

**New 'Internal' Walls:**  
All new internal stud walls to contain min 100mm of acoustic grade (ie min 10kg/m3) mineral wool insulation between studs, p/board & skim both sides.

**New Spotlights:**  
Builder to ensure that spotlights do not encroach level of roof insulation with proprietary heat resistant hoods. If in doubt ask. Ensure moisture resistant (MR) spots are used in the W.C. and Bathroom.

**New Drainage:**  
**Utility/ Boot Room** - Provide new services to washing machine and dryer. Contractor to including boring of large external hole through the wall in order to vent the dryer (if required).  
Builder to make use of existing drainage. In running the waste please allow appropriate "fall" to the pipes. In running plumbing and electric pipework please use the crawl space under the suspended timber floor and void spaces within the new stud walls to embed pipework - all to the appropriate professional standards. New Bathroom and W.C. to have a fan of min 30l/s.

**Heating:**  
New Underfloor heating for Ground Floor (except existing Living & Playroom). Existing central heating system to be extended to new First Floor locations confirmed by client. All radiators to be fitted with TRVs. New boiler, cylinder, pressurized system to be discussed and agreed with client.

All steel/ structure 'indicative' until designed by qualified structural engineer.

Builder to carefully deconstruct existing walls. Builder to 'cart away' and 'make good'.

**New Spotlights:**  
If new spot-lights are required, ceiling to be battened out to create a void in which to install the spotlights, i.e so they do not compromise the ceiling insulation.

Re-use existing lighting circuits and sockets within the new and existing areas (all to client approval).

Contractor to allow for plaster skimming existing and new walls as required to ensure a smooth and even finish throughout this new extension and existing space.

**Fire Protection:**  
All steelwork, lintels, structural masonry walls to have min 30mins fire resistance. ie p/board & skim all elements of structure to achieve 30mins fire resistance or seek Building Inspector approval for other methods.

Garage ceiling to be 1hr Fire Resistant and insulated to comply with current Building Regulations.

Indicative drainage run. Scope of work: find existing drainage run and adapt/ create the new drainage run inside of the garage foot print. All to Building Control approval. Test the 'flow' of the drains several times (to the satisfaction of building control) before 'backfill'/ restoring garage floor.

Builder to carefully deconstruct existing garages. Builder to 'cart away' and 'make good'.

'Lean-to' Roof, min. U Value of 0.15  
Use tiles to suit roof pitch, colour to match existing, on vent3 or similar approved breathable roof felt, on rafters to SE design @ 400c/c with 100mm of Kingspan rigid insulation between rafters with 50mm clear air gap to be maintained above the insulation. Rafters to be underdrawn with 50mm of insulated plasterboard (12.5mm plasterboard with 37.5 of Kingspan or similar approved insulation). Rafters to be strapped to 150x50 SW ledger bolted to existing wall.

**New Velux rooflights:**  
Electric Velux rooflight/s, electric blind/s & flashing kit/s from latest Velux range. All Velux rooflights to be electrically operated with internal electrically operated blinds. Client to select materials i.e. white uPVC/ black uPVC/ Timber. Client to select blind. Electrician to note that roof lights usually need to be individually plugged in to a power socket. Velux roof lights to be synchronized to 1 or 2 controllers, as space dictates. Spare controls to be kept. Client to be given guidance on use of new controls to open roof lights and blinds all-together or individually. Rafters to be doubled up each side.

**Strapping:**  
Wall to be strapped to roof using 30mm x 5mm galvanised mild steel straps at not more than 2m centres and provide vertical strapping at eaves level.

**Existing Internal walls and ceilings**  
Builder to 'make good' all plaster work and finish throughout the existing, in order to leave a smooth and professional finish to the walls, coving, skirting board and ceilings.

Electrical layout within the new extension is indicative only. Final layout and specification of sockets, pendants, switches etc. to be agreed with client. Builder to evaluate all existing electrics and make use of existing electrical/ lighting circuits as appropriate.

Contractor to allow for plaster skimming existing and new walls as required to ensure a smooth and even finish throughout new and existing space.

Trap sizes and seal depths to comply with AD Part H1, Table 1.

Any glazing in critical locations to comply with AD Part K.

Relocate cooker as required by client and link to existing ceiling extractor fan or re-circulating cooker hood over new hob

Contractor to including boring of large external hole through the wall in order to vent the dryer.

Gas/ electric supplied to hob as required

Builder to re-use existing garage door and ensure its FD30SCs. New step to be created Min 100mm step down to store and new walls 'made good'.

The design intention is for all floors throughout the new and existing spaces to be level.

New composite/ or uPVC door and window with insulated Catnic or similar insulated steel lintel above.

New uPVC external doors and windows to current Building Regs with insulated Catnic or similar lintel above (Specification to be agreed with client).

Client and builder to discuss new central heating, hot water and under floor heating system; location of new storage cylinder/s, new boiler specification and the position of the flue. Link to solar energy system as agreed.

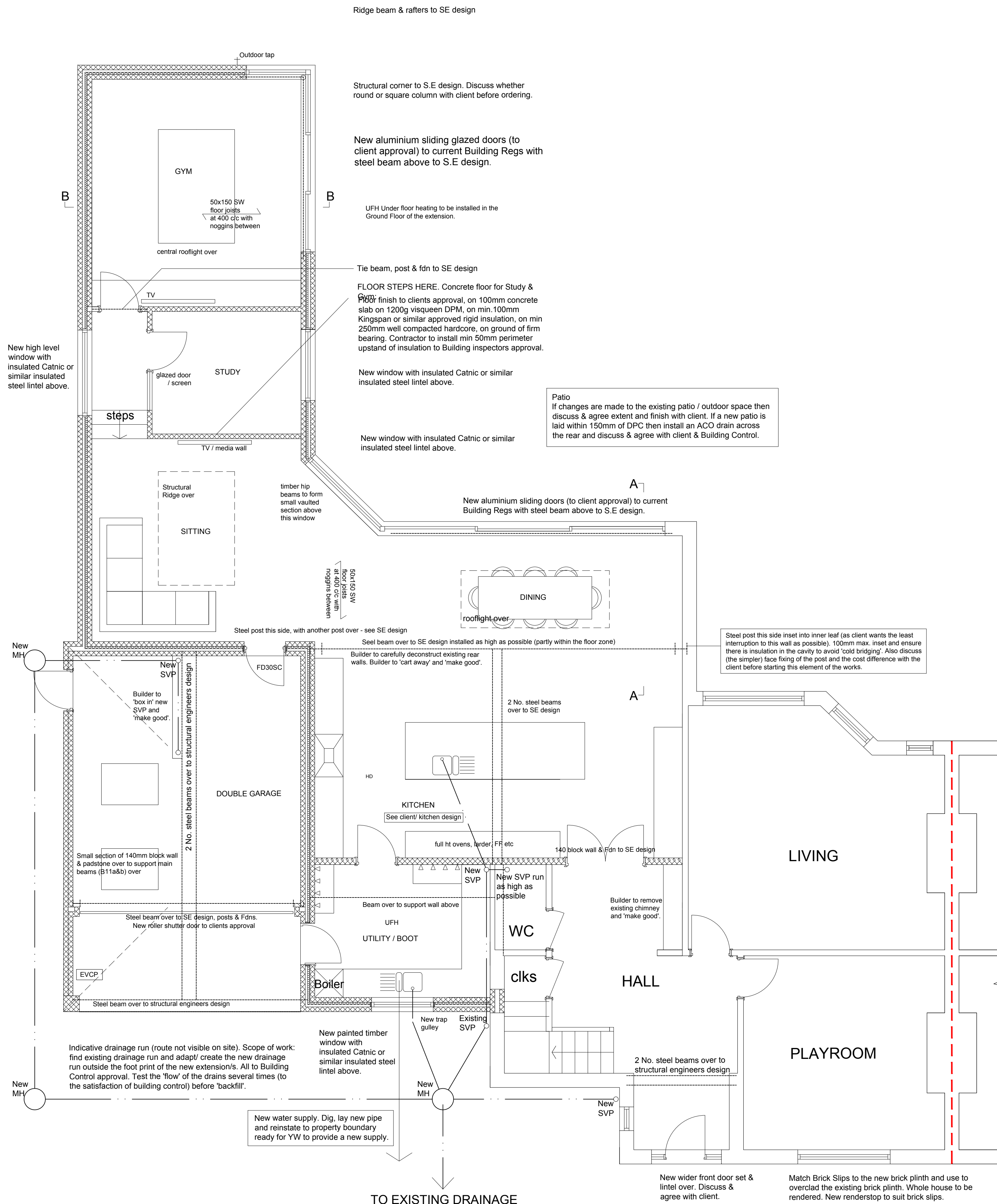
First Floor Above garage: Supalux 60mm fireboard ceiling or 2 layers of 12.5mm p/board with staggered joints to provide 60min fire resistance and skim.

Walls, min. U value of 0.18  
Brick and Render outer leaf, 50mm cavity, 50mm Kingspan rigid insulation, (or full fill insulation approved by Building Inspector), tied to 100mm dense 7.3kN concrete block inner leaf. Lined with 50mm Kingspan or similar approved Rigid insulation. Plasterboard & skim. Provide Thermabate or similar insulated cavity closers at window & door openings. All cavities to be sealed at eaves & reveals with Thermabate or similar approved cavity closers.

**New Ground Floor:**  
Floor Level to match existing.  
Floor finish to clients approval, on 100mm concrete slab on 1200g visqueen DPM, on min.100mm Kingspan or similar approved rigid insulation, on min 250mm well compacted hardcore, on ground of firm bearing. Contractor to install min 50mm perimeter upstand of insulation to Building inspectors approval.

DPC min 150mm above GL

Excavate strip footings to firm bearing, down to the base of the existing foundations, and to 900mm as a minimum, all to the Building Inspector's satisfaction. Relay paving around completed extension. Cast min 700x200 strip fdn to depth at least to base of existing building's fdn. Lay 7kN fdn blocks or 7kN cavity fdn walls with concrete cavity fill. All work to be in compliance with B Regs A2 & BS 8004



**NOTES**  
Contractor must verify all dimensions on site before commencing any work or shop drawings.  
Report any discrepancies before commencing work to ARCHITECTURE 1B. If this drawing exceeds the quantities taken in any way, the architects are to be informed before the work is initiated.  
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Rev.	Description	Drawn	Date	Ch'ked	Date

ARCHITECTURE 1B

Project  
**48 Spofforth Hill,  
Wetherby, LS22 6SE**

Drawing Title:  
**Ground Floor Plan  
As Proposed**

Scale:      Date:      Drawn:      Checked:  
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Proposed Ground Floor Plan 1:50