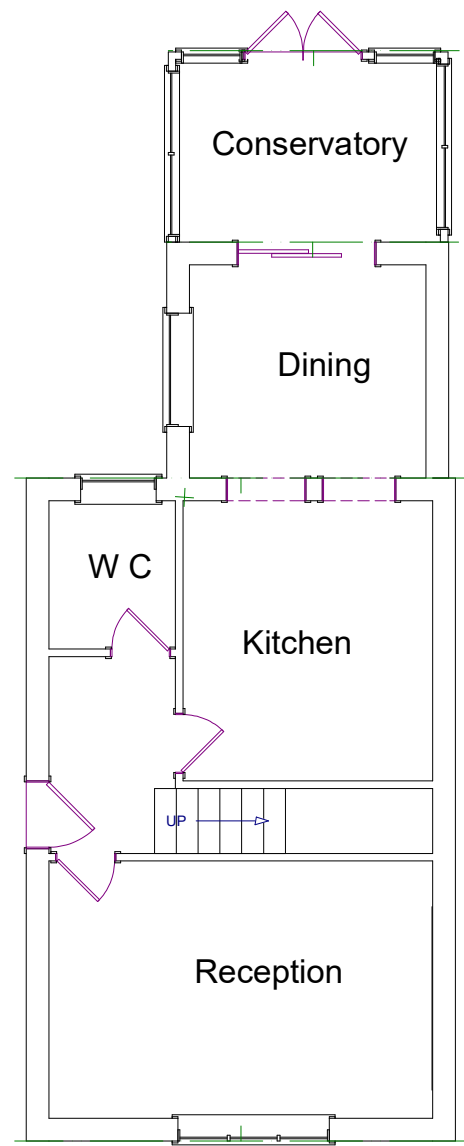


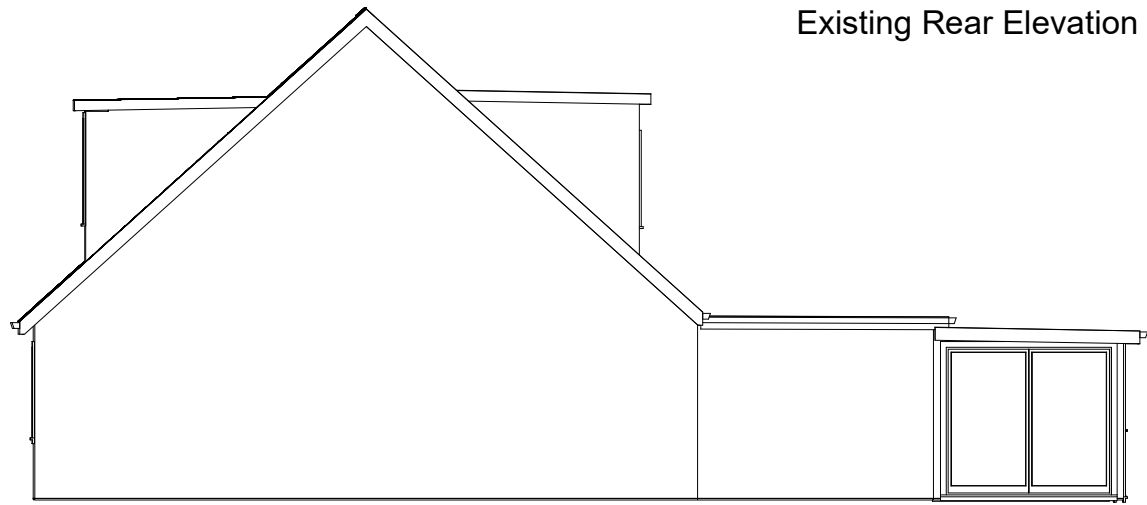
Existing Conservatory to be demolished



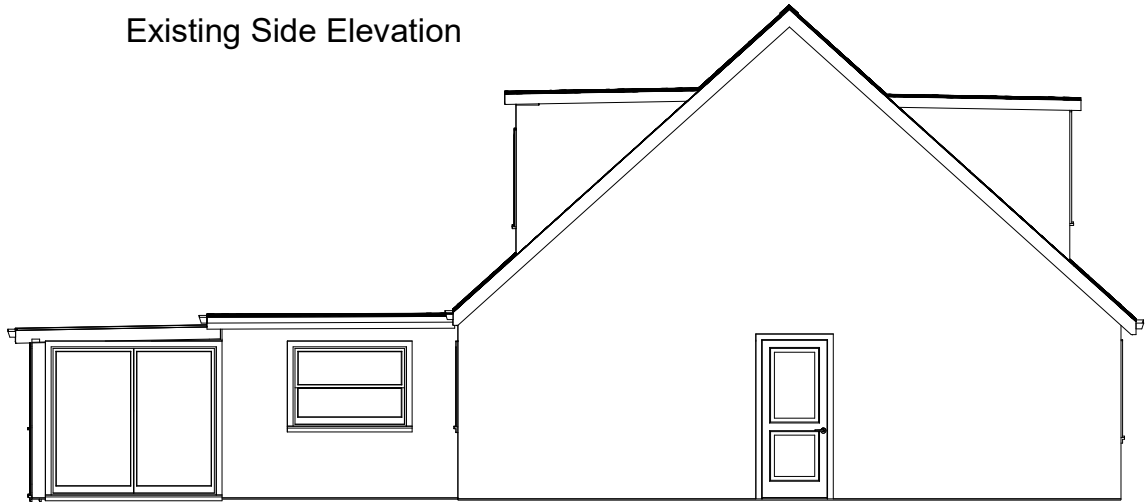
Existing Floor Plan



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

Sheet #

1



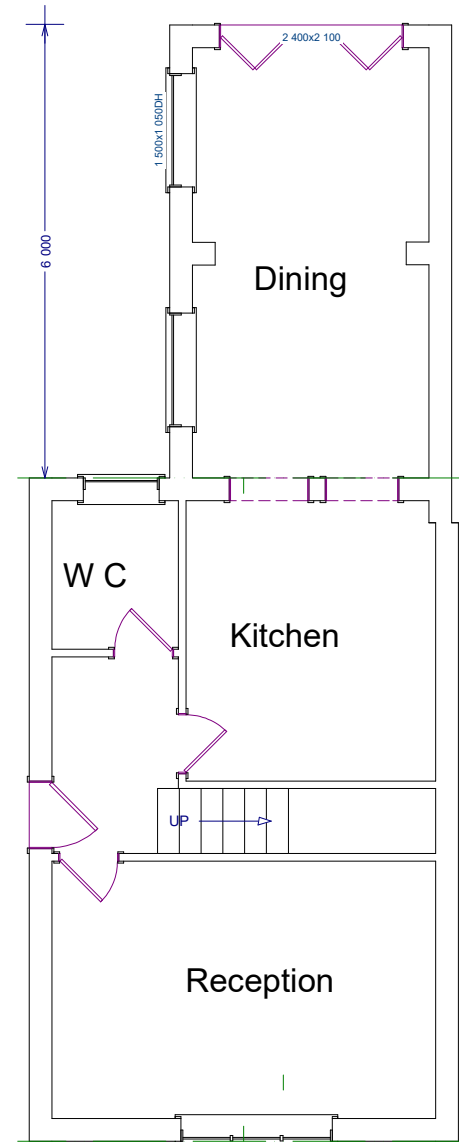
31/03/2026

Scale: 1:100
A3

responsibility is not accepted for errors made by others in scaling from this drawing.
All Construction information should be taken from figured dimensions only and thoroughly checked on site.

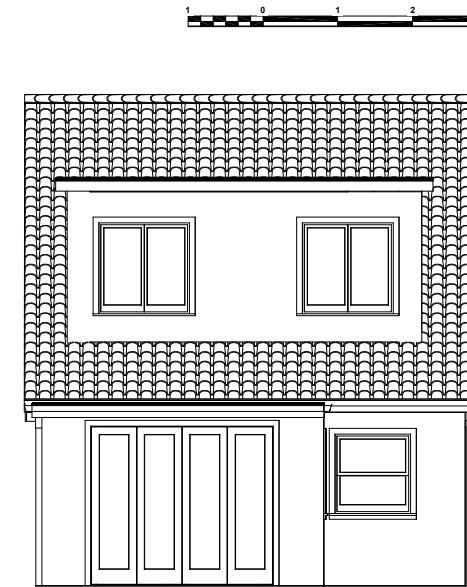
50 Barley Close
Warminster
BA12 9LX

Radstock design
7 Fortescue Road
Radstock
BA3 3PL
07772496905

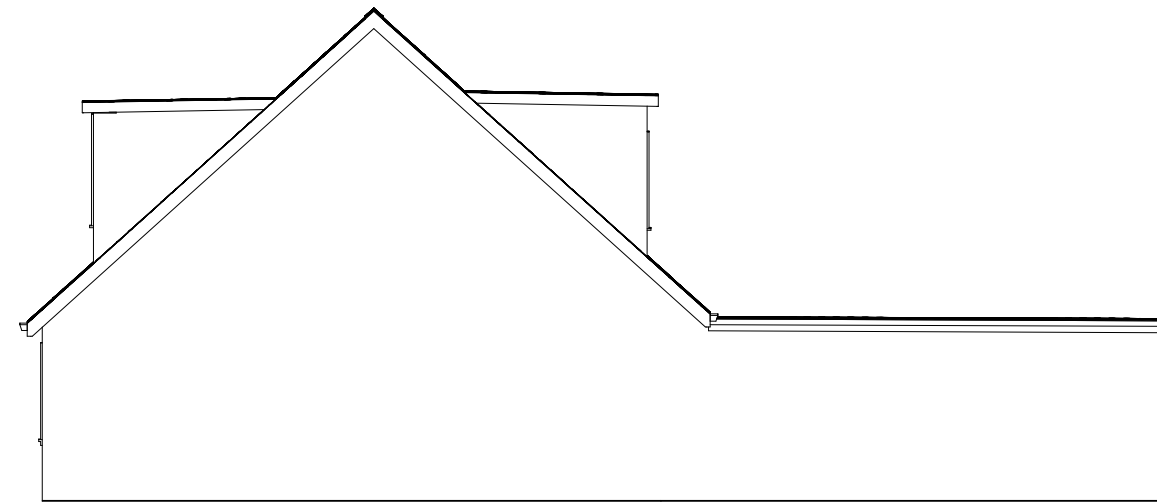


Proposed Floor Plan

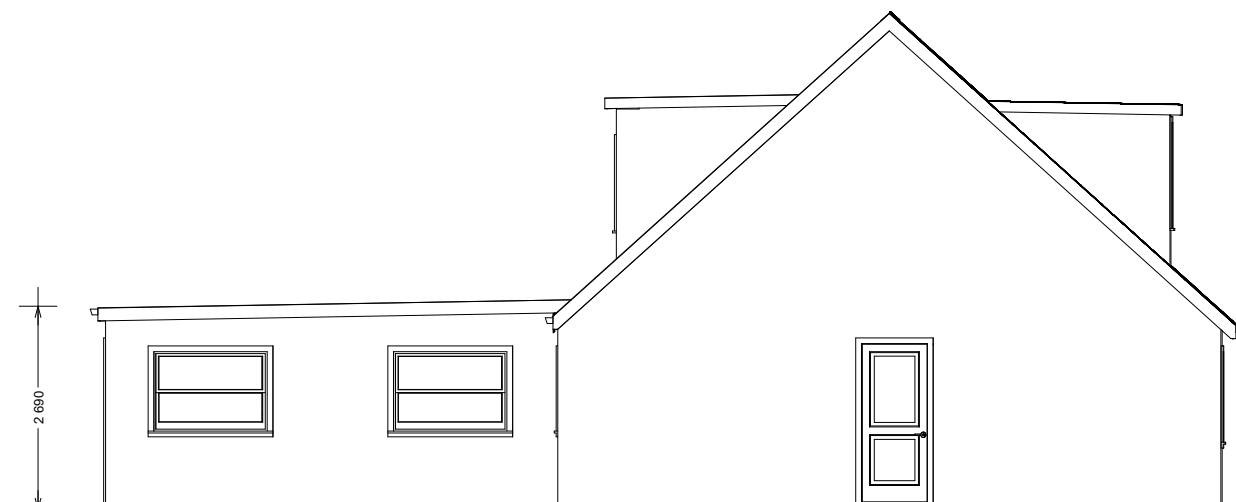
"The proposed extension has a maximum height of 2.9 metres and is located within 2 metres of a boundary. The proposal therefore complies with Schedule 2, Part 1, Class A.1(i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)."



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

Sheet #

2



31/03/2026

Scale: 1:100
A3

responsibility is not accepted for errors made by others in scaling from this drawing.
All Construction information should be taken from figured dimensions only and thoroughly checked on site.

50 Barley Close
Warminster
BA12 9LX

Radstock design
7 Fortescue Road
Radstock
BA3 3PL
07772496905

NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

- For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.
- For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
- For all other works – constructed 15% of the overall work.

NOTICE OF COMPLETION

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.
The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

Sheet #

4



31/03/2026

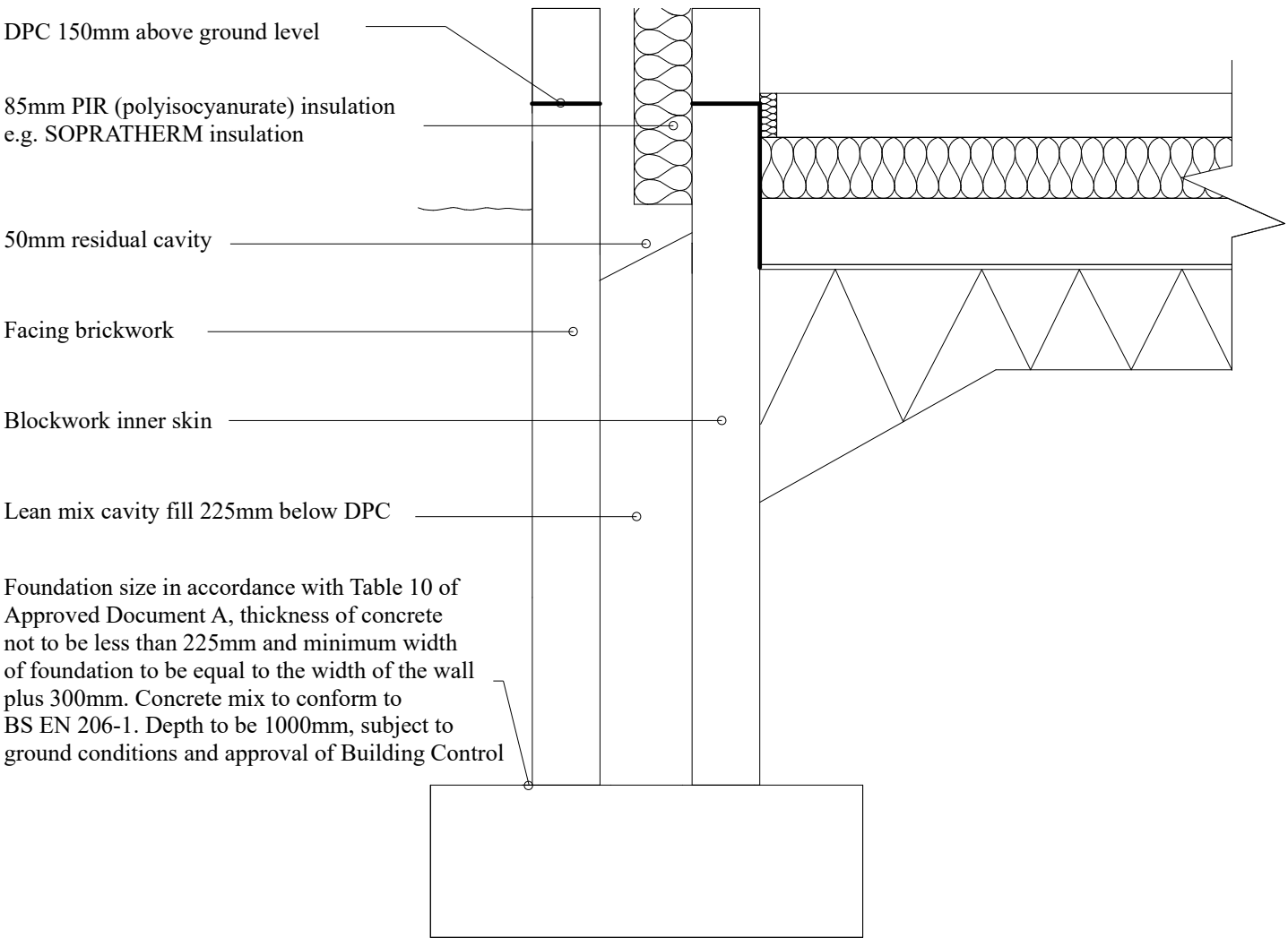
Scale:

responsibility is not accepted for errors made by others in scaling from this drawing.
All Construction information should be taken from figured dimensions only and thoroughly checked on site.

50 Barley Close
Warminster
BA12 9LX

Radstock design
7 Fortescue Road
Radstock
BA3 3PL
07772496905

STRIP FOUNDATION



STRIP FOUNDATION

Provide concrete strip foundation in accordance with Table 10 of Approved Document A, thickness of concrete not to be less than 225mm and minimum width of foundation to be equal to the width of the wall plus 300mm. Concrete mix to conform to BS EN 206:2013(+A2:2021) and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, depth and size of foundation to be approved on site by Building Control to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations (+A1:2020). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, Building Control to be contacted and the advice of a Structural Engineer should be sought.

Sheet #

5



31/03/2026

Scale:

responsibility is not accepted for errors made by others in scaling from this drawing. All Construction information should be taken from figured dimensions only and thoroughly checked on site.

50 Barley Close
Warminster
BA12 9LX

Radstock design
7 Fortescue Road
Radstock
BA3 3PL
07772496905



31/03/2026

Scale:

responsibility is not accepted for errors made by others in scaling from this drawing.
All Construction information should be taken from figured dimensions only and thoroughly checked on site.

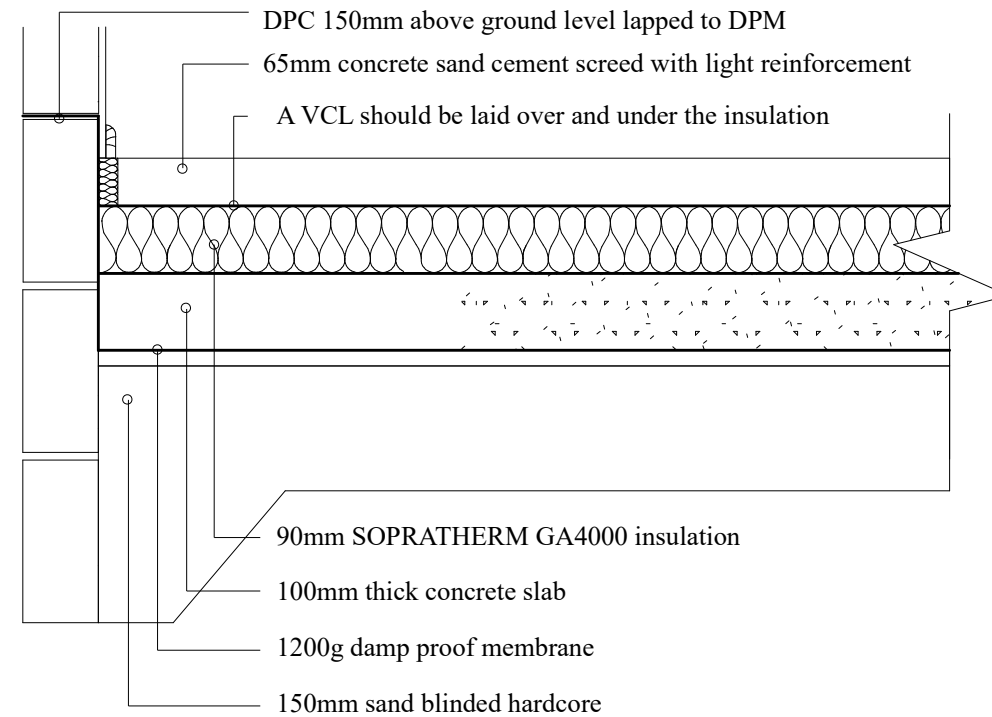
50 Barley Close
Warminster
BA12 9LX

Radstock design
7 Fortescue Road
Radstock
BA3 3PL
07772496905

SOLID GROUND FLOOR

U-value 0.18 W/m²K

P/A Ratio 0.5



SOLID FLOOR – INSULATION OVER SLAB (Screed Finish)

To achieve a minimum U-value of 0.18 W/m²K

P/A ratio 0.5

Solid ground floor to comprise 150mm minimum well-compacted hardcore, blinded with 50mm sand or other suitable fine material.

Provide 100mm minimum GEN1 (or RC20) ground-bearing concrete slab complying with BS EN 206 and BS 8500.

Lay a proprietary polyethylene damp proof membrane not less than 1200 gauge (300 micron), or 1600 gauge where required by the local authority, site conditions or where acting as a combined gas/radon membrane, installed in accordance with the manufacturer's recommendations. Lap and seal joints in accordance with the manufacturer's details and link the membrane with the damp proof course within the walls.

Provide 90mm Sopratherm (Celotex) GA4000 insulation over the DPM.

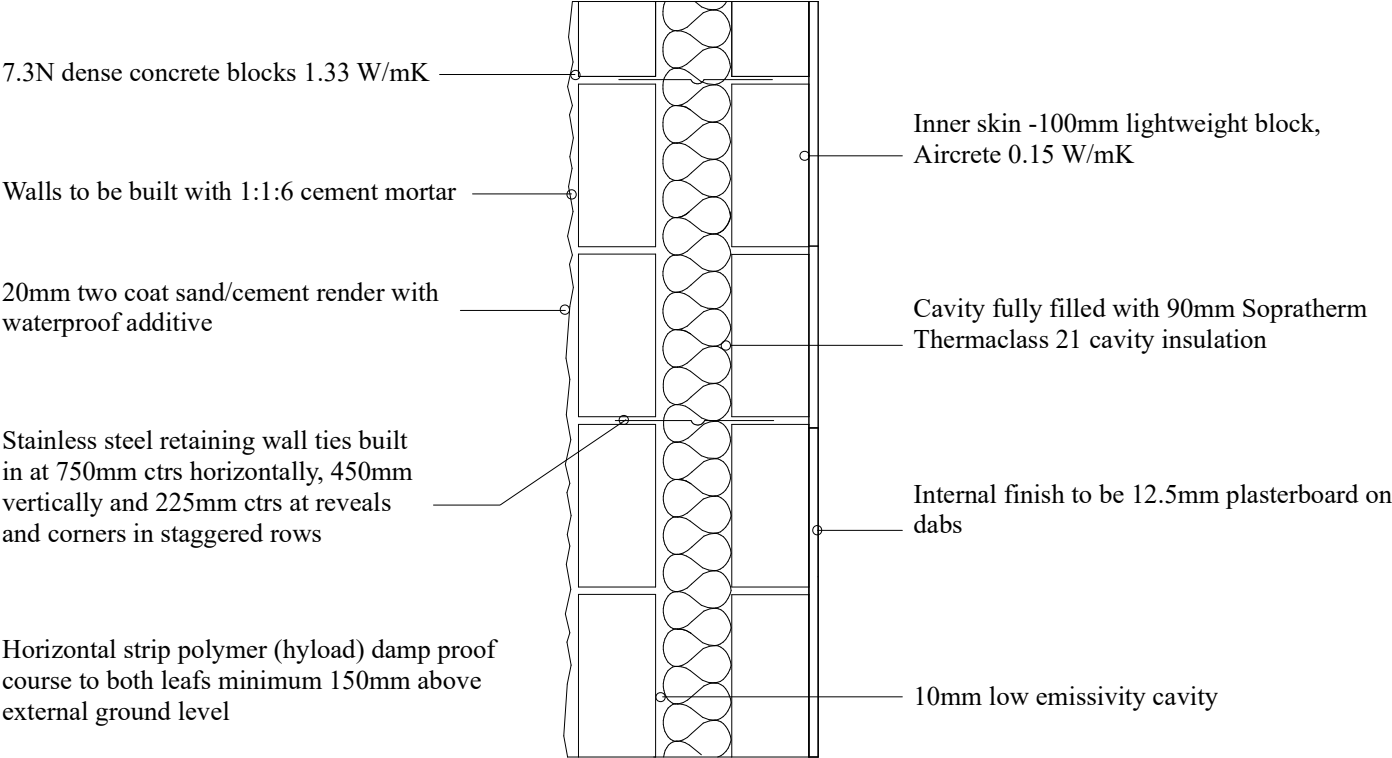
Continue 25mm perimeter insulation around floor edges to reduce thermal bridging.

Provide a vapour control layer over the insulation (and beneath the insulation where required by the insulation manufacturer) with 150mm lapped and sealed joints, turned up at room perimeters behind the skirting to maintain continuity.

Finish with 65mm minimum sand/cement screed, reinforced where required in accordance with the screed manufacturer's recommendations and ready to receive the final floor finish.

FULL FILL CAVITY WALL

U-value 0.18 W/m²K



WALLS BELOW GROUND

All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K
20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm 7.3N dense concrete blocks, 1.13 W/m²K e.g. Stowell. Full fill the cavity with 90mm Soprema (Celotex) Thermaclass Cavity Wall 21 as manufacturer's details, leave 10mm cavity between the insulation and outer skin. Inner leaf to be 100mm lightweight, 0.15 W/m²K, e.g. Celcon solar, Toplite standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.
Vertical joints in the board must be staggered and all joints tightly butted.
All details including corner and junction to be as relevant BBA certificate.
Location to be assessed for suitability of insulation boards.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.
Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

CAVITIES

Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

Sheet #

7



31/03/2026

Scale:

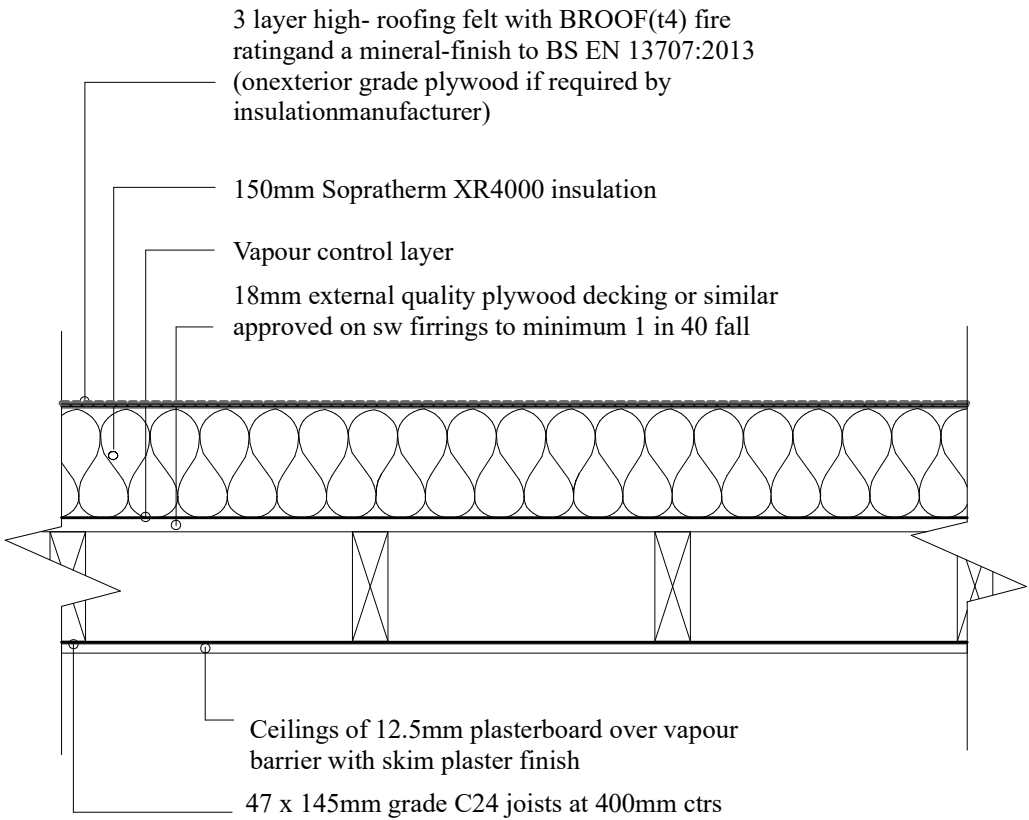
responsibility is not accepted for errors made by others in scaling from this drawing.
All Construction information should be taken from figured dimensions only and thoroughly checked on site.

50 Barley Close
Warminster
BA12 9LX

Radstock design
7 Forescue Road
Radstock
BA3 3PL
07772496905

WARM FLAT ROOF

U-value 0.15 W/m²K



WARM FLAT ROOF

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value 0.15 W/m²K

Roof surface to be 3 layer high-performance roofing felt achieving BROOF(t4) designated fire rating for surface spread of flame with mineral-finished top layer for UV and weather resistance, in accordance with BS EN 13707:2013, on 18mm external quality ply (ply optional, see manufacturer's details) over 150mm Sopratherm (Celotex) XR4000 insulation.

Insulation to be installed over a vapour control layer (VCL) and fixed to 18mm exterior-grade plywood laid on firrings to create a 1:40 fall. Roof structure to comprise 47 x 145mm C24-grade timber joists at 400mm centres, with a maximum span of 3.22m (refer to Structural Engineer's details for confirmation of sizes). Underside of joists to be fitted with a vapour barrier and finished with 12.5mm plasterboard and a plaster skim coat. A cavity tray is to be installed where the new roof meets the existing structure. Provide restraint to flat roof by fixing of 30 x 5 x 1200mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

Sheet #

8



31/03/2026

Scale:

responsibility is not accepted for errors made by others in scaling from this drawing. All Construction information should be taken from figured dimensions only and thoroughly checked on site.

50 Barley Close
Warminster
BA12 9LX

Radstock design
7 Fortescue Road
Radstock
BA3 3PL
07772496905

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS EN 12600, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authority approval), filled with suitable granular fill and provided with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1.
Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.
External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.
Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.
Internal doors should be provided with a 10mm gap below the door to aid air circulation.

FLAT ROOF VENTILATION

Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

Sheet #

9



31/03/2026

Scale:

responsibility is not accepted for errors made by others in scaling from this drawing. All Construction information should be taken from figured dimensions only and thoroughly checked on site.

50 Barley Close
Warminster
BA12 9LX

Radstock design
7 Fortescue Road
Radstock
BA3 3PL
07772496905