

Setting out/Dimensions  
All dimensions are set out to external blockwork and must be checked out on site before construction work begins. Any dimensions that can not be achieved must be reported to Architect/Project Manager

Note: Movement joints  
All movement and expansion joints in masonry/blockwork to structural engineers information.

Proposed drainage to have a minimum of 1 in 80 fall and to be laid in accordance with the building regulations documents and all statutory requirements. New layout to be used only if existing can not be reused. Contractor to identify if existing system can be reused first

It is assumed that the orange dotted lines are the existing surface water drainage for the site. The proposed surface water drainage is to connect into it. Contractor to confirm if the layout as shown can be achieved, if not discuss with building control on how it is to be done.

Note:  
Foundations  
All foundations specification to structural engineers information.

Ground Floor Construction  
Approx. 22mm client approved floor finish  
22mm timber floorboards that are tongue & grooved  
Softwood 50 x 150mm timber floor joist to structural engineers information  
150mm Kooltherm K103 rigid insulation fitted between floor joists  
Breather membrane/DPM, if required by building control. This is to be confirmed with them.  
Minimum 150mm ventilated void  
50mm concrete capping to base of the void to prevent the growth of vegetation

First Floor Construction to Extension  
Approx. 22mm client approved floor finish  
22mm timber floorboards that are tongue & grooved  
Softwood 50 x 150mm timber floor joist to structural engineers information  
200mm mineral fibre insulation fitted between floor joists  
12.5mm ceiling grade plasterboard with plaster finish on metal suspension system

Roof Construction - Cold Roof  
Roof tiles to match existing  
25x50mm pretreated battens  
Breather membrane  
Rafters, joists and prefabricated trusses to structural engineers information  
300mm Rockwool insulation above and between joists  
Vapour barrier  
12.5mm plasterboard with plaster skim finish

General External Wall Construction  
100mm brickwork to match existing  
100mm cavity with Rockwool fullfill mineral wool insulation  
100mm 7n aerated blockwork to structural engineers information  
12.5mm plasterboard on dabs with plaster skim finish etc to manufacturers information.

General Timber Internal Wall Construction  
50x100mm timber studwork with fullfill Rockwool Rollbatts mineral wool insulation where shown.  
12.5mm plasterboard with plaster skim to either side. In bathrooms plasterboard to be moisture resistant.

Doors and Windows  
To client specification. All associated dpm, dpcs, etc to manufacturers information.

Structures  
All structural elements such as foundations, beams, posts, rafters, joists, concrete slabs, lateral restraints, lintels, wall ties, etc to structural engineers information.

Refer to Building Regulation Notes for further information on the construction of the proposed alterations.

Note:  
All information shown on this drawing is to be used for planning or building regulation purposes only and not to be used in conjunction with any other submission or workstages including contract, working drawings, construction and as built purposes.

No responsibility is taken by Concept Drawing & Design Architects for any measurements taken of this drawing. All dimensions shown on this drawing must be checked on site by the project manager and/or contractor to ensure that they are accurate. Any dimensions that can not be achieved, the client, project manager and architect must be made aware immediately.

Concept Drawing and Design Architects have not surveyed the external landscape, or the boundary line, external ground levels, and position/size of adjoining buildings. This information, if shown on the drawings, are just a representation of what might be there. Concept Drawing and Design Architects take no responsibility for the accuracy of the information relating to these topics .

Proposed drainage to have a minimum of 1 in 80 fall and to be laid in accordance with the building regulations documents and all statutory requirements

Note:  
All proposed foul drainage to connect into existing systems. Existing foul drainage system is estimated and to be surveyed by contractor prior to starting work to confirm locations of pipes. All new pipework and connections into existing drainage to be in accordance with local statutory guidelines and regulations. All proposed surface water to connect into existing surface water system.

BUILDING REGULATIONS

PROJECT  
**1904 - 12 Hampshire Gardens  
Mr Matusik**

Westbury  
Wiltshire, BA13 3XE

Proposed Extension

DRAWING

**Proposed Ground Floor Plan  
1:50, 1:100@A3**

**Drg No:1904.04.01  
08/04/2020**

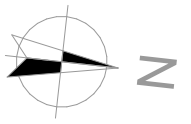
**CONCEPT DRAWING & DESIGN  
ARCHITECTS**



Key  
--- Existing foul drainage  
--- Existing surface water drainage  
--- Proposed foul drainage  
--- Proposed surface water drainage  
Existing foul manhole  
Proposed inspection chamber  
Existing surface water manhole  
Existing downpipe  
Proposed downpipe  
Proposed SVP/substack

Key  
Smoke detector with strobe  
Heat detector  
Extractor fan  
Extractor vent  
Existing walls to be removed  
Structural Beam to be designed by structural engineer

Note:  
The Party Wall Act may apply if any of the following categories of building work apply:  
1. Work on an existing wall or structure shared with another property.  
2. Building a free standing wall or a wall of a building up to, near or astride the boundary with a neighbouring property.  
3. Excavating near a neighbouring building.  
It is the responsibility of the client to determine whether the act applies and if so notify all adjoining owners in accordance with the act. Further information can found on the communities and local government website.



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