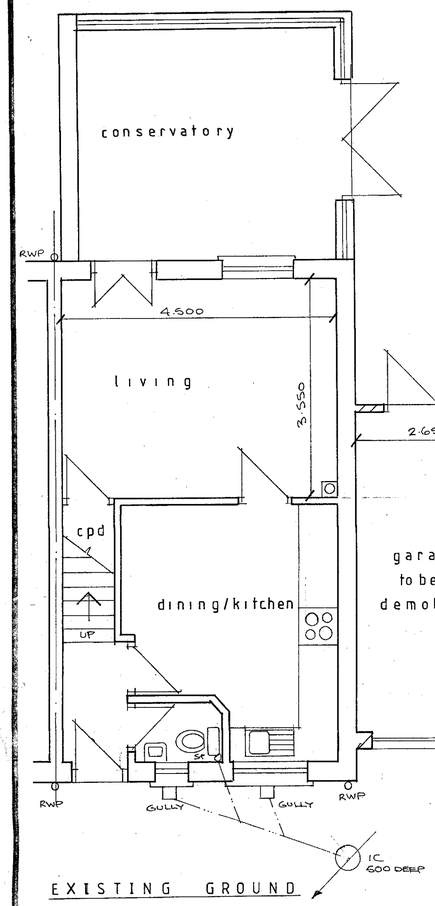
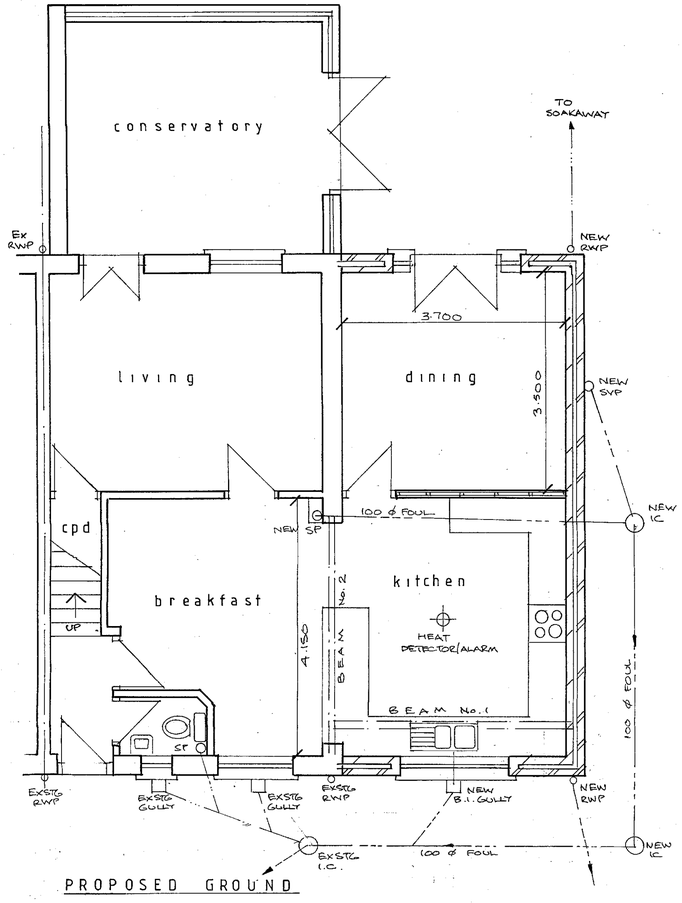


EXISTING GROUND



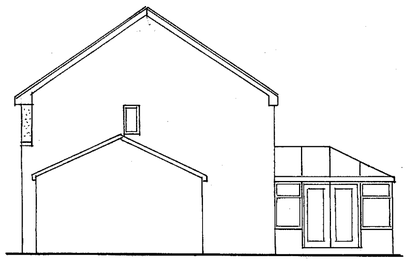
PROPOSED GROUND



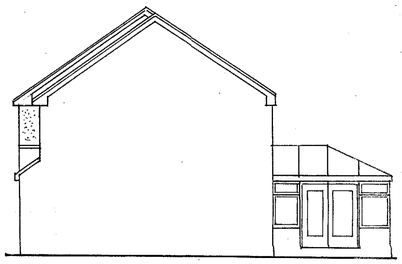
EXISTING FRONT



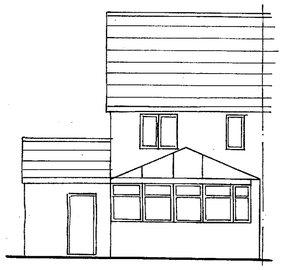
PROPOSED FRONT



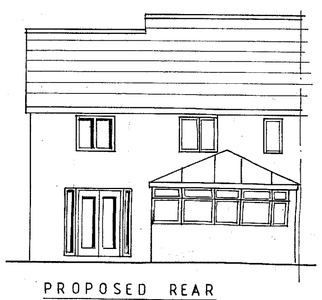
EXISTING SIDE



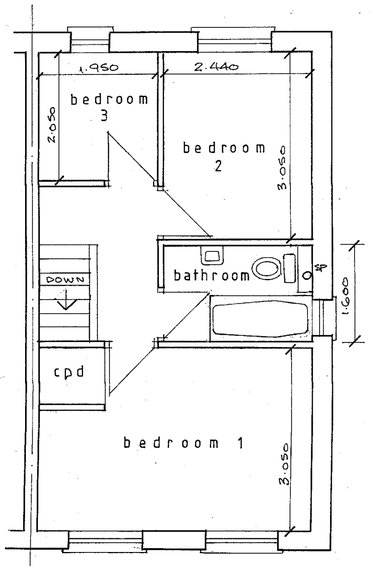
PROPOSED SIDE



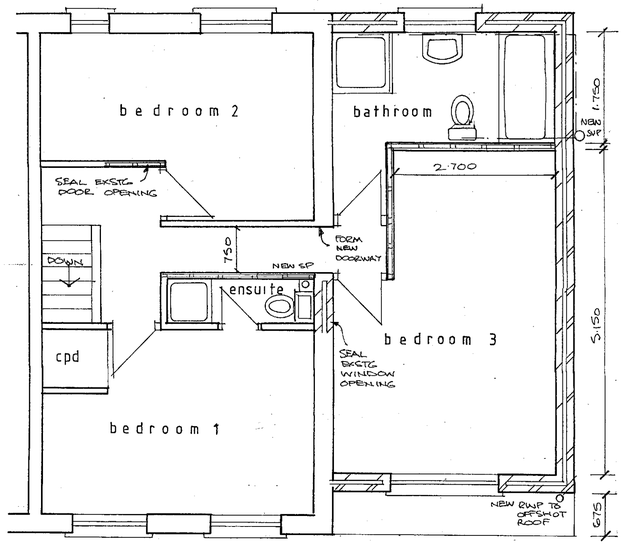
EXISTING REAR



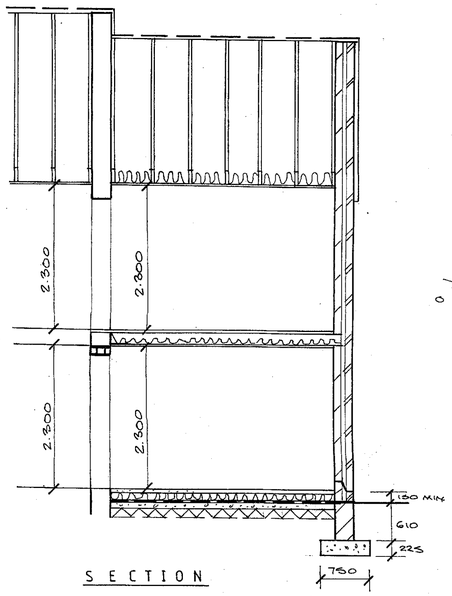
PROPOSED REAR



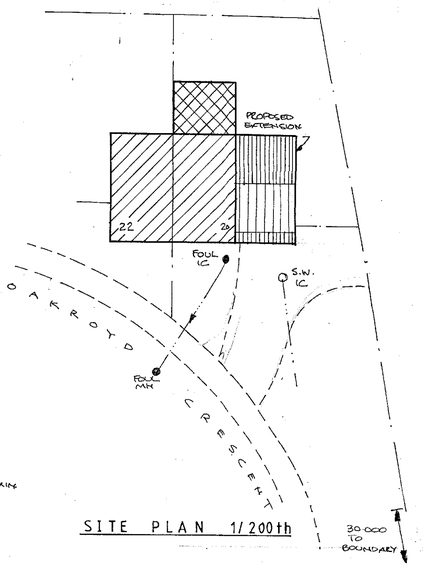
EXISTING FIRST



PROPOSED FIRST



SECTION



SITE PLAN 1/200th

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; proprietary manufacture Attic pattern trusses at 600 centres at 32.5 degree pitch to form storage space in roof void **(builder to check pitch of trusses to ensure match with existing roof before ordering)**; trusses designed, manufactured and installed in accordance with BS 5268 Part 3:1985; trusses to have min 197 x 47 top and internal, and ceiling chords in Grade TR26 timber to BS EN 519:1995; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site;** trusses nailed both ends to 100 x 75 treated wallplates; wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gable at max 1800 centres built into wall and nailed across first 3 rafter and ceiling ties; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stepped lead flashing to front of roof lapped under roof coverings min 230 and up wall min 150 and tucked in; felt lapped under existing roof min 225 at rear; roof PVCu soffit and fascia board; 110 x 63 gutters discharge to 50 square downpipes

OFFSHOT ROOF: tiles, battens, felt and insulation all as main roof above on 125 x 38 rafters in Strength Class C16 timber at 450 centres at 32.5 degree pitch; rafters to bear on wallplate one end and on 150 x 50 timber bearer rawlbolted to house wall; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; rainwater goods as above

CAVITY WALLS: 102.5 thick external leaf in facing brickwork to match existing including feature brickwork to front and gable in bricks to be approved by Planning Officer; 100 rendered Celcon 3.6 N/mm² standard grade blockwork to first floor level at front elevation painted to match existing; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; full cavity fill of Rockwool mineral fibre insulation (U value of 0.26 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and all cavities to be continuous; Kingspan Koolthermn insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6 N/mm² trench blocks; Catnic Cougar CH90/100 open back lintels to door and window openings (or similar approved) with minimum 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be Plyload GR gas barrier cavity trays (or similar approved) min 150 above adjacent ground level and to be tied into existing dpc and dpm as described in nots for floor below

Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to a depth with suitable strata as required by Part A of Approved Document to Building Regulations and local Building Inspector

GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with Plysolene Plyload GR (or similar approved) gas resistant dpm and dpc sealed at joints with Butyl tape fixed in accordance with manufacturer's instructions and to satisfaction of Local Building Inspector; gas resistant dpm to extends to outer leaf with Plyload GR gas barrier cavity trays (or similar approved); 85 thick Kingspan Thermafloor TF70 zero ODP insulation board (or similar approved) laid on dpm under screed (U value 0.22 W/m²K); 40 concrete screed over dpm finished ready to receive floor coverings

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs

FIRST FLOOR: 25 ptg boarding on 195 x 50 joists in Strength Class C16 timber at 450 centres built into loadbearing walls/bearing on steel beam; 30 x 5mm lateral restraint straps at 1/3rd span built into brickwork and nailed across first three joists with timber noggins to brace straps; sound insulation consisting of 10 thickness of 45kg/m³ density sound insulation quilt laid between joists

STEEL BEAMS: Beam No.1 to extension wall to be 2 No. 152 x 152 x 30 kg/m U.C.s bearing on 330 long x 140 deep x 100 wide concrete padstone in Grade C30 concrete one end; Beam No.1 built into floor space and other end bearing on Beam No.2; Beam No.2 to existing kitchen wall to be 2 No. 152 x 152 x 37 kg/m U.C.s bearing on 450 long x 140 deep x100 wide concrete padstones in Grade C30 concrete both ends; bolt sets of beams bolted together with M24 Grade 8.8 bolts with tubular steel spacers over bolts and protected with 10 mm Promat "Supalux" fire resistant boarding (or similar approved) with 5mm plaster finish

Smoke detector/alarm: Existing Optical type smoke detectors/alarms to landing and hallway fitted in accordance with BS 5839-6:2004; new heat detectors/alarm to kitchen interlinked with other alarms wired to mains electricity with separate fuse in fuse box and with 3 hour battery backup

VENTILATION: New windows to be 24mm double glazed PVCu units fitted with low E coated glass; opening area minimum 5% floor area of room served; 4000mm² trickle ventilation to bathroom and 8000mm² to all other rooms; New bedroom window to be escape window with an unobstructed openable area min 0.33m², minimum 450 high x 450 wide with bottom of openable area min 1100 from floor; toughened or safety glazing complying with BS6206:1981 to French windows including side panels and to any glazing between finished floor level and 800mm in windows and between finished floor level and 1500 in doors; doors and windows to be fitted by FENSA registered contractor

Ensuite: vented with mechanical extractor fan of 15 litres/sec intermittent extraction rate with 15 minute overrun after the light is switched off

Bathroom vented with window having obscure glazing and some part of opening light 1750 above floor level together with mechanical extractor fan of 15 litres/sec intermittent extraction rate

Kitchen: vented with mechanical extractor fan of 60 litres/sec intermittent extraction rate or 30 litres/sec intermittent extraction rate if incorporated in cooker hood

DRAINAGE: ensuite connected to internal SP connected to new drain connection to IC; ensuite to have a Flopast AF110 air admittance valve (or similar approved) meeting the performance requirements of BS EN 12380: 2002 installed in accordance with manufacturer's instructions; bathroom connected to new external SVP with slow radius rest bend to new drain connection terminating in balloon grating; 75 deep seal traps to all appliances with 32 wastes to hand basins, 38 waste to shower/bath and 100 wastes to WCs; no waste connected to SVP or SP within 200 of WC connection; kitchen sin to have 75 deep seal trap and 38 waste discharging to back inlet gully; RWP at rear to new gully to connect to soakaway; 1 m³ soakaway situated min 5 metres from any structure filled with clean hardcore free from vegetable and flaky material; **percolation test carried out to satisfaction of Local Building inspector to prove suitability of ground;** new RWP at front to connect to IC on existing surface water drain (no additional flow to drain as existing garage demolished); all new drain connections made using 110 diameter plastic drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 40; drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls over pipe; new 450 dia polypropylene ICs on 150 concrete base with cast iron covers and frame

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate

PLUMBING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators; Hot and cold water to wash hand basin, bath and kitchen sink with hot tap located on left hand side of basin

BMBC
CORPORATE MAIL ROOM

PROPOSED TWO STOREY EXTENSION