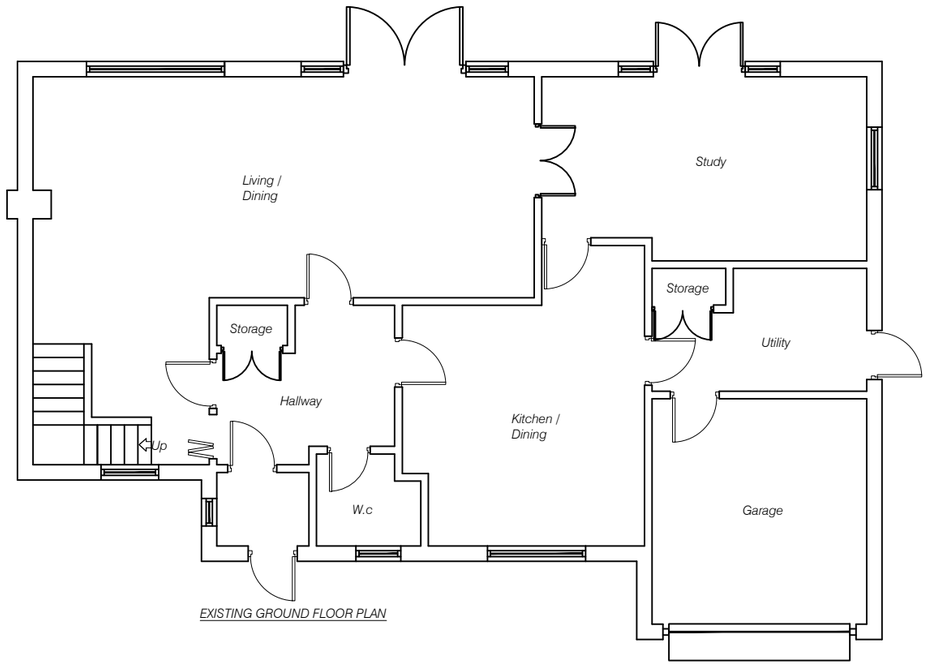
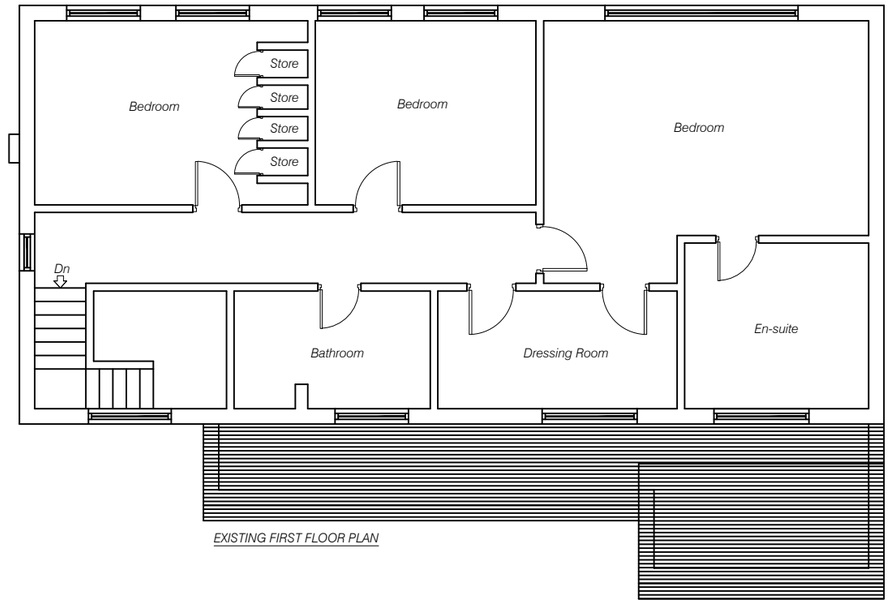


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Scale 1:100

1:100

2m 0 2m 4m 6m 8m 10m

Project			
Drawing Title: EXISTING PLAN			
Scale: 1:100	Date: 24/03/26	Drawn By: JM	Checked: JM
Drawing Number: D01			Revision

ROOF AREA =

MAIN ROOF + SIDE ROOF + FRONT = 146.25 SQM

TOTAL AREA = 146.25 / 20 = 7.31 Nos

PROPOSED SOAK AWAY VOLUME = 8 Nos EMPTY STORAGE x 1M3 TO BE INSTALLED.

1M3 OF EMPTY STORAGE FOR EVERY 20M2 OF HARD STANDING/ROOF AREA DRAINING INTO IT.

Proposed 1.00 Cu.Metre Soakaway

new soakaway for surface water disposal to be located at least 5 metres from the foundations of any building (proposed extension) and at least 2.5 metres from boundaries to satisfy ad h and bs en 752-4 and bre digest 365.

note : the final details to be confirmed on site by the manufacturer / structural engineer

1 in 65 fall on pipe keep the run as short and straight a possible

Existing walls to be rendered finish externally to match others on the street

PPC Aluminium framed Bi-Folding doors. Glazing to be sealed double glazed units with toughened / laminated safety glass in accordance with BS 5713:1979 and BS 6206.

Windows/ doors Moisture Prevention and Thermal Treatment & fire prevention Provide fully insulated Thermobate cavity closers or similar approved to all external window & door openings. Ensure all linear air gaps round the openings are sealed with suitable approved silicon sealant, inside and outside. Ensure all construction elements are effectively insulated to prevent cold bridging. Install UKAS approved cavity tray over lintels/ beams to manufacturers spec with proprietary weep holes to suit. Install semirigid, UKAS approved vertical DPC full width of external leaf, not less than 150mm wide, lapped behind window/ door frames

NEAR FULL FILL CAVITY WALL (RENDERED FINISH)
100mm block work outer leaf with rendered finish (spec be be agreed with client)
10 cavity / air space
90mm thermaclass cavity wall21 - Celotex insulation
100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m3, k-value 0.11 w/mk)
galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal, all spacing reduced to 225cc within 300mm of openings
12.5 foil-backed plasterboard on dabs + skim coat
over all u-value calculated = 0.18 w/m2k

install dpc at min 150 above ground level and continued under thresholds
- pre formed plastic weep holes at 75mm h x 10 w @ 500 c/c with chamfered mortar fill at dpc level

RWP

1125 2250 650 400 1675 4000 400 600 900

15050

5725 5500

4275 5125

Living Dining Kitchen Hallway W.c Snug Utility Coats & Shoes TD

Kitchen to have hot and cold potable water supply with 40mm waste discharge pipe installed. Sink to have hot and cold potable water supply with 40mm waste discharge pipe installed.

2 layers 12.5mm fireline plasterboards to incased steel beam providing (half hour fire rating)

steel beam to structural engineers calculations and recommendation

c24 timber at 400mm centres roof joists

1000 1000 1000 1000 2475

new structural support / steelwork shown indicative only, refer to s.e details. all steelwork to be fire protected to minimum 30 minutes all new structural support / steelwork shown indicative only, and is subject to structural engineer's design and to building control approval.

fire detection and alarm system should be provided to meet grade b category ld3 as described in bs 5839-6:2019, i.e. interlinked and electrically powered smoke alarm/detector with battery back up should be provided at each landing.

1800 Statement window to match existing

Up

1000 3500 2282 1500

2400 2300 2600 5275 1275 3400

ventilation:: kitchen to have mechanical ventilation @ 60 litres per second or @ 30 litres per second if incorparated into cooker hood shower to have mechanical ventilation @ 15 litres per second provide 3nos 8000mm² background ventilation to kitchen+living & 4000mm² to bathrooms

MH MH MH

New roof tiles to match existing

stainless steel flat twisted cavity wall ties at 450mm centres, horizontal and vertical

all new external windows fitted with background trickle ventilators and windows located with in habitual space capable for fire escape. double glazing units to match existing and minimum 1.4 w/m2 k u-value rating, see pds specification for further details.

PROPOSED GROUND FLOOR PLAN

300mm brick/block cavity wall with Cotswold style brickwork on the front of the house

all stud partition are to be 100x50mm sawn timer @ 400c/c & horizontally nogged@ 600c/c to be lined with 15mm soundbloc plaster board by gyproc & 5mm skim on both sides. all partitions to have 100mm fiber glass insulation

Existing wall to be Cotswold style brickwork on the front of the house

connection to main sewer

direction and line of drain has been assumed

Existing walls to be rendered finish externally to match others on the street

French door with juliet balcony

all new rainwater goods to match profile and colour of existing retained,any new rainwater drainage system installed to be linked to either existing or new soak away system min +5m away from building foundation (tbc on site)

Bedroom Store Store Store Store Bedroom Bedroom 1200 Open Closed Glass Roof

Dn

Bathroom New window to match existing 1050

Blocked up

shower to have mechanical ventilation @ 15 litres per second

En-suite New window to match existing 550

Blocked up

Dressing Room New sliding door 1550

1550

Existing walls to be rendered finish externally to match others on the stre

A carbon monoxide alarm should be provided in the same room as the new fixed gas, oil or solid fuel appliance complying with BS EN 50291, the alarm should incorporate a warning device to alert users when it requires replacing. The alarm should be located on the ceiling between 1 and 3m horizontally from the appliance, and installation should comply with BS EN 50292:2002.

PROPOSED FIRST FLOOR PLAN

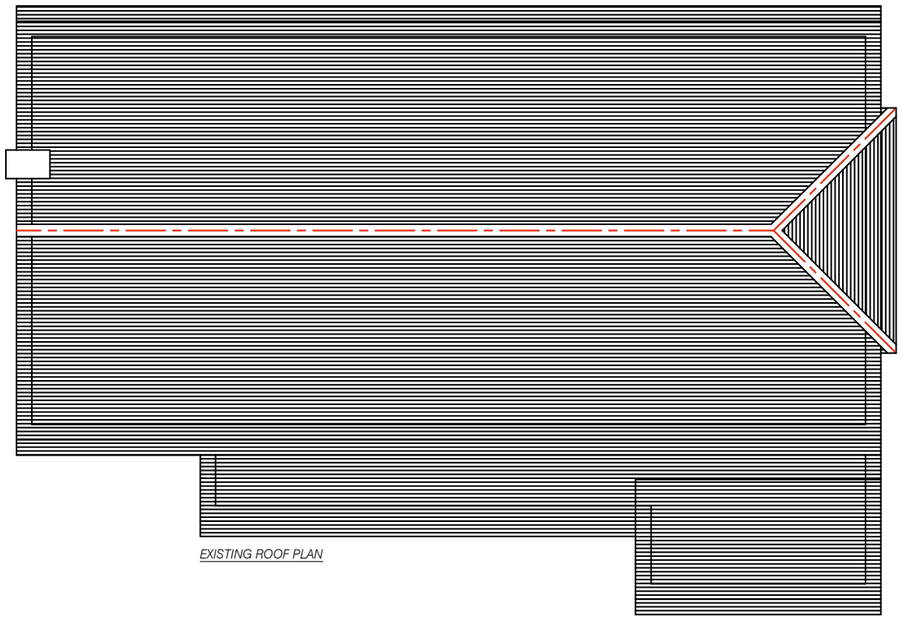
all new external windows fitted with background trickle ventilators and windows located with in habitual space capable for fire escape. double glazing units to match existing and minimum 1.4 w/m2 k u-value rating, see pds specification for further details.

Scale 1:100

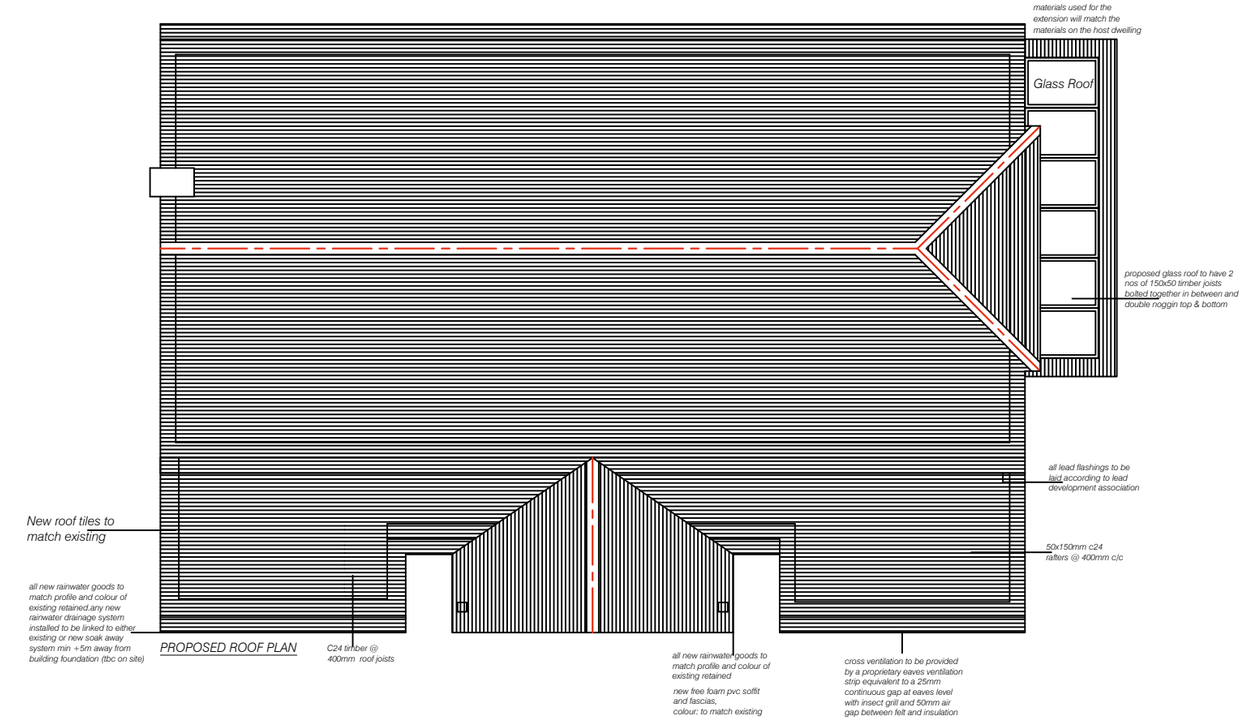
1:100

2m 0 2m 4m 6m 8m 10m

Project			
Drawing Title: PROPOSED PLAN			
Scale: 1:100	Date: 24/03/26	Drawn By: JM	Checked: JM
Drawing Number: D02			Revision



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

Scale 1:100

1:100

2m 0 2m 4m 6m 8m 10m

Project

Drawing Title

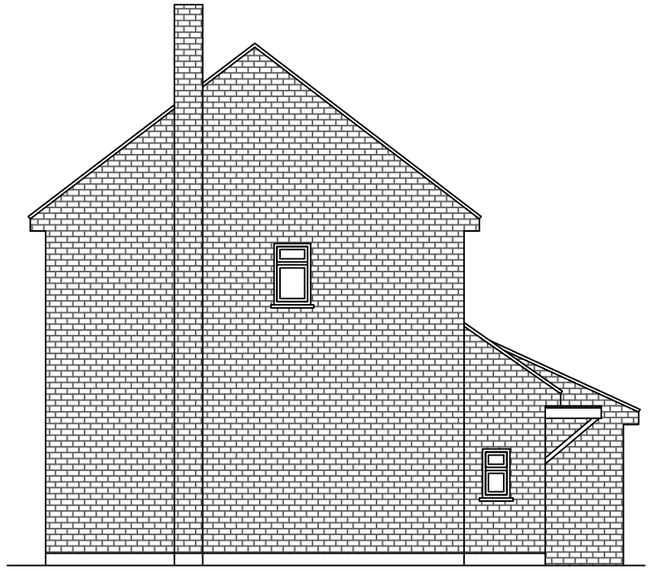
ROOF PLAN

Scale	Date	Drawn By	Checked
1:100	24/03/26	JM	JM

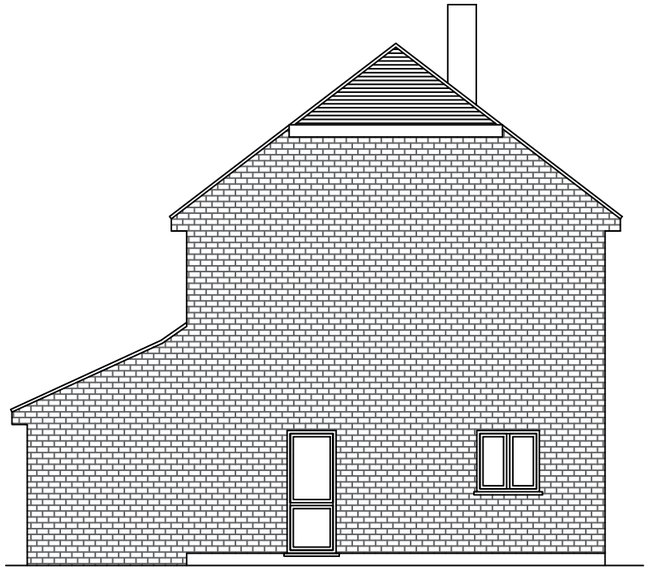
Drawing Number	Revision
D03	

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION A



EXISTING SIDE ELEVATION B

Scale 1:100

1:100

2m 0 2m 4m 6m 8m 10m

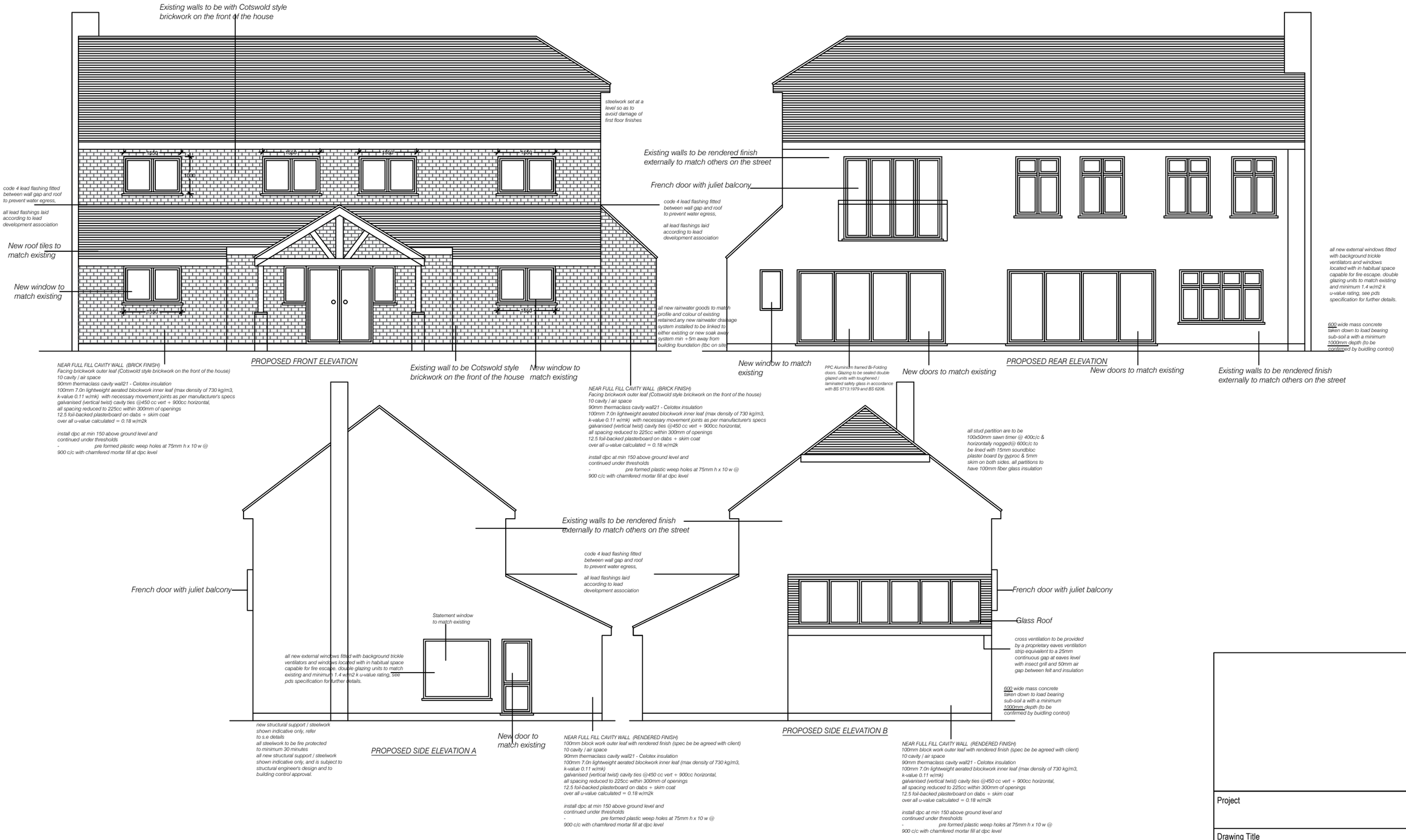
Project

Drawing Title

EXISTING ELEVATIONS

Scale	Date	Drawn By	Checked
1:100	24/03/26	JM	JM

Drawing Number	Revision
D04	

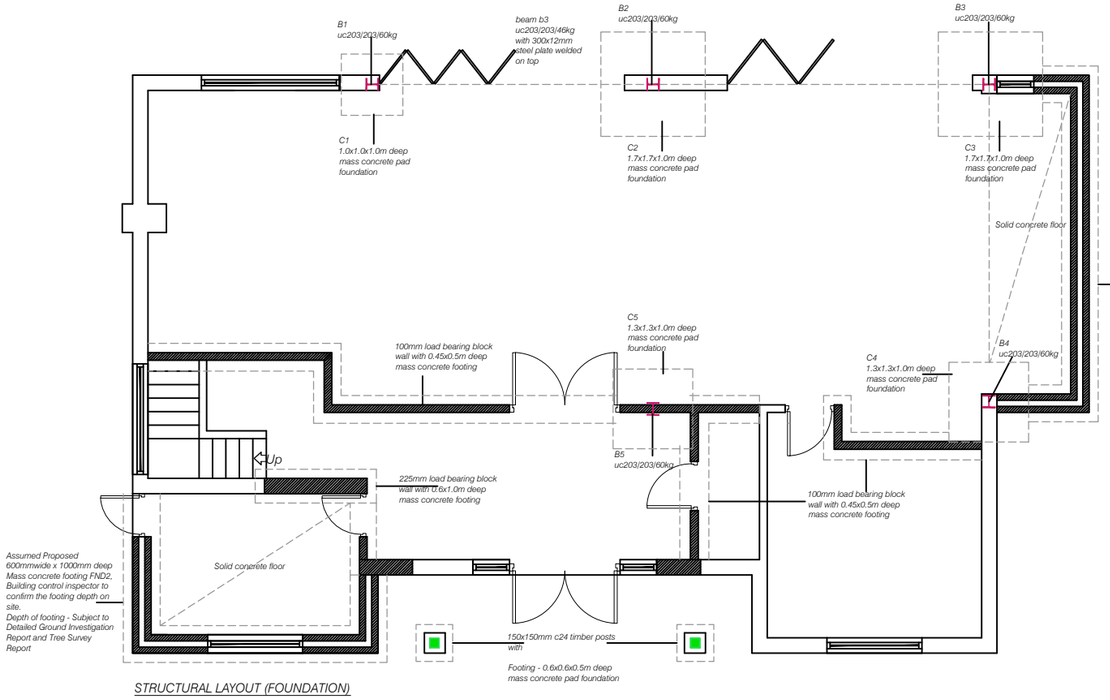


Scale 1:100

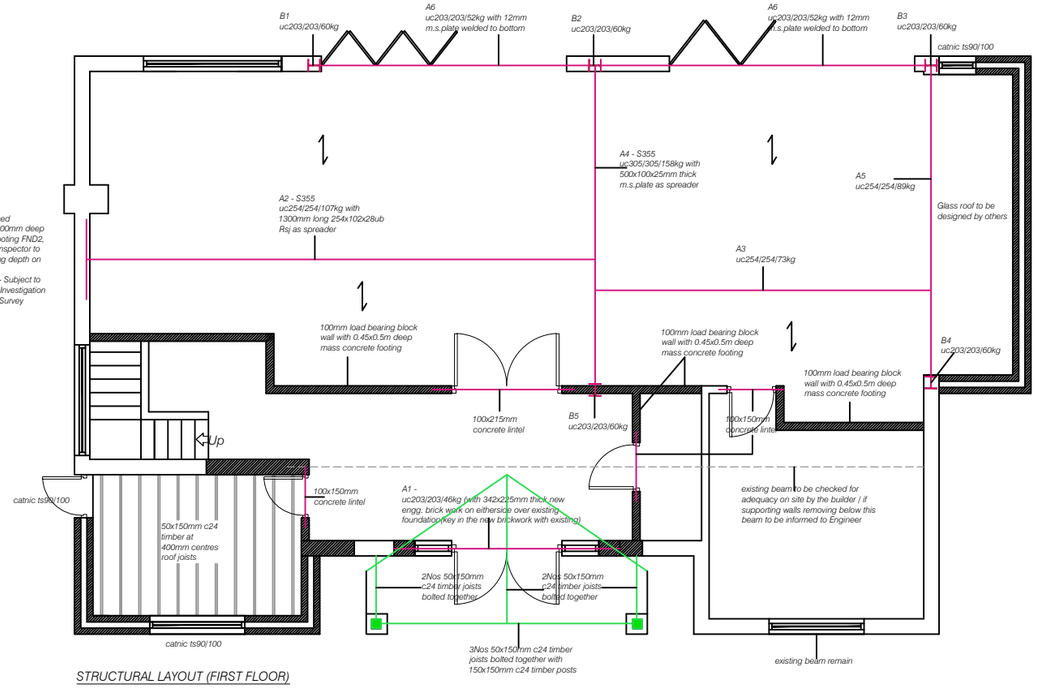
1:100

2m 0 2m 4m 6m 8m 10m

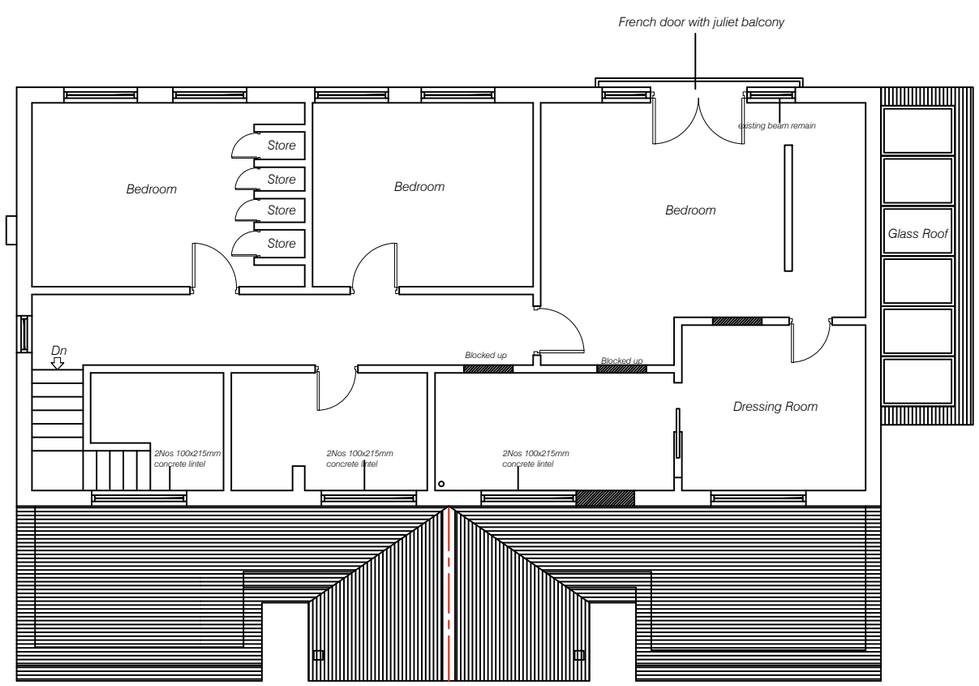
Project			
Drawing Title: PROPOSED ELEVATIONS			
Scale: 1:100	Date: 24/03/26	Drawn By: JM	Checked: JM
Drawing Number: D05			Revision



STRUCTURAL LAYOUT (FOUNDATION)



STRUCTURAL LAYOUT (FIRST FLOOR)



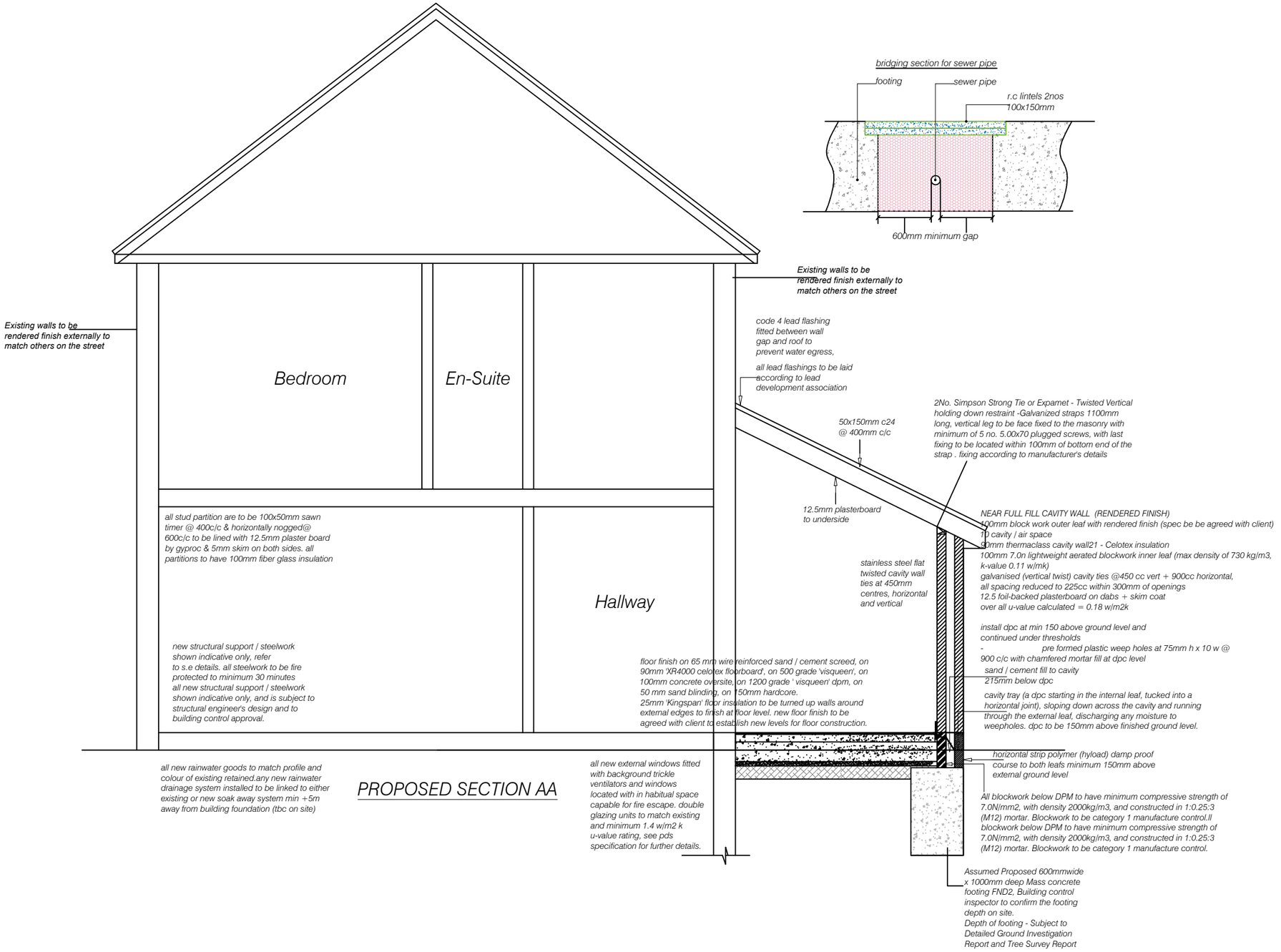
STRUCTURAL LAYOUT (CEILING LEVEL)

Scale 1:100

1:100

2m 0 2m 4m 6m 8m 10m

Project			
Drawing Title: STRUCTURAL LAYOUT			
Scale: 1:100	Date: 24/03/26	Drawn By: JM	Checked: JM
Drawing Number: D06			Revision



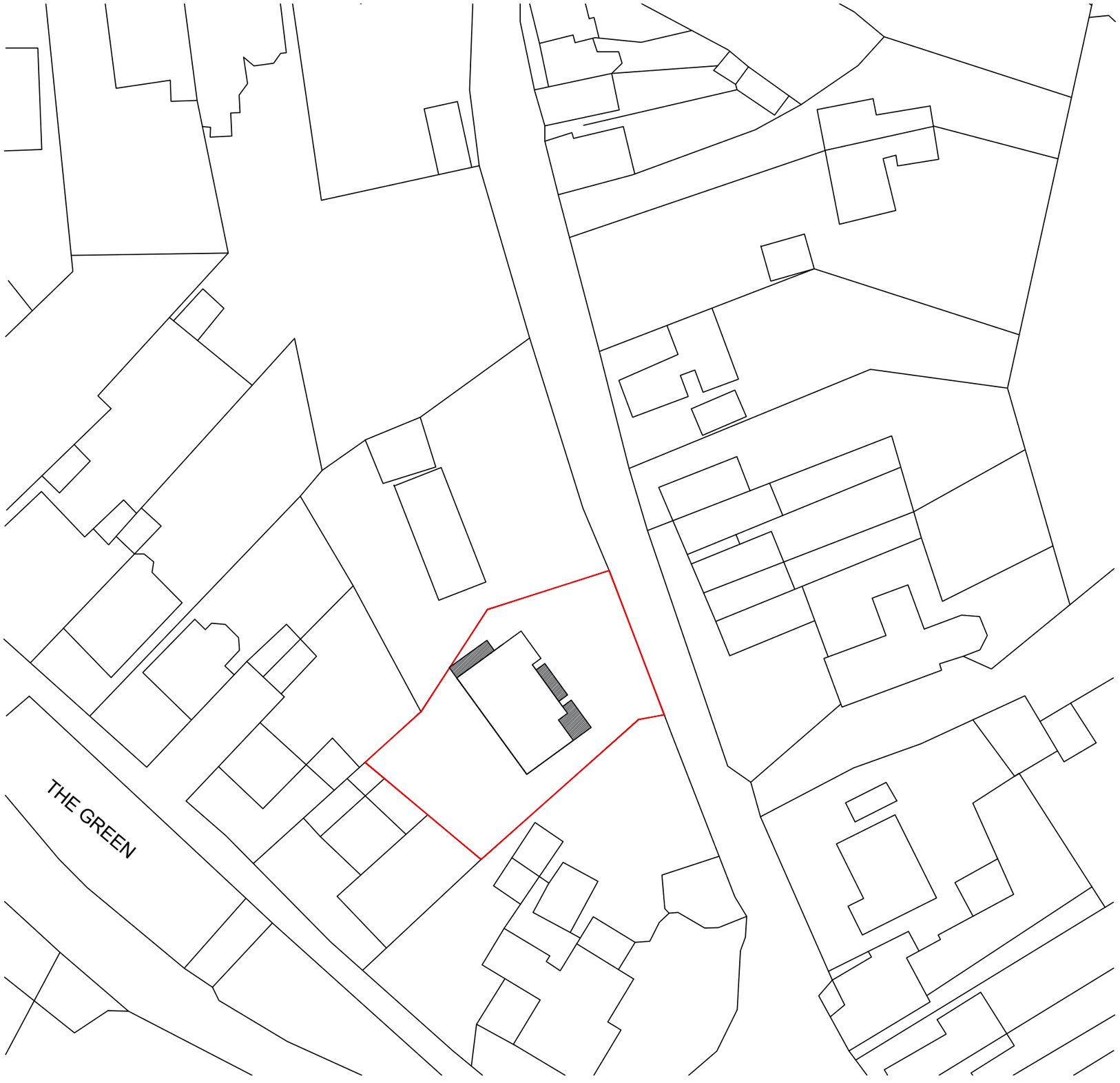
Project

Drawing Title

PROPOSED SECTION AA

Scale	Date	Drawn By	Checked
1:50	24/03/26	JM	JM

Drawing Number	Revision
D07	



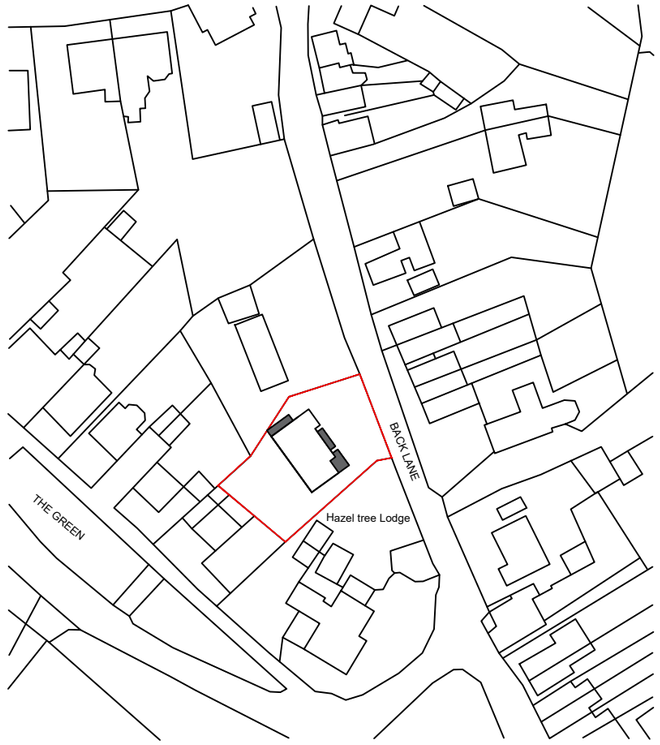
Scale 1:500

1:500

10m 0 10m 20m 30m 40m 50m

Project			
Drawing Title: BLOCK PLAN			
Scale: 1:500	Date: 24/03/26	Drawn By: JM	Checked: JM
Drawing Number: D08			Revision:

NORTH



Scale 1:1250

1:1250

25m 0 25m 50m 75m 100m 125m

Project			
Drawing Title: LOCATION PLAN			
Scale: 1:1250	Date: 24/03/26	Drawn By: JM	Checked: JM
Drawing Number: D09			Revision: