

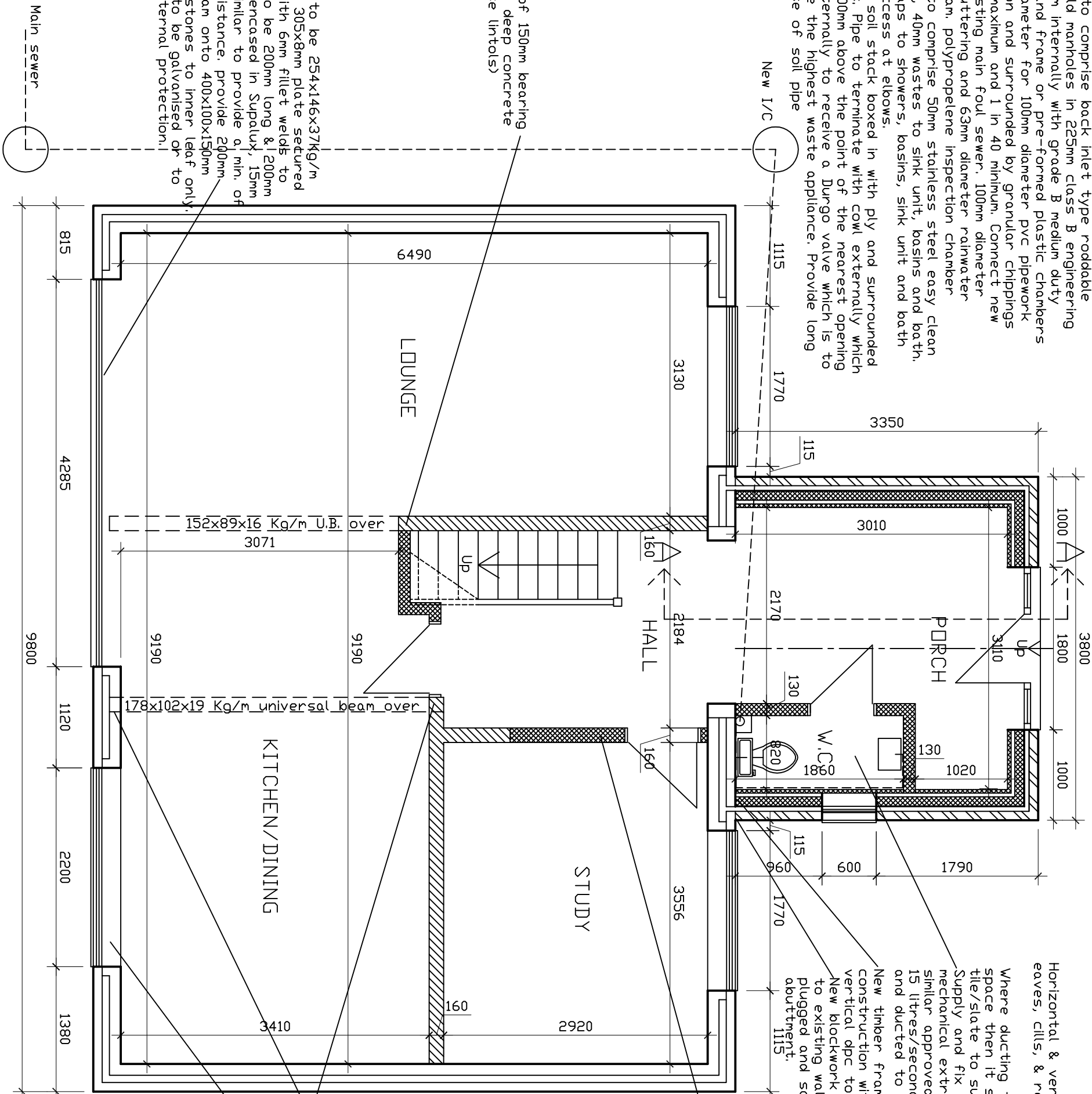
External drainage to comprise backinlet type roddable trapped gullies. Build manholes in 225mm class B engineering brickwork 600x450mm internally with grade B medium duty cast iron covers and frame or pre-formed plastic chambers and rings, 500mm diameter for 100mm diameter pvc pipework below ground laid on and surrounded by granular chippings to falls of 1 in 8 maximum and 1 in 40 minimum. Connect new foul wastes to existing main foul sewer. 100mm diameter half round upvc guttering and 63mm diameter rainwater pipes into 250mm diam. polypropylene inspection chamber

Internal drainage to comprise 50mm stainless steel easy clean wastes to showers, 40mm wastes to sink unit, basins and bath. 75mm deep seal traps to showers, basins, sink unit and bath including rodding access at elbows.

100mm diameter pvc soil stack boxed in with ply and surrounded with insulation quilt. Pipe to terminate with cowl externally which should terminate 900mm above the point of the nearest opening within 3000mm or internally to receive a Durgoo valve which is to be positioned above the highest waste appliance. Provide long radius bend to base of soil pipe

Provide a minimum of 150mm bearing onto 300x100x150mm deep concrete padstone (concrete lintols)

Beam over Bi-folds to be 254x146x37kg/m universal beam with 305x8mm plate secured to bottom flange with 6mm fillet welds to both sides, welds to be 200mm long & 1200mm apart. Beam to be encased in Supalux, 15mm fireline board or similar to provide a min. of 30 minutes fire resistance. Provide 200mm end-bearing for beam onto 400x100x150mm deep concrete padstones to inner leaf only. The beam plate is to be galvanised or to receive suitable external protection.



Horizontal & vertical dpc to all cavity closures such as eaves, cills, & reveals throughout the construction.

Where ducting to external air is taken through roof space then it should terminate to an in-line ventilation tile/slate to suit roof covering.

Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to W.C. Xpelair GX6 or similar approved capable of providing a minimum of 15 litres/second extraction rate, which is to be directed and ducted to an external air supply.

New timber frame wall construction to be fixed to existing cavity wall construction with resin anchor bolts at maximum 600mm vertical centres and vertical dpc to be wrapped around timber frame at junction with wall

New blockwork external skin to be toothed and bonded every other course to existing wall or alternately secured using Furfix or similar metal profiles plugged and screwed to existing wall. Vertical dpc to be provided at the abutment.

Internal partition walls to comprise 89x38mm CLS studwork @ max. 600 centres with 12.5mm plasterboard & 5mm skim finish to provide min. 30 minutes fire resistance. 89x38mm noggins @ 600 centres vertically and lined internally with 90mm sound deadening quilt to satisfy E2 . Studs to be doubled up at corners and door openings.

All internal doors to provide a minimum 750mm clear opening.

All electrical work is to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a competent person to certify compliance with BS 7671:2008 (17th Edition).

Switch and socket outlets for lighting and other equipment will be located at appropriate heights between 450 and 1200mm above finished floor level to facilitate the disabled.

All lighting points are to be capable of running low energy lighting only.

Provide a minimum of 100mm bearing onto 300x100x150mm deep concrete padstone (concrete lintols)

Form new openings and/or brick up as required to provide remodelling of rear cavity wall. Provide lintols/beams as required with a minimum of 150mm bearing, replaster heads and reveals and generally make good

Existing I/C

Main sewer

All new fenestration to be upvc double glazed with a 20mm air gap and low E glazing. Cavity to be closed at cill level with an insulation block to prevent thermal bridging. Provide Catnic or similar insulated steel lintols over openings with 150mm end-bearing and cavity tray over. Provide lead core or similar insulated dpc around all external openings. New windows to meet 1.4 W/m²K U value and horizontal and vertical dpc to be provided to all cavity closures such as eaves, cills and reveals throughout the construction.

PROPOSED GROUND FLOOR PLAN

PROJECT

PROPOSED IMPROVEMENTS/ALTERATIONS AT
20, SHIRE COURT,
QUAKERS YARD,
TRENHARRIS,
CF16 5HJ

DRAWING PROPOSED GROUND FLOOR PLAN

SCALE 1:50 @ A3 DATE MARCH 2026

DRAWN RE DRG.NO. 3

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