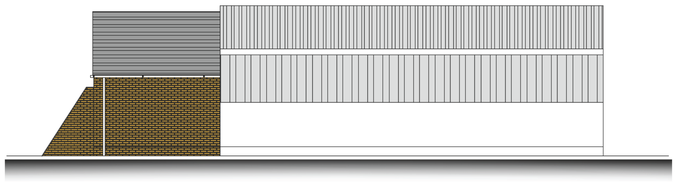
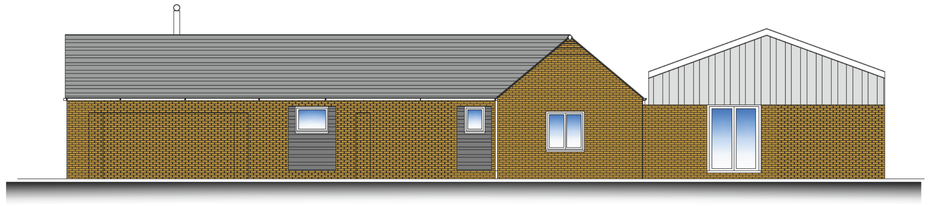


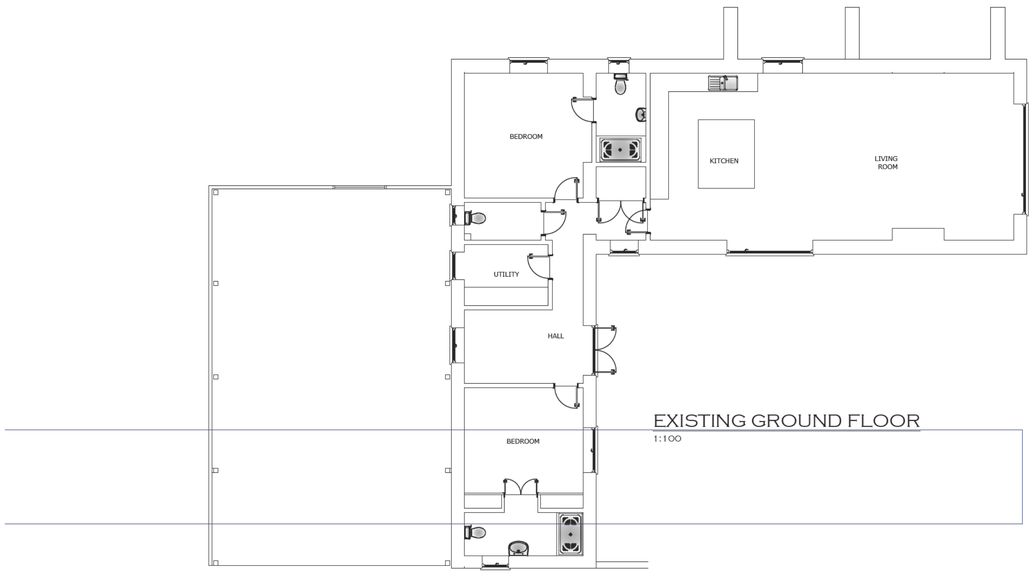
EXISTING REAR ELEVATION
1:100



EXISTING SIDE ELEVATION
1:100



EXISTING FRONT ELEVATION
1:100



EXISTING GROUND FLOOR
1:100

FOUNDATIONS.
NEW FOOTINGS TO BE 450-600 TRENCH FILL FOUNDATIONS , MINIMUM BASE DEPTH OF 1500 BELOW NATURAL GROUND LEVEL- STEP UP MAX 500-, OR TO BELOW INVERT OF ADJACENT DRAINS, OR TO THE BOTTOM OF EXISTING HOUSE FOUNDATIONS WHICHEVER IS THE LOWER. EXACT DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL INSPECTOR IN ACCORDANCE WITH NHBC CHAPTER DEPTHS DUE TO ANY TREES IN VICINITY. CONCRETE TO BE GEN 1 BS 5328 PT2.

EXTERNAL WALLS (U-VALUE <0.18 W/M²K)
WALLS TO BE BRICK TO MATCH AND TO CLIENTS APPROVAL. 100 CAVITY WITH 100 XTRATHERM/UNILIN CAVITYTHERM INSULATION. 100 TARMAC TOPLITE STANDARD BLOCKS OR SIMILAR . DRYLINE ALL WALLS WITH 12.5 'GYPROC' PLASTERBOARD ON DABS WITH TAPED JOINTS AND SKIM COAT. STAINLESS STEEL WALL TIES TO BS EN 845-1 (TABLE 5 AD A) @ 750 HORIZONTAL AND 450 MAX VERTICAL CENTRES STAGGERED AND EVERY 300 WITHIN 225 OF OPENINGS. POLYMER DPC TO BS 743 MINIMUM 150 ABOVE GROUND LEVEL. PROPRIETRY INSULATED CAVITY CLOSERS TO SOFFITS, REVEALS AND CILLS. NEW WALL TO BE BONDED USING STAINLESS STEEL 'FURFIX' OR 'EXPAMET' STARTER PROFILES OR SIMILAR. MORTAR TO BE 1:3 BELOW DPC AND 1:4 MIX ABOVE.

LINTELS
INSULATED CAVITY WALL LINTELS, IG OR CATNIC OPEN BACK OR SIMILAR WITH MINIMUM 150 END BEARINGS. ALL SIZED TO SUIT LENGTH AND MANUFACTURERS DETAILS. FIT CAVITY TRAYS WITH STOPS ENDS AND 65 x 10 WEEPS HOLES ABOVE TO EVERY 3RD APPROX JOINT OR USE LINTELS WITH INTEGRAL DPC. ENCASE STEEL LINTELS IN PLASTERBOARD AND SKIM.

GROUND FLOOR (U-VALUE <0.18W/M²K)
FINISH TO CLIENTS SPECIFICATION. 65 SCREED ON 100 CONCRETE SLAB (GEN 1 MIX) ON 500 GAUGE VCL ON 100 CELOTEX TYPE INSULATION ON 1200 GAUGE DPM TURNED UP AT PERIMETER WITH 25 POLYSTYRENE UPSTANDS. 150 MINIMUM WELL COMPACTED CLEAN INERT HARDCORE. DPM TO JOIN DPC. REINFORCE SLAB WITH MESH ABOVE ANY DRAINS. AIR BRICKS AND TELESCOPIC DUCTS TO MAINTAIN AIR VENTS TO EXISTING AS APPLICABLE.

ROOF (U-VALUE <0.15W/M²K)
TILES TO MATCH AND TO SUIT PITCH , COLOUR AS APPROVED BY CLIENT, LAID AS PER MANUFACTURERS INSTRUCTIONS. TO BS 5534, ALL ON 50 x 24 TANILISED SW BATTENS ON 1 LAYER OF BREATHABLE FELT 'TYVEK SUPRO' OR 'KLOBER PERMO FORTE' LAID AS PER MANUFACTURERS INSTRUCTIONS INCLUDING EAVES CARRIERS & 10-15 DRAPE. 47 X 170 SW C24 RAFTERS @ MAX 400 CENTRES BIRDSMOUTHED TO 75 x 100 SW WALL PLATES FIXED TO WALL WITH 1200 x 38 x 5 STEEL STRAPS @ MAX 2000 CENTRES. BASIC WORKMANSHIP DETAILS FOR TIMBERS TO TRADA DETAILS.

WINDOWS & DOORS (U-VALUE <1.4 W/M²K)
UPVC DOUBLE GLAZED TO CLIENTS SPECIFICATION. ARGON FILLED GAP BETWEEN GLASS AND A SOFT 'E' SUCH AS 'PILKINGTON K' COATING TO INNER PANE, TESTED TO BS 5713. TOTAL OPENING LIGHTS TO BE A MINIMUM OF 1/20TH OF ROOM FLOOR AREA FOR HABITABLE AREAS. TRICKLE VENTS A MINIMUM OF 1700 OFF FLOOR- VENTILATION TO BE 8000MM² FOR HABITABLE ROOMS. EXACT SIZES TO BE MEASURED ON SITE. SET BACK 30 OVERLAP TO CAVITY. TOUGHENED GLASS TO BS6206 TO ALL DOORS, SIDE PANELS AND CRITICAL LOCATIONS.

BELOW GROUND DRAINS
ANY DRAINAGE TO BS 8301. CONTRACTOR TO ASCERTAIN ALL LEVEL, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS. 100 DIA UPVC DRAIN PIPES TO BS 4660 (1:40 FALL) WITH FLEXIBLE JOINTS, SURROUNDED BY 100 PEA GRAVEL, IF WITHIN 300 OF SLAB THEN ENCASE IN CONCRETE WITH EXPANSION JOINTS. WHERE PASSING THROUGH WALL RC LINTEL OVER AND LEAVE 50 GAP FILLED WITH FLEXIBLE NON DECAYING FILLER, OR USE ROCKER PIPES. ALL TRAPPED GULLIES TO BE RODDABLE, MOUNTED ON 100 CONCRETE. ENSURE ALL DIRECTIONS ARE RODDABLE.
BUILDER TO LOCATE BEST CONNECTIONS.

RAINWATER DRAINS
CONTRACTOR TO ASCERTAIN ALL LEVEL, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS.
100 GUTTER TO 63 DOWNPIPE INTO RODDABLE TRAPPED GULLY. BRACKETS AT 1500 MAX VERTICAL CENTRES AND 1000 MAX HORIZONTAL CENTRES.
SITE NOT SUITABLE FOR RAINWATER TO DISCHARGE INTO SOAKAWAYS. SW MINIMUM FALL 1:80. ENSURE ALL DIRECTIONS ARE RODDABLE.

CONTINUITY OF INSULATION & AIRTIGHTNESS
BUILDING FABRIC CONSTRUCTED IN LINE WITH TSO ROBUST DETAILS CATALOGUE 'LIMITING THERMAL BRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2002'

HEATING
HEATING AS SPECIFIED BY CLIENTS- CONFIRM BEFORE COMMENCEMENT. EXTEND EXISTING HOT WET SYSTEM TO ALL NEW FITTINGS. TRV'S TO ALL RADIATORS. ALLOW FOR RADIATORS AS PER CLIENTS SPECIFICATION AND AGREEMENT. BOILER ALTERATIONS TO BE UNDERTAKEN BY GAS SAFE REGISTERED INSTALLER.

PLUMBING.
PROVIDE HOT AND COLD WET SYSTEM TO ALL FITTINGS.
ALL WORK TO BS 5572. SINK WASTE - MAX 3000 FOR 40 DIA PIPE - 4000 FOR 50 DIA PIPE. WASHBASIN - MAX 1700 FOR 32 DIA PIPE - 3000 FOR 40 DIA PIPE. SLOPE BETWEEN 18 TO 90MM/M. 75 DEEP SEAL TRAPS. UPVC PIPES TO BS EN 1329. SVP TO SIDE TO TERMINATE TO AIR A MIN OF 900 ABOVE ANY WINDOW OPENING WITHIN 3000. HW TAPS TO BE ON LEFT. RESTRICTOR TO HW TAPS TO BATHS TO LIMIT TEMPERATURE TO A MAXIMUM OF 48 DEGREE C.

VENTILATION
MECHANICAL EXTRACT FAN TO KITCHENS NOT LESS THAN 30L/S IF IN COOKER HOOD OR 60L/S ELSEWHERE. EXTRACT TO UTILITY AT 30L/S. SHOWER ROOMS AT 15L/S. TEST CERTIFICATE PROVIDED ON COMPLETION. 10 AIR GAP UNDER DOORS.

ELECTRICS
ELECTRICIAN TO BE 'PART P' REGISTERED UNLESS THE COUNCIL IS INFORMED BEFORE COMMENCEMENT.
EXTEND THE EXISTING POWER AND LIGHT SYSTEM INTO EXTENSION. CLIENT TO SUPPLY SPEC. ALLOW FOR ALL FITTING TO TAKE ENERGY SAVING LIGHT LAMPS GREATER THAN 40 LUMENS PER CIRCUIT WATT (TABLE 4 AD L1). ALL TO CURRENT I.E.E & N.I.C.E.I.C REGULATIONS. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. ALLOW FOR THE NO. SOCKETS AS AGREED WITH CLIENT. ELECTRICS TO CLIENTS SPECIFICATION.

INFORMATION
ALL OPERATION AND MAINTENANCE INFORMATION TO BE PROVIDED FOR THE FIXED BUILDING SERVICES TO THE OWNER.

WOODWORK
SKIRTINGS, ARCHITRAVES, DOORS, SOFFITS ETC TO MATCH EXISTING & TO CLIENTS SATISFACTION.

DEMOLITION
ALLOW FOR REMOVING EXISTING AS APPLICABLE.

GENERAL NOTES.
NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
ALL DIMENSIONS STATED ARE METRIC MILLIMETRES.
ALL LEVELS, INVERTS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE AND DURING WORK.
ALL WORK IS TO BE CARRIED OUT IN LINE WITH CURRENT BUILDING REGULATIONS, RELEVANT CODES OF PRACTICE, BRITISH & EUROPEAN STANDARDS AND MANUFACTURERS SPECIFICATIONS TO THE BUILDING INSPECTORS SATISFACTION, AND IN ACCORDANCE WITH PUBLIC AND PRIVATE UTILITIES REGULATIONS.
NO WORK TO ENCROACH BOUNDARY LINES.
IT IS THE CLIENTS RESPONSIBILITY TO ISSUE ANY 'PARTY WALL ACT 1996' NOTICE NECESSARY BEFORE ANY WORK COMMENCES ON THE BOUNDARY.
IT IS THE CLIENTS RESPONSIBILITY TO ENSURE ANY WORK SHOWN ON THIS PLAN DOES NOT CONTRAVENE ANY COVENANTS.
IT IS THE CLIENTS/ BUILDERS RESPONSIBILITY TO CHECK THE EXACT POSITION OF ALL SERVICES TO INCLUDE GAS, ELECTRICITY, WATER AND TELEPHONE, AND POSITION, OWNERSHIP AND DEPTHS OF FOUL AND RAINWATER DRAINAGE. AMLI DESIGN DOES NOT SURVEY THE DRAINS AND THESE SHOULD BE SURVEYED BEFORE COMMENCEMENT OR QUOTING.
THE EXACT SPECIFICATION OF FINISHES, FITTINGS AND SERVICES TO BE INSTRUCTED BY THE CLIENT.
ANY DEVIATION FROM THESE PLANS SHOULD BE NOTIFIED TO THE BUILDING INSPECTOR AND AMLI DESIGN.
IT IS THE OWNERS/ CONTRACTORS RESPONSIBILITY TO NOTIFY THE BUILDING INSPECTOR WHEN THE WORK IS READY FOR THE RELEVANT INSPECTIONS AND FOR THE CLIENTS RECEIPT OF THE COMPLETION CERTIFICATE.
IT IS ASSUMED NO PUBLIC SEWERS CROSS THE SITE UNLESS INFORMED OTHERWISE.
THE CONTRACTOR IS ASSUMED TO HAVE VISITED SITE BEFORE TENDERING AND CHECKED DRAINAGE INVERTS AND DIRECTIONS.
THIS DRAWING HAS BEEN PREPARED FOR PLANNING & BUILDING CONTROL CONSENT ONLY. USE IMPLIES THE CLIENT AGREES TO ALL TERMS AND CONDITIONS. UNTIL APPROVALS HAVE BEEN OBTAINED THESE DRAWINGS REMAIN PRELIMINARY. WORK SHOULD NOT COMMENCE OR MATERIALS ORDERED UNTIL APPROVAL IS OBTAINED. AMLI DESIGN DOES NOT ACT AS THE PROJECT MANAGER. AMLI DESIGN IS NOT THE DEISGNIATED 'PRINCIPLE DESIGNER' UNDER THE BUILDING REGULATIONS UNLESS AGREED BEFOREHAND WITH THE CLIENT ONLY. IT IS THE OWNERS/ PROJECT MANAGERS RESPONSIBILITY TO ENSURE ALL APPROVALS INCLUDING PLANNING CONDITIONS ARE APPROVED BEFORE COMMENCING.
COPYRIGHT REMAINS WITH AMLI DESIGN.

SCALE BAR 1:50 0 1 2 3 4 5
SCALE BAR 1:100 0 5 10
SCALE BAR 1:500 0 10 50
A1 DRAWING
DO NOT SCALE FROM THIS DRAWING
EXCEPT FOR PLANNING REFERENCE



EXTENSIONS AND ALTERATIONS
HIGHFIELD FARM
CRANESGATE NORTH
SPALDING PE12 6SR
[redacted]

SCALE	DWG NO.	REV
1:100/1:50 A1	HF/2026 3/3	

DATE	DRAWN	CHKD
JULY 2026	DRI	CD 07/26

AMLI Design
Architectural Consultancy
BEKYNTON HOUSE,
21 CHURCH HILL,
BIRSTALL,
LEICESTER LE4 4DN
Telephone: 0116 410 50 60
Mobile: 07974 807 111
Email: info@amlidesign.co.uk
Web: www.amlidesign.co.uk