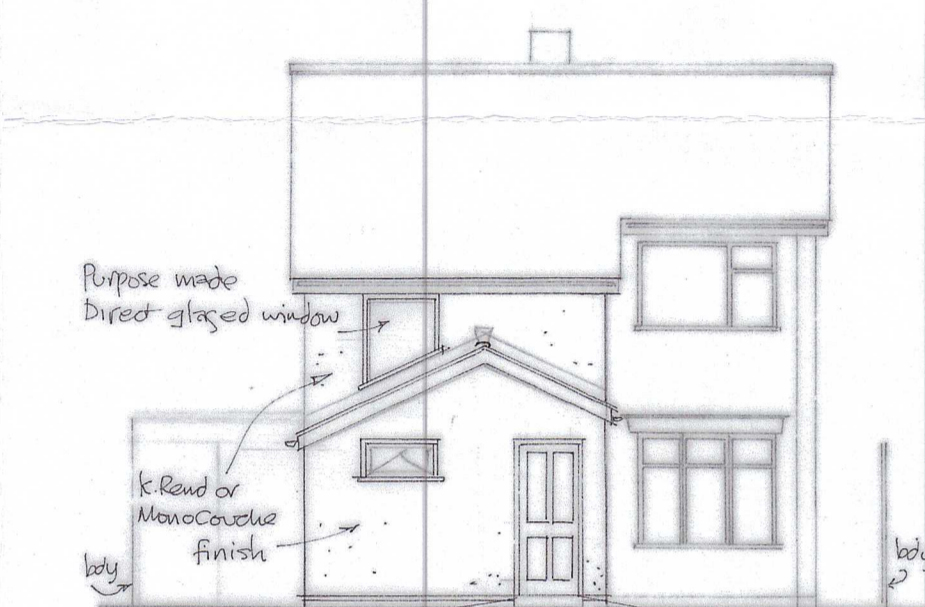
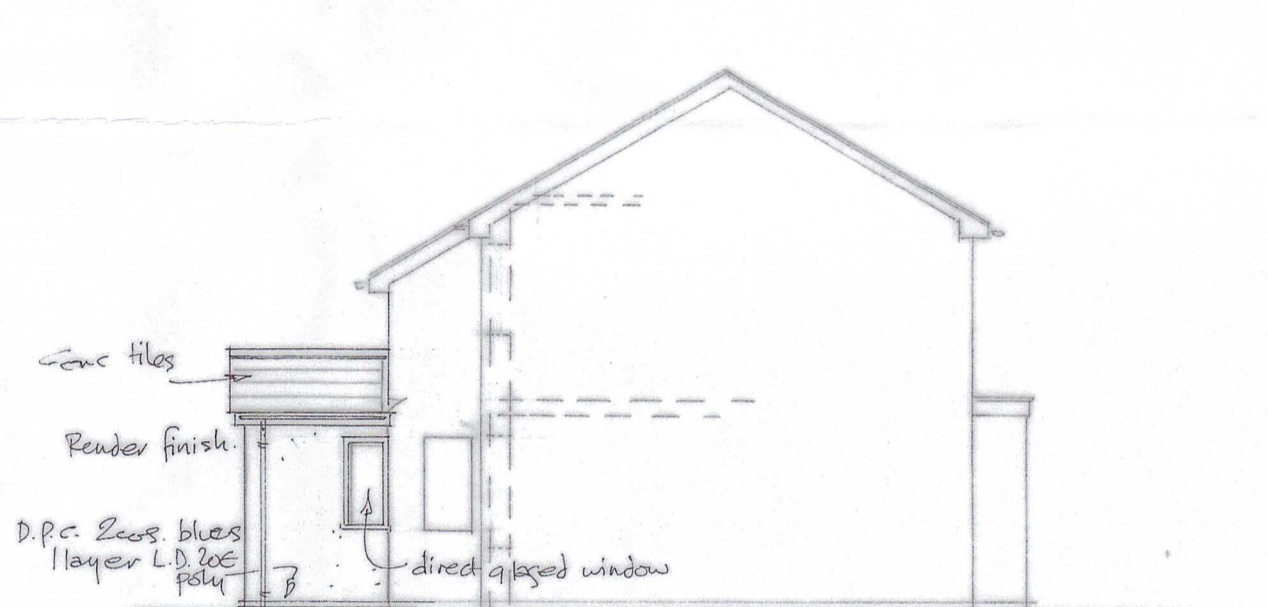


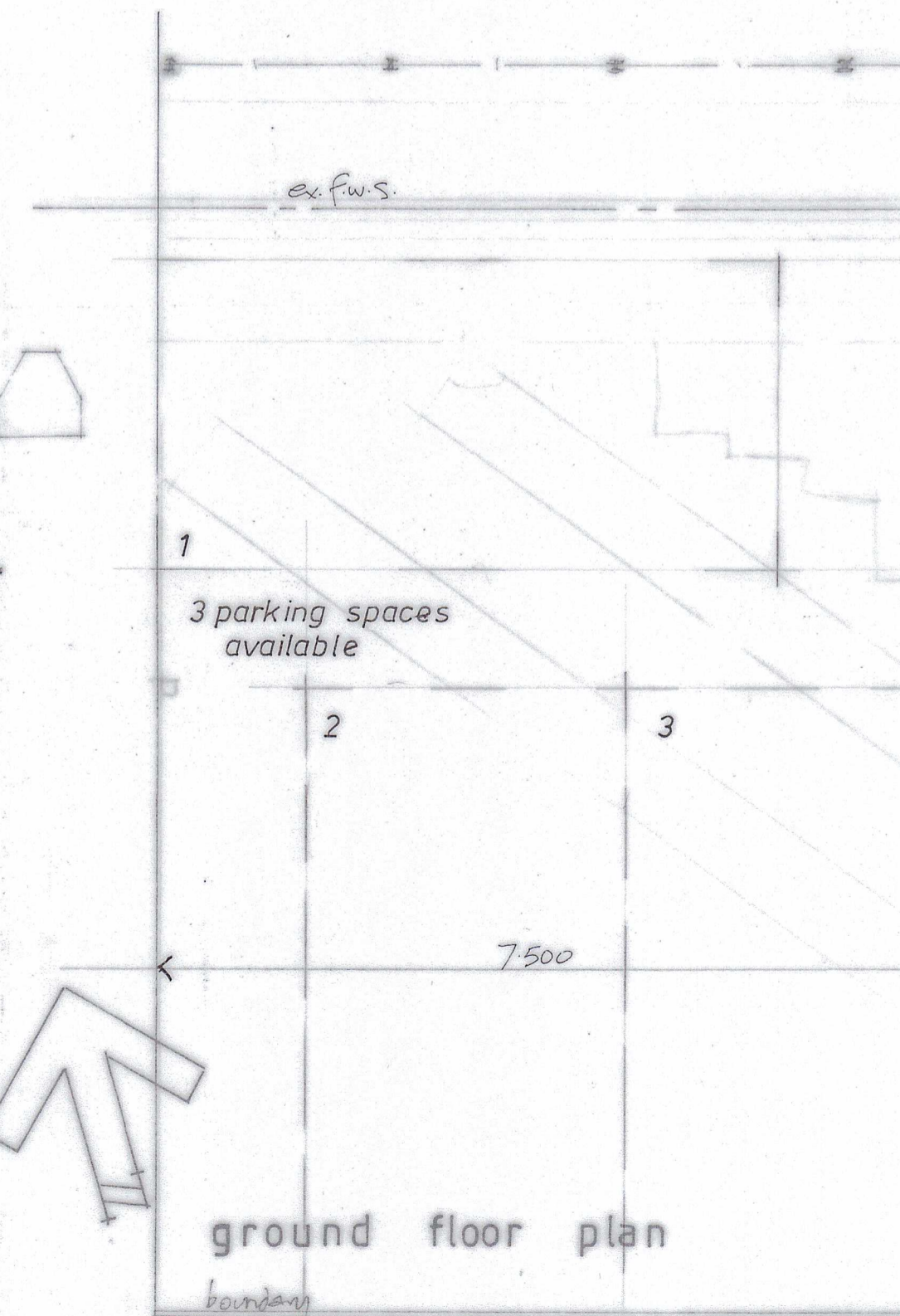
side elevation



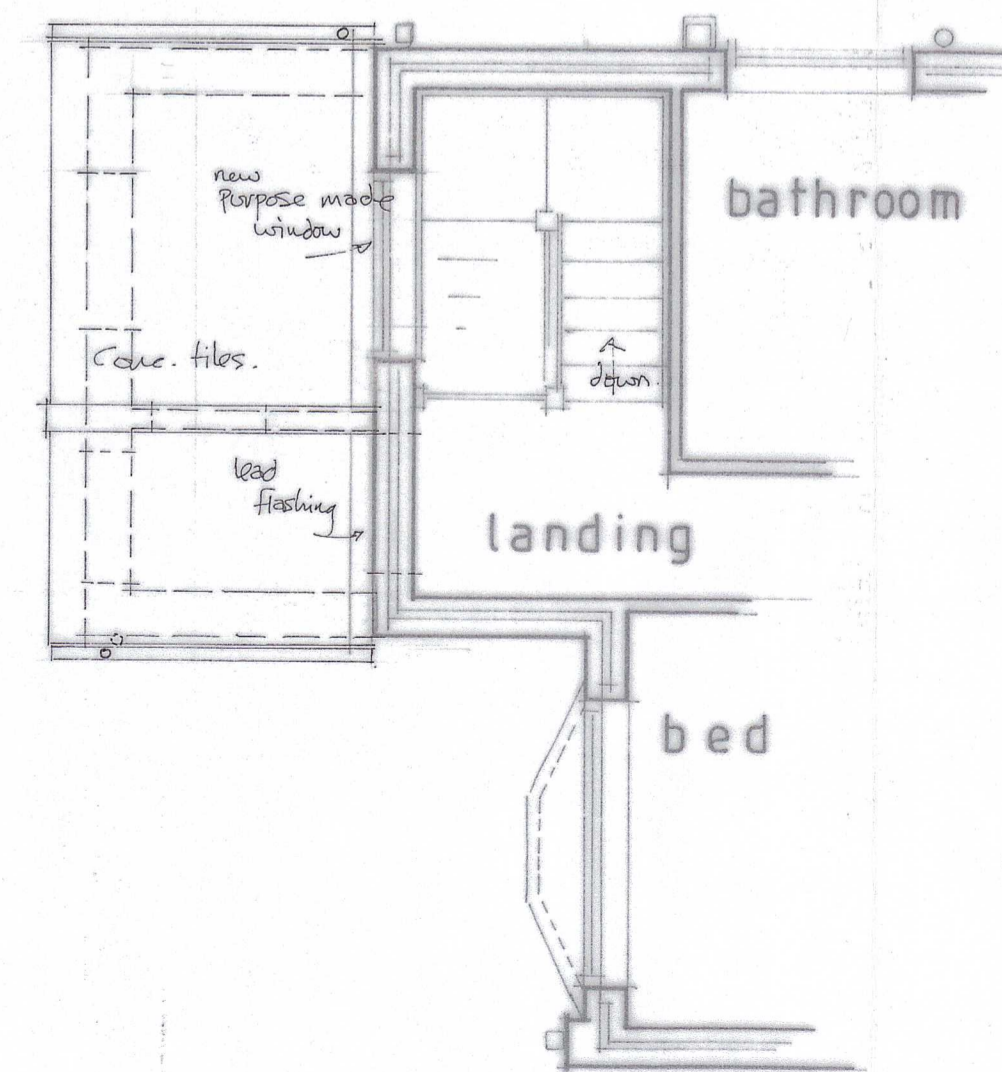
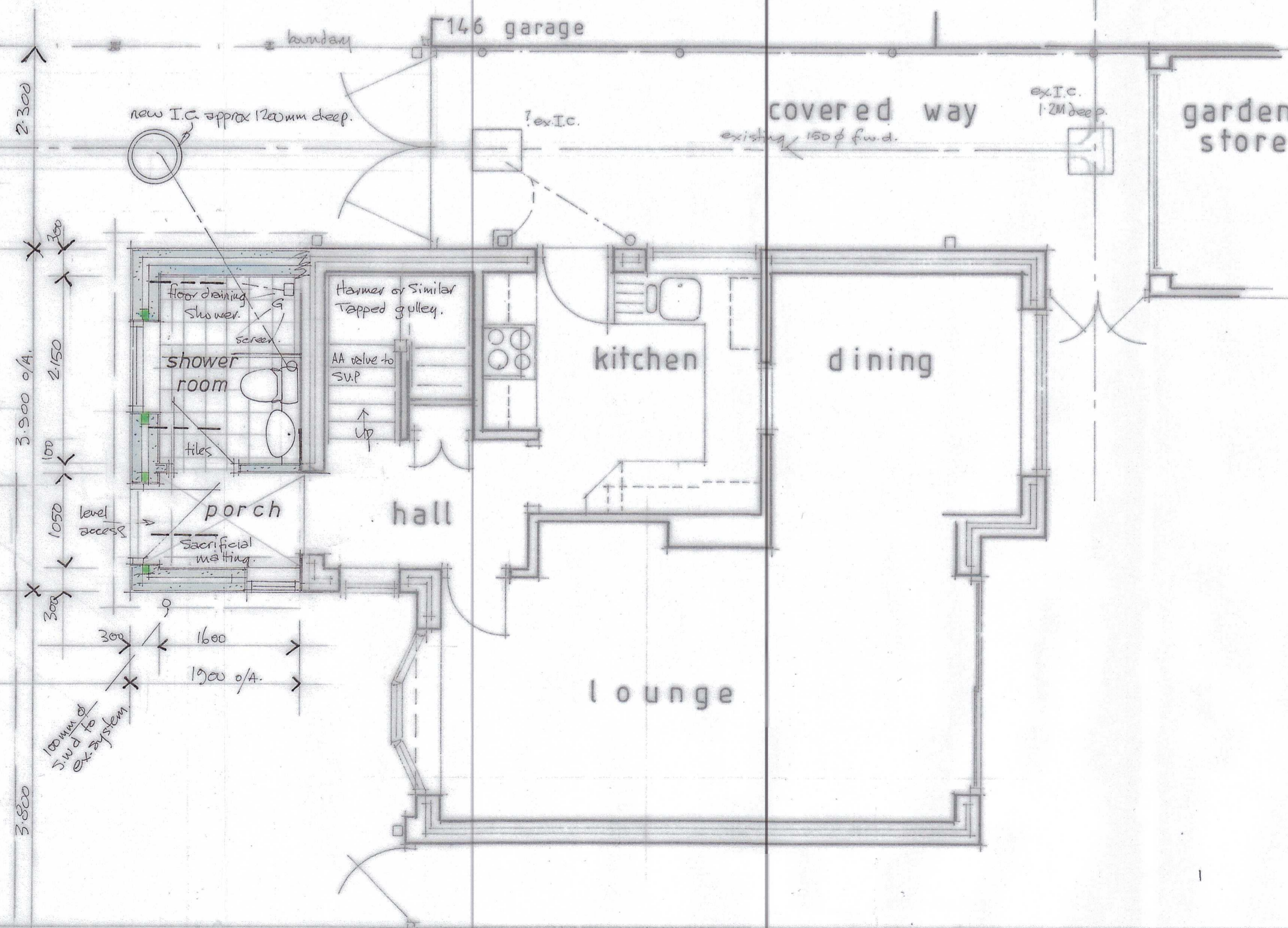
front elevation



side elevation



ground floor plan



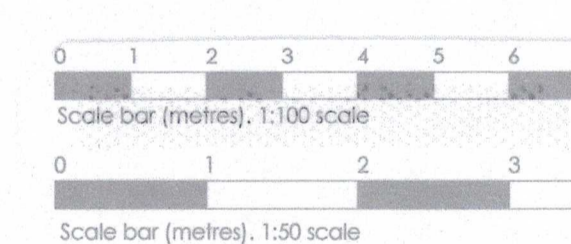
f.fl. plan

**- BEFORE WORKS COMMENCE -**  
 All dimensions shown are to be fully checked on site before works commence.  
 Existing building is to be inspected by contractor to determine existing construction and details, together with best method for undertaking new works with least disturbance to clients' property.  
 All underground services to be investigated and verified before works commence to determine actual route + course of action required as necessary. Existing porch carefully taken down and any reusable material such as paving etc. taken up and stored to one side for re-use.  
 Existing foundations grubbed out. Min. 150mm vegetable soil removed from site. Ground levels adjusted as necessary.  
 Any Asbestos materials which need to be removed from site are to be properly and carefully removed and disposed of to an Authorised site in accordance with current Health & Safety Rules and Regulations.  
**SHOULD ANY CHANGES TO THE SCHEME AND SPECIFICATION BE REQUIRED GHP Ltd. OR BUILDING CONTROL AUTHORITY SHOULD BE CONSULTED PRIOR TO ANY CHANGES BEING MADE OTHERWISE IT COULD LEAD TO THE PROJECT NOT BEING IN ACCORDANCE WITH THE APPROVED PLANS OR MEETING BUILDING REGULATION PERFORMANCE REQUIREMENTS**  
**GENERAL NOTES**  
 All timber sizes (C16 grade) obtained from TRADA eurocode 5 span tables  
 Actual internal room layouts of fixtures and fittings, to suit client.  
 All products specified to be fitted/ installed to manufacturers' instructions.  
 All works to be undertaken in professional and workmanlike manner with appropriate materials and finishes to match existing.  
 All surfaces made good where disturbed. Decoration to be agreed with Client.  
 Any variation found to the details shown on this drawing are to be notified to G H Partnership Ltd. before works proceed.  
 Site to be cleared and left in tidy condition when works completed.

Building Over / Near To Agreement with Severn Trent Water Ltd.  
 See S.T.W. Ltd Letter Ref.

**General Description of Works with Details to Comply With Current Building Regulations**  
**PITCHED ROOF (Sloping Ceiling insulation between & under rafters - unventilated)**  
 25° Low Pitch Concrete tiles to match existing roof colour on treated battens on TYVEK (or similar approved) Breather Membrane draped over 47x147mm C16 grade rafters at 400mm ctrs. 25mm air space over 100mm Celotex GA 4000 insulation between rafters. 60mm Celotex GA 4000 insulation to underside of rafters. All joints to be taped to form vapour control layer. 25 x 50mm treated softwood battens under line of rafters. 12.5mm pl.bd. & skim. U=0.15W/m²K.  
**1st rafters parallel to walls Rawbolted into masonry at 1M ctrs. as positive restraint for roof**  
 & first rafters next to wall Rawbolted to wall with joist hangers for positive connections to top end of rafters.  
 --- heavy dotted lines show position of 6x30mm galvanised mild steel straps to B.S. 5268 to 75x97mm wall plates rafters & ceiling joists at max. 2M ctrs. built into wall to provide lateral restraint.  
 Code 4 lead flashings & soakers, min.150mm high at wall / roof junction.  
**Horizontal Ceilings:**  
 300mm Knauf Insulation Loft Roll 44 (laid in two opposing layers) over ceiling ties. 12.5mm plasterboard & skim ceiling finish. U=0.15W/m²K.  
**Form continuous insulation at cavity wall head & pitched roof junction.**  
**WALLS :-**  
 New walls to extension properly bonded into existing building.  
 Stainless steel wall ties to B.S. Specification at 750mm ctrs. horizontally and 450mm ctrs. vertically and within 225mm of un-bonded jambs of openings, at 300mm ctrs. vertically.  
**New cavity wall**  
 Outer leaf: Monocoche or similar approved external render finish, applied to manufacturers' instructions, on 100mm Interfuse Interlyte blockwork.  
 100mm Knauf DriTherm Cavity Slab 32 insulation.  
 100mm Interfuse Interlyte blockwork. Knauf PIR Laminate 50mm (insulated plasterboard). Lightweight plaster finish inside. U=0.18W/m²K.

**GROUND FLOOR:-**  
**N.B. Where under floor heating is to be installed a polythene slip layer is to be included over the insulation boards and under the screed to prevent migration of wet materials between boards, condensation in the insulation when drying out and any chemical reaction with screed constituents and aluminium foil facings.**  
 Carpet / Tiles floor covering to suit client, on 75mm reinforced, sand - cement screed on polythene vapour control / slip layer on 100mm Celotex GA4000 insulation with perimeter insulation on 100mm oversite concrete on 1200g poly D.P.M. on sand blinded hardcore. U=0.18W/m²K.  
 Floor insulation to tightly abut blockwork walls to ensure a proper seal between wall and floor air barrier with no gaps between skirting board and the floor.  
 25mm perimeter insulation around edge of all external ground floor walls to depth of floor insulation.  
 All clean hardcore to be used on site. Oversite concrete thickened out under non load-bearing blockwork walls.  
 75mm sand cement screed on 100mm oversite concrete on 1200g poly D.P.M. on sand blinded hardcore.  
 Hand placed, well compacted hardcore laid in max. 150mm layers with sand blinding.  
 A142 steel mesh reinforcement to R.C. floor slab with min. 50mm cover.  
 Soread reinforcement - Fibreglass additive to mix or zinc coated hexagonal wire netting to B.S. 1485 (chicken wire).  
**FOUNDATIONS (All to Satisfaction of Building Control Officer)**  
 600mm x min. 1m. deep C20 grade concrete trench fill foundations. Foundations taken down below invert of drains + to suit ground conditions.  
 D.P.C.  
 Min. 2 cos. Staffordshire blue brick D.P.C. 150mm above finished ground level. Stepped to suit finished ground levels and level entrance doorways.  
 Ruberoid Hyloard or similar approved D.P.C. Continuous wall + floor D.P.C. Concrete fill to cavity wall upto 225mm below D.P.C.  
 D.P.C. cavity tray, with minimum 150mm drop to tray, & weepholes at 900mm ctrs. to base of new cavity wall.  
**Glazing**  
**NEW DOORS, DOORWAY OPENINGS & WINDOWS (U.P.V.C. Aluminium or Timber frames) with 8000mm² trickle vents.**  
**All New Glazed Doors and Windows to achieve min. U value of 1.4 W/m²K**  
**Any replacement double glazed windows to be manufactured / supplied / installed, by FENSA registered manufacturer / installer.**  
 I.G., Keystone or similar approved insulated lintels over openings with D.P.C. and weep-holes, where not protected by the roof.  
 Fit approved PVC cavity closers around openings in new external cavity walls.  
 Window frames to be set back in openings. Internal face of window frame to be set 30mm inside internal face of outer leaf brickwork.  
 Opening lights to provide 1/20th floor area - ventilation. Draught strips to opening door / window frames.  
 Trickle vents to provide 4000mm² background ventilation to bathrooms. Safety glazing in critical locations to B.S. 6206 :1981.  
**VENTILATION**  
 Extract fan to bathroom to provide 15 l/s. ventilation (low Voltage type where less than 1.8M from shower).  
 Linked to light switch, with 15minute overrun, with pull cord/ timer/ humidistat control. 10mm gap under door as air inlet.  
**PLUMBING TO NEW SHOWER ROOM**  
 New Plumbing to B. S. EN. 12056 : 2000 for internal drainage systems.  
 75mm deep resealing traps to all fittings taken direct to S.V.P. or reduced fitting on drain.  
 Approved air admittance valve to S.V.P. stub stack. 100mm dia. waste to W.C. 32mm dia. waste to wash hand basin.  
 Vented Boxing in to have sound insulation and screwed access panels.  
 Rodding access to bottom of S.V.P. & changes of direction and above spillover level of lowest connected appliance to S.V.P.  
 Hot & Cold water to wash hand basin. N.B. In line Ball Control Valves on cold water supplies to toilets and hot and cold water supplies to all fittings.  
 Min. 100mm dia. half round gutters with 63mm dia. rainwater pipes.  
**DRAINAGE**  
 Existing arrangements & route and drainage system (Storm and Foul Water) drains to be determined on site before drainage works commence.  
 Existing drains adapted to suit new works.  
 New 100mm dia. drains to have granular bed + selected fill surround. Concrete protection to drains under building.  
 Lintels to walls over drains to give 50mm clearance all round filled with compressible material.  
 Opening to be masked each side with slate (or similar material) to prevent entry of fill or vermin.  
 Concrete protection to any drains within 300mm of underside of concrete floor slab to be integral with slab.  
 Any New Inspection Chambers to be min. 480mm dia. Approved proprietary prefabricated polypropylene chamber.  
**ELECTRICAL**  
 All electrical work to meet the requirements of approved document Part P (Electrical Safety) must be designed, installed, inspected and tested by a Registered Competent Person or Company.  
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate B.S.7671 electrical certificate to be issued for the work by a Registered Competent Person or Company.  
**Contractor to be mindful of interaction with B.Regs. Part P and other parts of Regulations when installing and checking electrical installations.**  
 Electrical installation (lighting, circuits, sockets, spurs, etc.) to current I.E.E. regulations. Actual electrical layout to be agreed with client to specialist design.  
**HEATING**  
 Existing Boiler/ heating system to be inspected + overhauled as necessary by specialist.  
 Approved room thermostats or thermostatic radiator valves to new radiators.  
 Design, installation and CERTIFICATION by suitably qualified Heating Engineer.  
 All works to be carried out by approved GAS SAFE Registered Engineer.



**GRAHAM HARRIS PARTNERSHIP Ltd.**  
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Proposed Ground Floor Shower Room  
 148 Lutterworth Road  
 BLABY  
 Leicestershire  
 LE8 4DP  
 For Mr M. Smith  
 (Registered Disabled Person)  
 4.29 Sq.M.

Drawing No: 6481 / MS / 4  
 Scale: 1:50 1:100  
 Drawn By: G. W. H.  
 Date: 10 / 4 / 2024