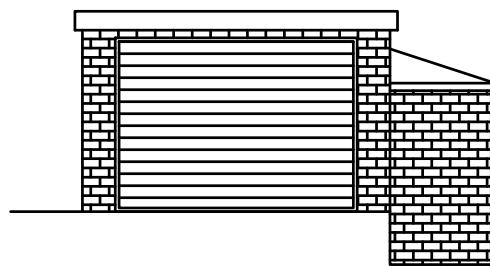
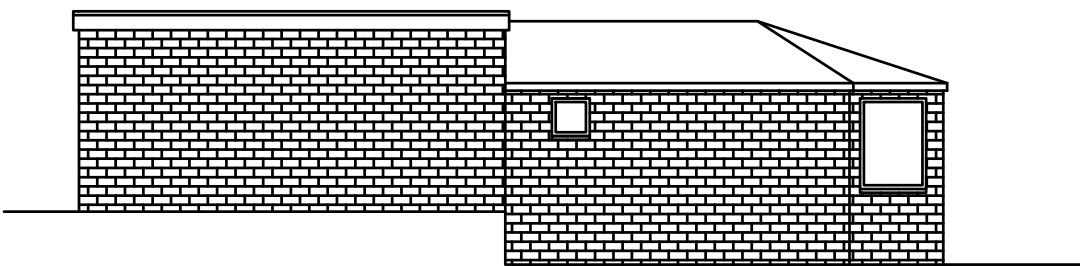


IF IN DOUBT - ASK

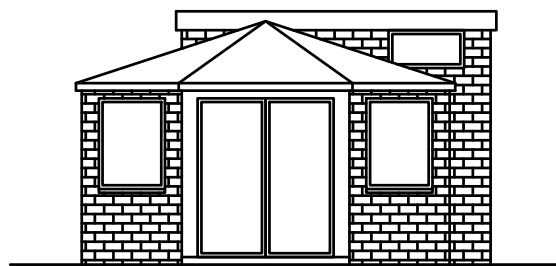
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m



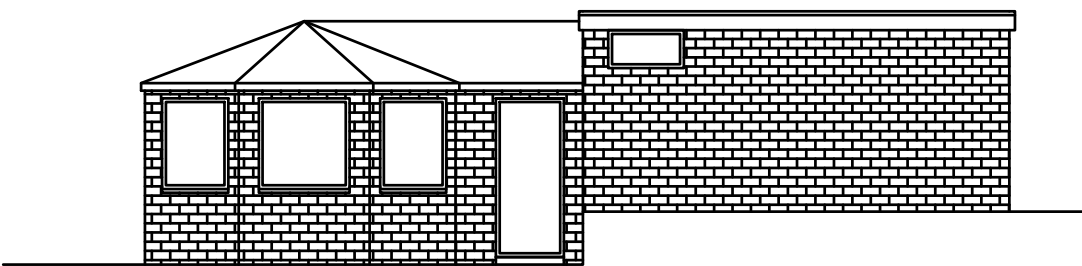
Existing front elevation



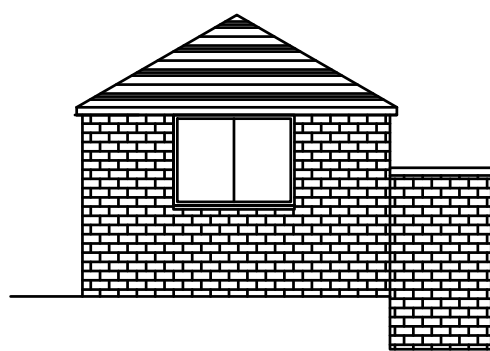
Existing side elevation



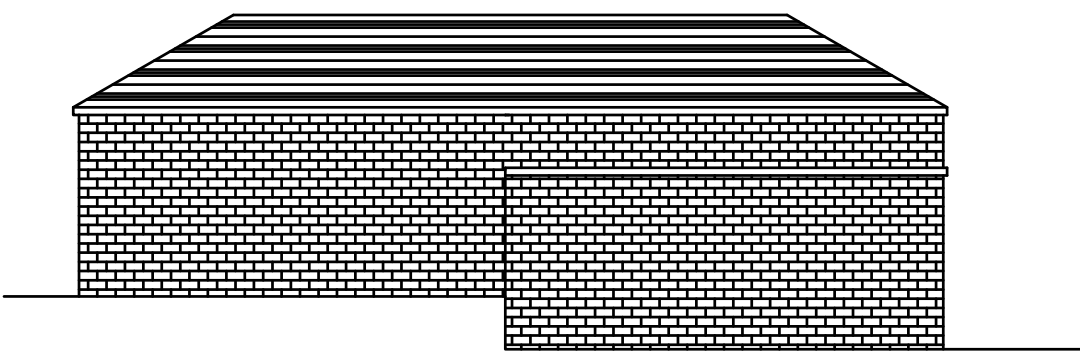
Existing rear elevation



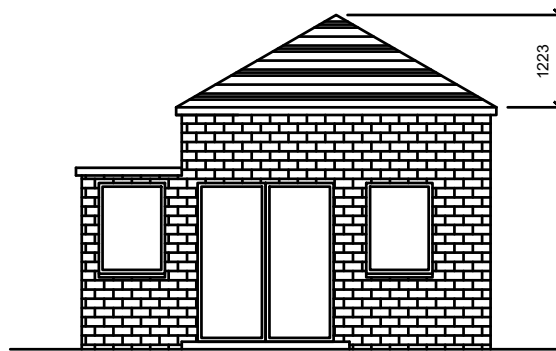
Existing side elevation



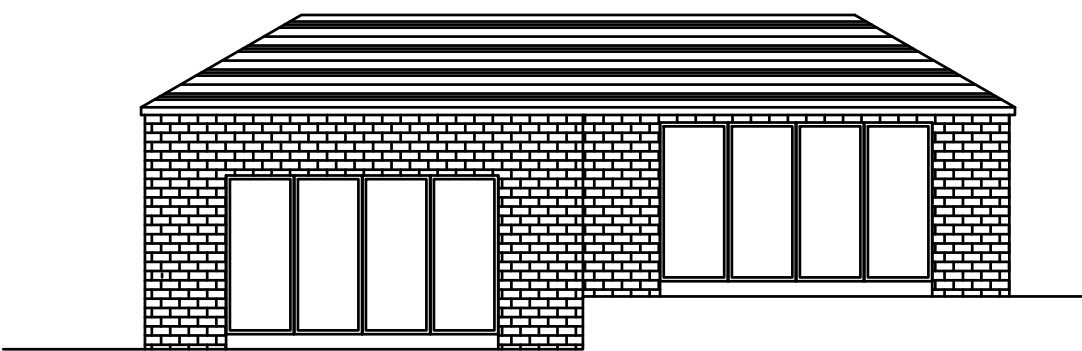
Proposed front elevation



Existing side elevation
(Remains unchanged)



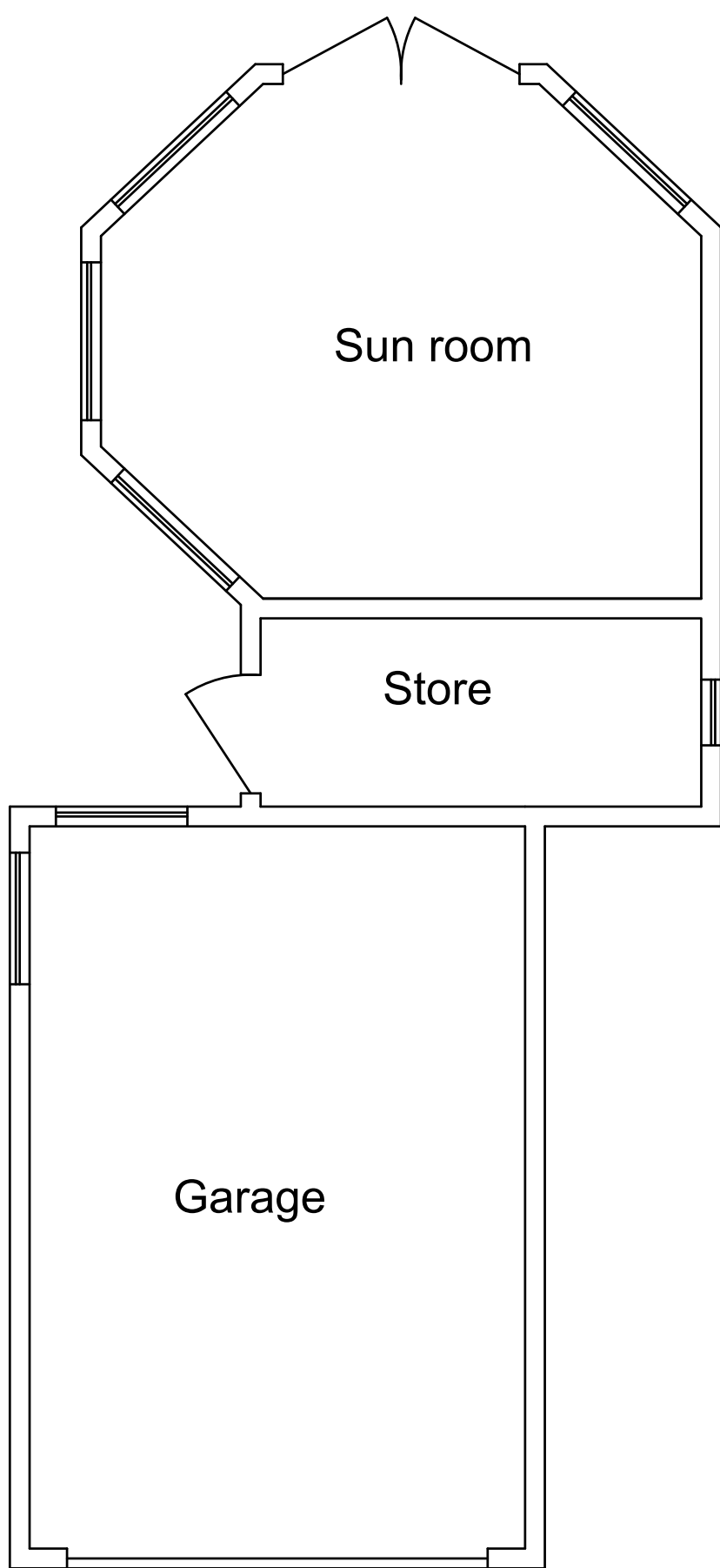
Existing rear elevation
(Remains unchanged)



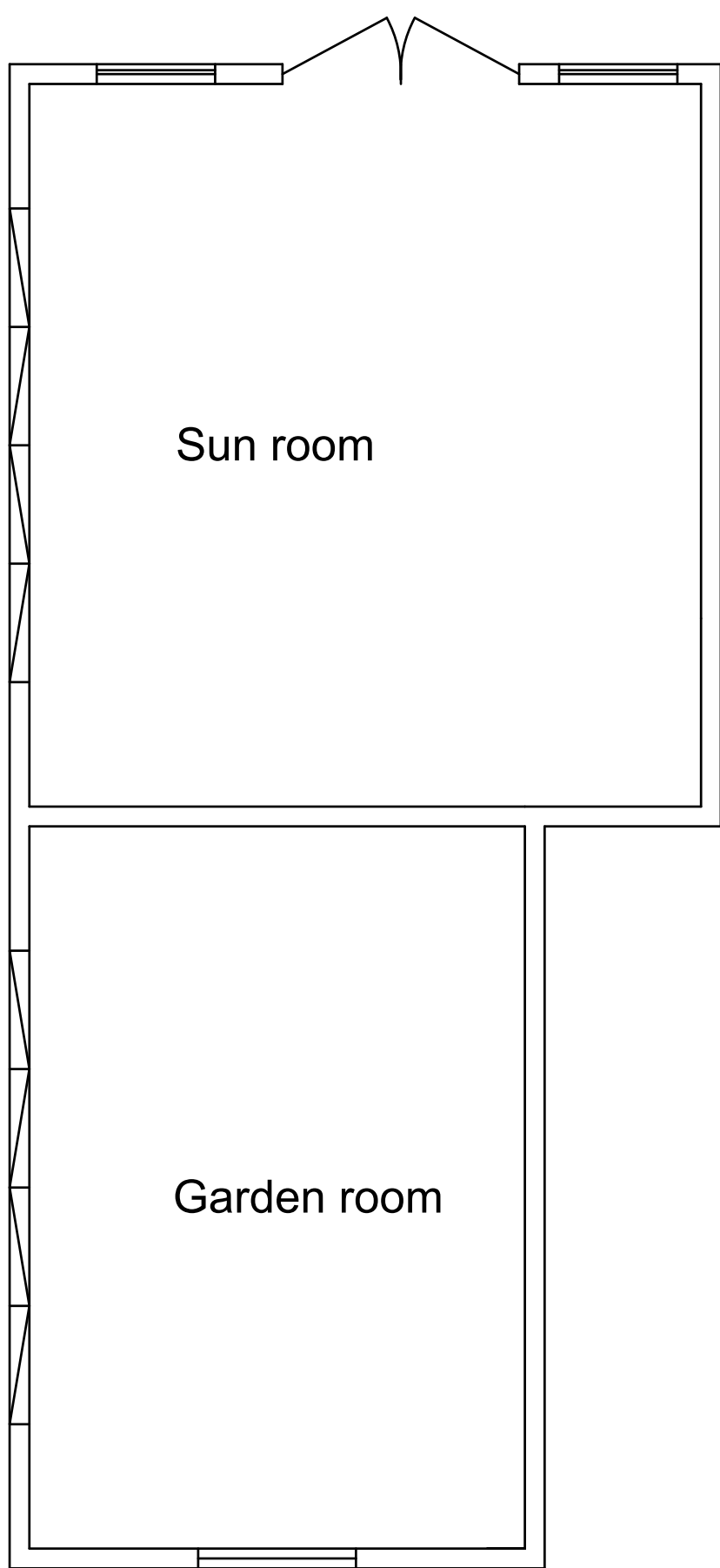
Proposed side elevation



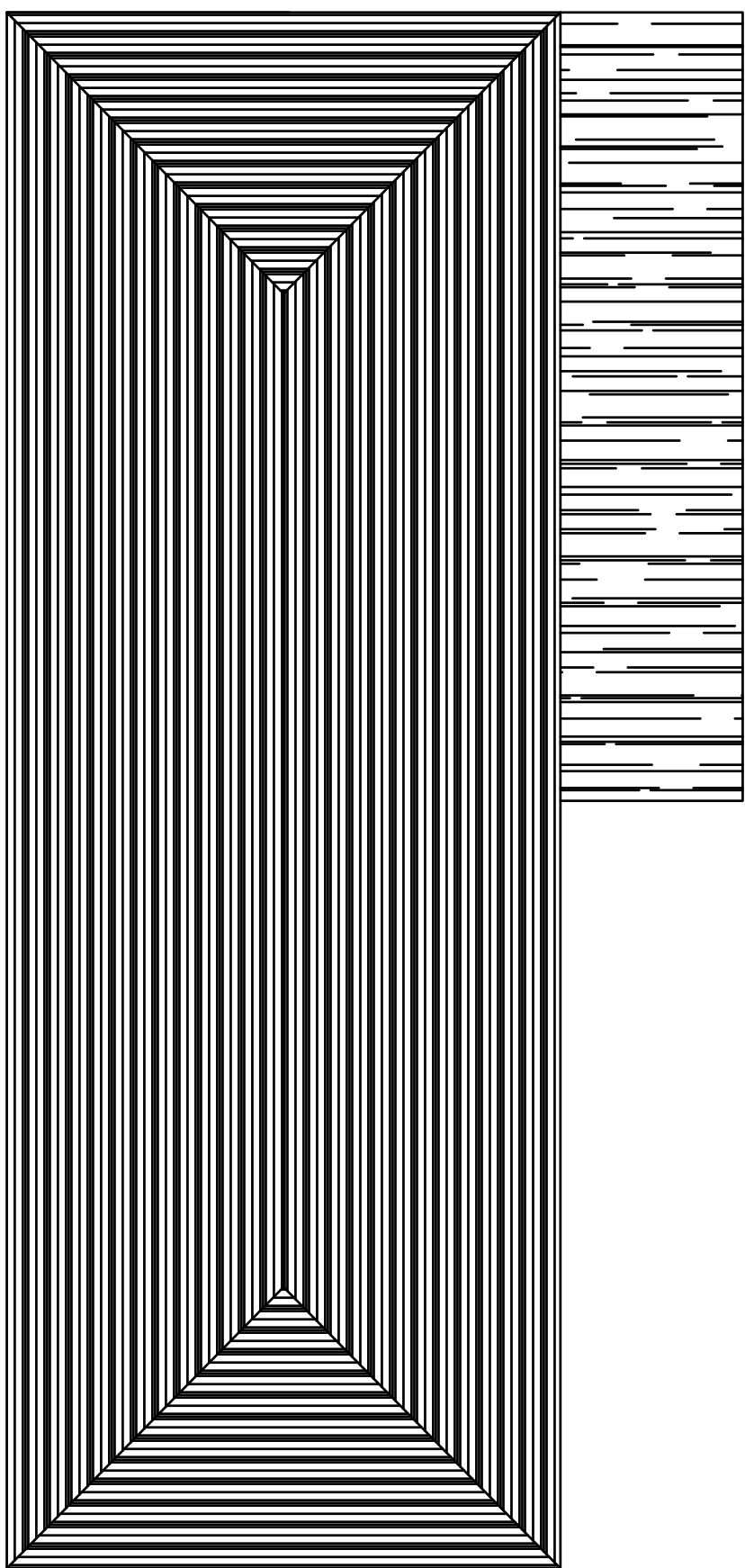
EXISTING SITE PLAN - 1 : 500



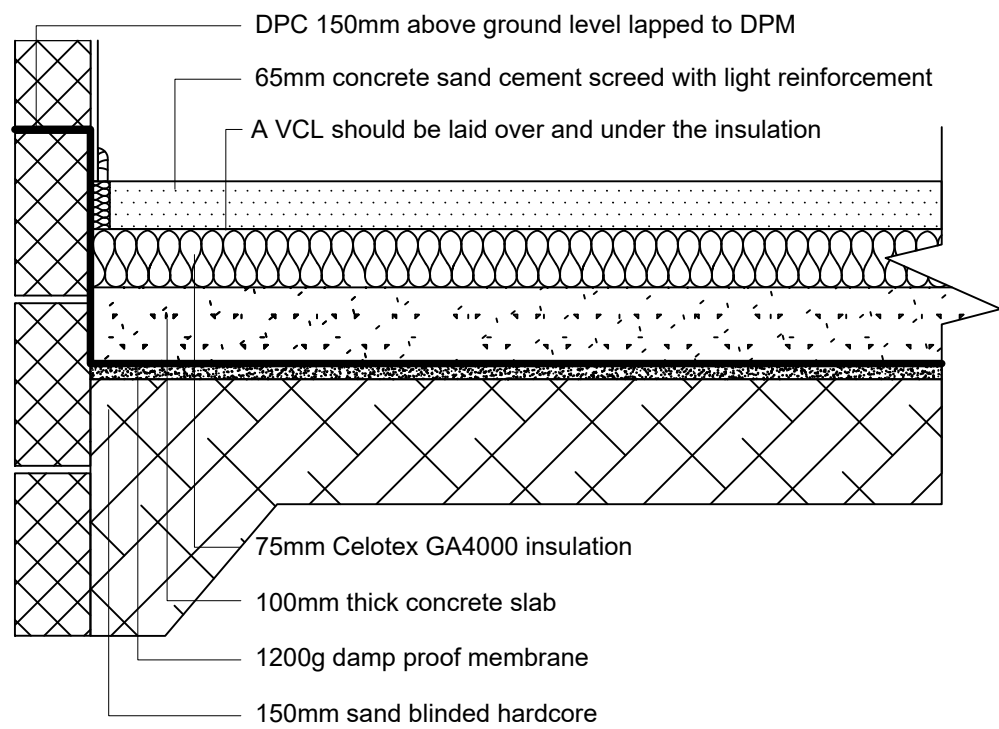
Existing floor plan



Proposed floor plan

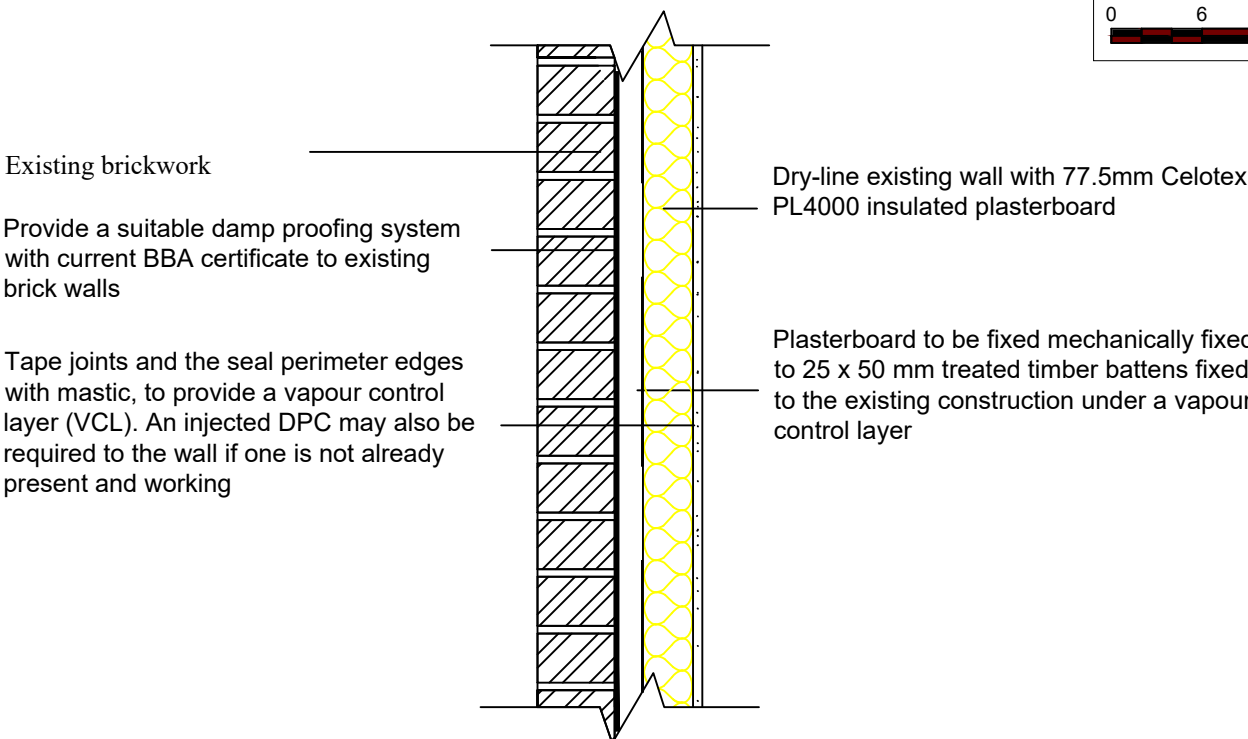


Proposed roof plan



3.75m2 increase in floor area

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over



VENTILATION
BACKGROUND VENTILATORS TO ALL WINDOWS TO BE MIN 8000SQ/mm. ROOF VOID VENTILATION TO BE EQUIVLENT TO A CONTINUOUS 25mm VENT @ EAVES. RAPID VENTILATION TO ROOMS TO BE EQUAL TO 1/20th OF FLOOR AREA.
FIRE REGULATIONS
MAINS CONNECTED SMOKE DETECTORS TO BE FITTED ON EACH FLOOR WITH A BATTERY BACKUP. BEAMS TO BE FIRE PROTECTED WITH 2 LAYERS OF 12.5 mm PLASTERBOARD JOINTS STAGGERED AND FILLED TO ACHIEVE 30min FIRE RESISTANCE.

ELECTRICAL REGULATIONS
ALL NEW ELECTRICAL WORKS ARE TO BE DESIGNED, INSTALLED, TESTED AND INSPECTED IN ACCORDANCE WITH BS7671. 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.

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.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

LIGHTING SPECIFICATION
AT LEAST 3 IN 4 LIGHT FITTINGS IN THE NEW ROOM WILL BE HIGH EFFICIENCY TYPE GREATER THAN 40 LUMENS PER CIRCUIT WATT.

BRICKWORK
105 mm OUTER SKIN FACE AND MORTAR TO MATCH EXISTING 150mm CAVITY FULLY FILLED WITH FIBRE INSULATION. STAINLESS STEEL WALL TIES @ 450mm CTR'S, INNER SKIN 100mm TURBO INSULATING BLOCKS . CAVITY BARRIER TO BE PROVIDED AT UPPERMOST PART OF WALL CAVITY "BIRTLEY" CN7 LINTEL OVER NEW OPENINGS IN NEW CAVITY WALLS. VERTICAL AND HORIZONTAL DPC TO BE FITTED TO ALL NEW OPENINGS. NEW EXTERNAL WALL CONSTRUCTION IS TO ACHIEVE A U-VALUE NOT EXCEEDING 0.3w/M2K.

ALL GLAZING TO BE INSTALLED BY A REGISTERED FENSA INSTALLER TO COMPLY WITH BUILDING REGULATIONS TO ACHIEVE MIN U VALUE OF 1.6W/M2K.
EGRESS DOORS AND WINDOWS TO BE READILY OPERATED AT ALL TIMES WITHOUT THE USE OF A KEY.
AT LEAST 3 IN 4 LIGHT FITTINGS IN THE NEW ROOM WILL BE HIGH EFFICIENCY TYPE GREATER THAN 40 LUMENS PER CIRCUIT WATT.
ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RAD VALVES.
SPACE HEATING AND HOT WATER TO BE PROVIDED BY MEANS OF NEW COMBI BOILER.
ALL NEW LEADWORK TO BE EXECUTED IN STRICT ACCORDANCE WITH THE LEAD SHEET ASSOCIATION GUIDELINES AND ALL NEW LEAD TO BE TREATED WITH PATINATION OIL.

NOTE!
ALL MAPS REPRODUCED UNDER LICENCE No 100047474.

NOTE
ALL MATERIALS USED ON THE PROPOSED STRUCTURE WILL BE IN KEEPING WITH THE ADJOINING AND SURROUNDING DWELLINGS.

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Date June 2022	Approved by
Drawn by Mark Tuson	Scale - 1 : 100
Notes	
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REVISION:- A

DRAWING NO:- MT / 1547 / 1