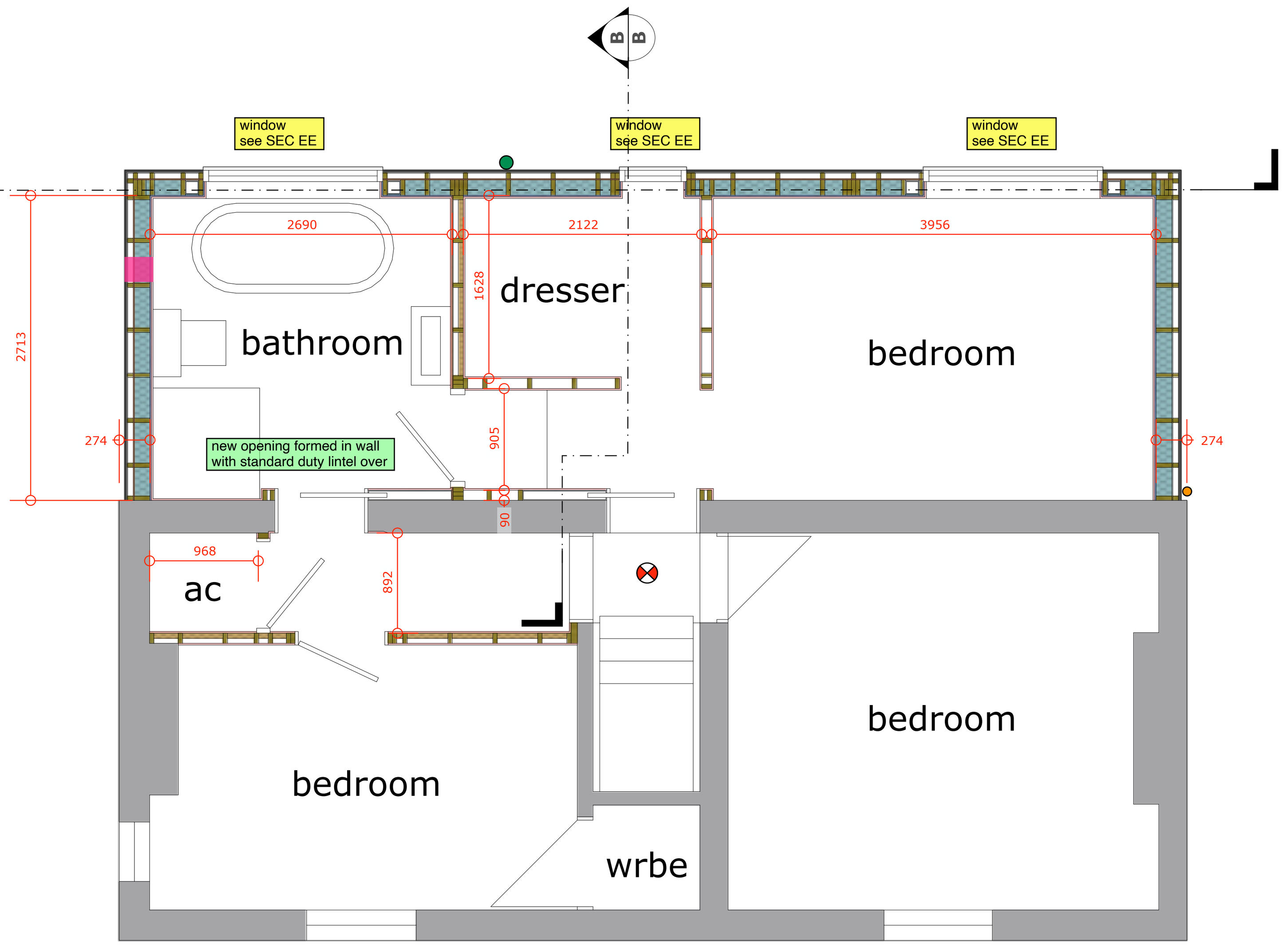
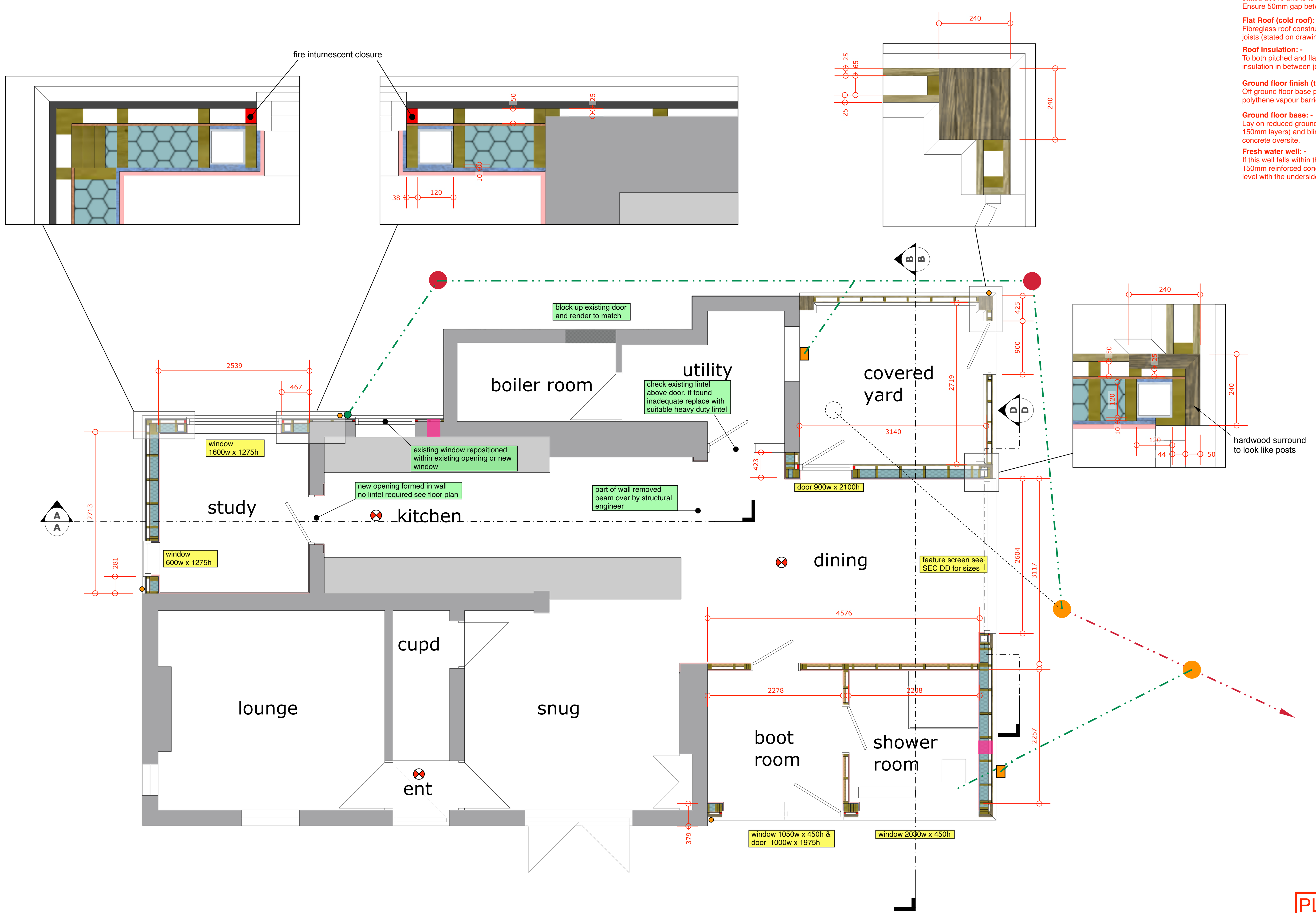


GROUND FLOOR PLAN

LEGEND

- existing inspection chamber
- proposed 300 or 450 diameter inspection chambers
- existing inspection chamber grubbed up
- existing soil pipe removed
- existing soil drain removed and grubbed up
- proposed soil & vent pipe boxed in with insulation
- proposed soil & vent pipe
- existing foul water drain
- proposed foul water drain
- proposed rain water pipe
- new back inlet gully
- smoke or heat alarm
- possible mechanical ventilator position either fitted to wall or ceiling to outside air
- existing opening
- existing opening blocked up as shown
- existing opening to receive new joinery



GROUND FLOOR PLAN

Internal studwork partitions: -
Form internal stud walls in 38 x 90 CLS softwood studs at 600mm centers with 38 x 90 head and sole plates and noggins at 1200mm centers. Clad with 12.5mm Gyproc SoundBloc, scrim, tape joints and skim finish. Pack 50mm thick Isowool Acoustic partition roll between studs (full fill celotex to shower room studs). To achieve sound reduction of 40db. See drawings for possible plywood attached to internal panels.

Steelwork fire protection: -
Steel work in floors provide underneath locally extending 300mm past the end point of the steel fireline board in lieu of standard plasterboard. Steel post to be clad in fireline board.

External studwork walls : -
Form stud walls in 38 x 140 CLS softwood studs at 600mm centers with 38 x 140 CLS head and sole plates and noggins at 1200mm centers. Clad inside with 12mm Celotex Board then 12.5mm Gyproc SoundBloc, scrim, tape joints and skim finish. To the outside provide over studs 9mm OSB/3 board, then suitable breather paper, then 50 x 50 treated battens at 400mm c/c then exterior boarding.

Foundations: -
Provide generally GEN 3 concrete strip footings under walls as shown on drawing 700 width x 300 deep under cavity walls. Foundations taken down to an approved firm base approximately 900mm below ground level, subject to NHBC and Local authority specifications. Depth of foundations around existing trees and shrubs to be in accordance with NHBC Guidance Note No. 4. and the Local Authority Inspection team. Where new foundation butts against existing property underpinning to be in conjunction with structural engineers details.

Sub-structure Walling: -
Use suitable foundation blocks (7N/mm2) made upped 150mm above ground level with FL quality splash course brickwork (commons internally, engineering or facing brickwork externally).

Fire escape windows: -
All habitable rooms noted to have a window with an unobstructed openable area that is at least 0.33m^2 and at least 450mm x 750mm (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

First floor construction: -
To first floor provide and fix 25mm tongued and grooved flooring grade wood particle board on joists as stated in the drawings. Joists supported by internal walls to full bearing width of wall. At external wall positions joists to be supported by internal leaf of cavity construction which is then to be sealed around with silicone sealant or similar to the blockwork. Provide solid strutting as shown on drawing or to manufactures design. Provide 30 x 5 galvanized mild steel lateral restraint straps along line of joist parallel with wall at 1800mm centers. Strap to be fixed to wall + span 3no joists. Provide pack and noggins to joists at strap position.

Ceilings: -
Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings. Provide and fix 12.5mm Gyproc SoundBloc to all new non-roof ceilings (ie. Ceiling between two floors) and within floor provide 200mm thick fiberglass insulation. Nog all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gyproc coving and artex or skim finish to ceiling.

Roof construction cold roof: -
Tiles on 25 x 38 softwood treated timber battens on suitable breather roof membrane lapped 150mm horizontally and vertically. On rafters size and pitches stated on drawings fixed to wall plate and ridge beams. Bracing to be fixed to gable wall. Rafters to be well secured to wall plate. Provide 30 x 5 galvanized mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Strap to be fixed to gable wall + span 3no. rafters. Provide pack and noggins to strap at strap position. To underside of rafters fix 12mm plywood.

Roof ventilation (cold roof): -
Provide ventilation to roof space at eaves via patent system giving the required air circulation as follows: -
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e.; attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
3) Also on roofs where ceilings follow roofline ventilation is required at ridgeline with suitable ridge vent (by tile manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
4) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along abutment.

Alternatively ensure the breather membrane fitted offers all the ventilation requirements that is stated above and is to the required code.
Ensure 50mm gap between insulation and underfelt.

Flat Roof (cold roof): -
Fibreglass roof construction on 18mm exterior grade plywood decking on firrings (75 to 25) on joists (stated on drawings) at 400mm c/c . To underside provide 12mm plasterboard + skim.

Roof Insulation: -
To both pitched and flat roof both cold roof insulation to be fitted comprising of 150mm Celotex insulation in between joists/rafters and a further 50mm fitted under before plasterboard fitted.

Ground floor finish (to achieve U value of at least 0.14W/m^2 K): -
Off ground floor base provide 150mm thick Celotex or similar approved product, then 500 gauge polythene vapour barrier then 75mm sand cement screed.

Ground floor base: -
Lay on reduced ground level minimum 150mm maximum 600mm thick well compacted (in 150mm layers) and blinded hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete oversite.

Fresh water well: -
If this well falls within the new build then fill the well in using consolidated hardcore then a 150mm reinforced concrete cap using 1 layer of A252 midway. The top of the cap should be level with the underside of the new foundations.

Security: -
All easily accessible doorsets (including garage doorsets and communal entrance doorsets) that provide access into a dwelling or into a building containing a dwelling should be secure doorsets to the following:
A. Manufactured to a design that has been shown by test to meet the securities requirement of the British Standard publication PAS 24:2012 or
B. Designed and manufactured in accordance with Approved Document Q Appendix B.

Ground floor, basement and other easily accessible windows (including easily accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3. Windows should be made to a design that has been shown by test to meet the security requirement of the British Standards publication PAS 24:2012.

Hot water and heating etc.: -
Extend existing wet radiator system. Install hot water heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat. Heating controls: Room thermostat, Cylinder thermostat and Programmer. Heating and hot water system to be fitted with flow controls e.g.: motorized valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling. Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion.

Water Supply: -
Provide new hot and cold water supply to the new wash hand basins, showers and baths in new WC, bathroom and en-suites. Provide new cold water supply to new W.C.'s.
Where possible water supply pipes to be run below finished floor level.
Where pipes have to run in the roof space, pipes to be insulated with material with a Thermal Conductivity not exceeding 0.0045 W/mK.
Wholesome or Softened Wholesome water to be provided to all washbasins, fixed bath and shower in any bathrooms, also to and wash basins in or adjacent to any room containing a sanitary convenience.
In addition, any area or room used for the preparation of food must contain a sink supplied with wholesome or softened wholesome water.

Conservation Of Water:-
The water consumption calculation will be provided to the local authority building control department prior to the completion of the building works.
Where the operating temperature of domestic hot water in the storage vessel can exceed 80ºC under normal operating conditions, the outlet from the storage vessel should be fitted with a device to ensure that the temperature supplied does not exceed 60ºC.
A temperature control device to be fitted to all installed baths to ensure that delivered hot water cannot exceed 48ºC.

Electrical installation: -
All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) – 1st January 2005 must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either
a) an electrical installation certificate issued under a competent person scheme has been issued, or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Consumer units should be located so that the switches are located between 1350 and 1450mm above floor level.

The Building is to have provision so that in the future, copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.

Flashings: -
At roof and wall abutments provide code 4 lead flashing and dress up wall in 150mm steps and over tiles all in accordance with BS 1178. Connect to patent stepped cavity tray system within cavity to stop the passage of water.

Rainwater goods: -
110mm half round gutters and 68mm dia down pipes to match including all bends, outlets, clips, brackets, connectors etc. and connect to underground drainage system. To be black.

Doors and Windows: -
To be UPVC or Aluminium in grey. Style as shown on elevations. All to be fitted with Argon filled double-glazed sealed units (28mm cavity) using soft low-E glass (0.05). The windows and doors are to offer a U value of 1.4W/m^2 K.

Smoke alarm: -
Provide mains operated self-contained smoke or heat alarms that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit. See drawing for positions.

Decoration: -
Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

Ventilation: -
Natural ventilation area of windows (purge) to offer at least 1/20th of room floor area if the window opens at least 30 degrees to the closed position. Alternatively to offer at least 1/10th of room area if the window opens at least 15 degrees to the closed position.
Mechanical extractor fans to be provided to: -
i) Kitchen offering 60 litres per second or cooker hood offering 30 litres per second.
ii) Utility room 30 litres per second.
iii) Bathroom / ensuite offering 15 litres per second.
iv) WC offering 6 litres per second.
The flow rates of the extract fan must be tested and results passed to SHDC Building Control to show compliance that the extraction rate is adequate for the room. Where mechanical extractor fans are fitted in rooms with no natural ventilation, provide fans that have 15 minute overrun that may be operated intermittently. Background ventilation is to be provided by trickle ventilators to tops of windows unless stated otherwise. Use trickle ventilators offering 8000mm2 per window head. Ensure enough ventilators are provided to satisfy this requirement and wherever possible try and provide ventilators on opposite sides of the building to promote cross ventilation. Also ensure all doors have a 10mm gap underneath door to floor finish.

Wall tiling: -
Provide and fix in new bathroom and ensuite to walls and window cill, kitchen window cill and over work tops ceramic wall tiles with waterproof fix and grout.
Tiles to be selected and areas to be tiled to be determined later.

Preparation: -
Remove existing conservatory grubbing up existing floor and foundations and strip ground off approximately 100mm.

DPC`s: -
All openings to be formed with subframe cavity closers. DPC minimum 150mm above ground level to be lapped to ground floors DPM minimum 50mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. catnic or sim. Weepholes in brickwork per opening not more than 450mm apart.

Underground drainage from property: -
Grub up existing drains to rear and side to provide new to be 110mm diameter UPVC pipes by Polypipe (or similar) to be laid at a minimum fall of 1:70 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over wall pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible sealant, also mask both sides of opening with rigid sheet material to prevent entry of fill or vermin.
Inspection chambers to be either 300 or 450mm-diameter UPVC base and risers with cast iron frame and cover (by approved manufacturer). Covers to be Grade C- light duty covers (to be screwed down) unless IC`s are in driveways where Grade B - medium duty covers are to be used. Inspection chambers not to exceed 1000mm below ground level (any deeper and a manhole will be required constructed to latest local authority specifications). Back inlet gullies to be roddable type. Protection to underground pipes as follows; where pipes are not under a road and have less than 600mm cover, concrete paving slabs should be laid as bridging above the pipes on minimum 100mm-pea gravel. If under a road and have less than 900mm cover, reinforced concrete bridging should be used in lieu of paving slabs. In both cases a layer of compressible material needs to be placed under the bridging. All underground drainage to BS 8301. Connect to existing inspection chamber to front of property.

Protected glazing areas: -
Provide toughened glass to BS6206 (1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Above ground drainage: -
If new provide UPVC push fit by an approved manufacturer. 40mm diameter waste from wash hand basin, shower, sink, 50mm diameter from bath and 110mm diameter from WC. All traps to be 75mm deep seal. All pipework etc. to be accessible throughout their runs for cleansing, repair and replacement. Shower floors level with floor. Provide anti-siphon traps to appliances if the pipe run exceeds that shown in diagram 3 page 5 of approved document H. Provide 110mm diameter soil and ventilating pipes as shown to terminate 900mm above window heads with a suitable ventilating terminal. Internal soil and vent pipes to terminate through roof void with flexi-ducting to suitable vent ridge or tile by tile manufacturer. Any internal stub-stacks fitted with a pressure relief valve vent to be at least 1000mm above finished floor level.
NOTE: the existing shower room is to be re-ordered to get drainage to the new SVP, this may require new units fitted. the septic tank is in good working order.

Lighting: -
In new dwellings provide 100% internal efficient lighting.
Each internal light fitting should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt, and in accordance with paragraphs 6.57 to 6.59 of Approved Document L1.
External light fittings are to have a minimum luminous efficacy of 75 light source lumens per circuit- watt, or otherwise to include automatic controls which switch luminaires off after the area lit becomes unoccupied, as per paragraph 6.60 of Approved Document L1.B

PLEASE NOTE
Fire detection and alarm systems should be installed to the recommendations of BS 5839-6:2019 + A 2020.

PLEASE REFER TO STRUCTURAL ENGINEERS DETAILS AS PREPARED BY SHIELDS WILSON LTD

PROPOSED EXTENSION & ALTERATIONS AT CLAYS FARM ROMAN BANK HOLBEACH BANK HOLBEACH LINCS for MR & MR GILBERT

DO NOT SCALE FROM THIS DRAWING

A	AMENDMENTS TO DRAINAGE AND NEW BATH DOORS	-
	SECTION CUTS ADDED	APR 2026

GROUND FLOOR PLAN

1/50 1/10 | MAR 26

J203-BR 3A

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