

# Proposed Ground Floor Plan

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**IMPORTANT ! :**  
Consider the use of Pilkingtons Suncool Glazing on Southern Elevation

**IMPORTANT ! :**  
The proposed Master bedroom should have a window with an area of 0.33m<sup>2</sup>, at least 733 mm high and 450mm wide when in the open position for mean of escape. The bottom of the openable area is a maximum of 1100mm above the floor.

New WC accommodations constructed in 100x50mm thick C16 grade stud work at maximum 600mm centres. Studs lined both sides with 12.5mm thick Gyproc wall board and skim. Moisture resistant plasterboard to inside of Wc. Stud fully filled with 100mm thick dense mineral quilt (16kg/m<sup>3</sup>)

Existing decking timbers and sub supports carefully broken out and stored appropriately for reclamation

New manholes constructed and connected to existing

Masonry panels checked by Structural Engineer for compliance with AD Part A

1248mm wide x 1050mm deep A Rated window with stipulite obscured glazed casement window

New 325m mwide cavity wall constructed off existing masonry external wall

Kitchen layout subject to detailed 3D design and feasibility study by approved Kitchen Manufacturer

1500mm x 1500mm Velux Flat Rooflight Centered on Kitchen accommodation below

**NOTE :**  
New DPC linked integral with existing dwelling DPC. Proposed finished floor level to match existing finished floor level

New stud and plasterboard wall extended to suit Kitchen layout

Minimum 3 white goods length to Utility accommodation

Existing internal walls checked for any load bearing capacity prior to demolition

Existing Door reveals blocked up

Please note all figured dimensions are indicated to face of structural member (masonry or timber stud) without any finishes (render, plaster or plasterboard). Dimensions indicated above DPC in all cases

**MASTER BEDROOM ENSUITE**

Polysafe non slip safety flooring throughout Ensuite  
Shower room stud wall constructed with 100 x 50 Sw studs at maximum 400mm centres.  
Shower room side of studs lined with 12.5mm thick Siniat Aquaboard. Aquaboard fixed back to Sw studs with 42mm long Aqua high thread screws with minimum 25mm bite into studwork. Screws at maximum 300mm centres.  
Wetroom ceiling constructed with 12.5mm thick moisture resistant plasterboard and skim coat.

Bedroom side of studwork finished with 12.5mm thick Gyproc plasterboard and skim coat

Master Bedroom Ensuite constructed as a 'wet room' complete with floor level stainless steel gully. Entire Wc/Shower room constructed with Polysafe 'Hydro' non slip safety flooring and specialist covered skirtings. Walls finished with approved tiles to BS 5385-1 and BAL or similar approved water proof adhesive and flexible grout. Door to be suitable for Wet Room environment with proprietary stainless steel threshold water stop. Screed laid to falls towards gully

**\*\*\*IMPORTANT :**  
Excavated formation to be naturally occurring sub-strata free from tree roots and desiccation, any made ground or loose material to be excavated through until naturally occurring ground is encountered - TBC on site with Building Inspector and Structural Engineer. Actual depth of excavations to be confirmed on site with Building Inspector and Structural Engineer

All existing services to be reviewed on site prior to construction works commencing. Once exposed all subground services, pipework, cables recorded and risk assessment drawn up and agreed by competent person prior to any construction works commencing.

All works to existing structures undertaken with vigilance with all construction works revealed as existing structure become exposed / apparent / full details and extent realised. BI to be notified at all relevant stages and consulted to discuss any queries that may arise throughout the project.

All corners and dimensions of new extension pegged, lined out and double checked on site prior to any materials orders being placed or excavation works

Foundation abutments with existing to be determined on site by Building Inspector once existing foundations are exposed

Approved competent Plumber to assess and review existing Dwelling and Heating requirements. Install new Boiler in strict accordance with accredited working practice/stipulations. Commission and Provide Guarantee. Full manufacturers details, EPC efficiency data sheets and technical data Specification provided to Building Inspector for record

**IMPORTANT :**  
New finished floor level to match that of existing Dwelling FFL with no steps or gradients created.

Please note : Existing Foundations to be excavated and exposed in 2 places on the existing Dwelling House. Abutment of new foundations with existing foundations subject to detailed design and calculation by Structural Engineer and / or to Building Controls satisfaction

**SITE INVESTIGATION - SERVICES**

All existing services, above ground and below ground to be investigated and reviewed before any construction works are undertaken. Check all legal easements, wayleaves, legal stipulations and safe working distances from utilities provider - as deemed applicable. Notification and Applications submitted by Homeowner. Local Authority Building Control to be notified also prior to commencement of any construction works

Dyed water tests to be carried out on all foul water pipework and also rainwater pipes to establish destination of all on site drainage. All existing services recorded and identified prior to any construction works commencing.

Wavin Aqua cell or similar approved crate Soakaways to accept all surface water run off from new Extension rainwater goods. Soakaway (SA) sized further to results of on site percolation test in accordance with BRE Digest 365. Soakaways located a minimum of 5m from any built structure and boundary

**\*\*\*IMPORTANT NOTE\*\*\***

Immediate proposed work area to be CAT scanned and then hand dug to carefully expose all existing sub ground drainage and any utilities. Record depth, location, fall and target direction of utility pipework - and consult Building Inspector prior to proceeding with construction works

# Location Plan

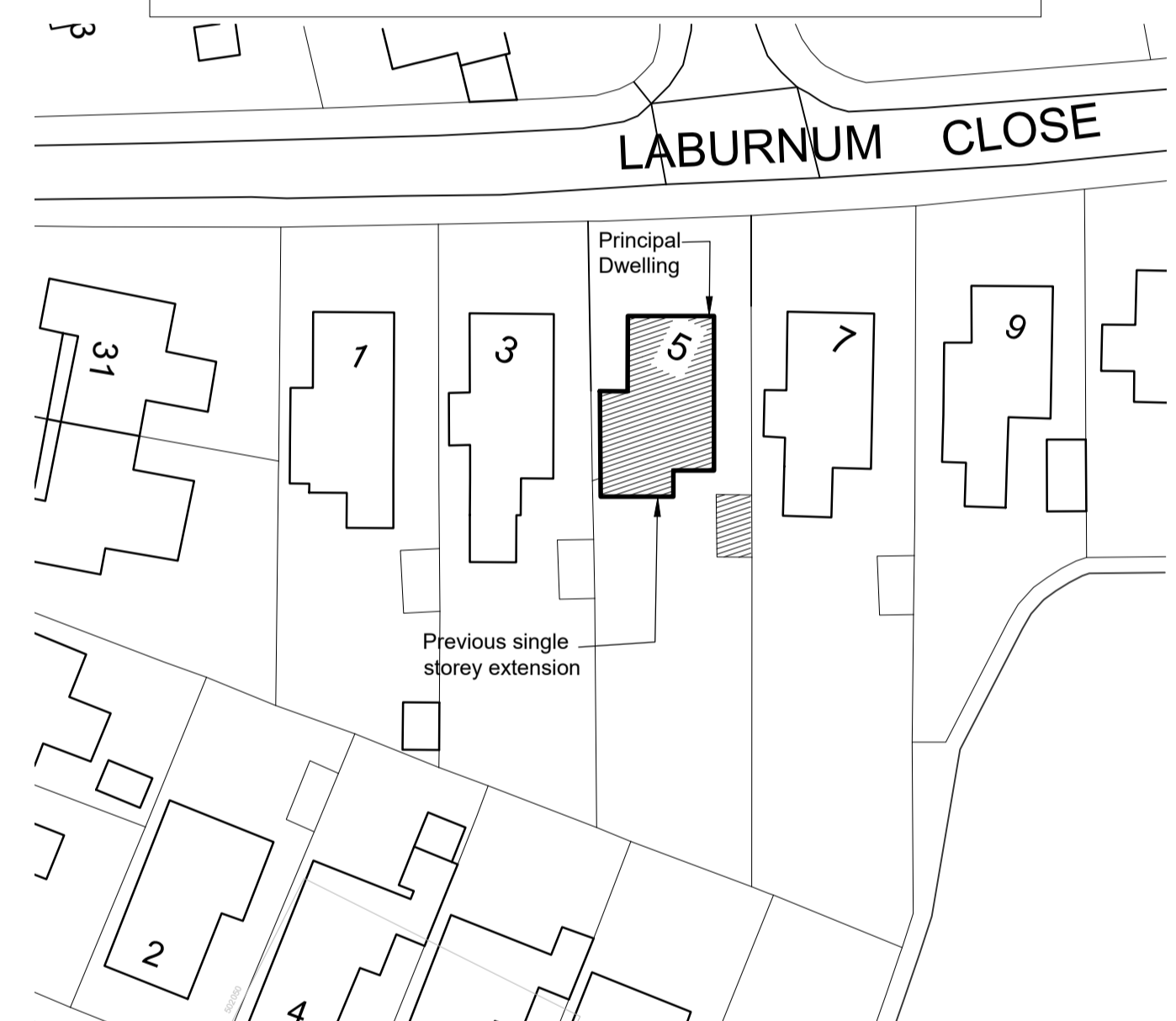
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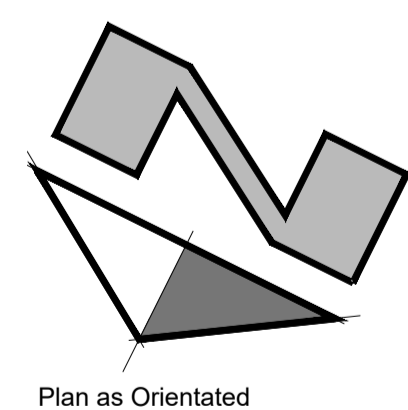
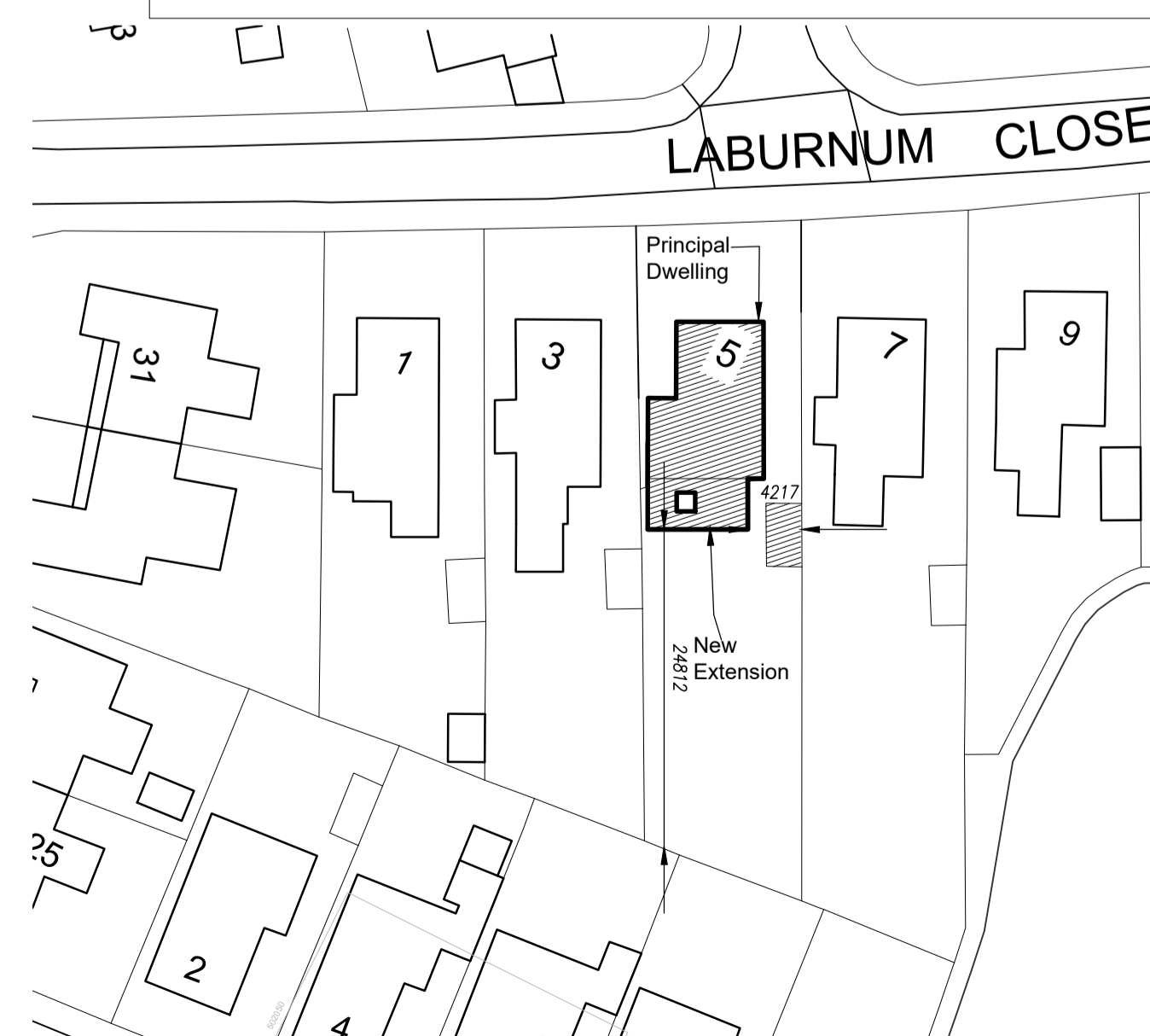
# Existing Site Plan

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# Proposed Site Plan

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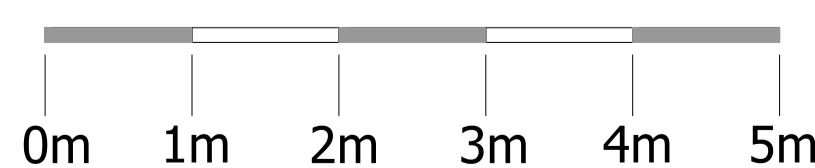
Plan as Orientated

Please note this Drawing is NOT for Construction

All consultants to visit site prior to commencement of any Design or Construction works taking place.

All construction elements require site visit by manufacturer / consultant to assess delivery access and enable accurate site measurement of existing structures to be undertaken, prior to ordering of materials, fabrication or manufacture.

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All proposals subject to detailed design and calculation by Structural Engineer

Mr and Mrs S Pegg		
PROJECT: Proposed Single Storey Extension to Rear of Property. <b>5 Laburnam Close</b> <b>Branston</b> <b>Lincoln LN4 1PL</b>		
DRAWING TITLE: Proposed Ground Floor Plan		
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