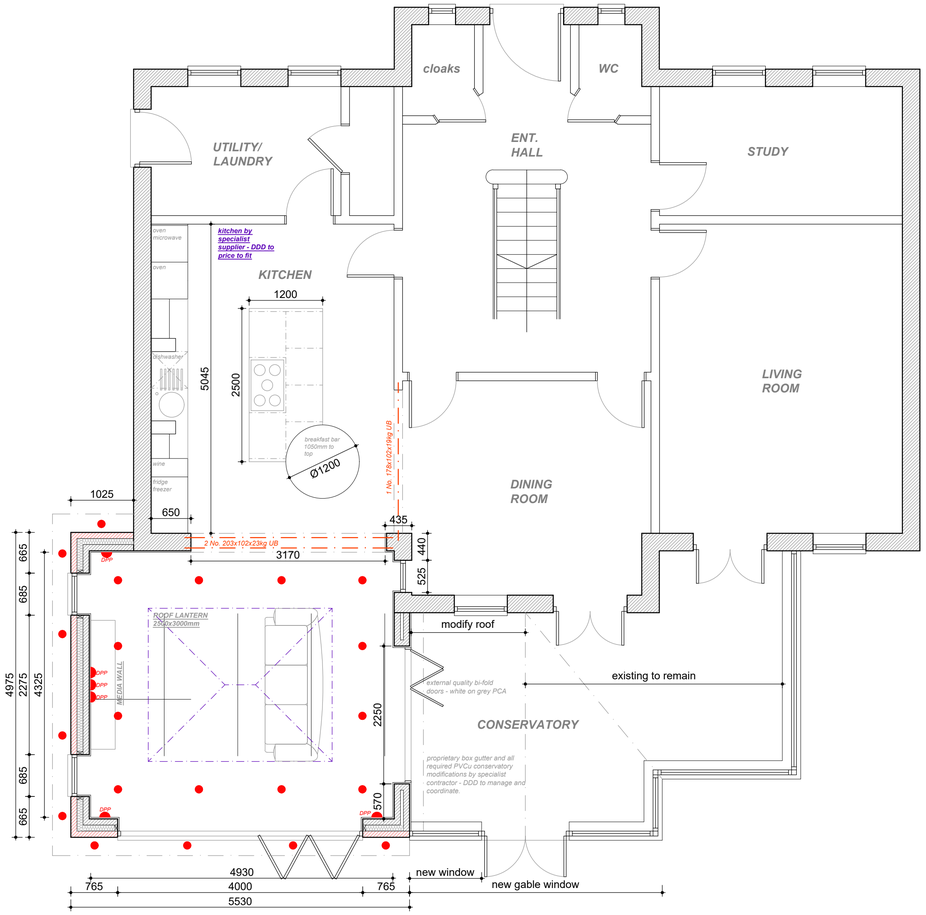
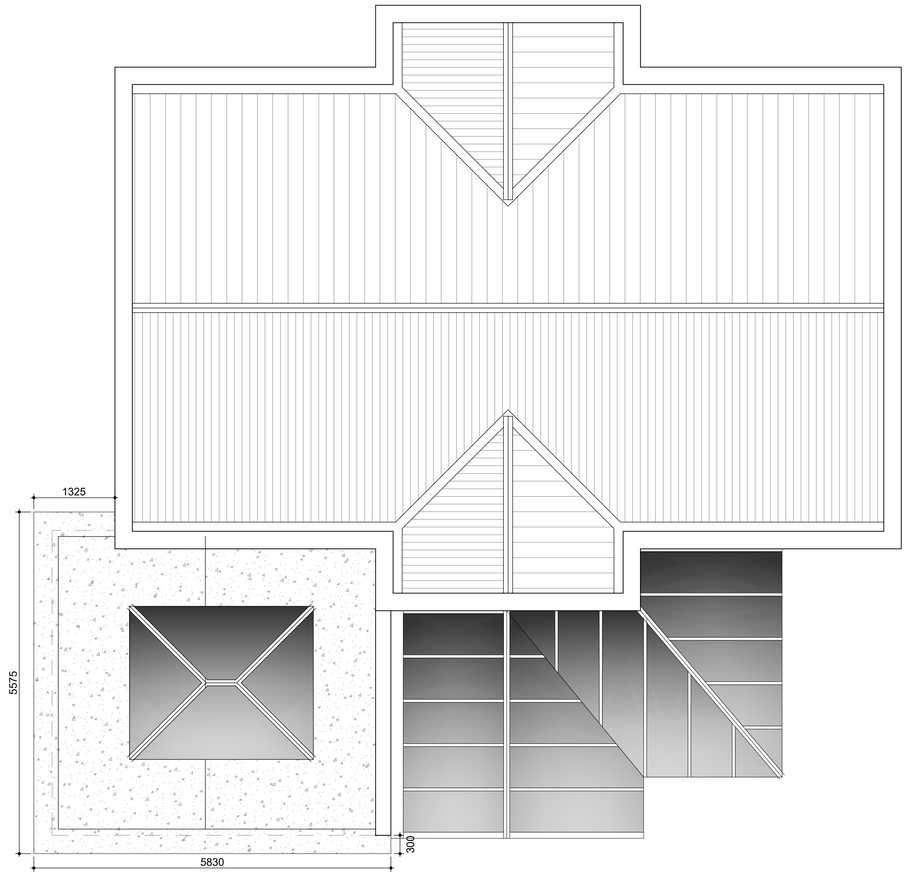
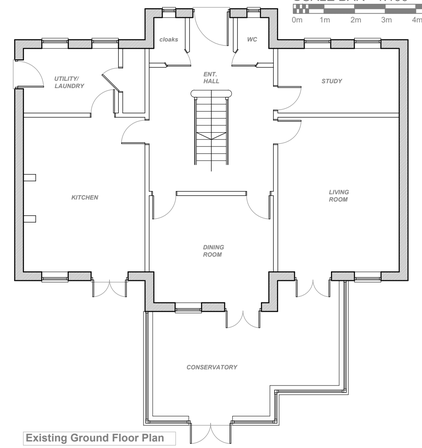


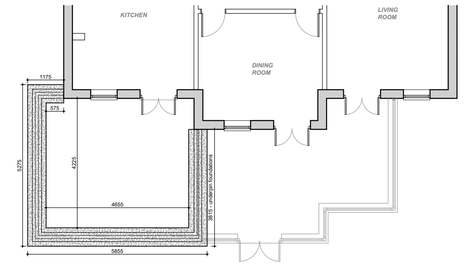
Proposed Ground Floor Plan



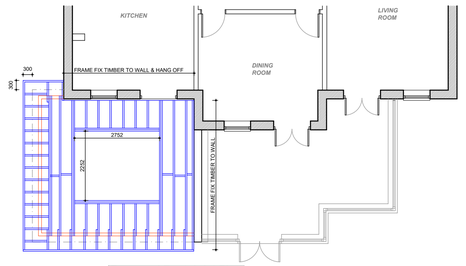
Proposed Roof Plan



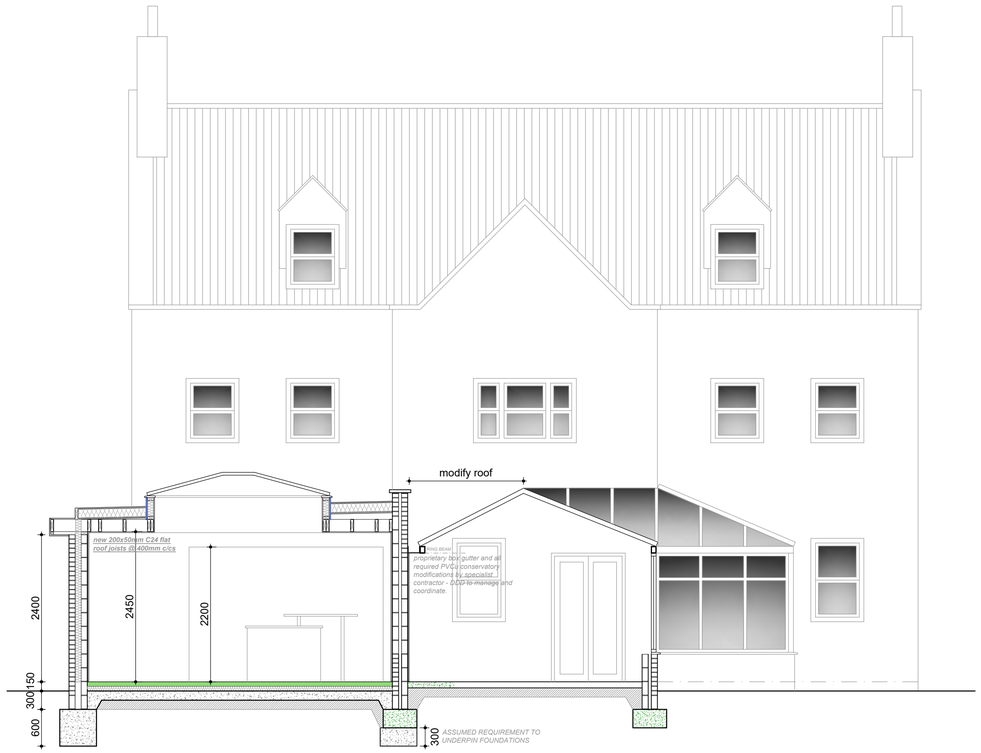
Existing Ground Floor Plan



Proposed Foundation Plan



Proposed Roof Joist Plan



Proposed Longitudinal Section

Proposed Rear Elevation

Proposed Side Elevation

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 Supersleve 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 lintel support over such openings.

Doors, Windows and Roof Lanterns:
All new windows to be white on grey powder coated aluminium, Energy Rated A, double glazed, and have trickle vents not less than 8000mm2. All glazing to doors, and windows ajoining 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 acheive U value of 1.2 W/m2k, doors to acheive U value of 1.8W/m2k - Preferred supplier is Spire Windows (Louth).

The design and construction of the proposals will satisfy the Governments Robust Construction Details in lieu of air testing the finished structure.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Primary & Secondary Heating Systems (New & Replacement)
New installation or replacement for an existing system MUST comply with the provisions laid out in the "Domestic Heating Compliance Guide" published by the Department for Communities & Local Government. Check boiler manufacturer as to appropriate controls to be used to achieve Approved Document L1 compliance. Commissioning & Providing Information.
All fixed building services are to be commissioned in accordance with the "Domestic Heating Compliance Guide" by a suitably qualified person depending upon the type of installation eg Corgi (Gas), Hetas(Solid Fuel),Oftec(Oil) registered installers. On the completion of works:-
A copy of the commissioning notice is to be provided to Building Control, confirming that compliant systems commissioning has taken place. The building owner must receive sufficient information about the building,the fixed building services & their maintenance requirements to allow the energy saving
provisions to be maintained. Instructions must show:- How to adjust timers/ temperature control settings & What routine maintenance is required; Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK 86% energy efficiency rating.

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

Cavity Wall Construction:
brickwork outer leaf to match existing, subject to suitable match, 100mm cavity with 90mm kingspan insulation, 100mm Supabloc inner leaf (thermalite) with 12.5mm Gyproc TEN plasterboard and smooth plaster skim finish. Cavity wall ties @ 5 per sqm.

Rainwater Goods:
100mm gutters to be connected into existing and to discharge to existing rainwater outlets. 100mm gutters to lean to with 68mm 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.

Roof Construction (flat):
GRP roof finish on 18mm WBP ply and slip membrane, on 150mm kingspan insulation, on top of 18mm WBP laid on firrings 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.
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EAST MIDLANDS ARCHITECTURE LTD

Job Title
PRIVATE CLIENT

NOTTINGHAMSHIRE RESIDENTIAL EXTENSION

Revised

Drawing Title
PROPOSED SINGLE STOREY REAR EXTENSION

PLANS AND ELEVATIONS

Status : PLANNING

Scale	Date
1:100 + 1:50 @ A1	AUGUST 2025

Drn.	Drg. No.	Rev.
S JONES	DDD-SP-01 A1	