



**WARM FLAT ROOF**  
(Imposed load max 1.5 kN/m<sup>2</sup>)      dead load max 0.75 kN/m<sup>2</sup>

To achieve **U value 0.15 W/m<sup>2</sup>K**

Flat roof covering to be single ply membrane providing a class A fire rating for surface spread of flame with a current BBA or WILMAs Certificate and laid to specialist specification. Single ply membrane to be fixed to 18mm external quality insulation board to vcl on 18mm external quality plywood decking or similar approved on sw fixings to minimum 1 in 40 fall on sw treated 47.70mm flat roof C24 timber joists at maximum centres of 3.88m or as shown.

12.5mm closed cell rigid foam board over vapour barrier to underside of joists, finish a with plaster skim. Provide cavity wall tray where new roof abuts existing house.

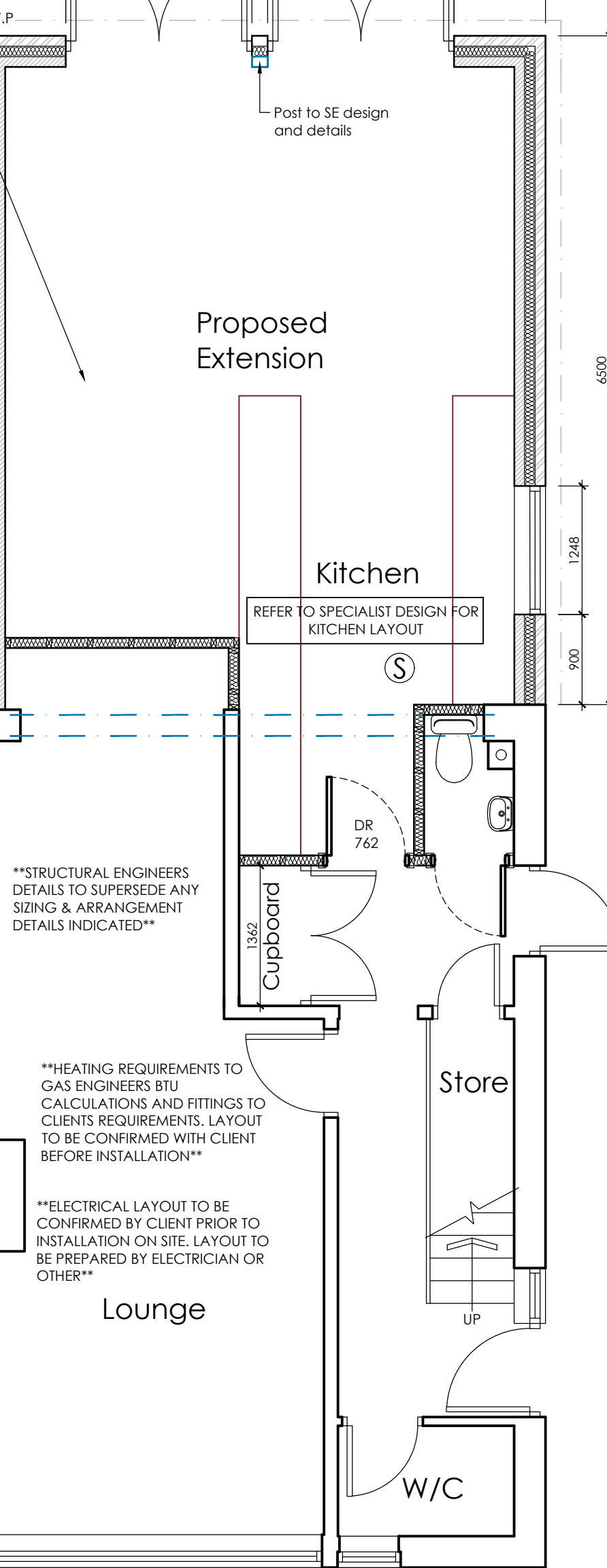
2000mm wide strips of 30 x 5 x 1200mm glass reinforced lateral restraint strips at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

**RAFT FOUNDATION**  
These details are only suitable for single storey extensions to domestic buildings.  
Raft floor slab design to Structural Engineers' calculations and details. Steel reinforcement must be lapped at least 450mm for both mesh and mild steel bars and provided with 40mm concrete cover.  
Dig out for new raft foundation down to firm load bearing strata. Ground to be free from contamination. Raft foundation to be designed to resist 150mm unconsolidated handpacked hardcore supporting a load of at least 50kN/m<sup>2</sup>.  
Provide 40mm Spigot (Celside) reinforcement and 25mm perimeter insulation on 100 gsm DPM. DPM to be laid on a blinded reinforced concrete slab of the raft foundation as Engineer's details.  
Floor to be provided with 75mm screed (65mm if reinforced).  
Details must be suitable for the differential settlement between the existing building abutts; the extension. Internal stiffening beams may also be necessary. All new foundations to be below invert level of any drains.

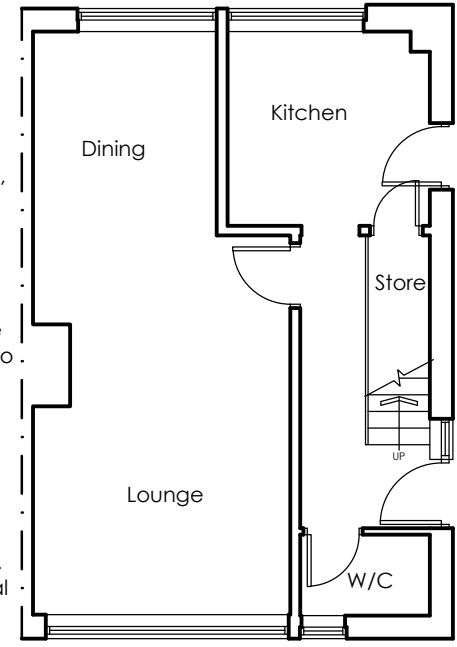
#### HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

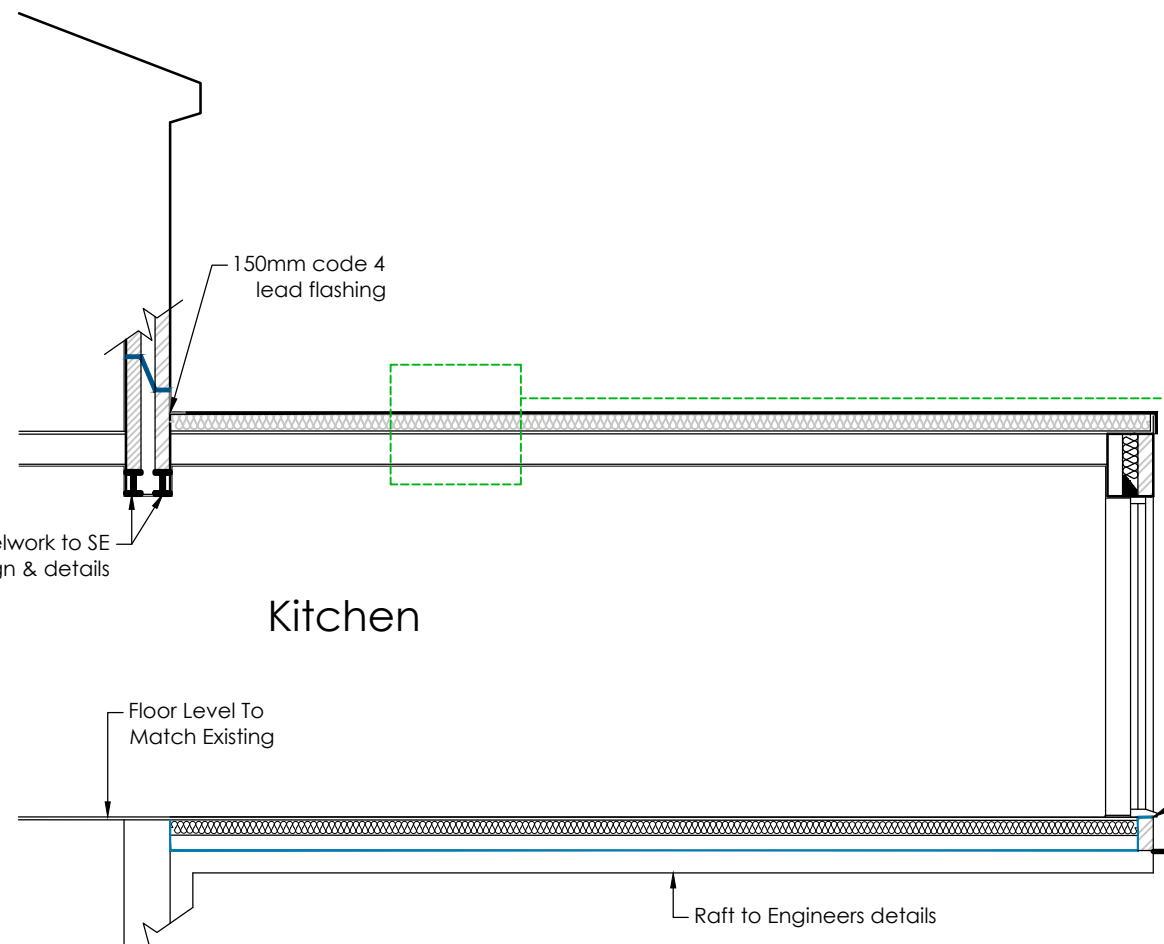
The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.



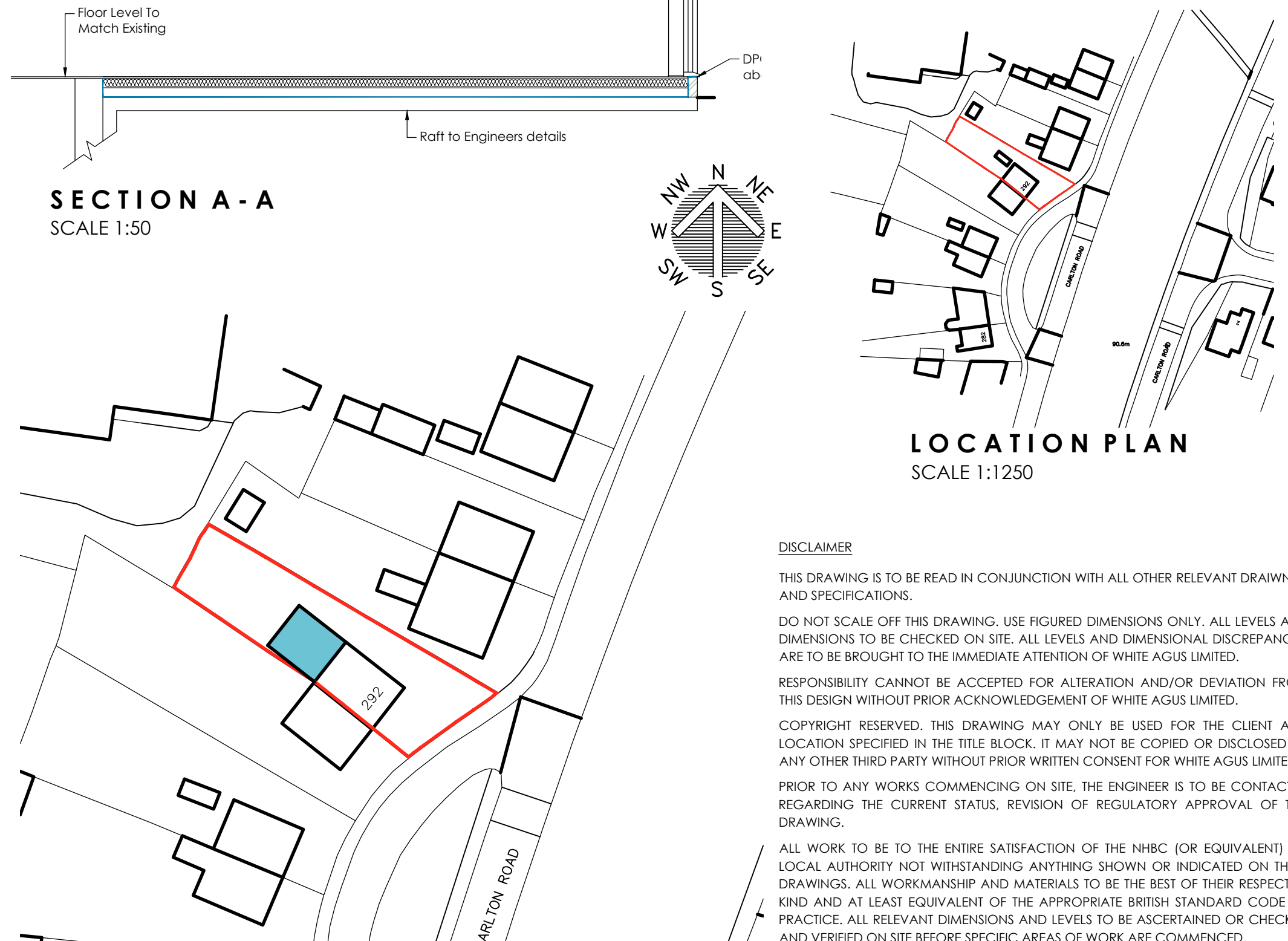
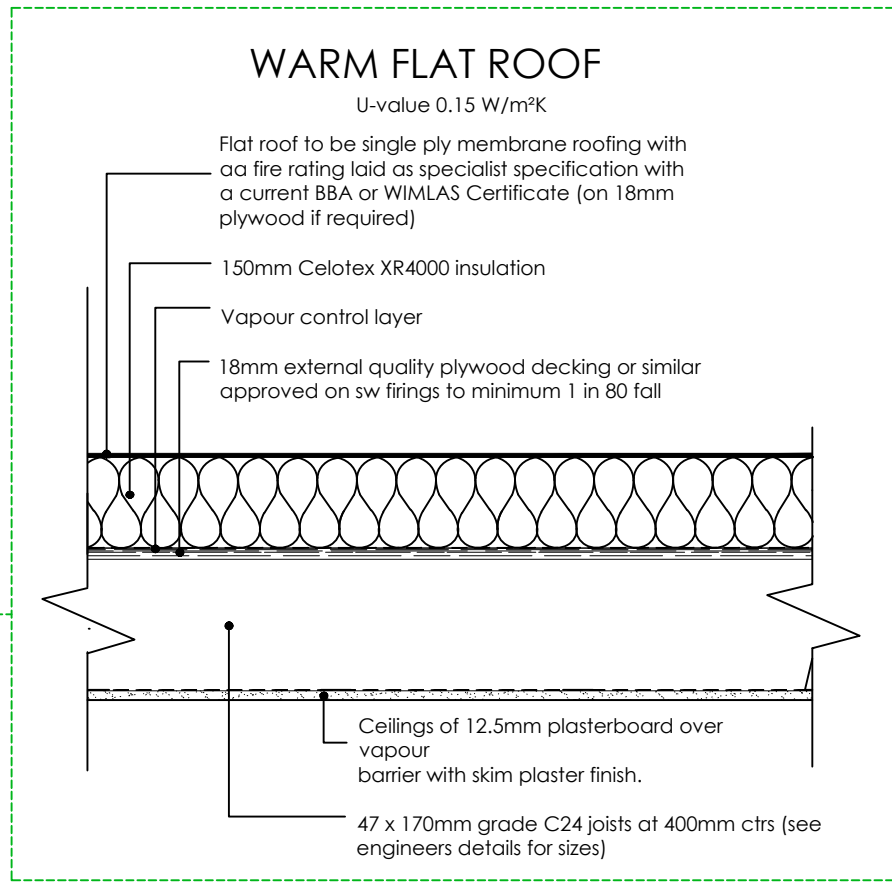
Inner leaf constructed using 100mm Blockwork - Plasmor - Aglite Ultima ( $\lambda = 0.31$ )  
Internal finish to be 12.5mm plasterboard on dabs.  
Walls to be built with 1:1:6 cement mortar.



EXISTING GROUND  
FLOOR PLAN  
SCALE 1:100



**SECTION A - A**  
SCALE 1:50



**BLOCK PLAN**  
SCALE 1:500

ALL WORK TO BE TO THE ENTIRE SATISFACTION OF THE NHBC (OR EQUIVALENT) OR LOCAL AUTHORITY NOT WITHSTANDING ANYTHING SHOWN OR INDICATED ON THESE DRAWINGS. ALL WORKMANSHIP AND MATERIALS TO BE THE BEST OF THEIR RESPECTIVE KIND AND AT LEAST EQUIVALENT OF THE APPROPRIATE BRITISH STANDARD CODE OF PRACTICE. ALL RELEVANT DIMENSIONS AND LEVELS TO BE ASCERTAINED OR CHECKED, AND VERIFIED ON SITE BEFORE SPECIFIC AREAS OF WORK ARE COMMENCED.

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|  <div> <div>White Angus</div> <div>Architectural Services</div> </div> |        |             | <div> <div>OFFICE ONE,<br/>34 VICTORIA ROAD,<br/>BARNESLEY,<br/>S70 2BU</div> <div> Phone: 01226 208482<br/> Email: <a href="mailto:info@whiteangus.co.uk">info@whiteangus.co.uk</a><br/> Web: <a href="http://www.whiteangus.co.uk">www.whiteangus.co.uk</a> </div> </div> |        |             |
| <div>Project.</div> <div> <div>REAR EXTENSION AT<br/>292 CARLTON ROAD<br/>BARNESLEY S71 2BA</div> </div>                                                    |        |             | <div>Client.</div> <div>MR DEYAN DIMITROV</div>                                                                                                                                                                                                                             |        |             |
| <div>Drawing Title.</div> <div>PLANS &amp; ELEVATIONS</div>                                                                                                 |        |             | <div> <div>Date.</div> <div> <div>15 OCTOBER 2026</div> <div>Scale.</div> <div>1:50 &amp; 1:100 @ A</div> </div> </div> <div> <div>Ref.</div> <div> <div>23-089</div> <div>Dwg. No.</div> <div>03</div> </div> </div> <div> <div>Rev.</div> <div></div> </div>              |        |             |
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