

Remove
Carefully remove the existing conservatory complete including grubbing up the existing floor and foundations and clear all debris from site. Allow for removing all the internal walls as plants and props as required.

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 100mm thick plaster on 75kN/m² self-coloured render on 75kN/m² wide clear cavity filled with Drithern 32 Ultimate cavity fill insulation or similar equivalent with an inner skin of 100mm plaster on Rhodite 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.

Existing external Walls
All existing exposed facing brickwork to receive new "Monocoche" render as new extension.

New Cavity Closures

Close all cavities in external walls with properly BBA 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 DPCs
New Hybrid 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 Linets
Provide standard IG 1.15/100 or similar galvanised steel linet fixed to suit openings and finished with 150mm and bearing and flexible damp proof cavity trays and provide weep holes over each linet at 450mm centres. Allow for new reinforced concrete pad stones under each end.

Walls to existing Garage
The existing walls to receive new 2 coat plasterwork and finished to floor with 100mm painted timber skirting.

New Solid Floor in New Extension

New floor to consist of 50mm sand/cement screed laid flat to match existing floor level on 100mm thick concrete floor slab complete with 1 layer of A12 poly-carbonate polythene DPM or 100mm thick "Celotex A4000" dense flooring grade rigid insulation slabs on 1200 gauge polythene DPM or 25mm sand blinding on minimum 150mm thick wall consolidated quarry waste. New DPM to be taken up walls minimum of 150mm and tucked into and to link up with the existing DPM, all to give a U value of 0.22W/m²K.

New Flat Roof (Warm Deck)
New flat roof to consist of 1 layer L125 burninside waterproofing membrane laid over 100mm thick "Celotex A4000" dense flooring grade rigid insulation slabs on 1200 gauge polythene DPM or 25mm sand blinding on minimum 150mm thick wall consolidated quarry waste. New DPM to be taken up walls minimum of 150mm and tucked into and to link up with the existing DPM, all to give a U value of 0.22W/m²K.

New Internal Partitions
All new internal partitions to be non-load bearing and to be constructed from 100mm x 50mm treated timber studing faced both sides with 15mm "Gyproc" soundboards with plaster skim coat finish. All cavities between studs to be filled with minimum 100mm dense mineral wool insulation batts and to be finished to floor with 100mm high painted timber skirting.

New Floor Joists (to existing garage area)
Existing ceiling joists to be left in-situ where possible.
New floor to consist of 25mm thick flooring joists set at 400mm centres on 1200 gauge polythene DPM laid on the existing floor and dressed up and tucked into a mortar joint. Between the joists lay new 120mm thick "Celotex" rigid slab insulation.

New Roof Windows
Provide and fix into Roof windows, (2no. 1500 x 800 and 2no. 800 x 800) 1. to be agreed with client) with powder coated aluminium frames, double glazed in 24mm Argon gas filled sealed units with "Reflex" glass complete with all necessary flashings and treated timber sub frames and set into roof structure and to achieve a U value of 1.4 W/m²K.

New Rainwater Goods
Supply and fix new W.C. closet and wash hand basin in positions shown. New W.C. to be connected via a 100mm dia. "Durgu" valve connected into the existing soil and vent pipe. New wash hand basin to be fitted with 38mm UPVC waste pipes to be in accordance with BS 5572 and BS 7200 and to be carried out by a skilled and qualified operative. Plumber to issue all necessary certification on completion works.

New Plumbing
Supply and fix new W.C. closet and wash hand basin in positions shown. New W.C. to be connected via a 100mm dia. "Durgu" valve connected into the existing soil and vent pipe. New wash hand basin to be fitted with 38mm UPVC waste pipes to be in accordance with BS 5572 and BS 7200 and to be carried out by a skilled and qualified operative. Plumber to issue all necessary certification on completion works.

New Heating
Specialist contractor to extend the existing heating system into the new area and to agree with client the final positions of radiators and towel rail. New radiator to be sized to suit room size. Contractor to issue all relevant certificates on completion of works.

New Electrical
Positions and quantity of light fittings and 13amp switched socket outlets to be agreed with client prior to commencement of works. All works to be carried out, tested, inspected and certified by a person qualified to do so. Contractor to provide all necessary certificates on completion of works.

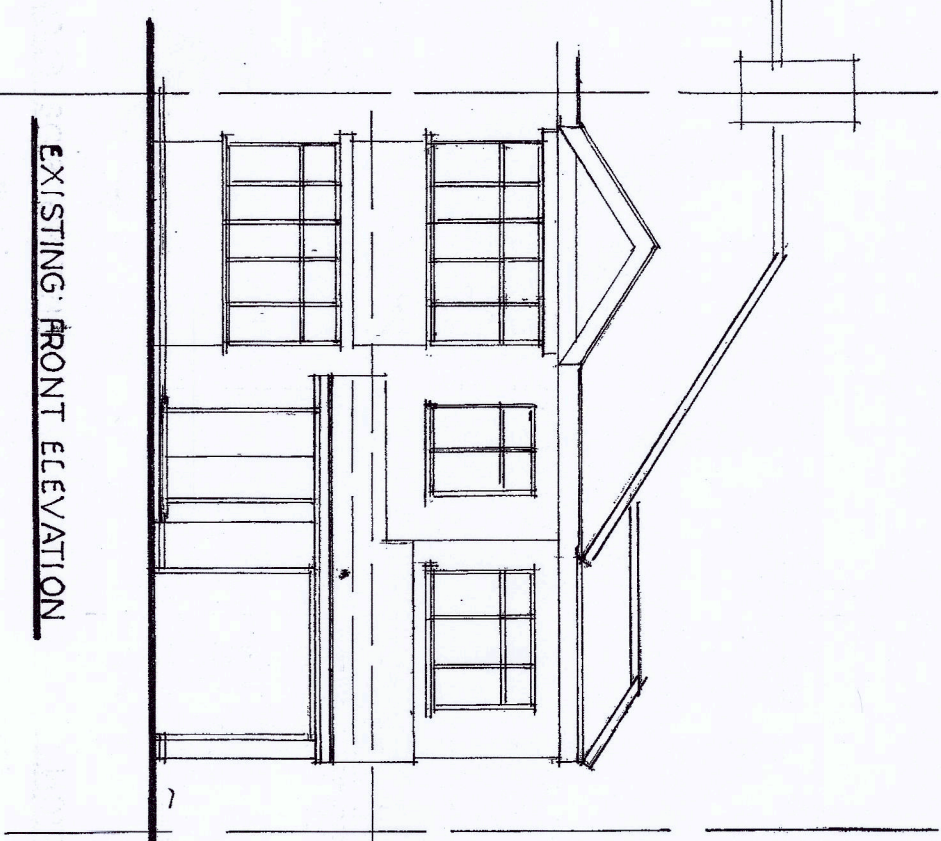
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Existing Underground Sewer
Expose the existing underground sewer pipe running from the existing inspection chamber under the new and the existing extension and check whether it is earthen ware or Plastic. If found to be earthen ware this has to be changed to new UPVC and laid to appropriate fall and surrounded in 100mm pea gravel prior to backfill. Where sewer passes through the new wall allow for all necessary bridging as per detail.

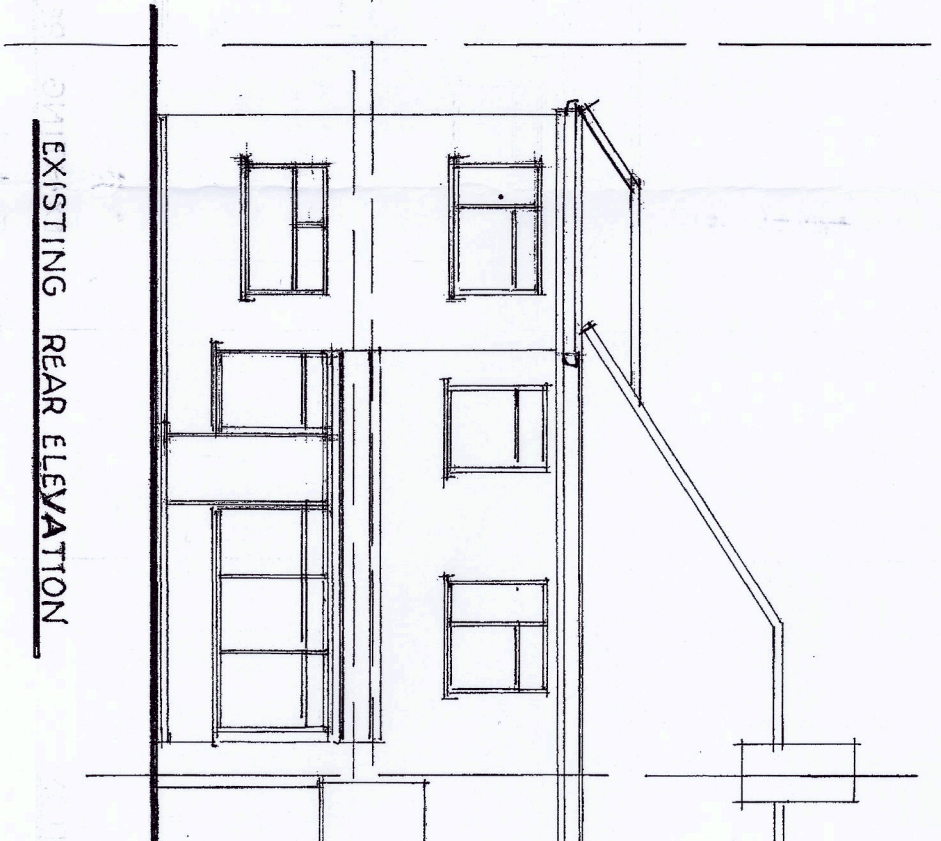
New Above Ground Drainage
All new 38mm dia. UPVC waste pipes to be fitted to all sinks and basins, complete with 75mm deep seal traps and connected to the existing soil and vent pipe. Make good to boxing-in after connection.

New Below Ground Drainage
Investigations to be carried out to determine if the existing sewer that may pass under the new extension is to be exposed to full length new connections made 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, 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. All new existing system or a soak-away to Building Inspectors approval.

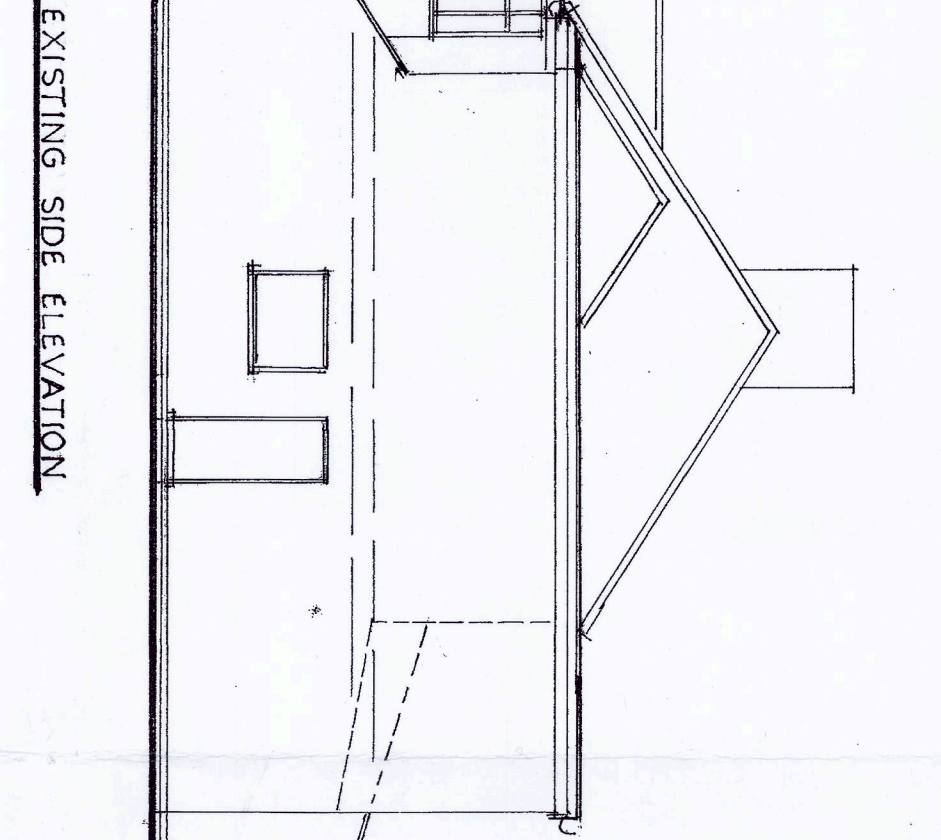
Client		Job Title/Address	
Mr & Mrs J McKenna		Proposed Single Storey Rear Extension and Garage	
Architectural and Interior Design		At: 35 Wilwyn Road	
Leicester, LE3 5BN		Leicestershire LE10 1JE	
Tel: 0116 287357, Mobile: 0731200460		Existing and Proposed Plans, Elevations & Sections	
Email: dave@dwjdesign.co.uk		Scale	
		1:100	
		Date	
		June 2025	
		Drawing No.	
		JM / 2025 / 1	
		Revision	
		D. Harding	
		Job No.	
		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.	



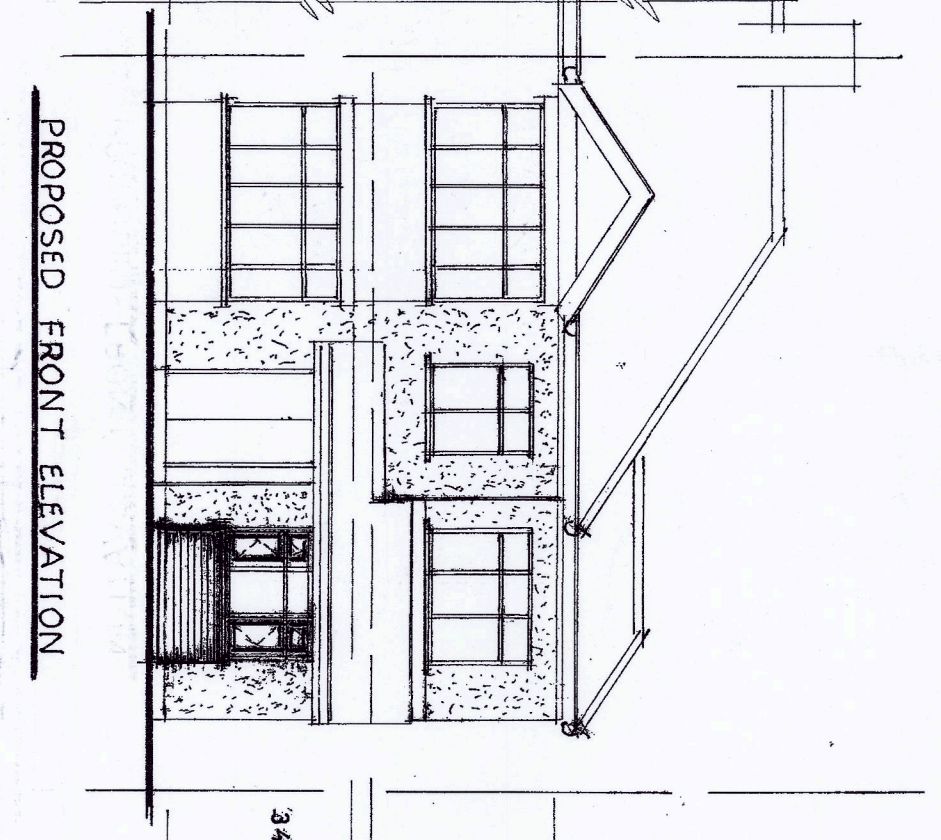
EXISTING FRONT ELEVATION



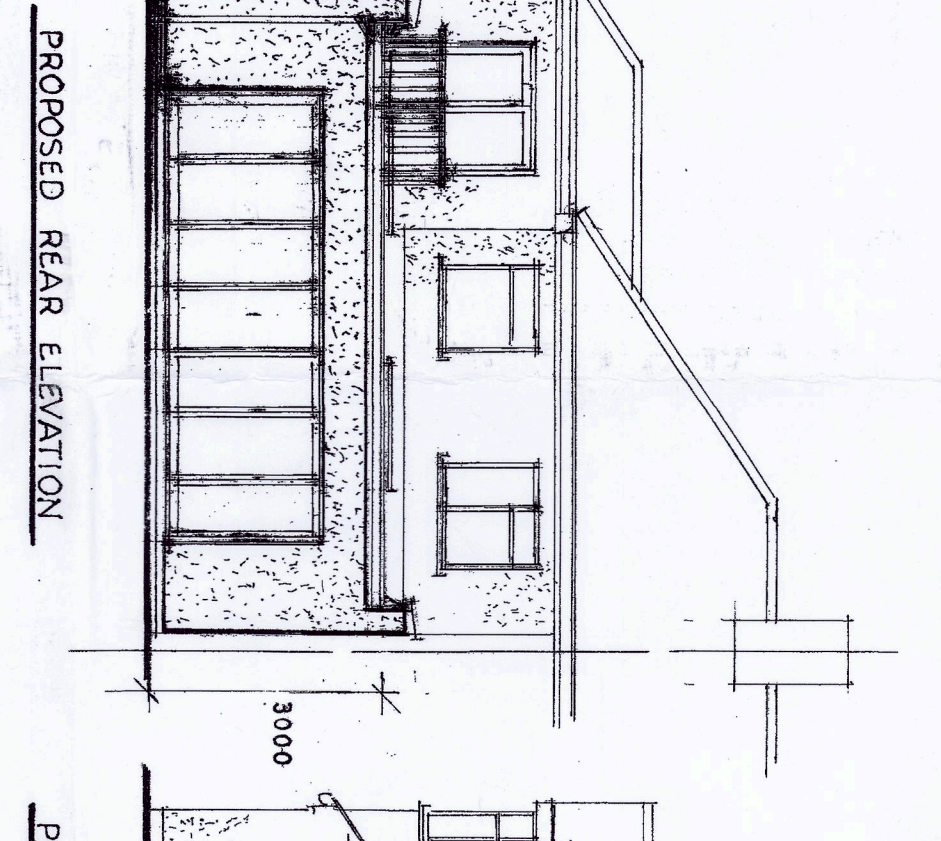
EXISTING REAR ELEVATION



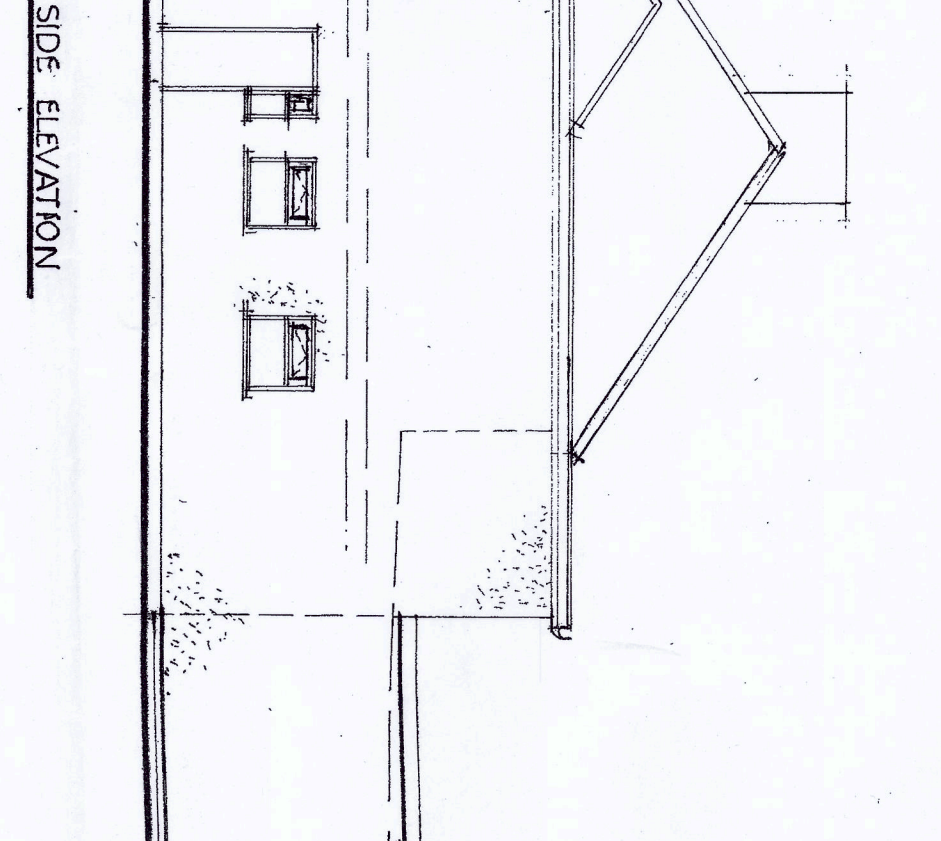
EXISTING SIDE ELEVATION



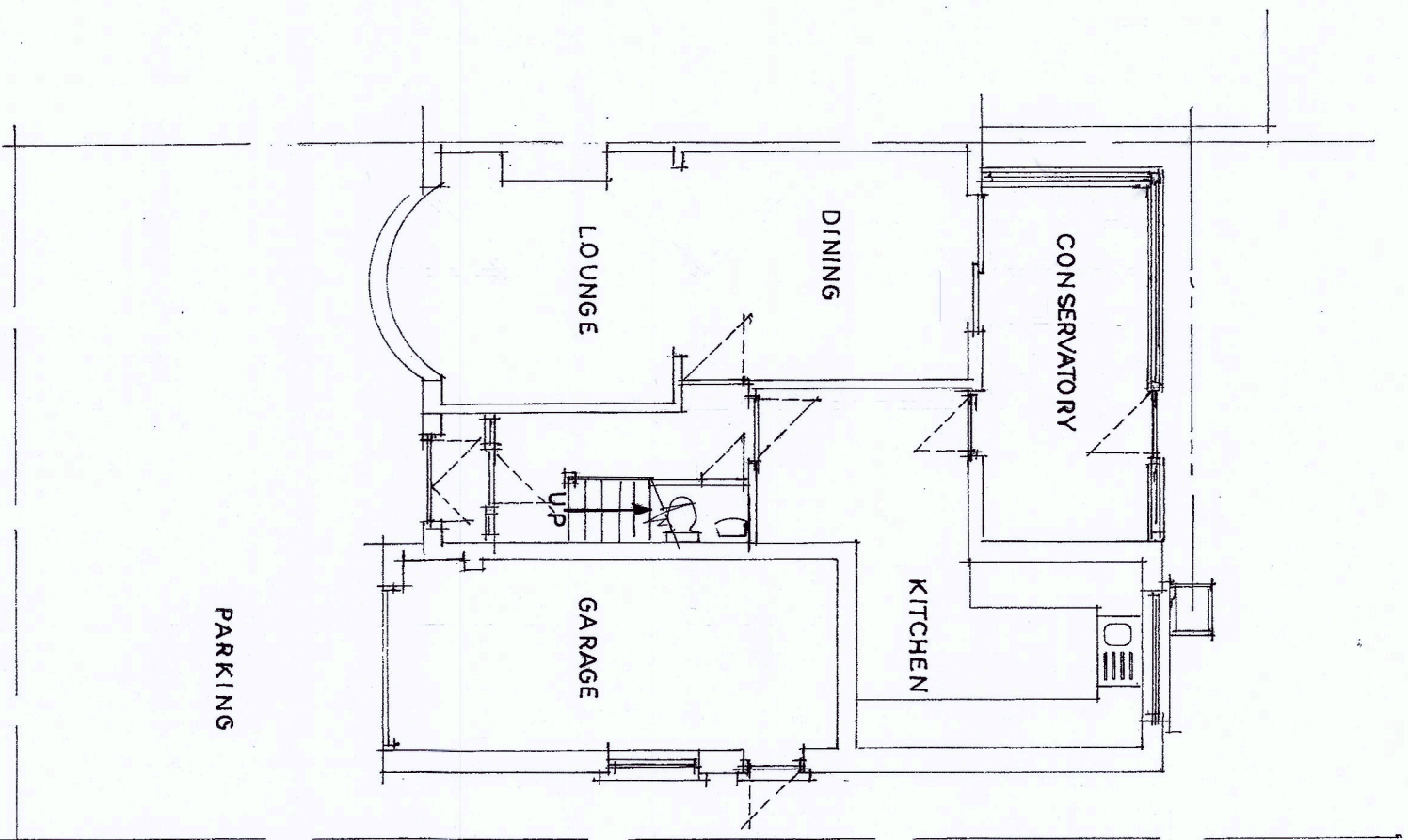
PROPOSED FRONT ELEVATION



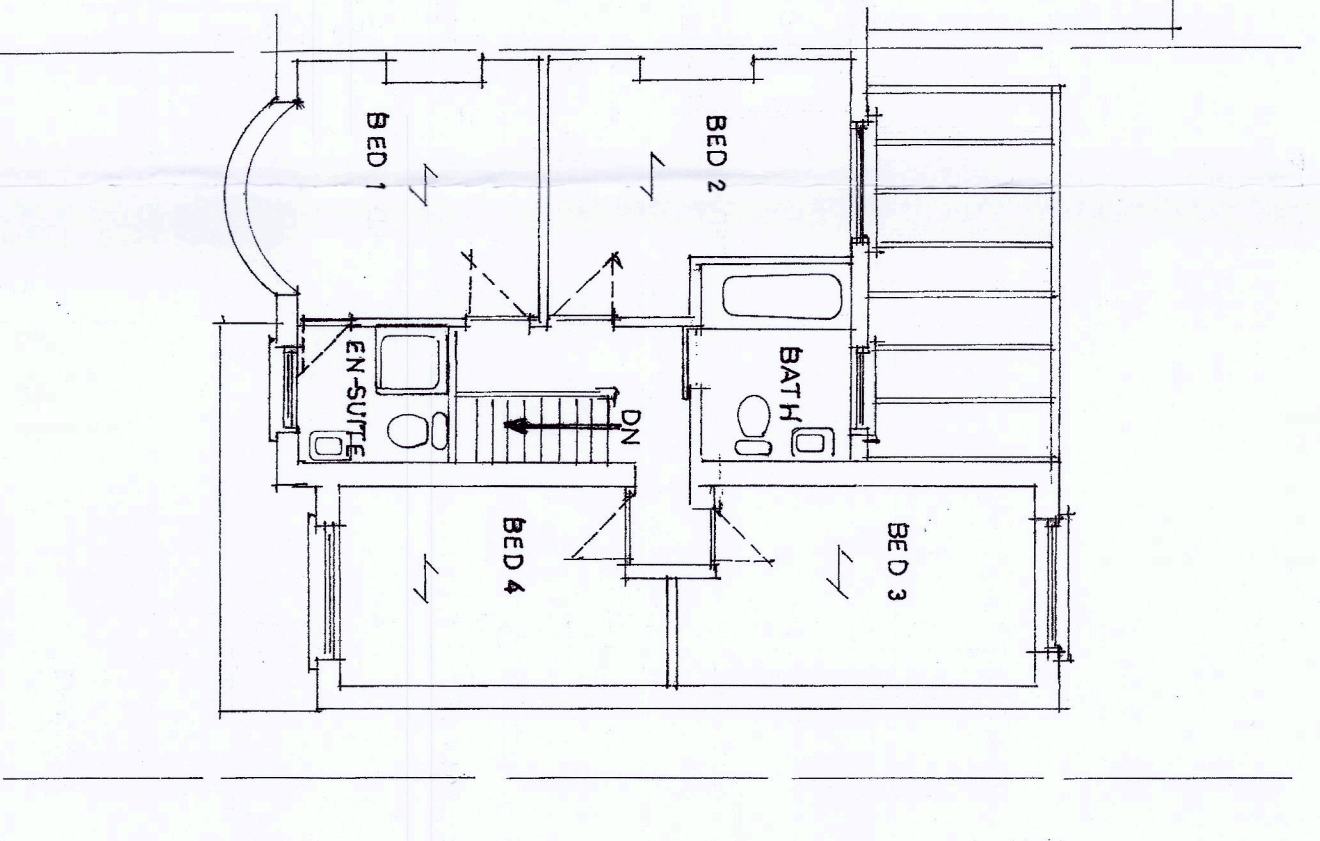
PROPOSED REAR ELEVATION



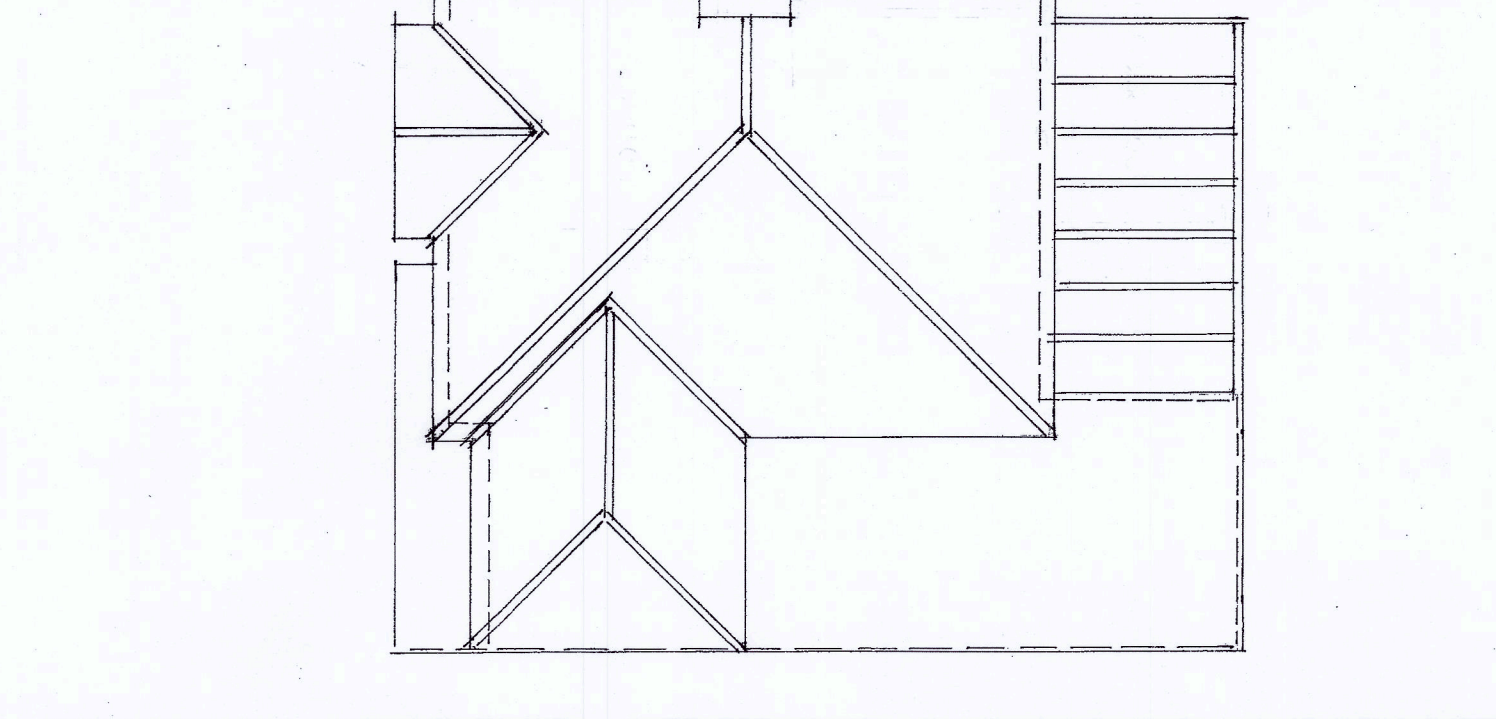
PROPOSED SIDE ELEVATION



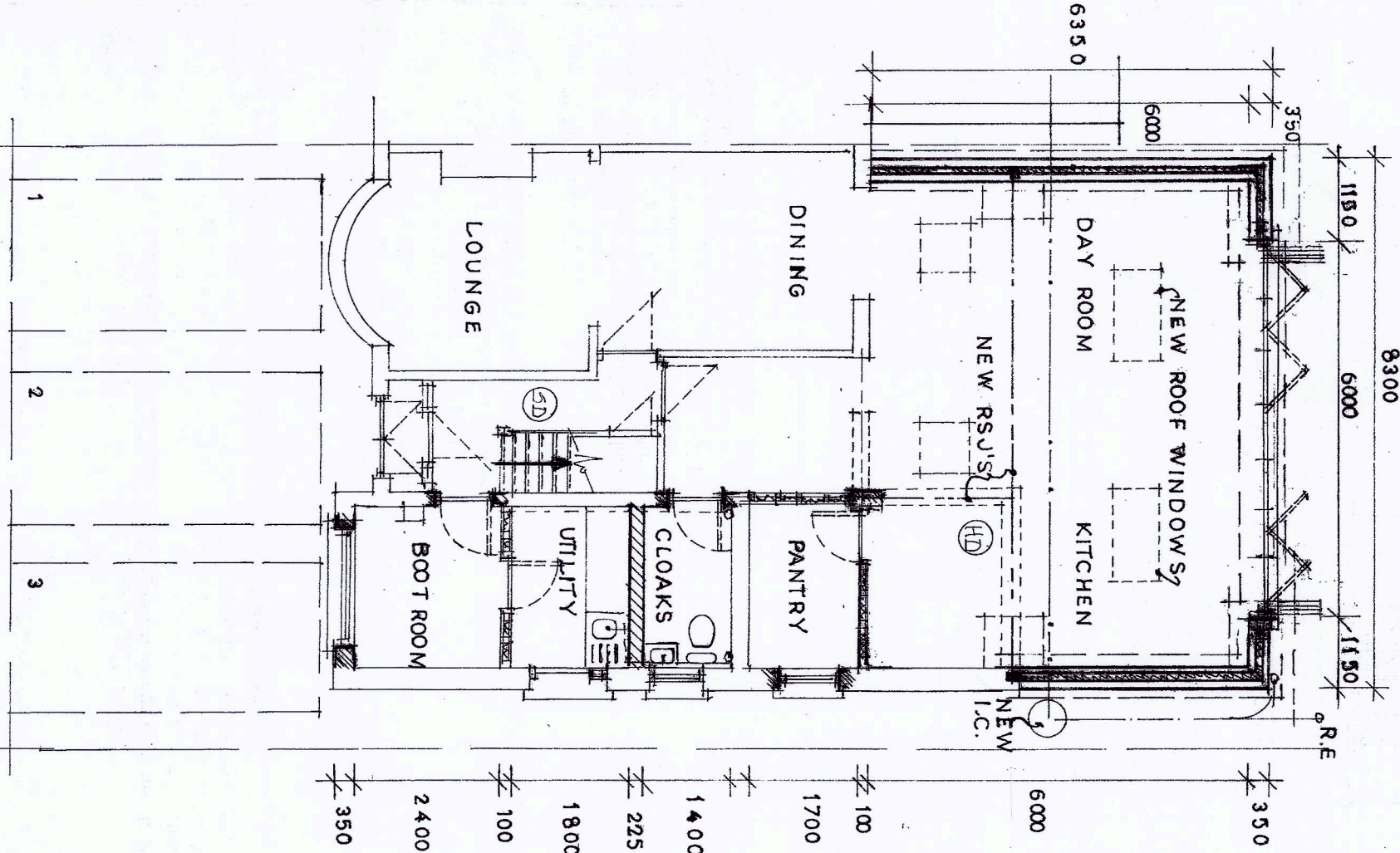
EXISTING GROUND FLOOR PLAN



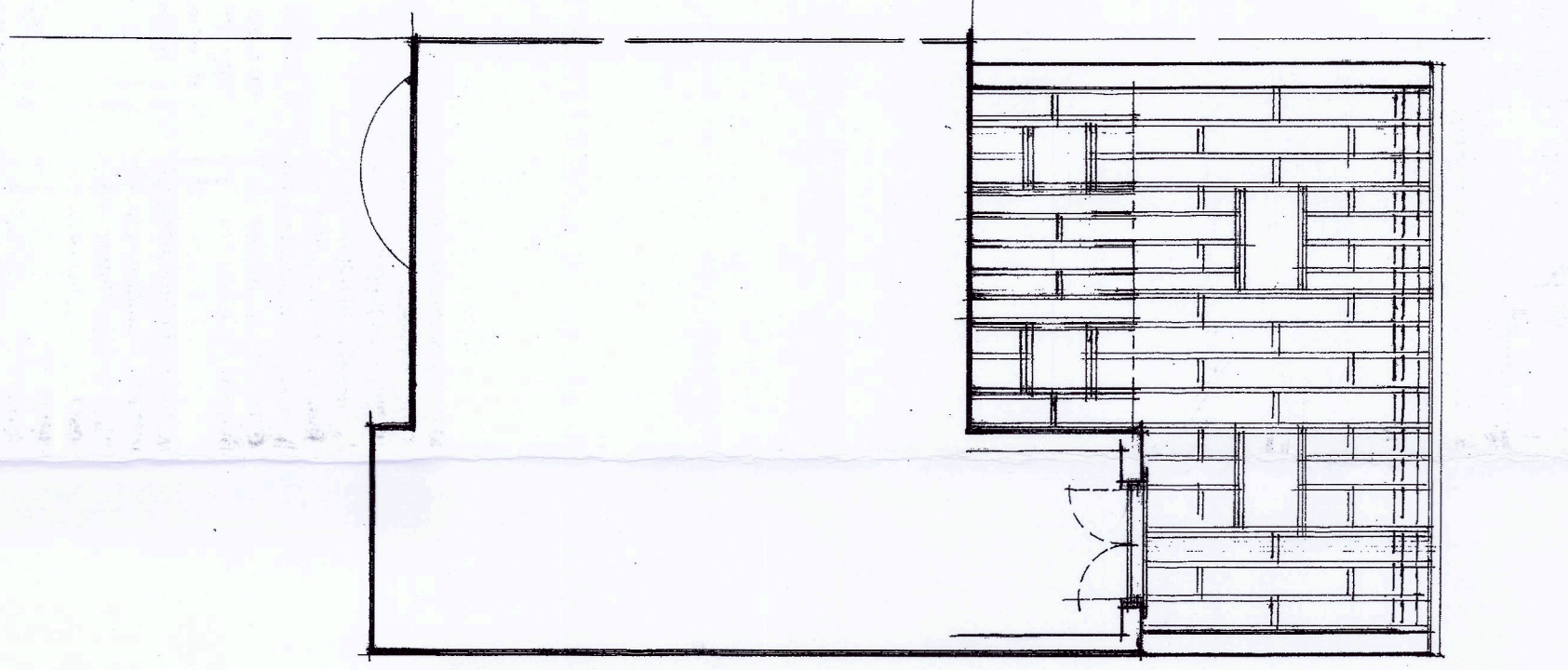
EXISTING FIRST FLOOR PLAN



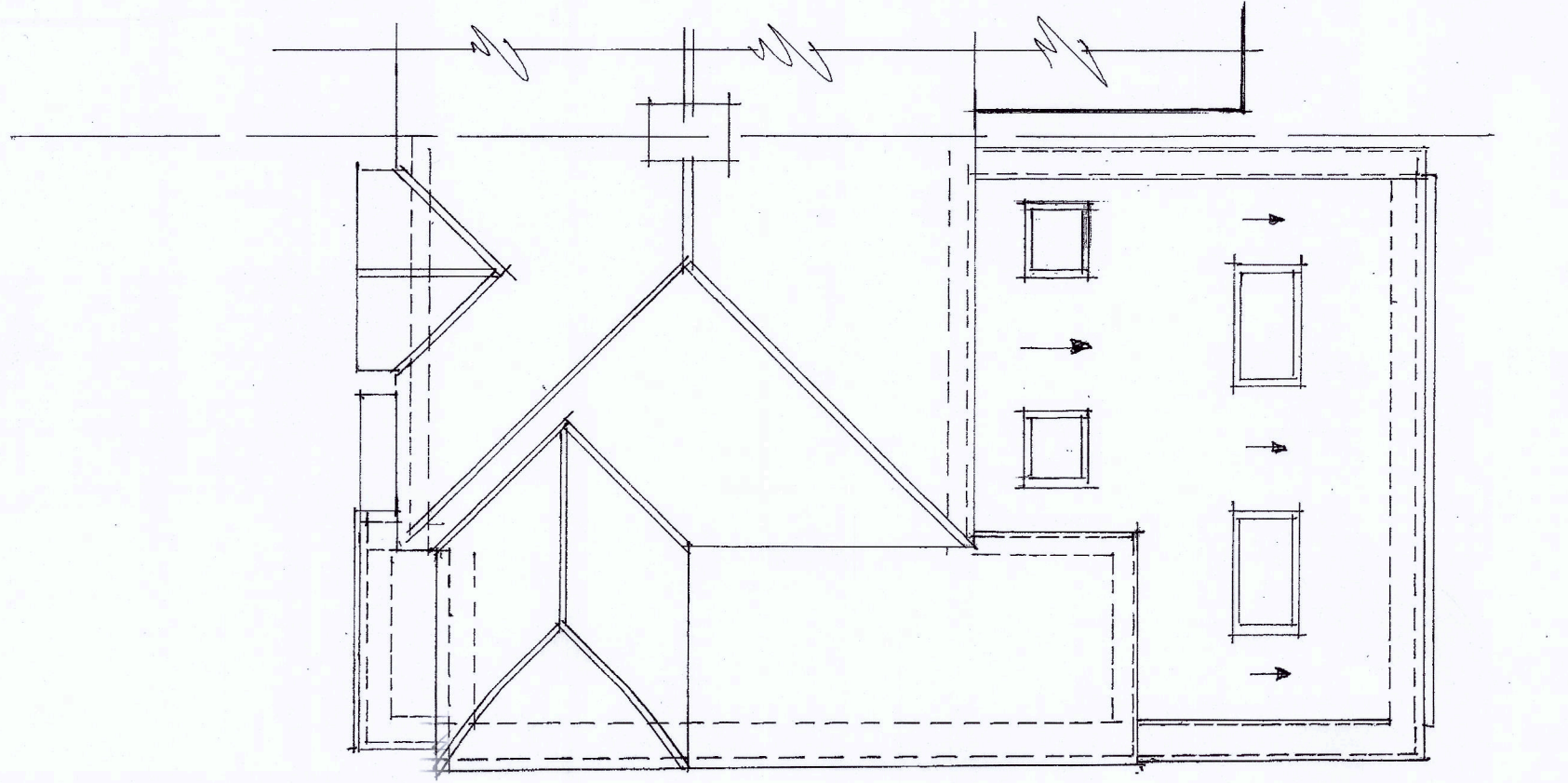
EXISTING ROOF PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF TIMBERS



PROPOSED ROOF PLAN