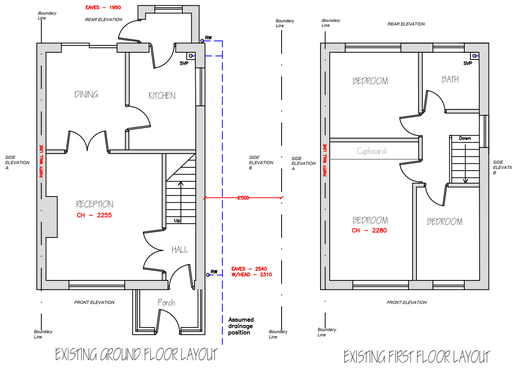
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1 EXISTING FLOOR LAYOUTS

Scale: 1:100



EXISTING GROUND FLOOR LAYOUT

EXISTING FIRST FLOOR LAYOUT

2 EXISTING ELEVATIONS

Scale: 1:100



EXISTING FRONT ELEVATION

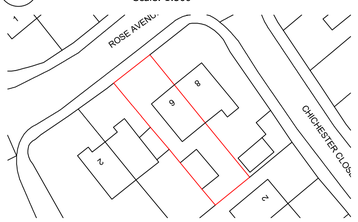
EXISTING SIDE A ELEVATION

EXISTING REAR ELEVATION

EXISTING SIDE A ELEVATION

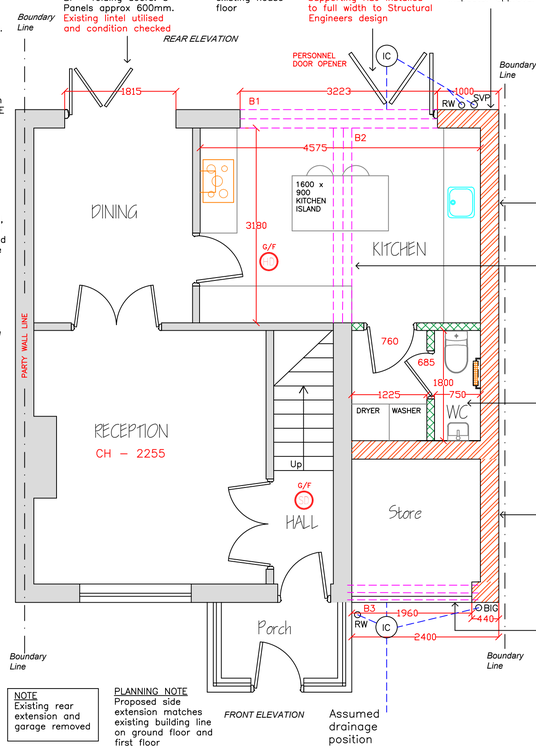
5 EXISTING BLOCK PLAN

Scale: 1:500

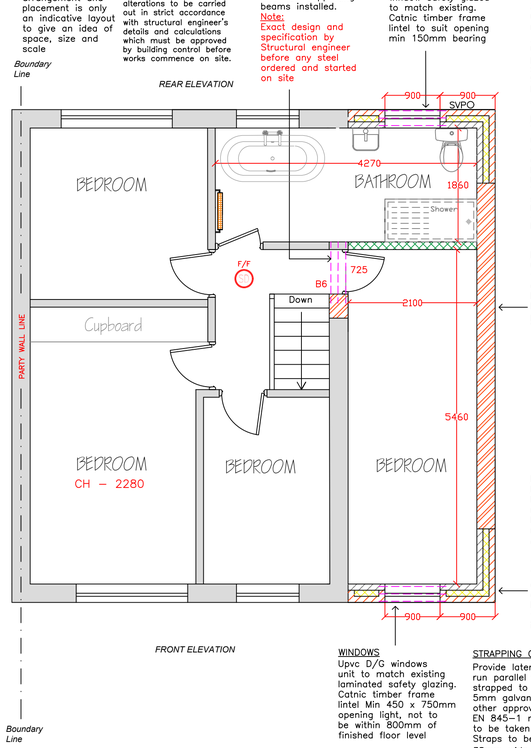


3 PROPOSED FLOOR LAYOUTS

Scale: 1:50



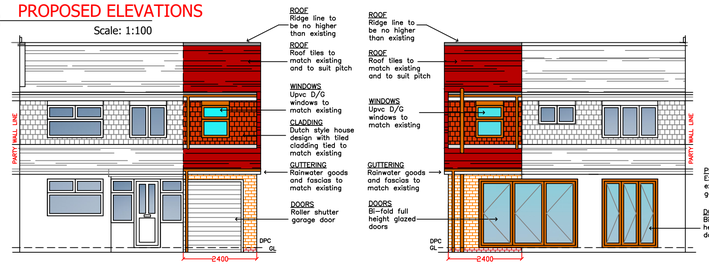
PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

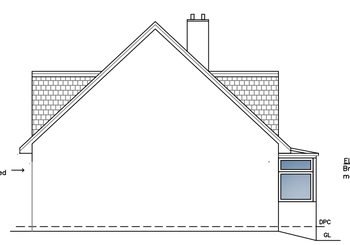
4 PROPOSED ELEVATIONS

Scale: 1:100

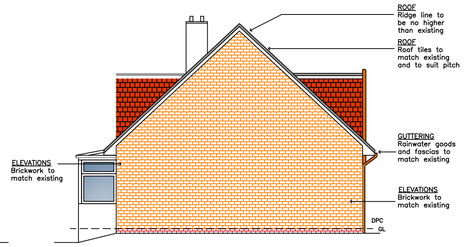


PROPOSED FRONT ELEVATION
scale - 1:100

PROPOSED REAR ELEVATION
scale - 1:100



PROPOSED SIDE A ELEVATION
scale - 1:100 (No Change)



PROPOSED SIDE B ELEVATION
scale - 1:100

ROOM LAYOUT
Note – Furniture arrangement and placement is only an indicative layout to give an idea of space, size and scale

ROOF WORKS
Existing roof structure to be assessed and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site.

STRUCTURE
Existing walls removed and new supporting beams installed.
Note:
Exact design and specification by Structural engineer before any steel ordered and started on site

WINDOWS
Upvc D/G OBSCURE window safety glazed to match existing. Catnic timber frame lintel to suit opening min 150mm bearing

LATERAL RESTRAINT
Secure first 3 rafters to walls at ceiling, with 30 x 5 G.M.S straps to CP111 including noggins under straps between joists at 2000mm max C/C – Secure wall plates to wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

ROOF CONSTRUCTION
To be mix of traditonal mono pitch flat dormer style roof to timber elevations at front and back and truss rafters. Roof to manufactured from Truss's – All details to be supplied by Truss Manufacturer Truss design – trusses to be to BS5268 Part 3 1985

BRICKWORK
Cavity wall brick work to match existing to gable end pike – to be tied into main house using crocodile profile vertical ties. Vertical DPC required.

FIRST FLOOR CONSTRUCTION
Min 47 x 170mm C24
First floor joists to run from side to side on new extension internal wall spaced at 400mm centres. Floor joists doubled up under partition wall locations

FIRST FLOOR INSULATION
Minimim 100mm mineral wool insulation between new floor– minimum density equivalent to 10g/m3.

TIMBER ELEVATIONS
Timber cavity wall construction to match existing Dutch style house design with tiles cladding tied into existing

WINDOWS
Upvc D/G windows unit to match existing laminated safety glazing. Catnic timber frame lintel Min 450 x 750mm opening light, not to be within 800mm of finished floor level

STRAPPING OF FLOORS
Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000 x 30 x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845–1 max 2.0m centres, straps to be taken across minimum 3 joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

STRUCTURE
Its is recommended that a trial hole be excavated to assess the existing foundation design and ground conditions to assess suitability of existing structure for additional building above.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low–E glass. Window energy rating to be Band C or better and to achieve a U–value of 1.4W/m2K.

HEATING
New heating provided to the extension and rear rooms. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be inline & in accordance with the Local Water Authorities by laws, the Gas Safety requirements and IEEE regulations.

ELECTRICS
The amount and type of new light fittings, sockets, switches etc including color and style is to be agreed between the client and contractor before any work commences

ROOM LAYOUT
Note – Furniture arrangement and placement is only an indicative layout to give an idea of space, size and scale

DPC
Insulated damp proof course at wall junctions to be used if cavities cannot be made continuous

EXTRACTOR FANS
Kitchen extract fan to provide min 30 l/s if adjacent to hob or 60 l/s elsewhere. Utility extract fan to provide 30 l/s. WC extract fan to provide 15 l/s, all ducted to external air

DOORS
Existing sliding doors replaced with new powder coated aluminium full height safety glazed Bi – folding doors. 3 Panels approx 600mm.
Existing lintel utilised and condition checked

FLOOR LEVEL
New proposed extension CONCRETE floor to be level with existing house floor

DOORS
Powder coated Aluminium full height safety glazed Bi – folding doors. 3 Panels approx 1000mm.
Supporting RSJ installed to full width to Structural Engineers design

STRUCTURE
Minimum 665mm brickwork structural returns on corners to Building Control inspector approval

KITCHEN
Design, layout, style, colour and the full specification to be agreed with the client before first fix electrics and plumbing works carried out as well as ordering

DRAINAGE
Exact drainage run exposed on site during the construction and new connections to be confirmed onsite by Building Control Officer. Any drainage under extension to be lintel over and bedded on P gravel

BRICKWORK
Cavity wall brick work to match existing – to be tied into main house using crocodile profile vertical ties. Vertical DPC required.

STRUCTURE
Existing walls removed and new supporting RSJ beams installed. Note:
Exact design and specification by the Structural engineer before any steel ordered and started on site

DRAINAGE
Layout and connections are provisional, to be confirmed on site by Contractor following United Utilities searches. WC to run to rear SVP located either internally or externally to BC approval and on site check when drains excavated

ELEVATIONS
Side elevation in cavity wall brick work to match existing. Closed off store to front accessed from roller shutter door and can be used for refuse bin storage

DOORS
Roller shutter garage door with Catnic box section lintel above to suit opening min 150mm bearings

SPECIFICATION (As applicable)

GENERAL
The Contractor include for all works as detailed on these plans and shall visit the house prior to quoting and commencing any works to familiarise himself with the works and shall fully satisfy himself of the full extent of the works required. All works shall comply with the current British standards and regulations as applicable. All works to be inspected by the planners and building control, as required during the course of the works and on completion and approved by them.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the work:

(a)Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project OR (b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

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.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206–1 and BS 8500–2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations. 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, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.18 W/m²K
Solid ground floor to consist of 150mm consolidated well–rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celotex GA4000 insulation.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500–2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross–ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

VENTILATION OF FLOOR
Provide cross–ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through the radon barrier

VENTILATED FLAT ROOF
To achieve U value of 0.15 W/m²K
Glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, on 18mm exterior grade plywood, laid on firings to give a 1:40 fall on 47 x 150mm grade C24 timber joists at 400 ctrs, max span 3.22m (see Engineer's details for sizes). Cross–ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 100mm Celotex GA4000 between joists and 60mm under joists. Ceiling construction to be 12.5mm plasterboard over vapour barrier with skim plaster finish.
Provide cavity tray where roof meets existing wall. Provide restraint to flat roof by fixing using 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.

TIMBER FRAME WALL
To achieve minimum U Value of 0.18 W/m²K
Tiles hung vertically on 25 x 38mm preservative treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm ctrs or to s/engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

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
New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 90mm Eostherm Eco–Cavity full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermalite turbo. 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 (hylload) damp proof course to both internal and external skins 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 bonds. Wall ties to be suitable for cavity width and in accordance with BS EN 845

CAVITIES
Provide cavity trays over openings. 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.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

TRUSSED RAFTER ROOF
To achieve U–value 0.15 W/m²K
Pitched roof to be formed using proprietary prefabricated manufactured trusses. Design of roof trusses to be produced by specialist truss manufacturer to BS EN 1995–1–1:2004 Eurocode 5: Design of timber structures and submitted to Building Control for approval prior to commencement of work. Trusses to be placed at max 600ctrs in accordance with BS 8103–3:2009 and BS EN 1995–1 on suitable wall plates fixed using proprietary galvanised steel truss clips. All strapping, fixing and bracing to be in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanized steel truss clips. Form ceiling using 12.5mm plasterboard and min 3mm thistle multi–finish plaster. Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction). Provide polythene vapour barrier between insulation and plasterboard. Where required provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross–ventilation and provide mono pitched roofs with ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Loft hatches should be suitable designed and installed to ensure optimum air tightness.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

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.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

BOILER WORKS
Heating and hot water will be supplied via existing boiler The energy performance of any new components to be assessed. The results should be recorded and given to the building owner.
All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L. All parts of the system including pipework and emitters to be sized to allow the space heating system to operate effectively and in a manner that meets the heating needs of the dwelling, at a maximum flow temperature of 55°C or lower. No combustible materials within 50mm of the flue. Rooms to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a GAS SAFE Registered Specialist and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839–6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ROOF LIGHTS
Min U–value of 1.6 W/m²K.
Roof–lights to be double glazed with16mm argon gap and soft low–E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543–1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

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 6206, BS EN 14179 or BS EN ISO 12543–1 and Part K (Part N in Wales) 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.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141–4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141–4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141–4. Cooker hoods to BS EN 13141–3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401–1.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056–2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin – 1.7m for 32mm pipe 3m for 40mm pipe
Bath/shower – 3m for 40mm pipe 4m for 50mm pipe
W/c – 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls the pipe work is to be provided with rocker pipes at a distance of 150mm either side of the wall face. The rocker pipes must have flexible joints and be a maximum length of 600mm.l.
Alternatively provide 75mm deep pre–cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

1:25
0.5m 0 0.5m 1m 1.5m 2m 2.5m

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

LOCKLEY Design & Build
joseph@lockleydesignandbuild.com
www.lockleydesignandbuild.com

REV	DATE	DESCRIPTION	BY	VE
A	JUL'23	EXISTING–PROPOSED–PLANS	J.A.L	PP
B	SEP'23	EXISTING–PROPOSED–PLANS	J.A.L	PP
B	OCT'23	EXISTING–PROPOSED–PLANS	J.A.L	PP

CLIENT: JACKIE & STEVE

PROJECT: 6 ROSE AVENUE LITTLEBOROUGH
SIDE EXTENSION

DRAWING: EXISTING & PROPOSED LAYOUTS & ELEVATIONS
SCALE: AS SHOWN @ A1
DATE: OCT' 2023
DRAWN BY: JAL
DWG No: 001
REVISION: C