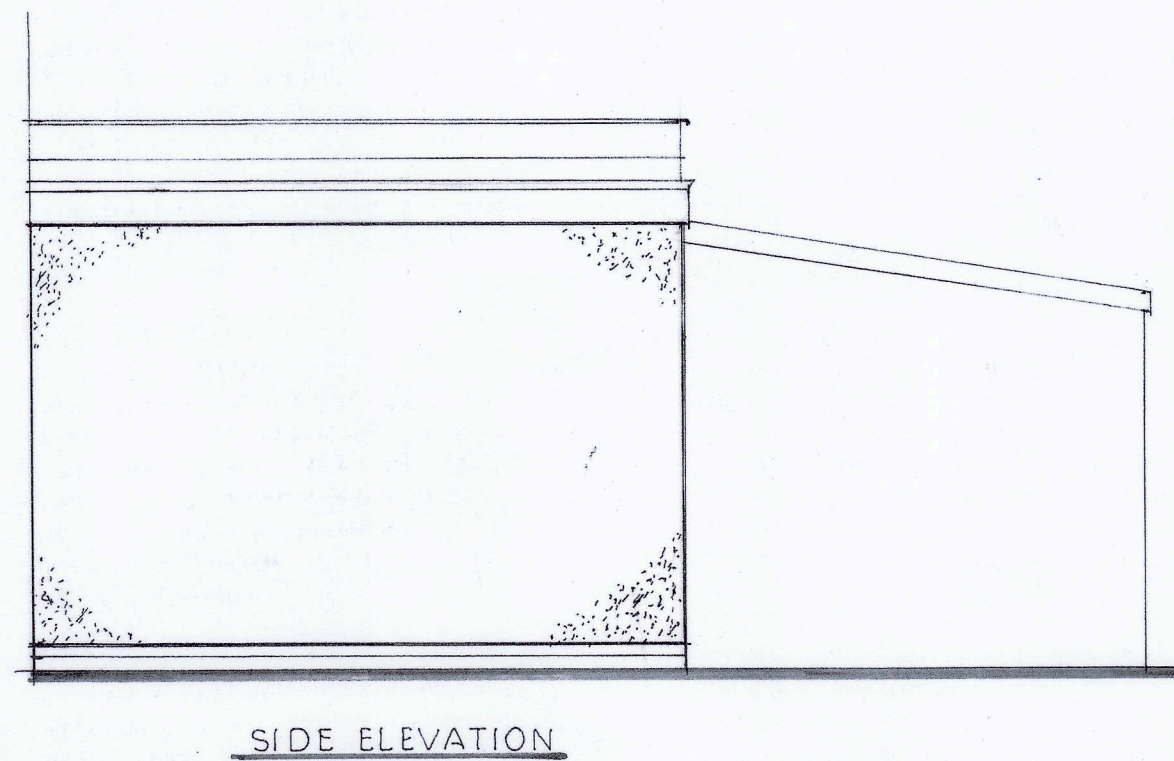
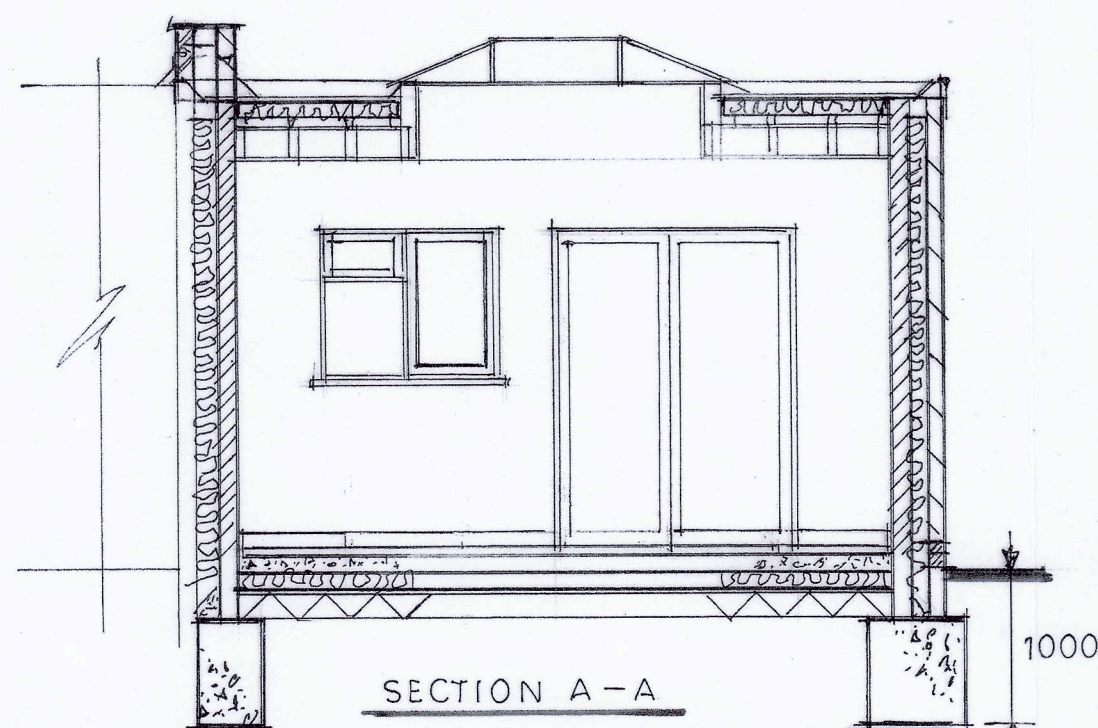
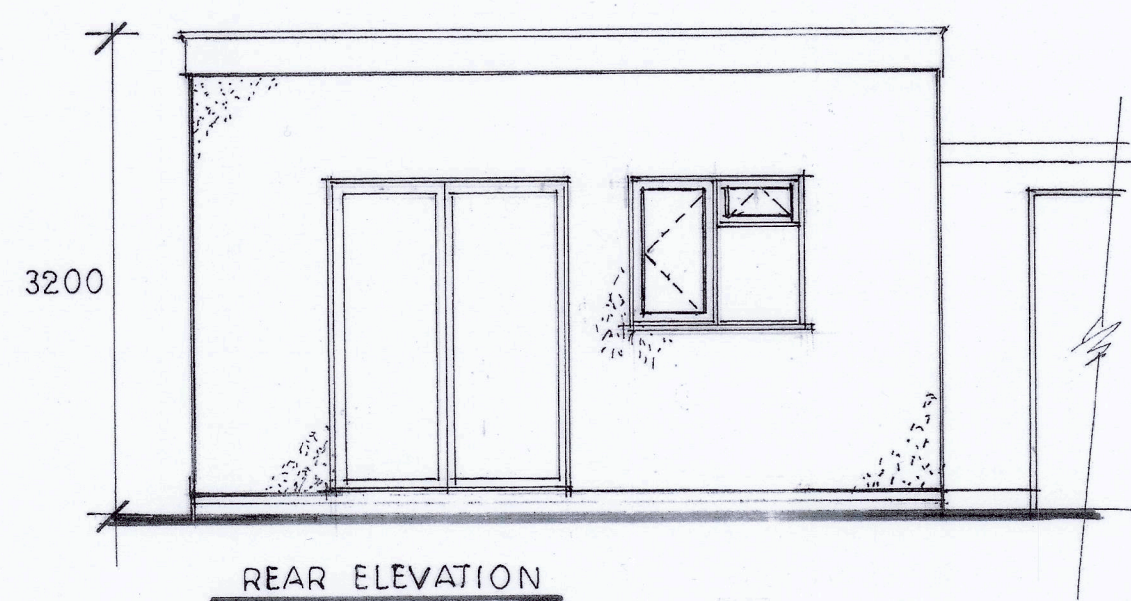
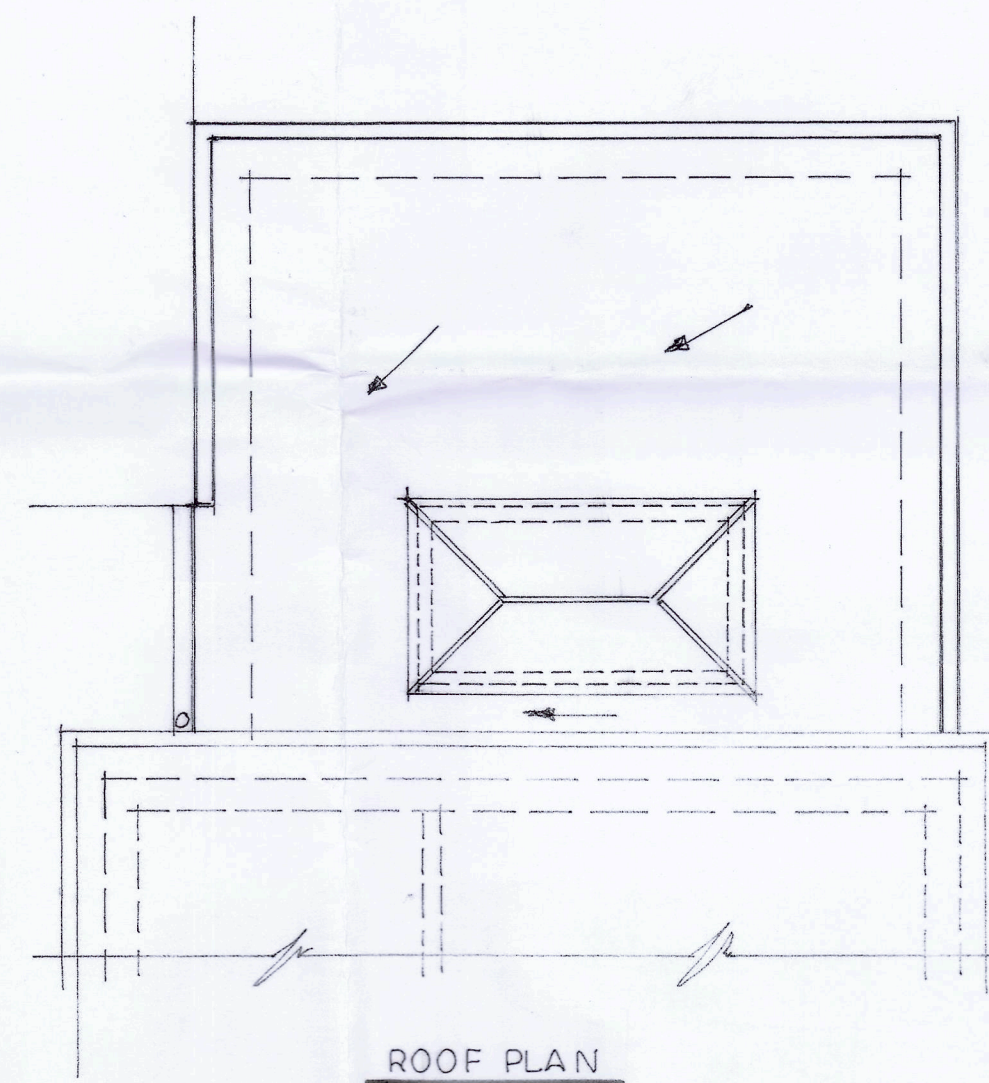
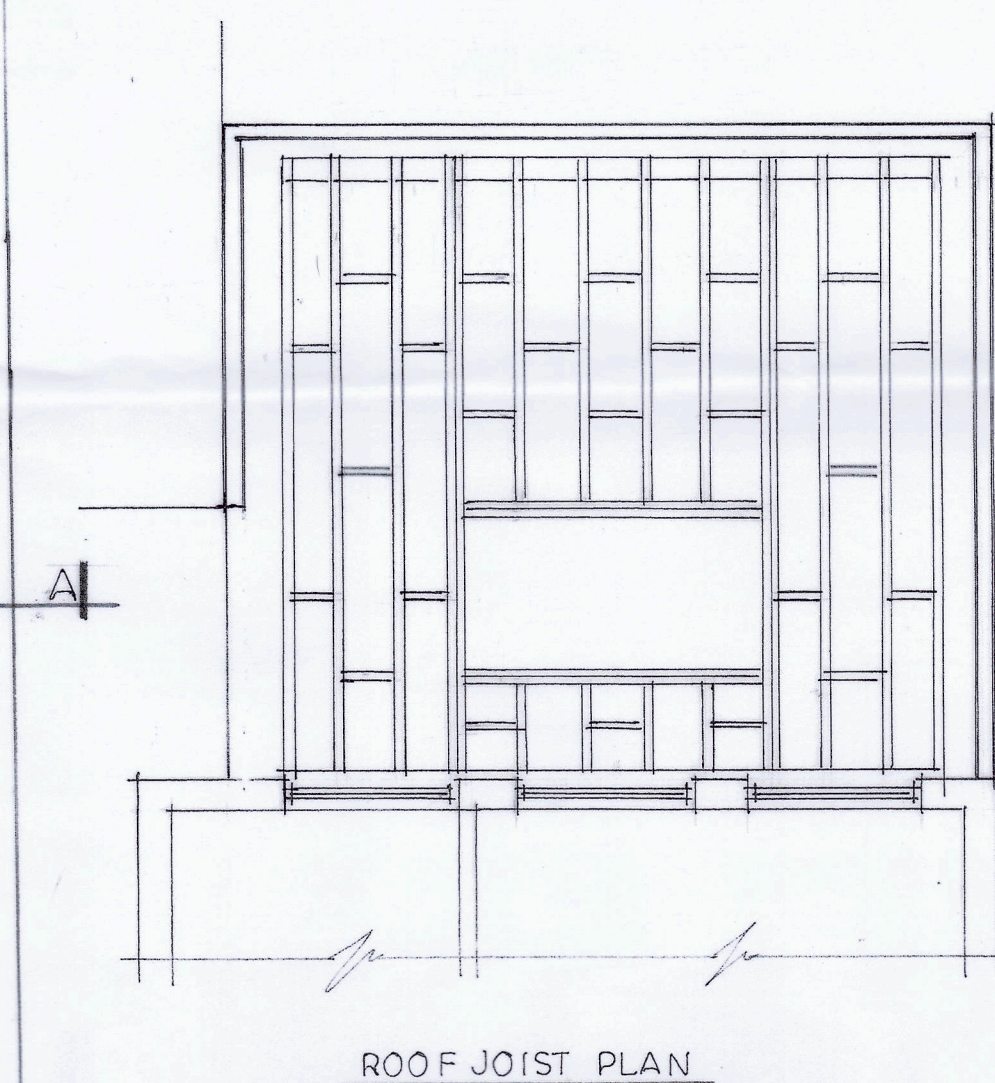
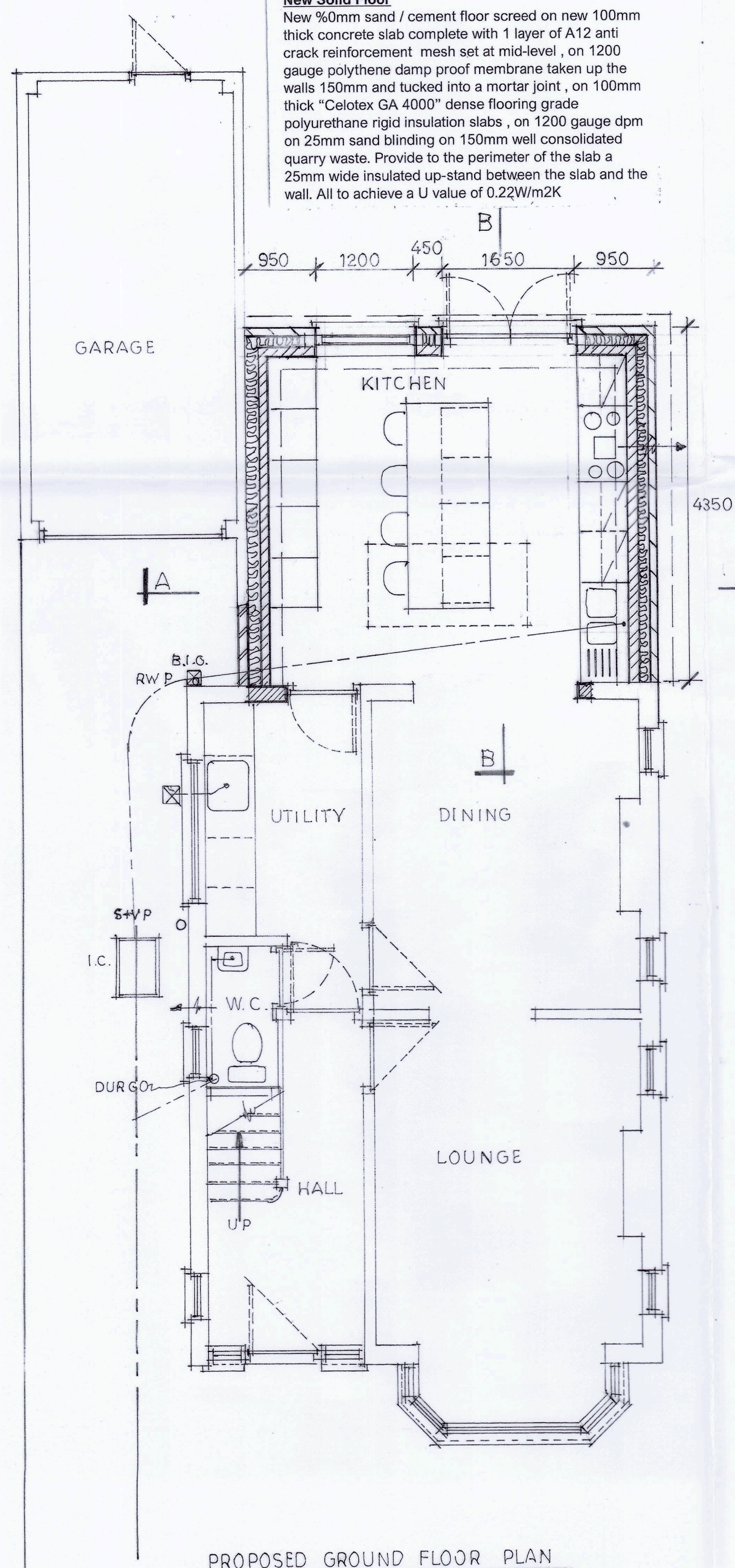
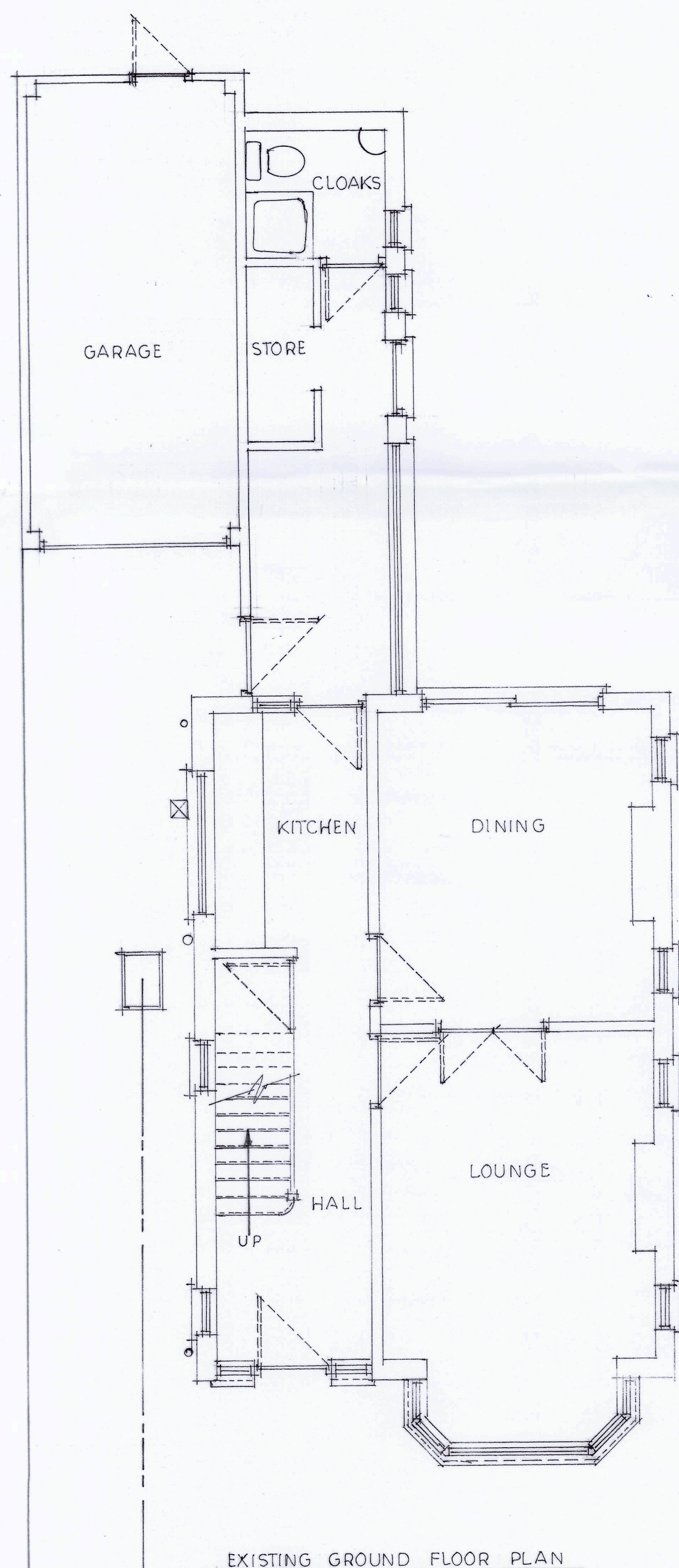




**New Solid Floor**  
New 50mm sand / cement floor screed on new 100mm thick concrete slab complete with 1 layer of A12 anti crack reinforcement mesh set at mid-level, on 1200 gauge polythene damp proof membrane taken up the walls 150mm and tucked into a mortar joint, on 100mm thick "Celotex GA 4000" dense flooring grade polyurethane rigid insulation slabs, on 1200 gauge dpm on 25mm sand blinding on 150mm well consolidated quarry waste. Provide to the perimeter of the slab a 25mm wide insulated up-stand between the slab and the wall. All to achieve a U value of 0.22W/m2K

**REVISIONS**  
B ~ Bi-Fold Doors OMITTED  
AND NEW FRENCH DOORS AND  
WINDOWS ADDED 26-02-2026



**Existing Garage Roof**  
Allow for making good and watertight the existing garage roof where disturbed by the new works. Allow for raising the existing garage wall as necessary for the length of the new extension.

**New Electrics**  
All lighting and electrical socket locations to be agreed with the client prior to installation. All new electrical installation to be designed, installed, tested, inspected and certified to satisfy Approved Document P (electrical safety). Inspection and testing to be carried out by a person competent to do so. Electrician to provide on completion the appropriate Electrical Installation Certification. All sockets and switches etc. to comply with Document M diagram 29. New fixed lighting to take a lamp having a luminous efficacy greater than 40 lumens per circuit watt.

**New Heating**  
Allow for a specialist contractor provide suitably sized radiators to suit room sizes and to extend the existing hot water radiator heating system to the new area. Positions of the radiator to be agreed with the client.

**New Plumbing**  
All new plumbing installation to be in accordance with the latest British Standards and to be carried out by a skilled and qualified operative.

**New Above Ground Drainage**  
All new above ground drainage to be carried out in 38mm dia. upvc pipework / waste pipes fitted to sinks and wash basins, complete with 75mm deep seal traps and connected to the new "Durgo valve" and into the existing drainage system. New Rainwater downpipe to be connected into the newly repositioned downpipe connected to the existing drainage system.

**New Below Ground Drainage**  
New underground drainage to be carried out in 100mm dia. upvc pipework including all necessary bends, sited back inlet and open back inlet gully. All underground pipework to be bedded on and surrounded in 100mm of pea gravel prior to backfilling and to be connected into the existing inspection chamber. Where the new underground pipework passes through any brickwork allow for all necessary bridging over pipework with concrete lintels and concrete wrap the new pipework with 50mm of compressible material and 100mm pea gravel.

**Making Good**  
Allow for making good all disturbed surfaces including paths, driveways etc. as may be necessary on completion of all works.

**General**  
All works to be carried out to the latest edition / amendments of the Building Regulations and to the Building Control Officers requirements. Use only the best quality materials available at the time of installation and installed to the manufacturers recommendations and all relevant Codes of Practice and British Standards etc.  
All dimensions to be checked on site prior to commencement of works, any discrepancy's to be reported.  
**DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION.**  
**ALL DIMENSIONS AND ANGLES TO BE CHECKED ON SITE PRIOR TO MANUFACTURE**

**Removals**  
Remove the existing rear extension complete, leaving the garage intact.  
Allow for all necessary scaffolding etc. and clear all debris from site. All waste materials to be disposed of in a responsible manner at an appropriate tip.

**New Foundations**  
Excavate for the new foundations to a minimum depth of 1000mm to the bottom below ground level or to the Building Control Officers recommendations and to suite local ground conditions. New foundations to be mass concrete trench filled using sulphate resisting concrete to a C20 mix and a minimum cement content of 220kg/mcu.

**New Cavity Walls**  
New cavity walls to consist of "Monocouche" self coloured render or sand/cement render on 100mm Plasmor Aglite block to outer leaf (or similar approved block) 150mm wide cavity filled with 150mm "Dritherm 32 Ultimate" insulation and an inner leaf of 100mm Plasmor Fibrolite block and finished internally with 12.5mm plasterboard with skim coat finish. All to achieve a U value of 0.18W/m2K

**Wall between Garage and New Extension**  
Outside the existing garage wall provide a new 150mm wide cavity filled with 150mm Dritherm insulation and a new inner skin as per main cavity wall built of new concrete foundation as previously described.

**New DPC's**  
Provide new Nyloadd dpc's to external wall to be a minimum 150mm above ground level together with 2 course Class A blue brick splash course to outer skin.

**New Cavity Closures**  
Provide new cavity closures to all openings in external walls with propriety BBA insulated type. Provide also new cavity trays and weep holes as required by the latest building regulations. All windows and door frames to be set back to overlap the cavity closures by at least 30mm.

**New Steelwork over Bi-Fold Doors**  
New steel beam over the Bi-Fold doors to be calculated and designed by a Structural Engineer and to have a minimum 150mm and bearing on minimum 2 course solid blue brick pad stone to both ends. New beam to be encased in 2 layers of 12.5mm thick plasterboard with skim coat finish to give 60mins. fire protection.

**New Windows and Doors**  
All new windows and doors to be UPVC colour and style to clients choice, glazed in K glass range with outer pane to be 4mm Optifloat glass with 16mm Argon gas filled cavity and K glass A inner pane complete with permanent trickle ventilation and all to give a U value of 1.4W/m2K

**New Flat Roof (Warm Deck)**  
New flat roof to consist of 1 Layer of LT25 (torch on) bituminous waterproof membrane or similar approved system, on 15mm thick waterproof Marine plywood on 150mm thick "Celotex XR 4000" rigid sheet insulation slabs on vapour control membrane on 15mm thick Marine plywood on tilting fillets cut to suit slope for required fall on 170mm x 450mm treated timber joists set at 400mm centres (or new prefabricated manufactured joists by specialist contractor), joists to be doubled or trebled up as necessary around the new roof light. All new joists to be supported on new galvanised steel joist hangers fixed to top of the wall by means of 5mm x 30mm galvanised steel straps set at 2.0m centres. Finish to underside with 15mm fireline boards with plaster skim coat finish. All to achieve a U value of 0.15W/m2K.

**New Fascias and Guttering**  
Provide new UPVC fascia panels and guttering to match the existing

**New Flashing**  
New flashings between roof and existing wall to be carried out in Code 4 lead or similar approved material which is to be dressed up the wall minimum of 150mm and tucked into a mortar joint and re-pointed.

**New Bi-Fold Doors**  
New Bi-Fold doors (4No.) to be powder coated aluminium or UPVC (to clients choice), glazed in K glass range with outer pane to be 4mm Optifloat glass with 16mm Argon gas filled cavity with inner pane of K glass A. All to achieve a U value of 1.4W/m2K.

**New Roof Light**  
New roof light to be 2.0m x 1.0m glazed as per bi-fold doors, set on a minimum 150mm high kerb and to achieve a U value of 1.4W/m2K complete with all necessary flashings and powder coated aluminium framework.

*d h design*  
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**Client**  
**Mr & Mrs T Woodward**  
**Job Title/Address**  
**Revised rear extension**  
**At: 241 Leicester Road**  
**Markfield**  
**Leicestershire LE67 9RH**  
**Revised Plans and Elevations**  

| Scale   | Date          | Drawn     |
|---------|---------------|-----------|
| 1:50    | Jan. 2026     | D Harding |
| Job No. | Drawing No.   | Revision  |
|         | TW / 2026 / 5 | A B       |

THIS DRAWING IS COPYRIGHT  
Contractors must check all dimensions on site. Only figured Dimensions are to be worked from. Discrepancies to be reported immediately to the designer before proceeding.