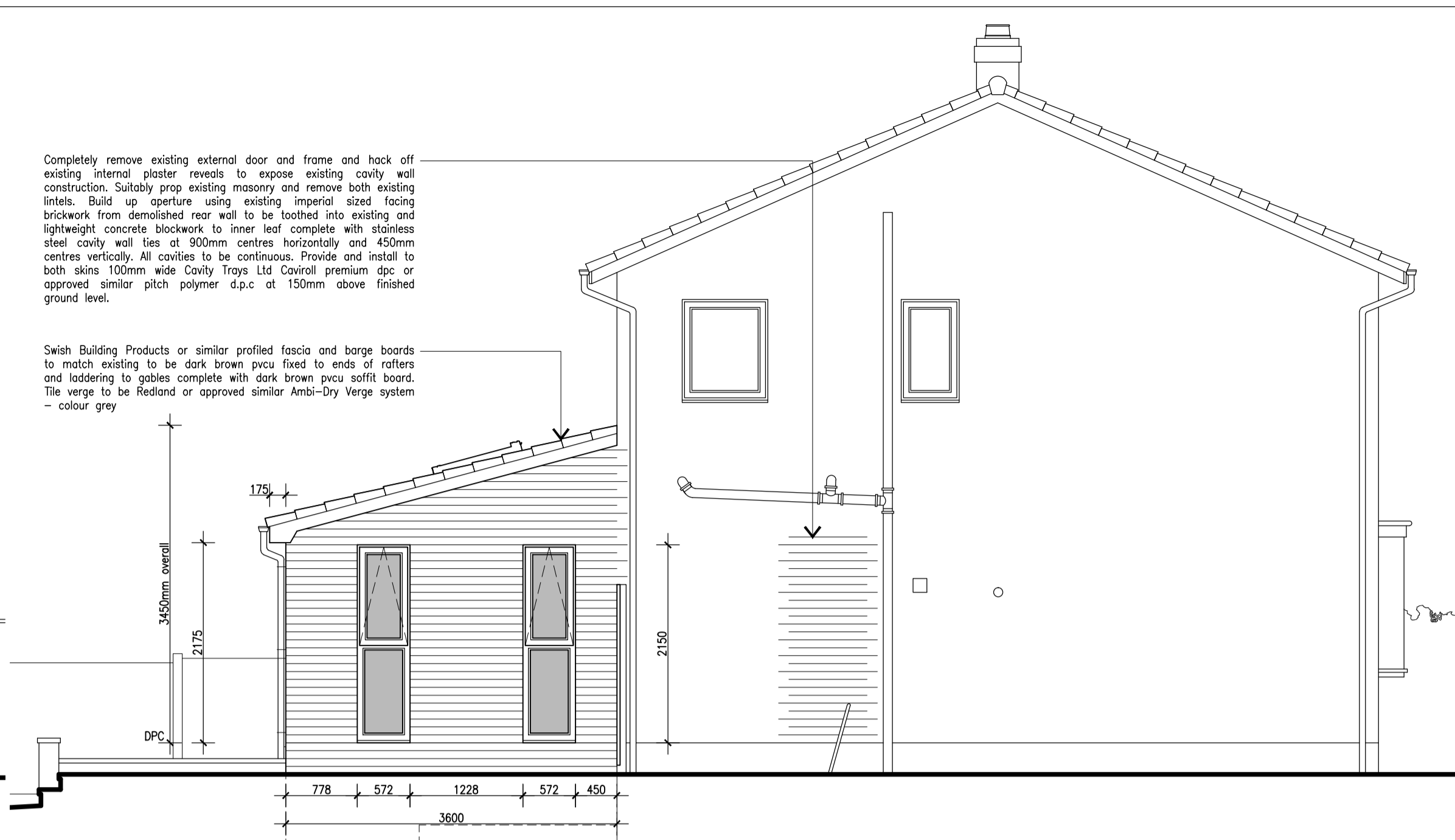
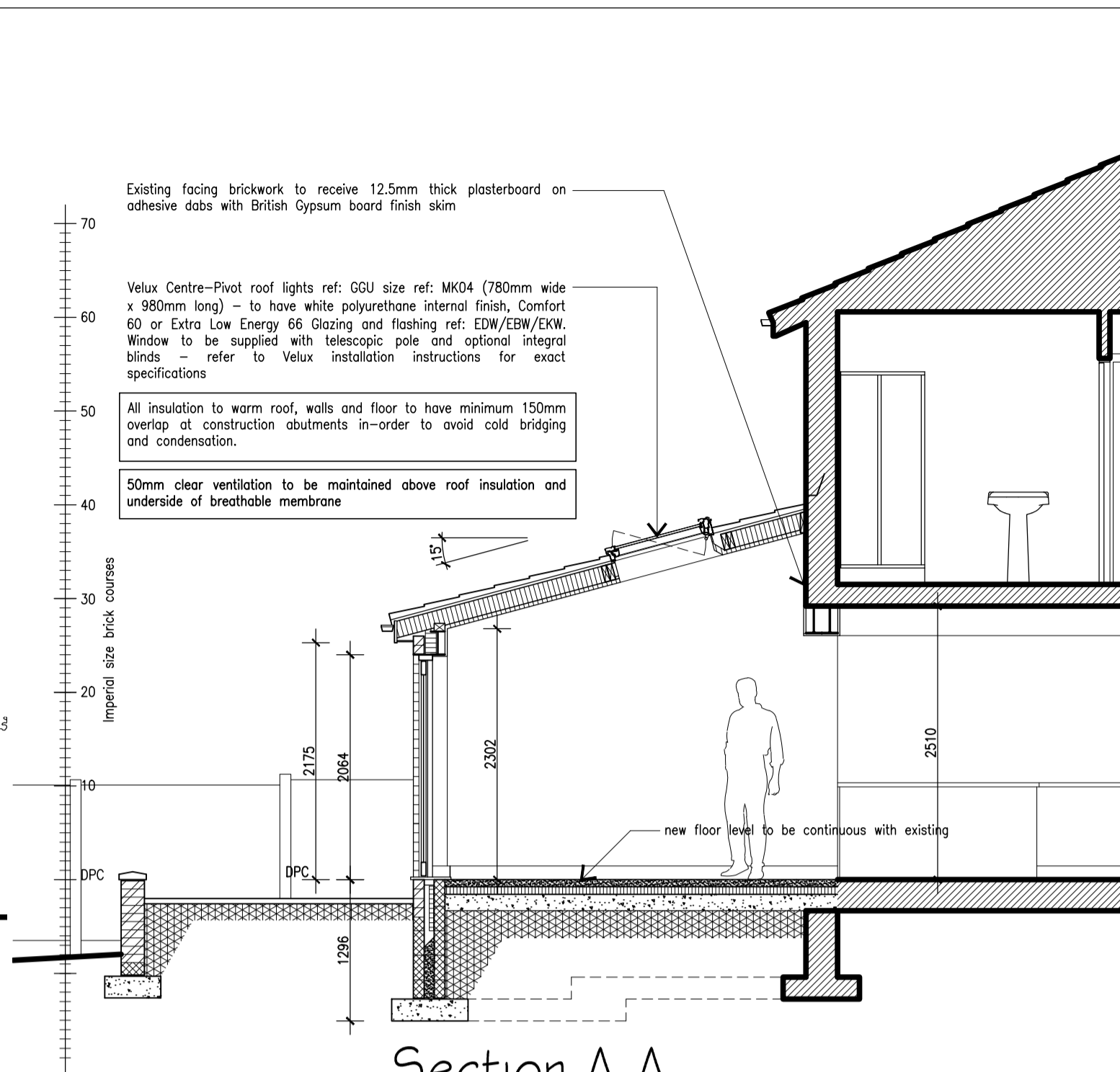


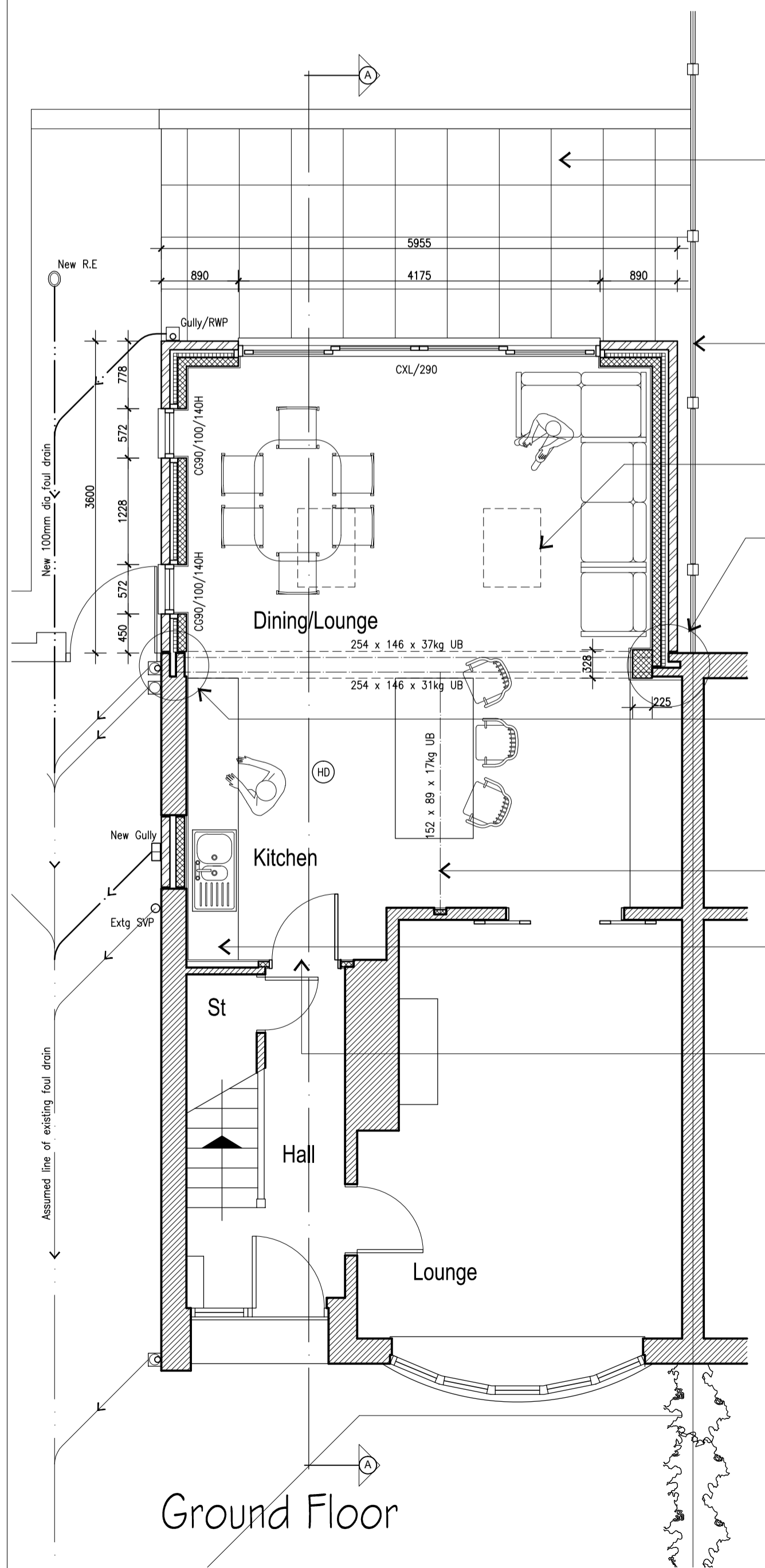
Rear Elevation



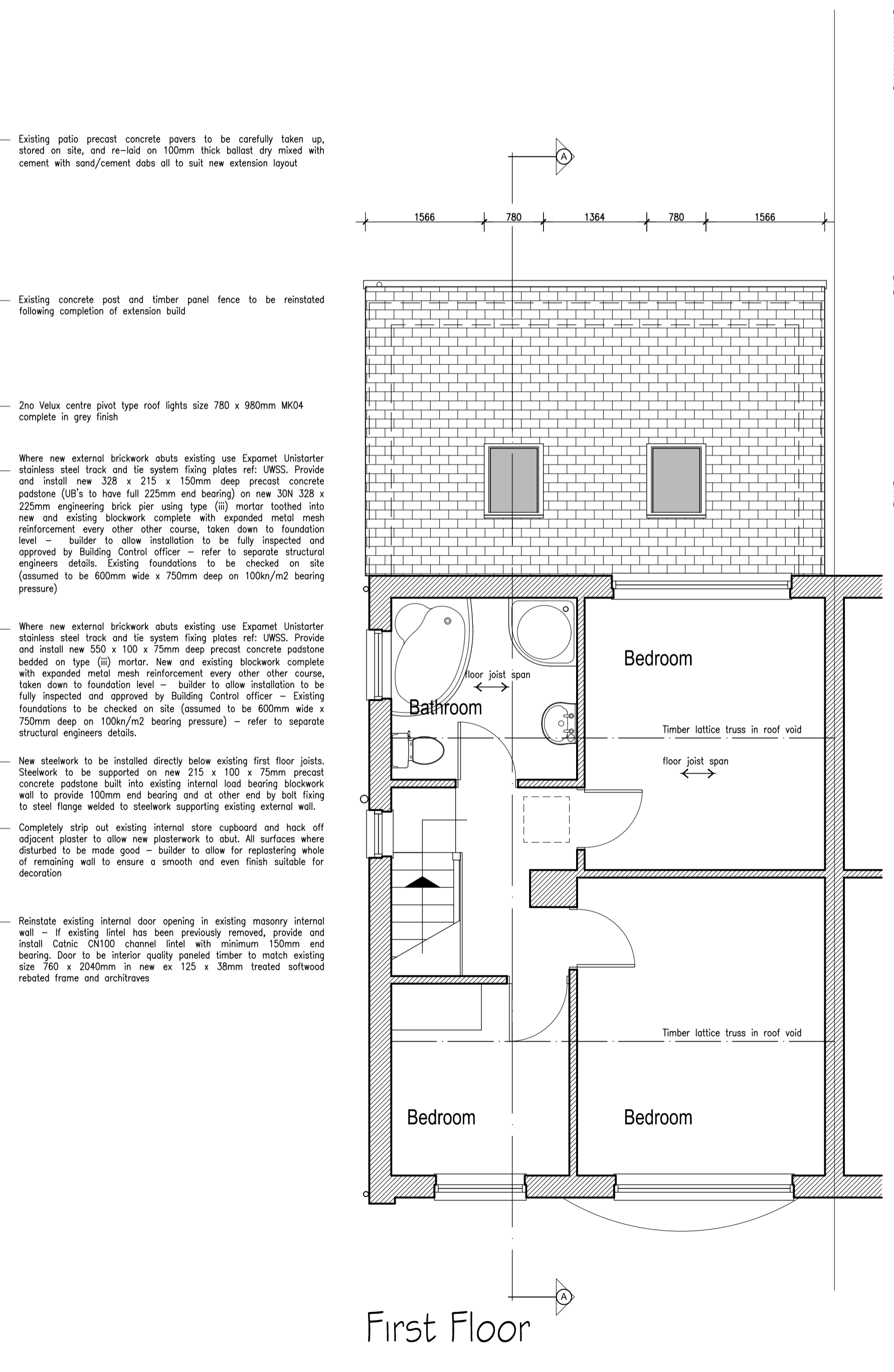
Side Elevation



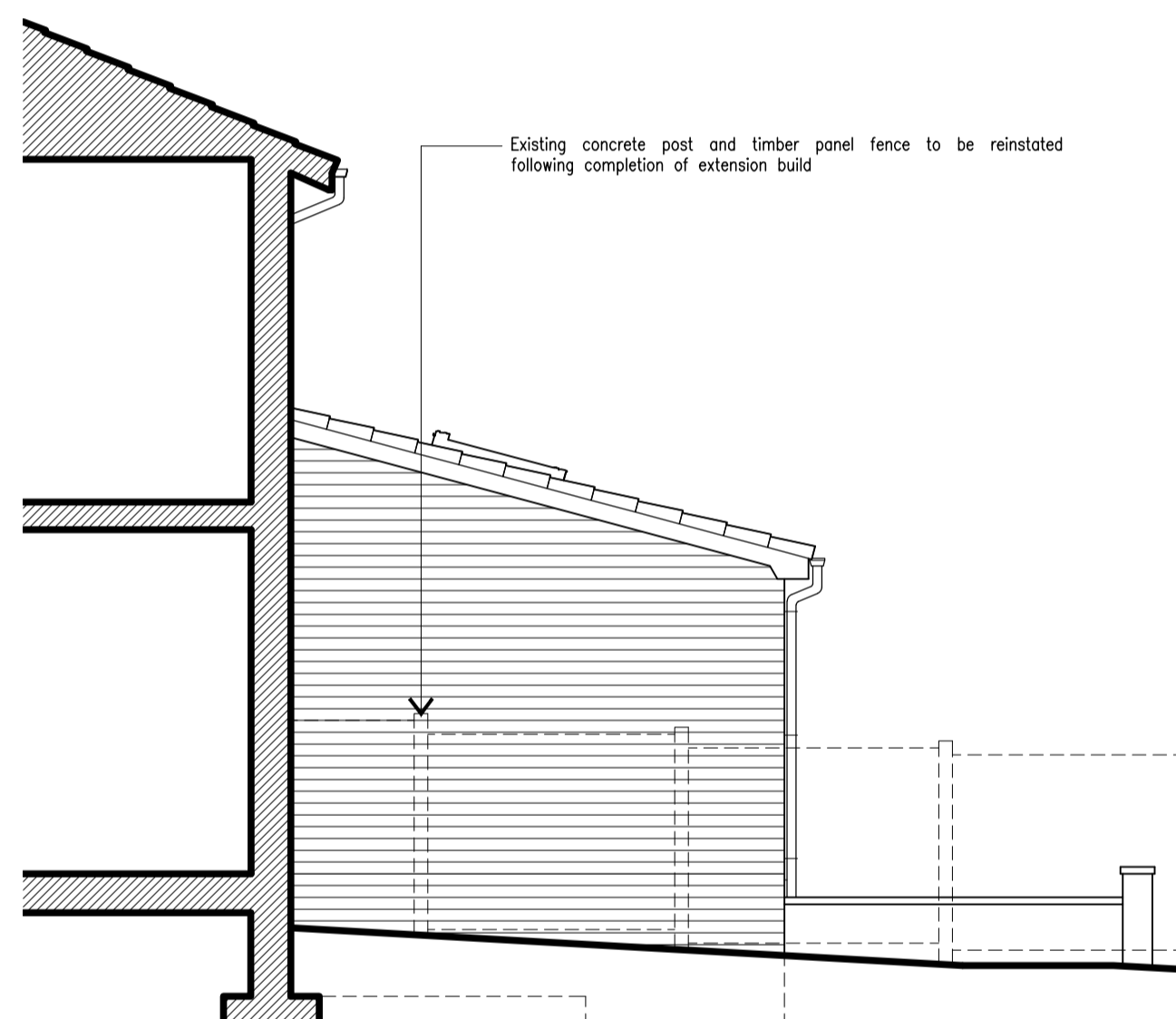
Section A-A



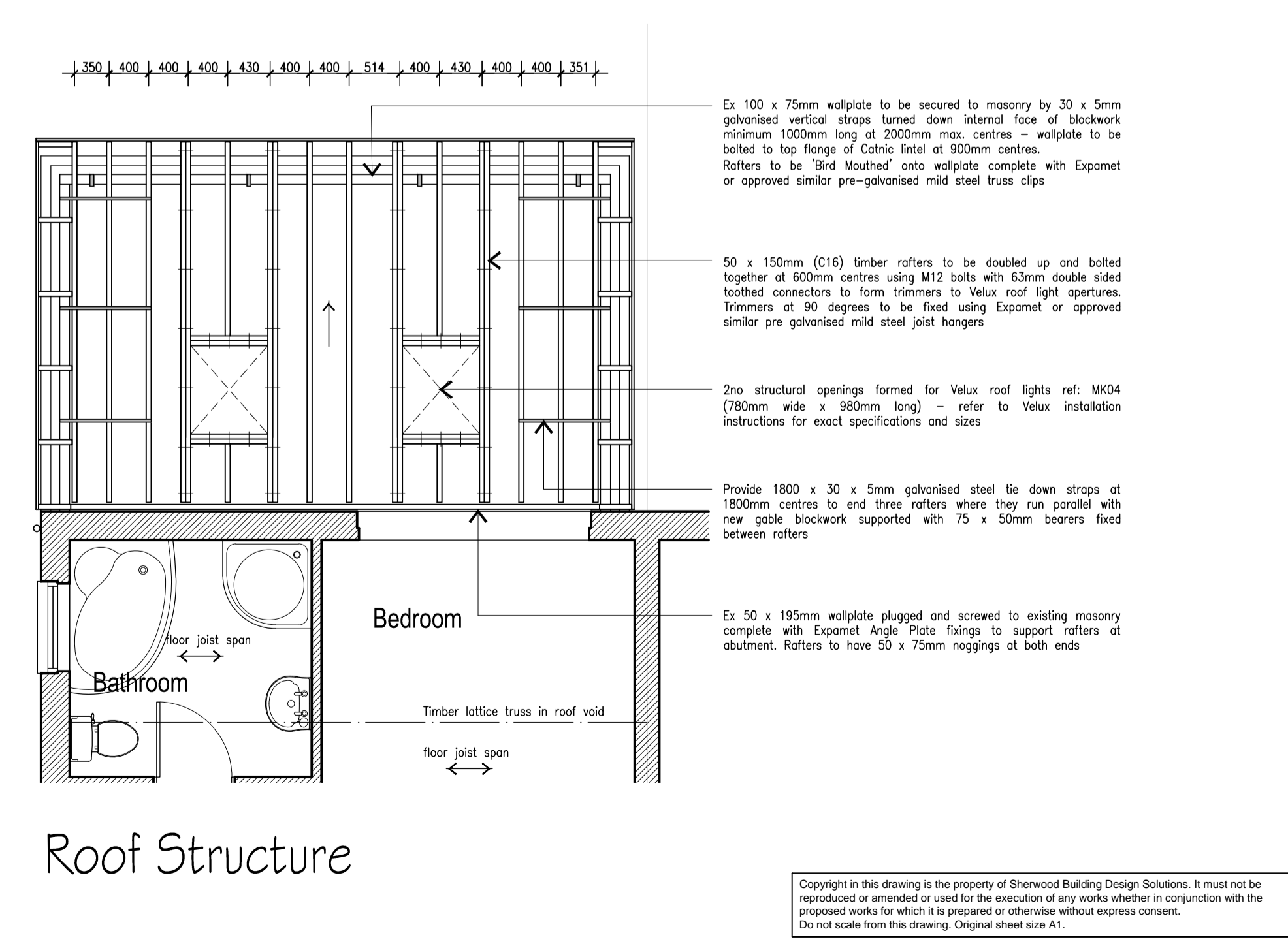
Ground Floor



First Floor



Side Elevation



Roof Structure

General:
All work is to be carried out in accordance with local authority requirements, British Standards, Codes of Practice and manufacturers recommendations.
All dimensions and levels to be checked on site prior to the commencement of work or the ordering of any materials or component parts.
All structural timber is to be vac treated. All timber is softwood and is to be tanalised or primed for paint before fixing.

Roof:
Mono-pitched roof to be Redland Stonewold II flat profile interlocking concrete tile colour (colour slate grey) or approved similar on 25 x 38 battens on 38 x 38mm counter battens on 2 layers Tyvek Supro breathable membrane with minimum 200mm overlaps taped using Tyvek acrylic tape on 50 x 150mm rafters (strength grade C16) at 400mm centres. Rafters to be supported at abutment with wall on ex 50 x 150mm wallplate plugged and screwed to masonry and on new masonry on ex 75 x 100mm wallplate.
All to be underdrain internally with 13mm thick vapourcheck plasterboard with Corflite board finish skim.
Install 120mm thick Celotex FR520 insulation or approved similar between rafters complete with additional 34.5mm thick Celotex G5525 insulated plasterboard and skim to the underside - all to achieve 0.16W/m2K U-Value.
Insert preformed 'Cavity Tray Ltd' type E or approved similar cavity tray into existing brickwork minimum 150mm above finished roof level. Code 4 lead flashing to be tucked into masonry directly below cavity tray and dressed down face of brickwork and over roof tiles.
Swish Building Products 'Ogee' or similar profiled fascia and barge boards to match existing to be dark brown pvcu fixed to ends of rafters and laddering to gables complete with dark brown pvcu soffit board.
Wallplate to be fixed to internal blockwork with 900 x 30 x 2.5mm galvanised steel straps at 1800mm centres max. Additionally wallplate to be bolted at 900mm centres to top flange of Catnic lintel (where straps cannot be used).
Provide 1800 x 30 x 5mm galvanised steel tie down straps at 1800mm centres to end three rafters where they run parallel with new gable blockwork supported with 75 x 50mm bearers fixed between rafters.
Masonry:
103mm wide approved imperial sized (73mm) rustic brickwork of colour and texture to match existing house, laid in stretcher bond in 10mm sand/cement mortar of colour to match, 90mm cavity partially filled with 50mm thick Celotex G5525 cavity wall insulation or approved similar rigid insulation with stainless steel cavity wall ties complete with insulation retainers at 900mm centres horizontally and 450mm centres vertically with additional ties around openings, 100mm thick cerated lightweight blockwork (K-Value = 0.15 W/m2K) laid in stretcher bond with 10mm thick sand/cement mortar with 13mm thick plasterboard on adhesive dabs and Corflite board-finish plaster skim internally - all to achieve 0.28W/m2K U-Value.
Provide and fix Expamet Unistarter stainless steel track and tie system fixing plates ref: UWSS or approved similar where new brickwork/blockwork abuts existing.
All cavities are to be continuous and closed at door and window openings with 'Cavity Trays' type H2 Cavitocloser or approved similar. Cavities to be closed at eaves using fibrous board bedded in cement mortar.
Provide and install steelwork as detailed on ground floor plan - Steelwork to be encased where exposed with 2 layers of 12.5mm thick Gyproc Wallboard and skim to provide half fire resistance.
Provide preformed Catnic steel lintels over all new openings, reference numbers shown on plan with minimum 150mm end bearing. Provide cavity trays Ltd preformed type C cavity trays complete with stop ends dressed over lintels to new external brick cavities. All voids in lintel profile to be packed with flexible insulation material.
Provide and install to both skins 100mm wide Cavity Trays Ltd Cavitrol premium dpc or approved similar pitch polymer d.p.c at 150mm above finished ground level.
Sub-structure brickwork to comprise: two skins of concrete common bricks or approved trench concrete blockwork, 90mm cavity with ties as above filled to within 225mm of d.p.c with lean mix concrete chamfered to external leaf.
Ground Floor:
Floor to comprise: 65mm thick sand/cement screed on 1000 gauge polythene separation layer on 70mm thick Celotex FR5070 insulation slabs on 1200 gauge visqueen d.p.m with all joints taped and dressed up blockwork and tucked under d.p.c on 150mm thick grade C20P concrete floor slab with B233 steel mesh reinforcement (50mm min top cover) all to achieve 0.22W/m2K U-Value. 150mm thick hardcore compacted in layers and blinded with sand.
Provide Kingspan or approved similar perimeter insulation where floor slab abuts new masonry.
Where new solid floor abuts existing timber suspended floor, install 100mm dia. pipes within hardcore depth to provide ducted ventilation from sub floor void to new external wall - use Cavity Trays Ltd type LW telescopic adjustable ventilator complete with 225 x 150mm terracotta air bricks.
Foundations:
To be 700 x 200mm thick grade C20P concrete strip foundations built off firm load bearing strata minimum 600mm below finished ground level to the complete satisfaction of the building control officer.
Depth to correspond with invert levels of all drains within 1000mm range (which ever is greater).
Existing foundations to existing external walls to be exposed to establish their size and suitability to the complete satisfaction of the local authority building control officer.
Windows and Doors:
Provide and fix double glazed white pvcu casement window frames. Casements to give 1/20th room floor area operable ventilation, fitted with approved and controllable trickle ventilator to give 2500mm2 free air. 28mm thick double glazing units internally bedded to comprise: 7.4mm thick glass inside, incorporating Pilkington 'K' glass and standard 6.4mm thick glass on outside, all glazing to new doors and windows with sill level less than 800mm to have toughened safety glass in accordance with BS 6206.
New external doors to be double glazed pvcu side type door system.
All window and doors manufactured by Decurinck Limited or approved similar.

Sherwood
Building Design Solutions

Rob Sherwood
Domestic and Commercial Property Design Consultant With Over 25 Years Experience

4 Long Lane, Heath Charnock, Chorley, PR6 9EN
E-mail: rob_sherwood@sky.com

T: 01257 481487
M: 07854 847361

Status: Building Regulations

Client:

Project: **Proposed Single Storey Rear Extension**

Title: **Proposed Layout**

Scale: 1/50 @ A1 Date: February 2015 Drawn: Rob Sherwood

Drawing Number: **2015-04-01** Revision:

Copyright in this drawing is the property of Sherwood Building Design Solutions. It must not be reproduced or amended or used for the execution of any works whether in conjunction with the proposed works for which it is prepared or otherwise without express consent.
Do not scale from this drawing. Original sheet size A1.