0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50

GENERALLY:

LINTELS:
Catnic series lintels or acceptable equivalent, galvanized pressed steel with min. 150mm end bearing insulated to comply with Building Regulations/manufacturers recommendations depending on type used. Weepholes above each opening to be at max. 400mm centres. with min. 2no. weepholes per opening.

BEAMS
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

FLASHINGS AND CAVITY TRAYS:
At all abutments Code 4 lead flashings with min 150mm upstand bedded below 'Timloc' or similar cavity trays & dressed down min 150mm over roof tiles. Weepholes max 900mm ctrs at lowest level of trays and lintol trays.

WINDOWS / DOORS:
Standard section Upvc framed with m.d.f. window board internally. Tiled internal cills to kitchen & Utility. Ventilation to habitable rooms to be min. 1/20th floor area. All windows double glazed (4mm glass, 16mm airspace filled with argon gas, 4mm glass) in K Glass with permanent vent units each window 8000mm sq. mm air flow area (min. 8mm width). Escape windows to be fitted to all new bedrooms/habitable 1st floor rooms with a minimum opening area of 0.33m2 and a minimum of 450mm clear escape dim in either direction with a escape cill situated between 800/1100mm above FFL. U-value of 1.4W/m2K or WER band B.

GLAZING:
All new glazing to comply with BS6206 1981 - glazing below 800mm above floor level in windows and below 1500mm above floor level in doors and side panels to be in appropriate safety glazing material. All glazing 4mm glass either side of 16mm air gap filled with Argon gas in Pilkington K glass or equal equivalent.

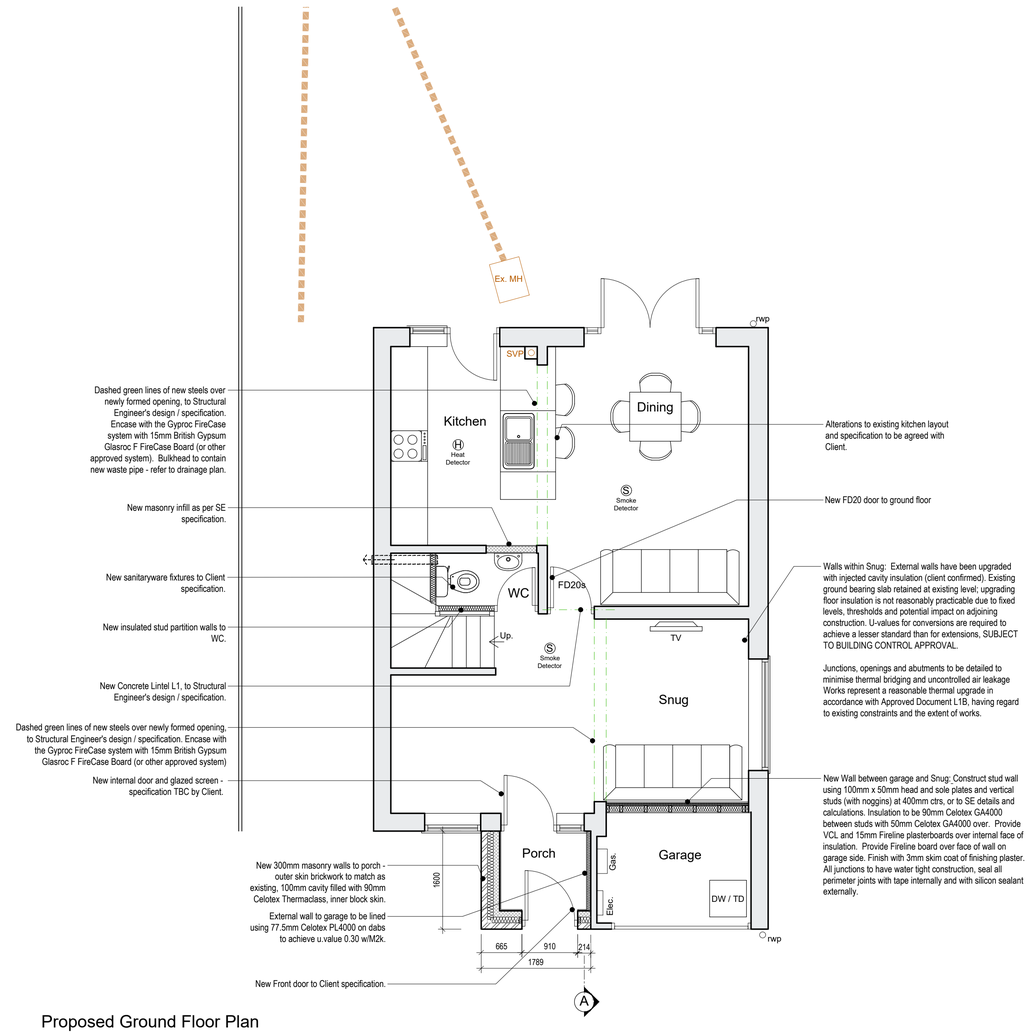
EXTERNAL WALLS:
300mm cavity walls of 100mm brick outer skin, 90mm Celotex Thermaclass Cavity Wall 21 insulation within 100mm wide cavity, 100mm thermalite aircrete block inner leaf with dry lining consisting of 12.5mm plasterboard and skim on plaster dab internally. Approved DD140-2 Type 4 wall ties (to support insulation) at 750mm centres horizontally, 450mm centres vertically to BS1978 (amendment slips 3651 7 AMD 4042) and to be bedded at a minimum of 50mm into each leaf of the wall. At openings and movement joints, wall ties should be spaced at maximum 300mm centers vertically even if this means cutting cavity insulation to insert the tie. When render finish used externally, skin to be 100mm dense block or concrete block (to BS3921) with raked joints - render to be applied in min. 2 coats. Min block density 120Kg/sq m. Min. crushing strengths of stone blocks SN/sq. mm unless otherwise specified. External wall cavities to be provided with flexible cavity barriers at junctions with separating walls and all openings, to provide minimum 30 minutes fire resistance such as Thermabate or approved similar. All new walls tooth bonded into exisitng and cavities maintained. U value of 0.18w/m2k

UPGRADE TO EXISTING WALLS
Existing internal faces of External wall of Snug to receive new 32.5mm insulated plasterboard (Thermaline or equal approved) on adhesive dabs, with all joints sealed for new skim and decoration.

NEW STUD WALL BETWEEN HOUSE AND GARAGE
Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm ctrs, or to SE details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide VCL and 15mm Fireline plasterboard over internal face of insulation. Provide 15mm Fireline board to garage side of wall. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

CONSEQUENTIAL IMPROVEMENTS
The following thermal improvements to be carried out to existing buildings:
- If the existing property has uninsulated or partially insulated cavity walls, fill with insulation where suitable (may not be suitable for sites exposed to driving rain).
- Ensure loft insulation is min 250mm Rockwool or equivalent.
- Ensure hot water cylinder is insulated with a 160mm insulated jacket.

Where works increase floor area by less than 10m² upgrade loft insulation only.



Proposed Ground Floor Plan

Scale - 1:50

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION, INCLUDING ALL NEW LINTELS, PADSTONES AND BEAMS

GENERAL CONSTRUCTION NOTES

GENERAL:
All workmanship and materials to comply with current Building Regulations, British Standards, codes of practice, robust construction details and LA inspector requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specification. All materials to be suitable for their purposes. All works to be carried out to the satisfaction of the 'inspector' whether or not indicated on any of the drawings.

Dimensions to be checked on site before manufacture.

Any discrepancy between this drawing, site conditions and information provided by others to be brought to the attention of the client without delay.

Party Wall Act: The Client must satisfy themselves that the boundaries shown on the plan are correct. In the event of a boundary dispute the client will be required to meet all costs.

CLIENT TO PROVIDE COMMENTS AND AGREE FULL SCOPE OF WORKS WITH BUILDER BEFORE COMMENCING WORKS.

Drawings to be read in conjunction with structural drawings and calculations by appointed Structural Engineer. Structural drawings to be used for fabrication and installation.

GENERAL NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- This drawing is for Building Regulations applications only and for no other use.
- All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
- All dimensions are in millimetres unless stated otherwise.
- The contractor MUST check all dimensions and particulars prior to commencement of work.
- All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
- All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the inspecting officer and SDS if there are any differences to what's shown on these drawings.
- All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, current edition of IEE wiring guidance and the Approved Document P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the Inspecting Authority, a self-certification certificate within 30 days of the electrical works completion. The Client is to receive both a copy of the aforementioned certificate and a BS7671 Installation Test Certificate from the competent person.
- BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
- PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advise.
- CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: The Client has safety responsibilities for the building work and he has an obligation to check his full responsibilities under these regulations, go to www.hse.gov.uk for further information.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Asbestos to be removed by certified professional when found.
- All proposed structural works designed by appointed Structural Engineer.
- Client to seek specialist advice regarding relocation of gas/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate scaffolding to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
B	07/04/2026	PB	TBS
Non Draft Issue - Issues for clients information			
A	27/03/2026	TBS	TBS
Client's comments incorporated			
-	24/03/2026	SY	TBS
Draft Issue - Issued for client's information			

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CIAT CHARTERED PRACTICE

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Client	Purpose of Issue	Drawing Stage
Craig Smith	For Information	BControl

Title
Proposed Ground Floor Plan

Scale @ A1	Date	Ref	Drawn
1:50	April 2026	412	SY

Drg No
412/TWR/BR/004

Rev
B