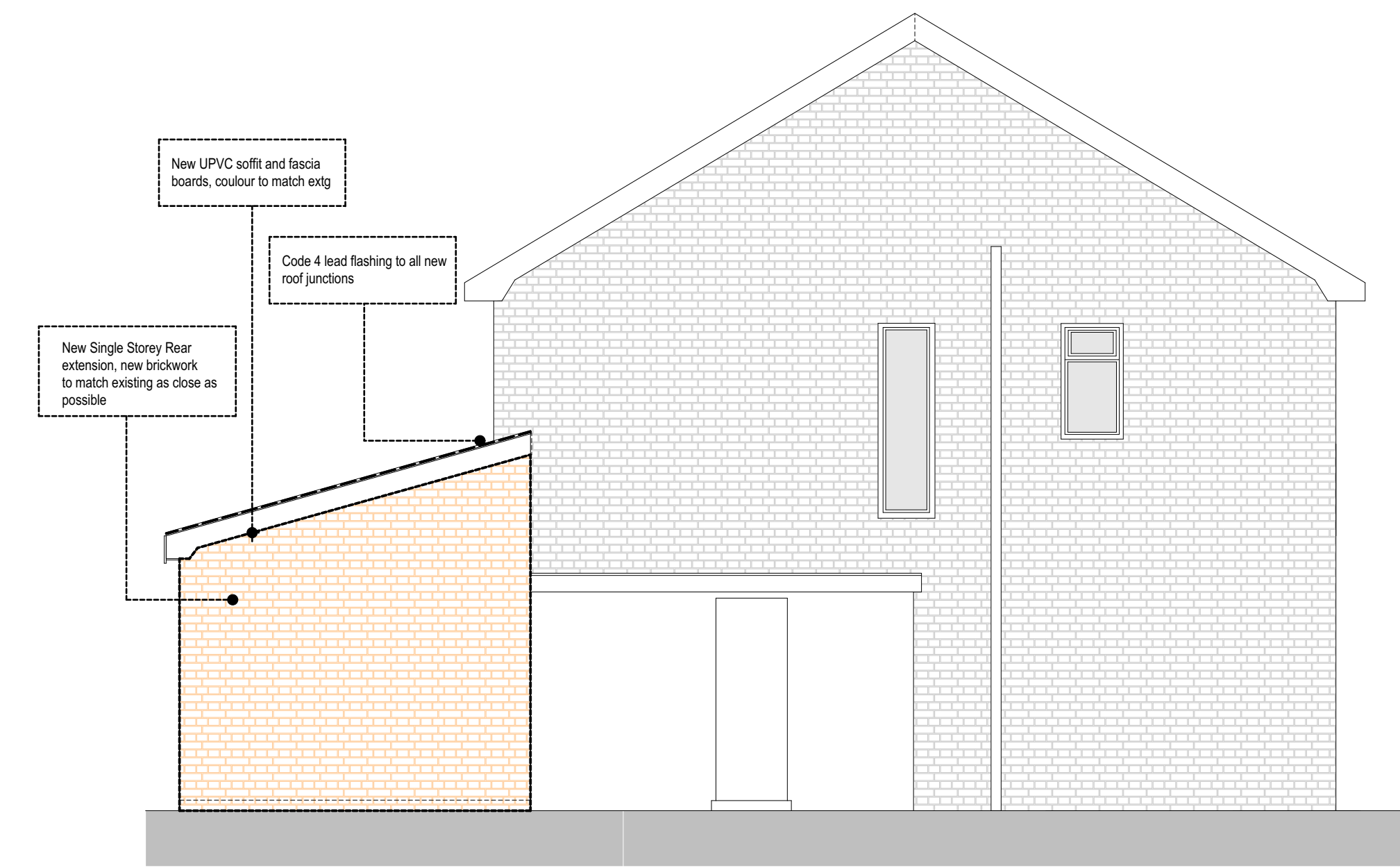
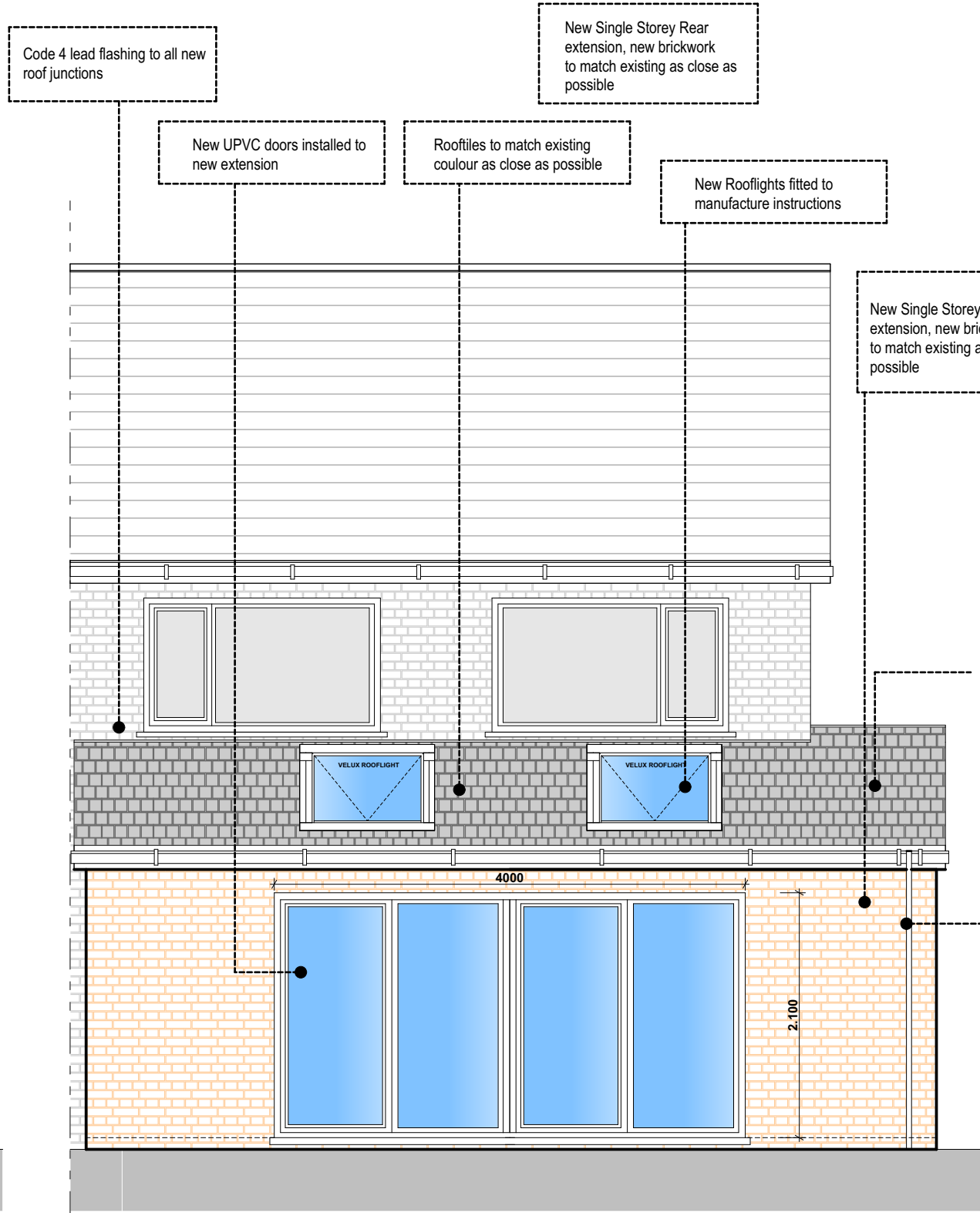


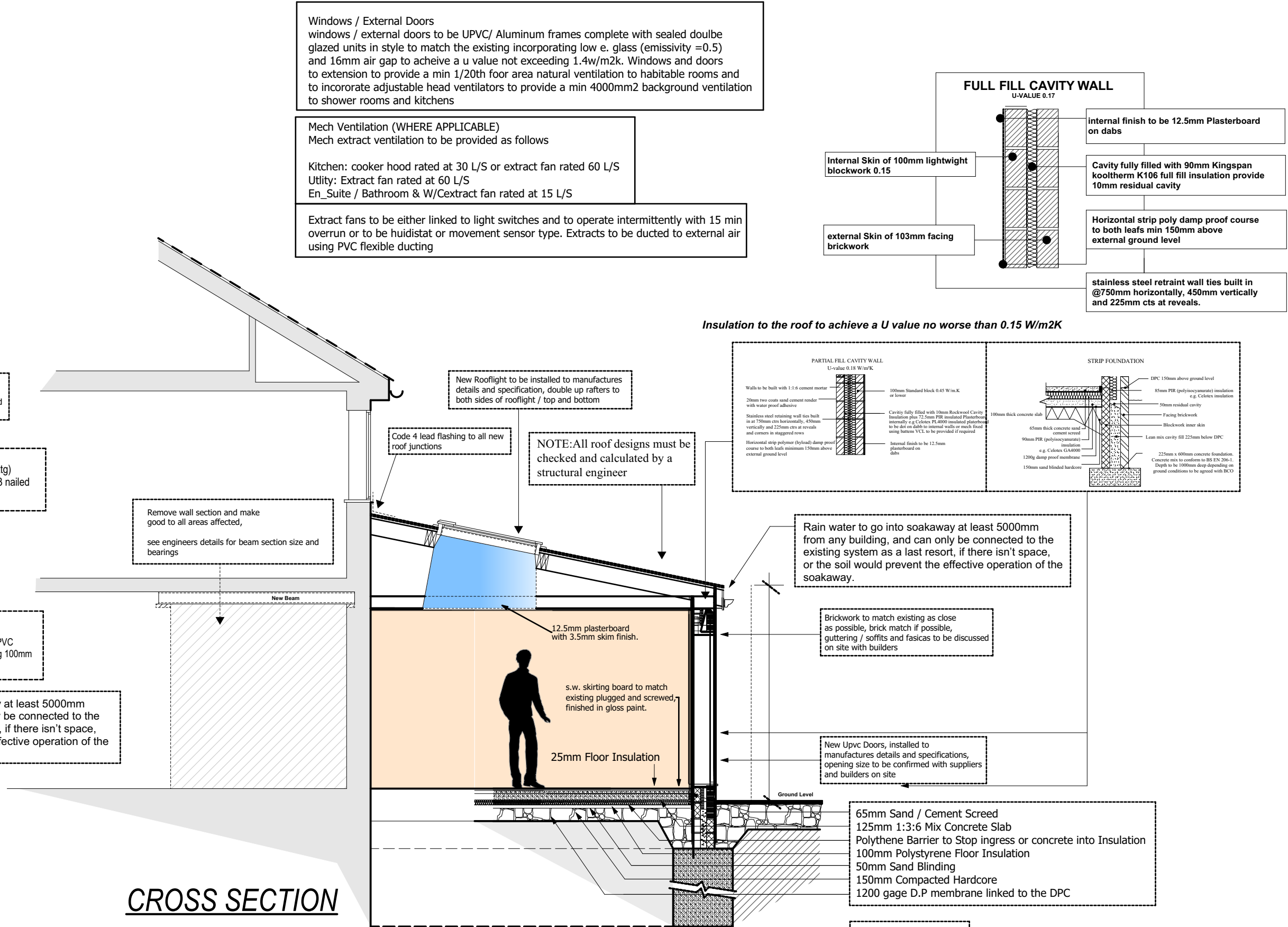
GENERAL:
All works to conform with the Building Regulations 2010 with amendments.
The contractor to be responsible for the checking & ascertaining the exact nature of the project prior to commencement of works. Only officially stamped planning and building regulation approved drawings to be referred to on site.
This drawing is produced for the sole purpose of obtaining planning and building regulation approvals. Do not scale from this drawing all dimensions to be obtained from site.



SIDE PROPOSED



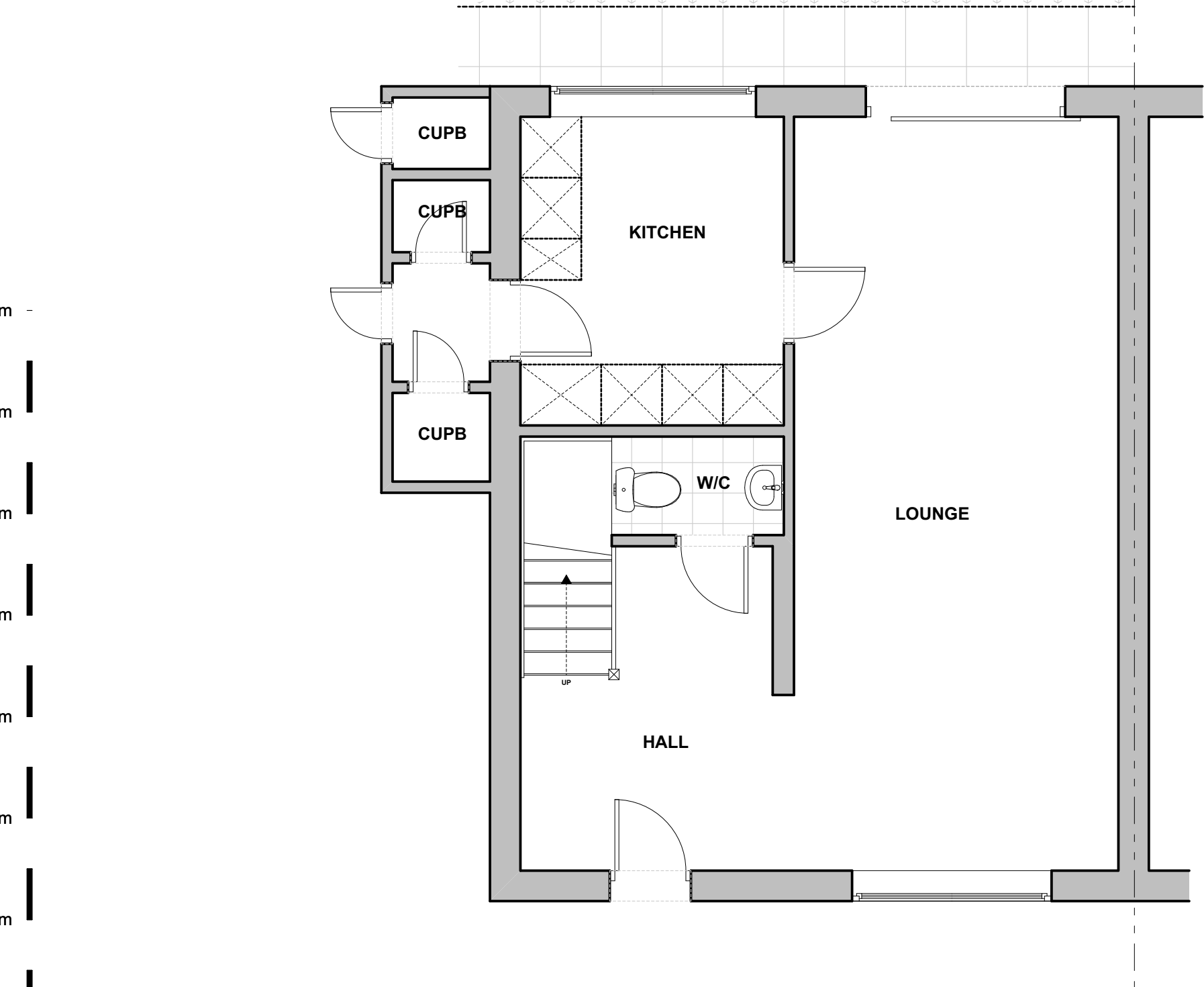
REAR PROPOSED



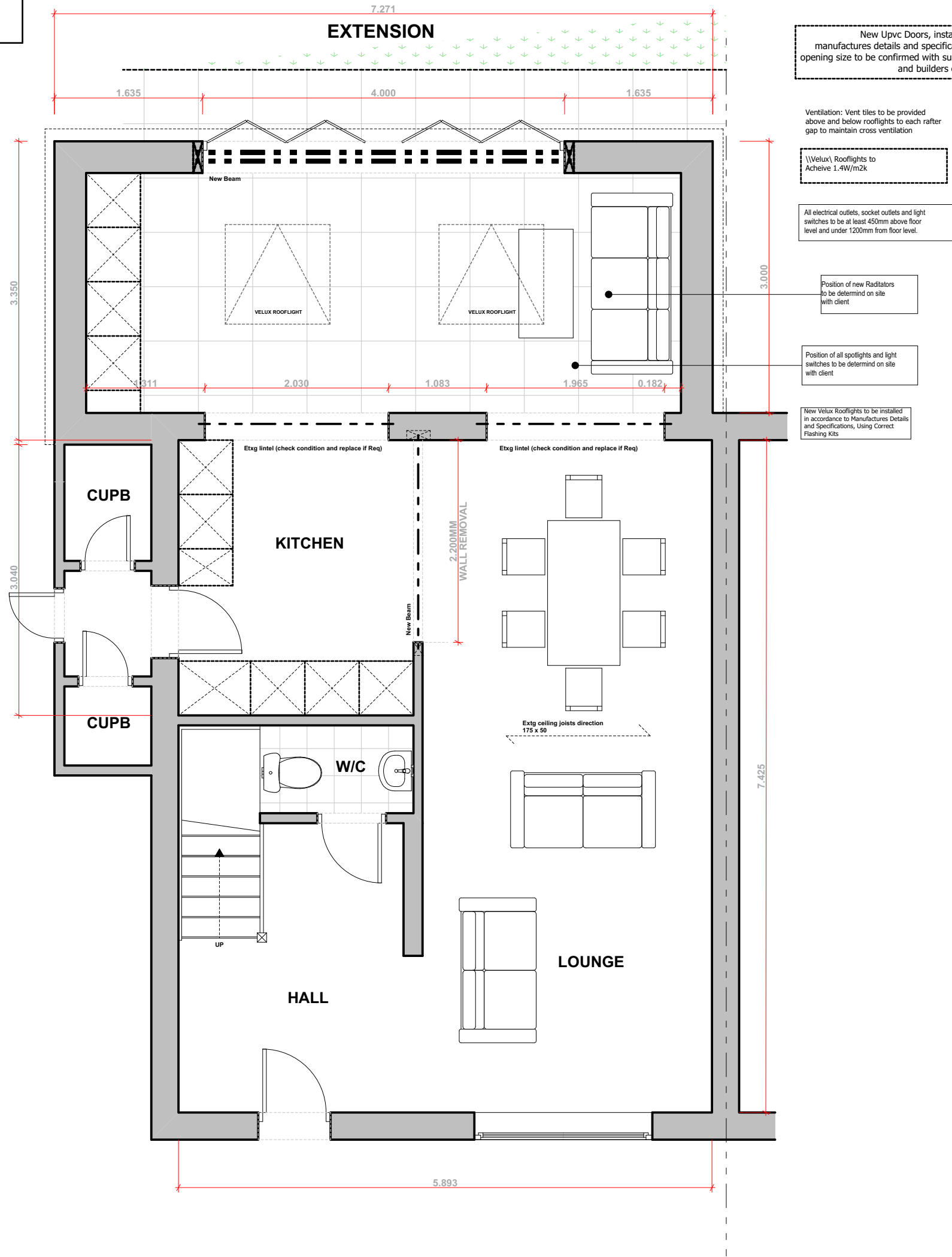
CROSS SECTION

All works to be carried out to the satisfaction of the L.A. Building Control Inspector
Underground Drainage:
Contractor to fully investigate location and depth of existing FW drain and incoming services prior to commencement of excavations
For arrangement of new underground drainage refer to ground floor plan
Underground drainage generally to comply to BS 8301:1995
All new drain runs connecting into extg. to be laid to levels and falls to suit extg and to the approval of the L.A. Building control inspector and Thames water
Invert levelsof new MH to suit existing drain depths
Drain passing through new walls to be spanned using PCC lintols or sleeved with flexible rocker jointswithin 150mm of each wall face
Drains passing under the building to be surrounded with 150mm concrete outside the building to have min 150mm pea shingle surround
New RWP to be NOM 63mm Dia UPVC to match extg, complete with rodding access at ground level
RWPs to discharge to soakaway via NOM 100mm Dia underground drains, New gutters to be NOM 110mm half round UPVC to match existing
All drains to be 100mm Dia flexible jointed UPVC

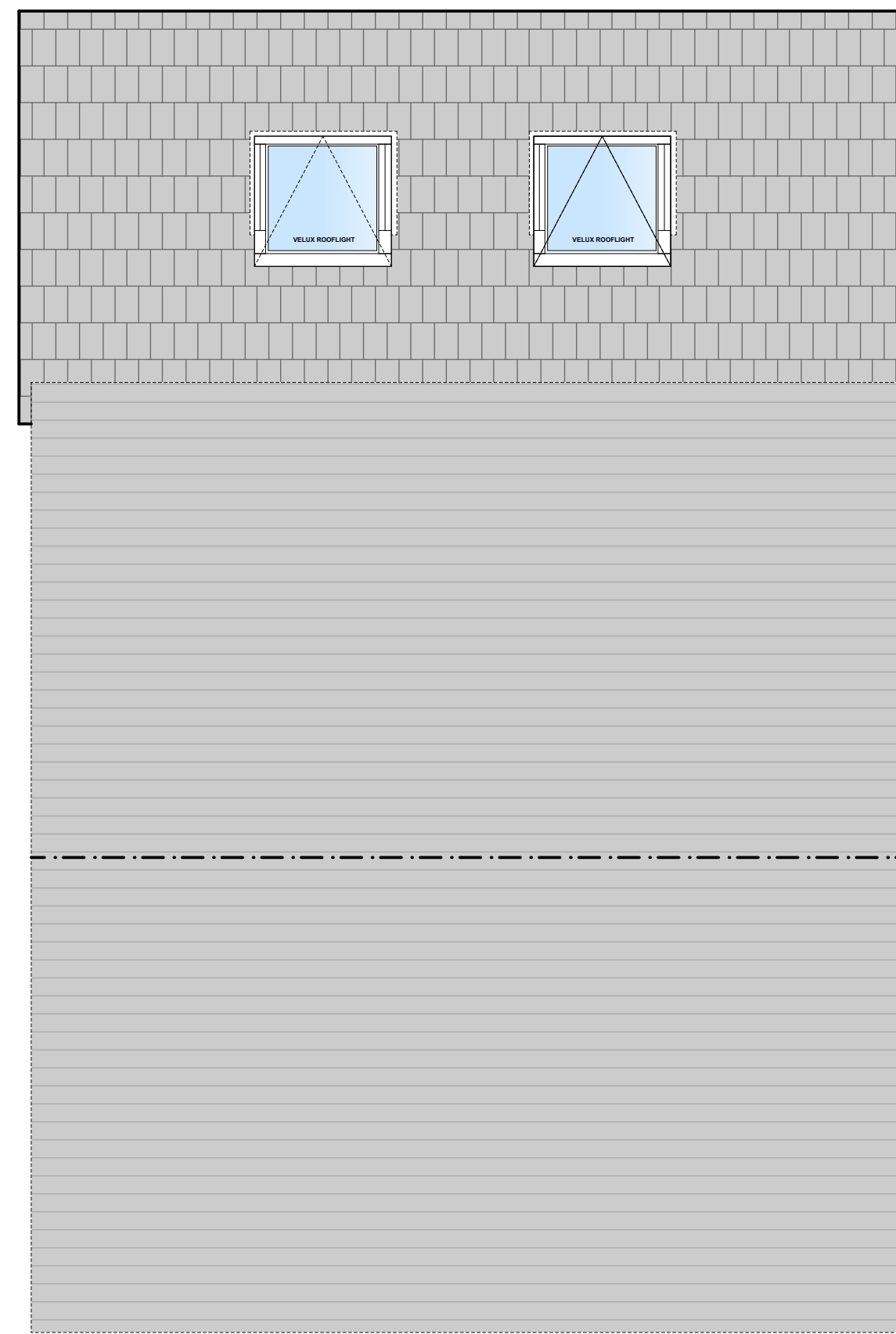
UPVC framed double glazed window.
U-Value for new windows and external doors should not be greater than 1.6W/sq.mK .



GROUND FLOOR EXISTING



GROUND FLOOR PROPOSED



ROOF LAYOUT PROPOSED

ALL DIMENSIONS ARE APPROX AND MAY BE SUBJECT TO CHANGE DUE TO BUILDING LEVELS AND BUILDING CONTROL CONDITIONS.

- Insulation to floor to achieve a U value no worse than 0.18 W/m2K
- Insulation to external walls to achieve a U value no worse than 0.18 W/m2K
- Insulation to the roof to achieve a U value no worse than 0.15 W/m2K
- Windows to achieve a U value no worse than 1.4 W/m2K or Window Energy Rating Band B minimum
- Doors with >60% glazed to achieve a U value no worse than 1.4 W/m2K Energy Rating Band C minimum.

VENTILATION
ALL HABITABLE ROOMS TO HAVE ONE TWENTIETH FLOOR AREA VENTILATION BY MEANS OF AN OPENING WINDOW OR DOOR TO EXTERNAL AIR. NIGHT OR TRICKLE VENTS OF 8000SQMM TO BE PROVIDED. KITCHEN, UTILITY ROOM, BATHROOM OR SHOWER ROOMS WITH WINDOWS TO HAVE 4000SQMM NIGHT OR TRICKLE VENTS.

SMOKE DETECTORS
MAINS WIRED SMOKE DETECTORS TO BE PROVIDED WIRED BACK TO A SEPARATE CIRCUIT BREAKER AT THE FUSE BOARD. ALL TO CURRENT I.E.E REGULATIONS DETECTORS TO BE LOCATED IN HALL AND LANDINGS WITHIN 3.0M OF BEDROOM DOORS AND 7.0M OF LIVING ROOM DOORS. KEEP AWAY FROM HEATERS, RADIATORS AND LIGHT FITTINGS. SOUNDERS TO BE LINKED TOGETHER FOR MAXIMUM EFFECTIVE HEATING AND HOT WATER SYSTEM TO BE EXTENDED IN ACCORDANCE WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE 2013. ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED TO ENSURE THEY ARE OPERATING AT MAXIMUM EFFICIENCY AND THAT ALL CONTROLS WORK AS INTENDED. THE PERSON WHO CARRIES OUT THE COMMISSIONING MUST PROVIDE A CERTIFICATE CONFIRMING THAT IT HAS BEEN CARRIED OUT PROPERLY TO BOTH THE CLIENT AND BUILDING CONTROL SURVEYOR. IF BOILER IS BEING REPLACED IT NEEDS TO BE A CONDENSING BOILER WITH A 92% ENERGY EFFICIENCY RATING INSTALLED BY GAS SAFE REGISTERED INSTALLER. CONDENSATE OUTLET TO BE TAKEN TO FOUL WATER DRAINAGE SYSTEM ONCE LOCATION AGREED ON SITE.

Ventilation
All habitable rooms to have one twentieth floor area ventilation by means of a opening window or door to the external air. Night or trickle vents of 8000sqmm to be provided, kitchen, utility room, bathroom or shower room with windows to have 4000sqmm night or trickle vents

The heating and hot water system to be extended in accordance with the domestic building services compliance guide 2013. All heating and hot water systems need to be fully commissioned to ensure they are operating at max efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and building control inspector.
If boiler is being replaced it needs to be a condensing boiler with a 92% energy efficiency rating installed by a gas safe registered installer

CLIENT			
Mr & Mrs Banu			
PROJECT			
56 Cherington close M23 0FE			
☐ FEASIBILITY ☒ SCHEME DESIGN ☐ CONTRACT			
☐ TENDER ☐ CONSTRUCTION ☐ AS BUILT			
Rev.	Date.	Dwg No.	Drawing Scale
1.	29/01/25	LP301	1:50 1:100
2.			
CAD Plans.... Tel: 07583737002			