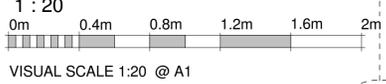


# Existing Building Renovation Plan



**BRIEF SUMMARY:**  
 Proposed works to include:  
 - Internal alterations and renovations to existing football changing room.  
 - Renovations and update of roof mounted water storage tanks.  
 - Upgrading existing flat roof covering and replacement of perished brick wall structures to existing roof parapet.  
 - Construction of new toilets for the football changing room and connection into existing foul drains.  
 - Existing sewer access 1150mm to invert.  
 - Difference from internal FFL to this man hole is +290mm.  
 - Therefore, this invert is 1440mm below FFL of the building.

**ACCESS:**  
**Means of access into the dwelling:**  
 The central toilet is to be laid out as a disabled compliant toilet, exact spacing of grab rails and proximity of toilet and wash hand basin to comply with building regulations requirements and to the agreed with building inspector on site.  
 The central toilet area is to be accessed via a concrete ramp/slope in compliance with building regulations disabled access requirements. This new concrete ramp structure is to be constructed as a cast concrete element in the location as shown with a fall of no greater than 1 in 40.  
 Both sides of ramp to have a handrail/guarding installed to prevent from falling.

**GROUND FLOOR (traditional):**  
 It is noted that this proposed extension is not to be heated, therefore no insulation is required as part of the building regulations details, however in the interests of comfort, insulation is specified to be installed over and above the minimum building regulations requirement.  
 Floor construction to the ground floor area to be as follows:  
 50mm screed on 500g polythene separating layer on 50mm celotex (laser #3000) insulation board on 100mm overcast concrete slab on 1200g qph (radon proof) lapped up clean dry, well consolidated hardcore, in sand bedding on minimum 150mm clean dry, well consolidated hardcore, in maximum 150mm compacted layers.

**EXTERNAL PATH:**  
 A new external concrete paved area is to be constructed to the West of the proposed extension providing level access in the form of a ramp (as noted elsewhere) to the central disabled toilet. A fall level concrete surface is to be provided immediately in front of the remaining male and female toilets.  
 Allow to construct a 150mm hardcore base using well compacted road-hard-core to the surface area shown on the ground floor plan.  
 Allow to provide chuffing and to cast the concrete surface area as shown and noted providing falls as noted elsewhere to the central round area.  
 A fall is to be installed to both left and right hand side of the shallow ramp detail to guard from falling in compliance with building regulations requirements.

**DRAINS (FOUL WATER):**  
**Internally:**  
 New drains to comply with BS 12056.  
 Unvented drain run sizes to be as follows where needed:  
 32mm waste pipe to basins (length less than 1.7m) all fitted with 75mm deep steel traps (removable).  
 Access provided to shower trap.  
 All pipe runs to be provided on any pipe run exceeding 3m in length.  
 All fittings to have separate connections to soil pipes.  
 New 100mm SVP connected into new drain run and fitted with a suitable cage at high level.  
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 Slow bend connection to drain.  
**Externally:**  
 Provided new drains to BS 830 - to be taken in directions as shown and connected into the existing foul drain run in approximate locations as indicated.  
 Foul drains to be 110mm dia.  
 UPVC flexibly jointed laid to a fall of 1 in 40 and to be bedded and surrounded in 150mm depth of pea gravel. All laid to manufacturer's instructions.  
 Reinforced concrete inlets to be provided in walls where pipes pass through.  
 Where the trench run is within 1m of the building the trench is to be filled with concrete up to the lowest level of the extension/building.  
 New 100mm UPVC soil and vent pipe to be bored in internally and to be taken through roof with a suitable flashing junction kit and terminated with suitable external protective cage at high level.  
 Ridding access to be provided at all changes in direction.  
 Head of foul drain to be vented.  
 Concrete inlets over drains when passing through walls.  
 New manholes to be installed in locations as shown in the form of UPVC inspection chambers with heavy duty metal lids.  
 It is noted that the finished floor level of the proposed extension is set down below the finished floor level of the existing changing room structure, the building contractor is to be responsible for checking the levels and falls in relation to the proposed foul water drain run. If the above noted 1 in 40 fall is not achievable with the existing levels, a foul drain pump system is to be installed within the new manhole.

The notes below are a partial set of the detailed notes in relation to the building regulations requirements. A full set of these notes is included on drawing sheets 6107-06, 07 and 08

**ELECTRICAL:**  
 All new electrical work to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. wiring regulation 17th edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to building control on completion of the works.

**DRAINS (SURFACE WATER):**  
**Surface water:**  
**Rain water pipes:**  
 Provide and fix new black UPVC gutters in 100mm round with brackets at 1000mm centres and new 60mm dia. Downpipes with brackets at maximum 1500mm, all to discharge below gratings into new gutters and connect into new surface water rain runs.  
**Surface water drain runs:**  
 Install new 100mm diameter UPVC underground pipework in trenches to suit site conditions, bed and surround in pea gravel.  
 Over and above building regulations requirements, at change of direction and at any junction point, allow to install small UPVC inspection chambers with metal removable lids to allow for surface water drain runs to be cleared and rodded on occasions as necessary.  
**New soakaway:**  
 Where a new soakaway is noted, this needs to be installed a minimum of 5m away from the existing building.  
 Soakaway to be constructed as a 1.5 x 1.5 x 1.5m hole filled with clean hardcore, visqueen and 150mm topsoil cover or to client's requirements. It is noted here that the above specification is the minimum requirement and it is to be allowed for in terms of pricing.  
 The building contractor must carry out a percolation test prior to installing the new soakaway, the results of this test must be provided to building control who will determine the actual final size of the soakaway pit which may increase from the figure noted above.  
**Note:** prior to any works on the surface water drains the contractor shall investigate the existing drainage system and ascertain as to whether it is a combined or separate surface water drain. If combined system is discovered the above soak away is not required and drains to connect into existing system.

Revision "a" - door into disabled toilet adjusted to swing outward and widened to 1 m at the request of building control - 11/11/2017

Rev.	Date	Revision Notes

**Ground Floor Plan**

**STABLE ARCHITECTURE**  
 JEREMY DUNN .  
 17 FIR TREE CLOSE MOBILE  
 SANDHURST (07710)  
 OXON OX16 1JS 461860  
 TELEPHONE (01295) 270565  
 E mail  
 Jeremy.Dunn@Virgin.net

**Job:**  
 Proposed Extension to:  
 Changing Rooms  
 Moorfield Park

**Client:**  
 Banbury Town Council c/o  
 Stable Architecture Ltd