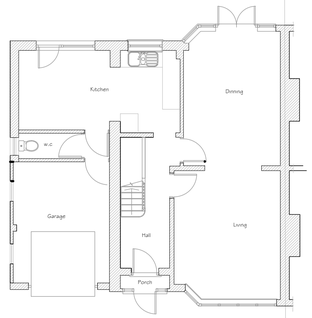
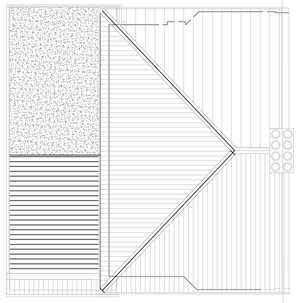
Existing Front Elevation
Scale - 1:100 @ A1

Proposed Front Elevation
Scale - 1:100 @ A1

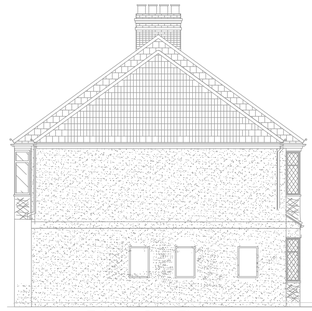


Existing Ground Floor Plan
Scale - 1:100 @ A1

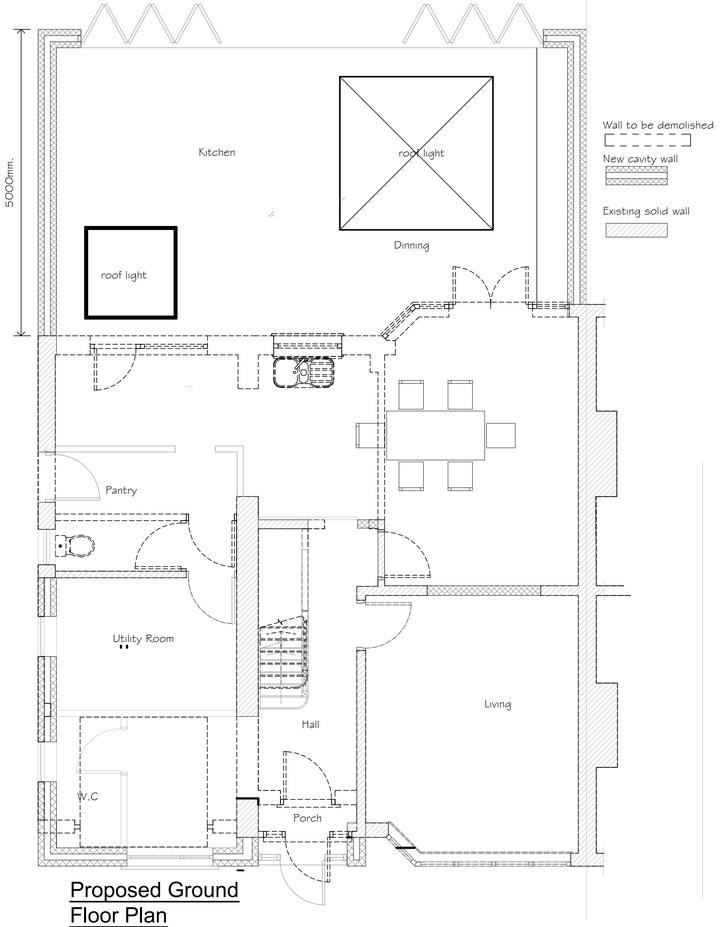


Existing Roof Plan
Scale - 1:100 @ A1

Proposed Side Elevation
Scale - 1:100 @ A1



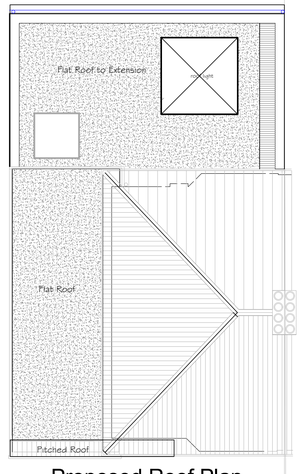
Existing Side Elevation
Scale - 1:100 @ A1



Proposed Ground Floor Plan
Scale - 1:50 @ A1

Existing Rear Elevation
Scale - 1:100 @ A1

Proposed Rear Elevation
Scale - 1:100 @ A1



Proposed Roof Plan
Scale - 1:100 @ A1

Excavate and remove existing 3No. manholes in old conservatory and renew public sewer pipework in 100mm diam Supersleve earthenware drain. Provide large radius bend / Y branch connections where appropriate.

Construct new manhole in 225mm semi engineering brickwork off 150mm concrete base benched to suit new baron bends and run new 100mm diam Supersleve earthenware drain to connect to public sewer as shown.

Install new 100mm diam Terrain PVC-u soil and vent pipe in new position shown complete with new boss connections to suit existing first floor fittings.

Provide rodding access at base of new soil and vent pipe to enable cleansing of branch drain / public sewer.

Provide rodding access to all waste / soil pipes at each change of direction. All bathroom fittings to be fitted with deep seal traps.

Excavate for and lay new 100mm diam Hepworth Supersleve Earthenware branch drains as shown on pea shingle bed and cover. Provide new easi bend to base of new soil pipe and stub stack.

New branch drains to have easibend Y connections to existing 100mm earthenware public sewer.

Install 2No. new access type Hepworth Supersleve gullies in positions shown and run new 100mm Hepworth Supersleve branch drain to connect to new manhole.

All new drains to be laid on pea shingle bed and cover.

Back fill excavations, level off and lay new concrete paving.

Foundation walls to be taken down below invert of new private drain / public sewer and existing adjacent public sewer with pipe apertures formed to provide 150mm clearance all round

Drainage openings are to be supported by in situ cast concrete lintel(s) over and to be masked around the pipe with rigid sheet material. Infill void around the pipe with compressible sealant over

All new 100mm diam. below ground drain runs to be laid at 1:80 fall.

All new above ground drainage pipework to be laid to following falls:

100mm w.c. branch between 18mm - 90mm per metre run.

40mm sink or similar waste branch between 18mm - 44mm per metre run.

32mm basin waste branch between 18mm - 22mm per metre run.

All new waste and soil branch pipes to be fitted with cleaning access at each change of direction.

ALL NEW DRAINAGE / SANITARY PIPEWORK TO COMPLY WITH BS EN12056 PART 2 AND BS EN752 PART 1.

All new drainage and sanitary pipework, including layout, materials, beddings, surround must be discussed and approved on site by the Building Control Officer prior to installation. Air and flow tests to be undertaken following installation.

PROPOSED EXTERNAL FINISHES TO EXTENSION:

New flat roof to be finished in hot bonded Anderson HT or similar approved felt.

Rainwater goods / fascia and bargeboards to be PVC-u components.

New blockwork cavity walls with sand cement render finish to outer leaf.

New Patio doors to be double glazed powder coated aluminium framed units.

HEATING / HOT WATER:

Install new Vaillant gas fired condensing combi boiler or similar approved. Boiler to be fitted with fanned flue and condense waste all fitted as per manufacturers instructions.

Run new 25mm diam copper consumer gas service to boiler from new meter / valve position and include for tee off to gas hob.

Run new 22mm diam flow and return pipework and install new steel radiators complete with thermostatic valves / matching lockshield valves.

Run new 22mm diam copper hot water service pipework from boiler to new kitchen and bathroom fittings. Insulate new hot water pipework runs with Jiffylag.

Provide programmer / roomstat to ensure boiler interlock and independent control of hot water and heating to CHeSS standard.

All heating and gas work to be undertaken by Gas Safe engineer. Gas Safe commissioning certificate to be provided to Building Control Officer.

NEW INTERNAL PARTITIONS / DOORS:

Consstruct new stud partition to form new utility room / w.c. comprising 100mm x 50mm studwork clad both sides with 12.5mm plasterboard and set. Infill voids between the studs with Rockwool Acoustic insulation Bats.

Build in as the work proceeds new Eclisse 750mm wide sliding pocket door frame as shown.

Brick up existing doorway to original kitchen.

Property to be wired to incorporate power sockets / lighting switches at heights required under Building Regulations. All electrical work to be carried out by NICEIC registered electrical engineers in accordance with 17th Edition IEE Regulations and in compliance with BS7671: 2008.

Low energy lighting to be provided to 75% within new altered / enlarged areas of the property with a luminous effacy of more than 45 lumens per circuit - Watt and a total output greater than 400 lamp lumens.

Any external fixed lighting to have a lamp capacity not greater than 100 lamp - watts per light fitting with automatic switch off during daylight.

Install new fire detection and fire alarm system in accordance with BS5839-6: 2004 to minimum Grade D category LD3 standard. Smoke and heat alarms are to be mains operated and conform to BS EN 14604:2005. Smoke alarm devices or BS 5446-2:2003. Fire detection and fire alarm devices for dwelling houses. Part 2. Specification for Heat Alarms. Commissioning certificate to be provided upon completion of the works.

EXTENSION WALL CONSTRUCTION

Walls of extension to be constructed in cavity work comprising: 100mm Celcon Solar / Thermalite Turbo blockwork outer leaf rendered in two coat 1:1:6 sand cement render; 100mm cavity with Rockwool full fill cavity insulation and 100mm Celcon Super Solar / Thermalite Turbo blockwork finished internally with 13mm Limelite renovating plaster.

Provide mesh reinforcement to every third bed joint to compensate for thermal movement within structure in accordance with blockwork manufacturers recommendations.

New cavity walls to be constructed with vertical twist type wall ties at 750mm honzontal centres and 450mm honzontal centres. Note insulation bats to be secured to inner leaf using retaining discs clipped to new wall ties.

New walls to be constructed off stainless steel profiles anchored to existing house masonry.

NEW PATIO DOORS:

Powder coated slide and fold frames with 28mm internally beaded Argon filled double glazed units to BS 6262 and BS EN 1279 .

Doors including hardware to meet requirements of BS7412 and PAS 24: 2012.

Provide trickle vents to head of frame providing 4000mm² ventilation.

Doors to be fitted with multipoint locking systems, incorporating shoot bolts and hinge side bolts to Secure By Design / PAS 24: 2012 standard.

Glazing to doors to be Safety Glass units to comply with BS6262 Part 4 1994.

Install new Vent Axia extract fan to GF water closet.

New fan to be automatically operated by light switch with a minimum 30 litres per second extract rate, with 15 minute overrun facility. Fan to be ducted at high level to outside air.

Install extract hood above cooker position in kitchen capable of 60 litres per second extract rate. Extract hood to ducted to discharge through rear wall of extension.

New kitchen windows to be be fitted with trickle ventilators providing minimum 4000mm² background ventilation.

New ventilation systems to be installed and commissioned in accordance with 2010 edition of the Domestic Ventilation Compliance Guide. Copies of manufacturers performance documentation to be made available for scrutiny of Building Control Officer.

0 1 2 3 4 5
metres

Rev	Date	Drawn	Checked	Details

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SITE	10 SANDRINGHAM DRIVE WELLING DA16 3QU
PROJECT	REAR EXTENSION
TITLE	EXISTING PLAN
SCALE ON	AS SHOWN
DATE	01.09.2021
STATUS	BUILDING REG
CHECKED BY	TE
DRAWING No.	4560_AR01
REV	