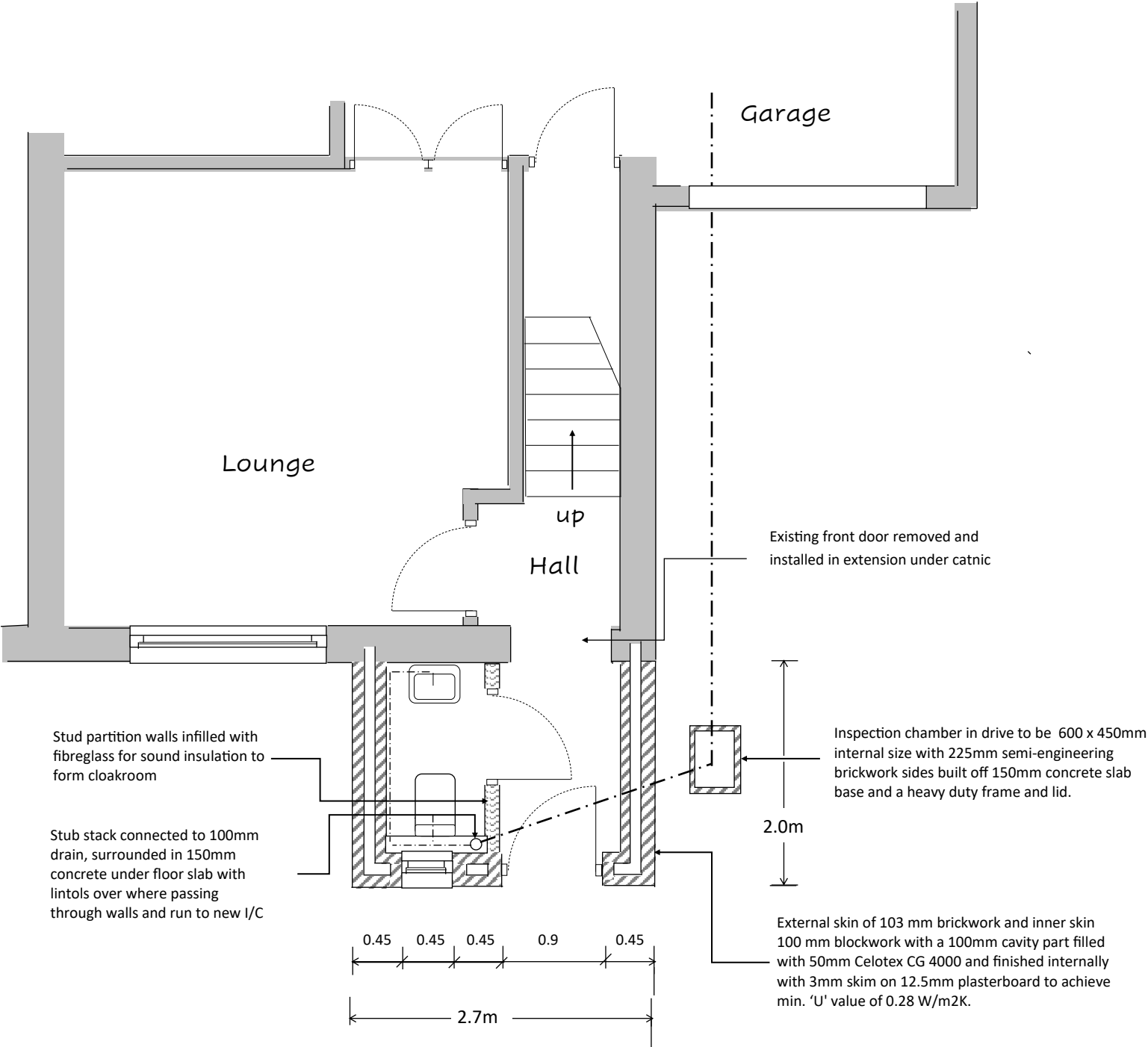


PROPOSED EXTENSION @ 1 TO 50



PROPOSED PLAN of EXTENSION



Scale @ 1 to 50

All dimensions in metres, unless stated otherwise, and to be checked on site before the commencement of work and not scaled from drawings.

Commencement of any works prior to the necessary Local Authority approval is entirely at the owner's risk.

The owners are to ensure that any requirements of the Party Wall Act are completed in advance.

The drawings and notes are provided for the intention of obtaining Planning Consent and Building Regulation approval and are not a Specification of Work. Alternative insulation and construction materials of an equal or better specification can be substituted with the prior approval of the Building Inspector.

All dimensions are to be checked on site before commencement of works and not scaled from drawings.

CONSTRUCTION NOTES

FOUNDATIONS: New foundations to be trench fill concrete a minimum 1.0m below ground level and to suit sub-soil, ground conditions, invert of drains and Building Control approval. Minimum size 450 mm wide x 850 mm deep under cavity walls. .

DAMP PROOF COURSE: Horizontal 100mm dpc's to be minimum 150mm above all finished ground levels to external skin of wall, to be damp proof course and membrane well lapped together and to existing to form continuous moisture barrier. Cavities to continue 250 mm below lowest dpc with vertical dpc's provided at junction of new floor slab and perimeter walls and closed at reveals with insulated vertical 'Damcor' dpc's.

WALLS TO EXTENSION: External skin of 103 mm facing brickwork to match existing, inner skin of 100 mm Celcon standard blockwork with a 100mm cavity part infilled with 50mm Celotex CG 4000 and continuous with flat roof insulation. Blockwork to be finished internally with 3mm skim on 12.5mm lightweight plasterboard on dabs. Skins to be tied together with wall ties @ 75mm centres horizontally and 450mm centres vertically and staggered and every block course within 300mm of external wall openings. Walls to achieve minimum 'U' value of 0.28 W/m²K.

BRICKWORK AND BLOCKWORK: All new brickwork and blockwork to be well bonded or mechanically fixed with cavities continuous with and closed at opening reveals in insulation blockwork incorporating vertical dpc's and closed at heads with non-combustible materials. To avoid cold bridging lintels over openings to be 'Catnic TS90/100' thermally broken cavity wall lintel/trays with minimum 150mm end bearings.

SOLID FLOOR TO EXTENSION: New floor to finish flush to existing floor constructed of selected finish on 50mm screed, 100mm concrete, 1200-gauge polythene membrane continuous with dpc, 80mm 'Celotex' insulation or other approved on 50mm sand blinding on 100mm well consolidated hardcore/rejects base. Floor to achieve a minimum 'U' value of 0.22 W/m²K.

PITCHED ROOF: Roof constructed at a pitch @ approx. 27.5° formed of concrete interlocking tiles of a colour to match existing, laid to gauge on 25 x 47mm s.w. battens and with a breathable sarking felt on 100 x 47mm C24 grade timbers rafters fixed @ 400mm centres and a maximum span of 2.58m. Rafters fixed to 100 x 47mm wall plate on inner skin of new brickwork at bottom and securely fixed to 100 x 47mm wall plate fixed to existing wall at the top. Code 4 lead flashings to be inserted and turned 150mm up and into brickwork where new roof slope meets rear wall with cavity trays inserted in wall above new roof slope. Lateral restraints are to be provided with 1.0 m long, 32 x 6mm galvanised mild steel straps @ maximum 2m centres strapped to perimeter walls at the eaves and up gable slope. Insulation to roof provided by 100mm Kingspan Kooltherm K107 insulation board laid between ceiling joists with 100mm Kooltherm K107 insulation board laid over joists, ensuring loft insulation meets cavity wall insulation. Ceiling to be formed of 100 x 47 C24 timber joists @400mm centres with 12.5mm plasterboard fixed to underside of joists with a vapour control layer between and finished with a 3mm skim coat. Roof to be ventilated with a min. 50mm void above the insulation formed at the eaves by a continuous 25mm air gap with an insect proof mesh and vent tiles at upper level. Roof to achieve minimum 'U' value of 0.18 W/m²K.

WORKS: PROPOSED GROUND FLOOR SINGLE STOREY REAR EXTENSION

LOCATION: 74, TERRIER CLOSE - HEDGE END - SO30 2ND

DRAWN: NOVEMBER 2023

FOR: ELERI TAYLOR

DRAWING NO: 74TC/1123-3 of 4

SCALED @ 1:100 on A3