



FOUL WATER DRAINAGE
 All waste pipes to be formed in PVC with rodding eyes at all changes of direction and be fitted with 75mm deep seal anti-vac traps to CP 304 and BS 5572. WC pans to be fitted with Multi quick outlets.
 Waste pipe sizes (diameter)
 WC = 100mm
 Basin = 40mm
 Sink = 40mm
 If waste pipes exceed 3m in length a separate 25mm branch ventilating pipe should be provided and connected to the SVP above spillover level of appliance.
 SVP's to be formed in 100mm diameter PVC pipework, to terminate with a roof tile vent minimum 900mm above window openings.
 Stub stack, to terminate above spillover level of highest connection.

NOTE:
 All new electrical work to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a registered competent person.
 An appropriate BS 7671 electrical installation certificate to be issued to the Local Authority.
 Provide at least one low energy light fitting with a luminous efficacy greater than 40 lumens/circuit watt.
 All new radiators to be fitted with Thermostatic Valves.

Relocate existing casement doors into new extension

Roof lantern 1000 x 1500mm

Finished level of new extension to match existing house FFL

New wall to be tied to existing building with Furfix connectors or similar. Provide continuous cavity between new and existing structure

Broken line denotes line of foundations designed and constructed in accordance with Building Regulations A.DA1/2, BS 8004 & CP2004:1972 all to satisfaction of the Building Inspector. Foundations to be taken down to below the invert of any adjacent existing drain run, 600mm wide minimum depth 1000mm.

300mm cavity wall construction: 100mm lightweight concrete blockwork inner leaf
 100mm cavity and 100mm facing external skin. 60mm Kingspan Kooltherm K8 Partial fill cavity wall insulation with a 40mm clear cavity. 12.7mm plasterboard on dabs and 3mm skim internally.
 To achieve a U value of 0.22W/m²K.
 Wall ties to be spaced 450mm vertically and 600mm horizontally.
 Wall ties to be max 300mm c/c at openings and within 225mm of jambs.

Proprietary cavity closers at all new openings to achieve a U value of 0.7W/m²K
 Cavity Closers to be 30minute fire rated.

Fence line

PROPOSED
Ground Floor Plan

- NOTES**
1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Architect before construction.
 2. All work is to comply with the current Building Regulations and allied legislation.
 3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and related details before the commencement of work on site.
 4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
 5. All works on site, managed and implemented as a result of the designs indicated on this drawing are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of Design and Implementation on site and no works are to be undertaken if it is considered that compliance with the CDM Regulations cannot be achieved.
 6. This drawing is not to be scaled.
 7. All dimensions shown in millimetres.
 8. This drawing is the copyright of Loxton Design Limited must not be used in conjunction with any other project without Loxton Design Limited written consent.

Rev.	Date	Revision



Project Title
**79 Whitworth Park Drive
 Houghton Le Spring
 DH4 6GP**

Drawing Title
**PROPOSED
 GROUND FLOOR PLAN**

Status **PLANNING/B REGS ISSUE**

Scale 1:50 @ A3
 Date January 2021 Drawn Stuart Loxton

Drwg. No. **20/474/04** Rev.