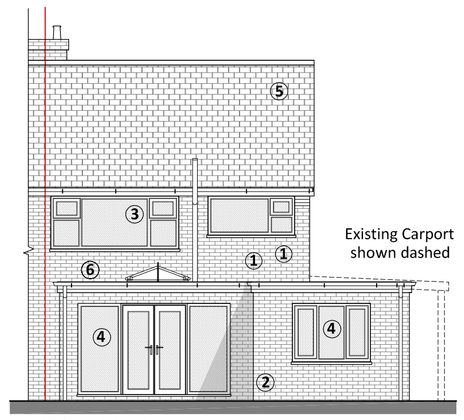
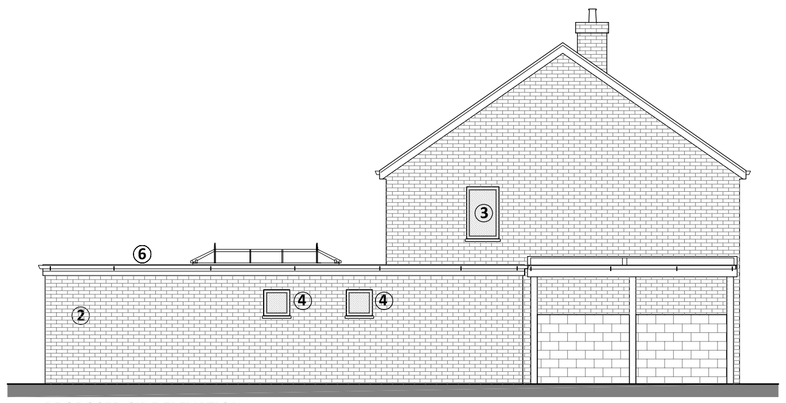
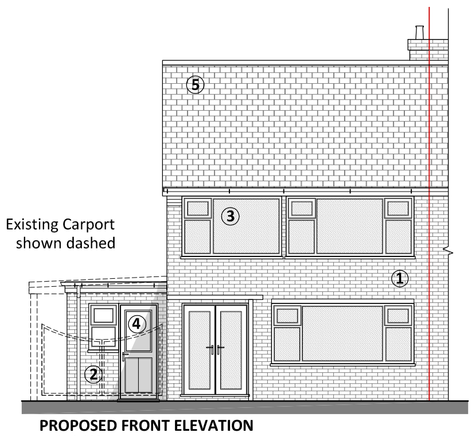


PROPOSED REAR ELEVATION
scale 1-100



PROPOSED SIDE ELEVATION
scale 1-100



PROPOSED FRONT ELEVATION
scale 1-100

KEY

1. Existing Facing Brickwork
2. Proposed Facing Brickwork (to match existing)
3. Existing UPVC Windows / Doors
4. Proposed UPVC Windows / Doors (to match existing)
5. Existing Slate Rooftiles
6. Painted timber Fascia

PROPOSED BLOCK PLAN Scale 1-500

DEMOLITION OF EXISTING GARAGE-CARPORT AND CONNSERVATORY.
CONSTRUCT NEW BEDROOM,SHOWER ROOM,WC,UTILITY,SITTING ROOM AND LIVING -KITCHEN SPACE.

ROOFING-Roof covering in BBA Approved fibreglass roofing system on 20mm ply decking on 100mm xtrtherm insulation on 15mm ply or sterling board on 0-75 firring pieces giving fall on eco-joisting system including all roof lantern trimming joists designed and supplied by Lincframe Lincoln Ltd.and lantern designed and supplied by specialist Finish the ceiling with 15mm plaster board and skim on a vapour control layer. The roof joists will be set so that the ceiling heights match those of the existing house. Provide 100mm x 50mm softwood wall-plates fixed down using 30 x 5 x 100 x 1000mm galvanised straps at 1800 centres. Straps taken down the wall 1.0metre and turned into the wall bed joint by 75mm. At each side of the roof provide 4 No. 30 x 5 x 100 1400mm galvanised straps at 1200 centres fixed. over 3no. roof joists and hooked down into the cavity 100mm as lateral restraints. 100 x 50mm noggins between members to receive straps.

EXTERNAL WALLS-New 300mm cavity wall construction to the extension with 100mm matching brick leaf, 100mm cavity with 100mm dritherm insulation batts and 100mm medium weight concrete blocks with 3.5N/mm2 strength with12.5 plaster board and skim on dabs (0.28w/m²k). Use insulated catnic lintels over all structural openings unless otherwise specified on the plans with heavy duty type over the bi-folding doors to the side elevation Lintels will generally have a minimum of 150 end bearing. All cavities will be closed using insulated pvc cavity closures round openings. External and internal walls to have 2000 gauge hyload dpc positioned 150 above ground level externally linked to a 2000 gauge cavity tray dpc to maintain the radon protection continuous with the inner block wall dpc. Use 7.0 N/mm² concrete blocks or suitably approved 3.50 N/mm2 blocks below ground level with lean mix cavity filling up to 225mm below the internal wall dpc. Unless specified Internal partition walls will be constructed using 100mm concrete blocks at 3.5N/mm2 strength with 12.5mm plaster board on dabs finish. Use approved wall ties positioned at 450mm centres vertically and horizontally. For cavities up to 100 wide use wall ties to BS.EN 845-1 and DD 140-2 as table 5 of approved document A of Building Regulations 2010.Provide 2000 gauge cavity tray dpc's over all external wall lintels and fit pvc weep hole slots in the brickwork course above the lintel in the outer leaf . Ensure that cavity wall insulation is carried up vertically into eaves to meet with roof insulation to avoid cold bridging at eaves level. All new walls will be fully bonded to each other by bonding in the block work or by using approved stainless steel vertical bonding profiles. The old garage door will be removed and the front wall built up in cavity work as described above. The contractor will check for existing foundations and place new foundations as required and noted below.

STUD WALLS- New stud walls will be 90x47 CLS timber faced each side with 15mm plaster board and skim with 100mm sound quilt inside the studding.

GROUND FLOORS -Lay 75mm screed (with underfloor heating system if required by the owners) as designed by the heating engineer on100mm Xtratherm insulation board on 1200 gauge polythene with 150mm concrete slab reinforced with A252 mesh with 40mm bottom concrete cover in the floor spaces where the foul sewer/drain passes through on 1200 gauge radon proof polythene dpm will be laid over on 150mm thick well compacted clean stone hard-core .Floor levels to match the existing kitchen floor level. If underfloor heating is not provided the floor insulation will still be laid over the concrete oversite slab.

All existing foundations and floor slabs will be completely removed from site.

FOUNDATIONS- Provide new 600mm and 450mm wide trench filled concrete foundations to 600mm to 1000mm below ground level into firm ground and 1.00metre deep if in clay and down at least to the depth of the existing house to good bearing ground as inspected on site and approved by Building Control Surveyor.

WINDOWS/ VENTILATION- Windows and new doors supplied and fitted in pvc-colour to owners choice and fitted with 28mm double glazed guaranteed sealed units with a U value of 1.60w/m2k and WER Band C rating. The new window frame will have a 5000mm² trickle ventilator at the head position fitted with a draught proof cover. Opening windows are to give the equivalent opening of 1/20th of the floor area in ventilation openings to each room which they serve. Windows to be set 30mm on to inside block work and sealed in place using mastic sealants for draught proofing.

GLAZING-All glazing to doors/windows and sidelights in critical locations to be safety glass to BS 6206, in accordance with Part 'K' of Building Regulations.

Install electric extract fans to kitchen, bathroom, WC and Utility rooms all operational from the lighting switch except in the kitchen and giving 60 litres/second extract rate.

HEATING-Fit new gas fired boiler heating system and Insulate all new pipe work in accordance with Part L of Building Regulations. Boiler will be condensing type and located as required by the owners and fully compliant with the manufactures instructions and Pat J of Building Regulations.

DRAINAGE - The existing foul drain running across the site will be water tested and checked for adequacy by the contractor and if not fully compliant will be replaced in 110mm diameter PVC and is subject to a Build Over Agreement with Anglian Water and will comply with their requirements.

All rainwater will discharge to the existing surface water system which will be checked out on site by the contractor. Any new soakaway in the rear garden will be at least 5.00 metres from the extended dwelling. This will be formed using Polystorm crates wrapped in terram 1m3 capacity.

Use 100 half round pvc gutters, 63 diameter rainwater pipes.

Consent to have rainwater guttering over the neighbours boundary line will be sought before the work commences on site as will that for any foundation projection to the neighbours land.

New drainage for both foul and surface water will be 100mm polypipe laid to 1/40 falls surrounded in pea gravel or concrete where these are under the building with RC lintels where these pass through the new external walls. Hide the existing bathroom soil stack at first floor at high level in timber studding with plaster board and skim finish. The new bathroom at ground floor will have a stub stack with air release valve set 1.00metre above the new hand basin. New wastes from the shower will be 40mm diameter and basin 35mm, both fitted with deep sealed anti-siphon traps.

ENERGY LIGHTING-Provide 75% energy efficient lighting throughout internally using lamps which each have a maximum have a luminous efficacy of more than 45 lumen-watts. External lighting fixed to the building to have controls that ensure all lights go off when there is sufficient daylight and also extinguish in darkness when they are not needed for use. All electrical services will comply with the Domestic Building Services Compliance Guide and appropriate installers commissioning and certification will be provided to the BCB on completion.

ELECTRICAL WORK-The Electrical installation to comply with all current standards, IEE and NICEIC Guidance notes and BS.7671:2001.The installation will be tested and certified upon completion by a Competent Installer/electrician and notified to the Building Control Authority and the property owner. All electrical work will be required to meet the standards of Part P (Electrical Safety) and will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so (Part P registered contractor). The contractor will provide sufficient electrical socket outlets and lighting points etc. as required by owners.

Provide electric extract fan to the en-suite to the external air giving 60 litres/second extract rate in the external wall.

GENERAL-The property owner is to comply in all respects with the Party Wall Act 1996 (if appropriate). The contractor will comply with all Health and Safety requirements and Construction (Design and Management) Regulations and The Buildings Regulations 2000 (As Amended).

The contractor will check and confirm all constructional and relevant dimensions on site prior to commencing of any work on site.

Part L-Conservation of Fuel and Power.

New Extensions: Part L1B applies to the work shown on these plans and therefore the elements of the building will be constructed and insulated to the following standards:

Flat Warm Roof 0.16 W/m2K.
External Walls 0.28 W/m2K.
Floors 0.22W/m2K.
Windows 1.60 W/m2K.
All doors 1.80 W/m2K.

In all cases the builder will adopt the Robust Details for construction as good practice to limit heat loss air leakage and thermal bridging. The Extended Heating Systems will have associated controls which meet the standards of The Domestic Heating Compliance Guide, specifically tables 1 and 2 on pages 12-15 inclusive. The competent installer will provide a declaration/certificate to the owner of the building and Building Control that the installation and commissioning procedures have been followed satisfactorily. All gas systems will be installed by a Gas Safe registered and approved engineer.

ESSENTIAL REQUIREMENTS

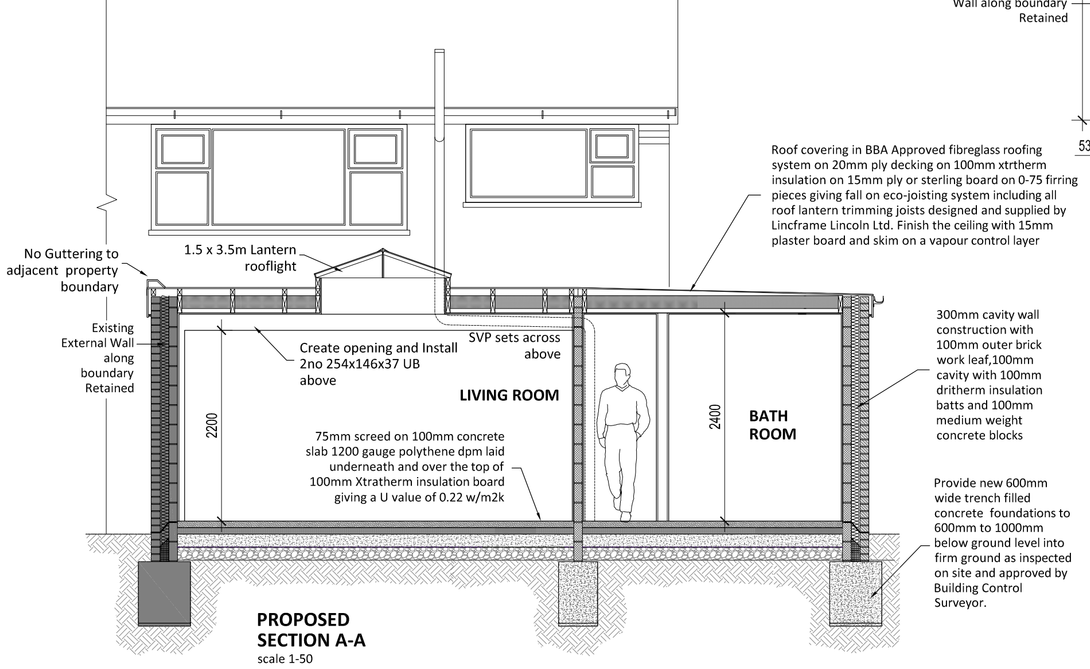
The works are to comply in all aspects with the current Building Regulations 2015 and British Standards and Codes of Practice. The Building Contractor is to ensure that the work is undertaken in accordance with the approved plans. The Building Contractor will provide adequate notice of the commencement of the works to the Building Control provider to ensure that the work is certificated on completion with all critical stage inspections completed by the Building Control Surveyor.

Positions of all existing boundaries, walls, drains and services are to be verified by the Building Contractor and Client prior to commencement of the works or the ordering of any building materials.

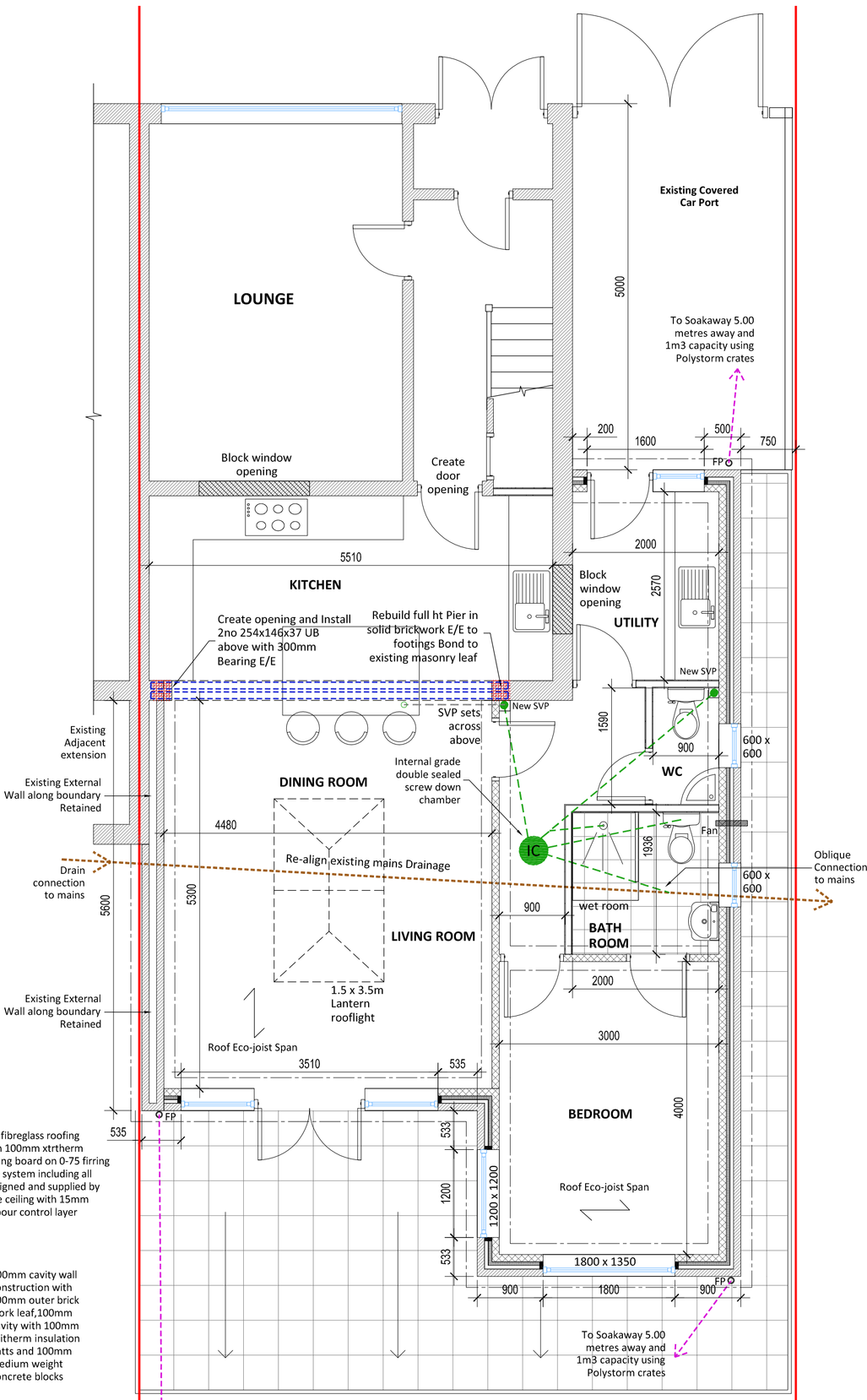
The selected Building Contractor will be fully conversant with and adopt all measures necessary to comply with Health and Safety legislation for Building Sites and Work Places. The builder must comply with all aspects of the Construction (Design and Management) Regulations and notify the project to the Health & Safety Inspectorate where appropriate.

Structural steel beams and supporting piers will be installed in accordance with designs supplied by Brian Carr Structural Engineer, beams will be cased in 12.5mm plaster board and skim to give half hour fire protection.

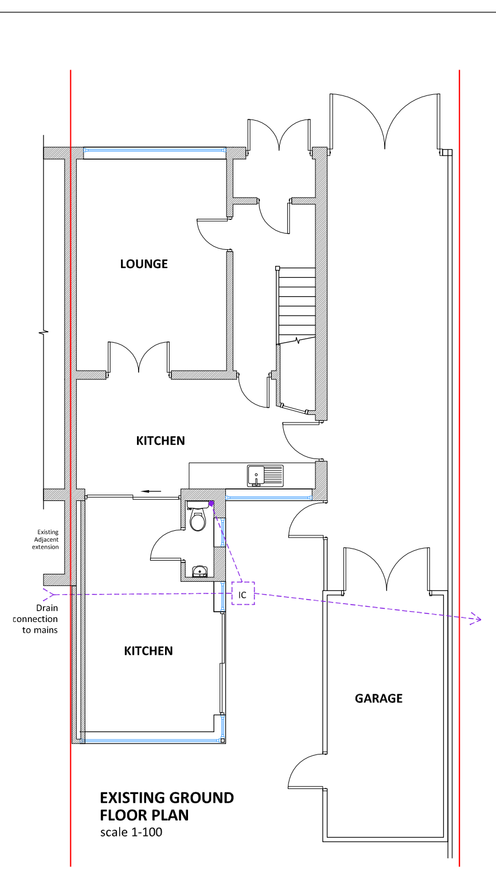
For the avoidance of doubt King Design Lincoln Ltd. are not the principle designers beyond the Building Control Plan approval stage.



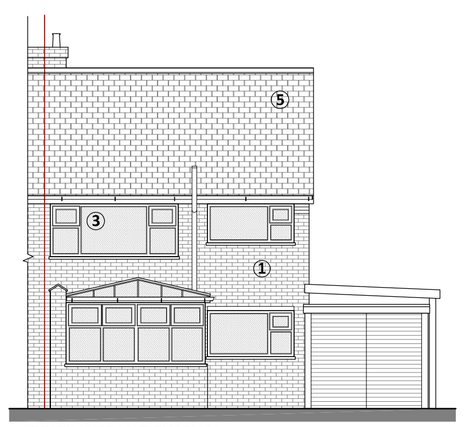
PROPOSED SECTION A-A
scale 1-50



PROPOSED GROUND FLOOR PLAN
scale 1-50

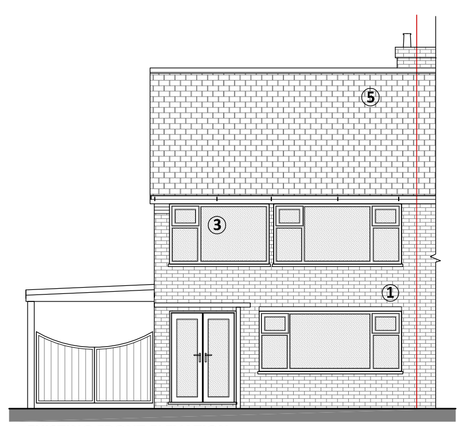


EXISTING GROUND FLOOR PLAN
scale 1-100



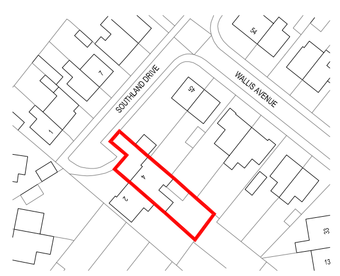
EXISTING REAR ELEVATION
scale 1-100

EXISTING SIDE ELEVATION
scale 1-100



EXISTING FRONT ELEVATION
scale 1-100

NORTH



SITE LOCATION PLAN Scale 1-1250

Description	Date	Drwn

APPLICANT Mr John shear

ADDRESS 4 Southland Drive
Lincoln
LN6 8AU

KING DESIGN LINCOLN LTD.
44 Park Lane Heighington Lincoln LN4 1RF
Tel:01522 825995 Mob:07932403334

PROJECT. 4 Southland drive Extension

No. **DOM_85**

DWG TITLE. Proposed Plans & Elevations

DWG No. **1001** REV **G**

DRWN BY. **PK** CHECKED BY.

SCALE. A1@ **VARIES** DATE **12/08/18**

STATUS. **PRELIMINARY**