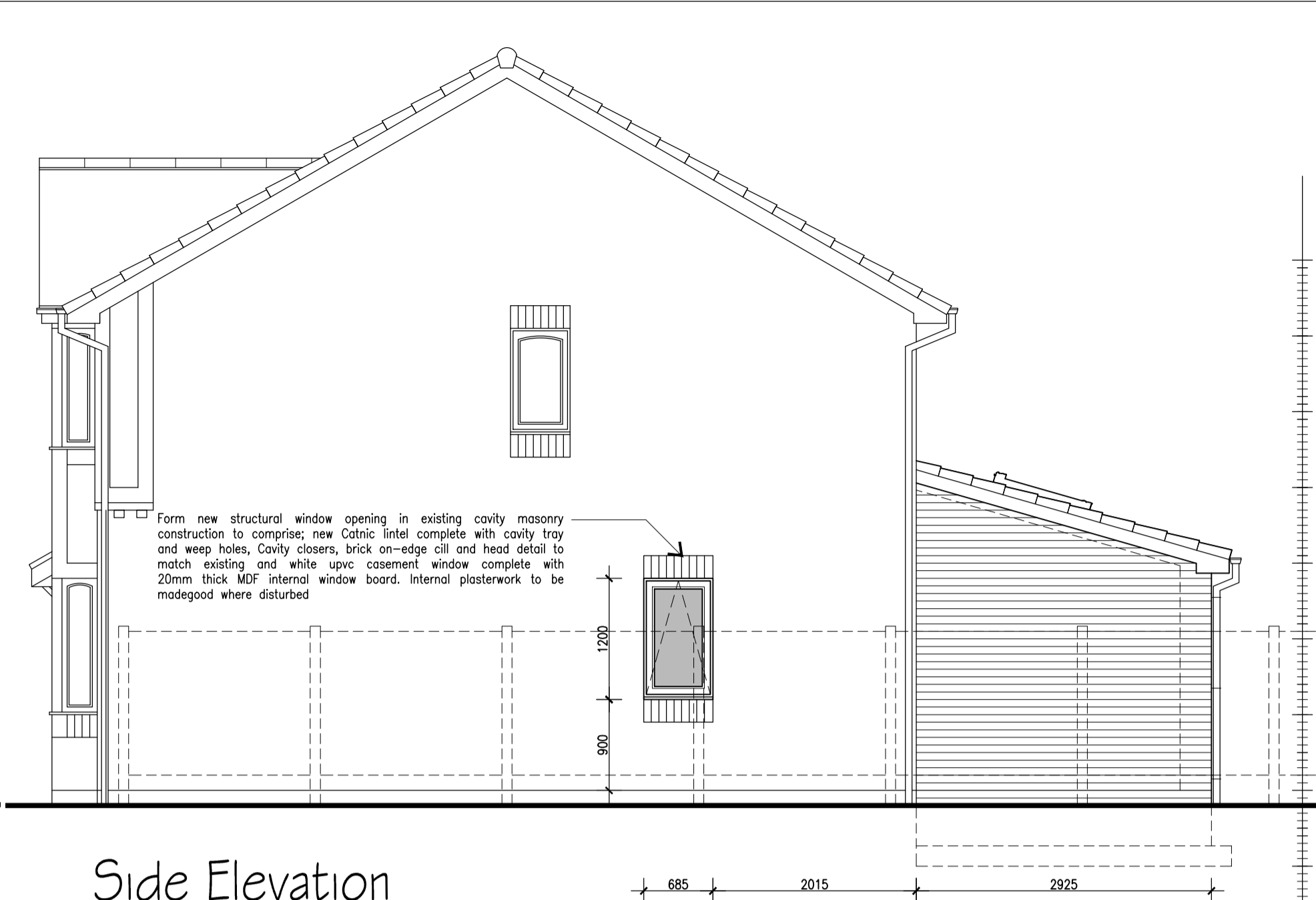




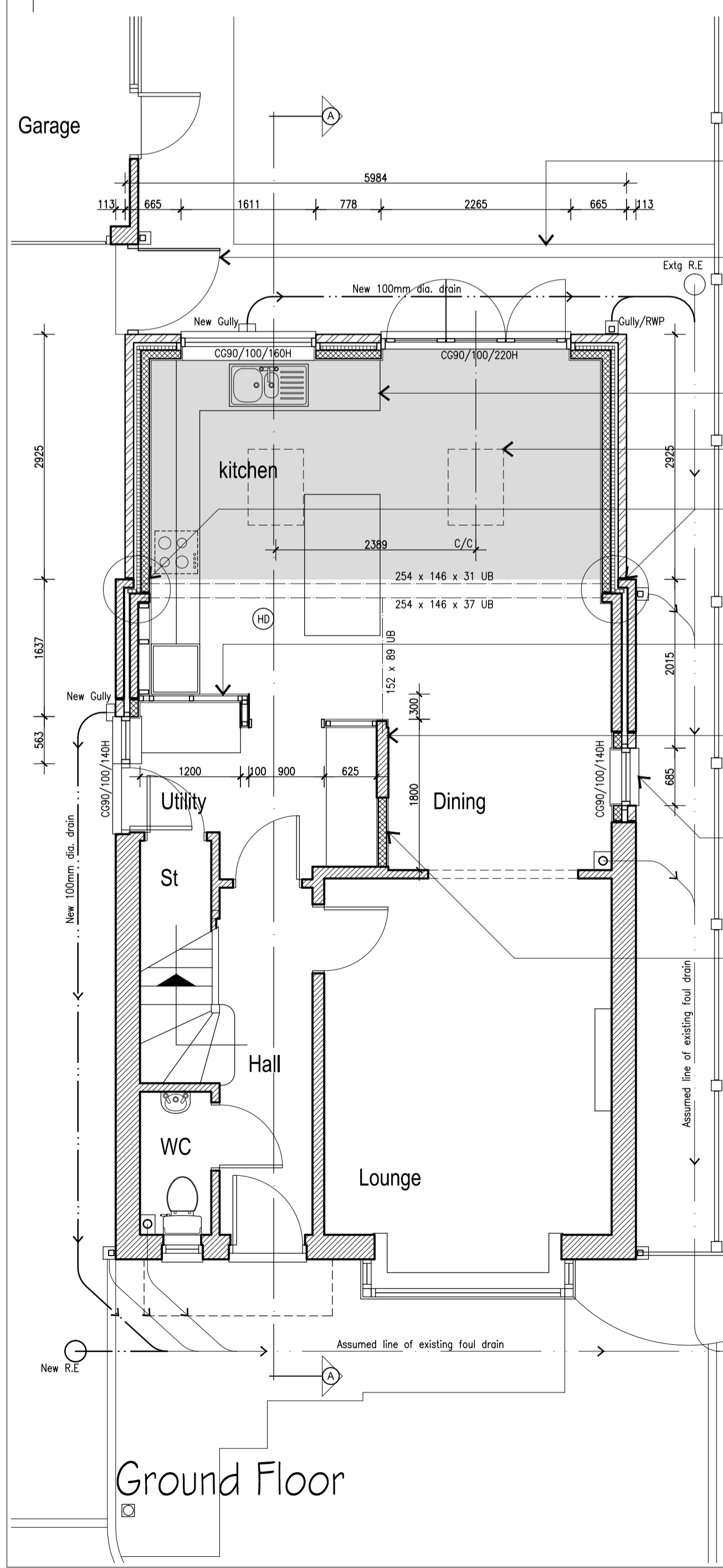
Rear Elevation



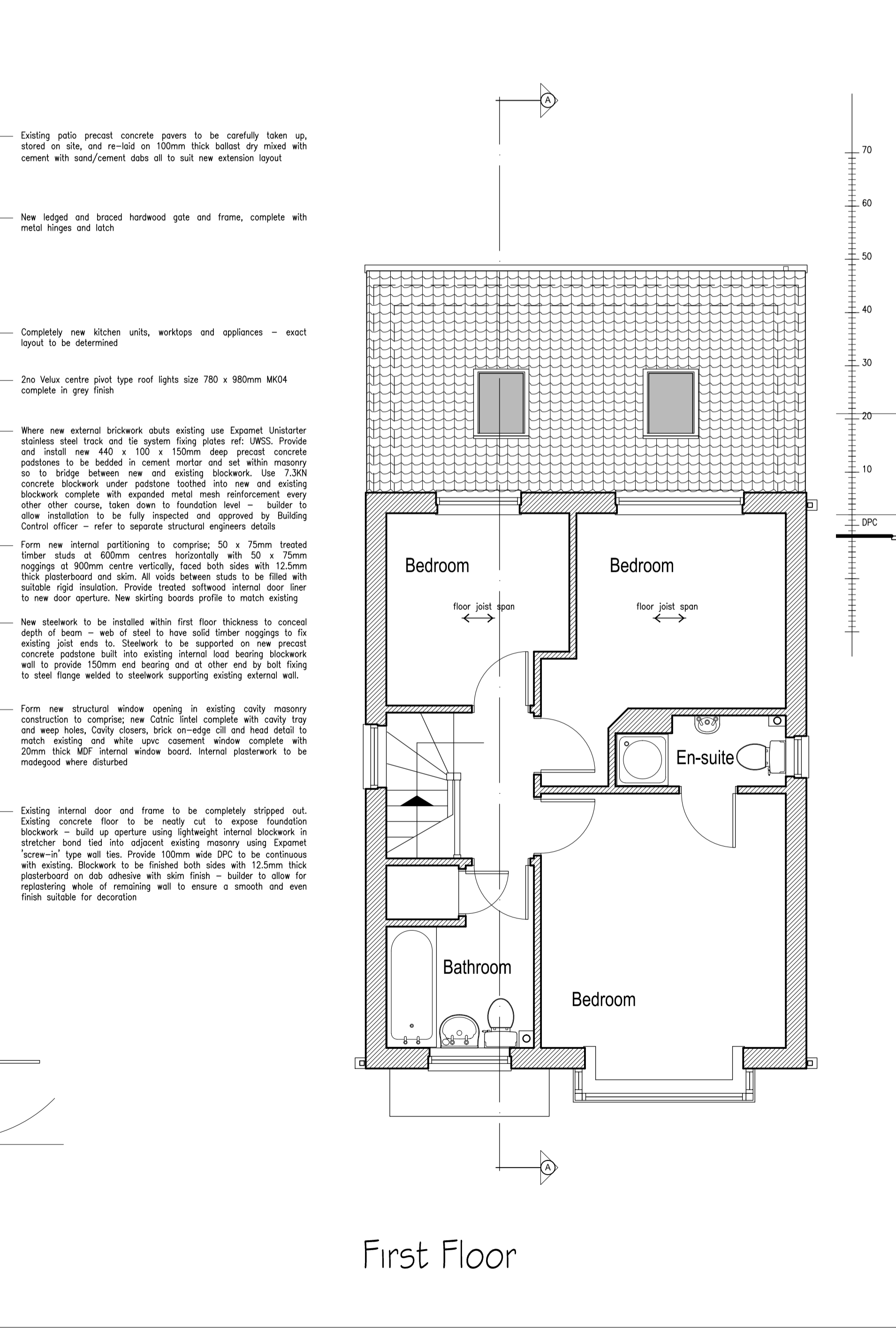
Side Elevation



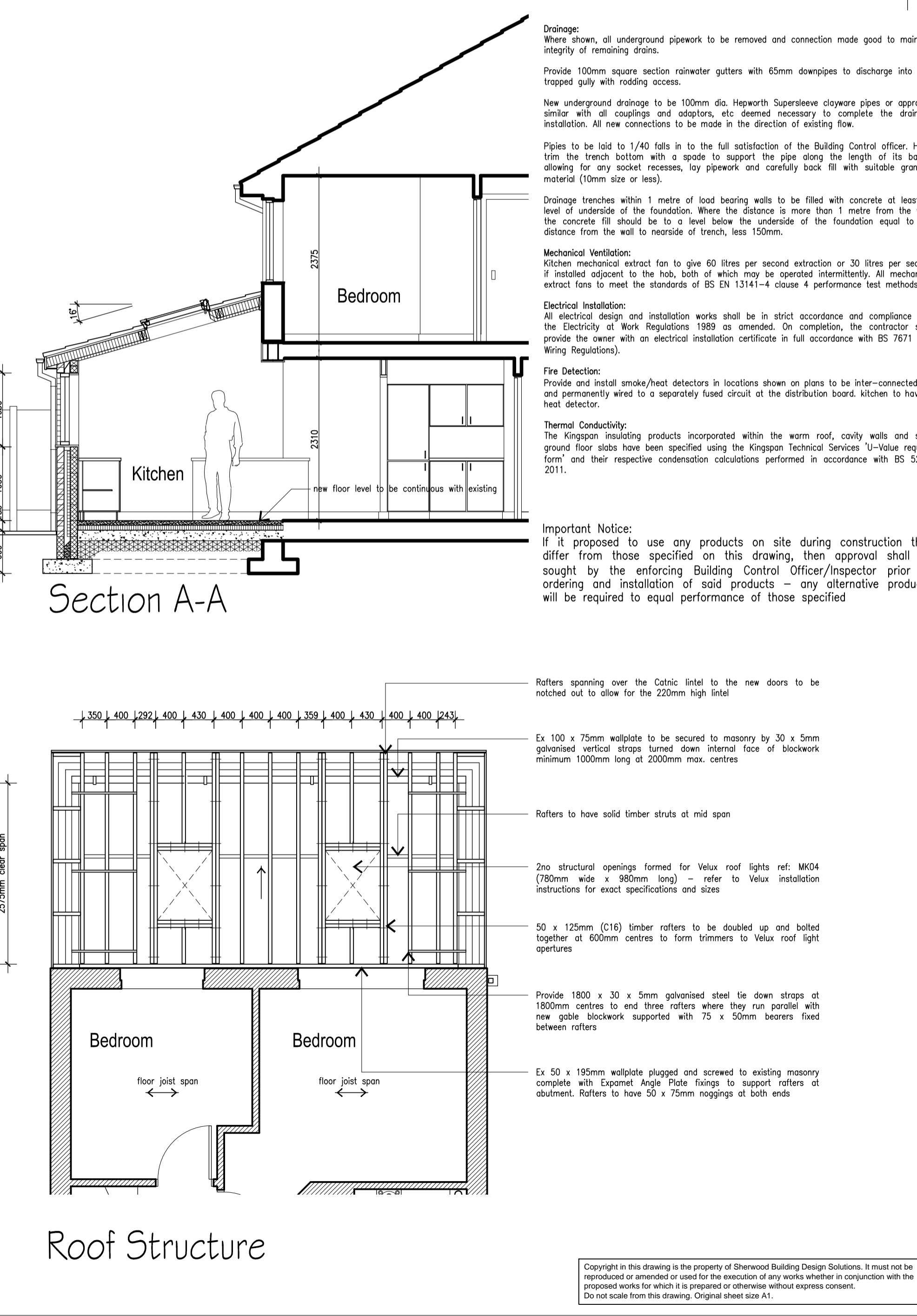
Side Elevation



Ground Floor



First Floor



Section A-A

**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 vac treated. All timber is softwood and is to be tanalised or primed for paint before fixing.

**Roof:**  
Mono-pitched roof to be Redland Grovebury through coloured profiled concrete interlocking tiles (colour to match existing) or approved similar on 25 x 38 battens on 38 x 38mm counter battens on Tyeck Supro breathable membrane or approved similar on 50 x 125mm 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 skin. Ceiling level to be continuous with existing ceilings.  
Install 125mm thick Kingspan Kooltherm KT insulation or approved similar between rafters complete with additional 37.5mm thick Kooltherm insulated plasterboard and skim to the underside - all to achieve 0.18W/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 white pvcu fixed to ends of rafters and laddering to gables complete with white pvcu soffit board.  
Wallplate to be fixed to internal blockwork with 900 x 30 x 2.5mm galvanised steel straps at 1800mm centres max.  
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 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 40mm thick Kingspan Kooltherm K5 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 aerated lightweight blockwork (k-value = 0.15 W/mK) 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 Expanet 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 Cavitycloser or approved similar. Cavities to be closed at soaves 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 hour fire resistance.  
Provide preformed Catic 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 openings. All voids in lintel profile to be packed with flexible insulation material.  
Provide and install to both skins 100mm wide Cavity Trays Ltd Cavroll 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.  
Smooth faced facing bricks to cill and header details to match existing.

**Ground Floor:**  
Floor to comprise: 65mm thick sand/cement screed on polythene separation layer on 70mm thick Kingspan Thermalfloor TFD insulation slabs on 1200 gauge visqueen d.p.m with all joints taped and dressed up blockwork and latched under d.p.c. on 150mm thick grade C20P concrete floor slab 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.  
All existing internal floors are solid - no ventilation required.  
**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 openable 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 'X' glass and standard 6.4mm thick glass on outside, all glazing to new doors and windows with cill level less than 800mm to have toughened safety glass in accordance with BS 6206.  
New external doors to be double glazed white pvcu slide and swing type door system.  
All window and doors manufactured by Decuninck Limited or approved similar.

**Drainage:**  
Where shown, all underground pipework to be removed and connection made good to maintain integrity of remaining drains.  
Provide 100mm square section rainwater gutters with 65mm downpipes to discharge into new trapped gully with rodding access.  
New underground drainage to be 100mm dia. Hepworth Superseive clayware pipes or approved similar with all couplings and adaptors, etc deemed necessary to complete the drainage installation. All new connections to be made in the direction of existing flow.  
Pipes to be laid to 1/40 falls in to the full satisfaction of the Building Control officer. Hand trim the trench bottom with a spade to support the pipe along the length of its bore, allowing for any socket recesses, lay pipework and carefully back fill with suitable granular material (10mm size or less).  
Drainage trenches within 1 metre of load bearing walls to be filled with concrete at least to level of underside of the foundation. Where the distance is more than 1 metre from the wall, the concrete fill should be to a level below the underside of the foundation equal to the distance from the wall to nearest side trench, less 150mm.  
**Mechanical Ventilation:**  
Kitchen mechanical extract fan to give 60 litres per second extraction or 30 litres per second if installed adjacent to the hob, both of which may be operated intermittently. All mechanical extract fans to meet the standards of BS EN 13141-4 clause 4 performance test methods.  
**Electrical Installation:**  
All electrical design and installation works shall be in strict accordance and compliance with the Electricity at Work Regulations 1989 as amended. On completion, the contractor shall provide the owner with an electrical installation certificate in full accordance with BS 7671 (IEE Wiring Regulations).  
**Fire Detection:**  
Provide and install smoke/heat detectors in locations shown on plans to be inter-connected and permanently wired to a separately fused circuit at the distribution board. Kitchen to have heat detector.  
**Thermal Conductivity:**  
The Kingspan insulating products incorporated within the warm roof, cavity walls and solid ground floor slabs have been specified using the Kingspan Technical Services 'U-Value request form' and their respective condensation calculations performed in accordance with BS 5250: 2011.

**Important Notice:**  
If it proposed to use any products on site during construction that differ from those specified on this drawing, then approval shall be sought by the enforcing Building Control Officer/Inspector prior to ordering and installation of said products - any alternative products will be required to equal performance of those specified

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Status: Building Regulations

Client:

Project: **Proposed Single Storey Rear Extension**

Title: **Proposed Layout**

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

Drawing Number: 2014-11-02     Revision:

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