

## HEATING

EXISTING CENTRAL HEATING SYSTEM EXTENDED INTO NEW EXTENSION SERVING NEW DOUBLE PANEL RADIATORS FITTED WITH TRVs. RADIATORS SIZED TO ACHIEVE COMFORT STANDARDS. HOT & COLD WATER SUPPLIES TO NEW SANITARY WARE & WASHING MACHINE.

## PLUMBING

IN ACCORDANCE WITH BS EN 12056-1 AND BS EN 12056-2.  
ALL PIPES AND WASTES IN PVC KITEMARKED CERTIFIED.  
BASIN WASTE TO BE 32mm DIA, AND ANY COMBINED WASTES & WASTE RUNS EXCEEDING 2.0m TO BE 50mm DIA. ALL SANITARY WARE TO HAVE 75mm DEEP SEAL TRAPS.  
WASTE PIPES CONNECTED TO 100mm DIA STUB STACK WITH PROPRIETARY AIR ADMITTANCE VALVE.

## Existing Kitchen / Dining

### STUD WALLS

75 x 50mm SW STUD FRAMED WALLS WITH 12.5mm PLASTERBOARD BOTH SIDES (moisture resistant to utility & wc) SOUND DEADENING QUILT TO VOIDS

Take out existing window & build up opening

Tie back new walls to existing with proprietary stainless steel wall tie starter system

Worktop with WM and TD under

Note: Setting out of stud walls to be agreed with Client on site

Waste pipe connection to pick up washing machine

Utility

New stud walls

basin

WC

WC

New stub stack

Orangery

Glazed roof lantern over

Note: Setting out of openings to be agreed with Client on site

New 100mm dia drain

New MH

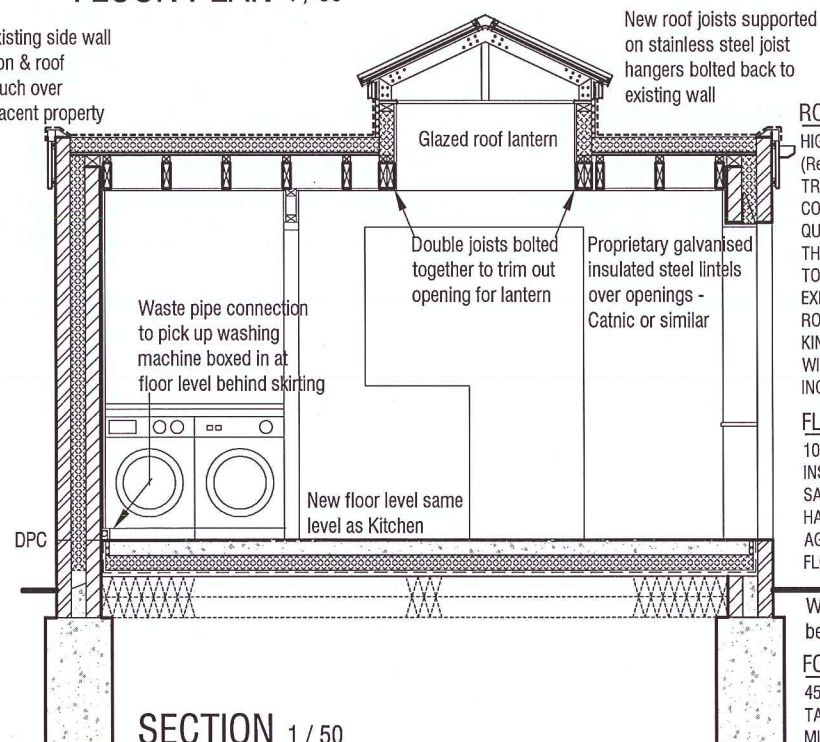
New MH

New drainage connection to existing combined drainage system

New MH

## FLOOR PLAN 1 / 50

Note: No part of existing side wall including foundation & roof overhang to encroach over boundary onto adjacent property



## SECTION 1 / 50

## ROOF CONSTRUCTION

HIGH PERFORMANCE 3 LAYER BUILT UP ROOFING FELT TO BS 747:2000 (Reinforced bitumen sheets for roofing) ON 100mm KINGSPAN THERMAROOF TR27 LPC/FM INSULATION BOARDS ON 1000g POLYTHENE VAPOUR CONTROL WITH MIN 150mm SEALED TAPED LAPS ON 18mm EXTERNAL QUALITY PLY DECKING ON SW FIRRINGS TO GIVE A ROOF FALL NOT LESS THAN 1in80 ON 170 x 50 FLAT ROOF JOISTS AT 400mm CTS. ROOFING FELT TO FORM UPSTAND FLASHING ON 25mm INSULATION BOARD AGAINST EXISTING REAR HOUSE WALL & LANTERN LIGHT KERBS (Min 150mm high) ROOFING FELT DESIGN & WORKMANSHIP TO LATEST BS STANDARDS. KINGSPAN INSULATION BOARDS LAID AND FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INCLUDE FOR PVC FASCIAS, FILLETS, ANGLE TRIMS & SQUARE GUTTER

## FLOOR CONSTRUCTION

100mm POWER FLOAT FINISHED CONCRETE SLAB ON 100mm KINGSPAN INSULATION BOARD ON 1200g POLYTHENE DPM ON MIN 25mm CLEAN SAND BLINDING ON MIN 150mm WELL COMPACTED SULPHATE FREE HARDWARE. 25mm INSULATION BOARD TO EDGES OF FLOOR SLAB AGAINST EXTERNAL WALLS, DPM TURNED UP AT PERIMETER EDGES OF FLOOR SLAB AND BUILT INTO DPC

Weak concrete mix to cavity below floor slab

## FOUNDATIONS

450mm WIDE TRENCH FILL FOUNDATIONS TAKEN DOWN TO SAME DEPTH AS EXISTING MIN 1.0m BELOW GL

## WINDOWS / DOORS / GLAZING

PVC FRAMED WINDOWS & DOORS ~ ALL GLAZING TO BE IN DOUBLE GLAZED SEALED UNITS WITH MIN 16mm ARGON FILLED AIR GAP AND GLAZED IN PILKINGTON LOW E GLASS.  
ALL GLAZING IN CRITICAL LOCATIONS i.e. ALL GLAZED DOORS & SIDE LIGHTS UP TO A HEIGHT OF 1500mm ABOVE FLOOR, WINDOWS WITHIN 800mm OF FLOOR TO BE IN SAFETY GLASS TO BSEN 12150.  
OPENING LIGHTS TO HABITABLE ROOMS TO BE EQUAL TO 1/20th OF ROOM FLOOR AREA

## EXTERNAL WALL CONSTRUCTION

CAVITY WALLS COMPRISING 102.5mm FACING BRICK EXTERNAL LEAF TO MATCH EXISTING, 100mm FULLY INSULATED CAVITY AND 100mm CONCRETE BLOCK INTERNAL LEAF. CAVITY TO BE INSULATED WITH 100mm DRITHERM FULL FILL CAVITY INSULATION AND TO HAVE PROPRIETARY STAINLESS STEEL CAVITY TIES BUILT IN AT 750mm CTS HORIZONTALLY, 450mm CTS VERTICALLY AND MAX 300mm CTS VERTICALLY AT JAMBS OF OPENINGS.  
CLOSE OFF CAVITY AT JAMBS AND CILLS OF ALL OPENINGS WITH PROPRIETARY INSULATED DPC CLOSER. HYLOAD PITCH POLYMER DPC LAID TO BOTH LEAVES AT FFL MIN 150mm ABOVE GROUND LEVEL.  
ALL BLOCK WALLS BELOW FLOOR LEVEL / GL IN 7N BLOCK. CONSTRUCTION GENERALLY TO BS 5628-3  
CAVITY TIES TO BS 1243, DD 140-2 OR BS EN 845-1

Existing SVP

Existing RWP to pick up new gutter

Take down existing conservatory

Form external step

## DRAINAGE

POSITION OF EXISTING COMBINED DRAINAGE SYSTEM TO BE IDENTIFIED ON SITE BEFORE WORKS COMMENCE. ANY WORK & NEW CONNECTION TO EXISTING DRAINS IN ACCORDANCE WITH BUILDING CONTROL & SEVERN TRENT WATER AUTHORITY.  
NEW DRAINS IN 100mm SGW LAID AT 1in 40 FALL, NEW PROPRIETARY PLASTIC MANHOLES.

## ELECTRICAL

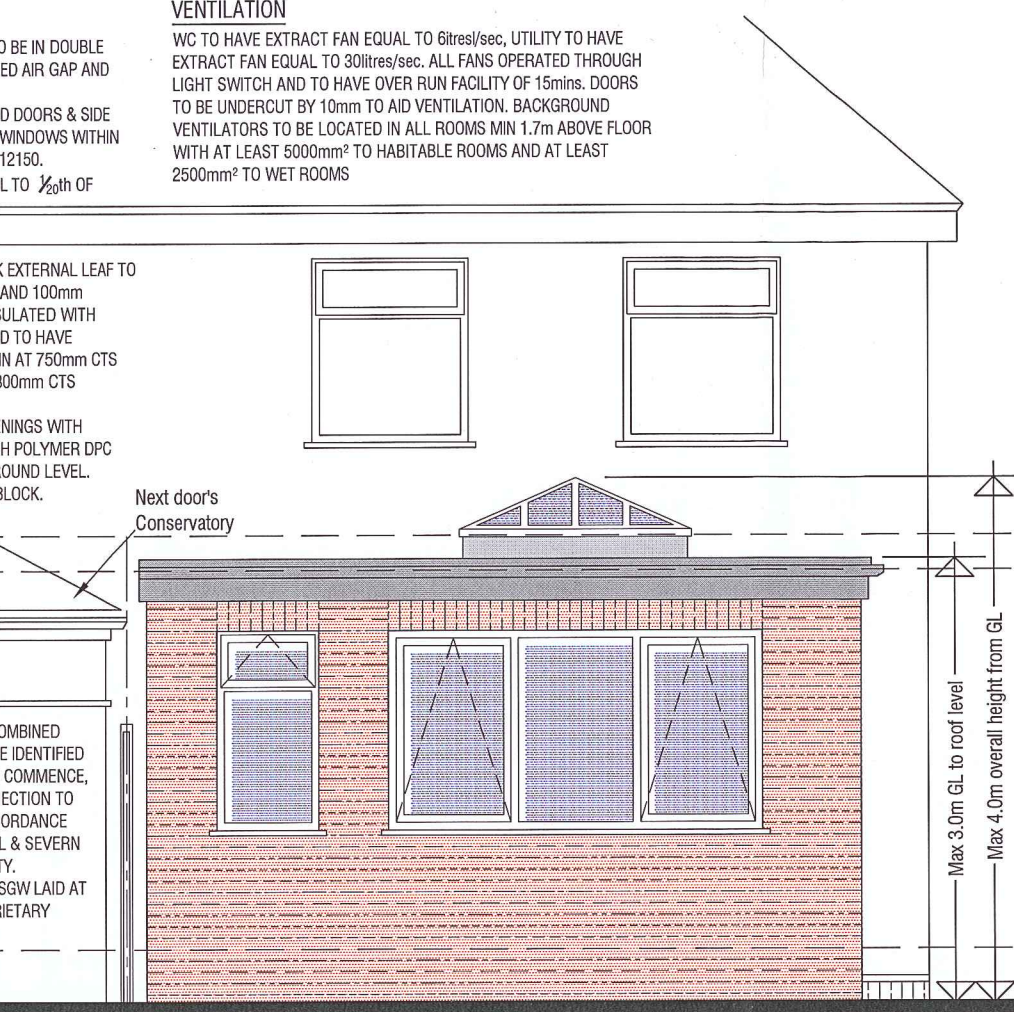
ALL LIGHT SWITCHES, POWER SOCKETS etc TO BE POSITIONED BETWEEN 450mm & 1200mm ABOVE FINISHED FLOOR LEVEL. NEW MAIN LIGHTS TO BE ENERGY EFFICIENT.  
ALL NEW ELECTRICAL WORKS TO BE DESIGNED, INSTALLED AND INSPECTED IN ACCORDANCE WITH BS 7671 (IEE WIRING REGULATIONS LATEST EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICIAN SELF-CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLE QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

## VENTILATION

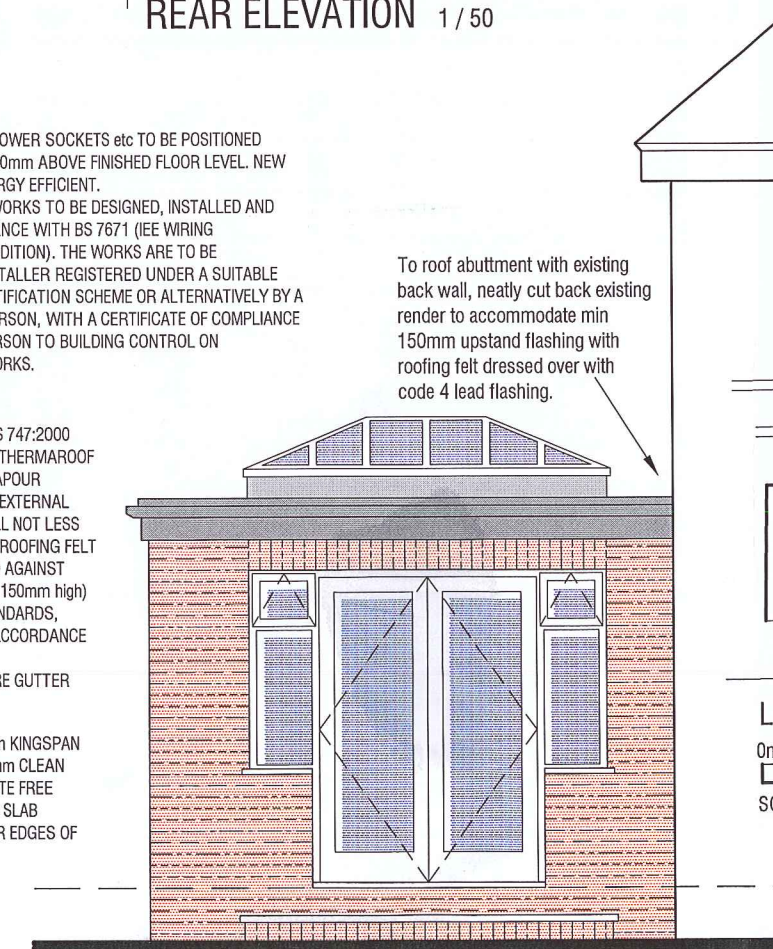
WC TO HAVE EXTRACT FAN EQUAL TO 6litres/sec, UTILITY TO HAVE EXTRACT FAN EQUAL TO 30litres/sec. ALL FANS OPERATED THROUGH LIGHT SWITCH AND TO HAVE OVER RUN FACILITY OF 15mins. DOORS TO BE UNDERCUT BY 10mm TO AID VENTILATION. BACKGROUND VENTILATORS TO BE LOCATED IN ALL ROOMS MIN 1.7m ABOVE FLOOR WITH AT LEAST 5000mm² TO HABITABLE ROOMS AND AT LEAST 2500mm² TO WET ROOMS

Next door's Conservatory

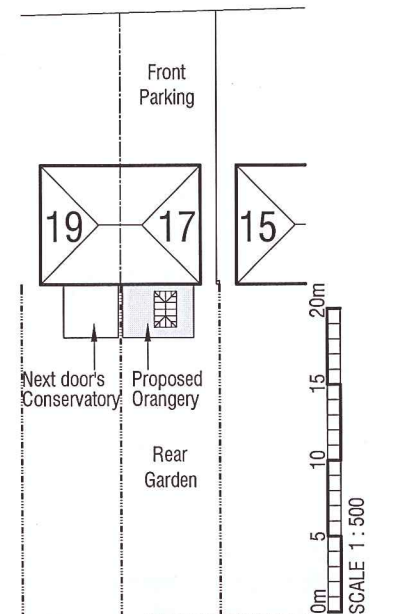
## REAR ELEVATION 1 / 50



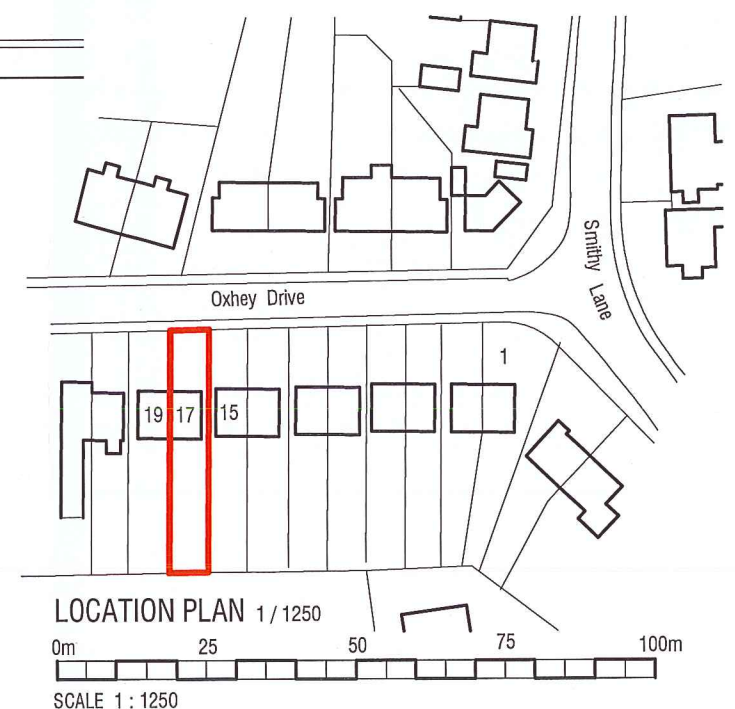
## SIDE ELEVATION 1 / 50



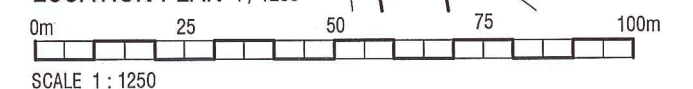
Oxhey Drive



## SITE / BLOCK PLAN 1 / 500



## LOCATION PLAN 1 / 1250



Mr & Mrs Ireland  
Rear Single Storey Extension  
17 Oxhey Drive, Biddulph, S-OT.  
Proposals Drawing 01.  
June 2017.