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Rainwater pipes to discharge to a new soakaway sited a minimum 5m from any building. Soakaway to serve the rear of the property both new and existing roofs. The soakaway is to have a minimum capacity of 4.5m³ and to the satisfaction of the Building Control Surveyor. The soakaway is to be formed of honeycomb brickwork or proprietary crate system wrapped in geotextile and must be left as an empty chamber.

New bifold doors to be grey aluminium. Doors to achieve a u-value of 1.4, Band C.

The doors are to be fitted with safety glass in accordance with Approved Document K.

Existing conifer hedge to the rear of the property to be removed to a distance of 3m beyond the extension. New boundary garden wall to be constructed extending 3m beyond the rear of the extension. Foundations for garden wall and extension to take account of the hedge and ground conditions. Foundation depths to be agreed on site with Building Control

Beam and block floor to be designed, detailed and supplied by specialist manufacturer

Trickle ventilation is to be provided to the new rooms equal to 8000mm² to habitable rooms and 2500mm² to non-habitable rooms. To open plan kitchen/dining room areas there are to be a minimum 3no trickle vents provided.

New foundations connected to existing using 600mm long 3no H16 dowels resin fixed top and bottom

New steel beams to achieve 30mins fire resistance. Beam to be encased in 12.5mm Fireline board

Existing external wall reduced in height to form sleeper wall to support new beam and block floor to extension

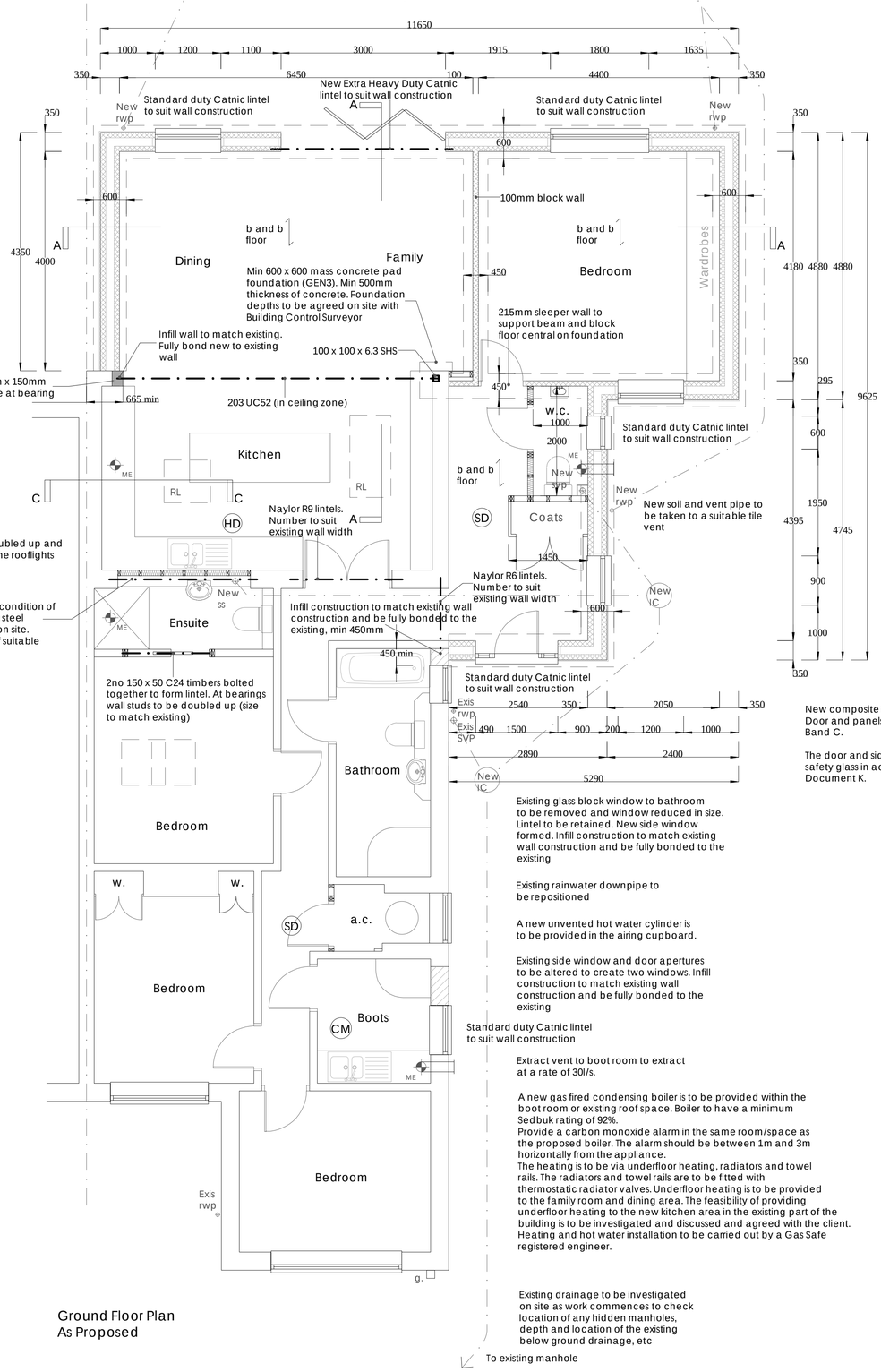
Extract vent to kitchen to extract at a rate of 30l/s as part of the cooker hood or 60l/s if sited elsewhere. The vent is to be taken through the roof to a suitable outlet.

Extract vent to ensuite to extract at a rate of 15l/s. The vent is to be taken through the roof to a suitable outlet. The vent is to be linked to the light switch with a 15min overrun and a 10mm air gap maintained below the door.

New doorway to ensuite formed in existing timber stud wall with 2no 150 x 50 C24 timbers bolted together. Cripple studs doubled either side of door. Eclisse pocket door to be fitted, style to clients choice.

New stub stack to serve ensuite and kitchen. Stack to be fitted with an air admittance valve and rodding access maintained. Where levels of existing drainage too shallow for new connection a pumped drainage system is to be installed.

Smoke detectors SD to be provided to the hallway as indicated on the floor plan. A heat detector is to be provided in the kitchen. The detectors are to be mains operated with battery back-up and be interlinked.



Ground Floor Plan
As Proposed

600mm wide mass concrete trench fill foundations GEN3 minimum 1.35m deep found in undisturbed flint. Final foundation depths to be agreed on site with Building Control to suit exact site conditions

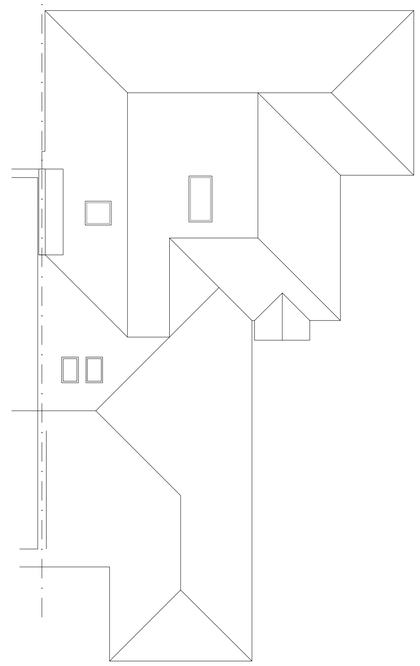
New windows to be UPVC and achieve a u-value of 1.4.

Trickle ventilation is to be provided to achieve 8000 sq.mm to habitable rooms and 2500 sq.mm to non-habitable rooms.

Internal partitions to be formed with 100 x 50 timber studwork faced both sides with 12.5mm plasterboard. The studs are to be filled with 100mm Rockwool sound insulation.
Internal walls indicated as blockwork to be 100mm Celcon Standard blocks with plaster finish.

Extract vent to w.c. to extract at a rate of 6l/s.

All new light fittings are to have a minimum luminous efficacy of 75 light source lumens per circuit watt



Roof Plan As Proposed
Scale 1:100

New composite front door and side panels. Door and panels to achieve a u-value of 1.4, Band C.

The door and side panels are to be fitted with safety glass in accordance with Approved Document K.

Existing glass block window to bathroom to be removed and window reduced in size. Lintel to be retained. New side window formed. Infill construction to match existing wall construction and be fully bonded to the existing

Existing rainwater downpipe to be repositioned

A new unvented hot water cylinder is to be provided in the airing cupboard.

Existing side window and door apertures to be altered to create two windows. Infill construction to match existing wall construction and be fully bonded to the existing

Standard duty Catnic lintel to suit wall construction

Extract vent to boot room to extract at a rate of 30l/s.

A new gas fired condensing boiler is to be provided within the boot room or existing roof space. Boiler to have a minimum Sedbuk rating of 92%.
Provide a carbon monoxide alarm in the same room/space as the proposed boiler. The alarm should be between 1m and 3m horizontally from the appliance.
The heating is to be via underfloor heating, radiators and towel rails. The radiators and towel rails are to be fitted with thermostatic radiator valves. Underfloor heating is to be provided to the family room and dining area. The feasibility of providing underfloor heating to the new kitchen area in the existing part of the building is to be investigated and discussed and agreed with the client. Heating and hot water installation to be carried out by a Gas Safe registered engineer.

Existing drainage to be investigated on site as work commences to check location of any hidden manholes, depth and location of the existing below ground drainage, etc

To existing manhole

Legend

SD Smoke detector
HD Heat Detector
CM Carbon Monoxide Alarm

Note:
Engineers details indicative only.
Refer to engineers calculations and drawings for structural details, bearings, padstones and connection details.

Multiple joists to be bolted together with M12 bolts at 500mm centres

0 1 2 3 4 5 Scale Bar - A1 - 1:50 10

KENT BUILDING CONTROL LTD

rev.	date	amendment

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client: Mr G Foley

project: 6 Stacklands Close
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drawing title: Proposed Floor and Roof Plans

scale: 1:50 | date: 10.01.23 | drawn by: JN

drwg no.: KBC/22/142/05 | rev.: 0