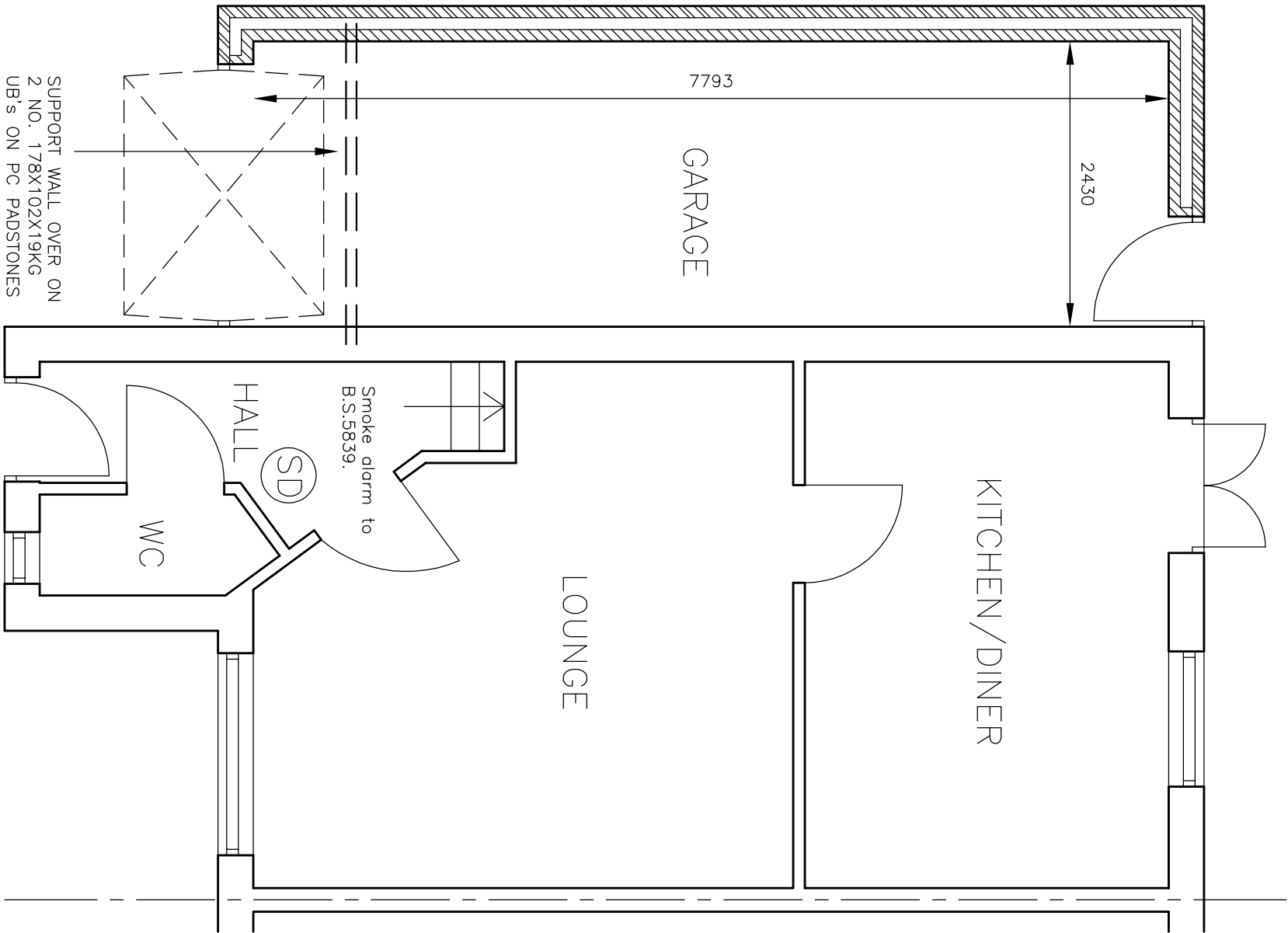
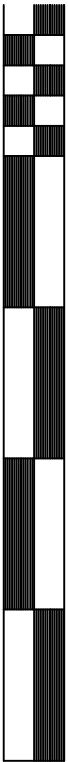


BOUNDARY LINE
& FENCE



PROPOSED GROUND FLOOR

SCALE IN METRES



0 1 2 3 4 5

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 400mm pea shingle (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801

ABOVE GROUND DRAINAGE

Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572. Provide stub stack connected into existing ventilated drain.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

- Sinks – 3m for 40mm pipe 4m for 50mm pipe
- Washing machine and dishwasher – stand pipe 50mm
- Wash basin – 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower – 3m for 40mm pipe 4m for 50mm pipe
- W/c – 6m for 100mm pipe for single wc
- All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
- Supply hot and cold water to all fittings as appropriate.

Full Fill Cavity Wall

- To achieve minimum U Value of 0.28W/m²K
- New cavity wall to comprise of 105mm facing brick to match existing. Full fill cavity with 100mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm block K value 1.13, e.g. Lafarge Stancrete. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

SOLID FLOOR INSULATION UNDER SLAB

- To meet min U value required of 0.22 W/m²K
- Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm Kingspan Kooltherm K3.
- 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL.
- Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
- Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
- Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

APPLICANT: MR HASSELL
ADDRESS: 38 YOXALL DRIVE, KIRKBY, L33 4HS
PROPOSAL: TWO STOREY SIDE EXTENSION
DATE: FEBRUARY 2022
DRWG NO: 038 – 22B
SCALE 1:50 @A3