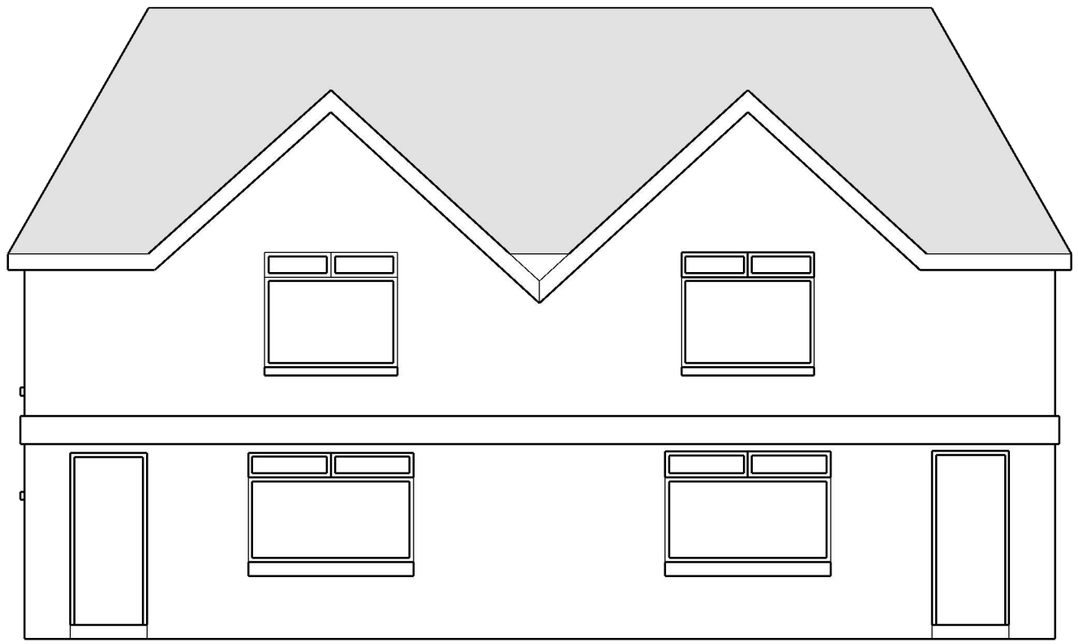
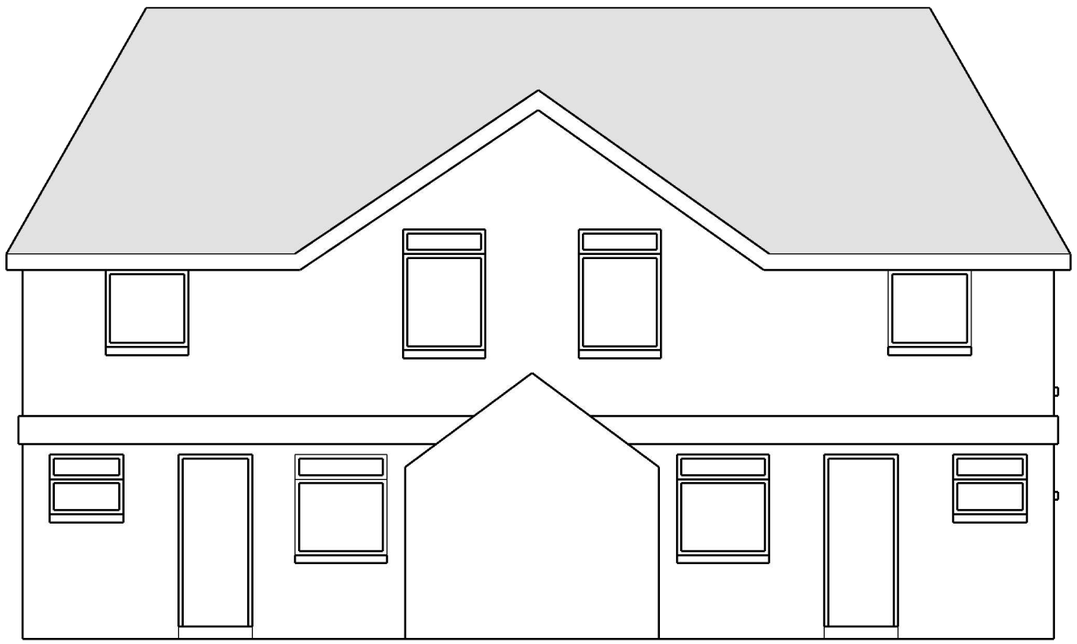
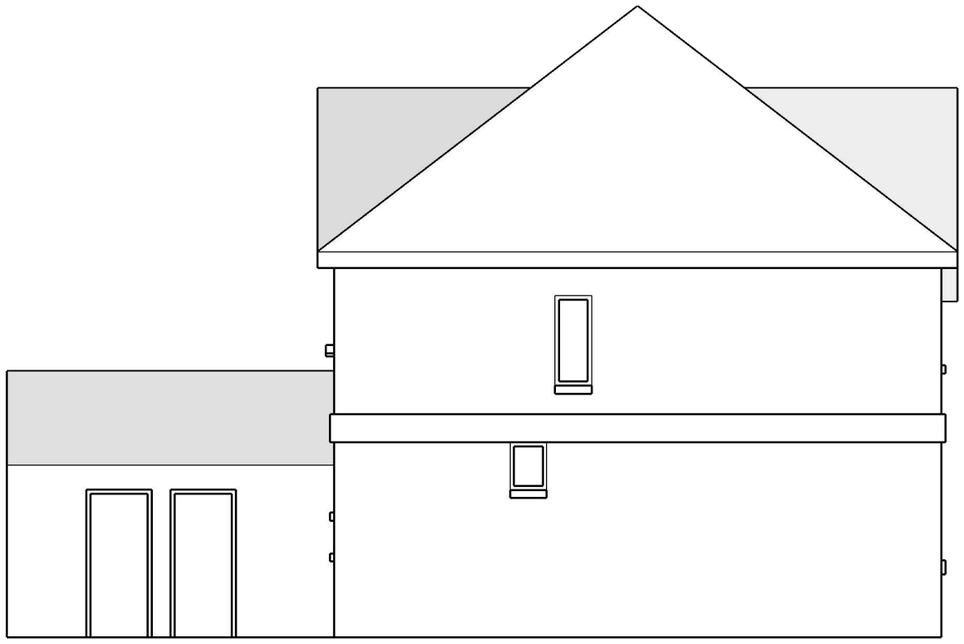
Front elevation @ 1:75



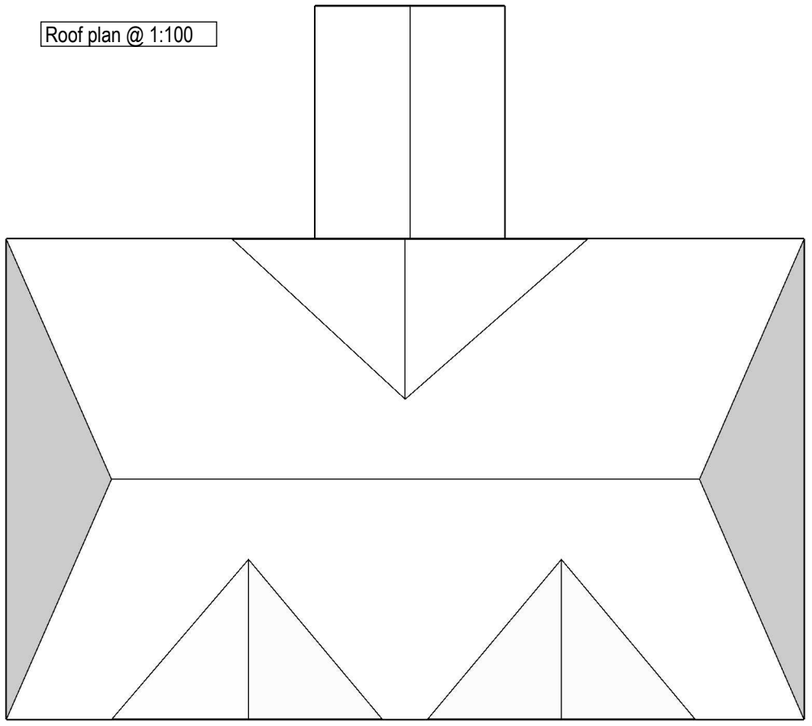
Rear elevation @ 1:75



Side elevation @ 1:75



Roof plan @ 1:100



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Existing elevations 1:75 & 1:100

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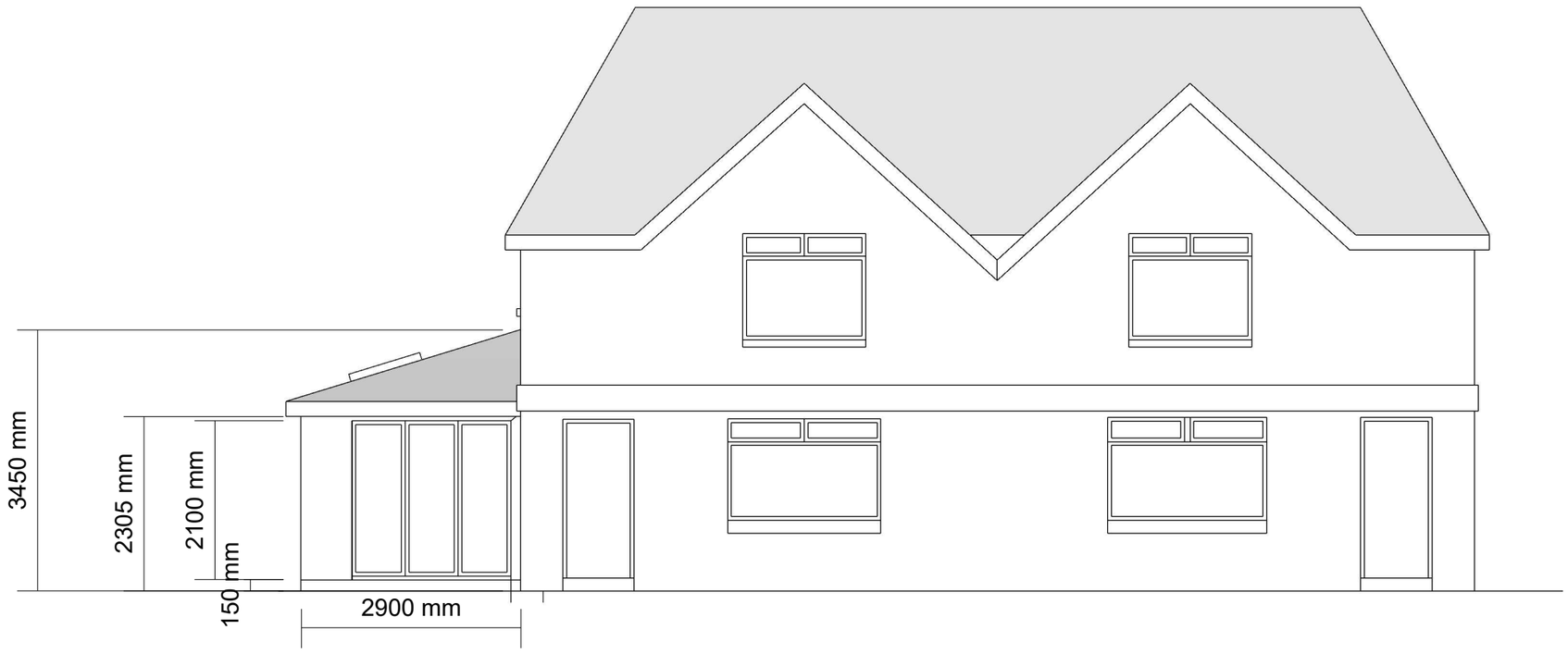
Proposed front elevation @ 1:75



Proposed rear elevation @ 1:75

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Proposed elevations
Scale as shown

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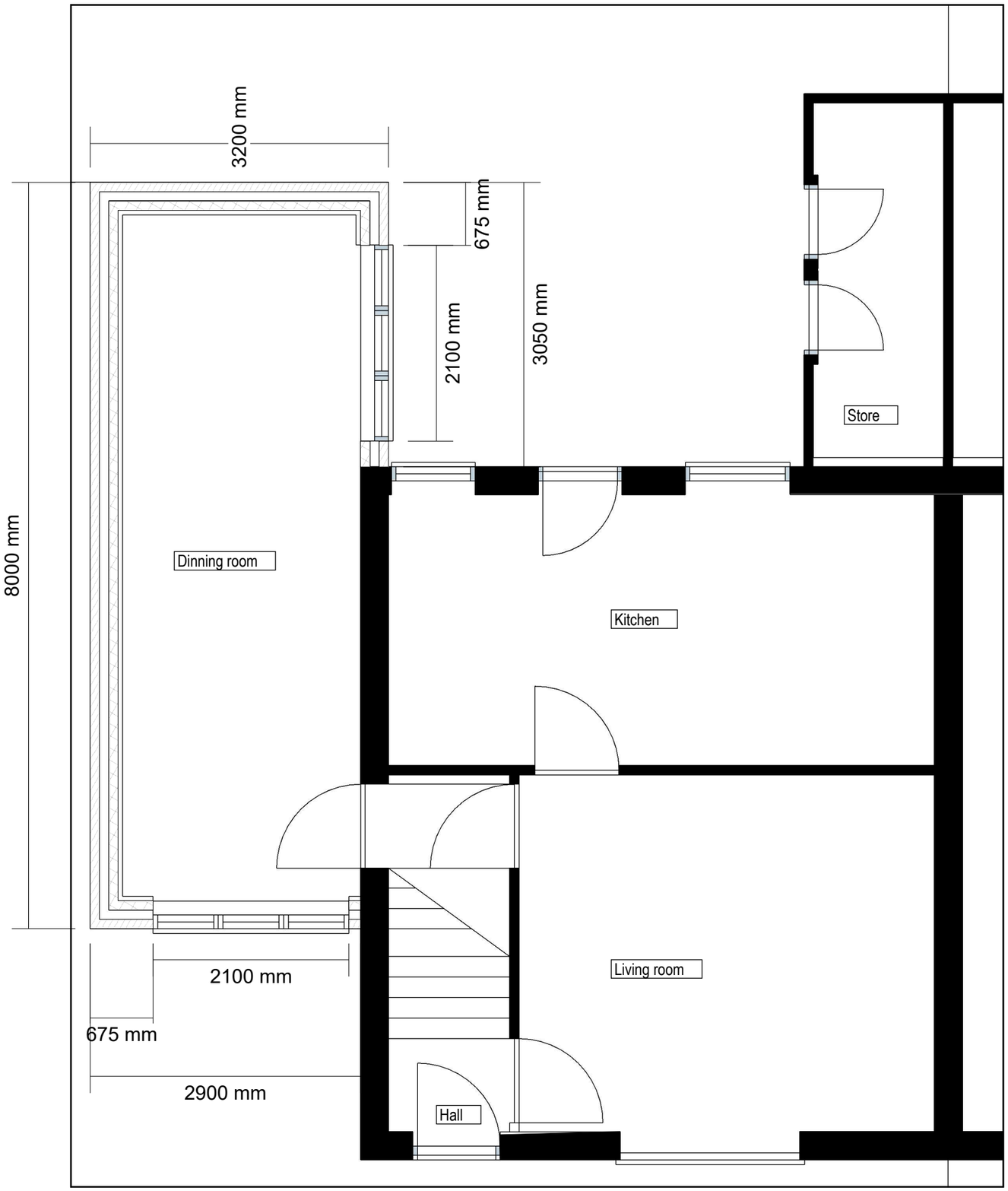
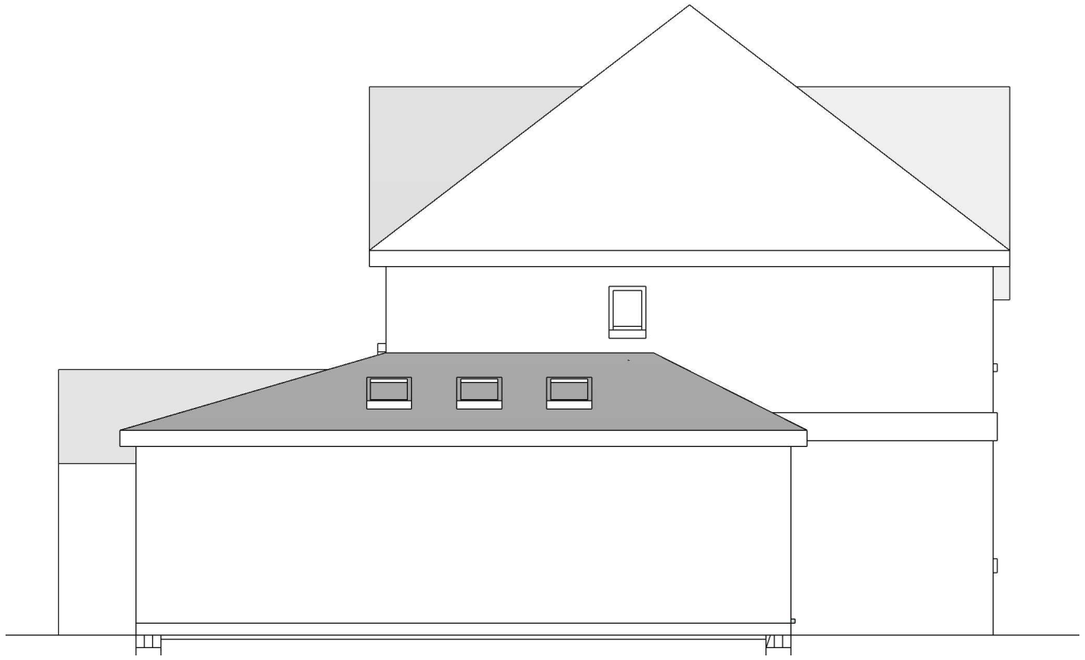
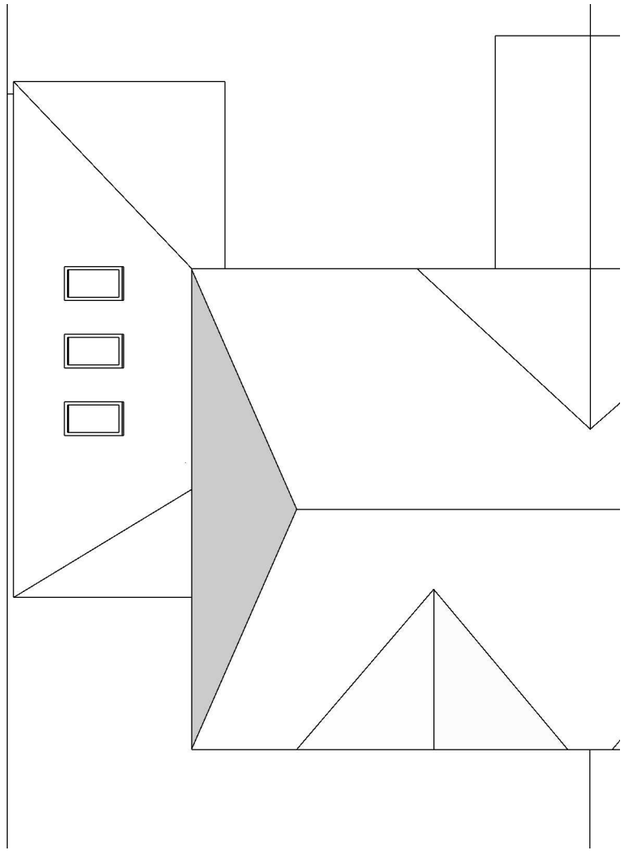
Proposed ground floor plan @ 1:50





Propo0sed side elevation @ 1:75



Proposed roof plan @ 1:100

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Proposed ground floor plan, roof plan & elevation. scale as shown

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MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

STRIP FOUNDATION

Provide 600mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1500mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless-steel profiles.

FULL FILL NEW CAVITY WALL

Fully fill the cavity with 100mm Rockwool Cavity insulation as manufacturer's details. Inner leaf to be 100mm 7.3N concrete block. External leaf to be 100mm brick to match existing.
Internal finish to be 50mm PIR board insulation with 12.5 mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar

Pitched roof

EXTENSION LEAN-TO ROOF Marley Modern (smooth grey finish) interlocking tile with 100mm head lap for 22.5 degree roof pitch on 50 x 25mm pressure treated softwood battens fixed to every rafter and in accordance with BS5534. Proctor Roofshield breather membrane or equivalent positioned between battens and rafter members. Standard heel on wallplate arrangement with suitable connection to rafters. Provide 1200 x 30 x 5mm galv ms holding down straps at 1200mm max centres (2no. per break in wall plate) fixed to wall plate and internal wall leaf as detailed in the Approved Document A1/2 Diagram 19. In-situ timber rafters, C16 50 x 200mm (Max. Span 3200mm) at 450mm c/c to achieve 22.5 degree pitch designed and supplied by specialist to BS 5268 Part 3 inclusive of all bracing suitably fixed to 100 x 50mm treated wallplate, rawlbolted to existing wall @ 600c/c, 2 bolts each vertically. Roof to be insulated using min. 100mm thick Kingspan Kooltherm K107 or similar approved insulation between bottom of rafters & 50mm Kooltherm K118 insulated plasterboard to undersides, to achieve U value of 0.14 W/m2K. Timber retaining battens to be fixed to sides of rafters above Kingspan

NEW FLOOR

To meet minimum U value required of 0.22W/m2K. ground bearing concrete floor. DPM to be lapped in with DPC in walls. Floor to be 100mm ground bearing with DPM with min 100mm Kingspan Kooltherm K103 or similar. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 65mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand cement screed @ 1:4 mix .

ELECTRICAL

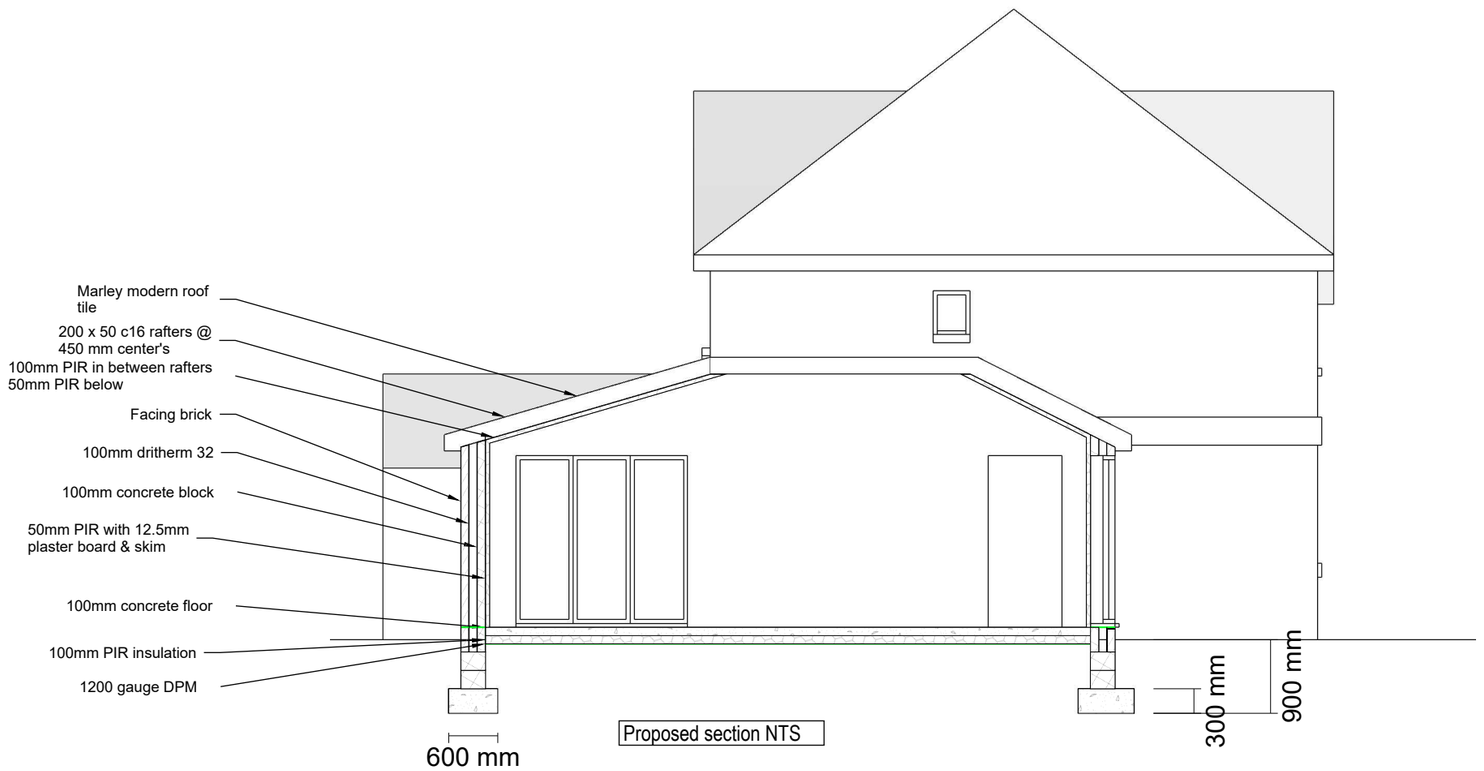
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm2 and to kitchens, bathrooms, WC's and utility rooms at a rate of 2500mm2. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.



Proposed section NTS

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Notes & proposed section NTS

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