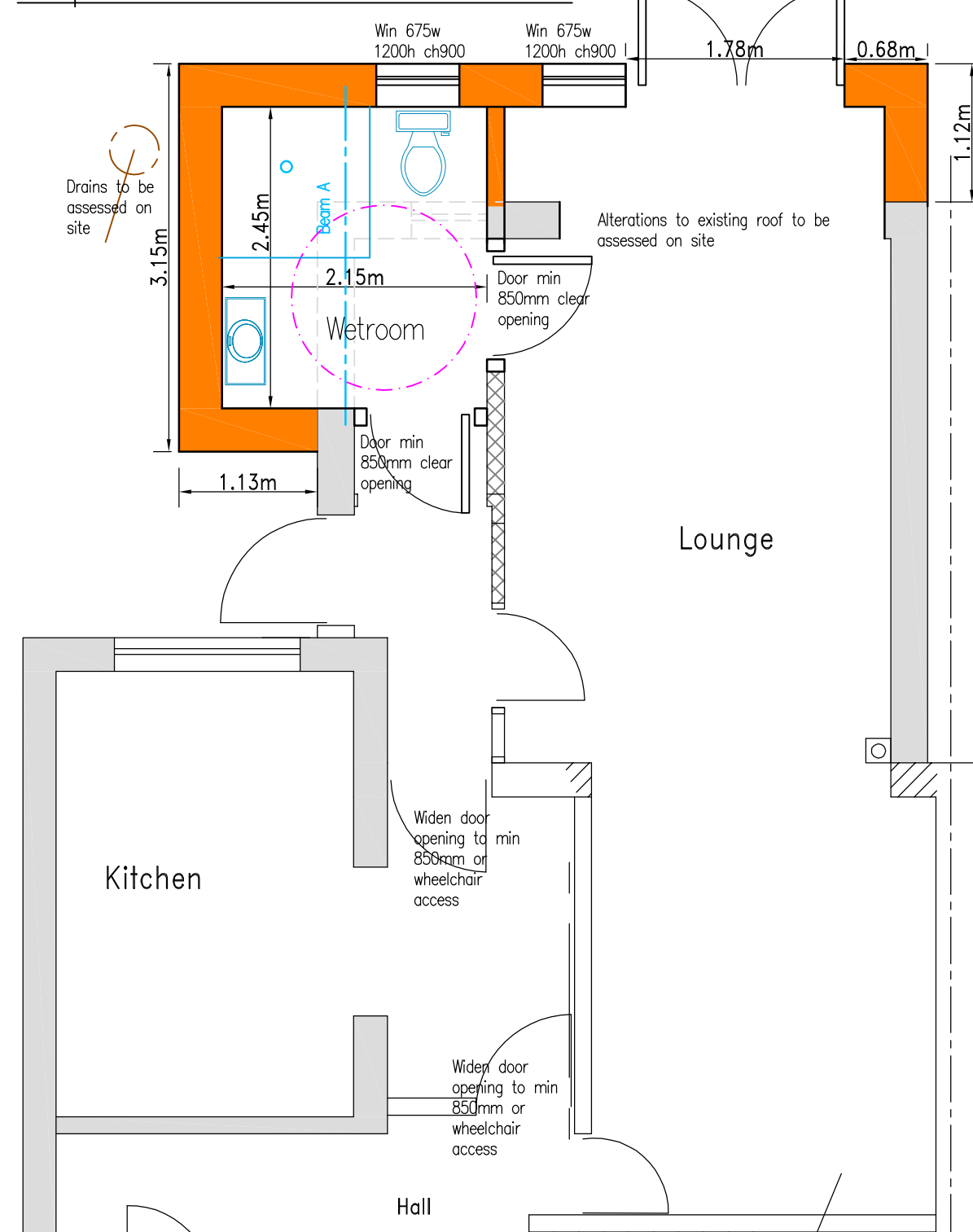


Proposed Ground Floor Plan 1:50



Drainage

1. Rainwater goods to match existing.
2. All internal SVP to be boxed-out and insulated.
3. All new drains to be Ø100mm uPVC with 100mm pea gravel bed and surround to minimum 1 in 40 gradient. Manholes upto 1.2m depth to be proprietary 450mm diameter plastic chamber.
4. Span drain openings through building walls and foundations with precast concrete lintols.
5. Plumbing to be carried out by qualified personnel ensuring safe routing of SVP and connections of all waste outlets and roof gutters.

Electrical and Plumbing

1. Existing electric fusebox and central heating system to be assessed by qualified personnel prior to any works.
2. At least one-third of new rooms to be provided with energy efficient light fittings. All new work to be carried out by qualified electricians and safety certificate issued upon completion. All electrical work to comply with AppDoc P.
3. Forced ventilation 15 l/s in bathrooms to be tested upon completion.

Windows and External Doors

1. New windows and external doors to be double glazed meeting current Building Regulations – minimum 16mm air gap

- and 'soft' low-E coating glazing and plastic with maximum U value as above.
2. All windows to ensure minimum clear 450wx750h mm escape path and cill height 800–1100mm. Opening lights to be minimum of 1/20th floor area.
 3. All rooms to have minimum 8000mm² trickle vents in windows and 15,000mm² above patio doors.
 4. All door and sidelight glazing within 1500mm of ground level to be safety glazing.

Party Wall Act

The Party Wall Act applies to work on an existing wall shared with another property, or a new building on the boundary with a neighbouring property, or an excavation near a neighbouring building. To satisfy the legal requirements of the Act the Client must notify inform the affected neighbour in writing of the proposal and their agreement sought prior to commencing building work.

Limiting 'U' Values for EXTENSIONS from June 2022

AD Part L

1. External walls 0.18 W/m².k
2. Roof 0.15 Q/m².k
3. Floor 0.18 W/m².k
4. Windows/Doors 1.40 W/m².k

Foundations

1. Foundations to be 650mm wide as shown in minimum C20 mass concrete to Building Inspector approval. All concrete to stop minimum 225mm below final external ground level.
2. All excavations on property boundaries to be agreed with neighbouring owners and all construction to be within the application site.

Walls

1. External walls to be 100mm facing brickwork, 150mm cavity with 150mm Full Fill Dritherm32 or 90mm T+G PIR rigid board with 10mm air gap to the outside face, and 100mm interior blocks. Wall ties at 750mm c/c horiz and 450mm c/c vert and closed to 225mm c/c around all openings.
2. Finish to be 12.5mm plaster and skim coat.
3. All joints into existing walls to be wall starter bars.

4. DPC to be minimum 150mm above external ground level and cavity to be filled with lean mix concrete minimum 100mm below external ground level. Cavity trays and weepholes @900mm c/c to be installed to aid cavity drainage.
5. Cavities to be closed with insulated cavity closers at all reveals and wallplate level.
6. Stud partitions to be 100x50mm studding timber at 450mm c/c horiz and 900mm vert with 100mm sound batts insulation fill. 12.5mm plasterboard and skim coat finish both sides. 22mm plywood facing to be used for structural stud partitions. Joists to be doubled-up underneath all partitions.

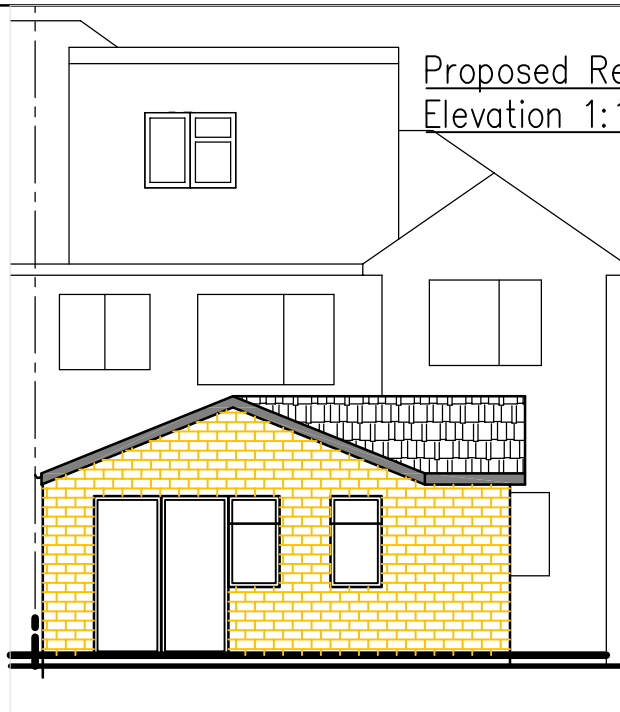
Floors

1. New floor slab to be 100mm concrete screed on 1200g damp proof membrane on 150mm PIR insulation (Unilin, Celotex, Kingspan or similar) on 1200g damp proof membrane on 100mm sand-blinded compacted type 1 sub-base. Insulation to be turned-up at all external wall edges minimum 25mm thick.
2. Straps to be at all floors and ceiling levels into external walls and tied at maximum 1.8m c/c. Galvanised mild steel 30x5mm straps lapped over at least 3 joists.

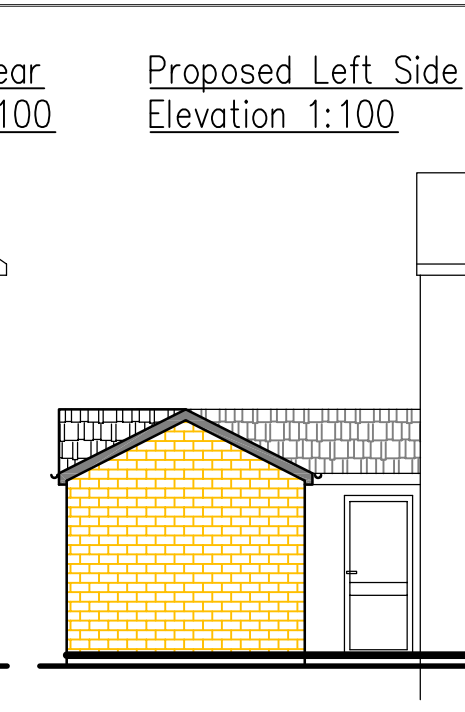
Roof

1. Cut-roof as design or trusses erected and braced in accordance with manufacturer's specification and instructions.

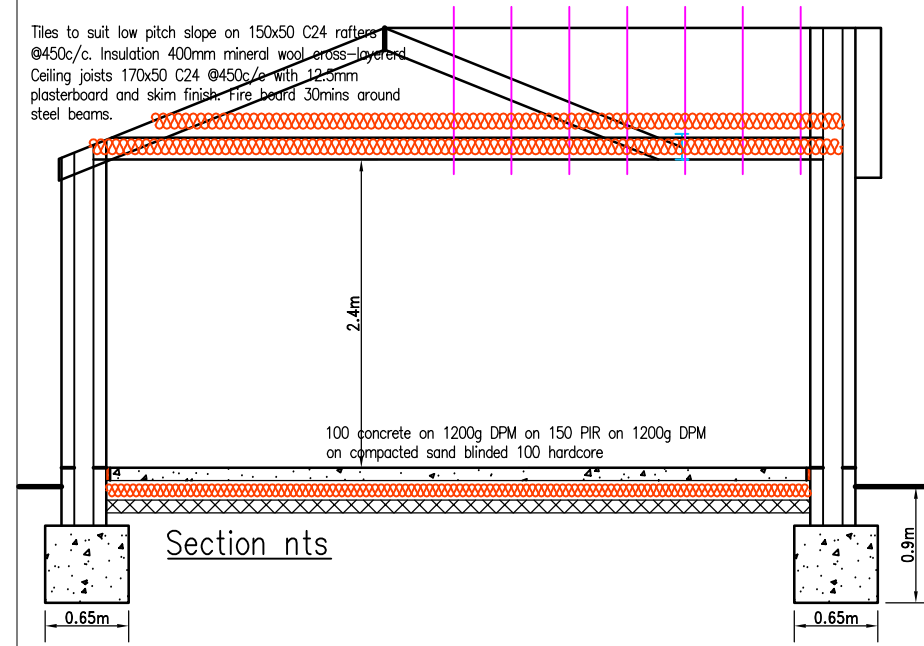
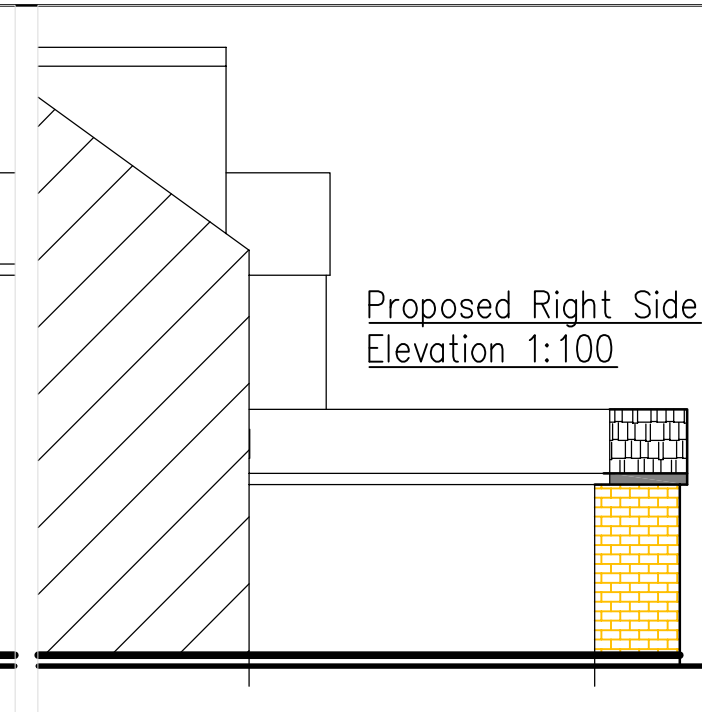
Proposed Rear Elevation 1:100



Proposed Left Side Elevation 1:100



Proposed Right Side Elevation 1:100



NOTES *** Correct printed on A3 paper ***

The Client's is responsible for employing a competent contractor. Contractor to check dimensions on site and report any omissions or errors to the Designer prior to starting construction work. Drawings are compiled for statutory Planning and Building Regulations only. The drawings may be used for part costing purposes, but the contractor must cost from his own site investigations.

Rev A – 11 Sep 2026 – Amended as requested by Council officer.

SREAR Design
32 Bonsall Ave, Derby
Proposed Rear Extension
Proposed Plans & Elevations
Sept 2026 RS/1214/02-A