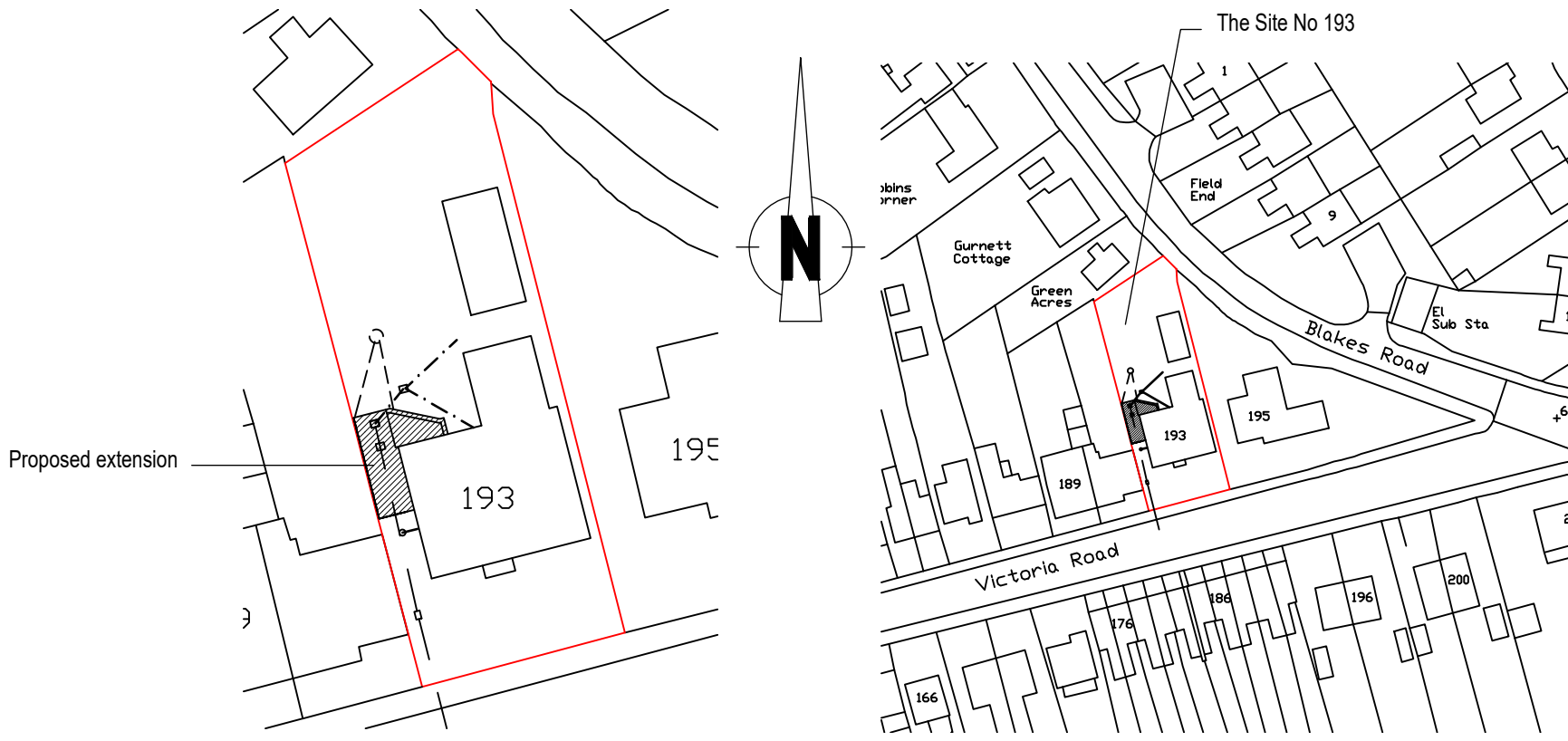




Site plan 1:500

Location plan 1:1250

No part of extension to extend over boundary line.
All setting out TBC on site prior to commencement

100mm dia upvc pipes & fittings laid 1:80 on & surrounded in 100mm pea shingle bedding to geotextile lined hardcore filled soakaway min 1m³ capacity below pipe invert & min. 5m from buildings

Form new manhole and pump chamber clear of steps TBC (to suit reusing extg pump, chamber size TBC on site) in new location clear of new steps. Manhole in 225mm class B brickwork off 150mm concrete base. Adapt electrical supply to pump as required. New drain runs in 100mm upvc pipe & fittings laid on & surrounded in min 100mm pea shingle. Falls to suit extg inverts but min 1:80

New upvc inspection chamber to suit diverted drain inverts

Form new steps up approx 450mm total rise with new risers @ 150mm & treads @ 300mm. 900mm wide top landing

Nom. 300mm cavity wall comprising 102 brick outer skin to match extg, 100mm cavity incorporating 90mm partial fill Kingspan K106 insulation board with 10mm residual cavity, 100mm 7N/mm² aircrete insulating block for either 13mm plaster & skim or 12.5mm plasterboard on dabs to clients choice.

Wall to include stainless steel wall ties spaced 750mm horizontal ccs, 450mm vertical ccs & staggered formation. Ties to every course where within 225mm of openings.
The new work to extg with Furix or similar stainless steel profiles & maintain all cavities at abutments
Wall U value 0.17W/m²K

Extg manholes within building to be removed & drain extended to suit new external manhole position

Beam B3 203x203x71UC with 10mm welded top plate where required to support masonry wall on wall thickness x 300 x full height engineering brick pier & 440x100x215dp conc padstone at external wall

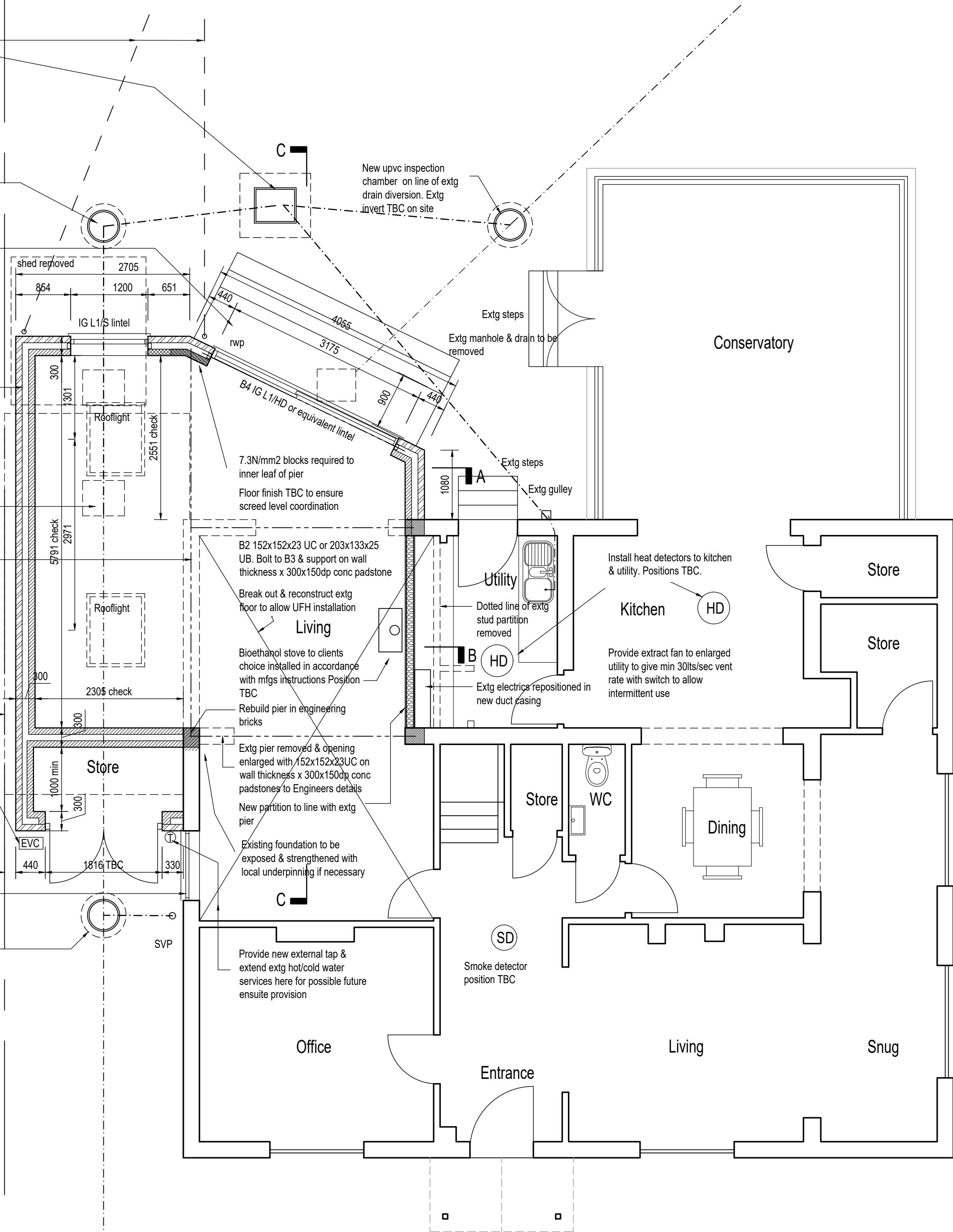
New partition between living room & utility to be formed in 100x50mm studs @ 600mm ccs lined each side with 9mm ply sheathing & 12.5mm plasterboard & skim finish.
100mm Rockwool RWA45 acoustic quilt between studs
Dotted line of extg garage demolished

External timber door style to clients choice in timber frame. Ironmongery to clients approval. Lintel over to Engineers details

External car charging point (exact location TBC)

Note!
Confirm min. 1m depth of store. Where necessary extg high level window to be replaced with new reduced width window below extg lintel.
NOTE! extg cill to be replaced/extended where wall insulation is applied

New upvc inspection chamber on line of extg drain with connection to new external SVP for possible future ensuite conversion



Proposed ground floor plan

Notes cont'd

ABOVE GROUND DRAINAGE:-

All waste pipework is to be uPVC to BS EN 1329. Installation in accordance with BS 5572. Waste pipe sizes to be as follows:-
washbasin. 32mm Ø up to 1.7m run 40mm Ø up to 3m run bath/shower/sink. 40mm Ø up to 3m run 50mm Ø up to 4m run. Note sink waste increased to 50mm Ø where combined with washing machine waste.

wc/sip/stub stack. 100mm Ø

All fittings to have a min. 75mm deep seal trap. Provide air admittance valves where waste run length is exceeded. Provide rodding access points at locations where lengths of pipe cannot be accessed from remainder of system. All pipes should be reasonably accessible for repair. Rodding points in stacks should be above the spillover level of appliances.

SERVICES:-

Electrical:- Allow for all works & materials as req'd to adapt/extend extg installation to provide new power & lighting points to Clients requirements & in agreed locations. Include all alterations as may be req'd to main consumer unit. All works to comply with IEE regulations 18th Edition and to Local Electricity Board approval. Provide test certificate on completion to Client and building Control.

Water:- Allow for all works & materials as req'd to adapt/extend extg hot & cold water service installation to feed new appliances including provision of external tap and for possible future ensuite. Provide isolation valves to all supply runs. Lag all concealed & pipework in unheated spaces with approved sectional lagging. All works to comply with Water Board regulations.

Heating:- Allow for all works & materials as req'd to adapt/extend extg central heating system including provision of new underfloor heating with individual room thermostats (with manifolds in agreed locations within utility) & radiators in locations agreed with client. Allow for installing AC unit with external condenser in agreed location & capable of providing improved heating to master bedroom (to achieve min 22 deg C when outside temp is -2 deg C & summer cooling Fit radiators with thermostatic valves. Conceal all pipework where possible & lag all concealed pipes. Balance, test & leave system in working order. Contractor to confirm adequacy of extg boiler for retention where possible.

Where extg boiler is of insufficient capacity then allow for replacement with new balanced flue fan assisted gas fired boiler with min. SEDBUK rating of 89% in accordance with mfgs instructions

LOW ENERGY LIGHTING:-

Provide min 100% of all new fixed light points that are only capable of taking lamps with luminous efficacy of 45 lumens/watt circuit

PART P: ELECTRICAL SAFETY

All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building control on completion of the works.

SAFETY GLAZING:-

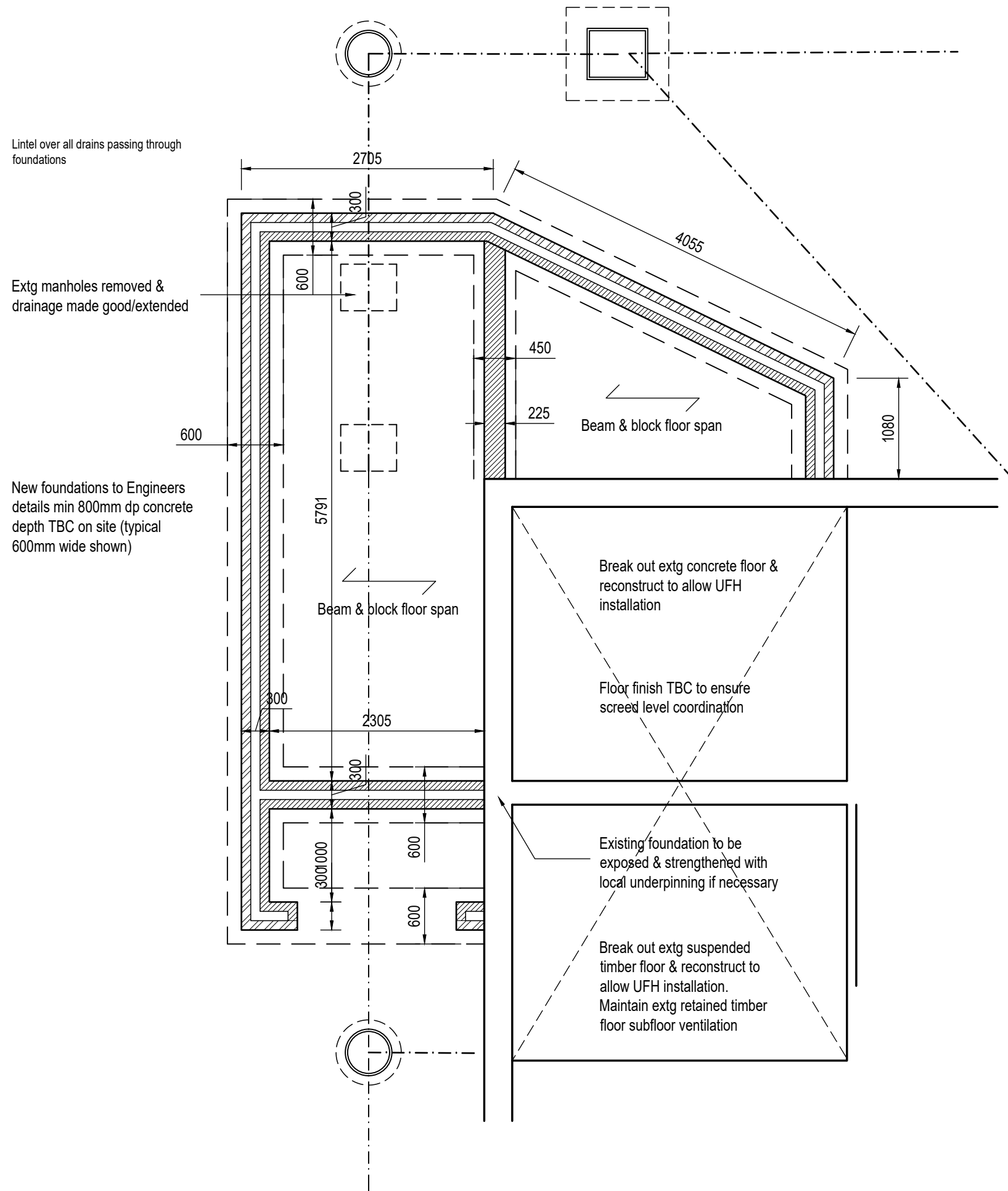
All glazing to windows where within 800mm of floor or doors where within 1500mm from floor or zone within 300mm either side of frame is to be either laminated or toughened safety glazing material to BS6206.

FITTINGS & FINISHES:-

Allow for installation of new utility room fittings inc. sink, taps, washing machine connections etc all to clients choice. Form duct casing to repositioned electrics as required.

Supply and install all glazed wall tiling & floor finishes to utility and any additional areas to clients choice. Tiles fixed & grouted with proprietary adhesive & grout suitable for intended location.

All new joinery is to match existing sizes/profiles. Store doors fitted with ironmongery to clients requirements.



Part foundation plan

Notes

DIMENSIONS:-

DO NOT SCALE THIS DRAWING!

The Contractor is to check all setting out, boundaries & confirm details of extg structure on site prior to commencing works on site or ordering of materials. Any discrepancies to be reported immediately.

STRUCTURAL DETAILS:-

This drawing is to be read in conjunction with all Structural Engineers drawings and details and those of any specialist manufacturers. Where applicable the Contractor is to allow for obtaining structural design details from beam & block floor manufacturers, submitting same to & obtaining approval from Building Inspector prior to placing orders or construction.

DRAINAGE:-

All new drainage works to be in accordance with BS 8301. Pipes & fittings to be either 1000 upvc to BS4660 or vitrified clay to BS85. All drains laid @ min. 1:80 fall unless noted otherwise on & surrounded in 100mm pea shingle with min. 300mm cover to VC pipes, 600mm cover to upvc pipes. Drains under buildings to be encased in min. 100mm pea shingle regardless of cover & are to be either sleeved through concrete footing or lited over with min. 50mm clearance to pipe maintained by rigid mask material with mastic sealant to prevent gas entry. Form new manhole as noted on drawing.

FOUNDATIONS:-

Generally to be concrete strip size as Engineers details & depth to suit site conditions but min 1m below ground level. Refer to Engineers details & calculations where applicable.

WALLS BELOW DPC:-

To be constructed either in class FL or FN brickwork or concrete blocks of min. density 1500kg/m³. Refer to Engineers details for particular compressive strengths. All masonry in 1:3 mortar. Walls to include stainless steel wallties spaced 750mm ccs horizontally, 450mm ccs vertically & staggered formation. Set out ties to suit superstructure wall insulation extending min. 150mm below dpc level, see details. Cavity to be filled with concrete to within 225mm of lowest dpc level.

GROUND FLOOR:-

Insulated suspended beam & block floor system by specialist, min 65mm fibre reinforced screed on 500g polythene separation membrane on 100mm Kingspan K103 insulation board with 20mm thick perimeter upstand on 1200g polythene DPM lapped & taped at all junctions and lapped down onto wall dpc's over grouted beam & block floor system installed to mfgs details with dpc's to bearings. Vent min 225mm floor void with upvc airbricks and telescopic vents to give equivalent of 1500mm² vent area per m run of perimeter. See drawings for replacement works to extg floors

EXTERNAL CAVITY WALLS:-

103mm brick outer skin, 100mm cavity with 90mm Kingspan K106 insulation board installed in accordance with manufacturers instructions maintaining 10mm residual cavity, 100mm Thermaflex 7N/mm² or equal insulating block inner skin for 12.53mm plasterboard on dabs or plaster finish to clients choice. Wall to include stainless steel wall ties to BS 1243 spaced 750mm ccs horizontally, 450mm ccs vertically & in staggered formation. Ties to every course where within 225mm of openings. Provide Thermaflex or equal insulated cavity closers at jambs & cill of all openings. Mortar mix to be 1:1:6.

Provide dpc cavity trays at all abutments positioned to discharge above lead flashings/lintels. Trays to have stop ends as applicable & proprietary weeps within perp joints @ max. 450mm ccs or min 2 per opening symmetrically placed.
Walls to have U value of 0.18 W/m²K or better

Lintels to be Catnic galv. ms or equal to Engineers specification with min. 150mm bearings & cavity trays over.

TIMBER:-

Unless otherwise noted all structural timber is to be min. C24 grade to BS4978 & is to be tanalised or equal vacuum pressure impregnated. Treat all cut timber ends with preservative to mfgs instructions

VENTILATION:-

New windows & doors are to be fitted with secure controllable trickle vents capable of providing min. 5000mm² free vent area in addition to opening casements to give 1/20 floor area ventilation.
Provide extract fans with vent rates as noted

FIRE DETECTION:-

Provide approved mains operated self contained smoke detectors & heat detector to kitchen and utility areas with battery backup to ground & upper floor levels (linked) installed in strict accordance with mfgs instructions to separate fused circuit. Detectors to be installed in agreed locations but max. 7.5m from doors to habitable rooms & min 300mm from walls or light fittings and in locations that enable safe access for maintenance.

FIRE PROTECTION:-

All steelwork supporting structure other than just roof timbers is to be protected by means of either intumescent paint coating to all surfaces or encased in 2 layers 12.5 plasterboard & 3mm plaster skim to give 1/2 hr fire resistance.

LEADWORKS:-

All new leadworks to be in accordance with the Lead Sheet Association and to be treated with patination oil on completion.

Rev C 16.04.2026 Amended for planning. Wall insulation/render & dormer cladding replacement note removed
Rev B 12.11.2024 Underfloor heating to master bedroom omitted. A/C note added Structural information added
Rev A 05.08.2024 Misc amendments & drawing update

PROPOSED EXTENSION AT
193 VICTORIA ROAD
WARGRAVE
RG10 8AH
For Mr I MILLS & Ms S CASEBOURNE

Scheme Proposals

Ground floor & foundation plan

Date	June 2024
Scale	1:50 AT A1
Drawing number	1827/BR/03 C

B W Design
55 Wavell Road Maidenhead Berks SL6 5AB
Telephone 01628-670966



SCALE 1:50