

Install kitchen and utility room sink equipment - Sink units to have 50mm dia waste and waste pipework complete with bottle trap having 75mm deep seal piped to back inlet gulleys; Dishwasher and washing machine wastes to be connected to sink waste traps; Back inlet gully to be connected to 450mm dia. upvc manhole piped to extg. foul water drains.

Include for wall mounted extract fans operating at 30 litres per sec. Fans to be ducted through external wall. Include for cooker hood having external extraction.

Remove extg. bathroom/lobby wall and make good to all disturbed areas.

Form opening in extg. roof over new utility room and dining area and build in Velux or similar approved conservation style roof windows

Infill extg. door opening and leave finished wall flush with extg. surface.

Extg. beam over new dining area to be exposed and (if possible) raised to give better head height under.

Build in 1800 x 1050mm sw double glazed kitchen window with flush casements. Frame to be fitted with trickle vent giving 4,000²mm background ventilation. Include for Kingspan Thermabate or similar approved cavity closers to reveals. Install Catnic TS150/1200 or similar approved lintel over.

Build in 900 x 2100mm external stable door and frame to kitchen. Frame to be fitted with trickle vent giving 4,000²mm background ventilation. Include for Kingspan Thermabate or similar approved cavity closers to reveals. Install Catnic TS150/100 or similar approved lintel over.

Single-storey extension - External wall finish to be smooth render painted white over 100mm Celcon Solar or similar approved outer skin blockwork; 150mm cavity filled with DriTherm 32 or similar approved insulation batts to door and window reveals; 100mm Celcon or similar approved blockwork inner skin. Include for stainless steel wall ties at 900mm horizontal ctrs. and 450mm vertical ctrs. with additional ties at 150mm distance either side of window and door reveals.

Internal wall finish to be skim coat plaster applied to 12.5mm plasterboard screw fixed to 47 x 25mm tanalised sw vertical battens fixed through 1200mu gauge polythene vapour control layer stapled to face of studs.

Build in 2 no. 780 x 1200mm Velux MK06 or similar approved conservation style roof windows over kitchen complete with double rafters to either side of windows and double trimmers to cut rafters at top and bottom of windows. Trimmers to be set to give vertical and horizontal reveals to Velux manufacturers instructions.

Build in 1200 x 1050mm sw double glazed kitchen window with flush casements. Frame fitted with trickle vent giving 4,000²mm background ventilation. Include for Kingspan Thermabate or similar approved cavity closers to reveals. Install Catnic TS150/100 or similar approved lintel over.

Build in 1200 x 1050mm sw double glazed study window with flush casements. Frame fitted with trickle vent giving 4,000²mm background ventilation. Include for Kingspan Thermabate or similar approved cavity closers to reveals. Install Catnic TS150/100 or similar approved lintel over. Each end to have 150mm bearing.

Two-storey extension - External wall finish to be smooth render painted white over 100mm Celcon Solar or similar approved outer skin blockwork; 150mm cavity filled with DriTherm 32 or similar approved insulation batts; 100mm Celcon or similar approved blockwork inner skin. Include for stainless steel wall ties at 900mm horizontal ctrs. and 450mm vertical ctrs. with additional ties at 150mm distance either side of window and door reveals.

Internal wall finish to be skim coat plaster applied to 12.5mm plasterboard screw fixed to 47 x 25mm tanalised sw vertical battens fixed through 1200mu gauge polythene vapour control layer stapled to face of studs.

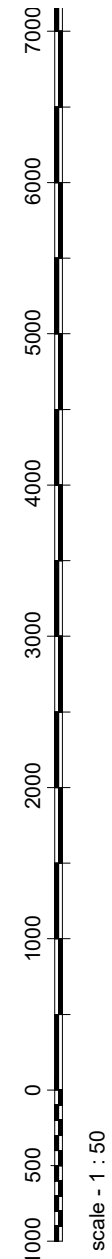
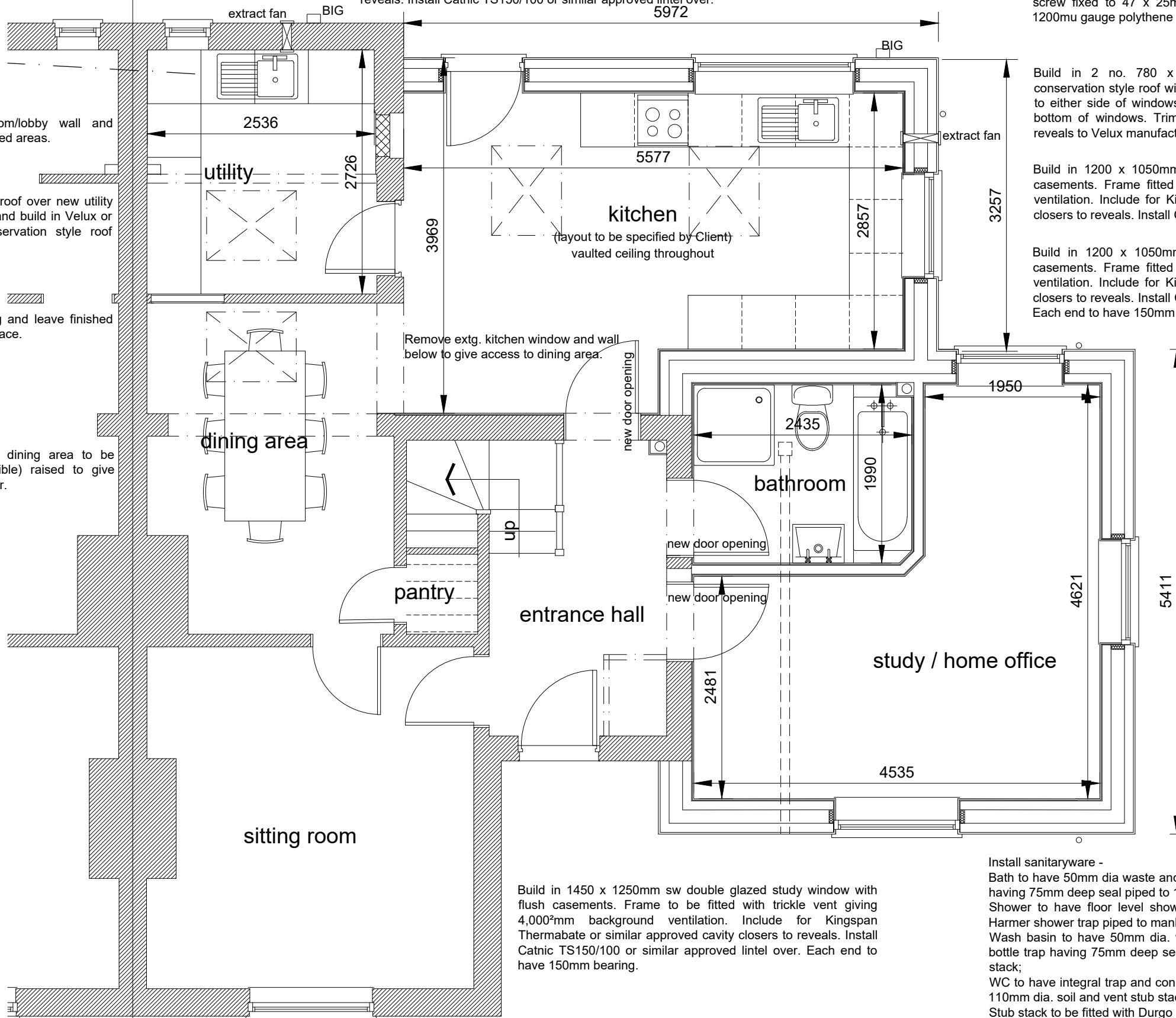
Each skin of blockwork to be tied to extg. building with Firfix wall profiles.

Build in 1200 x 1050mm sw double glazed study window with flush casements. Frame fitted with trickle vent giving 4,000²mm background ventilation. Include for Kingspan Thermabate or similar approved cavity closers to reveals. Install Catnic TS150/100 or similar approved lintel over. Each end to have 150mm bearing.

ALL WORKING DIMENSIONS TO BE CHECKED ON SITE. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DRAWINGS AND SPECIFICATION WHERE APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR DECISION.

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DECISION.



Proposed Ground Floor Layout Plan

Install sanitaryware - Bath to have 50mm dia waste and waste pipework complete with bottle trap having 75mm deep seal piped to 110mm dia. soil and vent stub stack; Shower to have floor level shower tray fitted with 50mm dia. waste and Harmer shower trap piped to manhole located in garden; Wash basin to have 50mm dia. waste and waste pipework complete with bottle trap having 75mm deep seal piped to 110mm dia. soil and vent stub stack; WC to have integral trap and connected to 110mm dia. waste pipe piped to 110mm dia. soil and vent stub stack; Stub stack to be fitted with Durgo air admittance valve.

Include for ceiling mounted extract fan operating at 15 litres per sec. Fan to be ducted through/between floor joists to external wall. Fan to switch on with light and run for 15 minutes after light is switched off. Allow a 10mm minimum air gap under the door to allow for air flow.

PROJECT	
11, Church End, Weston Colville, Cambridge. CB21 5PE	
CLIENT	
Ms. Chloe Coote	
DETAIL	
Proposed ground floor layout plan.	
Alan Baker Architectural Services 55, Back Road, Linton, Cambridge. CB21 6JF 01223 893516	
DATE	DRAWN BY
October 2023	Alan Baker
SCALE	CHECKED BY
1 : 50	
DRAWING NO.	REVISION
2023/323 - BR04	