Planning Drawing

DRAINAGE CHANNELS (BUILDING PERIMETER)
Postion and install ACO galv. MS drainage channel around entire building perimeter and where external ground and paving level is less than 150mm beneath floor level. Refer to Details A and B. Fix secondary dpc and cavity tray throughout all new cavity walls (refer to Detail B) where finished ground levels are less than 150mm from finished floor level.

GROUND FLOOR CONSTRUCTION (GENERALLY))
Floor construction to comprise selected floor finish on 75mm sand/cement screed (incorporating underfloor heating descibed elsewhere); over 140mm thick Celotex XR4000 insulation to achieve minimum (u-Valve) of 0.11w/m2K ; on vapour control layer; on 150mm thick reinforced concrete floor with one layer A193 mesh to base; on 1200g visqueen dpm turned up vertically to edges and lapped with dpc at floor level; on 50mm sand blinding on min.150mm well compacted sulphate free hardcore to suit site conditions (compacted in layers not more than 225mm). 25mm Celotex insulation to be fitted vertically at perimeter.

ELECTRICAL WORKS
All electrical installations to be carried out in accordance with the latest IEE regulations 17th Edition, to meet the requirements of Part P. In order to confirm that all works undertaken have been inspected and tested by a competent person all appropriate forms and certificates (such as NICEIC) are to be provided following the completion of the works. All works to be to the approval of the LABCO.

SMOKE/HEAT ALARMS
Property to be provided with mains operated interconnected fire detection and fire alarm system to BS 5446 & installed in accordance with the relevant recommendations of BS 5839 – 6: 2004 to at least a Grade D Category LD2 standard. Self contained mains operated smoke alarms with battery back up to be fixed at ceiling level in all circulation areas within 7.5m of all doors to habitable rooms. Position to be approved by Local Authority Building Control Officer on site.

DAMP PROOF COURSES
Insulated DPC's shall be provided at the jambs of all new external openings and in any case where the cavity is bridged in the external walls. Stepped cavity DPC's to be provided over lintels and over any opening in the cavity walls. DPC's to be visqueen 2000T or equal approved. Refer also to secondary dpc cavity tray detail to all new cavity walls.

EXTRACT VENTILATION
Proposed Specially Equipped En-suite Bathroom (Ed), WC and En-suite Shower Room (Izzy) plus First Floor Carers En-suite Shower Room and Bathroom to be fitted with mechanical extract ventilation to give min. extract rate of 15 litres/second with 15 minute over run linked to light switch with separate fused spur fitted above doors.
Proposed Dining Kitchen, Utility Rooms and Kitchenette (Carers) to be fitted with mechanical extract ventilation to give min. extract rate of 30 litres/second both fitted with separate spur switch in positions top be agreed withy the client prior to fitting.

CENTRAL HEATING WORKS
All works to existing central heating/gas installation to be strictly carried out by an approved and registered Gas safe heating engineer. Appropriate Gas safe installation Certificates required upon completion. To full satisfaction of the Local Authority Building Inspector.

ALUMINIUM WINDOWS, EXTERNAL GLAZED DOORS & SCREENS AND BI-FOLDING DOORS
All new and replacement windows be provisionally anthracite solid grey Alitherm 800 by Smart Systems.
All new external glazed doors and screens to be provisionally anthracite solid grey Alitherm Plus by Smart Systems.
All external bi-folding doors (including corner units) to be provisionally anthracite solid grey Visofold 1000 slide-folding doors by Smart Systems
Refer to website for further details at www.smartsystems.co.uk.
All existing windows and external doors to be removed with openings prepared as required to suit installation of new aluminium frames described above.

Line of approved adaptation/extension proposals building footprint shown in purple dashed lines.

PROPOSED SINGLE STOREY FLAT ROOF SECTION

Demolish and remove existing dwelling, including conservatory and link garage building (including sanitaryware plus redundant wastes and services). Make good to all disturbed surfaces.

Overhead hoist and track to specialist details, hidden within MF type suspended ceiling void.

Fix steelwork above openings to structural engineers design.

Part of proposed building shaded yellow to be constructed using piled foundations to minimise potential root damage to existing trees in this area.

WG17 WG16 WG15 WG14

5093 10666

EXDG04 LEVEL ACCESS

LEVEL ACCESS EXDG03 WG18 flue log burner

2843 2844 2100

Office / Study 14.48 m² | Snug 15.79 m² | Utility Room 7.23 m² | Cloaks 1.84 m² | Hall 15.08 m² | Dining Kitchen 84.04 m²

UP pocket DG09A door DG09 DG10 DG08 DG07

1500 4162 3643 5465 5172

WG01 WG02 EXDG01 LEVEL ACCESS

LEVEL ACCESS WG13 (glazed facade) UB3 (double height glazing) 1250

DG18A WC 2.02 m² UP DG18B

Plant / Server Room 8.53 m² 2273

EXDG02 LEVEL ACCESS ASHP ASHP

Line of existing building footprint shown in red dashed lines.

PROPOSED TWO STOREY PITCHED ROOF REPLACEMENT DWELLINGHOUSE

PROPOSED TWO STOREY PITCHED ROOF LINK BEDROOM ACCOMMODATION

Line of approved adaptation/extension proposals building footprint shown in purple dashed lines.

4680 obscure glazing WG11A

3983 obscure glazing WG11B

Corner bi-fold doors LEVEL ACCESS EXDG05

Specially Equipped En-Suite Bathroom (Ed) 15.39 m²

Fix steelwork above opening described elsewhere (to structural engineers details).

DG12 DG13

4546

Bedroom (Ed & Izzy) 22.71 m²

Storeplace 5.4 m² 3049

WG10

Overhead hoist and track to specialist details, hidden within MF type suspended ceiling void.

2146 WG12 UB14A DG11 DG14A DG14B 1350

1800 1200 UB14C UB14D Wardrobes

Dressing Room 10.10 m²

17581

DG17 Platform lift 1.52 m²

En-Suite Shower Room (Izzy) 6.09 m²

DG16 WG07 obscure glazing

6504

Therapy/ Exercise Room (Ed) 26.99 m² 4150

WG06 H-frame hoist system to specialist details, hidden within MF type suspended ceiling void.

EXDG06 LEVEL ACCESS

J 08.12.22 ACJ Part of proposed building footprint to be constucted off suitable pile foundations shaded yellow.

H 11.11.22 ACJ Building volume reduced further - to suit LPA requirments.

G 03.11.22 ACJ Building volume reduced and amendments made - to suit LPA requirments.

F 14.10.22 ACJ Approved previous adaptation/extension footprint shown, with existing building footprint highlighted in purple dashed lines.

E 29.06.22 ACJ Fenestration to left side (Office/Study & Snug) amended plus glazed screens added to front entrance door - to suit client requirments.

D 10.06.22 ACJ NEW BUILD OPTION ILLUSTRATED (EXISTING COTTAGE TO BE DEMOLISHED)

C 23.05.22 ACJ Set out dimensions and door to WG13 added.

B 26.04.22 ACJ CONTRACT ISSUE.

A 01.02.22 ACJ TENDER ISSUE.

Client
Dr Edward Hudson

Address
Barn Farm Cottage, 24 Wood Lane, Horsley Woodhouse, Ilkeston

Drawing
Proposed Ground Floor Layout Plan

Drawn by	Checked by	Date
GF	TD	05/06/21
Drawing No	**Rev**	**Scale**
PS3205 - 105 J		1 : 100
		Size A3

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Proposed Ground Floor Layout Plan

EXTERNAL WALL CONSTRUCTION
Main external walls to compromise off white through colour render (colour and texture to match existing); on 100mm Celcon min.7N concrete block to Local Authority Approval incorporating feature brick-on-edge soldier course details as illustrated on proposed elevations; 100mm cavity with 50mm Celotex CW4000 insulation board (or equal approved to achieve min. 0.28 W/m2K); 100mm Celcon standard min.7N block internally finished with 12.5mm plasterboard (moisture resistance plasterboard to all sanitary areas and sinks) on mortar dabs with skim finish.. All cavity walls to be fitted with stainless steel vertical twist type wall ties built in at 750mm horizontal and 450mm vertical c/c to all areas in staggered rows, with ties every 300mm in height, around all openings. Provide Thermabate or equal approved horizontal and vertical pre-insulated DPC's around all new and adapted external openings and suitable Cantic lintels (or equal approved) over all structural openings (unless denoted otherwise). Provide cavity trays at abutments with new cavity walls and continuous cavity trays at ground floor level to ensure no damp penetrates inside skin. Refer also to standard details A & B

STAIRCASE
Supply and fix 2 no timber staircases comprising 14 no. equal risers,15 no equal treads. Handrail to be continuous 900mm - 1000mm height, maximum pitch to be 42 degrees, maximum rise 220mm, minimum tread 220mm minimum, head room above pitch line is to be min. 2000mm.

INTERNAL PARTITION WALLS
Form timber stud partition walls where shown, comprising of 75x50mm treated softwood vertical studs at 600mm centres (horizontal head and sole plate members securely screw fixed to floor and ceiling at 400mm centres), with 75 x 50mm noggins at 450mm centres and to edges of boarding, sat on a DPM at floor level. Partitions to be finished both sides with 12.5mm plasterboard and 5mm skim finish. To bathroom areas allow for 12mm plyboard beneath plasterboard. Include for forming of new doorways as required and full fill of stud in-between board with Rockwool or equivalent sound deadening insulation material.

INTERNAL MASONRY (BLOCKWORK) WALLS
All new internal walls shown hatched to be constructed using 100mm thick Celcon min.7N concrete blockwork, or equal approved, finished both sides with 12.5mm plasterboard on mortar dabs with a skim finish. Internal blockwork to be built up from concrete strip foundations described elsewhere.