Proposed Elevations - scale 1:50

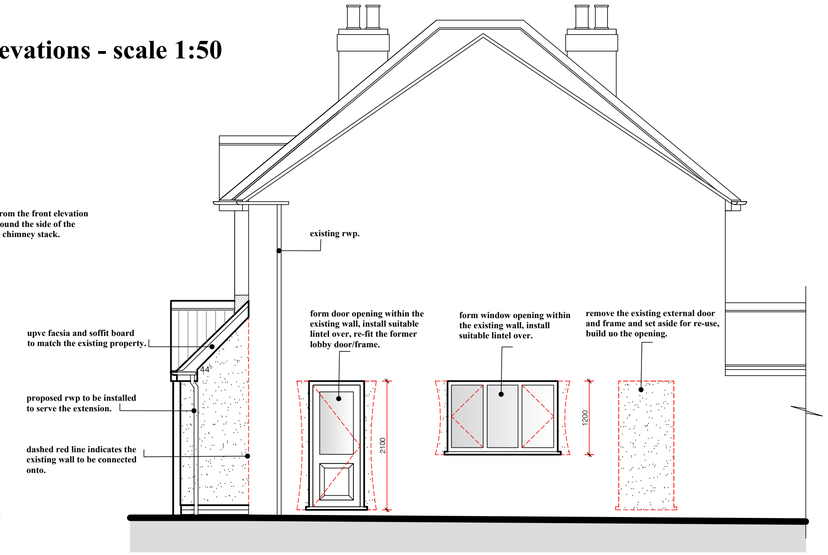


Proposed Front Elevation

★ Denotes safety glass to BS 6206



Proposed Side Elevation

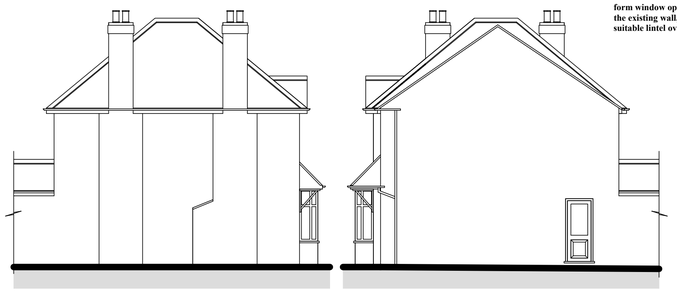


Proposed Side Elevation

Existing Elevations scale 1:100

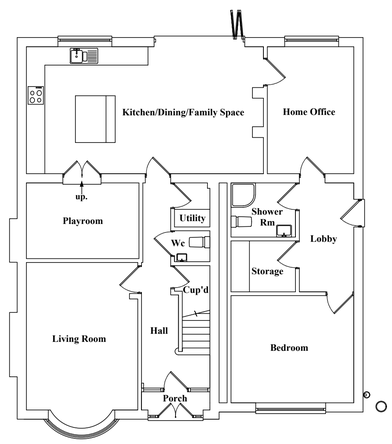


Existing Front Elevation

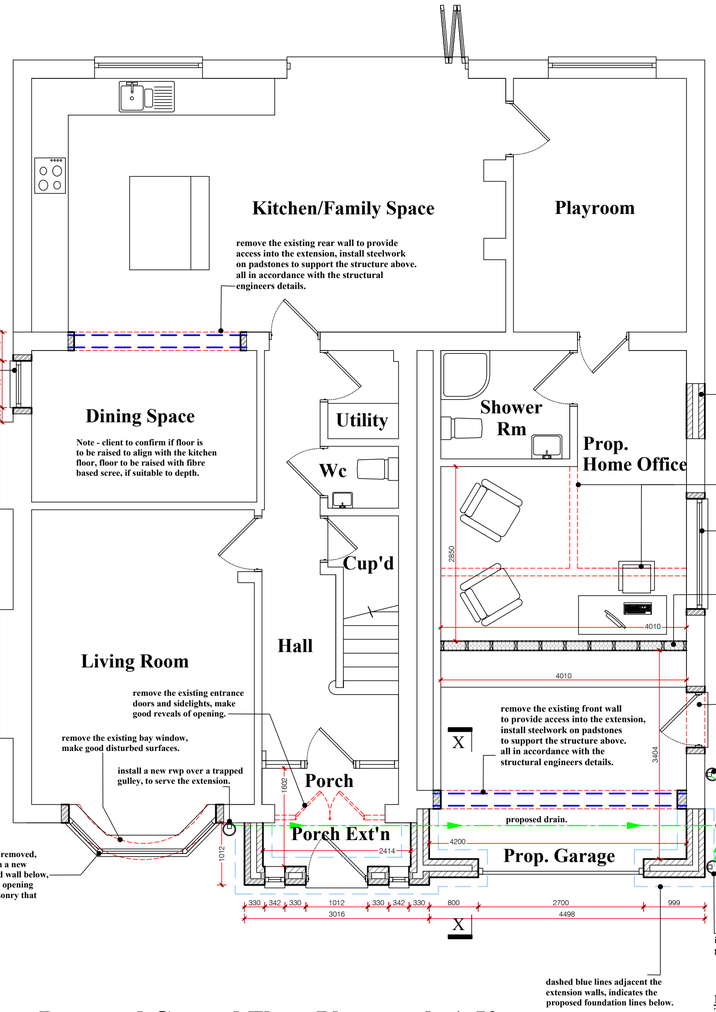


Existing Side Elevation

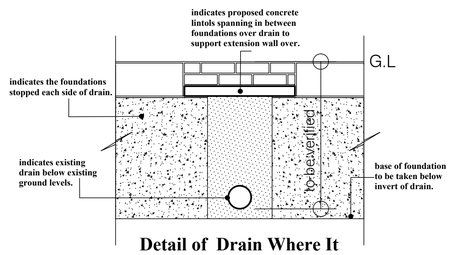
Existing Side Elevation



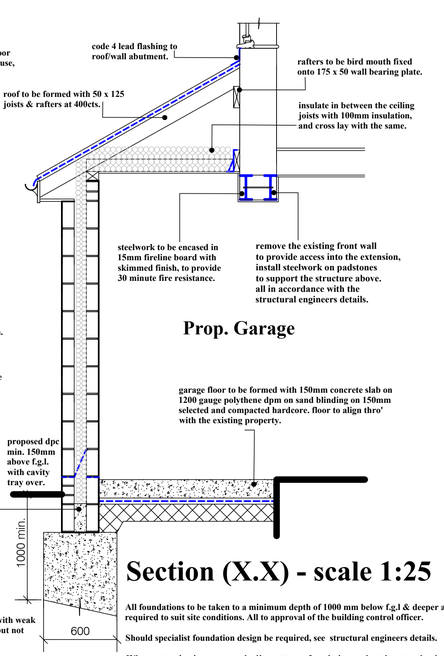
Existing Ground Floor Plan - scale 1:100



Proposed Ground Floor Plan - scale 1:50



Detail of Drain Where It Passes Thro' Wall - scale 1:20



Section (X.X) - scale 1:25

All foundations to be taken to a minimum depth of 1000 mm below f.g.l & deeper as required to suit site conditions. All to approval of the building control officer.

Should specialist foundation design be required, see structural engineers details.

Where extension is constructed adjacent trees, foundations to be taken to a depth as recommended by nhbc tree tables and to the approval of the building control officer .Where foundation depth exceeds 1500mm,internal face of foundation to be protected by clay board, fixed in accordance with manufacturers instructions. Should foundation depth exceed 2500mm client to appoint structural eng. to assess on site ground conditions & design foundations.

Note: DRAINAGE
The builder is to carry out a full inspection of the existing drainage with regards drain runs and drain gradients to ascertain works required to connect proposed drainage.
All to the approval of the building inspector.

Construction Notes:

PROPOSED FOUNDATIONS:
600 wide trench fill concrete foundations - depth to the satisfaction of the local building inspector (min. 900mm) and below the invert of the nearest adjacent drainage.
Where extension is constructed adjacent trees/hedging, foundations to be taken to a depth as recommended by nhbc tree tables and to the approval of l.a building control officer .Where foundation depth exceeds 1500mm,internal face of foundation to be protected by clay board, fixed in accordance with manufacturers instructions. Should foundation depth exceed 2500mm client to appoint structural engineer to assess on site ground conditions and design foundations.
GROUND FLOOR: - Once ground has been exposed and if it is found to be suitable for a solid slab, then use - 100mm thick concrete with float finish on 500 gauge vapour control membrane on 100mm thick ff3100 celotex fast 'r' or similar insulation on 1200 gauge polythene dpm on sand blinding on minimum 150mm selected and well compacted hardcore.25mm polystyrene insulation upstand to perimeter of new ground floor construction. Where solid slab is used adjacent to an existing suspended floor, install vent pipes below floor & connect into existing floor void to maintain ventilation to existing floor.Connect vent pipes onto air bricks within prop. walls. Floor to achieve a U value of 0.18 W/m2 k.
DRAINAGE - severn trent water Prior to works commencing - The client is to determine whether the sewer system adjacent to the extenson or where extension is constructed over the sewer, if it serves there property only or additional properties. If found that it serves additional properties, they must then contact SEVERN TRENT WATER and apply for a building near agreement or building over agreement whichever is applicable and ascertain the necessary works required to comply.
DRAINAGE:
63mm upvc rainwater pipes with 100mm upvc half round gutter pipes on rise and fall brackets.
Foul and storm drains to be 100mm dia stoneware with flexible joints, laid to regular and even falls (min 1:40) bedded in peagravel and backfilled to suit site conditions.
Drains under extension to be cased with min. 150mm concrete, where within 300mm of underside of floor slab and with min. 100mm granular fill, where more than 300mm below floor slab.
Drains to be bridged with lintols where they pass thro' walls to give min. 50mm clearance all round.
(durable sheet material on each side of wall to mask opening.)
Vitrified clay and polypropoylene inspection chambers complete with alloy and cast iron covers respectively.
EXTERNAL CAVITY WALLS:
Cavity wall with outer leaf of 102mm facing bricks or render on blwk to match the existing with 100mm cavity filled with # 90mm Thermaclass cavity wall 21 interlocking rigid P.I.R installation, installed in accordance with manufacturers instructions & an inner leaf of 100mm aerated blockwork faced with 12.5mm plasterboard on dabs with skimmed finish.
Both skins of wall to be tied together with stainless steel wall ties at 900cts horizontally and 450cts vertically.
Keystone or similar insulated lintols over openings.150mm end bearings with cavity trays over where applicable.
Cavities to be closed with propitetary insulated cavity closers around openings and at eaves & verges.
Openings to be lined with 2000g polythene both horizontally and vertically.
Dpc to be laid within wall structure, minimum 150mm above adjacent f.g.l.
Cavities to be filled with weak mix concrete up to but not within 225mm of dpc.
Wall to achieve a U value of 0.18 W/m2 k.
ELECTRICAL WORKS:
Prior to completion of electrical works, client/building contractor to provide an Installation Certificate in accordance with BS 7671 which must be signed by an Electical Engineer who is qualified and competent to do so. This certificate must cover Design,Installation & Inspection of Testing. All as required by Part (P) of the current Building Regulations.
WINDOWS:
Windows to be double glazed plus have min. 8000m2 trickle vents which are to be sized & located in accordance with table 1.2a of Approved Document (f) 2006 B/Regs.
Calc's to be undertaken by window installer/manufacturer.
All new glass to be 4mm Pilkington (k) glass or sim.approved with min.20mm air space between panes.
Opening purge area of windows to be not less than 1/20th of floor area of room it serves as opening vent, as per details in table 1.3 of Approved Document (f) 2006 B/Regs.
All glazing below 800mm in windows & 1500mm in doors and side panels to doors are to be safety glass in accordance with BS 6206. Obscure glazing to bathroom, ensuite and wc.
Windows to achieve a U value of 1.4 W/m2 k.
PORCH AND ROOF:
New pitched roof structure to be formed with roof tiles to suit shallow roof pitch on 50 x 25 sw battens on TYVEC breathable roofing membrane on 50 x 150 C24 rafters @ 400cts bearing onto 75 x 100 wall plate.
Where ceiling are formed along slopes Insulate roof with 100mm GA4100 celotex insulation board in between rafters & fix 25mm TB4000 celotex insulation below.
Ceiling to be formed below rafters with 12.5mm plasterboard & skim fixed thro' insulation onto rafters.
All structural roof timbers to be tied to walls with galvanised m.s straps at max 2000cts to BS 5628.
Lead flashing and soakers to roof/wall abutments.
Roof to achieve a U value of 0.15 W/m2 k.
STEELWORK:
All steelwork sizes to be in accordance with the Structural Engineers Design/Report.
All steelwork to be encased in 15mm fireline board with skimmed finish.
All steelwork to bear onto padstones, specified by the Structural Engineer.
GENERAL:
Drawings prepared for local authority approvals.
Dimensions to be verified on site prior to commencement of construction. Any discrepancies to be verified to the designer.
All electrical, heating installation, joinery items, finishes and fittings to be as instructed by client.
Existing central heating system to be extended to proposed radiator positions.
Radiators to be fitted with Thermostatic Radiator Valves.
The clients are to satisfy themselves that the proposals will not be affected by any private or public services.
The clients are to give min. 2 months notice to neighbour's affected by the works and obtain written approval for the construction of the extension as required by the Party Wall Act 1997.

Building Regulations From 01-10-2023
Prior to the Building Regulations Final Certificate being issued, the Client, the Designer of the plans and Principal Contractor will be expected to provide a statement to the Building Control Body confirming that the work they have undertaken complies with the requirements of the Building Regulations.

The designer of these plans has produced them from the clients instructions/design and will not be taking on the role of the Principal Designer during the construction period, the Principal Designer will be signing the statement at the end, for the preparation of the plans only.

CDM Regulations 2015
These drawings have been prepared on the understanding that works will not commence on site prior to the granting of Planning Permission (if required) and Building Regulations Approval. At this point, the designers' work is complete, hence the designer of this drawing will not be acting as the 'Principal Designer' in terms of Health and Safety and Building Regulations. There are no foreseable risks other than those typically associated with construction of this nature such as - overhead power lines, buried private or public services, deep excavations, contaminants in the ground, lifting heavy materials/steelwork, working at height safely with scaffolding. etc

Under the new regulations, both the Client and the Building Contractor will have Health and Safety responsibilities and will need to prepare a Construction Phase Plan for the scheme. The Construction Phase Plan should include Risk Assessments and Method Statements for elements of the works such as Excavations, Buried Services, Risk of Electrocution, Working at Height, Lifting and Handling etc.

Should you require guidance, please visit the HSE website.

Revision A - Porch and garage extension reduced in depth and bay area changed to splay type, all as per clients instructions. 16.02.26

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Contact Number: 07810 565608

Client: Mr & Mrs S & S Wilkes	Scale: 1:20, 1:25, 1:50 & 1:100 @ A1
Job Add.: 172 Woodhouse Road, Horsley Woodhouse. DE7 6AY	Date: June 2026 / Rev: A
Dwg Title: Proposed Extension Drawing	Dwg No.: 2025-06-39-01