WALL LEGEND -

WALL TYPE 1
- Red brick to match existing external blockwork
- 100mm full fill cavity containing 90mm Celotex Thermaclass Cavity Wall 21 PIR insulation
- 100mm 7.3N/mm2 Tarmac Toplite 7 blockwork inner leaf
- 1No. 12.5mm plasterboard on dabs (25mm o/a thickness) with 3mm skim finish.

Above wall achieves 0.18W/m2K u value.

WALL TYPE 2
- Existing 260mm cavity red brick external wall
- 52.5mm thick Celotex PL4040 PIR insulation or similar insulation bonded to existing wall. Joints taped to form vapour control layer. Finished with 3mm skim finish.

Above wall achieves 0.30W/m2K u value.

Internal non loadbearing partition where indicated on plan separating structures between all WC compartments and habitable rooms to be 38 x 89mm timber studs at max 400mm ctrs or as otherwise indicated on drawings, with 12.5mm plasterboard (10 kg/m³) each side and 3mm plaster skim finish. Wetroom side of stud finished with 11mm OSB3 board to help with fixings. Studs to be filled with insulation in accordance with specification.

Notes

* These drawings are for planning & building regulations approval only.

* Any works carried out prior to the necessary approvals being granted are carried out at the clients own risk.

* These drawings are copyright and their use or reproduction without the written permission of Poulsom Architectural Design and Planning Services is prohibited.

* Party Wall - where work involves alterations to a party wall or works close to a boundary, it is the owners responsibility to comply with the necessary notices etc. required by the Party Wall Act. 1996. Notices to be served at least two months before work commences.

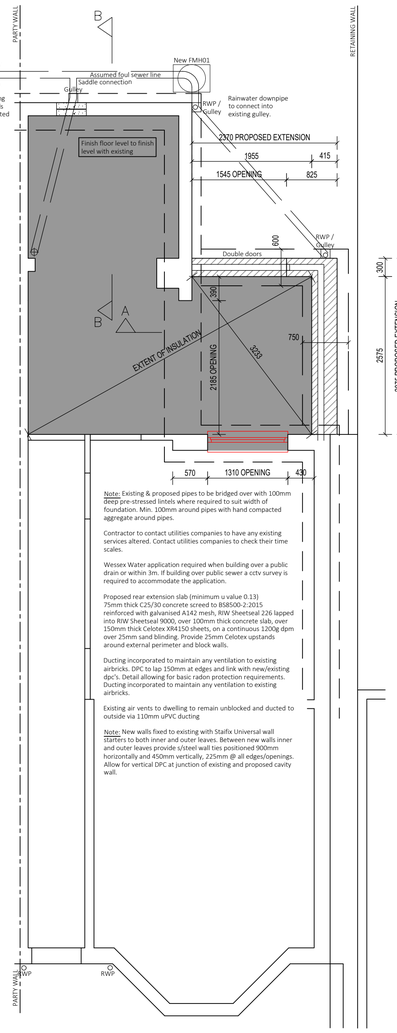
* General Notes - the contractor must comply in all respects with current building regulations & relevant building standards & practice whether specifically stated on this drawing or not.

* Before the start of work all site measurements, angles & levels must be checked by the contractor in the event of any inaccuracies on this drawing no liability or responsibility will be accepted once work has started.

* Only the materials on this drawing are to be used. Any substitutions must be of a similar quality & standard as that stated. All materials are to be used in accordance with manufactures instructions unless otherwise directed.

* All construction projects large and small are subject to the CDM Regulations (2015). If the development will be for a domestic Client or less than 30 days in duration then the responsibility for Health and Safety is then passed onto the Main Contractor. In all cases the Client may devolve the responsibility to a CDM Planning Supervisor, who will act on the Clients behalf. Please refer to Panning Supervisor for advice.

* Before starting work you need to check if any asbestos is present, in Commercial properties there should be a plan/register - Ask to see it. You need to check that the plan covers the area of the building that you will be working in and if you are doing refurbishment work that it includes a survey that tells you what types of asbestos is present and its condition. If there is no Register or survey or the report is not clear - Do not start work.



Note: Existing & proposed pipes to be bridged over with 100mm deep pre-stressed lintels where required to suit width of foundation. Min. 100mm around pipes with hand compacted aggregate around pipes.

Contractor to contact utilities companies to have any existing services altered. Contact utilities companies to check their time scales.

Wessex Water application required when building over a public drain or within 3m. If building over public sewer a cctv survey is required to accommodate the application.

Proposed rear extension slab (minimum u value 0.13)
75mm thick C25/30 concrete screed to BS8500-2:2015 reinforced with galvanised A142 mesh, RIW Sheetseal 226 lapped into RIW Sheetseal 9000, over 100mm thick concrete slab, over 150mm thick Celotex XR4150 sheets, on a continuous 1200g dpm over 25mm sand blinding. Provide 25mm Celotex upstands around external perimeter and block walls.

Ducting incorporated to maintain any ventilation to existing airbricks. DPC to lap 150mm at edges and link with new/existing dpc's. Detail allowing for basic radon protection requirements. Ducting incorporated to maintain any ventilation to existing airbricks.

Existing air vents to dwelling to remain unblocked and ducted to outside via 110mm uPVC ducting

Note: New walls fixed to existing with Staifix Universal wall starters to both inner and outer leaves. Between new walls inner and outer leaves provide s/steel wall ties positioned 900mm horizontally and 450mm vertically, 225mm @ all edges/openings. Allow for vertical DPC at junction of existing and proposed cavity wall.



Proposed 600mm wide strip foundation (refer to foundation detail for specification).

Note: Rainwater downpipes to connect into new soakaway.

Dotted lines indicate assumed existing foundations to be confirmed on site prior to work commencing.

Note: Proposed foundations not to undermine existing foundations of dwelling.

See Kitchen manufacturer's drawings for setting out of units, appliances and specialist lighting.

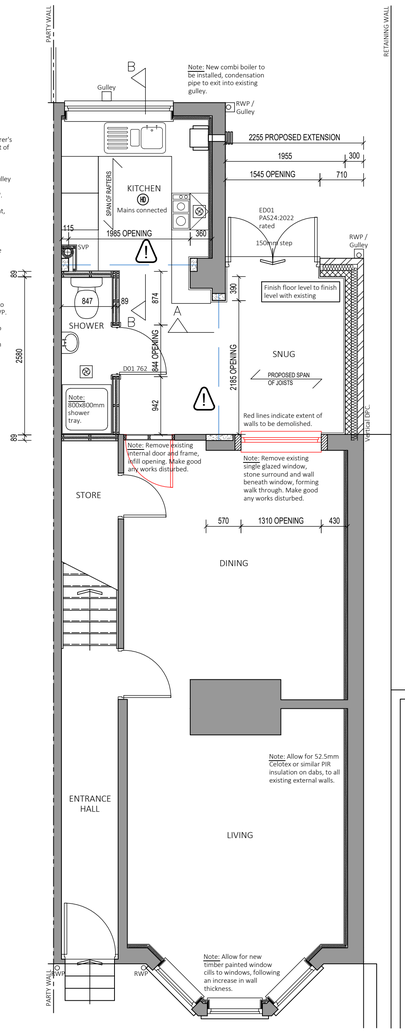
Use existing external gulley for Kitchen waste consisting of sink & DW.

Kitchen extract wall vent, achieving 60ltr/sec.

Note: 110mm SVP to be wrapped in insulation.

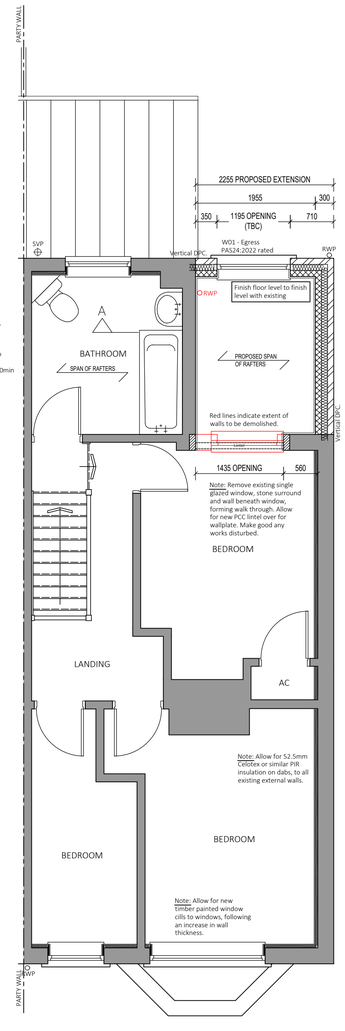
Note: Drainage from shower, WC and WHB to connect into existing SVP.

Note: Shower extract to terminate via tile vent, achieving 15ltr/sec with 10min over run.





Note: Allow for new retaining wall structure with French drain and two stage tanking system for the new cavity wall to proposed extension.

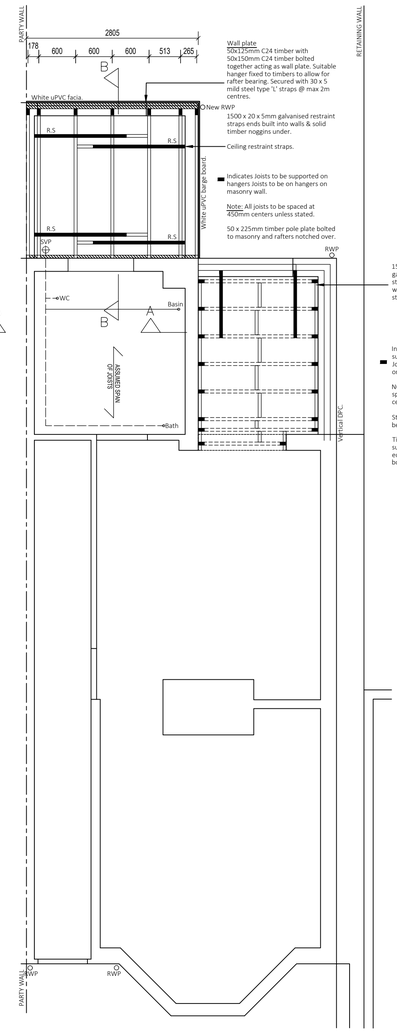


Note: Drainage from bath, shower, WC and WHB to connect into existing SVP.

Note: Bathroom extract to terminate via tile vent, achieving 15ltr/sec with 10min over run.

Note: Retain existing window to Bedroom 2 with stone cill. Relocate in new wall.





PROPOSED FOUNDATIONS AND WALL SETTING-OUT PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

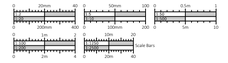
PROPOSED SINGLE STOREY EXTENSION RAFTER PLAN AND FIRST FLOOR JOIST PLAN

RISK SCHEDULE

ITEM	DESCRIPTION OF RISK & ACTION
⚠	Specific health & safety risks associated with this house type are highlighted with the caution symbol adjacent to the item of risk. Please refer to risk schedule contained on individual drawing.
	Unless highlighted there are no specific health & safety risks associated with this house type, as a direct result of our design, apart from the common issues associated with construction that will need to be assessed by a competent contractor prior to the undertaking of any works.

RISK SCHEDULE

ITEM	DESCRIPTION OF RISK & ACTION
⚠	Risk - Handling of large / heavy flat gauge lintel or steel beam Action - A method statement to be provided by installer and approved prior to commencement on site



do not scale this drawing, check all dimensions on site. this drawing is only to be used on the site for which designed all materials specified are subject to confirmation on site prior to works commencing. Figured dimensions and levels to be used, any inaccuracies must be notified to Poulsom Architectural Design and Planning Services. detail drawings and large scale drawings take precedence over smaller drawings.

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PRELIMINARY		TENDER	
PLANNING		CONSTRUCTION	✓

Poulsom
Architectural Design and Planning Services
Telephone - 07769 728671
enquiries@poulsom.co.uk

Revision Description

Drawing No. 296/102

Rev. -

Client Name -	Mr and Mrs Fleming	Scale -	1:50 @ A1
Site -	28 Park Lane, Chippenham, Wiltshire	Date -	June 2023
Drawing Title -	Proposed floor plan drawings	Drawn -	RP