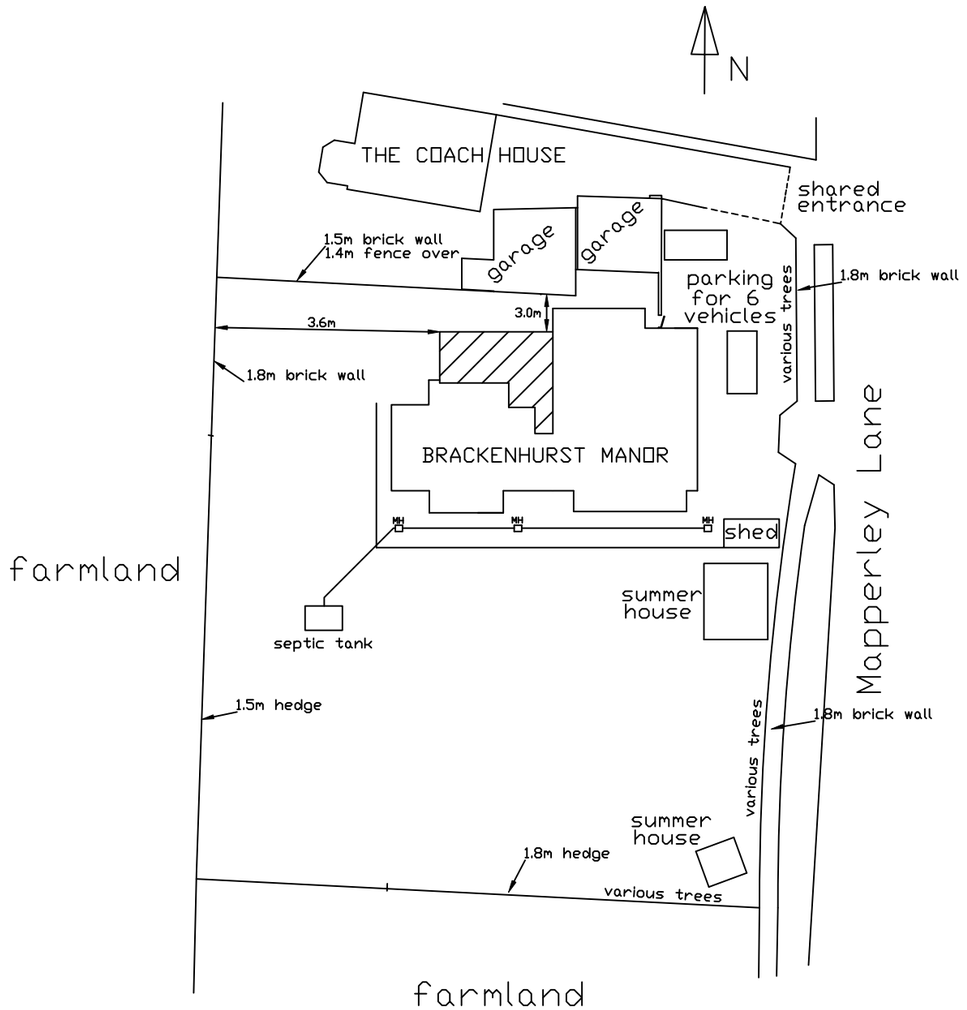


Plot area = 0.24 Hect

SITE PLAN

Scale :- 1 = 500

NOTES

Foundations– 225 thk concrete strip footings with 150 spread either side of walls min. 1m deep to give a stable foundation on a suitable load bearing strata, to the satisfaction of the building Inspector. Taken below invert of drains.

D.P.C.– HD felt over two courses blues min 150 above ground level, felt dpc to all window heads & jambs.

Floor– Min. 100 thick concrete on 1200 gauge polythene membrane extended into inner wall dpc, on 125 thick load bearing Celotex all on consolidated hardcore blinded with sand. Floor to level with existing, screed finish as required.

Walls– Inner skin of cavity walls above dpc to be 100 thk thermal blocks min 0.11W/m2K K value. Outer skin to be facing bricks to match existing. 100 thk Dritherm 32 in cavity. 70 thick PIR board to inside & skim finish.
Cavity to be closed at eaves. Inner and outer skins to be tied together with SS wall ties @ 750 crs horizontal & 450 crs vertical, staggered & 300 crs vertical at reveals.
New walls to be suitably bonded into existing house. Proprietary cavity closers at openings Catnic lintels over window & door openings minimum bearing 150 at ends. Stud walls to be 75x50 head and toe, uprights 75x50 @ 450 crs, braced at corners 12.5 thick plasterboard & skim both sides.

Roof– Proprietary roofing mebrane on 20 thick plywood decking on rigid insulation on vapour control layer on 20 thick decking, on 195x47 C24 roof joists @ 400 crs layed to falls. Also see section A–A.

Insulation– 150 thick rigid insulation above roof joists. Lintels cavity filled with fibreglass to prevent cold bridging. Also see section A–A

R3 min. 60 l/sec vented thro' outer wall. Mech vent to utility room min. 30 l/sec. vented thro' flat roof. WC min. 15 l/sec. ducted thro to utility & up thro' flat roof, both with mushroom cowels.

R4a Drainage– Rainwater to run into new pvc guttering & downpipes to new soakaway min. 1.5cu.m using proprietary crates to suppliers specn.
Sink & shower wastes to have deep seal trap & connect separately in 40 dia polypropolene pipe to svp/stub. WC waste to connect separately in 100 dia pipes. Any new drains to have flexible joints & bedded in pea gravel, min. fall 1 in 40. Any drains passing thro' walls below ground level to be bridged with lintels. Any new manholes to be constructed in 225 thick class B engineering bricks, built on 150 thick concrete smoothly benched, fitted with galvanised steel cover. Existing foul water runs to a septic tank. New drain runs to be connected into existing system & agreed with Inspector on site.

Heating– Radiators to extend heating system will be zone controlled or fitted with thermo static radiator valves.

Glazing– All new double glazing brown UPVC, to be 16mm air space, Argon filled, with 4mm glass, with low–E soft coating to achieve 1.4 W/m2K U value. Safety glazing to BS 6206 to be used in doors, also windows or panels with sills below 800mm. Doors & windows to be draught sealed & external reveals to be mastic sealed. Openable vent to rooms 1/20th floor area.

Electrics– New lighting & power to be to clients requirements using energy efficient fittings. Electrical work will be carried out by a competent Electrician and will comply with Approved Document P, a Test Certificate will be supplied on completion of works.

Steelwork– Steel beams bolted together with M12 HT bolts/nuts & 22 O/D x 14 I/D steel tube spacers @ 750 crs on centreline of web, with no bolts at mid span. Steel beams to have min. bearing 100 at ends on concrete padstone for beams S1 or on two courses blue brick for beams S2 & S3 encased in 12.5 thk fireboard & skim finish for half hour fire check. Also see calcs.

Fire Safety– Smoke detectors, mains power with battery backup, to be provided & interlinked, each to be mounted on the ceiling, in hall and landing. All Installed to British Std.

EXTENSION FLOOR AREA = 48.0 sq.m

Scale :- 1 = 100

REVISIONS 22/01

A3

Revised 31/01/26
Revised 18/01/26

PROPOSED GROUND FLOOR EXTENSION TO REAR OF HOUSE	FOR MR A FERRIS BRACKENHURST MANOR, MAPPERLEY, DERBYS.	DRG No. - SC 0325.533 Steve Charlton. 0115 9171911	SHEET 6 of 6

31/01/26