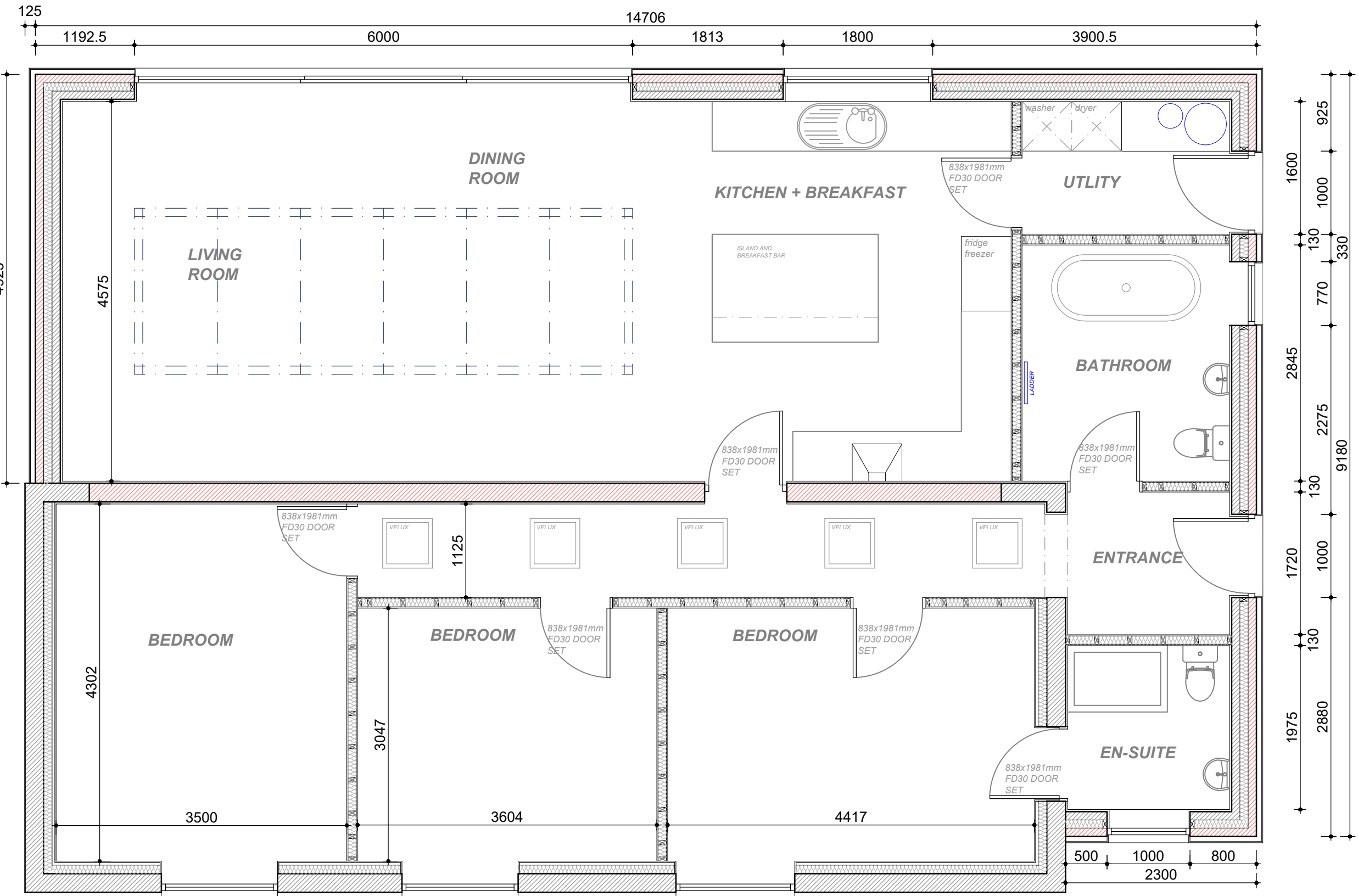
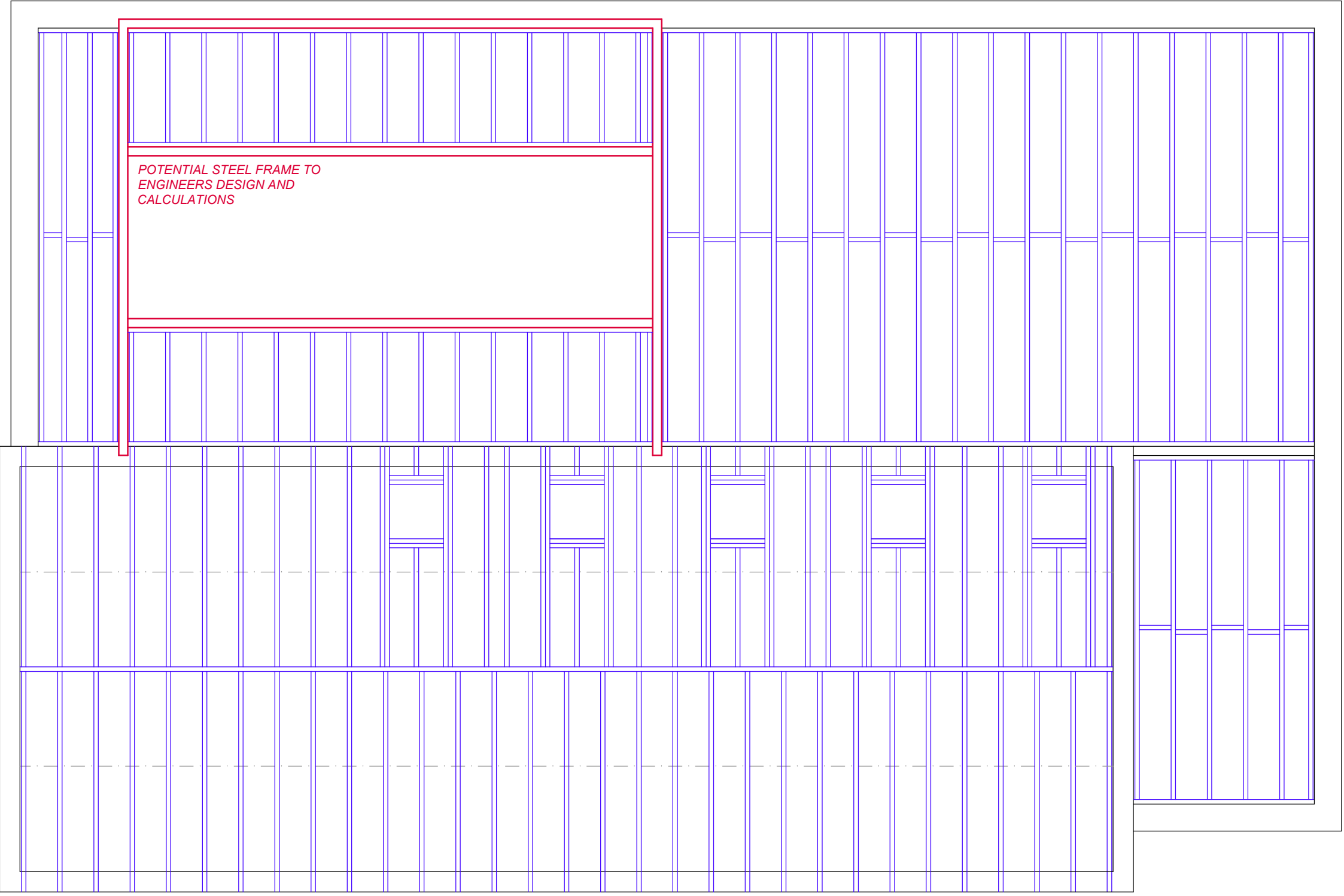
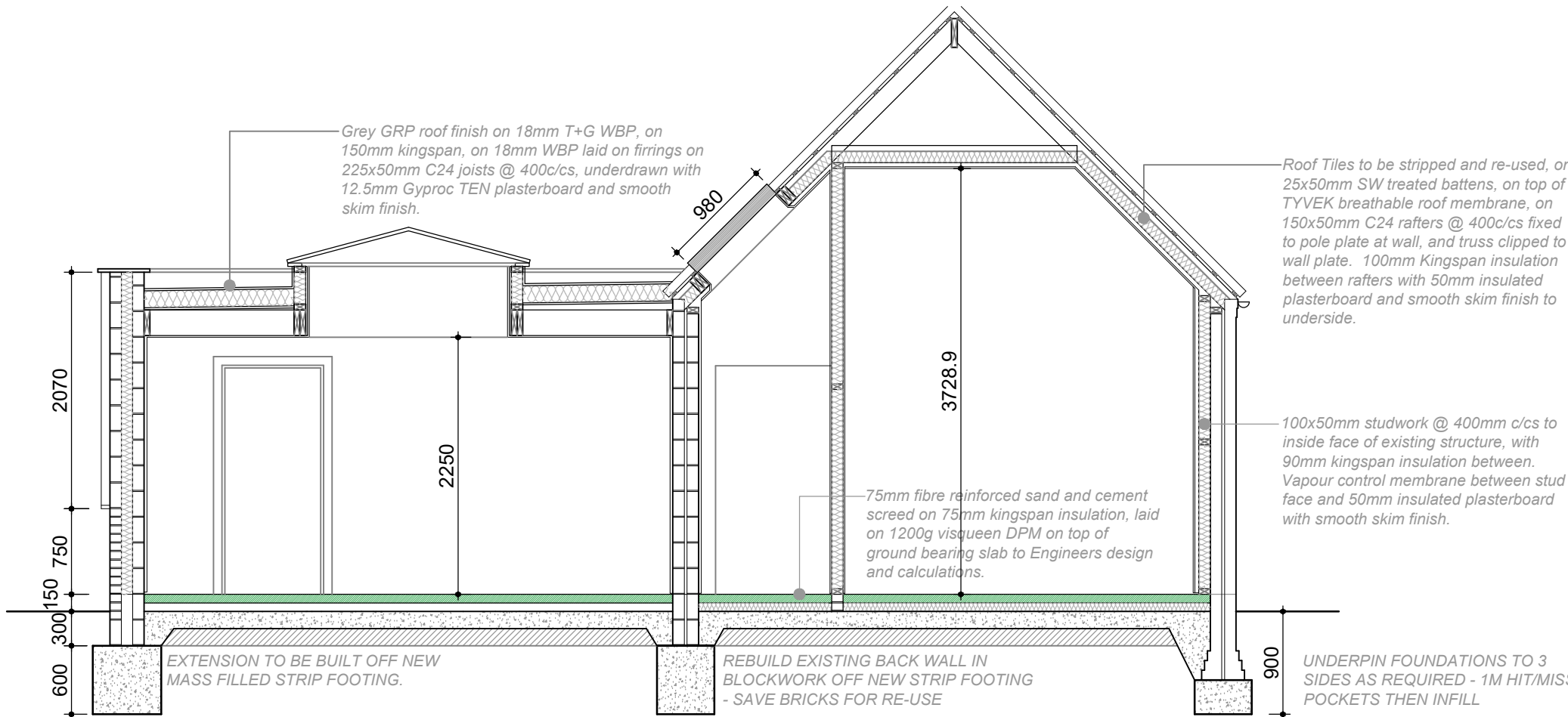
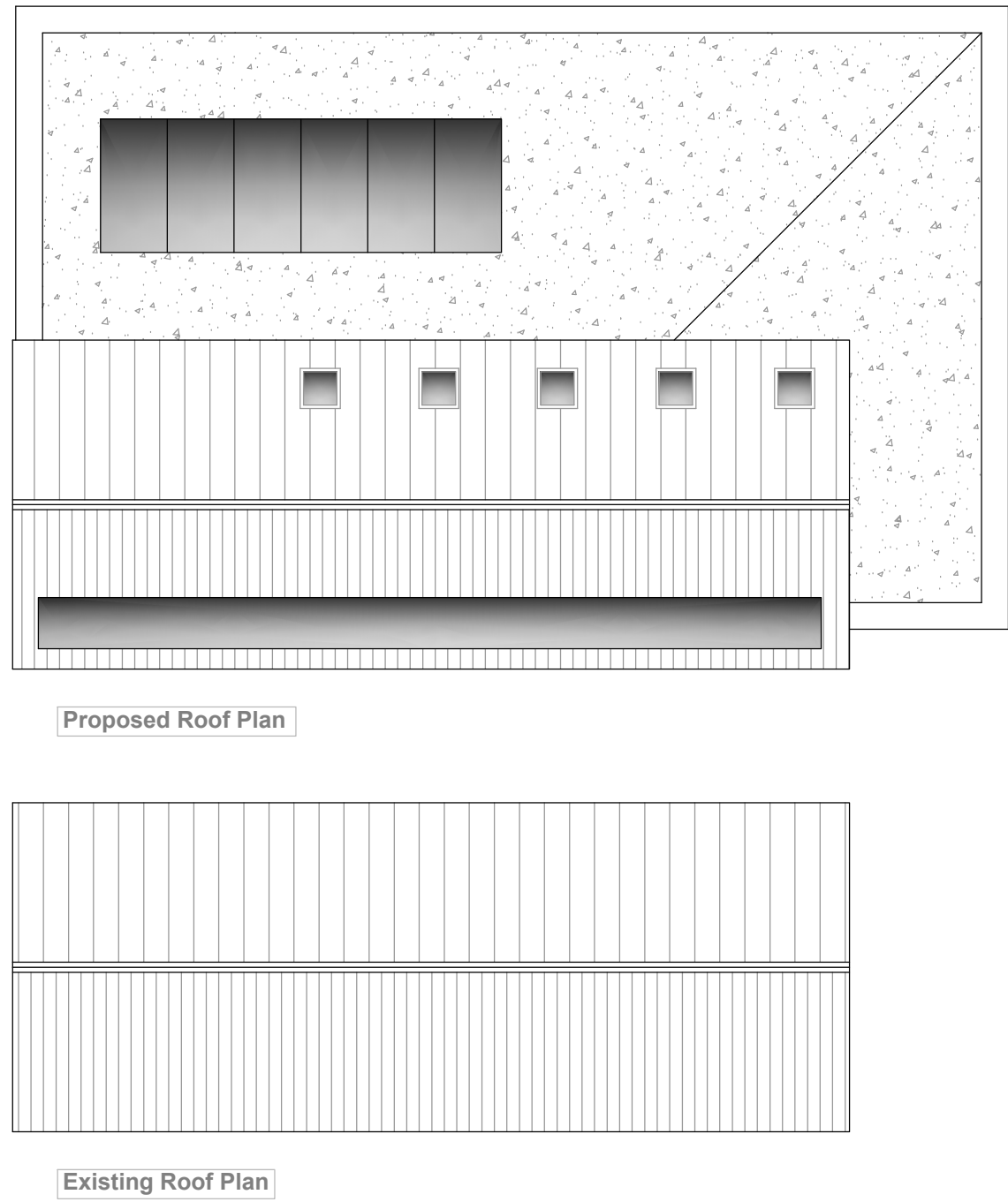
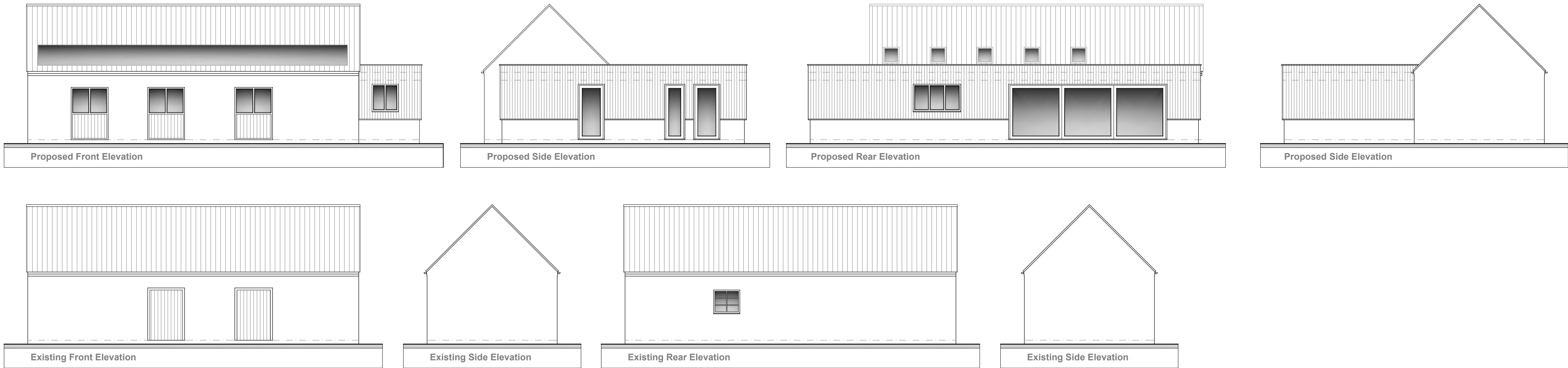




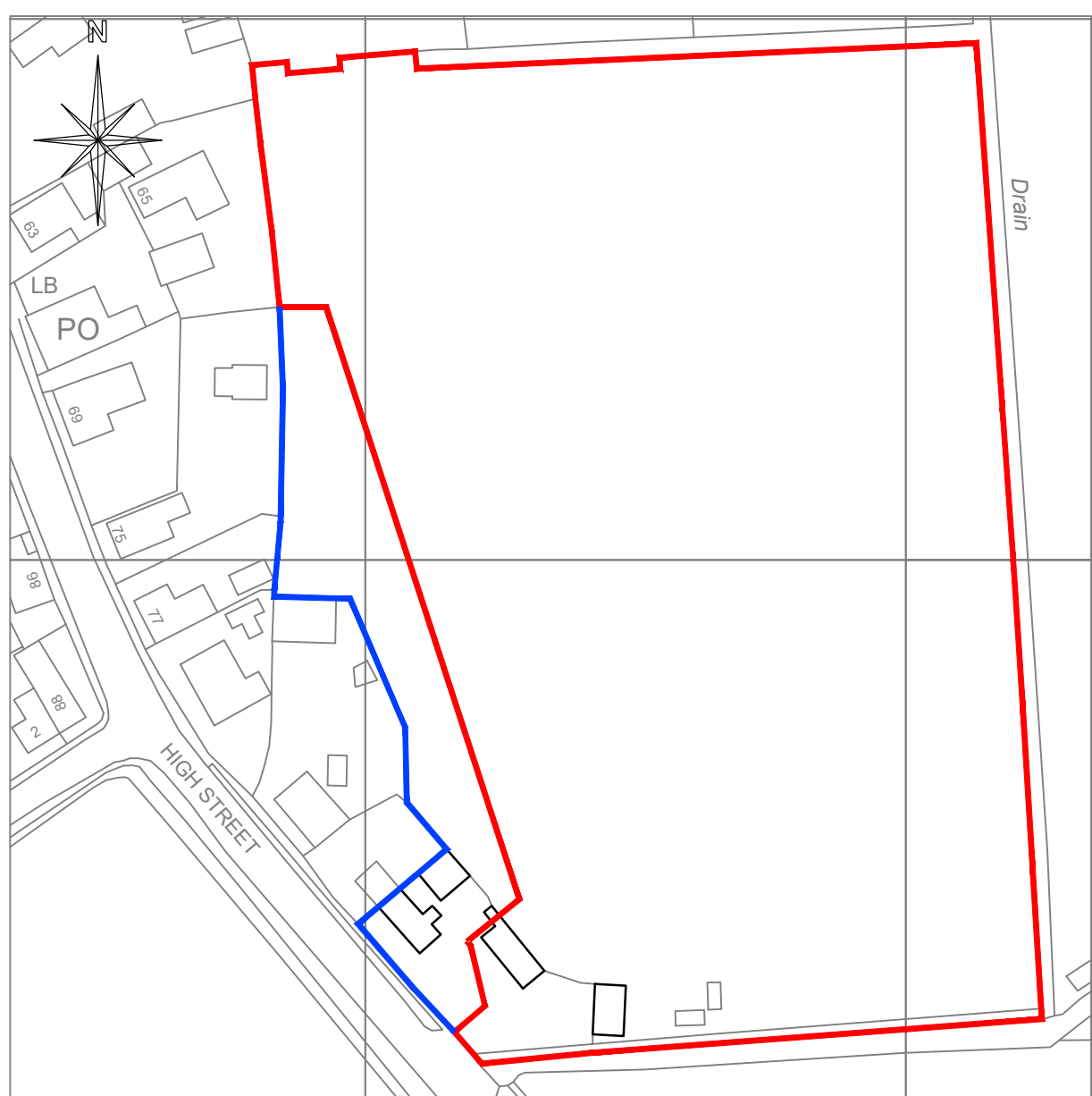
Proposed Ground Floor Plan



Proposed Roof Joist Plan



Proposed Section (1:50)



LOCATION PLAN - 1:1250

HEATING:
Via ASHP by specialist contractor - client appointed.

Foundations:
Building to be constructed on mass filled concrete foundations subject to inspection of trial pits by LA BCO.

Cavity Wall Construction:
K Rend or similar on dense concrete blockwork outer leaf, 100mm cavity with 90mm kingspan insulation, 100mm Supabloc inner leaf (thermaite) with 12.5mm Gyproc TEN plasterboard and smooth plaster skim finish. Cavity wall ties @ 5 per sqm.

Roof Construction (pitched):
Roof tie to match existing as closely as practical, on sw treated battens, on Tyvek breathable roof membrane laid on proprietary trusses @ 400c/cs to specialists design and calculations. 300mm LRF44 to ceiling void, with 12.5mm Gyproc TEN plasterboard and smooth skim finish.

Below Ground Drainage:
Exact Drainage runs are as yet undetermined. Contractor to ascertain exact runs, and report any findings to LA BCO for their approval on site.
Foul water - Hepworth Supersew or similar approved vitrified clay pipework laid to falls of 1:40 (subject to site levels), installed strictly in accordance with manufacturers written instructions.
Pipework below paved/grassed areas and having at least 300mm of cover to be laid on 100mm thick bed of pea gravel and backfilling to trench of selected excavated material to min depth of 150mm above crown of pipe. Pipework below paved/grassed areas having less than 300mm of cover to be encased in concrete not less than 100mm thick and having movement joints formed with compressible board at each socket or sleeve joint face. Drainage runs passing beneath the building to be surrounded with minimum 100mm granular fill except where the crown of the pipe is within 300mm of the u/s of the slab when the pipe should be encased in concrete integral with the slab. Where a drain passes through a wall form an opening to give at least 50mm clearance all round the pipe and mask both sides of the opening with suitable rigid sheet material to prevent the ingress of vermin. Ensure adequate intel support over such openings.

Surface water - Pipework as for foul water except laid to falls of 1:60 (subject to site levels). Surface water to drain to Main Sewer as determined on site.

Roof Construction (flat):
GRP roof finish on 18mm WBP ply and slip membrane, on 150mm kingspan insulation, on top of 18mm WBP laid on firings and C24 s/w joists to specialists design and calculations.

Floor Construction - Ground Floor Solid:
75mm fibre reinforced sand and cement screed on top of 100mm kingspan insulation on 1200g Visqueen dpm, lapped with 2000g DPC in cavity wall. 150mm ground bearing slab with 1 layer of A252 mesh in middle, on compacted hardcore. SUBJECT TO ENGINEERS DESIGN AND CALCULATIONS.

Internal Walls:
100x50mm studwork @ 400mm c/c's with 100mm acoustic quilt between - 12.5mm TEN plasterboard and smooth skim finish.

Mechanical Ventilation:
Provide manually controllable mechanical extract fans ducted to external air as indicated below:-
Kitchen to be mechanically extracted via fan capable of 60 ltr/sec extract rate or via cooker hood 30 ltr/sec extract rate ducted to external air. Utility Room to be mechanically extracted via fan capable of 30 ltr/sec extract rate ducted to external air. WC to be mechanically extracted via fan capable of 15 ltr/sec extract rate ducted to external air. Bathroom to be mechanically extracted via fan capable of 6 ltr/sec extract rate ducted to external air. Rooms with no windows or opening lights - fan to have 15min overrun and operate off main light switch. Replacement air provided to rooms with fans by 100mm undercut gap at base of door. Mechanical ventilation systems to be of an energy efficient type, ie specific fan power (SFP) for continuous supply only & continuous extract only to be 0.8 Watts / Litres/Sec.

Doors, Windows and Roof Lanterns:
All new windows to be powder coated aluminium Energy Rated A, TRIPLE glazed, and have trickle vents not less than 8000mm². All glazing to doors, and windows adjoining a door or less than 800mm above floor to be in toughened glass. Double glazing to be 4 - 20 - 4 with Pilkington 'K' glass to inner pane. Argon filled cavity. Windows to achieve U value of 0.8 W/m²K, doors to achieve U value of 1.8W/m²K.

Rainwater Goods:
100mm gutters to be connected into existing and to discharge to existing rainwater outlets. 100mm gutters to lean to with 60mm rainwater pipe to discharge to new existing gullys.

Electrical Work:
All wiring and electrical work will be designed, installed inspected and tested by a 'person qualified' to do so in accordance with the requirements of BS7671, the IEE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety). On completion of works a copy of the installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the Client and Local Authority. Prior to covering of all wiring / cables, the installation is to be inspected by Building Control. This could include a second check & testing of the installation by a Competent Person Scheme member. Electrical sockets and switches to be positioned 450mm min, and 1200mm max from floor level.
Any new wiring system or when rewiring an existing lighting system - install energy efficient light fittings i.e. Only pin based fitting to be provided to lights to ensure only energy efficient fittings can be attached.

Plumbing:
WC to have 100mm connection to soil pipe. bath, shower to have 75mm deep seal anti vac traps with 38mm diameter wastes basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to new soil and vent pipe. Any Combined wastes to be in 50mm UPVC pipes.

ENGINEERS DESIGN FOR STRUCTURE AND FOUNDATIONS SUPERSEDES ANY AND ALL INFORMATION ON THESE DRAWINGS - IT IS THE CLIENTS PROJECT MANAGERS RESPONSIBILITY TO ENSURE ALL INFORMATION IS UPDATED.

GENERAL MATERIALS NOTES

Existing Walls - to remain as brickwork and be re-pointed.

Existing Roof - Strip Roof Tiles and store for re-fitting. Replace existing rafters and re-fit Roof Tiles as required.

Velux Rooflights to Rear Elevation - Conservation type.

New Flat Roof - Grey GRP

New Cladding - KS1000RW in mid-grey, with coping to match.

New Brickwork - to match existing to underside of new cladding.

Existing Barn Windows - to be painted softwood (anthracite) to front elevation.

Extension Windows - Powder Coated Aluminium (anthracite).

Gutters and RWPs - Black PVCu Brett Marlyn Iron Lookalike..

Foul Drainage - via package treatment plant (largester) and soakaway.

SW Drainage - via soakaway.

Rear Patio - Indian Sandstone.

Driveway - to be SUDS compliant.

Entrance to Highway - unchanged.



Job Title		Revised
PRIVATE CLIENT		
LINCOLNSHIRE		
Drawing Title		
PROPOSED SINGLE STOREY EXTENSION AND BARN CONVERSION TO FORM NEW DWELLING		
PLANS AND ELEVATIONS		
Status : PLANNING		
Scale	Date	
1:50 @ A1	APRIL 2025	
Drm.	Dirg. No.	Rev.
S JONES		