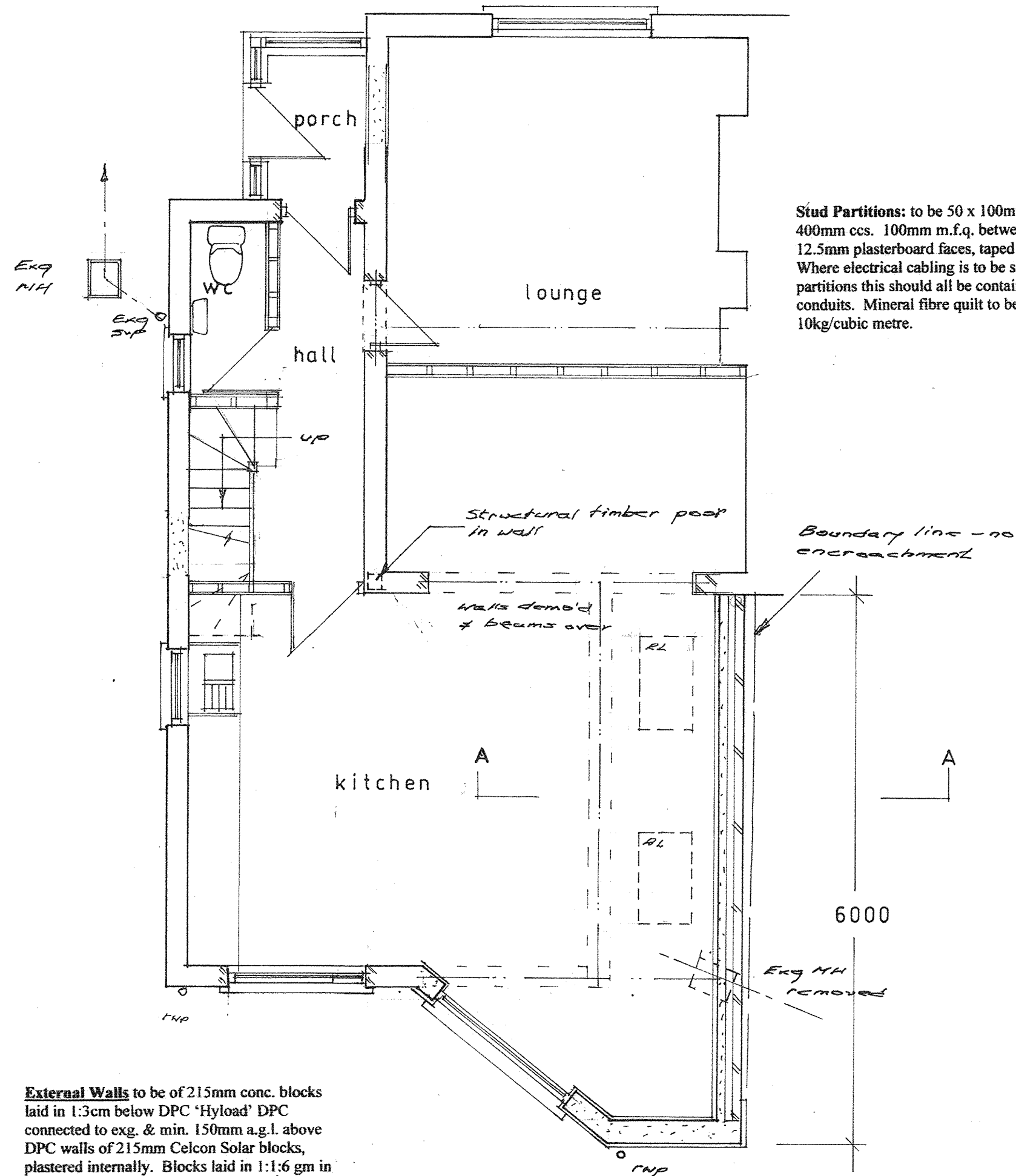


Proposed floor plans  
Ground



**External Walls** to be of 215mm conc. blocks laid in 1.5cm below DPC 'Hyload' DPC connected to ext. & min. 150mm a.g.l. above DPC walls of 215mm Celcon Solar blocks, plastered internally. Blocks laid in 1:1.6 gm in stretcher bond with E.M.L. in every 3rd course, between windows and below windows within a 45 degree angle. New work bonded to ext. at junctions with s.s. profiles. Walls sealed externally and rendered with 1:1.6 render with 60mm Gyproc Thermaline Super, plastered. Windows bridged with ecaic insul. Lintels with min. 150mm end brgs. Windows double-glazed with glass area min. 10% floor area, operable area min. 5% floor area. Render to be 20mm thick, 2 coat finish.

**Movement Joints** to be formed of Flexcel or similar boarding with masonry either side tied together with flexible ties. Joint to be masked internally and with a waterproof mastic sealant externally. Joints to be min. 1mm thickness per metre run + 30%.

**Cavity Walls- Full Fill:** - To achieve minimum 'U' value of 0.28W/m<sup>2</sup>K. Provide 103mm facing brick to match existing construction. 100mm cavity with 100mm Rockwool cavity bars & 100mm lightweight block K value 0.11. Internal finish 13mm lightweight plasterboard on dabs. Walls to be built with 1:1.6 cement mortar. Wall ties to be at 450mm vertical centres. Cavity to be carried min. 225mm below DPC.

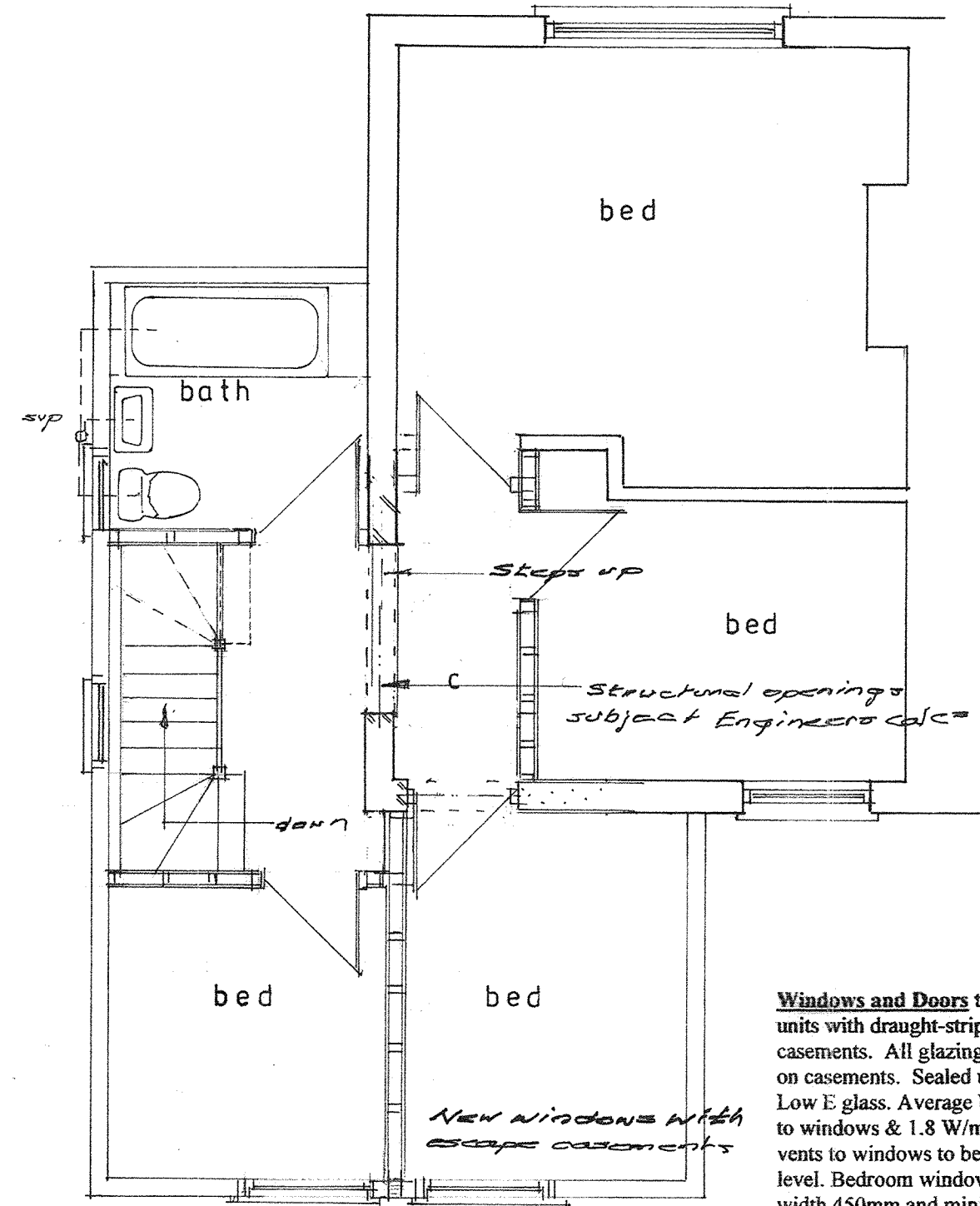
**Windows and Doors** to be d.g. uPVC framed units with draught-strip to all opening casements. All glazing in safety glass & locks on casements. Sealed units to have 25mm gap. Low E glass. Average U value to be 1.6 W/m<sup>2</sup>K to windows & 1.8 W/m<sup>2</sup>K to doors. Background vents to windows to be 1.75mm above floor level. Bedroom windows to have minimum width 450mm and minimum o/a area of 0.33 sq. m. to act as escape windows. Vent to bedroom min. 8000mm sq. & 4000mm sq. to bathroom.

**S.w.p.** to be 100mm dia. uPVC connected to drain at base & terminated 900mm above head of windows. Bosses to be built-in to receive waste pipes & access plate at base. Fittings with uPVC wastes and traps - Bath - 38mm dia., 75mm d.s. trap. Basin - 32mm dia., 75mm d.s. trap. W.C. - 100mm dia., 'p' trap. Rodding eyes at all changes of direction. Centre line of WC connection min. 200mm below centre line of bath or shower waste.

**Stud Partitions:** to be 50 x 100mm s.w. at 400mm ccs. 100mm m.f.q. between studs. 12.5mm plasterboard faces, taped & skimmed. Where electrical cabling is to be sited within partitions this should all be contained within conduits. Mineral fibre quilt to be min. 10kg/cubic metre.

**First floor formed** of s.w. timbers at centres shown hung in galv. m.s. hangers on walls & strapped with 30 x 6 x 1200mm galv. m.s. straps, plugged and screwed to walls & solid strutting as shown. Floor deck of 25mm thick flooring grade chipboard & 200mm thick m.f.q. between joists. Ceiling below formed of 12.5mm plasterboard, taped and skimmed.

First



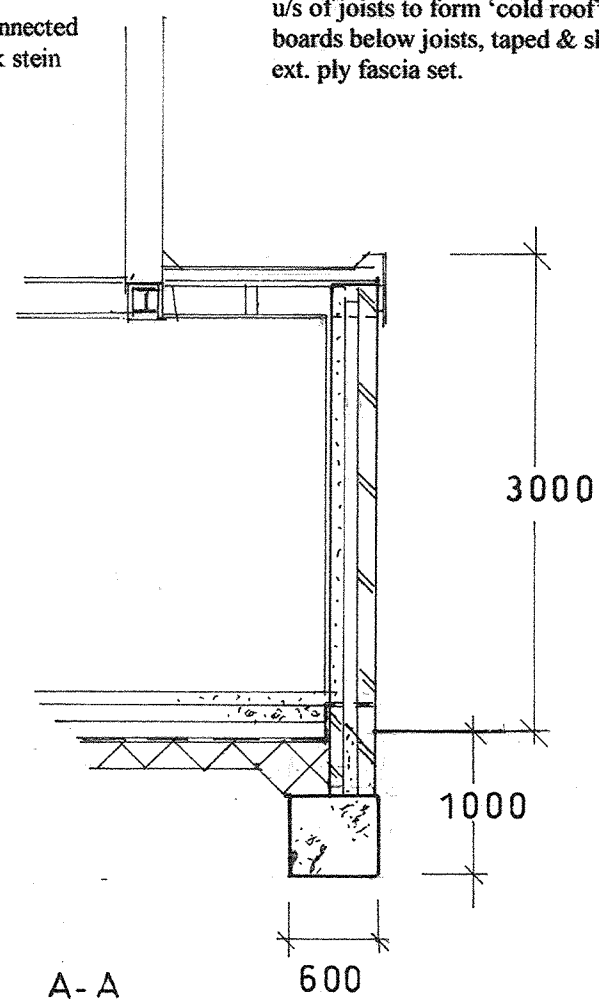
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**Roof Covering** to be of Marley (or similar) elastomeric felt, laid with each layer to break joint, 75 mm end & 50mm side laps, all fully bonded in hot bitumen. 1st layer to be 180E sanded underlay with 350E mineral surfaced polyester cap sheet. felt welded at verges & eaves & dressed 150mm up abutments with Code 4 lead-cover flashings.

**Rainwater Disposal** by means of 100mm dia. uPVC gutters fixed to falls to fascias with stop-ends & outlet to 63mm dia. r.w.p. connected at base to b.i.g. & run via drain to new brick stein S/A min. 5m from buildings.

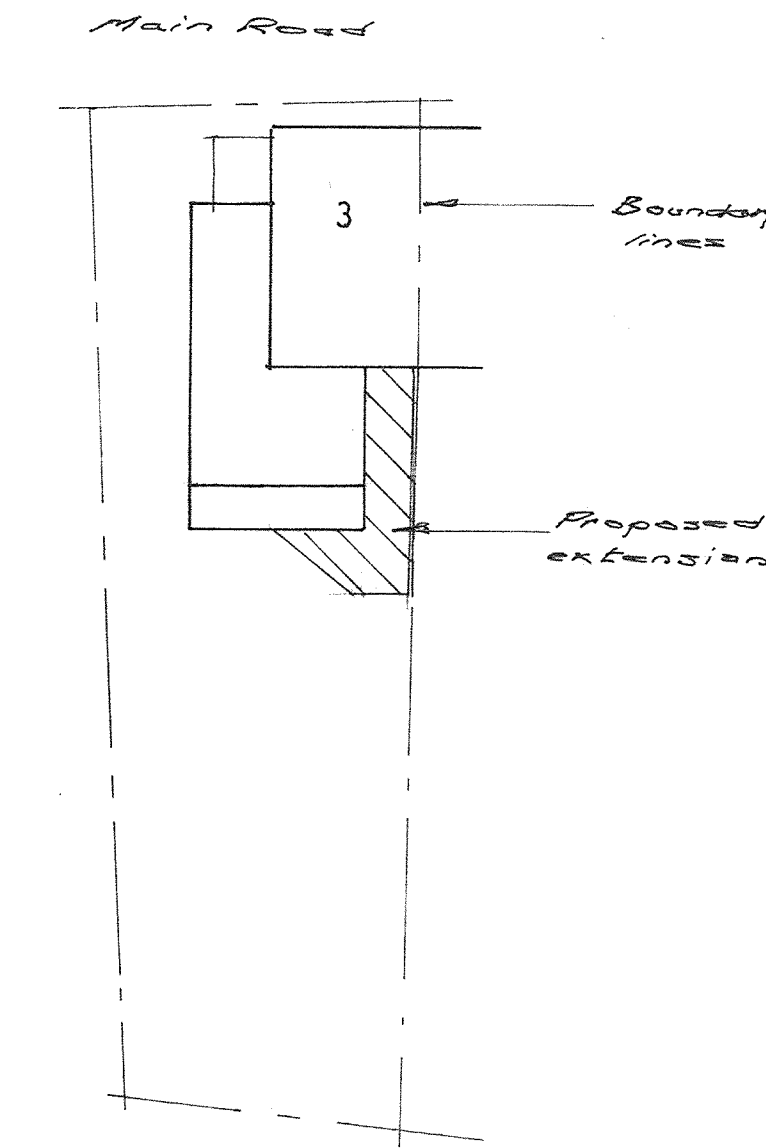
**New beams formed of RSJs** to sizes shown & bolted together with 8mm bolts at 600mm ccs with gas barrel spacers. All encased in 2 no. layers 9.5mm plasterboard, fixed to break joint with 1.6mm tying wire at 100mm pitch. All taped & skimmed. 50 x 50mm s.w. cradle formed to fix cladding.

**New Solid Floor** formed of min. 150mm thick, well rammed, broken brick hardcore, blinded with 50mm sand. 100mm thick 1:2:4 conc. slab. Marley 'Dampseal' DPM connected to ext. & new DPC's min. 1200g 100mm dia. PVC air-ducts built in as necessary to vent. ext. timber floor. Floor to have 75mm Celotex insulation & 65mm 1:4 c.s. screed. Perimeter insulation upstands & separating membrane.

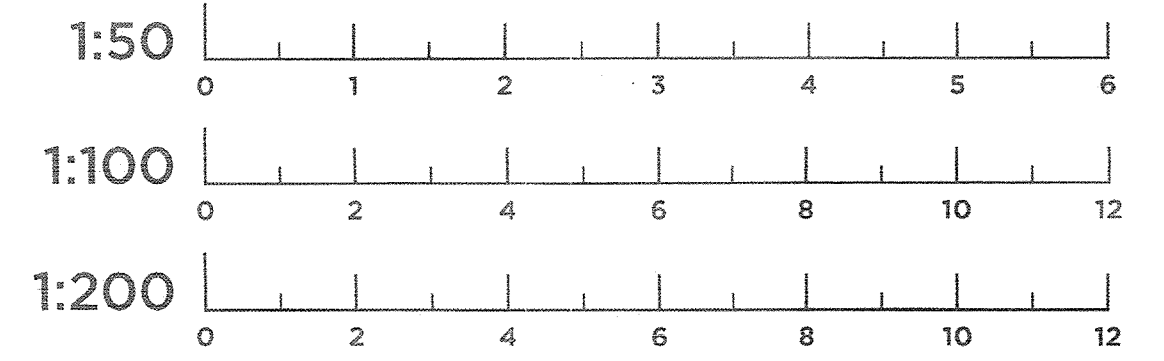


**Foundations** to be formed to sizes & depths shown & agreed on-site with B.C.O. to suit prevailing soil conditions. All in 1:2.4 conc. Eccentric foundations to have min. 50mm outer spread.

Block plan 1:200



Scale Bars (m)



**Electrical:** All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS 7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a Part P Certificate will be given to the Council.

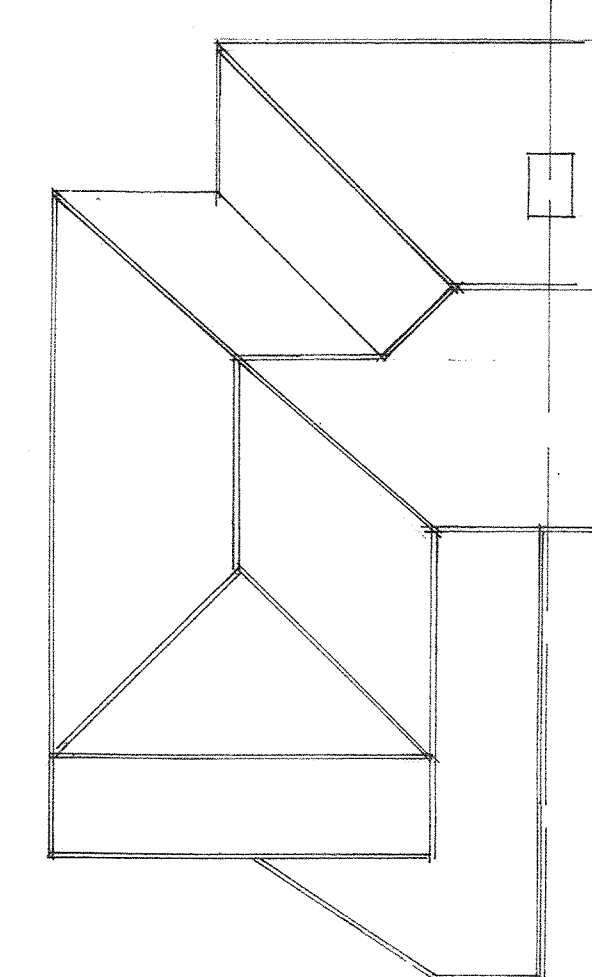
**Lighting:** to new rooms to be provided with min. 1 no. light fitting with luminous efficacy of n.l.t. 40 lumens / circuit watt. 1 fitting / 25m<sup>2</sup> & 75% of fittings to be low energy.

**Ventilation** to rooms as follows:- Habitable Rooms:- 10,000 sq mm background ventilation. Kitchens:- 4000 sq mm back. vent & ext. fan to extract 60 litres/sec. Bathrooms:- Ext. fan 15 litres/sec. 10mm gap left under bathroom door. W.C.O. Ext. fan 3 air changes/hour & 15 min. over-run, light switch operated. Utility room 30 litres/sec. extraction. All fans ducted to external air.

Ext. central heating system to be extended into extension with pressed steel radiators, TRV's & insulated pipework. If boiler position to be changed new positioning to be decided by Gas Safe registered engineer.

**Standard Items**  
Prior to commencement of work contractor and client to confirm exact boundary positions. Contractor to inform architect of any anomalies between plans and elevations/section prior to start of work. Any key elements of the existing structure such as foundations and/or lintels, which by virtue of the proposed works, will be accepting greater loadings will need to be exposed for consideration by the building control surveyor and upgraded or replaced if found necessary. All measurements are to be checked on site prior to ordering any materials. The Party Wall Act 1996 must be adhered to wherever relevant. It is the client's responsibility to seek expert advice from a professional party wall surveyor to ensure full compliance with the regulations. Water board agreement must be provided in writing when necessary, prior to commencement of works. Heating, lighting and internal finishes are to be agreed between the owner and chosen builder. All structural timber members are to be grade c24 treated softwood marked KD (kiln dried) or dry to ensure the timbers have been properly stored. All leadwork should be fixed and installed in accordance with the Lead Development Associations Handbook - 'Lead Sheet Building - A Guide to Good Practice'.

Roof plan



Proposed elevations



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Knockholt, Kent.

TN14 7JE

Drawing Title  
Single storey rear  
extension.

Scale  
1:50 1:100 1:200