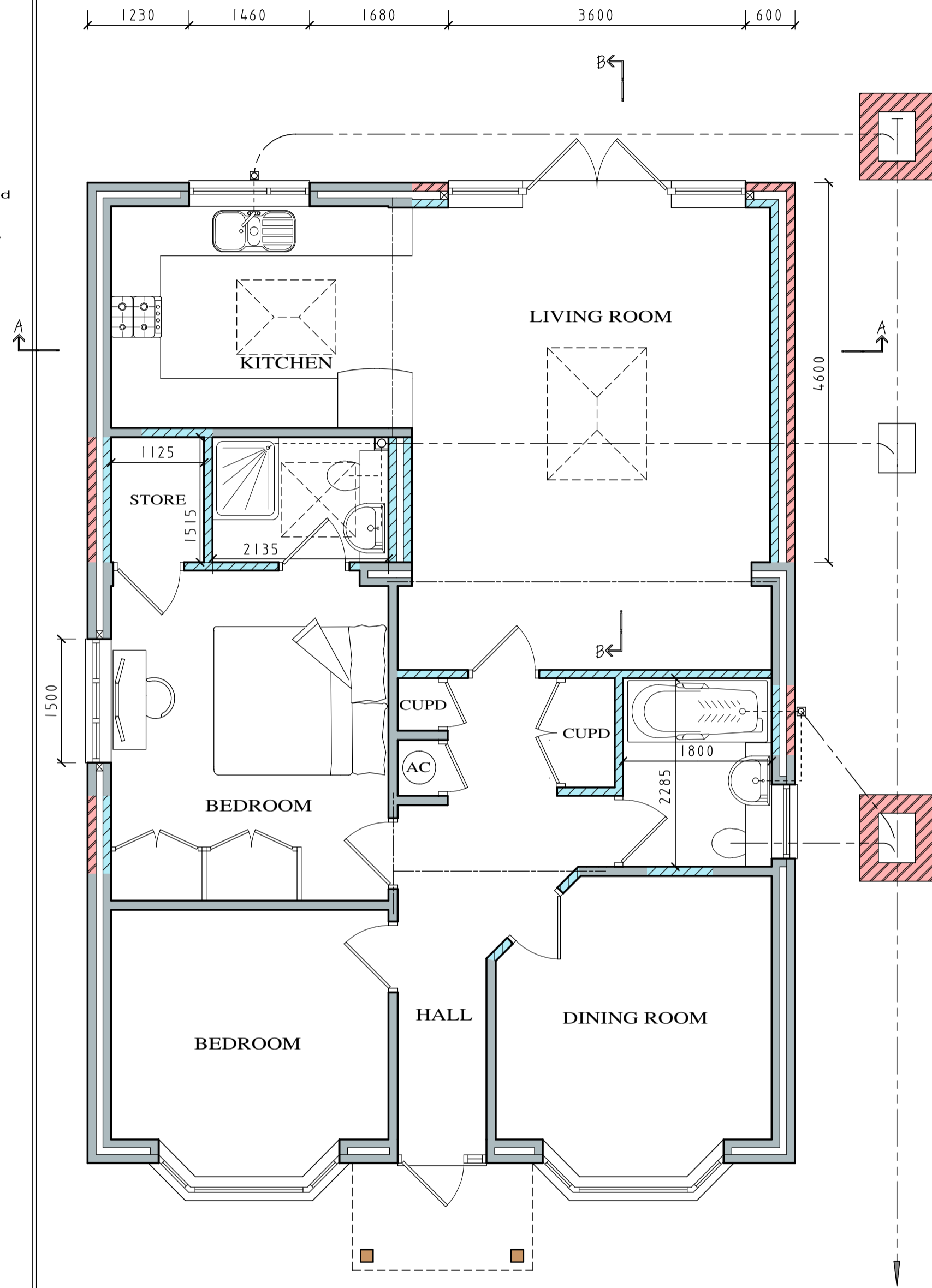


The new shower room is to comprise of a shower, basin and toilet. The shower waste is to be 38mm dia. The basin waste to be 32mm dia. Both to have 75mm deep seal traps and all wastes to discharge into a new 100mm diameter S&VP extended 900mm above the window level.  
All single stack plumbing to comply with B.S.5572. An electrical extractor fan giving 15 litres/second output with overrun facility to be installed and ducted to external air.

The existing garage is to be demolished and disposed of.

An electrical extractor hood is to be installed directly over the cooker. This is to give 30 litres/second output and is to be taken out to external air.



New drainage to be 100mm dia. UPVC drainware bedded & surrounded in 100mm pea shingle. Where under building then they are to be covered with 100mm concrete leaving joints flexible. New gullies to be back inlet type with rodding access.

New inspection chambers to be formed in solid 225mm semi-engineering brickwork on a 150mm concrete base or by using pre-formed plastic chambers with a minimum of 100mm concrete surround. A medium duty cover & frame to be fitted.

Rainwater gully to connect to surface water system once location is determined.

Any new boiler is to be of a condensing type and to have a Sebduc rating of a minimum of 90% to meet requirements. This is to be installed and certified by a registered Gas Safe installer. The location and outlet point to be agreed on site with the L.A. Surveyor. All radiators are to be fitted with thermostatic radiator valves. Certificate to be issued upon completion of works. Any alterations to the existing space heating system are to be in accordance with 'The Domestic Building Services Compliance Guide' 2013 Edition

The new bathroom is to comprise of a bath, basin and toilet. The bath waste is to be 38mm dia. The basin waste to be 32mm dia. All are to have 75mm deep seal traps and the wastes are to discharge into a new back inlet gully as indicated. An electrical extractor fan giving 15 litres/second output with overrun facility to be installed and ducted to external air.

The new glazing has been designed as follows:

The existing side lounge window is equal to 1.78 sq.M  
Other side lounge window is equal to 1.53 sq.M  
The rear bathroom window equals 0.88 sq.M  
The rear kitchen window equals 0.88 sq.M  
The existing side doorway equals 1.76 sq.M  
All of the above are to be removed.

The proposed extension has an internal area of 18.53 sq.M. 25% of this area equals 4.63 sq.M  
Adding this to the above areas gives an allowance for new glazing of 11.46 sq.M

The proposed French doors have an area of 7.56 sq.M  
The rooflight over the Living room equals 1.92 sq.M  
The rooflight over the Kitchen equals 1.08 sq.M  
The rooflight over the En-suite equals 0.81 sq.M

This gives a new total of 11.37 which is just under the allowance figure.

Note that the new rear kitchen window is merely a replacement for the existing Bedroom window and does not come into the above calculations.

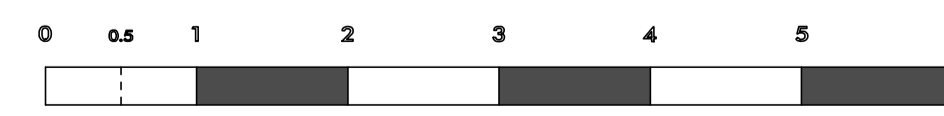
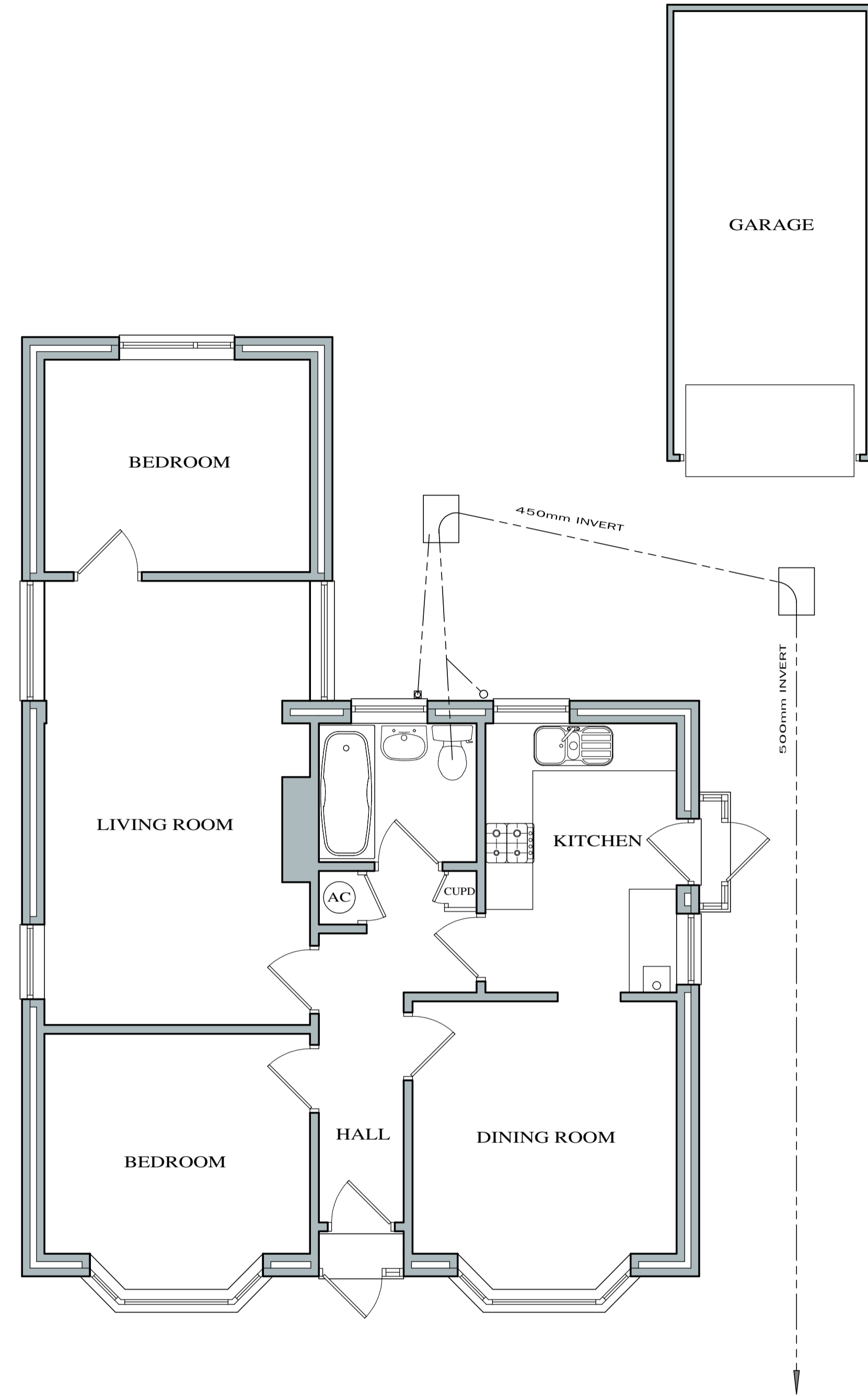
All new electrical work is to be designed, installed, inspected and tested in accordance with Part P of the Building Regulations and BS 7671 (IEE Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of works.

At least 3 new lamp fitting in every 4 is to be capable of taking high efficiency lamps but not GLS tungsten bayonet cap or Edison screw bases.

A new oak framed entrance canopy is to be installed to the front elevation giving a total overhang from the inset front door of 1200mm  
The roof tiles are to match the existing.

Room area comparisons in square metres:

Existing	Proposed	
Living room	18.30	23.90
Kitchen	8.15	9.72
Bedroom	10.13	13.37



SCALE BAR 1-50

## DORRINGTON'S DESIGN WORKSHOP

Copper Cottage, 23 Stalham Road,  
Hoveton, Norwich, NR12 8DJ.

Mobile: 07831 159000

PROPOSAL : SINGLE STOREY REAR EXTENSION AND ALTERATIONS.

ADDRESS OF WORK : 5 LONSDALE ROAD, RACKHEATH, NORWICH, NR13 6QW.

DATE : JANUARY 2024      SCALES OF PLAN : 1-50

CLIENT : MR. & MRS. SMITH      PLAN No : S.L.R. 01

DRAWING TITLE : EXISTING AND PROPOSED LAYOUT PLANS.