

ALL ELECTRICAL WORK TO BE DESIGNED
INSTALLED + TESTED BY QUALIFIED ELECTRICIAN
WITH COMPETENT CERTIFICATE SUPPLIED TO BUILDING
CONTROL DEPARTMENT.

ALL SWITCHES MAX 1200MM FROM FINISHED FLOOR
ALL SOCKETS MIN 450MM FROM FINISHED FLOOR
150MM ABOVE KITCHEN WORKTOPS.

ALL NEW LIGHTING LED

HEATING EXTENDED FROM EXISTING BOILER, HEATING ENGINEER TO
CONFIRM CAPACITY.

LOUNGE

ALL SMOKE + HEAT DETECTORS
TO REMAIN IN BED BATHEN HD
BACK UP ALL INTERLINKED

KITCHEN SEE SEPARATE LAYOUT
FRONT KITCHEN SUPPLIER

BREAKDOWN
SEE SEPARATE LAYOUT
DETAILS

150MM FIRE LINE
BOARDS + SKIM

DINING AREA

FLAT DOUBLE GLAZED
ROOF PANEL 1.0W/1.2M
2.4M x 1.2M

FAMILY ROOM

5700

800

1000

1000

1000

6800

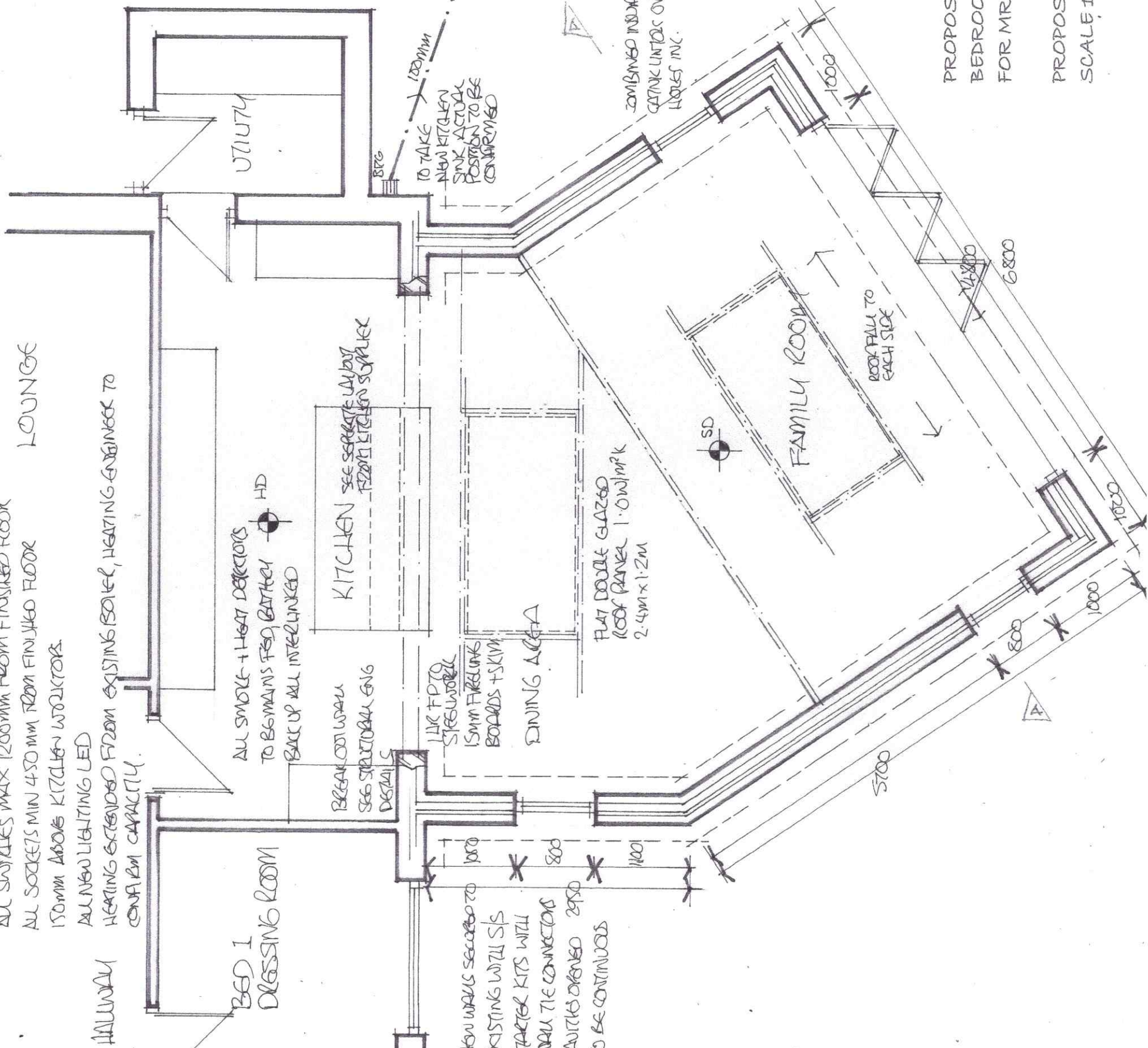
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200 x 200mm C30 STEP FOUNDATIONS TAKEN DOWN TO EXISTING
FOUNDATIONS AND TO HAVE MIN 600mm COVER, ANY EXISTING
DRAINAGE EXPOSED TAKE FOUNDATIONS DOWN TO INVERT.
BUILDING INSPECTOR TO APPROVE ON SITE.
CAVITY WALLS 100mm RENDERS TO MATCH BLOCKWORK
OUTER LEAF, 50mm CLEAR CAVITY, 100mm SAND CAVITY INSULATION
KINGS PAN OR SIMILAR SECURED TO WALLTIES WITH CLIPS.
STAINLESS STEEL CAVITY TIES 875mm @ 750mm CENTERS
EVERY SECOND COURSE, STAGGERED. EVERY COURSE AROUND
OPENINGS. 100mm INNER LEAF BLOCKWORK TON WITH P180+SKIM FIN.
CONTINUOUS DPC MIN 150mm ABOVE FINISHED G.C., WEAK MIX
CAVITY FILL WITH 255 BROWN DPC.
INSULATED CAVITY CLOTHES, CLOST CAVITIES AT HEAD OF WALL.

DUE TO EXISTING PATHS + PAVING, FULL DRAINAGE LAYOUT UNKNOWN
EXPOSED WHEN WORKING AN RE-ROUTE + CONNECT NEW AS NECESSARY
TO BUILDING INSPECTORS APPROVAL. ANY DRAINAGE PASSING THROUGH
WALLS TO BE CONCRETE OVER 100mm LIND TO SELF-CLEANING FALLS
BEFORE + SURROUNDED WITH 10mm PIPE BEDDING
FLOOR 100mm FLOAT FINISH SKEED ON VAPOR BARRIER
150mm FLOORING GRADES INSULATION ON 1200g VULCAN DPM
ON MIN 150mm SAND BLINDS COMPLETED HARD CORES
MESH FLOOR DUE TO LARGES AREAS WITH A252 EXAMINATION JOINT MIDWAY
PERIMETER 25mm INSULATION TO CONC SLAB

ROOF - SPECIALIST LIND HYBRIDISED MEMBRANE ON 25mm MAKING PLY
ON 150mm SAND INSULATION ON 15mm PLY ON ENGINEERED JOISTS
SEE MANUFACTURER DESIGN + DETAIL INCLUDING TRIMMING DETAILS
AT 400d. VAPOR BARRIER, P180+SKIM FINISH

PROPOSED REAR AND FRONT EXTENSIONS TO PROVIDE FAMILY ROOM AND
BEDROOMS PLUS INTERNAL ALTERATIONS AT 9 BECK CLOSE BRAYSTONES
FOR MR & MRS NEESOM

PROPOSED PART FLOOR PLAN REAR
SCALE 1:50 @ A3

AUGUST 2025

N/6