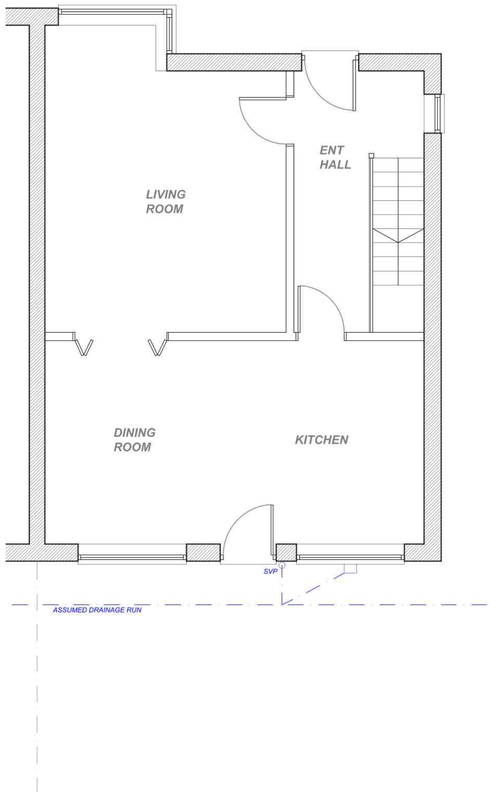
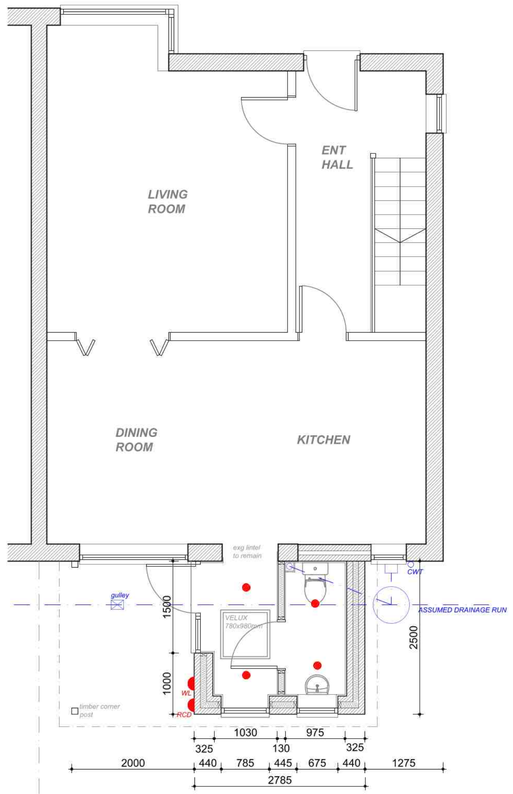
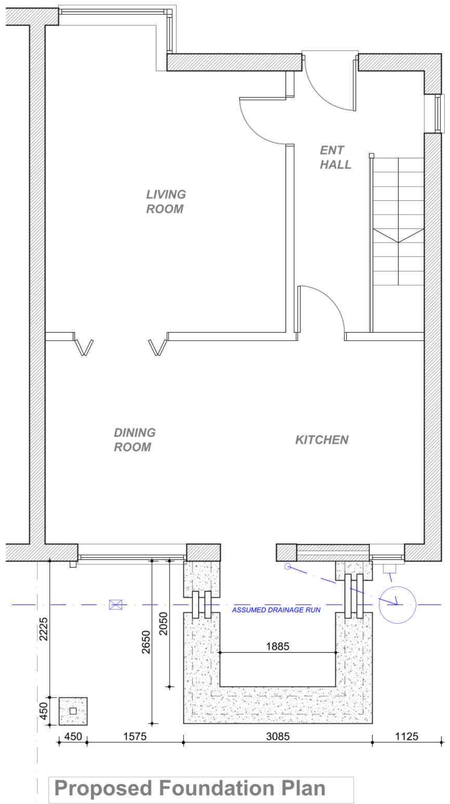


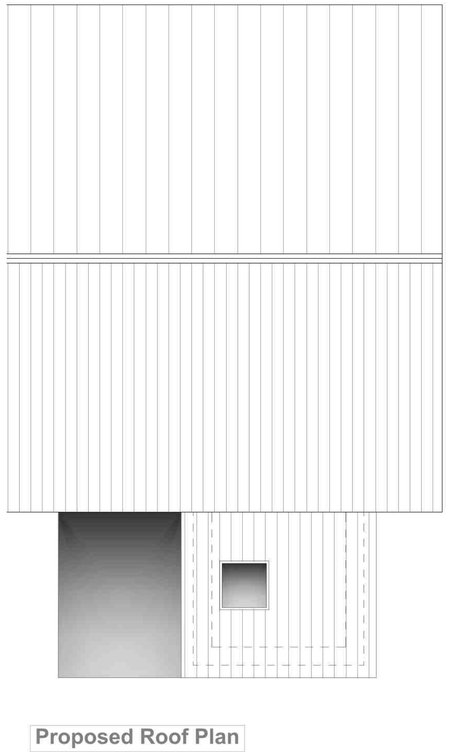
Existing Ground Floor Plan



Proposed Ground Floor Plan



Proposed Foundation Plan



Proposed Roof Plan

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:
Blockwork with grey render outer leaf (or brickwork to match existing, subject to suitable brick match), 100mm cavity with 70mm kingspan insulation, 100mm Supabloc inner leaf (thermalite) with 12.5mm Gyproc TEN plasterboard and smooth plaster skim finish. Cavity wall ties @ 5 per sqm.

Mechanical Ventilation:
Provide manually controllable mechanical extract fans ducted to external air as indicated below:-
Kitchen to be mechanically extracted via fan capable of 60 ltr/sec extract rate or via cooker hood 30 ltr/sec extract rate ducted to external air. Utility Room to be mechanically extracted via fan capable of 30 ltr/sec extract rate ducted to external air. WC to be mechanically extracted via fan capable of 15 ltr/sec extract rate ducted to external air. Bathroom to be mechanically extracted via fan capable of 6 ltr/sec extract rate ducted to external air. Rooms with no windows or opening lights - fan to have 15min overrun and operate off main light switch. Replacement air provided to rooms with fans by 10mm undercut gap at base of door. Mechanical ventilation systems to be of an energy efficient type, ie specific fan power (SFP) for continuous supply only & continuous extract only to be 0.8 Watts / Litres/Sec

Doors, Windows and Roof Lanterns:
All new windows to be 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. Triple glazing to be 4 - 20 - 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.

Internal Walls:
100mm studs at 400mmc/cs with acoustic quilt between - 12.5mm Gyproc TEN plasterboard and smooth skim finish.

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.

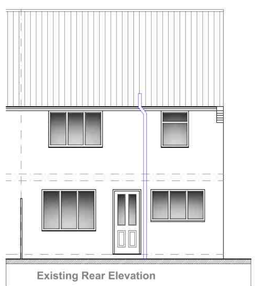
Plumbing:
WC to have 100mm connection to soil pipe, bath, shower to have 75mm deep seal anti vac traps with 38mm diameter wastes basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to new soil and vent pipe. Any Combined wastes to be in 50mm UPVC pipes.

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.

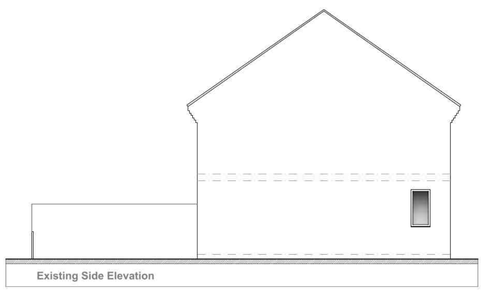
Surface water - Pipework as for foul water except laid to falls of 1:60 (subject to site levels). Surface water to drain to Main Sewer as determined on site.

Roof Construction:
Roof tile to Clients selection suitable for roof pitch of 20 degrees, on sw treated battens, on Tyvek breathable roof membrane laid on 150x50mm C24 rafters @ 400c/cs. 100mm kingspan between rafters, with 50mm to underside with 12.5mm Gyproc TEN plasterboard and smooth skim finish. Securely fix pole plate to wall to carry top of rafters, and provide truss clip to each rafter foot to prevent roof spread.

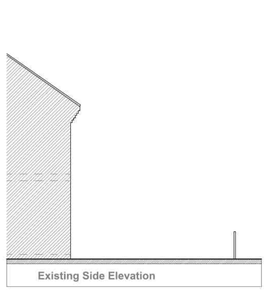
Floor Construction - Solid:
75mm fibre reinforced sand and cement screed on top of 75mm kingspan insulation on 1200g Visqueen dpm, lapped with 2000g DPC in cavity wall. 150mm ground bearing slab with 1 layer of A252 mesh in middle, on compacted hardcore.



Existing Rear Elevation

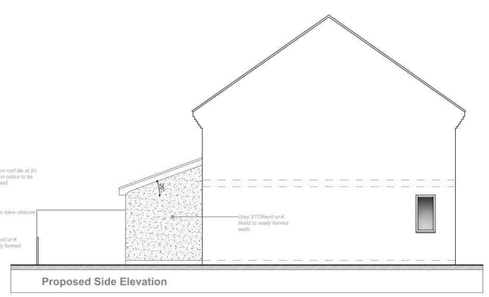


Existing Side Elevation



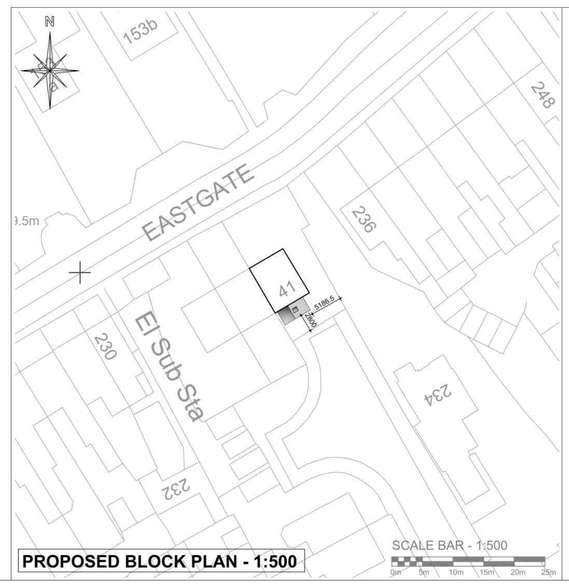
Existing Side Elevation

Proposed Rear Elevation



Proposed Side Elevation

Proposed Side Elevation



PROPOSED BLOCK PLAN - 1:500

SCALE BAR - 1:500
0m 5m 10m 15m 20m 25m

LOCATION PLAN - 1:1250

SCALE BAR - 1:1250
0m 10m 20m 30m 40m 50m 60m

BUILDING

LINCOLNSHIRE ARCHITECTURE LIMITED
The Studio
The Little House
Hackthorn
Lincoln
LN2 3PQ
lincsarchitecture.co.uk
Tel - 01673 861191

Job Title
MR & MRS WOODS
41 PRIORY CLOSE
LOUTH
LINCOLNSHIRE
LN11 9AS

Revised

Drawing Title
PROPOSED SINGLE STOREY REAR EXTENSION

PLANS AND ELEVATIONS

Status : BUILDING REGS

Scale	Date	
1:50 + 100 @ A1	OCTOBER 2023	
Drn.	Drg. No.	Rev.
S JONES	LAL-HW-01	A