

Lay new drainage system as indicated using 100mm dia heparworth or similar upvc drainage system laid to manufacturers recommendations and full satisfaction of the l.a. ensure a full inspection of all pipework is done prior to any back filling, all drains shall be bedded and surrounded in pea gravel and laid to self cleansing gradient not less than 1 in 40. Exact position and invert levels of the proposed drainage shall be established on site prior to work commencing to satisfy the proposed layout and set the levels accordingly. Inspection chambers shall be 450mm dia bedded onto wet concrete and backfilled with selected as dug material. Chambers shall be fitted with medium duty covers and frames, secured with screw fixings to framework. Connect the new drainage to the existing mains sewer to full satisfaction of the l.a. All openings in the walls for drainage below ground level shall be masked with rigid material each side. All in accordance with approved document h. All waste pipes shall have deep seal traps connected to soil waste pipes as indicated and discharge into existing soil vent pipe. Allow for 38mm dia waste pipe to wash basins. All in accordance with cl H 1 of the building regulations.

Mains powered, interlinked smoke detection with battery back up designed in accordance with BS5839:6-2019 to be provided within 3 metres of all bedrooms & 7.5m of all habitable rooms.

Internal face of existing hay loft walls to be dry-lined.

See notes for spec.

Install new boiler within cup'd.

Provide vent to external air.

See notes for spec.

Construct new 100mm thk solid blockwork wall off 550 x 150dp mass concrete footing to hall.

Rear & side walls of dwelling to be tanked prior to casting of ground floor. See notes for spec.

203 x 133 x 30UB to be built into existing wall & sat on mass concrete padstone. 150mm min end bearing. Typical for bot beams.

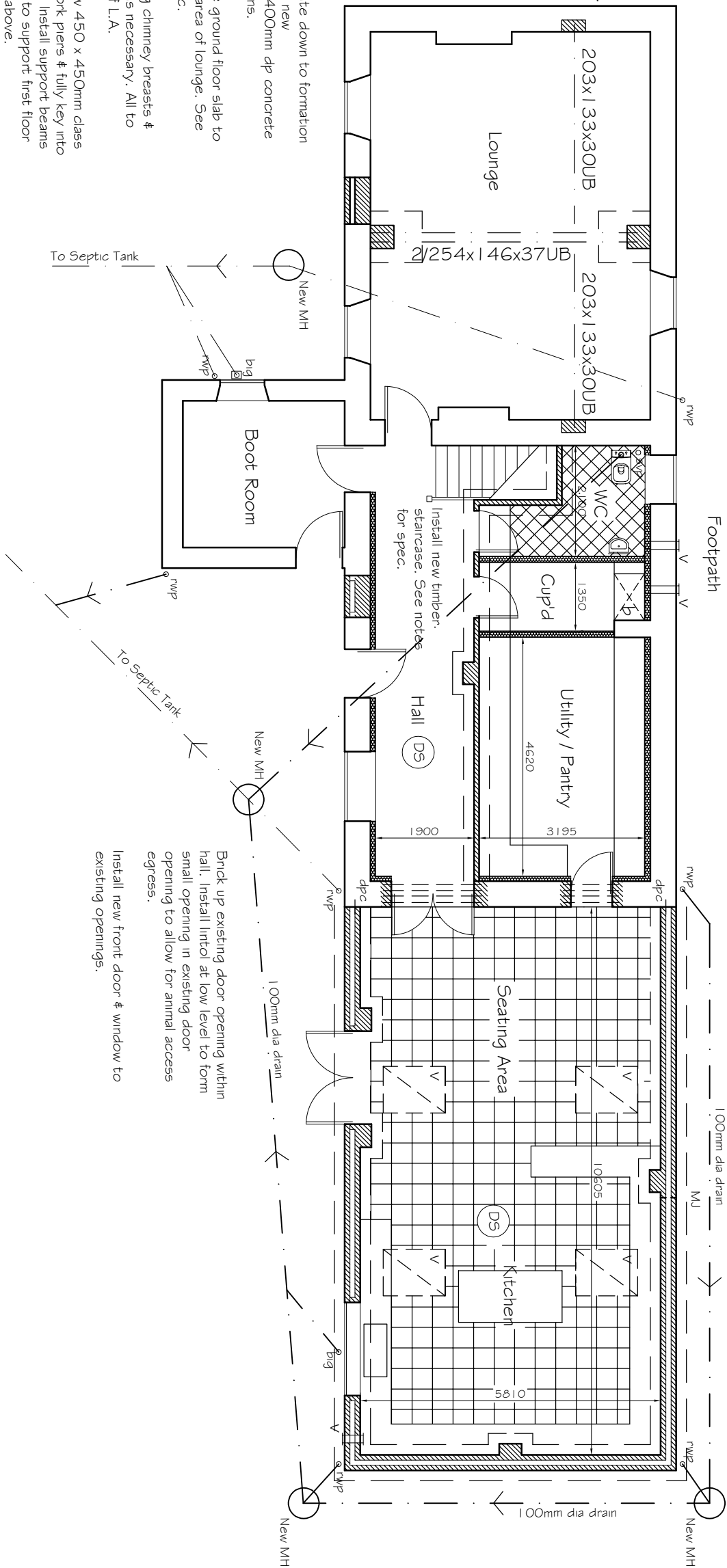
Locally excavate down to formation level & cast 2 new 1000x1000x400mm dp concrete pad foundations.

New concrete ground floor slab to be cast over area of lounge. See notes for spec.

Lower existing chimney breasts & extend flues as necessary. All to satisfaction of L.A.

Construct new 450 x 450mm class B eng brickwork piers & fully key into existing walls. Install support beams as necessary to support first floor walls & floors above.

Block up existing front door opening.



Install new kitchen & appliances. Exact layout & details to be determined by client.

Install 4 new velux windows to new extension. All installed strictly in accordance with the manufacturers details & instructions.

Brick up existing door opening within hall. Install lintol at low level to form small opening in existing door opening to allow for animal access egress.

Install new front door & window to existing openings.

GROUND FLOOR PLAN AS PROPOSED
Scale 1:50 @ A1
Scale 1:100 @ A3

This drawing is for the sole purpose of obtaining Local Authority Planning & Building Regulation approval only. The building contractor shall be responsible for the checking of all dimensions on site. The building contractor shall be responsible for the stability of the existing structures during the demolition & construction works. The building contractor shall be responsible for the correct setting out of all works on site.

Rev C	Modified to suit planning dept requests	Aug 2026
Rev B	Modified to suit planning dept requests	July 2026
PROPOSED CONVERSION OF EXISTING HAYLOFT & DEMOLITION & REPLACEMENT OF EXISTING SINGLE STOREY BUILDING TO FORM AN EXTENSION TO THE EXISTING DWELLING TO GILL HOUSE FARM, EGREWENT, CUMBRIA, CA22 2UB FOR SAMANTHA CLARKE		
DRG No 5		