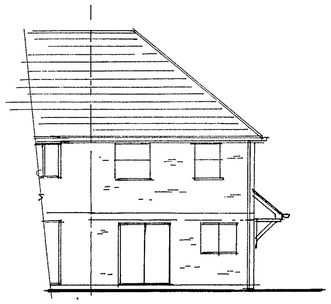
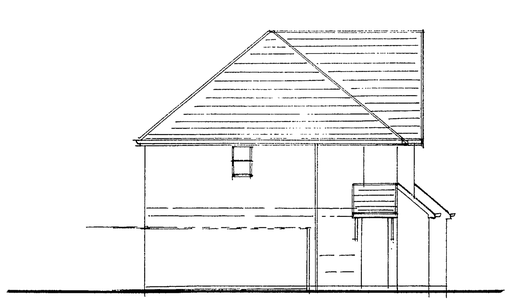


EXISTING REAR ELEVATION



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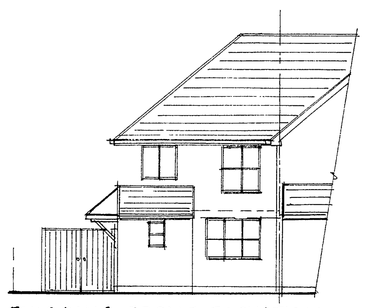
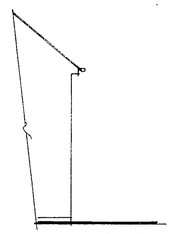


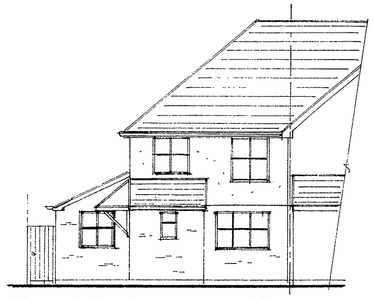
EXISTING FRONT ELEVATION



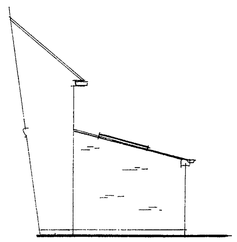
EXISTING PARTY SIDE ELEVATION

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



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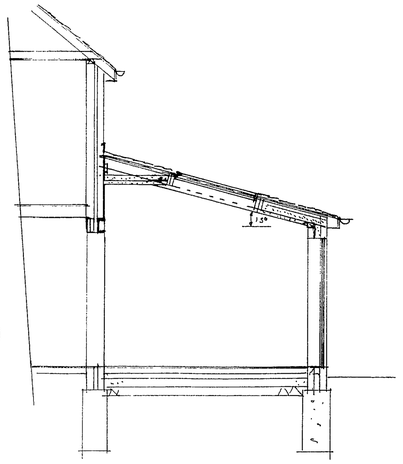
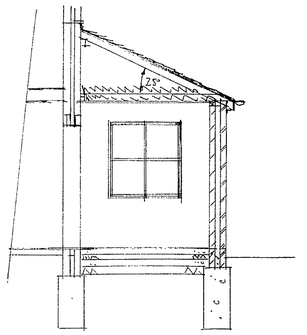
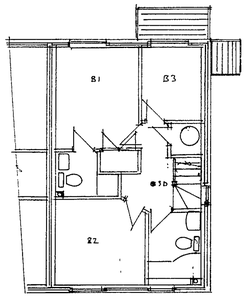


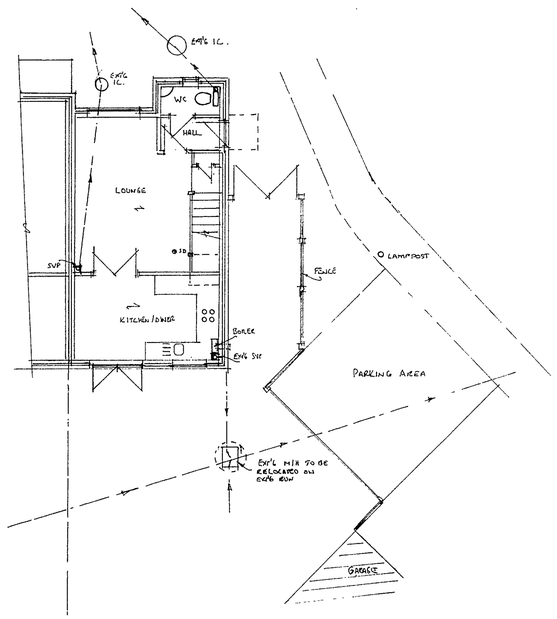
SECTION A-A



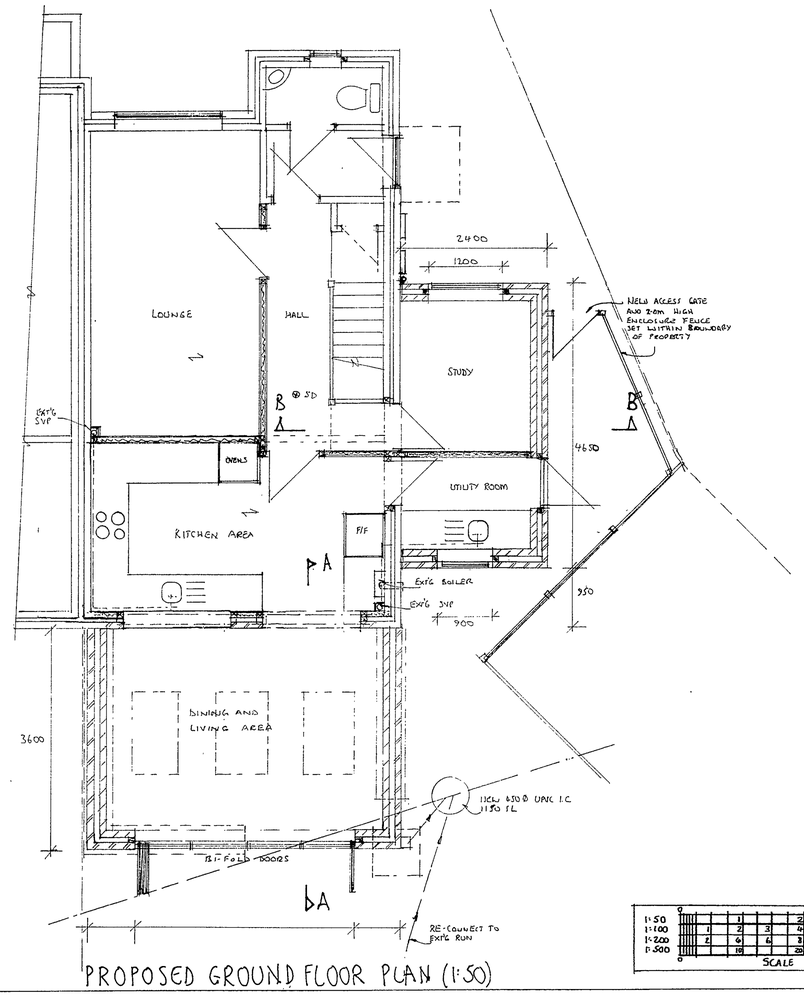
SECTION B-B



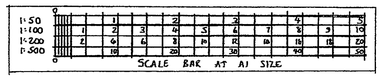
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN (1:100)



PROPOSED GROUND FLOOR PLAN (1:50)



SPECIFICATION

PITCH ROOF CONSTRUCTION TO SIDE EXTENSION
Concrete tiles to match existing and to suit pitch on 38x25mm tanalised softwood battens on 1 layer tyvek breathable felt laid to manufacturers instructions on 47x120mm C16 rafters at 400 c/cs with 47x120mm C16 ceiling joists at 400c/cs. 47x97 wallplates and 47x97 poleplates ,where required, to secure rafters and ceiling joists to walls. Code 4 lead flashings provided at abutements of roof with walls. 100mm insulation quilt laid between joists and 170mm laid over joists to achieve min. 0.16 U value. Upvc fascia boards and soffits provided at eaves. Ceiling formed with 12.5mm plasterboard and set.

MONO-PITCH ROOF TO REAR EXTENSION
Concrete interlocking pantiles to suit min. 15deg pitch on 38x25mm tanalised softwood battens on 1 layer tyvek breathable felt laid to manufacturers instructions on 47x150mm C16 rafters at 400 c/cs with 47x97mm C16 high level ceiling joists at 400c/cs. 47x97 wallplates provided to secure rafters and ceiling joists, rawlbolted to existing walls. 100mm Celotex GA4000 polyurethene board to be placed between the rafters with 50mm Celotex GA4000 across underside the rafters to achieve 0.18 U value. 50mm air space to be maintained over insulation. Code 4 lead flashing provided at abutement of roof with rear wall. Upvc fascia board and soffit provided at eaves. Ceiling formed with 12.5mm plasterboard and set.

EXTERNAL CAVITY WALLS
112mm facing brickwork or 2ct waterproof sand and cement render to BS5262 on 100mm Standard Celcon blockwork, 100mm cavity partially filled with 50mm Celotex CW4050 insulation board clipped to inner skin, or full filled with 100mm Dritherm 37 rockwool insulation batts, 100mm Celcon Solar or equivalent inner skin tied to external skin with stainless steel wall ties at 750h and 450 v, staggered.(300c/cs around openings) all to achieve 0.28 U value Mortar 1:1:6 mix cement /lime/sand. Vert. dpcs/insulated thermabate returns provided at reveals. 2ct lightweight plaster as internal finish.

LINTELS
Catnic galv. steel insulated lintels or equivalent to suit size of opening and supported wall construction. All lintels to have min. 150mm bearings.

INTERNAL PARTITION WALLS
Timber partitions formed in 100x50 studwork with studs at 400c/cs filled with 100mm insulation quilt and faced both sides with 12.5mm plasterboard and set.

WALLS GENERALLY
New walls tied to existing using patent metal profiles rawlbolted to the existing wall. 2 skins of brickwork with 1:12 lean mix concrete in cavity up to 225mm below dpc level. Lateral restraint of walls to floors, ceilings and rafters by 30x5mm m.s. restraint screwed to walls at 2m c/cs to BS8103. Polyethelene dpcs to BS6515 provided to ground floor walls lapped to existing dpcs. and to dpm. Dpc level to be at least 150mm above external ground level.

SOLID GROUND FLOOR
75mm sand and cement screed 1:3 mix reinforced with chicken wire mesh on 500g polythene VCL (vapour control layer) on 75mm Celotex GA4000 or Quinn therm QF board with perimeter upstands to achieve 0.22 U value laid on 100mm thick GEN4 grade concrete on 1200g visqueen polythene dpm. lapped to dpc. on levelled well compacted sand blinded hardcore. Site removed of all vegetable soil and treated with weed killer prior to preparing oversite. Existing house timber sub-floor air bricks to be ducted through new floor via 2no. 75dia pvc ducts per air brick to new 225x75 pvc air bricks at rear.

STRUCTURAL TIMBER GENERALLY
All multiple joists to be bolted together with M12 bolts at 600c/cs, staggered top and bottom, 50mm in from the edge. Trimmed joists to be supported on fully nailed m.s. speedy joist hangers.

FOUNDATIONS
C25 mix concrete in trench fill foundations, depths and widths as indicated on plans. Drains to be sleeved through foundations with reinforcement or lintels provided over. Foundations to be taken to invert level of drains. Where clay subsoil found ,depths and design of foundations in relation to trees to follow guidance given in NHBC practice note 4.2.

DRAINAGE
All to BS8301 - 100mm Upvc drains laid to 1:40 fall and surrounded in 150mm pea shingle. Inspection chambers to be in preformed Upvc diameter to suit depth in accordance with manufacturers specifications. Masonry manholes to be formed on 150mm concrete base with 225 semi-eng bwk 600x 750mm internal chamber size with med-duty galv cover and frame. Soakaways, where applicable, to be min. 1m3 filled with clean well broken brick rubble and sited at least 5m from any building.

SANITARY PIPEWORK
To BS5572 - All in Upvc. Ext'g 100mm dia. svps , 38mm dia. sink wastes, 50mm dia. combined wastes, all with 75mm deep seal traps and rodding access for cleansing purposes at bends.

RAINWATER GOODS
100mm dia. h.r. Upvc gutters into 63mm dia. downpipes discharging into sealed rainwater gullies.

STEELWORK
All steelwork to be intumescent painted to achieve 1/2hr fire resistance or encased in 2 layers of 9.5mm plasterboard laid staggered joint and with 5mm min. lightweight plaster internal finish. Sizes and connection details indicated on plans and from Engineers details where provided.

EXISTING CONSTRUCTION
Any existing walls, floors, lintols, beams or foundations subject to additional loading to be checked for adequacy and strengthened or replaced where necessary.

VENTILATION
Opening ventilation to be min.1/20th of the floor area provided by doors and windows. Background ventilation provided by trickle vents in frame head of equivalent areas of 2500mm2 to kitchen & utility room and 5000mm2 elsewhere to habitable rooms. Mechanical ventilation required to kitchen via cooker hood (30 litres/sec) and utility room (30 litres/sec) both ducted to external air.

GLAZING
All glazing panels in critical locations marked (s) on elevations to be glazed in safety glass in accordance with BS 6206

WINDOWS / DOORS
Upvc or Aluminium frames fitted with soft coated low-E, 90% argon filled double glazed sealed units with min. 16mm warm edge spacer bars to achieve 1.4 U value to windows and 1.4 U value to doors. Openings fitted with draughtseals at edges and two position locking stays.

SPACE HEATING
Existing balanced flue gas boiler to be retained or if replaced to be a condensing boiler (min. SEDBUK rating 92% or 'A' rated) where location is suitable All pipework in unheated areas to be fully insulated. Boilers to be fitted by a Gas Safe registered installer and an installation certificate is to be provided

MEANS OF ESCAPE
Mains connected, interlinked, battery backed smoke detectors to BS5446.Pt1 provided in hall and on first floor landing as indicated on plans.

ELECTRICAL INSTALLATIONS
All works to be designed and installed in accordance with BS7671:2001. Works requiring notification under Part P of the Building Regulations should be carried out by competent persons registered with an electrical self-certification scheme and they should supply the owner with an Electrical Installation Certificate on completion of works. All new light fittings to be energy efficient type, fitted with energy efficient bulbs

GENERAL INFORMATION
These plans are prepared for Local Authority approvals only. All works to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice and Manufacturers instructions. Figured dimensions to take precedence over scaled dimensions. All dimensions to be checked on site by contractor prior to commencement of work. Site supervision of the project is not being carried out by the Agent. Gas, water and electrical installations to comply with the relevant statutory regulations. Where the Party Wall etc. Act 1996 applies to the proposals the applicant shall ensure that the necessary notices and consents have been obtained prior to commencement of work. Any works commenced prior to approvals having been obtained are entirely at the owner's risk.

PROPOSAL:
SINGLE STOREY REAR AND SIDE EXTENSIONS

LOCATION:
29, PLEASANT DRIVE, BILLERICAY, CM12 0JL

DATE: MARCH 2021

SCALE: 1:50, 1:100 (AT A1)

DWG. No. CC / 04 / 21