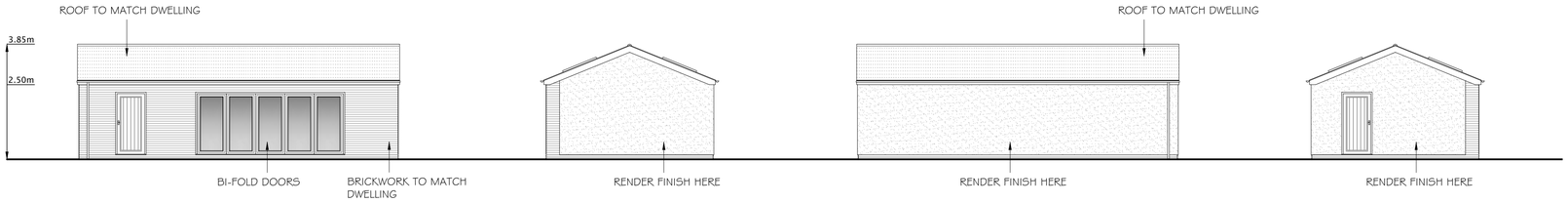
© Rick Smith Design 2025



Front (North) | Side (West) | Rear (South) | Side (East)

Proposed Elevations (scale 1:100)

Scale Bar
0.0m 2.0m 5.0m

WINDOWS TO BE SAGE GREEN TO MATCH DWELLING



Proposed Roof Plan (scale 1:100)

NOTE:
PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

ENGINEER TO SPECIFY ANY MOVEMENT JOINTS

ALL NEW OPENINGS TO HAVE 8000mm2 BE FITTED WITH SAFETY GLASS TO BS6262, SO PROVIDE 4-16-4 SEALED UNIT DOUBLE TO INNER PANELS.

NOTE:
THE VENTILATION TO THE WINDOWS OF THE HABITABLE ROOMS MUST BE AT LEAST 1/20t/h OF THE FLOOR AREAS

SWITCHES AND SOCKETS ARE TO BE PLACED BETWEEN 450mm AND 1200mm FROM FLOOR LEVEL.

ENERGY EFFICIENT LIGHTING CAPABLE OF PROVIDING A LUMINOUS EFFICIENCY OF NOT LESS THAN 75 LUMENS PER CIRCUIT WATT

PROVIDE 10mm GAP TO THE BOTTOM OF ALL DOORS

CLOSE CAVITIES AT OPENINGS UTILISING PROPRIETARY PVC CAVITY CLOSERS, TO LIMIT THERMAL BRIDGING AROUND OPENINGS.

CAVITY CLOSERS TO PROVIDE A MINIMUM 30MINS FIRE RESISTANCE TO THE CAVITY.

NOTE:
BUILDING CONTRACTOR TO CONFIRM TO BUILDING INSPECTOR THE SIZE OF GUTTERS AND DOWN PIPES TO BE USED

ALL RWPs POSITIONS ARE TO BE CONFIRMED BY BUILDING CONTRACTOR TO BUILDING INSPECTOR ON SITE

FINAL DRAINAGE LAYOUT IS TO BE AGREED ON SITE WITH BUILDING INSPECTOR AS TO INDICATE ACCESS POINTS AND VENTING ARRANGEMENTS AND THE EXISTING CONFIGURATION OF THE FOUL DRAINAGE.

FOUL DRAINAGE TO CONNECT TO EXISTING (ALL EXISTING DRAINAGE TO BE FULLY INVESTIGATED ON SITE) AND FINALISED DESIGN TO BE AGREED THEREAFTER WITH BUILDING CONTROL

ALL TRICKLE VENTILATORS FOR DOORS & WINDOWS IN NEW EXTENSIONS, ETC TO BE SIZED BY WINDOW MANUFACTURER

PROVIDE NEW 300/302mm THICK WALL TO ACHIEVE A U-VALUE OF 0.18w/m2 COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN (UNLESS ALTERNATIVE IS SPECIFIED BY ENGINEER), 100mm INSULATED CAVITY (90MM KINGSPAN KOOLTHERM K106 WITH 10MM RESIDUAL GAP) AND EXPOSED LEAVES TO BE BRICKWORK TO MATCH DWELLING. SUITABLE SPACERS ARE TO BE FITTED TO ENSURE CAVITY INSULATION DOES NOT COME INTO CONTACT WITH OUTER LEAF

PLEASE NOTE ALTERNATIVE INSULATION SPECIFICATIONS MAY REQUIRE ENLARGED CAVITIES OR INSULATED PLASTERBOARD.

NOTE: ALL STEEL BEAMS, STEEL POSTS, BOX SECTIONS AND ASSOCIATED CLEATS ARE TO BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER AND DETAILS PASSED TO BUILDING CONTROL PRIOR TO WORKS STARTING ON SITE.

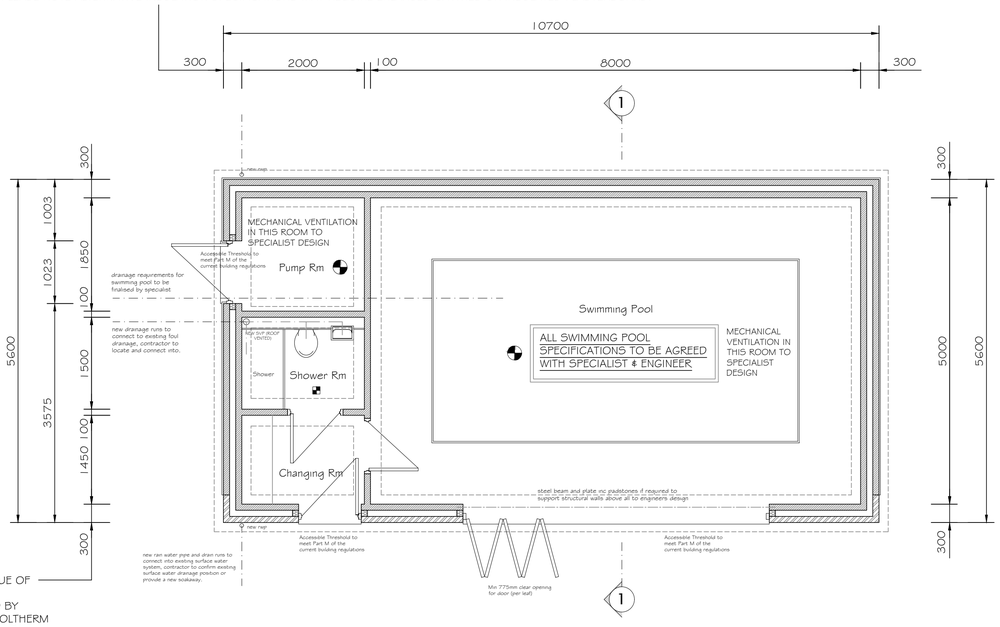
ENGINEER REQUIRED TO CHECK STRUCTURAL DESIGN AND PROVIDE DETAILED SUPPORTING MEASURES, CALCULATIONS AND SPECIFICATIONS OF ALL STRUCTURAL ELEMENTS.

ALL OPENINGS TO HAVE INSULATED PLASTERBOARD TO THE INTERNAL PERIMETER OF THE WINDOW/DOOR (BELOW WINDOW BOARD TOO IF RELEVANT) OVERLAPPING THE CAVITY TO MAINTAIN & IMPROVE THERMAL PERFORMANCE. ALL WINDOWS/DOORS TO BE INTERNALLY & EXTERNALLY SEALED.

NOTE: THE DRAWINGS PROVIDED FORMS A BUILDING REGULATIONS APPROVAL SET OF INFORMATION FOR BUILDING CONTROL TO CONFIRM ACCEPTABILITY OF THE PROPOSALS. THEY CONTAIN NOTES, INFORMATION AND SPECIFICATIONS WHICH ALLOW THE CONTRACTORS TO PRICE AND UNDERSTAND THE PRINCIPLE OF HOW THE PROPOSALS ARE TO BE CONSTRUCTED AND SUFFICIENT INFORMATION FOR BUILDING CONTROL TO APPROVE THE DESIGN, HOWEVER, THESE DRAWINGS ARE NOT TO BE CONSIDERED CONSTRUCTION DRAWINGS AND DO NOT PROVIDE DETAILED SOLUTIONS TO THE VARIOUS ISSUES THAT MAY ARISE IN THE CONSTRUCTION PHASE.

PROVIDE NEW 300/302mm THICK WALL TO ACHIEVE A U-VALUE OF 0.18w/m2 COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN (UNLESS ALTERNATIVE IS SPECIFIED BY ENGINEER), 100mm INSULATED CAVITY (90MM KINGSPAN KOOLTHERM K106 WITH 10MM RESIDUAL GAP) AND EXPOSED LEAVES TO BE BRICKWORK BELOW DPC AND BLOCKWORK WITH RENDER FINISH ABOVE DPC. SUITABLE SPACERS ARE TO BE FITTED TO ENSURE CAVITY INSULATION DOES NOT COME INTO CONTACT WITH OUTER LEAF

PLEASE NOTE ALTERNATIVE INSULATION SPECIFICATIONS MAY REQUIRE ENLARGED CAVITIES OR INSULATED PLASTERBOARD.



ANY SWITCHES WITHIN THE CONSUMER UNIT WILL BE POSITIONED BETWEEN 1350mm and 1450mm FROM FFL

NOTE:
ALL RADIATORS ARE TO BE FITTED WITH TRV'S

Proposed Floor Plan (scale 1:50)

Scale Bar
0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

ENGINEER REQUIRED TO CHECK STRUCTURAL DESIGN AND PROVIDE DETAILED SUPPORTING MEASURES, CALCULATIONS AND SPECIFICATIONS OF ALL STRUCTURAL ELEMENTS.

DO NOT SCALE
ALL DIMENSIONS AND SETTING OUT IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORKS OR THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS.

NEW WALLS
EXPOSED LEAVES TO BE BRICKWORK TO MATCH DWELLING OR BLOCKWORK WITH RENDER ABOVE DPC, THEN 100mm CAVITY WITH INSULATION. 100mm 'THERMALITE' LIGHTWEIGHT BLOCKWORK INTERNAL LEAF (UNLESS ALTERNATIVE IS SPECIFIED BY ENGINEER). NEW WALLS TO ACHIEVE A U-VALUE OF 0.18w/m2. PROVIDE STAINLESS STEEL WALL TIES AT 750c/cs HORIZONTALLY, 450c/cs VERTICALLY AND 225c/cs HORIZONTALLY AT OPENINGS AND REVEALS. CAVITIES CLOSED AT EAVES WITH APPROVED CAVITY CLOSER SYSTEM TO PREVENT COLD BRIDGING AND AT EAVES BELOW RAFTERS BY ONE COURSE OF BLOCKWORK WITH SAND / CEMENT BEAM FILL OVER BARRIER TO UNDERSIDE OF ROOF.

FOUL WATER DRAINAGE
ALL DRAINS PASSING THROUGH WALLS ARE TO BE PROTECTED BY 75x100x450 LONG P.C. LINTELS OVER, OPENINGS THROUGH THE WALL ARE TO BE MASKED BOTH SIDES WITH RIGID INSULATION. ALL DRAINS PASSING UNDER BUILDINGS OR DRIVEWAYS ARE TO BE ENCASED IN 150mm MINIMUM CONCRETE.

LINTELS
ALL WINDOWS AND DOORS ARE TO HAVE CATNIC LINTEL OR SIMILAR APPROVED OVER. ALL LINTELS TO BE AGREED ON SITE BY BUILDING CONTRACTOR.

WALL STABILITY
5X30 GALVANIZED MILD STEEL ANCHOR STRAPS AT 1800c/cs MAXIMUM RAFTER LEVEL AT 1200c/cs MAXIMUM AND FIXED ACROSS 3 No. JOISTS / RAFTERS

REPLACEMENT/NEW WINDOWS AND DOORS
ALL NEW WINDOWS TO HAVE TRICKLE VENTILATORS - 8000mm2 EQUIVALENT AREA (MULTIPLE FLOORS), 10,000mm2 EQUIVALENT AREA (SINGLE STOREY) & 4000mm2 EQUIVALENT AREA (BATHROOMS), ANY GLAZED DOORS TO BE FITTED WITH SAFETY GLASS TO BS6262, GLAZING TO ACHIEVE A U-VALUE OF 1.4w/m2 SO PROVIDE 4-16-4 SEALED UNIT DOUBLE GLAZED UNITS WITH LOW EMISSIVITY COATING TO INNER PANELS.

RAINWATER DRAINAGE
NEW GUTTERING TO BE PVCU AND ARE TO FALL INTO NEW RWPs AND DISCHARGE INTO 100 dia. 'HEPSLEEVE' PIPES LAID TO A MINIMUM 1 IN 40 FALL AND THENCE INTO NEW SOAKAWAY A MINIMUM 5 METRES FROM ANY PERMANENT STRUCTURE.

DAMP PROOF COURSES
ALL NEW WALLS ARE TO HAVE BITUMINOUS FELT DPC's OR SIMILAR TO BS743 A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVEL.

CAVITY TRAYS
TO BE POSITIONED ABOVE ALL DOOR OPENINGS AND WINDOWS, BAYS WINDOWS, ROOF ABUTMENTS, AIRBRICKS, DOOR STEPS AND DPC LEVEL. NOTE ADDITIONAL CAVITY TRAYS ARE ALSO REQUIRED BELOW STONE HEADERS AND CILLS IN SOME INSTANCES.

PITCHED ROOF
TILES TO MATCH EXISTING LAID ON 25x50 TANALISED BATTENS AT GAUGE ON UNTEARABLE SARKING FELT ON RAISED TIE RAFTERS AT MAXIMUM 600mm CENTRES WITH BINDERS AND WIND BRACING ALL TO COMPLY WITH BS5268 PART 3 1985. ROOF STRUCTURE TO BE DESIGNED BY SPECIALIST MANUFACTURE AND IS TO BE SUBMITTED TO THE LOCAL AUTHORITY BEFORE COMMENCEMENT OF ANY WORKS ON SITE. 25x100 RIDGE AND CEILING BINDERS AND WALL PLATES FIXED TO INNER LEAF WITH 30x5x1000mm LONG GALVANIZED MILD STEEL STRAPS AT 3000mm CENTRES EACH WITH 6No. FIXINGS INTO MASONRY. 30x5x1500mm LONG GALVANIZED MILD STEEL LATERAL RESTRAINT STRAPS WITH 100mm TURNED DOWN INTO BLOCKWORK AND FASTENED TO RAFTERS AND CEILING JOISTS.

ENVELOPE & 'U' VALUES

ROOF CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.11W/M2

WALL CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.18W/M2

GROUND FLOOR CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.13W/M2

WINDOWS & GLAZED DOORS (ABOVE 60% GLAZED AREA) TO MEET A MINIMUM U VALUE OF 1.2W/M2

OPAQUE DOORS (LESS THAN 30% GLAZED AREA) TO MEET A MINIMUM U VALUE OF 1.0W/M2

SEMI GLAZED DOORS (30-60% GLAZED AREA) TO MEET A MINIMUM U VALUE OF 1.0W/M2

NOTE: ONCE THE DESIGN SAP CALCULATION HAS BEEN PRODUCED THE SPECIFICATION ON THIS DRAWING MAY CHANGE, THE CLIENT IS TO ENGAGE WITH THE SAP ASSESSOR ACCORDINGLY TO ESTABLISH THE FINAL U-VALUES OF THE DWELLING AND THE RELEVANT MATERIALS IT WILL AFFECT. OVERHEATING, VENTILATION, COOLING METHODOLOGY, SOLAR GAINS TO ALL BE TAKEN INTO ACCOUNT AND ALL TO BE AGREED BETWEEN CLIENT, CONTRACTOR, SAP ACCESSOR & BUILDING CONTROL.

NOTE: ANY DEVIATION FROM PROPOSED INFORMATION THAT MAY EFFECT THE GENERAL DESIGN, THEN THE PRINCIPAL DESIGNER IS TO BE CONSULTED, CONTRACTOR TO LIAISE WITH ALL SPECIALISTS DESIGNERS AND ENSURE ALL REQUIREMENTS AND RECOMMENDATIONS ARE CONSTRUCTED ON SITE.

SMOKE ALARMS

PROVIDE SELF CONTAINED SMOKE ALARMS OR HEAT DETECTORS AS INDICATED ON PLAN, THESE ARE TO BE MAINS OPERATED TO BS5446:PART1 AND INSTALLED IN ACCORDANCE WITH PARAGRAPHS 1.10 SEQ. OF APPROVED DOCUMENT B, REG B1. DETECTORS / ALARMS ARE TO BE INTERCONNECTED SO THAT THE DETECTION OF SMOKE BY ONE OPERATES THE SIGNAL IN THE OTHER

MECHANICAL VENTILATION

MECHANICAL VENTILATOR (INTERMITTENT) TO PROVIDE 3 No AIR CHANGES PER HOUR, A 15 LITRES PER SECOND CAPACITY AND A 15 MINUTE OVERUN FACILITY. UTILITY CAPACITY TO BE 30/L PER SECOND. KITCHEN CAPACITY TO BE 30L PER SECOND IF IN COOKER HOOD OR 60L PER SECOND IF INDEPENDENT. BATHROOM TO BE 15L PER SECOND AND WC 6L PER SECOND. MECHANICAL EXTRACTOR FANS MUST BE TESTED AND THE REPORT PROVIDED TO BUILDING CONTROL

ALL TRICKLE VENTILATORS FOR DOORS & WINDOWS TO BE SIZED BY WINDOW MANUFACTURER

HEATING & WATER (DESIGNED BY OTHERS)

CERTIFICATION OF TESTING TO BE FORWARDED TO BUILDING CONTROL UPON COMPLETION. OPERATING AND MAINTENANCE INSTRUCTIONS FOR THE HOT WATER AND HEATING SYSTEMS SHOULD BE PROVIDED. THIS SHOULD BE IN AN ACCESSIBLE FORMAT AND EXPLAIN HOW TO OPERATE THE SYSTEM SO IT CAN PERFORM EFFICIENTLY AND WHAT ROUTINE MAINTENANCE IS ADVISABLE.

PIPE WORK TO BE LAGGED WITH PRE FORMED FLEXIBLE CLOSED CELL OR MINERAL WOOL INSULATION.

THE SYSTEM IS TO COMPLY WITH ALL RELEVANT ASPECTS OF PART L OF THE CURRENT BUILDING REGULATIONS WITH REGARD TO THERMAL EFFICIENCY.

VENT DUCTS TO BE INSTALLED IN ACCORDANCE MANUFACTURERS DETAILS.

HEATING SYSTEM IS TO ALSO PROVIDE HOT WATER AND BOTH ARE TO BE SEPARATELY CONTROLLED. THE HEATING AND HOT WATER SYSTEMS WILL NEED TO BE INSTALLED IN ACCORDANCE WITH THE DOMESTIC HEATING COMPLIANCE GUIDE.

ALL RADIATORS ARE TO BE FITTED WITH TRVS.

HOT WATER FROM THE BATH TAP IS TO BE LIMITED TO 48 C.

NO HOT WATER IS TO BE STORED OVER 100 C.

SYSTEM TO HAVE INTEGRATED CONTROLS INCLUDING TIMER, ROOM THERMOSTAT, CYLINDER THERMOSTAT AND THERMOSTATIC RADIATOR VALVES. OPERATING AND MAINTENANCE INSTRUCTIONS FOR THE HOT WATER AND HEATING SYSTEMS SHOULD BE PROVIDED. THIS SHOULD BE IN AN ACCESSIBLE FORMAT AND EXPLAIN HOW TO OPERATE THE SYSTEM SO IT CAN PERFORM EFFICIENTLY AND WHAT ROUTINE MAINTENANCE IS ADVISABLE.

PART Q

BUILDING REGULATIONS TO BE MET PROVIDING REASONABLE PROVISION OF RESISTING UNAUTHORISED ACCESS INTO THE DWELLING.

DOOR & WINDOW SETS TO BE MANUFACTURED TO BS PAS 24:2012 OR DESIGNED TO MEET APPENDIX B OF APPROVED DOCUMENT PART Q IF A TIMBER DOOR IS SPECIFIED. OTHER STANDARDS ARE ACCEPTABLE AND LISTED OUT IN THE DOCUMENT.
ALL DOORS TO HAVE A MINIMUM APERTURE SIZE OF 260 X 40mm FOR LETTER PLATES AND LOCATED SUITABLEY TO AVOID ANYONE ATTEMPTING TO REMOVE KEYS. DOOR VIEWERS, GLASS PANEL OR GLAZED SIDE WINDOW REQUIRED TO ALLOW VISIBILITY AND A DOOR CHAIN/LIMITER TO BE FITTED. ALL DOOR & WINDOW FRAMES TO BE MECHANICALLY FIXED TO THE STRUCTURE OF THE BUILDING.

FINAL DESIGN AND SPECIFICATIONS TO BE ISSUED AND APPROVED BY BUILDING CONTROL PRIOR TO INSTALLATION.

CAVITY CLOSERS/BARRIERS
ALL INSULATED CAVITY BARRIERS TO BE INSTALLED TO THE PERIMETER OF NEW OPENINGS AND ALL COMPARTMENTED FLOORS & WALLS JUNCTIONS (INC DIVIDING CAVITIES BETWEEN PROPERTIES) USING KINGSPAN THERMABATE OR SIMILAR IMPROVED, INSTALLED TO MANUFACTURERS GUIDANCE. ALL CAVITY BARRIERS PROVIDED MUST MAINTAIN THE SAME FIRE RESISTANCE OF THE ELEMENT IT IS PROTECTING. CAVITY BARRIERS ARE TO BE MECHANICALLY FIXED IN POSITION OR FIRE STOPPED IN PLACE.

Revision	Amendment	Date

Client

Project
Proposed Replacement Outbuilding
Lake View, Pinder Lane
Donington
Lincolnshire

Drg Title
Proposed Plans and Elevations

Drg No.
253579-03

Scale
1:50
1:100

Date
06/25

Rick Smith Design
Architectural Design Consultancy
Ardent House, 18 Eastgate
Sleaford, Lincolnshire NG34 7DP
Tel: 01529 414363 or 07786 838788
e-mail: rick@ricksmithdesign.com