

SOAKAWAY DESIGN

NEW SOAKAWAY TO BE MIN. 5m FROM BUILDING, AND BE SUBJECT TO A POROSITY TEST TO DETERMINE SIZE & DESIGN OF SOAKAWAY. DESIGN OF THIS SOAKAWAY TO BE ALSO IN ACCORDANCE WITH BRE Digest 365 - SOAKAWAY DESIGN, COPIES OF ALL TEST RESULTS, CALCULATIONS AND DESIGN TO BE PROVIDED TO BUILDING CONTROL FOR APPROVAL.

New RWP with B.I.G. to connect into new soakaway subject to Building Control Approval

New double doors and window to client specification. Glazing to have centre-pane U-value of 1.6W/m²K. Glazing to be toughened where necessary in accordance with Approved Document K. Glazing and frame to be able to withstand a lateral force of 0.74kN/m, in accordance with BS 6399, Part 1: 1996. Thermabate cavity closers to all door thresholds and reveals.

Ensure new window/door DPC laps vertical DPC

Upvc sink waste taken to B.I.G. with 100mmØ drain connection to existing foul water system to BCO approval.

Existing window opening reduced in width with masonry construction to match to existing. Proprietary rooflight/roof lantern to client specification. Glazing to have centre-pane U-value of 1.6W/m²K.

Mechanical extract to new cooker hood extract to extract at a rate of 60 l/s. To terminate through proprietary wall ventilator.

Existing walls to be demolished (shown dashed).

New masonry to be bonded to existing masonry using proprietary stainless steel vertical ties (Purfs or similar approved) in conjunction with an insulated vertical DPC

Steel beams and columns to Structural Engineer's design, details and specification and lined with plasterboard to achieve 30 minutes fire resistance

All steel beams/columns and walls (where shown) to receive 37.5mm Kingspan Kooltherm K18 dry-lining insulation boards to reveals to prevent thermal bridging

REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR POSITIONS AND DETAILS OF CONSTRUCTION, EXPANSION AND MOVEMENT JOINTS

Note: If any downlights are to be installed they shall be either fire rated or be fitted with fire hoods

Kitchen

Shower room

Dining

Hall

Lounge

Bedroom 4

GROUND FLOOR PLAN - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

Single ply membrane flat roof laid to falls away from building. Roof covering to have AA (National class) or BRO7M (European class) designation as noted in Table 12.1 of ADB vol 1.

Proprietary rooflight/roof lantern to client specification. Glazing to have centre-pane U-value of 1.6W/m²K.

Proprietary rooflight installed in existing roof to client specification. Glazing to have centre-pane U-value of 1.6W/m²K.

Studwork infill to existing wall to Structural Engineer's design, details and specification.

Extractor fan serving Bathroom to extract at a rate of 15 litres/sec.

New SS to connect into existing extended SVP

Extractor fan serving WC to extract at a rate of 6 litres/sec.

Handrail to staircase to be min. 900mm in height, and withstand a lateral force of 0.38kN/m, in accordance with BS 6399, Part 1: 1996

Unprotected area is less than 8% as per Approved Document B vol 1 Section 11 Table 11.1. Boundary is 1.7m from side elevation.

Steel beams, lintels and joists over to structural engineer's design, details and specification and lined with plasterboard to achieve 30 minutes fire resistance

FIRST FLOOR PLAN - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

Escape compliant window - refer to Approved Documents K and M

Escape compliant window - refer to Approved Documents K and M

REAR ELEVATION - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET

Proprietary rooflight installed in existing roof to client specification. Glazing to have centre-pane U-value of 1.6W/m²K.

Code 5 lead flashing and proprietary abutment ventilators by Nicholson Airtrak, or similar approved to be installed at abutment of new flat roof with existing roof

New SS to connect into existing extended SVP

Single ply membrane flat roof laid to falls

UPVC rainwater guttering to match the existing. Fascia and soffits to be formed in timber with a painted finish to match existing

Provide ventilation at a rate of 25,000mm²/m through the use of a continuous proprietary continuous eaves ventilator. Ventilators to be designed to exclude large insects

Steel beams, lintels and joists over to structural engineer's design, details and specification and lined with plasterboard to achieve 30 minutes fire resistance

State tiles to external finish

Sound insulation between new floor joists to structural engineer's design, details and specification.

Dashed line indicates new handrail

Dashed line indicates new landing

Existing staircase

NOTE: ALL LEVELS TO BE CHECKED AND AGREED ON SITE

Existing foundation to be confirmed as adequate for additional loading by Structural Engineer - refer to Structural Engineer's drawings, details and specification

SECTION A-A - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

FOR BUILDING
REGULATION
PURPOSES ONLY
NOT FOR CONSTRUCTION

FF CL

FF FL 60.73

GF FL 57.93

BUILDING REGULATIONS

NOTES:
DO NOT SCALE OFF THIS DRAWING UNLESS FOR PLANNING PURPOSES.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.

ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

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DRAWING:
Floor Plans, Elevations and Section A-A
As Proposed

DATE: 11.11.2025 SCALE: Varies at A1 DRAWN BY: CS CHECKED BY: RH

JOB NO. G526 DRAWING NO. BR.02 REV. A

FRONT ELEVATION - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET

SIDE ELEVATION - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1



0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1