



Existing Rear Elevation
Scale 1:100



Existing Side Elevation 1
Scale 1:100



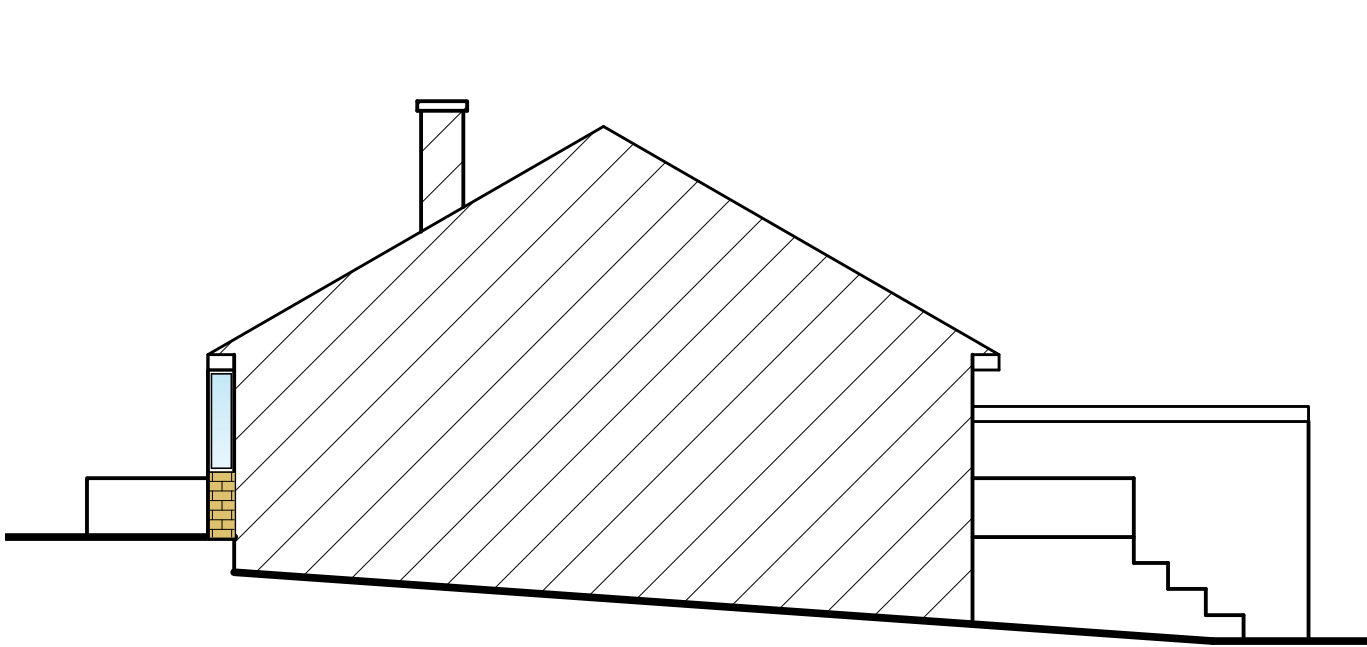
Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation 1
Scale 1:100



Existing Front Elevation
Scale 1:100



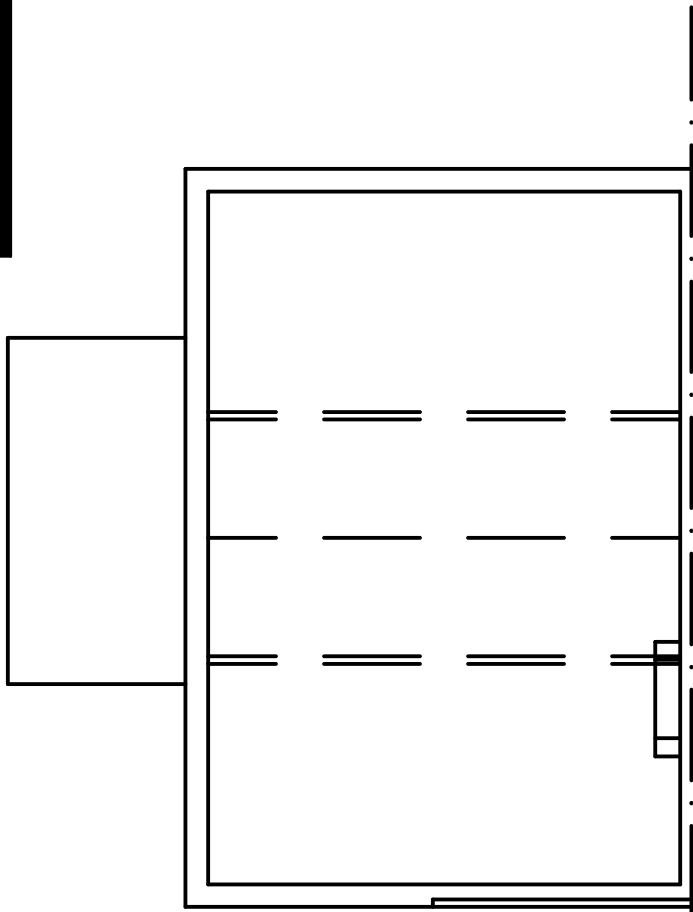
Existing Side Elevation 2
Scale 1:100



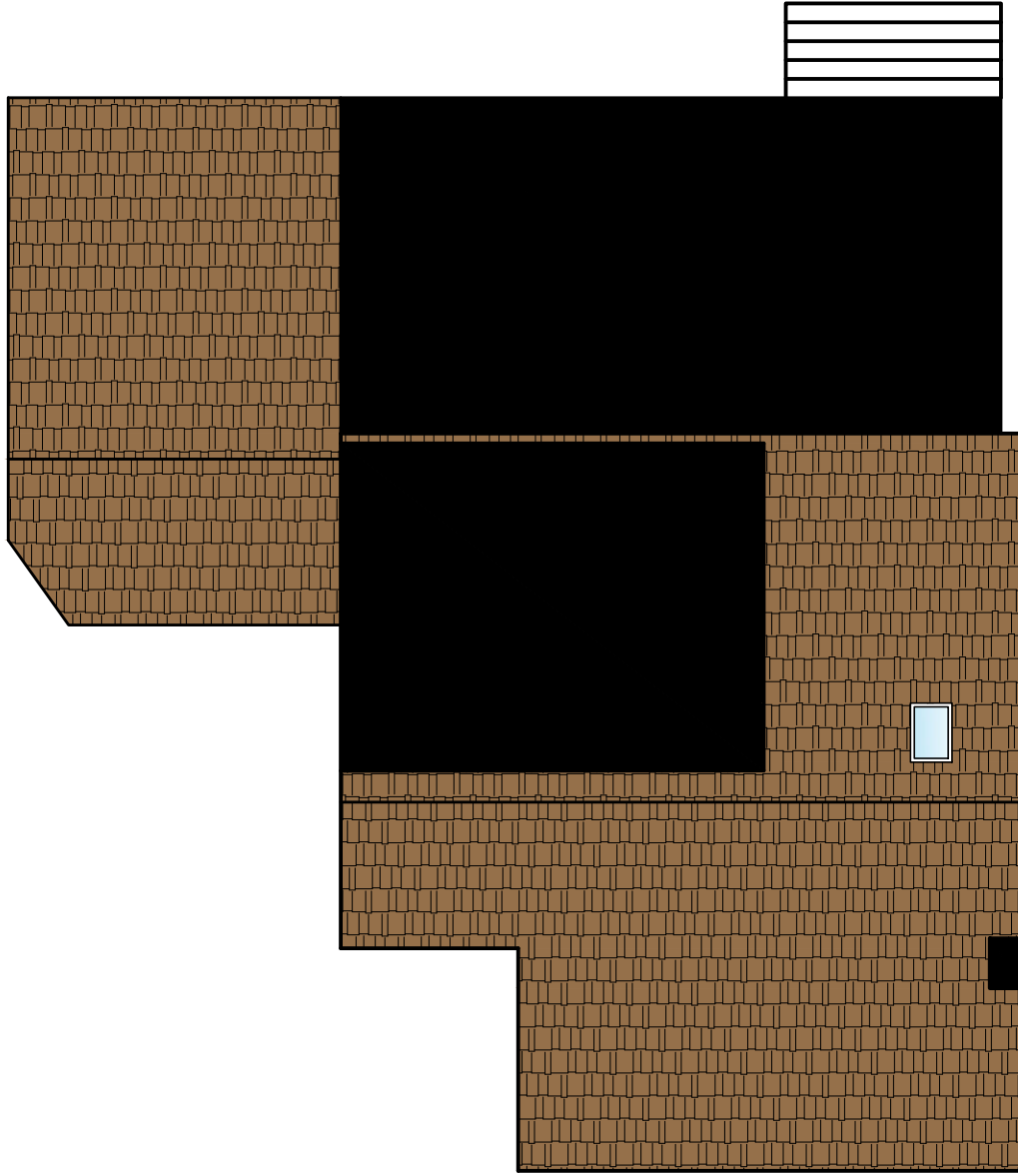
Proposed Front Elevation
Scale 1:100



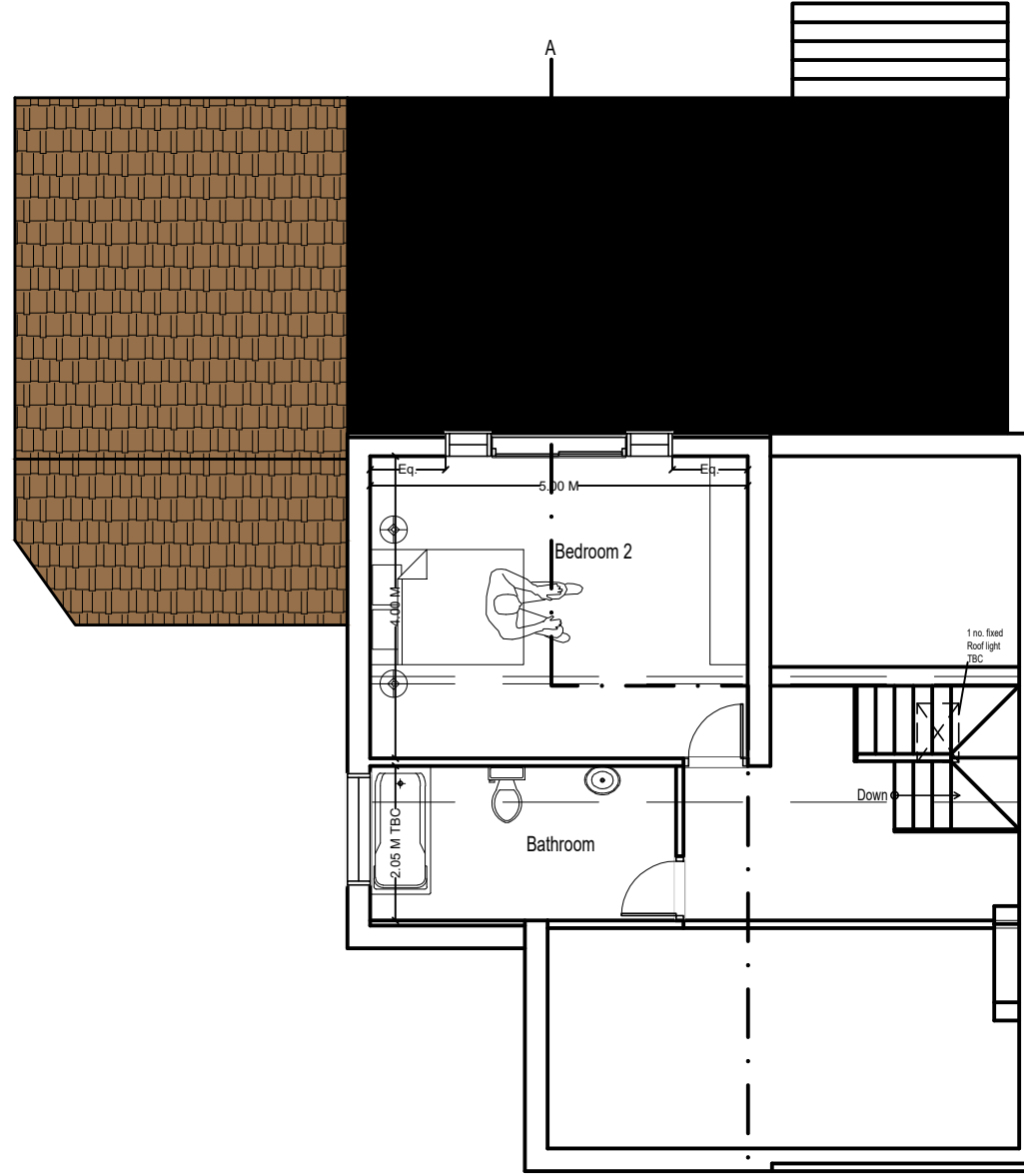
Proposed Side Elevation 2
Scale 1:100



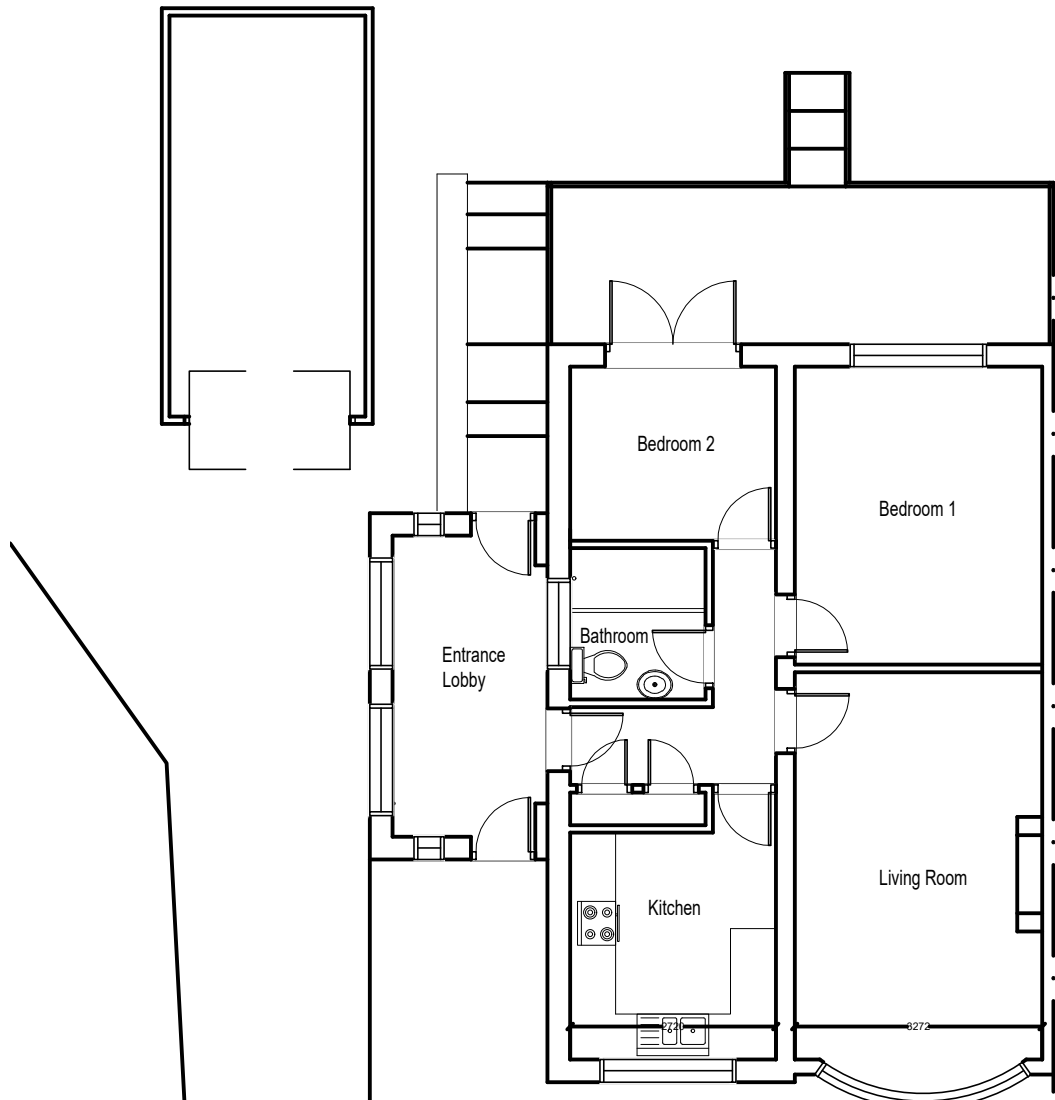
Existing Attic Floor Plan
Scale 1:100



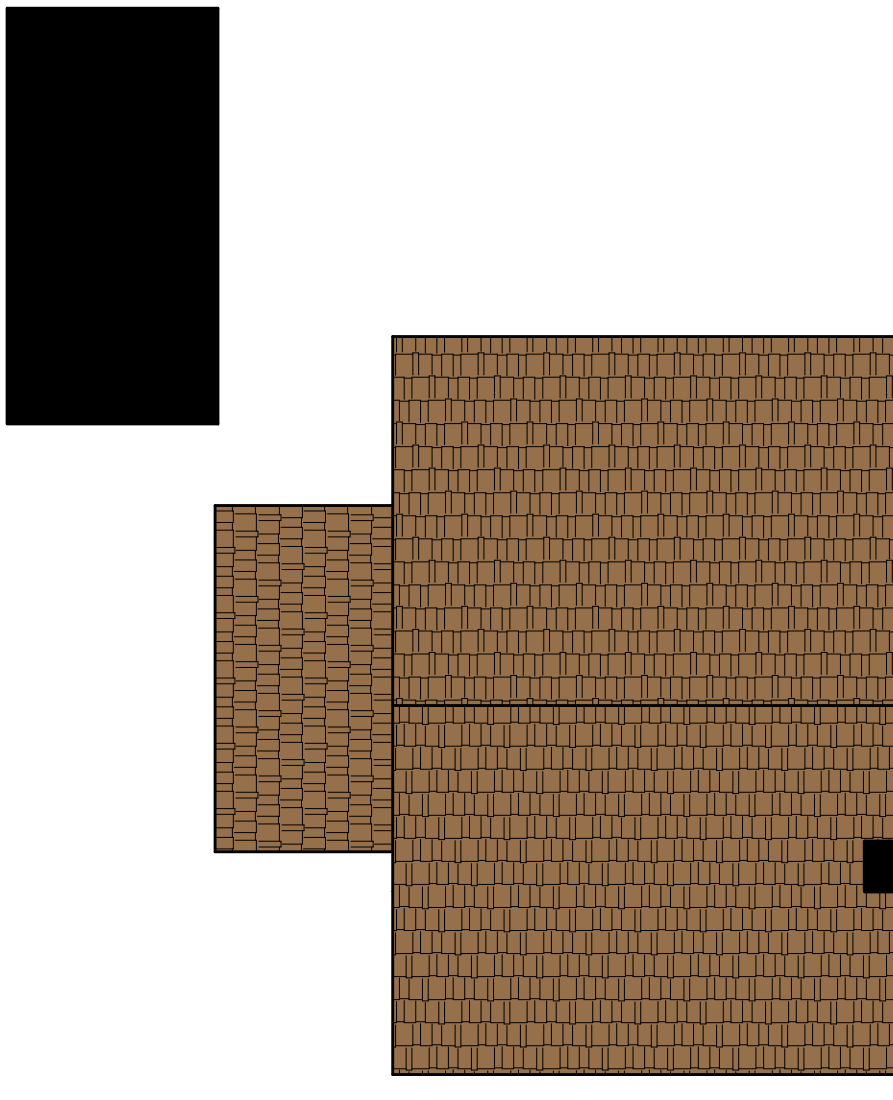
Proposed Roof Plan
Scale 1:100



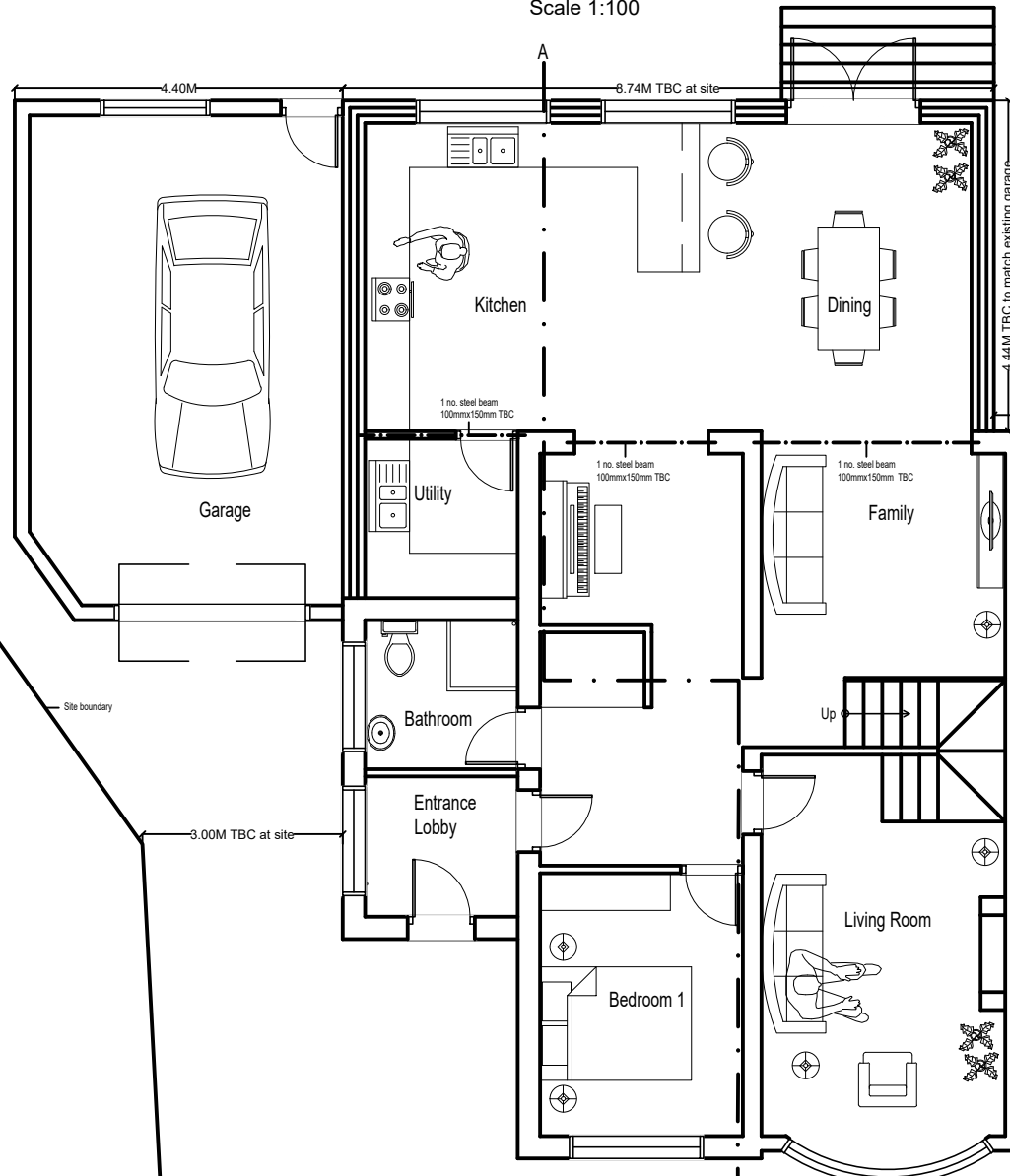
Proposed Attic Floor Plan
Scale 1:100



Existing Ground Floor Plan
Scale 1:100



Existing Roof Plan
Scale 1:100



Proposed Ground Floor Plan
Scale 1:100

Notes:
These plans are for planning and Building Regulation use, do not scale. All Dimensions to be checked on site.

Foundations and Excavations: Please check Structural Engineer's Details Document Reference: HWE-MMXVI-0112_Revand01

Ground Floor: Ground floor consist of Beam and Block floor with 50mm sand blinding. A 1200 gauge polythene lapped in with DPC in walls. Floor insulated over DPM with 100mm Celotek insulation or similar approved. Insulation to continue around floor perimeters to avoid thermal bridging. A 500 gauge Vapor Control Layer laid over the insulation and turned up 100mm at room perimeters behind the skirting, all joints lapped 150mm and sealed, provided over Vapour Control Layer. Finished with 75mm sand/cement finishing screed.

Ground Floor Walls: 15mm internal plaster finish inner leaf, 100mm Thermolite block, 100mm full fill cavity or 50mm Celotek, extended at least 150mm below the top of the perimeter floor insulation and supported on wall ties. 102mm outer brickwork to match existing.

Attic Floor Walls: 12.5 mm Plaster board with vapour barrier, 145mmx47mm Timber filled with insulation(20mm service void)25mmx50mm roof battens with moisture barrier, 150mmx20mm Composite cladding.

Roof Detail: Roof covering tiles to have 100mm head lap to match existing on roof felt with 50mm ventilation space. Rafter 150mmx50mm @ 400mm c/c with 38mmx25mm battens. Tighten to 100mmx50mm wall plates. 2x2x450mm fascia board and plywood soffit around extension with fly-screen. Celotek insulation with combined thickness of 150mm(50+50mm) filled between 150mmx50mm ceiling joists with 50mm ventilated airgap between insulation and plywood. 40mm Celotek TB2000 with 12.5mm p/b fixed to underside.

Sound insulation: Internal walls, floor void filled with 150mm insulation. All stud partitions on all floors filled with 100 mm insulation.

Ventilation: Windows having opening areas in excess of 5% of room area for each habitable room.

Bathroom/WC's fitted with extractor fans to provide 15 ltrs/sec all in accordance with F1.

Roof Void Ventilation: Ventilation of roof to equal 12mm continuous soffit vent and air brick on gable to BS5550:2000, Clauses 9.1, 9.2, and 9.4.

Glazing-All glazing within critical locations defined in Approved Document N must be safety glass compliant with BS 6206.

Windows glazed not to exceed a 'U' value 1.8 W/m²K.

Electrical: Electrical sockets not higher 450mm above finished floor level. Light switches to a height of 1200 mm. Energy efficient light to be fitted.

All electrical installations work that involved adding new circuit or electrical work carried out by a competent person who is registered with a Part P Self Certification Scheme, by an authorized body (a completion certificate/certificate of compliance obtained from their authorized body (NICEIC, ELECSA, NAPIT etc.) BS 7671:2001.

The proposed electrical installation, earthing and bonding installed to current IEE regulations & to comply with Part P requirements of the Building regulations. Fixed fitting taking only lamps having a luminous efficiency of 40 lumens per circuit watt used at one per 25 m² of floor area or three of four or 75% fittings which ever is the greater.

Heating: Extended existing central heating to new areas to client's instructions by CORG/ registered approved engineer. New radiators fitted with TRV to control temperature, boiler or a timer and suitable interlinked used with pipework insulated to non heated locations. Detailed in the SAP calculation given 5 days prior to occupation.

Fire Precautions: Steel beams to have two layers of 9.5 mm plasterboard skimmed to give 90 mins fire resistance. All doors to stairway serving habitable rooms are to be FD20 doors with 25x25mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c(existing to be replaced with new). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Mains operated, self contained and inter linked smoke alarms must be provided at each landing level. The smoke alarms must conform to BS 5446: Part 1. All units to have rechargeable batteries in case of mains power loss. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glaze.

Drainage: ALL DRAINS TO THE SATISFACTION OF LIA.

All underground drainage to be to material, size and fall as agreed with Building Inspector and to BS 8301 and BS 5572.

Proposed foul and surface water drainage to connect to existing onsite sewers.

All appliances to have min 50mm seal WC to have min 50mm seal. Branch pipes for WC 50 mm dia to shower and basin with a 75 mm seal. WC to have 100mm dia pipe with a 75 mm seal. All below ground drainage to have a min falls 1:80. SVP not to exceed 3.0m. Branch pipe to connect into existing SVP. Trapped gullies to be provided to all water down pipes.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

All existing foundations, lintels accepting additional load, exposed, if necessary, for consideration by the contractor and the Building Control Surveyor and upgraded if found necessary.

ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) MENTIONED IN THIS DRAWING ARE ONLY INDICATIVE.



All Structural elements shown on drawings are only indicative and are subject to structural engineer's and contractor's consideration.
This drawing shall not be altered, copied or reproduced in anyway without prior permission of Mrs Prachi Bhawe.

Single Storey Rear Extension with Garage and Attic Conversion

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Drawn by : Mrs Prachi Bhawe

Date	Scale	Revision	Sheet
01/02/2026	1:100	1.0	1 of 2