

New Foundations

New foundations to be minimum of 1000mm below ground level or to Building Inspectors requirements and to suit local ground conditions and to be trench filled mass concrete, laid level in sulphate resistant concrete.

New Cavity Walls

New Cavity walls to consist of new "Monocouche" self-coloured render on 100mm thick Plasmar Agile blocks, 150mm wide clear cavity filled with "Dritherm 32 Ultimate" cavity fill insulation or similar equivalent with an inner skin of 100mm "Plasmar Fibrolite" blocks and finished internally with 12.5mm plasterboard with skim coat plaster finish, all to give a U value of 0.18W/m²K. All cavities to be kept clear of debris at all times.

New DPC's

New Hyload DPC's to external wall to be a minimum of 150mm above ground level, provide 2 course Class A blue brick splash course to outer s

New Lintels

Provide standard IG L/S100 or similar galvanised steel lintels, sized to suit openings complete with 150mm end bearing and flexible damp proof cavity trays and provide weep wholes over each lintel at 450mm centres. Allow for new reinforced concrete pad stones under each end.

New Cavity Closures

Close all cavities in external walls with propriety SBA insulated cavity closures, cavity trays and weep holes as required. All windows and door frames to be set back to overlap the cavity closures by at least 30mm.

New Solid Floor

New 75mm thick sand/cement screed on new 100mm thick concrete slab complete with 1 layer of A12 anti crack reinforcement and new electric under floor heating on 1200 gauge polythene damp proof membrane taken up walls and tucked into mortar joint, on 100mm thick "Celotex GA4000" dense flooring grade polyurethane rigid insulation slabs on 1200 gauge DPM on 25mm sand blinding on 150mm well consolidated quarry waste provide 25mm thick perimeter insulated up-stand in between slab and walls, all to give a U value of 0.18W/m²K.

New Loft Access

Provide and fix new fully insulated hinged loft access hatch complete with pull down aluminium loft ladder.

New Main Pitched Roof

New roof tiles to match existing on 50 x38mm treated timber laths on "Tyvek" vapour permeable membrane on prefabricated treated timber trusses (by specialist contractor) set at 600mm centres and fixed to new 100mm x 75mm treated timber wall plate securely anchored to top of wall with galvanised steel straps at appropriate centres. Between rafters lay 125mm thick "Celotex XR4000" or similar rigid sheet insulation, leaving a 50mm wide air gap for ventilation and finish to ceiling with 50mm thick GA4000 insulation under rafters and finish with 12.5mm plasterboard with skim coat finish. Provide eaves ventilation via top of fascia type vents complete with insect proof mesh. All to achieve a U value of 0.15W/m²K

New Rainwater Goods

Provide and fix new rainwater goods including gutters and downpipes in colour to clients approval.

New Bi-Fold Doors

Provide new powder coated or UPVC bi-fold doors complete with frame in colour to be agreed with the client. Doors to be glazed in K Glass Range having outer pane of 4mm Optifloat, 16mm cavity filled with Argon gas and an inner pane of K Glass A all to achieve a U value of 1.4 W/m²K and complete with trickle ventilation.

New Steelwork

New structural steel beam to be installed to support the new external walls to be calculated and designed by a Structural Engineer. All steelwork to be encased in 2 layers of 12.5mm plasterboard with skim coat finish to give 60mins. Fire protection where necessary, and to have min. 100mm end bearing on 3 course blue brick pad stones.

New Glazing

New glazing to entrance frame to be carried out in 24mm sealed double glazed units with low E glass and 16mm Argon filled cavity complete with permanent trickle ventilation. Any glazing to doors or windows below 800mm above floor level and 300mm either side of door to be carried out in toughened or laminated glass.

New Doors and Windows

New window to be powder coated aluminium or UPVC to match existing in both design and colour and glazed in K glass range outer pane 4mm Optifloat and 16mm Argon gas filled cavity. And inner pane K glass A. All to achieve a U value of 1.4 W/m²K.

New Fascias and Soffits

New fascias and soffits to be in upvc to match the existing

New Rainwater Goods

All new UPVC rainwater goods to match the existing.

New Ventilation

New kitchen area to be fitted with mechanical extraction / ventilation fan to achieve 60 litres/second with an extract fan or 30litres/sec. on a cooker hood. New bathroom ventilation to achieve 15 litres/sec with 15mins. overrun Trickle vents to all windows to be approx. 1.7m above floor level in all habitable rooms, natural ventilation to all habitable rooms to be equal to 1/20th of total floor area of each room, provided by opening windows. All doors to have 10mm gap under to allow for fresh air inlet. Background ventilation equal to 5000mm² should be provided to all rooms, and all habitable rooms should have purge ventilation in the form of openable windows at least 1/20th the size of the room being ventilated.

New Above Ground Drainage

All new 38mm dia. UPVC waste pipes to be fitted to all sinks and basins, complete with 75mm deep seal traps and connected to the existing soil and vent pipe. Make good to boxing-in after connection.

New Below Ground Drainage

Carry out thorough inspection of the existing sewer to determine invert level and make new connection and lay new 100mm dia. UPVC drainage pipe and then surrounded all round in 100mm pea gravel. Allow for all necessary bridging over where new foundation pass over sewer. New underground drainage system to consist of new 100mm dia. upvc pipework including all necessary bends, new pre-fabricated inspection chambers and back inlet gullies etc. and all pipes to be surrounded in 100mm of pea gravel and to be connected into existing main on site. New rainwater downpipes to be connected into existing system.

Drainage and Waste Disposal

Soil and vent pipes should terminate at least 900mm above any opening to the building and 300mm from it and to be fitted with a wire cage which does not restrict the air flow. The vent pipes in the bathrooms and toilet to be a "Durgo" valve and inspection point within a boxed area. All underground foul drains to be laid to a fall of 1:40 and connected into existing drains via new inspection chambers. New inspection chambers to be a minimum of 190mm dia. if less than 600mm deep, if 600 to 1200mm deep use a 450mm dia. chamber. Inspection chambers to be non venting, durable, suitable for purpose and to be fitted with lightweight screw down covers. All new rainwater pipes to discharge into existing system. Where drains pass through any walls allow for lintels over pipes and surround in 50mm compressible material and mask with a rigid sheet to prevent vermin entry. Contractor to investigate whether storm water has a separate drainage system or whether it is a combined system. The provision for solid waste (wheelie bins and recycling bins) is to be provided in an area designated for bin storage.

New Electric

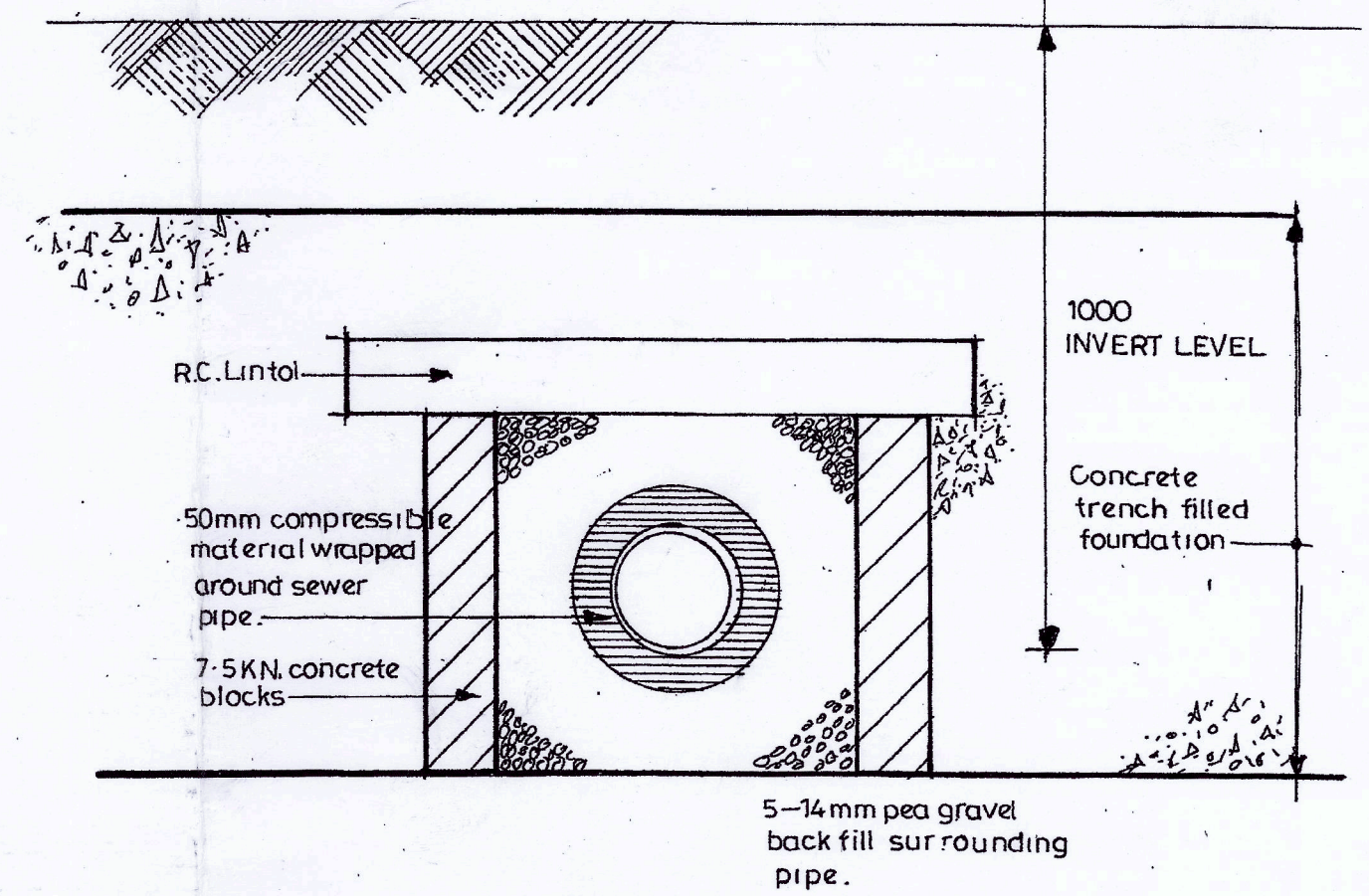
All new electrical installation to be designed, installed, tested, inspected and certified to satisfy Approved Document P (electrical safety). Inspection and testing to be carried out by a person competent to do so. Electrician to provide on completion the appropriate Electrical Installation Certificate. All sockets, switches etc. to comply with Document M diagram 29. Provide and fix new fixed lighting that will take lamps having a luminous efficacy greater than 40 lumens per circuit watt (e.g. fluorescent tubes Osram lamp holder 2000). All lighting and power point positions to be agreed with the client prior to installation.

New Heating

Specialist contractor to supply and install a new electric underfloor heating system to clients approval.

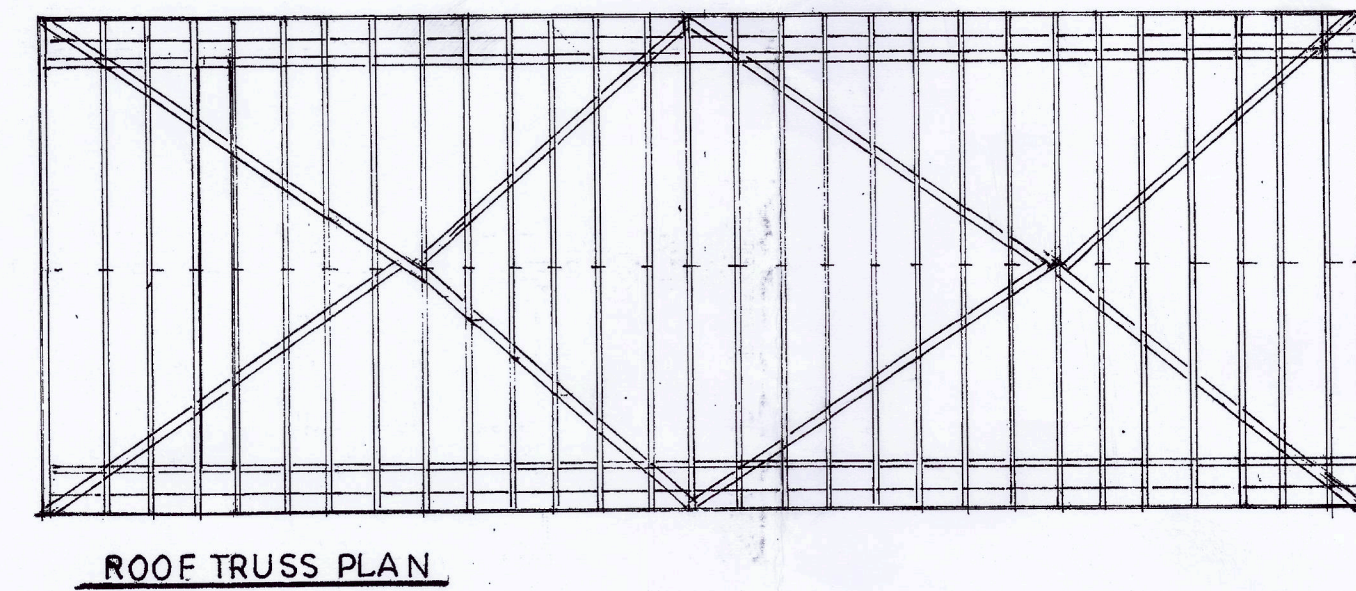
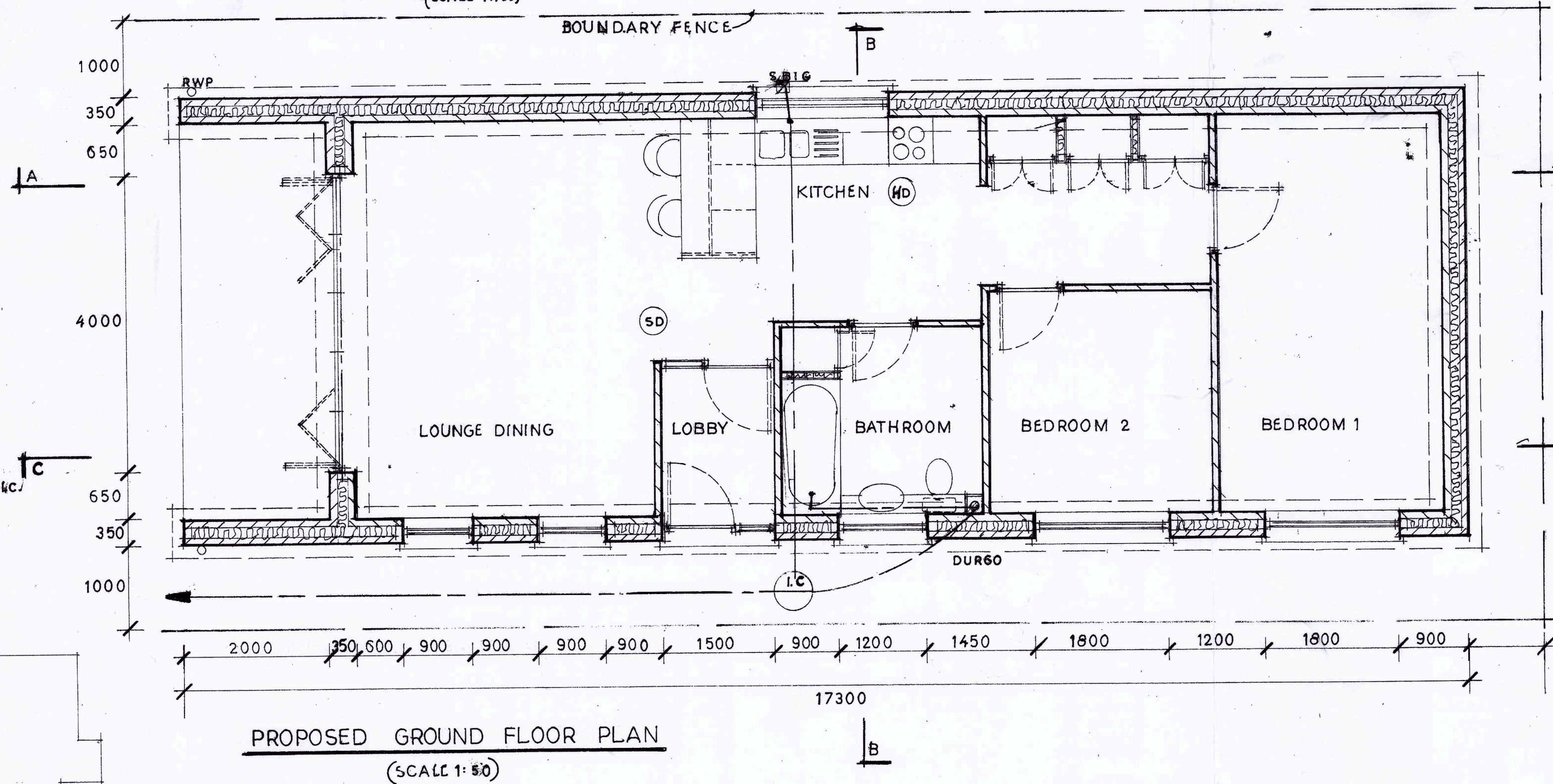
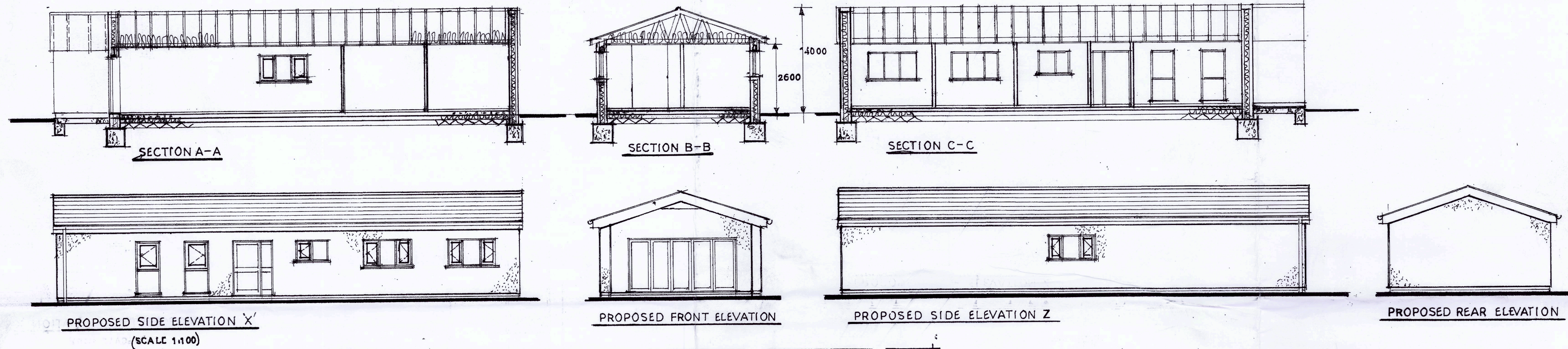
New Plumbing

All new plumbing installation to be in accordance with BS 5572 and BS 7600. The plumbing installation shall be carried out by a skilled and qualified operative.



DETAIL OF SEWER PROTECTION WHERE PASSING THROUGH FOUNDATION.

Scale 1:10



General
All works to be carried out to the latest amendments to the Building Regulations and to the Building Control Officers requirements. Use only best quality materials and all materials and fittings to be carried out to manufacturers recommendations, relevant British Standards, Codes of Practice, Electricity, Gas and Water Board requirements. All dimensions to be checked on site prior to work commencing and any discrepancy reported to the designer/architect.
DO NOT SCALE FROM THIS DRAWING THIS IS FOR PLANNING PURPOSES ONLY.

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Proposed New Granny Annexe to rear of
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Proposed Plans and Elevations
Scale Date Drawn
As Noted November 2025 D Harding
Job No. Drawing No. Revision
HD/2025/1

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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.