

Foundations designed and constructed in accordance with Building Regulations A.DA1/2, BS 8004 & CP2004:1972 and to be designed in accordance with NHBC (Chapter 4.2) guidelines with respect to trees all to satisfaction of the Building Inspector.

Foundations to be taken down to underside of existing foundation depth and to suitable load bearing strata. Foundations to be taken down to below the invert of any adjacent existing drain run, 600mm wide minimum depth 1000mm.

Finished level of new extension to match existing house FFL

343mm cavity wall construction: 103mm facing brick external skin, 140mm cavity and 100mm AERATED BLOCK (k-value = 0.15 W/mK) lightweight concrete blockwork inner leaf with 90mm Kingspan Kooltherm K108 partial fill cavity wall insulation with a 50mm clear cavity. 12.5mm plasterboard on dabs and 3mm skim internally.

To achieve a U value of 0.16W/m²K. Wall ties to be type 2, 3 or 4 to be in accordance with BS EN 845 and BSI PD 6697, spaced 450mm vertically and 600mm horizontally. Wall ties to be max 300mm c/c at openings and within 225mm of jambs.

Reposition existing manhole and connect into existing FW system

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

Remove existing half landing and construct two new steps and a quarter landing

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

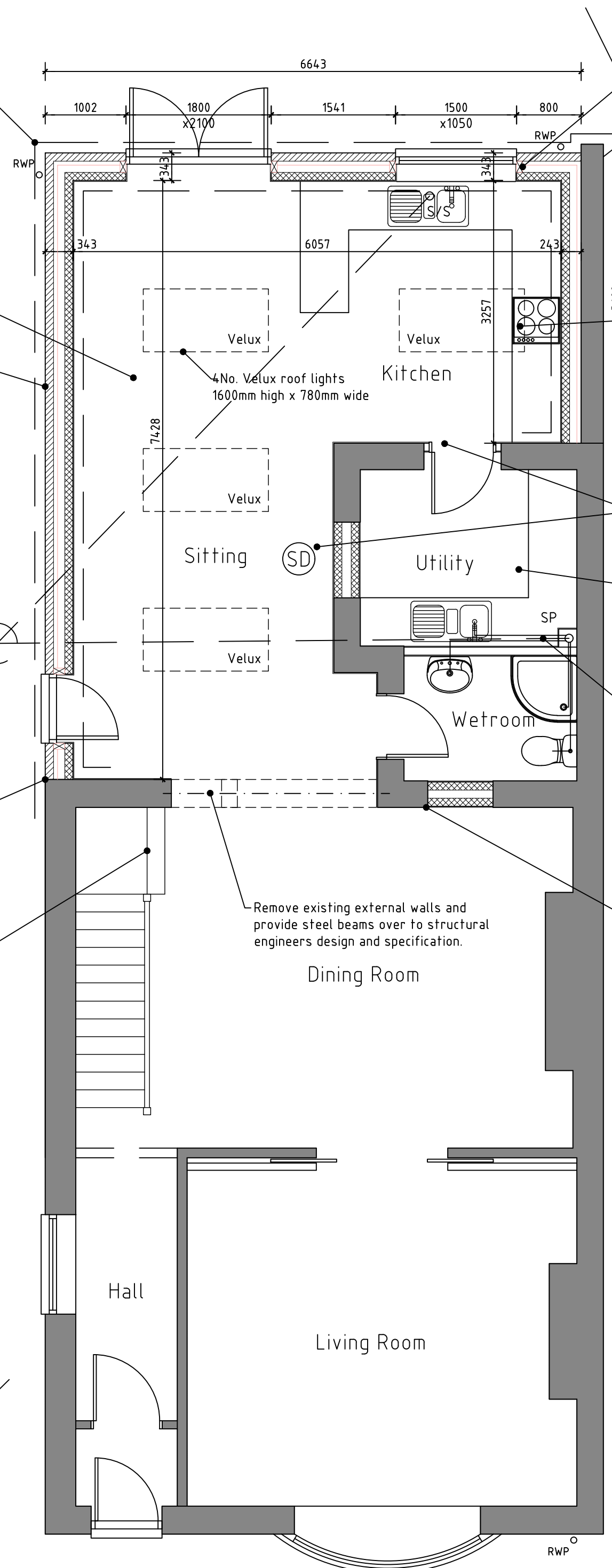
Basin = 40mm

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.



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

Kitchen be provided with a mechanical ventilator expelling 60 litres of air per second or a cooker hood that expels 30 litres per second, both of which may be operated intermittently

Block up existing window opening and insert door in existing window opening.

Provide mechanical ventilation to Utility Room to give an extraction rate of not less than 15 litres per second operated intermittently with 15 minute over run. Exacted to open air.

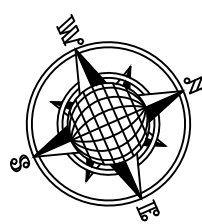
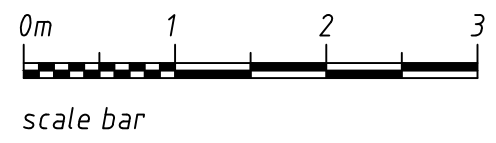
New Soil pipe with AAV to connect into existing FW drainage system.

Block up existing door opening.

SD Automatic self-contained mains operated alarms conforming to BS 5446:Part 1, to be provided at each floor level at positions shown. Where more than one alarm is provided, alarms are to be interconnected so that all alarms sound when one is activated. Alarms to be on a separate dedicated electrical circuit.

NOTE:
All new electrical worksto meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a registered competent person. Socket and switch height to be between 450 and 1200mm above FFL or no worse than the existing dwelling. 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.

- 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. All dimensions shown in millimetres
 7. 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
**Woodbine Cottage,
Bog Row, Hetton-le-hole
Houghton-le-spring, Sunderland
DH5 9JN**

Drawing Title
PROPOSED FLOOR PLANS

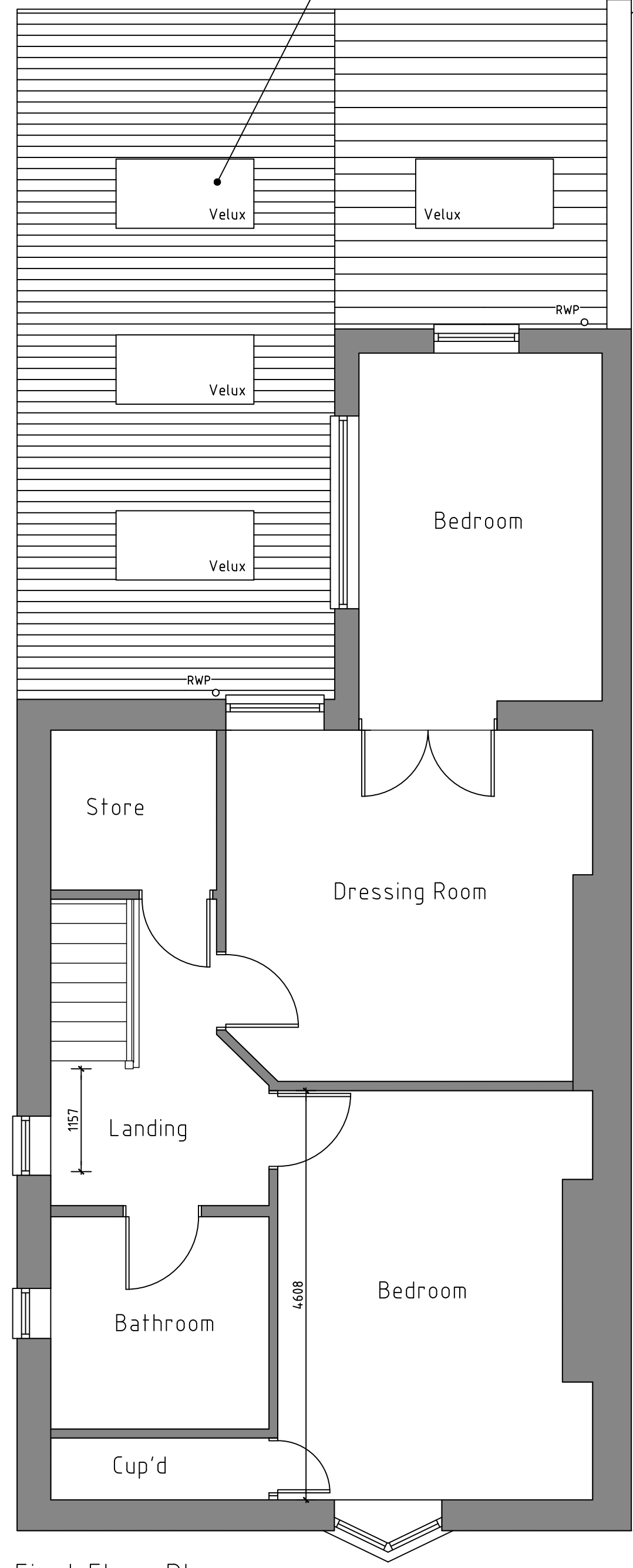
Status **PLANNING/B REGS DRAWING**

Scale **1 : 50 @ A2**

Date **March 2024** Drawn **Stuart Loxton**

Drwg. No. **24/536/06** Rev.

PROPOSED
Ground Floor Plan



First Floor Plan