

SITE PREPARATION AND FOUNDATION

Demolish and cart away the existing conservatory from the west elevation.

Strip the site of all remaining vegetable soil, pavings and redundant drainage runs, including any remaining foundations as directed by the Building Inspector. Form new foundations comprising mass concrete trenchfill minimum width 500mm and to a depth of 1 metre or as approved by the Building Inspector. Lay 100mm concrete slab over kitchen area.

DRAINAGE

The existing collecting manhole is to be removed and the drain run extended to a position outside the line of the new extension.

All new and existing drain runs as indicated on the drawings are to be in 100 pvcu underground pipework laid to falls and bedded and surrounded in 150mm concrete where passing under the building, 150mm pea shingle elsewhere. Replacement inspection chamber is to be in pvcu with medium duty cover, connecting new soil pipe positions to existing drainage runs.

SURFACE WATER DRAINAGE

The existing downpipe position on the north elevation is to be maintained. Install new trapped gully to the west elevation, taken to 1cu.m. soakaway minimum 5 metres from the building face in 100mm pvcu underground pipework laid on and surrounded by 150mm pea shingle.

GROUND FLOOR

Check for existence of and maintain ventilation to any adjacent underfloor voids in the existing structure.

Ground floor slab 100mm thick on 1200 gauge dpm on 150mm consolidated hardcore. Dpm to be lapped with DPCs to all elevations

GROUND FLOOR FINISH

25mm EQ ply boarding screwed to 100 x 50 treated sw joists below, all voids filled with 75mm Celotex FR5000, 75mm thickness, with aluminium inset trays to receive underfloor heating system, floor finish ceramic tiles to client specification. Existing suspended floor to receive 120mm Celotex FR5000 Insulation between joists, inset trays for underfloor heating, ply boarding and tiled finish as above. Floor specification generally to achieve U value of 0.20.

HEATING AND HOT WATER

Existing boiler to be maintained, adapt existing circuits to serve underfloor heating to kitchen and reconnected to existing flow and return pipework, low pressure hot water radiators in all other locations with TRVs, to maintain 21degrees C when external temperature is -1 degrees C Hot water services to be extended from boiler, serving hot water outlets in kitchen, bathroom and en suite, all work to be carried out by registered contractor and certified on completion.

KITCHEN INSTALLATIONS

Replacement kitchen fittings, furniture, finishes and appliances to be carried out by specialist contractors and subject to detailed proposals. All kitchen appliances to be connected to new hot and cold water supplies as necessary, wastes to be 38mm to sink and upstand to washing machine with 75mm trap and rodding eyes at changes of direction. Wastes to discharge to external back inlet gulley.

VENTILATION

Kitchen to be provided with mechanical ventilation to maintain extract rate of 30 litres per second, all sanitary accommodation to be mechanically ventilated at a rate of 15 litres per second.

FIRE PRECAUTIONS

Mains powered interlinked smoke alarms to be located in hall with heat detector in kitchen.

PART P

All electrical works are to be carried out in accordance with the requirements of Part P by registered contractors and subject to the provision of test certificates on completion, all work subject to a detailed layout and specification.

NOTES

This drawing is the copyright of the Architect and must not be reproduced or used without the Architect's permission. Figured dimensions are to take precedence over scaled dimensions. The Contractor is responsible for checking all figured dimensions on drawings against actual site dimensions. Scaled dimensions are not to be used for construction and setting out purposes. Any discrepancies are to be reported to the Architect. This drawing should be read in conjunction with schedules, specifications and engineers drawings and details where applicable.

DAVID BENNETT ARCHITECTS

THE OLD COTTAGE
10 VICARAGE LANE, FELPHAM
WEST SUSSEX PO22 7EA
tel: 01243 842619 and 07932 757144
e-mail: davidbennettarch@excite.com

CLIENT

MR AND MRS C SMILES

PROJECT

KITCHEN EXTENSION AND ALTERATIONS
72a FORD ROAD ARUNDEL BN18 9EX

DRAWING TITLE

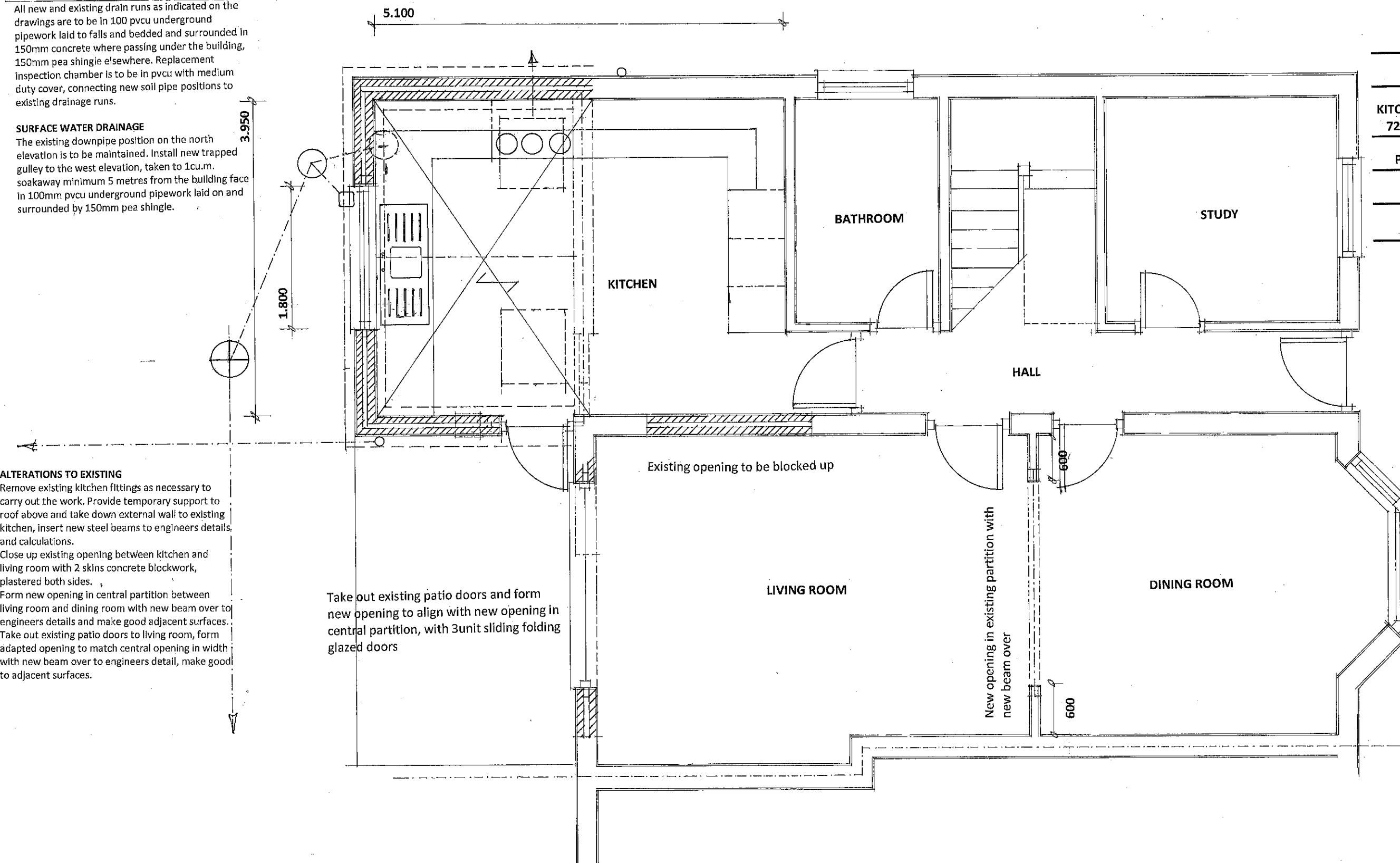
PROPOSED GROUND FLOOR PLAN

SCALE

1/50 at A3

REFERENCE

11305.03



ALTERATIONS TO EXISTING

Remove existing kitchen fittings as necessary to carry out the work. Provide temporary support to roof above and take down external wall to existing kitchen, insert new steel beams to engineers details and calculations.

Close up existing opening between kitchen and living room with 2 skins concrete blockwork, plastered both sides.

Form new opening in central partition between living room and dining room with new beam over to engineers details and make good adjacent surfaces. Take out existing patio doors to living room, form adapted opening to match central opening in width with new beam over to engineers detail, make good to adjacent surfaces.

Take out existing patio doors and form new opening to align with new opening in central partition, with 3 unit sliding folding glazed doors

Existing opening to be blocked up

New opening in existing partition with new beam over