

THE PARTY WALL ACT
ALTHOUGH NOT PART OF THE BUILDING REGULATIONS, THE REQUIREMENTS OF THE PARTY WALL ACT SHOULD BE NOTED AND IMPLEMENTED ACCORDINGLY. PLEASE REFER TO THE PARTY WALLS ACT 1996, WHICH PROVIDES A FRAMEWORK FOR PREVENTING AND RESOLVING DISPUTES IN RELATION TO PARTY WALLS, BOUNDARY WALLS AND EXCAVATIONS NEAR NEIGHBOURING BUILDINGS. A BUILDING OWNER PROPOSING TO START WORKS COVERED BY THE ACT MUST GIVE ADJOINING OWNERS NOTICE OF THEIR INTENTIONS IN THE WAY SET OUT IN THE ACT. ADJOINING OWNERS CAN AGREE OR DISAGREE WITH WHAT IS PROPOSED. WHERE THEY DISAGREE, THE ACT PROVIDES A MECHANISM FOR RESOLVING DISPUTES.

NOTE:
ALL NEW WORK, INCLUDING FOOTINGS, GUTTERINGS, ETC. TO BE KEPT WITHIN CURTILAGE OF OWNERSHIP.

RAINWATER DRAINAGE/SOAKAWAY:
NEW RAINWATER GOODS TO MATCH EXISTING PROPERTY AND CONNECTED TO 68MM DIAM. DOWNPIPES. RAINWATER TO BE TAKEN TO NEW SOAKAWAY, SITED A MIN OF 5.0M AWAY FROM ANY BUILDING, VIA A 110MM DIAM PVC PIPE SURROUNDED IN 150MM GRANULAR MATERIAL LAID TO A 1:40 FALL. SOAKAWAY TO BE A MIN OF 1.0 CUBIC METRE CAPACITY (OR TO A DEPTH TO LOCAL AUTHORITY APPROVAL) WITH SUITABLE GRANULAR FILL AND WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

MECHANICAL EXTRACTION:
PROVIDE MECHANICAL EXTRACTION TO BATH/SHOWER OPERATING AT 15 LITRES/SEC AND BE CAPABLE OF OPERATING INTERMITTENTLY AND HAVE AN OVER-RUN PERIOD OF 15 MINUTES.

STEEL BEAMS:
FOR STEEL BEAM SIZING, PADSTONES, PIERS AND FOOTING DETAILS PLEASE REFER TO STRUCTURAL ENGINEERS CALCULATIONS.

PADSTONES:
CONCRETE PADSTONES TO ALL BEAM BEARINGS MIN 450 X 100 X 140MM.

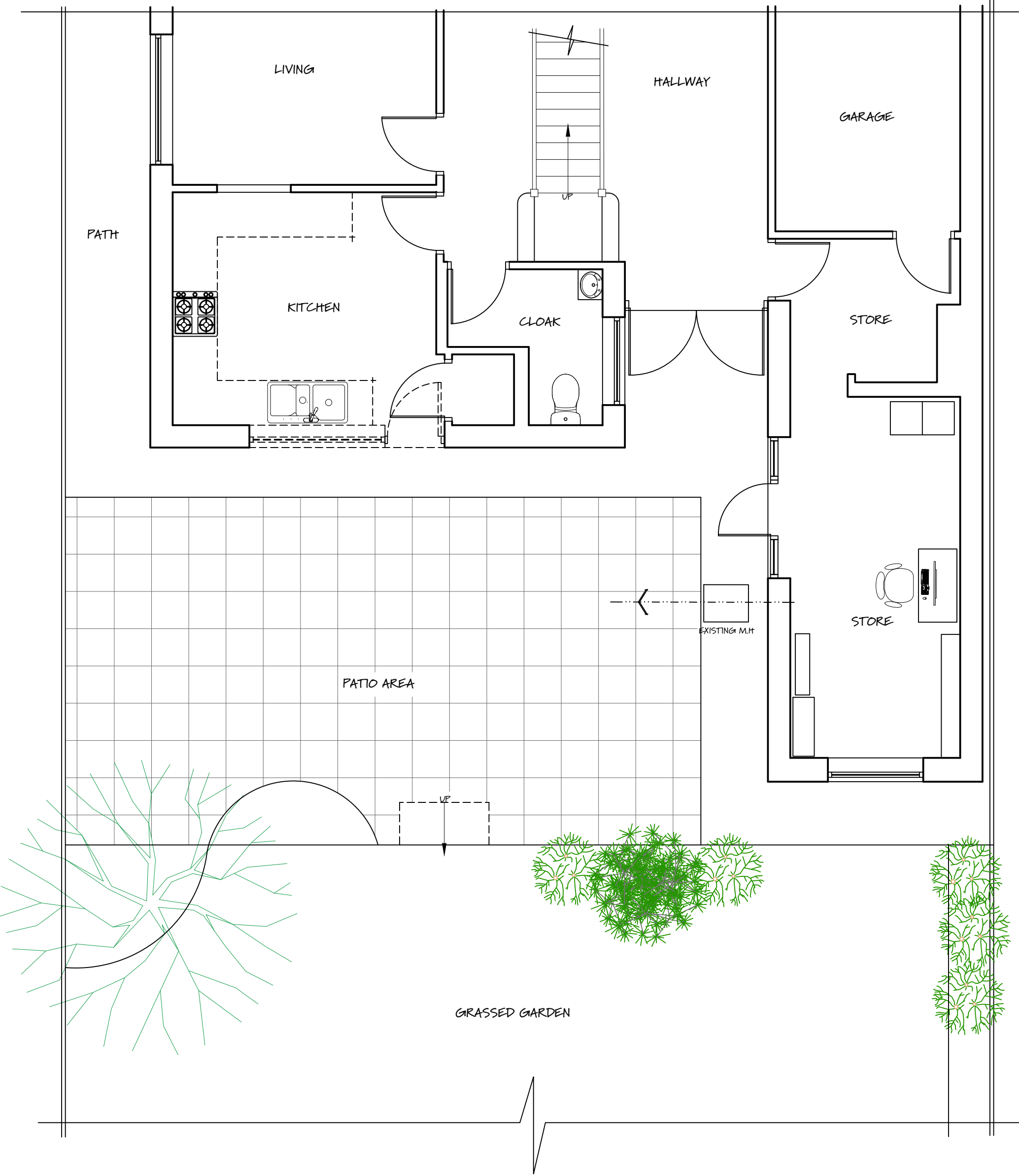
FIRE SAFETY
ANY PROPOSED RECESSED DOWNLIGHTING SHOULD BE PROVIDED WITH SUITABLY TESTED AND FIRE RESISTING BACKS AND SHOULD BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS TO PREVENT POTENTIAL FOR OVERHEATING FROM THE ROOF THERMAL INSULATION.

PROVIDE HEAT DETECTOR TO KITCHEN AREA.

CAVITIES:
ENSURE THAT CAVITIES RUN CONTINUOUS WHERE NEW WORK MEETS EXISTING CAVITY WALLS.

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO BE RETAINED
- EXISTING WALL TO BE ALTERED
- NEW BLOCKWORK WALL
- NEW BLOCKWORK WALL
- NEW TIMBER STUD PARTITION

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EXISTING GROUND FLOOR PLAN

SPECIFICATION:

ROOF:
BLACK/BLUE FIBRE CEMENT SLATES COVERING, COLOUR AND PROFILE TO MATCH THOSE OF EXISTING ROOF AS CLOSELY AS POSSIBLE.

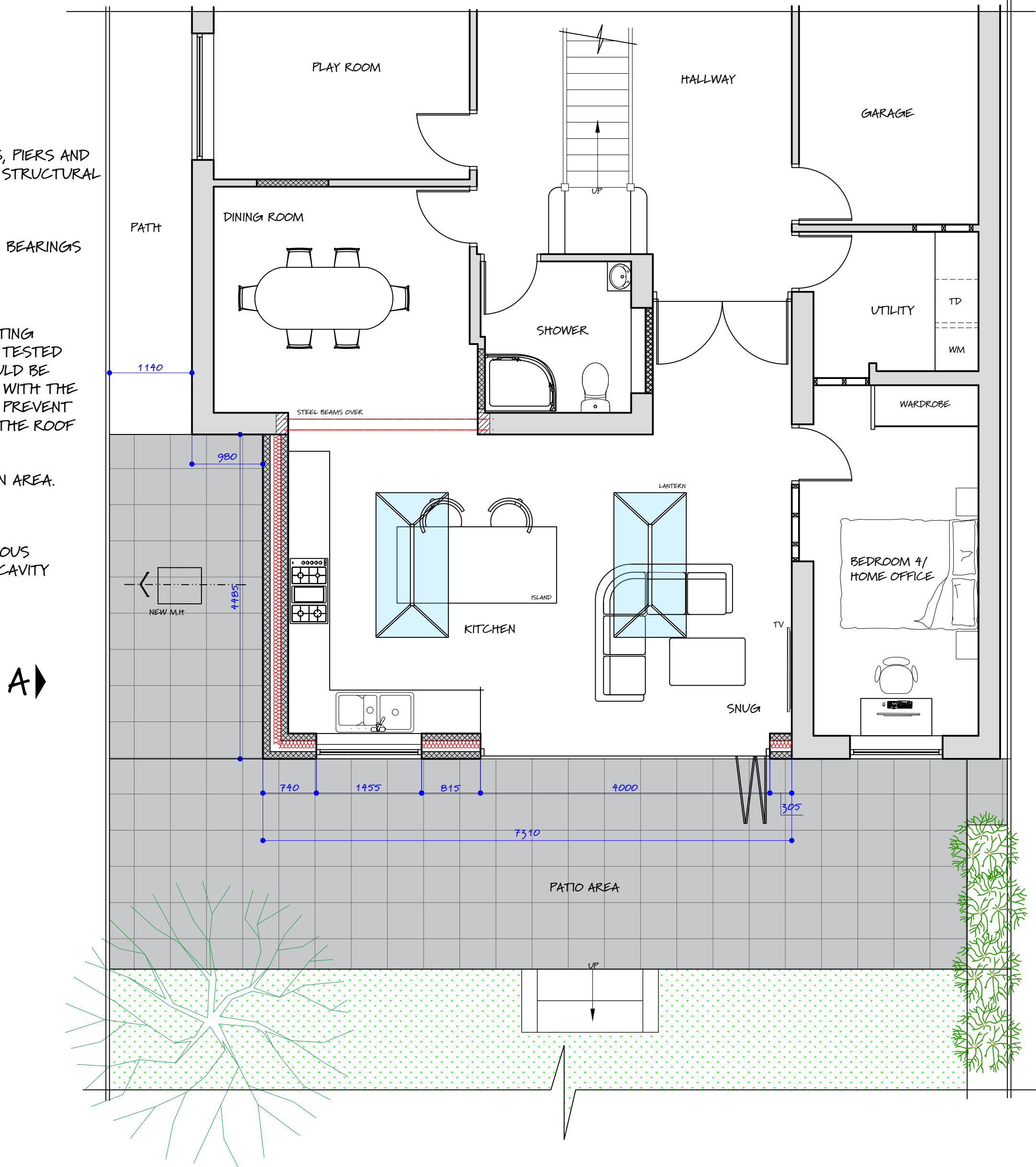
WALLS:
PAINTED, SMOOTH RENDERED BLOCK/BLOCK CAVITY WALLS AS MAIN HOUSE.

GUTTERING:
BLACK 1/2 ROUND GUTTERS AND 62MM DOWNPIPES DISCHARGING INTO EXISTING WATER COURSE.
GUTTERING SHOULD DISCHARGE TO AN ADEQUATE SOAKAWAY OR SOME OTHER ADEQUATE INFILTRATION SYSTEM WHERE POSSIBLE.

WINDOWS:
NEW WINDOWS TO DEVELOPMENT TO BE WHITE PVC-U, DOUBLE GLAZED AND TO BE FITTED WITH HIGH LEVEL INTEGRAL TRICKLE VENTILATORS EQUIVALENT TO 8000mm².

PROVIDE OPENING VENTS TO 1/20th OF THE FLOOR AREA TO EACH NEW ROOM TO ACHIEVE RAPID VENTILATION.

NOTE: BROKEN LINEWORK DENOTES ITEM(S) THAT NEED TO BE DEMOLISHED AND OR REMOVED FROM SITE.



PROPOSED GROUND FLOOR PLAN

CDM REGULATIONS:
THE OWNER, SHOULD THEY NEED TO DO SO, MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2007 WHICH RELATE TO ANY BUILDING WORKS INVOLVING MORE THAN 500 MAN HOURS OR LONGER THAN 30 DAYS DURATION. IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A PLANNING SUPERVISOR ON ALL PROJECTS THAT REQUIRE COMPLIANCE WITH THE CDM REGULATIONS.

THERMAL BRIDGING:
CARE SHALL BE TAKEN TO LIMIT THE OCCURANCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E AROUND WINDOW AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION / NEW BUILD WORKS ARE CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

SITE PREPARATION:
GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G LANDFILL GASES, RADON, VAPOURS ETC. ON OR IN THE GROUND COVERED OR TO BE COVERED IN THE BUILDING.

CLIENT:
MR & MRS HOWELL
PROPOSED SINGLE STOREY
EXTENSION TO REAR AND
RE-MODELLING @
22 CANBERRA CRESCENT
NEWPORT
NP20 3QQ

EXISTING AND PROPOSED PLANS

DATE: MARCH 2026
SCALE: 1:50 @ A1 1:100 @ A3
DRAWING NO: 22CANBERRA/01

Rev - Date - Description

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partner
LABC

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DESIGN SOLUTIONS

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PROPOSED PLANS