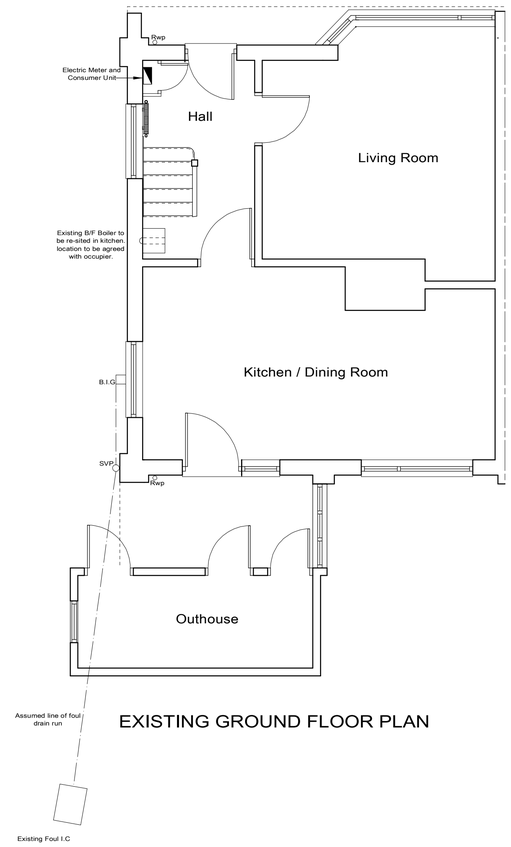
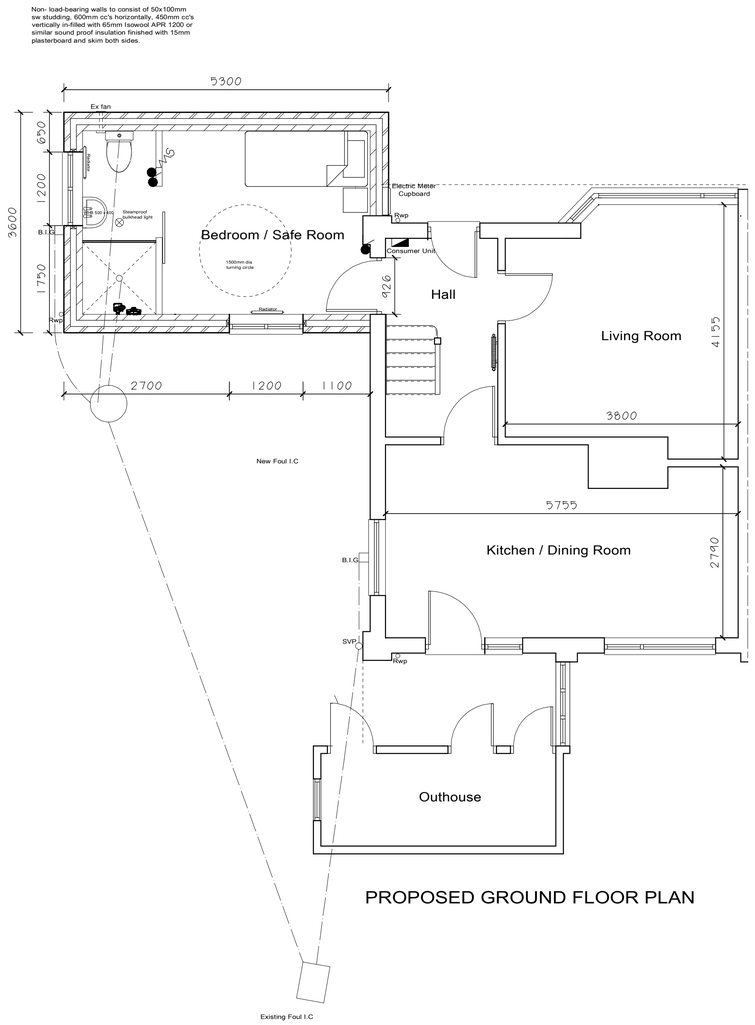
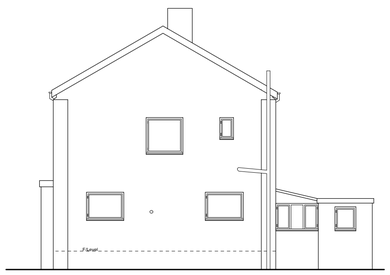


EXISTING GROUND FLOOR PLAN



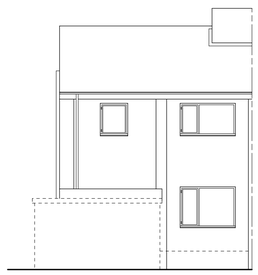
PROPOSED GROUND FLOOR PLAN



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



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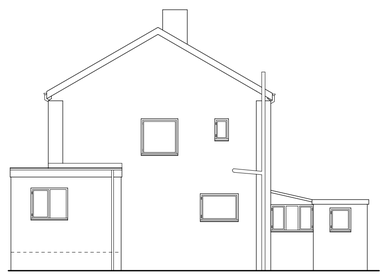
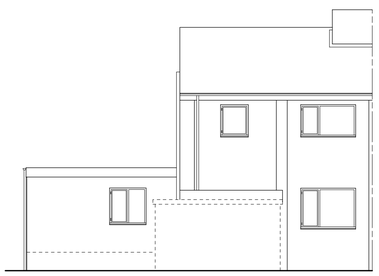


PROPOSED SIDE ELEVATION

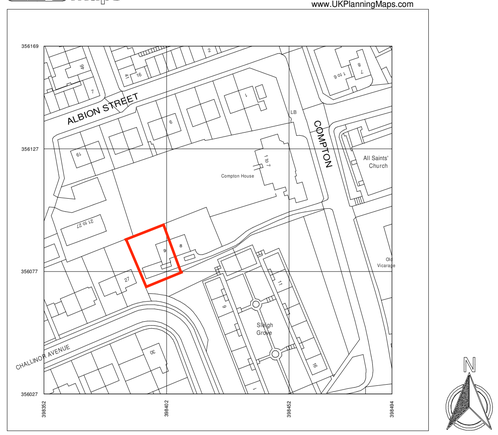


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

UK Planning Maps
01856 898 022
www.UKPlanningMaps.com



Produced on 04 June 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 398352 356027,398494 356027,398494 356169,398352 356169,398352 356027
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Data licence expires 04 June 2023. Unique plan reference: ubu/807147/1091124

10 0 10 20 30 40 50

LOCATION PLAN 1:1250

NOTES
1. The contractor is responsible for checking and verifying all dimensions prior to commencement of work on site and any discrepancies must be brought to the attention of Millbrook Healthcare.
2. All electrical work must comply with the current I.E.E. Regulations.
3. This drawing is to be read in conjunction with the Schedule of Works.
4. This drawing and the attached Schedule of Works are the property of Millbrook Healthcare.

BUILDING REGULATIONS NOTES MATERIALS AND WORKMANSHIP All works are to be carried out in a workman like manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc.

FOUNDATIONS Strip concrete footings min 150mm deep x 600mm wide to a min of 1000mm below ground level onto suitable load bearing strata, below the invert levels of any adjacent drainage system - to the satisfaction of the Building Control officer. Trench fill foundations may be used as an alternative to strip foundations.

GROUND FLOOR (U-value max 0.22W/m²K) 75mm sand cement screed over VCL on 80mm Celotex GA4000 with 25mm thick upstand and1200g polythene DPM turned up brickwork and built into DPC installed on Precast Beam and Block flooring system laid to manufacturers instructions. Provide 150mm void and 100mm oversite concrete under. Void to be ventilated using telescopic ventilators at 1800mm cc's taken to airbricks.

EXTERNAL WALLS (U-value max 0.28W/m²K) External skin of 102mm facing bricks to match existing. 50mm clear cavity, 50mm Xtratherm XT/CW T&G insulation or similar installed to manufacturer's instructions. Internal skin of 100mm thick Thermalite Turbo blocks or similar. Internally dry lined with 12.5mm plasterboard on adhesive dabs with continuous ribbons of adhesive along board edges, tape all joints and apply 6mm plaster skim finish. Fill cavity below DPC with a lean concrete mix to 225mm below floor level with a beveled fall towards the outer skin. Stainless steel cavity wall ties at 900mm horizontal and 450mm vertical spacing reduced to 300mm vertical spacing within 225mm of openings. New internal and external walls to be connected using mechanically fixed system installed to manufacturer's instructions. Insulation to be taken to edges of doors and window reveals. Close all cavities with insulated cavity closures containing a vapour barrier. Install a 2000g polymer DPC min 150mm above ground level. All lintels are to be catnic or similar with a min end bearing of 150mm, form cavity trays with weep vents above all new cavity lintels to every third joint. Horizontal cavity tray to be fitted between the old and new construction to prevent water ingress, fitted above level of extension roof.

CAVITIES Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments.
All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 600mm centres.

LINTELS For uniformly distributed loads and standard 2-storey domestic loadings only. Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be use for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings, provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, dpc trays and weep holes to be provided above all externally located lintels.

FLAT ROOF ((U-value max 0.16W/m²K) New flat roof constructed with rubber roof system fitted manufacturer's instructions. The first layer of felt to be type 3G to BS747 or other approved flat roof sealing system with installer's/manufacturer's guarantee to the satisfaction of customer and Building Control officer, on 126mm Celotex TD4000, on 0-50 firing strips on min 63x145 C16 grade joists at 450 centers. Joists tied to walls with galvanized mild steel straps in accordance with BS5628. 12.5mm foil backed plasterboard and skim; ensure all insulation is continuous to avoid cold bridging. Fit 300mm uPVC fascia and soffit with 25mm air-gap with vermin proof screen.

DRAINS Foul - shower waste 50mm, hand basin 32mm with integral deep seal anti siphon trap and strainer, W/C 100mm with integral deep seal trap. 100mm uPVC pipes laid at 1:80 min gradient, connected with flexible joints, bedded and surrounded in peagravel and connected into new manhole. Where drains pass through new walls ensure a clear gap of 50mm with walls supported on concrete lintels, all openings to be closed with a non-decaying material to prevent rodent access. All gullies not directly connected to an inspection chamber to have rodding access. Any drains found to be under the proposed extension to be re-laid and protected as necessary. Storm-uPVC gutters and downpipes all discharging into sewer. Surface water drain around extension discharging into sewer or soakaway. Any public access point (i.e. manhole, inspection chamber or rodding eye) will be a minimum of 500mm horizontal clearance from the proposed structure. Contractor to include STW build over costs.

HEATING Extend existing central heating system, new radiators to have thermostatic valves, heating and hot water systems not less than stated in the "Domestic Heating Compliance Guide" and installed by a Gas Safe registered contractor.

ELECTRIC & LIGHTING Extension/wet room to be fitted with light fitting with a luminous efficiency greater than 40 lumens per circuit watt. Extractor fan to be fitted giving 30 liters per second extraction, to be compliant with Part F, vented through soffit. Electric supply to new electric shower unit required. Switches for light, extractor fan and shower to be sited to the left of the door on entrance for ease of access. All electrical work is to be compliant with Part P and is to be carried out by a member of the competent person's scheme, a signed installation certificate to be lodged with Building Control on completion of the relevant work.

WINDOW (U-value max 0.14W/m²K) New bedroom window to have a non-locking escape opening 450x750 minimum with height of the opening between 800 and 1100 over floor level or fitted with a guardrail or child proof catch, double glazed with low-K, obscured glass and trickle vents. Opening area of windows to be min 1/20th floor area.
The window and door manufacturer/installer is to provide a WER declaration to Building Control.

INTERNAL DOORS Internal doors to be softwood, painted in two coats of undercoat and one coat of gloss paint, to be at least 30mm thickness with a min clear opening width of 840mm and conform to Building Regs Parts P, E and M.

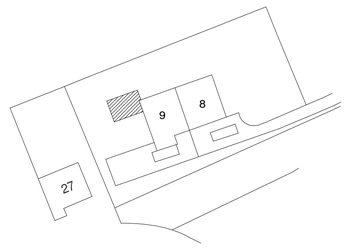
LEVEL ACCESS SHOWER ROOM 1500 x 1200 level access shower area to be formed in the concrete floor using 22mm thick resin shower former. Supply and lay Altro Aquarius flooring as per manufacturer's instructions. Seal to skirting. Hot weld all joints leaving the floor completely sealed. Any penetration to the Altro, i.e. pipework to the radiator etc. to be sealed using colour coordinated sealant from Altro. Colour to be selected by the client. All flooring to be laid to BS 8203 code of practice for the installation of resilient floor coverings and according to manufacturer's instructions with their recommended sealants. Supply and install new threshold strip to door, colour to be agreed with client. Full length L-shaped shower curtain. AKW 9.5 kw SmartCare Plus Electric shower unit. WHB to be wall mounted with pedestal - size 600x400.
Large Close-coupled W/C, positioned with 500mm clear space either side of the center and fitted with a soft close lid.
Radiator size to be 600 x 500mm.

BACKGROUND AND PURGE VENTILATION Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to bathroom at a rate of 2500mm².
Purge ventilation - New windows to have openable area in excess of 1/20th of the floor area if the window opens more than 30D, or 1/10th of the floor area if the window opens less than 30D. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT TO LEVEL ACCESS SHOWER ROOM LAS room to have mechanical ventilation ducted to external air with an extract rating of 15l/s manually operated. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

FIRE DETECTION SYSTEM Extend existing fire detection system to Bedroom, Safe Room and LAS Room.
Mains operated inter connected smoke detectors and alarm system including a rechargeable battery back up fusible linked detectors to BS5839 Part 6. Fit new smoke detectors to the existing system or provide new system if applicable.

PAVING Lay concrete paving around extension 900mm wide to match existing.



BLOCK PLAN 1: 500

Project Title
PROPOSED SINGLE STOREY SIDE EXTENSION TO CREATE A BEDROOM, SAFE ROOM AND SHOWER ROOM FOR MASTER MASON HOOPER AT No 9 COMPTON LEEK ST13 4UP

Scale : 1:50 1:100	Plan No : MK / 052 / 22- MHC - CA005549
Date : 2022-06-04	Revised
Paper Size - A1	Drawn By: Myk Kaszuba