

Notes :

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS7671 (I.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.

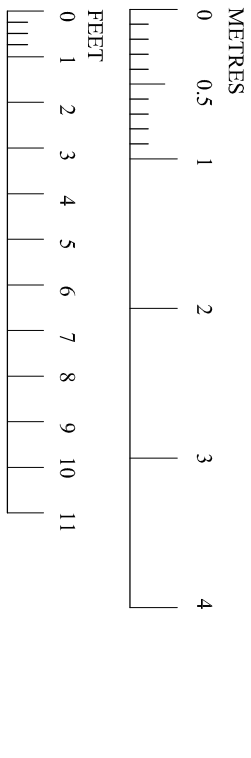
NEES WITHIN 30M
E PROPOSED
VISION

WATER GOODS TO BE OSMA ROUNDLINE SYSTEM
TER, 66mm CIRCULAR DOWNPIPES, BLACK UPVC,
AND TPO MATCH EXISTING!

GROUND DRAINAGE TO BE OSMA SYSTEM 100mm DIAMETER PIPE AND FITTINGS
PREPARED TO HAVE MINIMUM TRAP SIZES AND
THUS - WASH BASIN 327mm, SHOWER 407mm,

DRAINAGE LEGEND	
New FW Drain	
New SW Drain	
DRAINAGE KEY	
RWP	Rainwater Down Pipe
FWP	Foul Waste Pipe
RE	Rodding Eye
	Permeable paving

DRAWING SCALE.



2	04/06/25	Re-issued for Planning approval	
1	28/02/25	Extension size reduced to 3500mm	
Ver	Date	Drawn	Amendment
		ALS	Issued for Planning approval

Mr & Mrs BROWNE
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NEW SINGLE STOREY REAR
EXTENSION
EXISTING & PROPOSED
LAYOUTS

PLANNING ISSUE

Drawn	A.Sparks
Scales	1:50
Drawing No	Ver
1400-01	2

CL:- 300
Top of soakaway :-500 (TBC)
Base of soakaway :-1250 (TBC)
Soakaway to be min of 1.5 cubic metre capacity with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway this is to be carried out by the contractor.
Soakaway design to be agreed on site with the building control surveyor

New Soakaway
to be min 1.5m

No.25

No.27

No.29

NO TREES WITHIN 30M
OF THE PROPOSED
EXTENSION

ALL NEW RAINWATER GOODS TO BE OSMA ROUNDLINE SYSTEM (Or Equal) GUTTER, 86mm CIRCULAR DOWNPIPES, BLACK (PVC) 12mm ALU. ROUND (TO MATCH EXISTING)
ALL NEW BELOW GROUND DRAINAGE TO BE OSMO SYSTEM (Or Equal) PVC 110mm DIAMETER PIPE AND FITTINGS
ALL SANITARY PIPEWORK TO HAVE MINIMUM TRAP SIZES AND SEAL DEPTHS THUS:- WASH BASIN 32/75mm, SHOWER 40/75mm, C73530mm.

Mechanical ventilation

To be provided to the rooms listed below direct ducted to the outside at equivalent to the following rates. Kitchen 30 litres per second over hob or 1litres elsewhere. Dullery room 30 litres per second. Bathroom 15 litres per second. Toilet 6 litres per second (even if fitted with an opening window). Mechanical ventilation to rooms without operable windows to be linked to light operation and have 15 minutes overrun and a 10mm gap under the door for air supply.

**New Stub stack
with rodding
access**

NEW INTERNAL STUD PARTITION WALLS
All walls to be constructed:-

50 x 75 studs at 600 centres with Rockwool insulation between studs with polyethylene sheet moisture barrier and 12.5mm thick plasterboard (Gyproc wall board) with fully taped joints +2.5mm thick skim coat finish

No.25

No.27

No.29

EXISTING GROUND FLOOR PLAN

MAN HOUSE WALLS (GROUND FLOOR - FIRST FLOOR) - SOLID BRICKWORK CONSTRUCTION 215mm thick
MAN HOUSE WALLS (FIRST FLOOR - EAVES) - SOLID BRICKWORK CONSTRUCTION 215mm thick
MAN HOUSE - CONCRETE TILES COLOUR ORANGE
DOORS - SOLID OAK TIMBER
WINDOWS - SASHED

PROPOSED GROUND FLOOR PLAN

MAIN HOUSE WALLS (GROUND FLOOR - FIRST FLOOR) - SOLID BRICKWORK CONSTRUCTION 215mm thick
MAIN HOUSE WALLS (FIRST FLOOR - EAVES) - SOLID BRICKWORK CONSTRUCTION 215mm thick
ROOFS - CONCRETE TILES COLOUR ORANGE
DOORS - SOLID OAK TIMBER
WINDOWS - SASHED