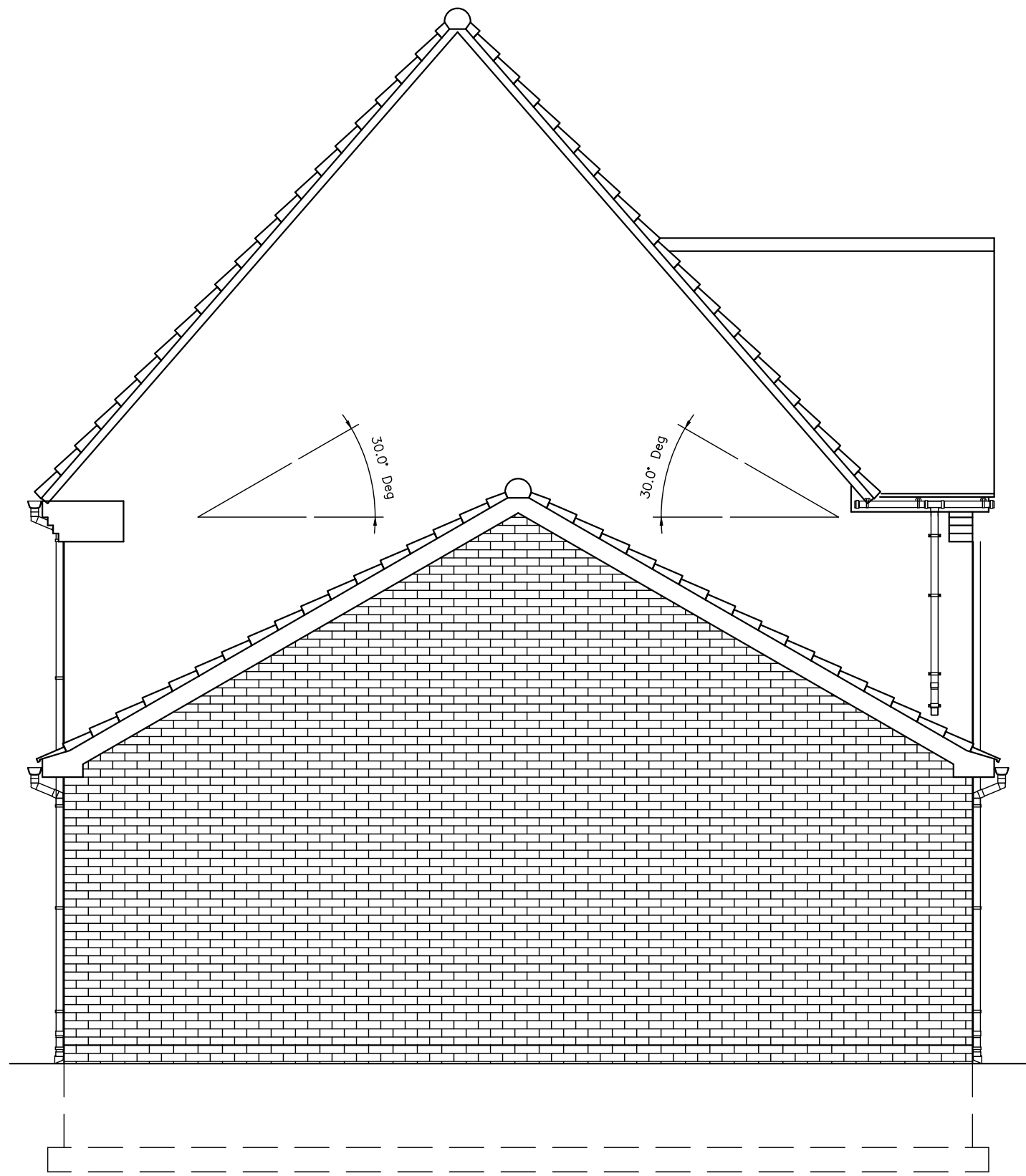




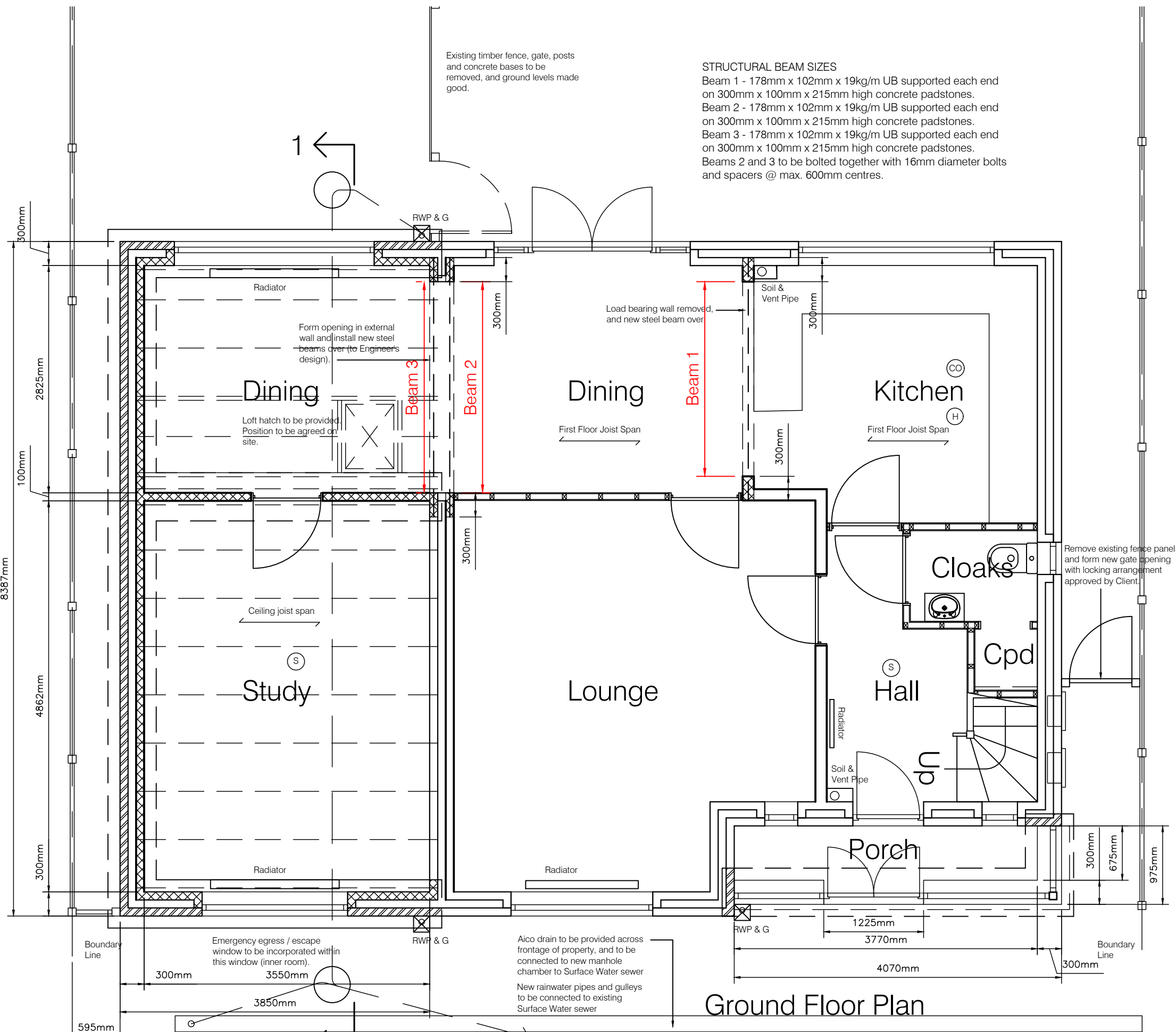
Front Elevation



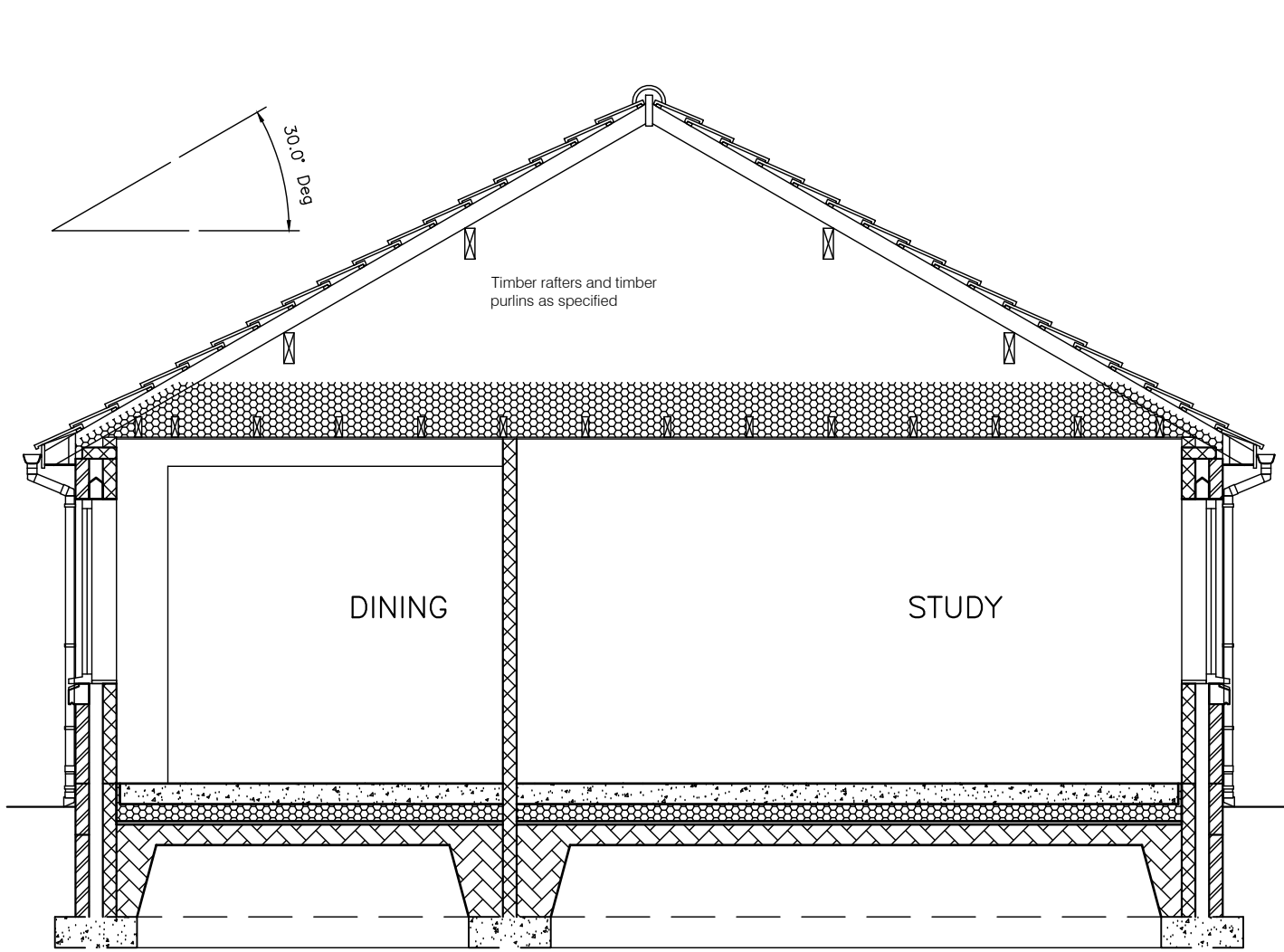
Rear Elevation



Side (Left) Elevation



Ground Floor Plan



Section 1 - 1

FOUNDATIONS
Existing foundations to be substantiated where appropriate.
Nominal 600mm wide x 225mm deep concrete foundations to all new hollow cavity walls and internal walls.
Actual size and depth of foundations to be agreed on site with the Building Inspector to the Local Authority, and to suit ground bearing capacities.
Minimum depth of foundations to be 1 metre below the general ground level.
New foundations to be lower than influence of existing drains.
The Applicant will appoint a Structural Engineer to design foundations.
Where Ground conditions dictate.

SUBSTRUCTURES
Hollow cavity walls to comprise 2 leaves of 100mm thick concrete common Bricks.
100mm wide cavity from dpc level to 225mm below lowest level of dpc.
Weak concrete mix from foundation level to 225mm below dpc level.
Stainless steel wall ties to EN 845-1 / DD 140 at 750mm centres horizontally and 450mm centres vertically (maximum).

DAMP PROOF COURSES
All walls in superstructure to be built up of a bituminous damp proof course.
DPC to be a minimum of 150mm above ground level.
The Damp Proof Membrane is to lap up and over the Damp Proof Course, and should be continuous.

EXTERNAL WALLS (BRICKWORK)
Outer leaf of approved Facing brickwork to match those of main dwelling.

EXTERNAL WALL CAVITY
100mm wide cavity with 10mm wide residual cavity adjacent to brickwork.
90mm thick Rectisol Eurowall+ (plus) insulation board, with DD140 type wall ties at max 750mm centres horizontally, and 450mm vertically.
Wall be centres to be decreased to 300mm at vertical joints.
Wall insulation to be continuous with roof insulation.

INNER LEAF OF CAVITY WALL
100mm thick Celcon Solar lightweight blockwork to approved standard.
Inner face of wall to have 32.5mm thick Kingspan Kooltherm K119 board with 3mm thick skim coat to inner wall face.

CAVITY WALL CLOSURES
Wall cavity to be closed at all sills, jambs and heads with Thermabate Cavity closer.
Cavity wall to be firestopped at all external openings and at eaves, and to top of wall between garage and dwelling.
Where new cavity walls adjoin existing cavity walls the cavity shall be maintained, and insulated.

SOLID GROUND FLOOR CONSTRUCTION
150mm thick plain (Grade 30) concrete slab, on 500 Gauge Visqueen membrane, laid over 100mm + 60mm thick layers of Jabfloor insulation board with joints staggered, laid on 1200 Gauge Visqueen Damp Proof Membrane, on 50mm thick binding layer of clean sand, on 150mm thick clean, consolidated hardcore, on compacted earth.

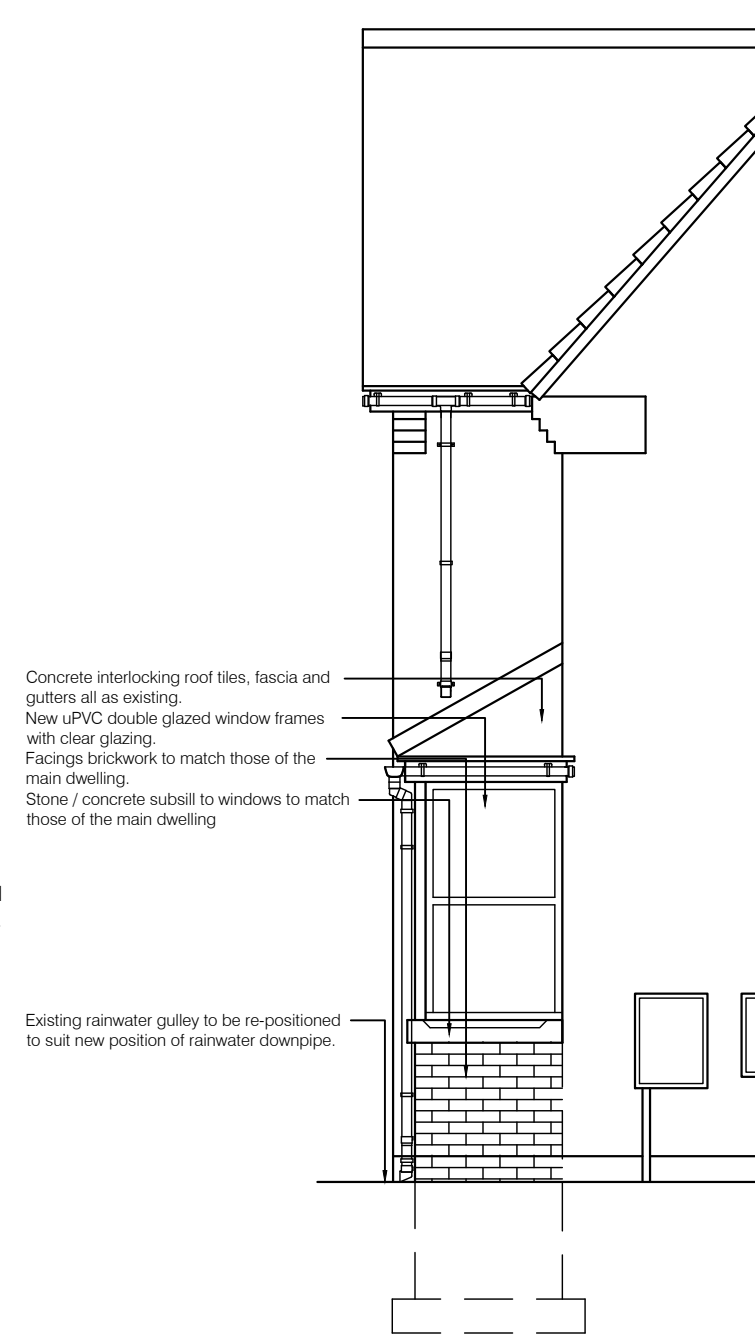
EXTERNAL WALLS (BRICKWORK)
30mm thick Jabfloor insulation board between edges of slab(s) and external wall faces.

Top of concrete floor slab to be a minimum of 150mm above finished ground level.
U Value of floor construction to achieve a minimum of 0.18W/m²K.
U VALUES OF CONSTRUCTION
External walls and floors to have relevant structures and insulation to achieve new U Values.
External wall U Value to be no greater than 0.18W/m²K.
Pitched roof with insulation at ceiling level to be no greater than 0.15W/m²K.
Flat roof or roof with integral insulation to be no greater than 0.15W/m²K.
Floors to achieve a U Value of 0.18W/m²K.
Windows to be no greater than 1.4W/m²K or Band B minimum rating.
Doors with >60% of internal face glazed U-value no greater than 1.4W/m²K or to be Band C Minimum.
Other doors (DSR Band E or better) no greater than 1.4W/m²K or Doorset Energy rating of Band B Minimum.
75mm thick Rockwool thermal insulation quilting fixed between studing members.
12.7mm thick plasterboard fixed to both faces, finished with lightweight Plaster Skim coat.

FIRE RESISTANCE
All elements of construction to be half hour fire resistant.
Steelwork to be encased with 15mm Fireline Board and 3mm thick plaster skim.
PITCHED (COLD) ROOF CONSTRUCTION
Concrete interlocking roof tiles to be fixed in accordance with BS 5534: 2014, to suit the roof pitch of 30 degrees, and to match the colour of the existing dwelling roof, fixed on 50mm wide x 25mm deep, stress graded, laminated timber tiling battens, across Tyvek Supro breathable membrane, all laid across 50 x 125mm C16 treated timber rafters @ max 450mm centres, laid across 75 x 225mm Grade C16 treated timber purlins at 1800mm centres, built into structural wall supports.
Pitch of roof (30 degrees) to be as shown on the drawings, and to suit roof tiles.
Rafters to be be birdsnouted over timber wallplate (where applicable).
Ceiling joists to be 50 x 150mm (C16) timbers @ 450mm centres. Joists to be doubled up around loft access hatch.
400mm thick Rockwool thermal insulation quilt (10kg/m³) laid in roof space.
150mm thick layer between ceiling joists and 250mm thickness over joists to attain a U Value of 0.16 W/m²K.
LEADWORK
150mm high upstand lead flashing at abutment of monopitch roof and brickwork.
A cavity / drip tray to be provided above mono pitched roofs.
Provide the equivalent of 5mm wide continuous ventilation gap to abutment of Mono pitch roof and abutting wall.
Eaves ventilation equivalent to 25mm continuous air gap to be provided.
Upper part of new mono-pitch roofs are to be ventilated with ventilating tiles at approximately 1 metre centres.
Weep points formed above the lower level of the cavity tray.
FASCIAS, BARGEBOARDS AND SOFFITS
Solid core uPVC, white coloured, fascia boards.
Gableade (or similar approved) eaves ventilator units fixed full length to the fascia and soffit board to provide continuous ventilation to the roof void.
The roof eaves should not be obstructed with insulation quilt, or other materials.
ANCHOR STRAPS
30mm x 5mm galvanized mild steel anchor straps 1000mm long, built in at Maximum 2 metre centres, and strapped over 100mm wide x 75mm deep treated timber wall plate(s).
Straps built into roof on pitch line of roof at maximum 1800mm centres to restrain roof rafters.
Where the straps are at right angles to the roof timbers, timber nogginns 50mm wide x 100mm timber nogginns fixed between rafters, to support roof straps.

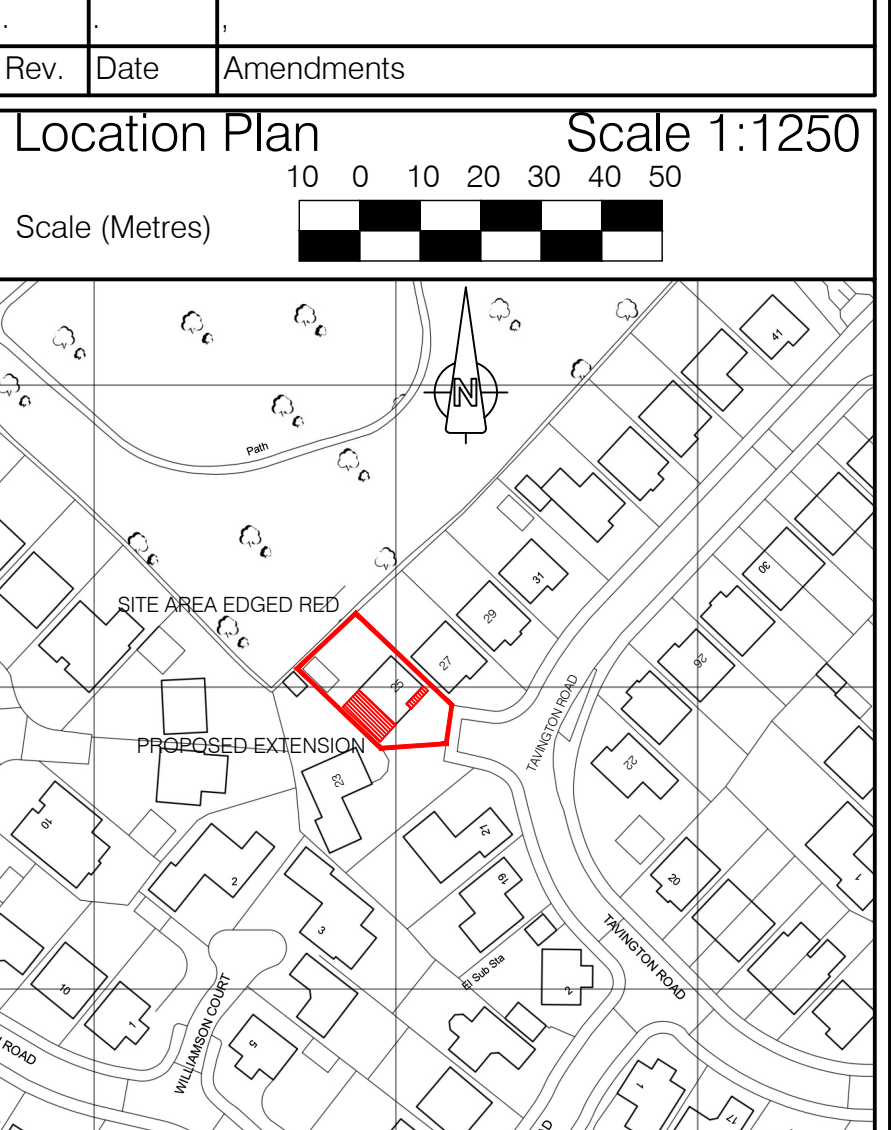
DRAINAGE GENERALLY
All new above and below ground Foul and Surface Water drainage connections to be agreed on site with the visiting Building Control Inspector.
DRAINAGE BELOW GROUND LEVEL
The size, depth and direction of flow of drains are shown on the drawings.
For identification purposes only, and the exact size, position, depth and direction of flow are to be fully determined on site prior to commencement of works, or laying any drains by the Contractor.
All drains under building, and drains within 1 metre of building to be surrounded with at least 100mm of granular or other flexible filling.
Drains not exposed (other than in foundation trenches) are assumed to be already bedded in granular material, and unless there is a problem with the drain, it should be left undisturbed.
Drains passing through the structure to have a steel reinforced concrete lintol over, supporting the structure so as not to interfere with the drainage.
All new drains to be 100mm diameter Supasleeve, laid to give a self Cleansing velocity.
Manholes greater than 900mm deep to comprise 150mm thick concrete base; 65mm thick steel reinforced, precast concrete manhole rings, backed with Minimum 150mm thick Grade 25 plain concrete, 150mm thick concrete cover surround, with airtight metal cover and frame set into slab.
Manholes less than 900mm deep to be Hespaworth pvc pre-formed chamber, with metal cover and surround, bedded, and surrounded in 150mm thick concrete. Cover and frame set in 150mm thick concrete.
All new rainwater and waste gulleys to be trapped.
Gulleys bedded and surrounded in concrete, and fitted with a suitable grating.
SOIL AND VENTILATION PIPE (As existing)
75mm deep seal on trap, and 40mm diameter upvc waste pipe to sink.
PVCU WINDOW FRAMES
PVCU frames - fully draught stripped, with inner structural frame, and Thermal breaks, to comply with BS. Windows to be draught stripped.
Window frames to inner rooms shall be an escape window (where applicable).
Emergency egress windows to be provided where required to meet Building Regulation 2:10 in ABD Volume 1. i.e. Minimum area of 0.33sq.m; Minimum height of 450mm, minimum width of 450mm, and the bottom of the operable and in metal cover and surround, bedded, and surrounded in 150mm thick concrete. Cover and frame set in 150mm thick concrete.
Any glazing below 800mm from floor level, 1500mm for doors, and any Glazing Within 300mm to be toughened or laminated safety glazing to BS 6206.
Glazing to be 'Low Emissivity' double glazed units with minimum 20mm air gap, or 16mm with Argon fill between panes.
Obscure glazing to be fitted to Bathrooms, toilets, and where applicable to windows facing boundary lines.
Where the area of glazing exceeds 25% of the external wall area an Energy rating calculation may be required, or weighted U value calculation.
Of 150mm and bearing, or similar approved.
RAINWATER GUTTERS AND DOWNPIPES
110mm diameter half round uPVC rainwater gutters, to discharge into 68mm diameter uPVC rainwater pipes. Rainwater pipes to discharge into trapped waste gulleys.

3 No trickle ventilator units - each having a ventilation area of 8000mm² are to be provided to this area to comply with Building regulations ADF V1 Para 1.52.
Habitable Rooms
Window opening area approximately 1/20th of floor area.
5000 sq. mm background ventilation.
Kitchen, Utility Room and bathroom (with or without WC)
2500 sq. mm background ventilation to be provided.
A mechanical extract providing 30 litres per second (adjacent to a hob) Or 60 litres elsewhere.
A mechanical extract fan providing a minimum of 30 litres / second to be provided to the Utility Room.
A mechanical extract fan providing a minimum of 6 litres / second to be provided to Cook room / Windowless WC areas.
ENERGY SAVING LIGHTING
Provide energy saving lighting to all new rooms where applicable.
Luminous efficiency of lamps greater than 45 lamp lumens per circuit watt.
EXTERNAL DOORS
New external doors to be uPVC framed doors, fitted with 4 locking points and security locks, to match colour of existing frames.
External doors with greater than 60% glazed areas are to achieve a U value of 1.4W/m²K (Band C) energy rating.
INTERNAL DOORS
Internal quality doors to match existing.
ELECTRICAL INSTALLATION
All electrical works covered by Part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (eg. BRE Certification, ELECSA, NICEIC, or NAPIT Certification).
Prior to completion an appropriate BS 7671 electrical certificate must be provided by the Competent person.
Quantities and positions of new fittings agreed with Client.
Test equipment and installations on completion of the works, upgrade Earthing if required.
GAS INSTALLATION
All works to gas installations to comply with Gas Safe Standards, and Codes Of Practice. Provide Gas Safety Certificate.
HEATING INSTALLATION
Extend the existing heating installation by installing new radiator(s).
Alterations to the heating system should comply fully with the guidance in Approved document L1, 2016 and must be designed, installed, commissioned and tested in accordance with the Domestic Building Services Compliance Guide 2018.
New radiators to have Thermostatic radiator valves (TRVs).
Details of heat producing appliances to be provided (new dwelling).
KITCHEN UNITS
Kitchen units to Client's requirements.
DECORATIONS
Ceilings & Walls - 1 mist coat and 2 coats of emulsion paint.
Joinery Items - 1 primer coat, 1 undercoat and 2 gloss finishing coats of paint.
SMOKE DETECTORS
Smoke detectors to be provided in the Hall, and on Landing area, supplied from an independent ring main, and to be inter-connected.
HEAT DETECTOR
Heat detector to be provided in the Kitchen, supplied from an independent ring main, and to be inter-connected.
HEIGHT OF HABITABLE ROOMS
The minimum height of habitable rooms is to be 2.3 metres.
STRUCTURAL STEEL BEAMS
Structural steel beams in accordance with the Engineer's designs.
Steel beams to be seated on Grade 25 concrete padstones.
Moisture content does not exceed 20%.
ON SATISFACTORY COMPLETION OF THE WORK REMOVE ALL DEBRIS ARISING FROM THE WORKS.



Part Side (Right) Elevation

Dimensions shown are to structural elements and not to finished surfaces.
Scale in Metres
1 0 1 2 3
Existing Floor Area = 145.96 sq.m
Area of Extension = 31.22 sq.m
Total New Floor Area = 177.18 sq.m



This drawing is subject to Copyright, and must not be used or copied in part, or in whole, without the express permission of the Agent.
Work to figured dimensions only.
All dimensions relating to the setting out of the works are to be checked on site by the Contractor prior to commencement of the works on site.
Any discrepancies on figured dimensions on these drawings, other information relating to the construction of the works must be referred to the Agent immediately.

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Drawing Title: Proposed Plan and Elevations	
Dwg No: 02	Revision:
Scale: 1:50 @ A0	Date: 08/01/2025