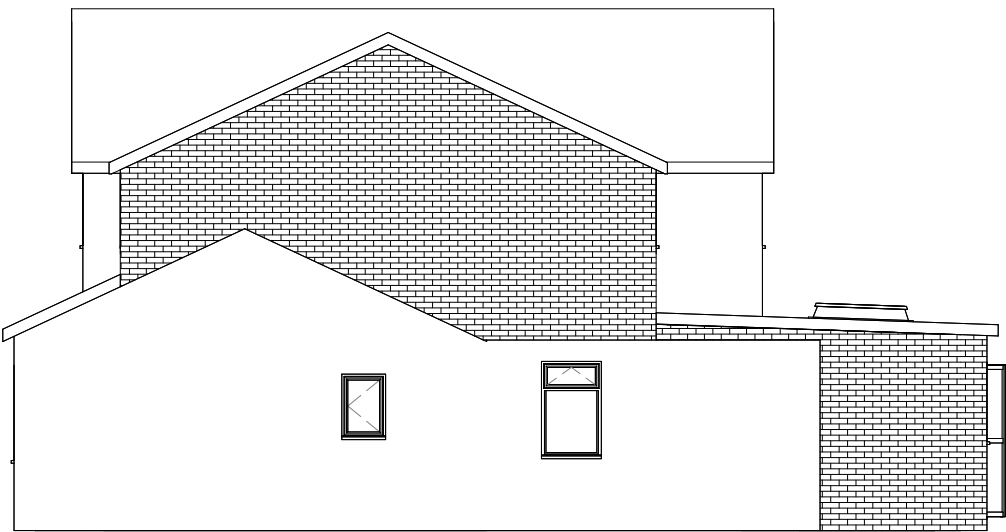




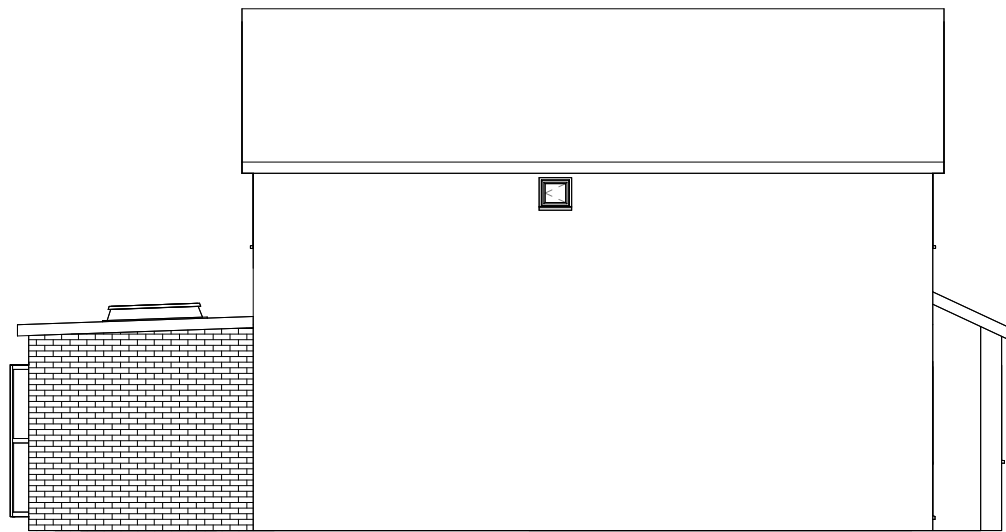
Proposed Front Elevation



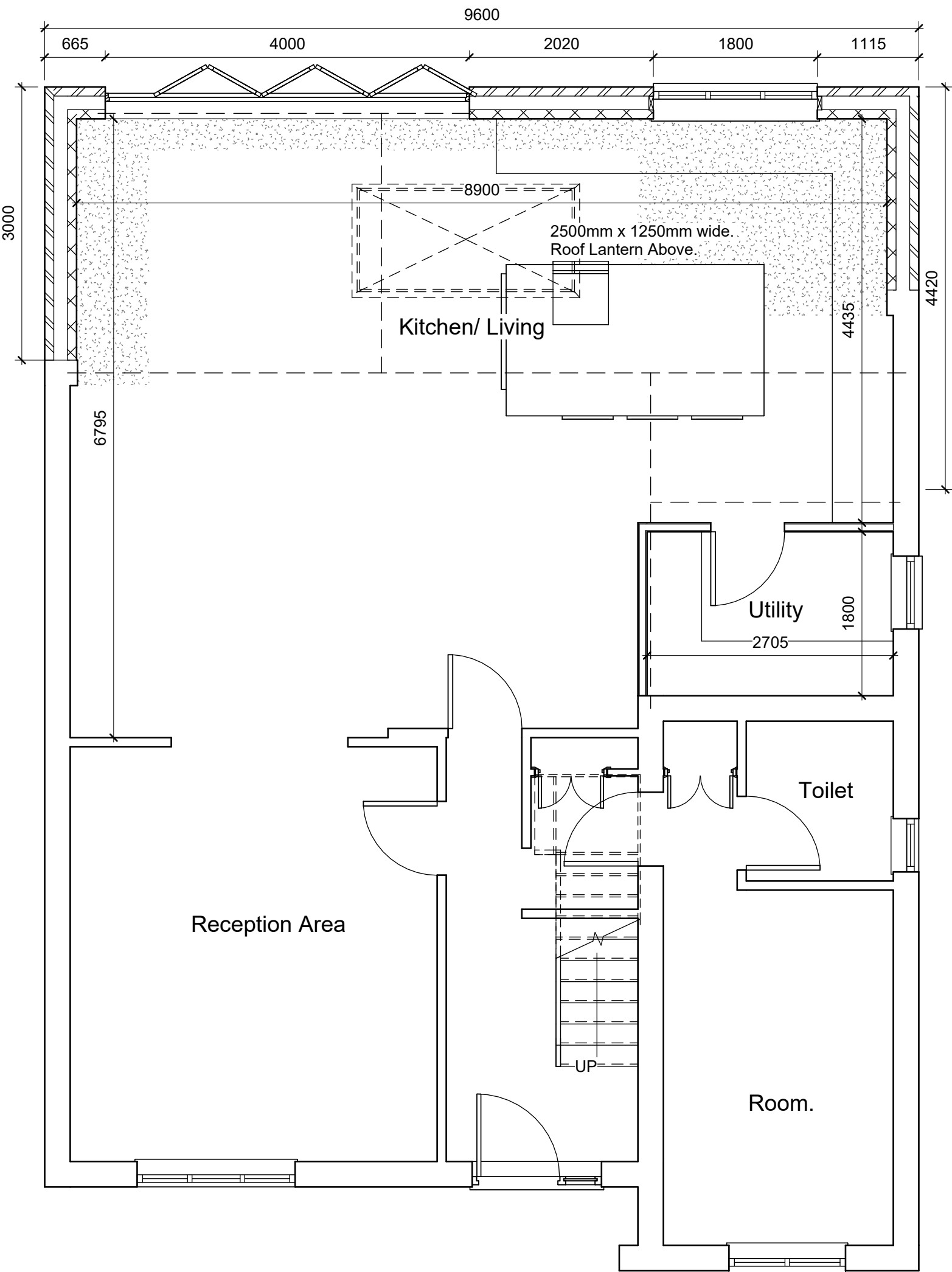
Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



EXTERNAL BRICKWORK WALL CONSTRUCTION :

U value=0.18W/m2k.  
INNER LEAF :  
100mm thick TARMAC TOPCRETE 7N/mm (198kg/m2 laid weight and min. density 1900kg/m3) standard solid dense concrete blockwork coursed from composite floor slab level.

CAVITY :  
150mm wide cavity with 150mm Drytherm 32 Full Fill Insulation to Building Control Approval. Stainless steel wall ties with proprietary retainers to Approved Document E be provided to Structural Engineers design and specification. Cavity and window/door openings to be closed with RMC THERMABATE closure.

OUTER LEAF :  
103mm facing brickwork with TILCON ready to use coloured mortar to bucket handle joints. Brickwork to match existing.  
Wall leaves to be tied with stainless steel wall ties at 750 horizontal, 450 vertical and 300 vertical centers within 225 of reveal.  
New walls to be tied into existing walls via wall ties.

BRICKWORK BELOW DPC :  
Brickwork below DPC to be Class B engineering bricks to match existing. Concrete cavity fill to be at least 225mm below DPC level.

DPM/DPC LINK :  
RUBEROID PERMABIT DPC sheet lapped to DPM beneath floor slab min. 100mm and taped with RUBEROID double sided jointing tape. DPC dressed through blockwork leaf and taken vertically behind DPC tray at block face.

VENT BRICK :  
215x65mm Telescopic Vents Air brick with insect mesh to match existing brickwork to be provided at 1500mm centres. DPC to be lapped over and under at brick openings. ensure air bricks are 150mm min above ground level.

PART 'A' - STRUCTURE  
Foundations - Existing foundations to suit Building Control Aprval. Generally new strip foundations, min. 600mm wide, laid to a minimum depth of 1000mm. Generally walls to be built centrally on the foundations. Where foundations abut existing foundations these are to be tied together with MS dowels epoxy resined into existing foundations.

Where passing over drains. Walls to be lintelled to give min. 50mm space around the pipe. Opening to be masked both sides with rigid material to prevent entry of fill or vermin. In accordance with diagram A1 of approved document H1.

Trail holes to be provided for existing foundations Building Control approval, prior to construction.

PART 'B' - FIRE SAFETY :  
Walls and ceilings to provide 1/2 hour separation to adjoining areas.  
If not already existing. Ceiling mounted smoke alarms provided on each floor, situated max. 7.5m from habitable rooms and min. 300mm off adjacent walls and light fittings, and permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together so that detection of smoke by one alarm operates the alarm signal in both units. Smoke detection to be mains operated interlinked smoke/heat detection with battery back up to BS 5446-1 to be installed in accordance with BS 5839-6.

In addition heat detector to provided in new kitchen and interlinked smoke detector to provided in Lounge.  
Window to provide a minimum clear opening of 0.33m2 minimum clear opening dimension 450mm (in one direction).

PART C - SITE PREPARATION :  
Contractor to check on site if existing cavities exist. If so, then all new cavities to be continous from existing cavities.

All abutments between roof and walls construction will be made with Code 4 lead flashings and cavity tray DPC's shall be installed at abutments.

PART 'F' - VENTILATION :  
New windows to be provided with through frame ventilation details as follows, 4000mm2 WC to have 15l/s mechanical ventilation via fan in roof void connecting to ventilation tile.

Mechanical ventilation to kitchen to have 60l/s (30l/s if extracting at cooker hood).

Pitched roofs to be ventilated via 25mm continuous eaves ventilation provided via proprietary strip ventilator. 50mm ventilation maintained above insulation by the use of proprietary rafter roll ventilator units. Roof ventilators may be omitted provided that suitable breathable sarking membrane is utilised, in accordance with manufacturer's recommendations.  
Background ventilation to be 5000mm2.

PART 'G' - HYGIENE :  
W.Cs, WHB provided in accordance with sections G1 & G2.  
Existing hot water storage system retained and amended to suit revised building layout.

PART 'H' - DRAINAGE GENERAL :  
Drainage layout is preliminary. Final layout to be as agreed on site with Building Control Officer.

New foul & storm drainage to connect into existing system as indicated on drawings.  
Gutters to new main roof to be renewed and to connect into existing.  
Generally existing drainage retained unless otherwise stated.  
Close off and remove existing drainage where the alterations make them obsolete.  
System to have minimum changes in direction and gradient.  
Access points for rodding at head of all runs and at changes in direction.  
All new drainage to be 100mm UPVC pipework laid to min. 1:80 falls.

Drainage generally bedded to Class F. Where cover is less than 300mm drainage to be protected by 100mm thick concrete encasement with movement joints at each socket or sleeve joint face.  
Drains passing through footings or walls to be lintelled to give min. 50mm space around the pipe. Opening to be masked both sides with rigid material to prevent entry of fill or vermin. Void to be filled with compressible sealant to prevent entry of gas. All in accordance with diagram 7 of approved document H1.

Where drain trenches are excavated lower than the foundations of a nearby building, the trenches must be filled with concrete in accordance with the levels shown in diagram 8 of approved document H1.

Where SVP's terminaing through openings to be min. 900mm above openings.

All external wastes SVP's and RWP's to discharge via trapped gulleys. RWP's to discharge into existing locations. Gutters extended as necessary to connect into existing RWP locations.

All traps to wash hand basins, shower and bath to be 75mm deep.  
All traps to WC pans to be 50mm deep.  
Diameter of traps to wash hand basins to be 32mm.  
Diameter of traps to WC pan to be min. 75mm.  
Diameter of traps to other units to be 40mm.  
A branch pipe should not discharge into a stack in a way that may cause cross flow into any other branch pipe.  
Internal above ground drainage runs set to fall at 18-90mm/m.

Generally new rainwater goods to match existing PVCu, colour to match existing.

Rev A - 13.07.2026 - First Floor Rear Extension Omitted. KSN

PLANNING



ARCHITECTURAL CONSULTANTS  
26 Wyche Avenue, Birmingham. B14 6LQ  
t: 07771 560785

CLIENT  
Amit Singh  
JOB TITLE  
Single Storey Rear and Side Extension and Double Storey Rear and Side Extension.  
DRAWING TITLE  
Proposed Ground Floor Plan and Elevations  
DRAWING NO.  
C1259/ 005 Rev A

SCALE @ A1  
1:50 ; 1:100  
DATE  
July 2026  
DRAWN  
ZA  
CHECKED  
KSN

Proposed Ground Floor Plan and Elevations