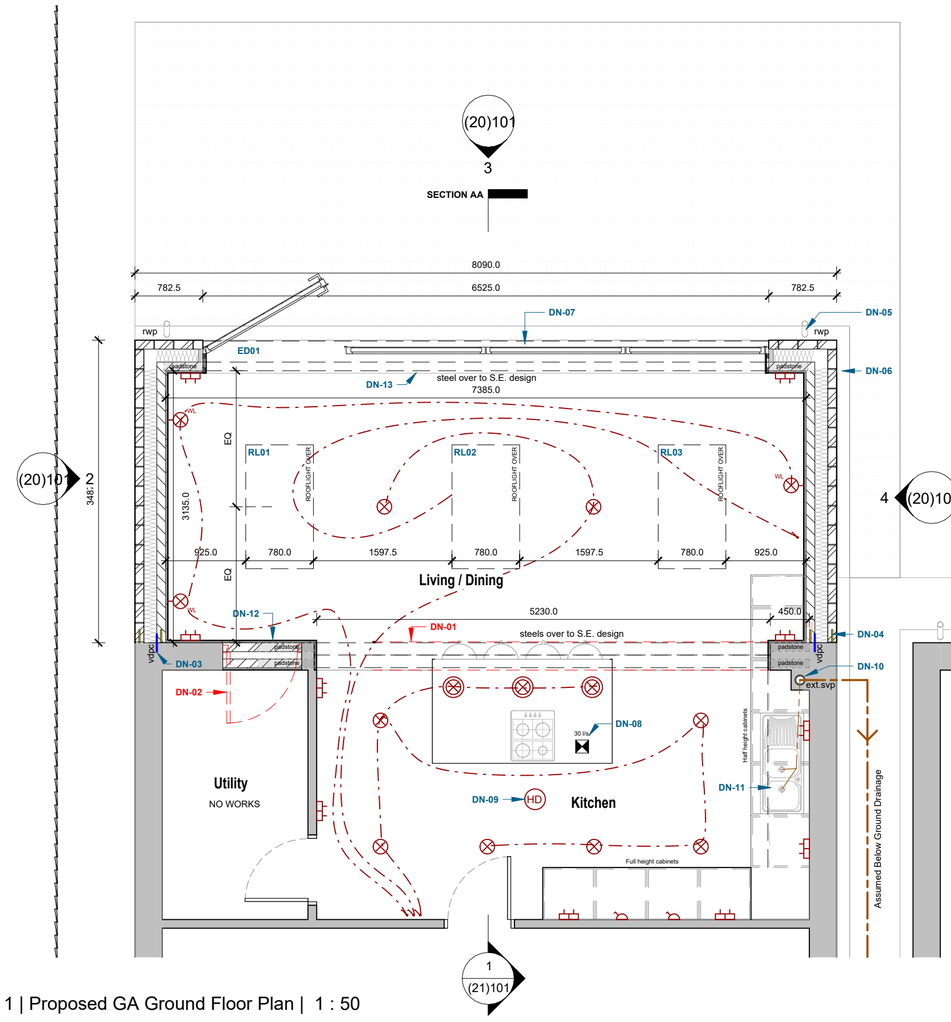


1 | Proposed GA Ground Floor Plan | 1 : 50

DRAWING NOTES

DN-01 Opening to be formed within existing wall as indicated. Steelwork to be provided over to SE design, details and calculations.

DN-02 Existing doorway to be removed and opening infilled with blockwork to SE design and details and lined in plasterboard, skim finish and painted to match surrounding.

DN-03 Introduce saw cut within existing masonry wall as indicated and install saw cut vertical DPC as indicated.

DN-04 New masonry walls to be constructed from existing walls with a starter bar system by ancon or similar approved.

DN-05 Contractor to provide downpipe rainwater goods as indicated to client approval and link with existing.

DN-06 Provide 100mm gravel drainage strip to extension perimeter.

DN-07 Ensure that **all new doors and windows** meet the security requirements of Approved Doc Q. New windows, and glazed doors to give max U-Value of 1.4W/m²K. New Semi-glazed doors to give max. U-value of 1.2 W/m2/K. New Opaque doors to give max. U-value of 1.0 W/m2/K. New rooflights to give max. U-value of 2.2 W/m2/K. With ventilation openings (part of which to be min. 1750mm above floor level) equal to1/20th of floor area of room. Each window to incorporate controllable trickle vents giving free area of ventilation equal to min. 400 mm2/ to m2/ of floor area.
Ensure that all internal and external wall openings have suitably sized supports to S.Eng's specification. Sizing and calculations to be provided by the S.Eng to Building Control for approval.

DN-08 Provide extract capable of 30 l/s minimum to be installed over new cooking hob within Kitchen.

DN-09 Contractor to provide mains powered interlinked heat detection with battery backup within kitchen. Provide Carbon monoxide detector within living space.

DN-10 New drainage to connect into existing svp as indicated. All drainage to be inspected on site prior to commencement of works.

DN-11 All new All new fittings in uPVC to be in accordance with BS 5750, to have seal self-resealing traps and to have rodding access at all right angles and the following minimum waste pipe diameters:
- WC - 100mm diameter pipe and trap with 50mm minimum seal,
- Wash basin - 100mm diameter, pipe and trap with 75mm seal.
- Sink/Shower - 45mm diameter pipe, and trap with 75mm seal.

DN-12 Line previously external walls with plasterboard on dabs, & plaster skim finish. Ensure finishes line through with the existing to the client's satisfaction.

DN-13 **Steelwork indicated indicatively.** All steelwork indicated is to be in accordance with Structural Engineer's design, details and calculations. All steelwork is to be coated in intumescent paint to achieve 60mins fire resistance.

GENERAL NOTES

Proposed foul drainage connections are illustrative only. Contractor is to determine the best possible routes on site - all in accordance with Approved Doc H and to be agreed on site with Building Control.

Kitchen design illustrated is indicative only - to client approval.

All structural design is to be in strict accordance with the structural engineer's design, details, specifications and calculations.

ELECTRICAL KEY

- Mechanical and electrical systems
- Double switched socket
- Shaver socket
- Light switch
- Fused spur for wired equipment
- Recessed Spot Light
- Pendent light
- Wall light
- Projecting light
- Extractor 30 l/s
- SD Smoke Detector
- HD Heat Detector
- CM Carbon Monoxide Detector

Note: Electrical layouts shown are indicative only - final design and fittings to be as per specialist subcontractor's design to client's & building control's approval.

Door Schedule

Door Ref	S.O. (WxH)	U-Value	G-Value	Material	Comments
ED01	6525x2110	max. 1.4W/m2K	*	To client approval	

Rooflight Schedule

Rooflight Ref	Size (WxH)	U-Value-	Manufacturer	Comments
RL01	780x1400	max. 2.2W/m2K	Velux	Low Pitch MK08 or similar approved to client approval.
RL02	780x1400	max. 2.2W/m2K	Velux	Low Pitch MK08 or similar approved to client approval.
RL03	780x1400	max. 2.2W/m2K	Velux	Low Pitch MK08 or similar approved to client approval.

Note:

- All dimensions are indicative only and must be checked on site prior to ordering & fabrication.

- If windows/doors are to be requested prior to the construction of the proposed wall due to lead time, please consider to work with window / door dummy frames to the specified dimensions and take into account recommended tolerances as per the manufacturer's specifications.

- All proposed window opening mechanisms are subjected to client agreement

- When working with standard rooflights, windows, etc, please allow tolerances as per the manufacturer's specifications

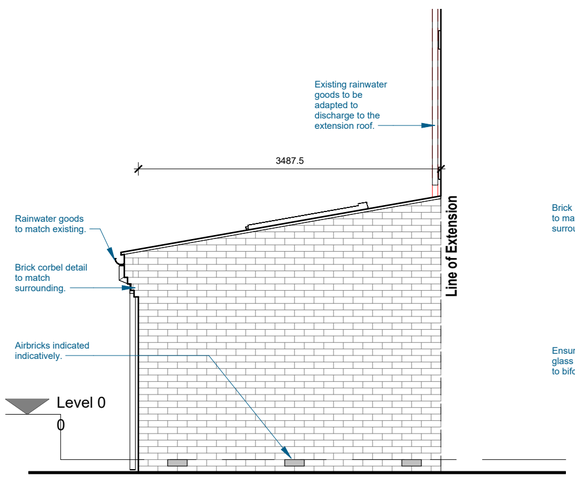
- Window trickle vents required (assumed background ventilation with intermittent mechanical extract ventilation).

- All new windows to have PAS24 security standard as a minimum, or equivalent as per AD Part Q of the Building Regs.

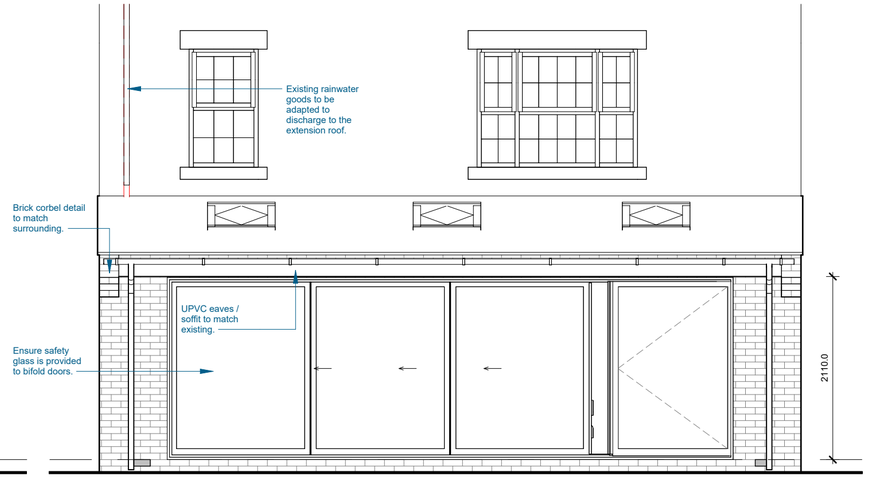
- Allow for powered mechanism to rooflights to client approval.

GENERAL NOTES:

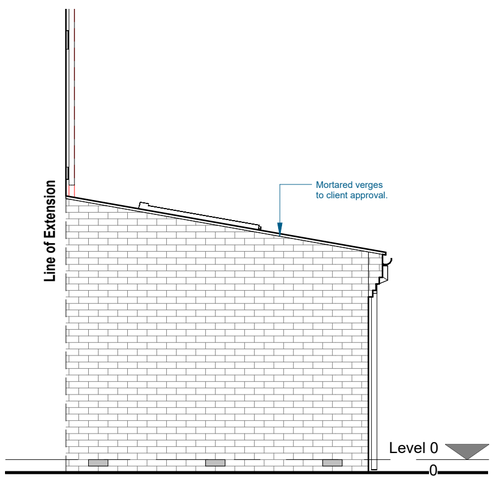
1. The Principle Contractor is responsible for managing health and safety risks during the construction phase and must have the skills, knowledge and experience to carry out the work.
2. All works to be carried out in a workmanlike manner in accordance with all relevant current British Standard Codes of Practice including BS 8000 and Building Research Digests and Information Papers and to the approval of the Local Authority, Architect and all Statutory Undertakings.
3. The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
4. This drawing must be checked and read against any structural or specialist drawings provided.
5. Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfactory of the Local Authority.
6. Contractor is to notify Building control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.
7. Should the indicated thermal elements construction (walls/floors/ceiling/roofs/windows/doors) below be altered at the construction stage - contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum U-values for each element.
8. Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights.
9. Locate and make safe any water, electricity and telecon services if present ensuring that there are no live services which could present a hazard during future works. Carefully remove all existing rubbish, weeds, bushes, grass etc and cart away all unwanted material. Excavate down to new formation levels, to structural engineer's specification. No site clearance work other than that indicated to be put in hand without the prior consent of the architect.
10. Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration.
11. All new heating and hot water systems by suitably qualified specialists. To CIBSE and Building Regulation requirements.
12. Provide draught-stripping to frames of openable parts of new windows/doors; ensure boxings for concealed services are sealed at floor & ceiling levels and sealing piped services where they penetrate or project into voids. All hatch covers to be insulated and provided with vapour seal around hatch perimeter.
13. All new softwood timber to be minimum C16 strength class to BS EN 338 and to be treated as follows:
Joists; noggins; partition frames, timber in contact with ground etc. to be pressure impregnated with Tanalith 'E'. All joinery and machined timber i.e. Skirtings, architraves, windows and door frames etc. to be treated with the'Vac-Vac' system. In each case to be in accordance with the recommendations of Arch Timber Products and the relevant British Standards.
14. Pillars and any steel beams supporting walls to be painted to give 60 min. fire resistance.
Where any electrical trunking, soil, vent, waste pipes; gas or water pipework passes through the 60 min. fire resisting walls it must be protected/fire stopped to maintain 60min. fire resistance.
15. Cast aluminium downpipes, gutters and fittings to be made from commercial, LM2 and LM6 grades of aluminium alloy to BS EN 1559:1997; BS EN 1676: 1997 and BS EN 1706: 1998. Manufactured in accordance with BS 2997: 1958 (1980).
16. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
To each new extension provide energy efficient light fittings to 1 per 25m2 of floor area or 1 per 4 fixed units, whichever is the greater.
17. Large/ Heavy Glazing Units require specialist lifting equipment to install.
18. Window cleaning to be by long reach pole from firm level ground.
19. Future maintenance of windows, gutters, roofs and fascias requires specialist access equipment such as fixed scaffolding.
20. All dimensions for Windows, Kitchen, Bathroom and specialist joinery and to be check on site prior to fabrication.



2 | Side Elevation 01 | 1 : 50



3 | Rear Elevation | 1 : 50



4 | Side Elevation 02 | 1 : 50



VISUAL SCALE 1:50 @ A2

rev	date	issued	description
B1	April '26		Initial Building Regs Issue
D1	Date 1		Initial Co-ordination Draft Issue

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Manchester Studio
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GUY TAYLOR ASSOCIATES
NEWARK / MANCHESTER / DERBY

A2
Original Sheet Size

STATUS
Building Control

- All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted
- Where any drawing is to be read in conjunction with another, including specialists, the two drawings shall be cross-checked and any descrepancies reported to the architect before the work is put in hand
- All dimensions are in millimeters, all levels are in metres, unless shown otherwise
- Any discrepancies in dimensions or details on or between these drawings/specifications should be drawn to the attention of the Guy Taylor Associates and or the engineer in writing for clarification
- Drawing prepared solely for the use of client, as detailed in text box, and is not to be copied, lent or used by any third party without written permission

PROJECT
31 Ecclesbourne Meadows
31 Ecclesbourne Meadows
Duffield
Belper
DE56 4GJ

CLIENT
D. Webb

DRAWING TITLE
Proposed GA Floor Plans

SCALE	DATE	DRAWN	CHK
1 : 50	April '26	JF	OL

DRAWING NUMBER
812.1513.1-(20)101

REVISION
B1

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