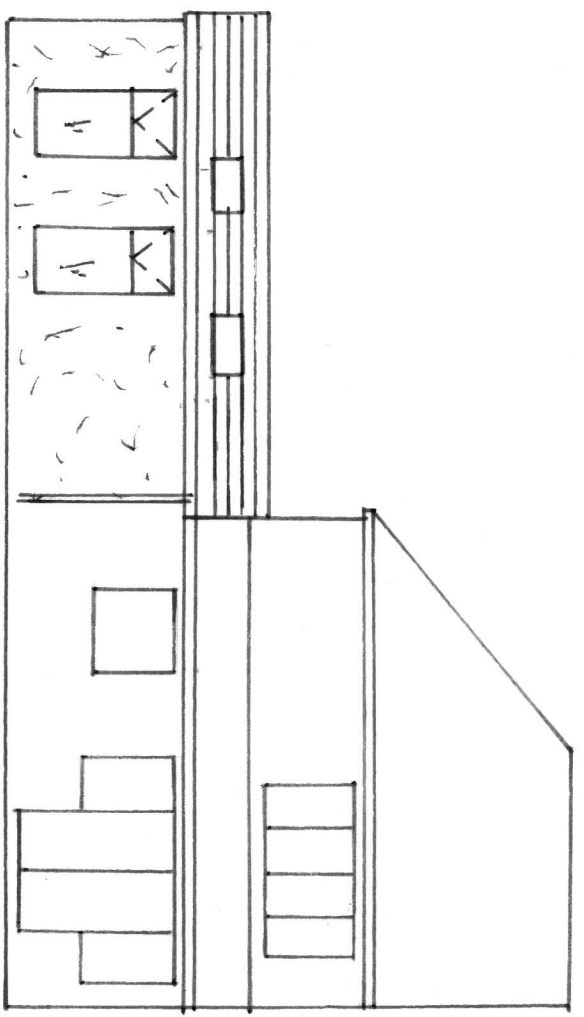
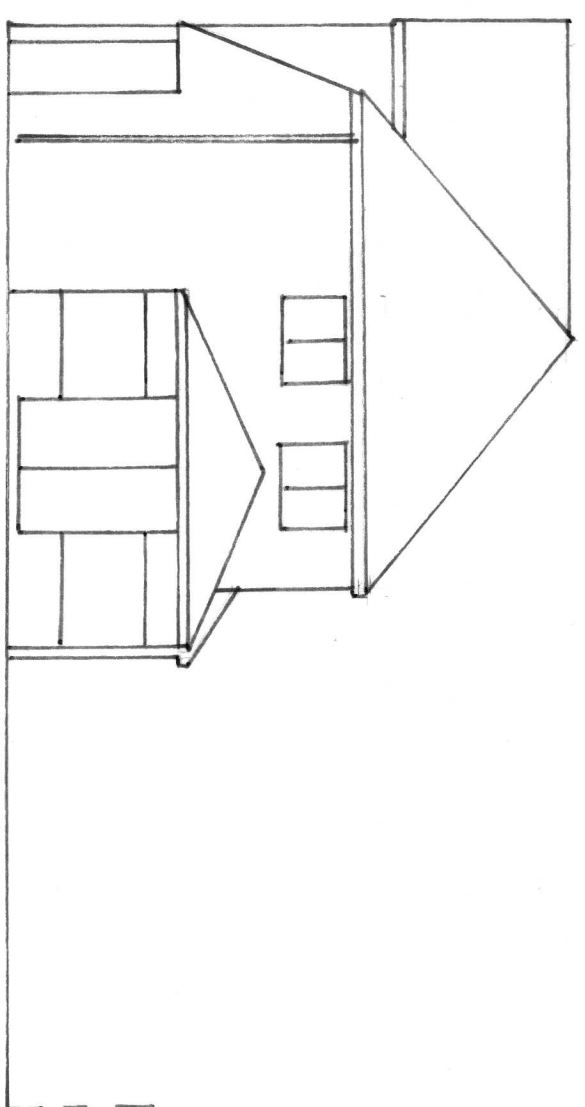


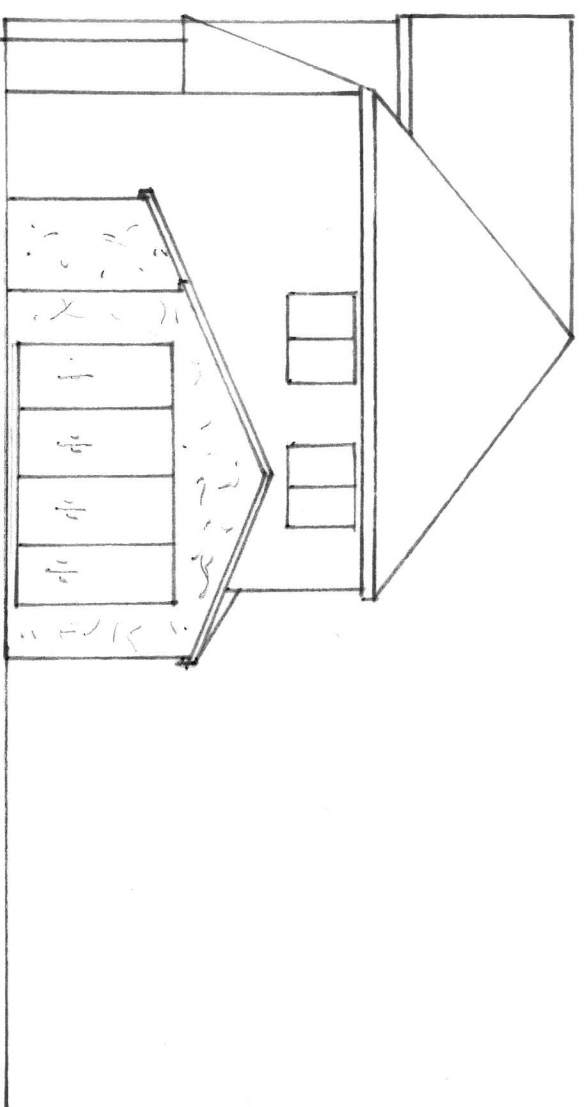
Existing Rear Elevation



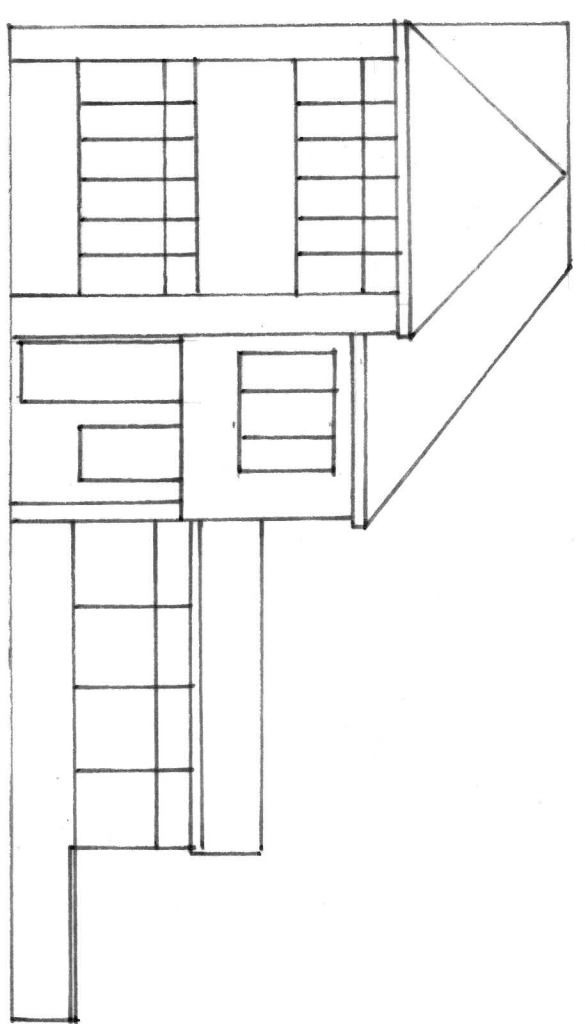
Proposed Rear Elevation



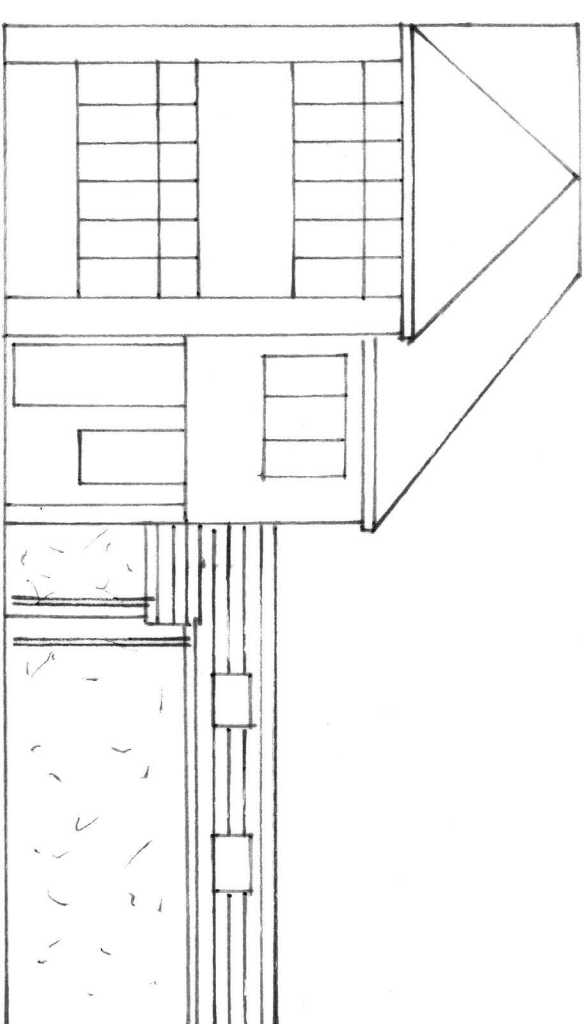
Existing Side Elevation



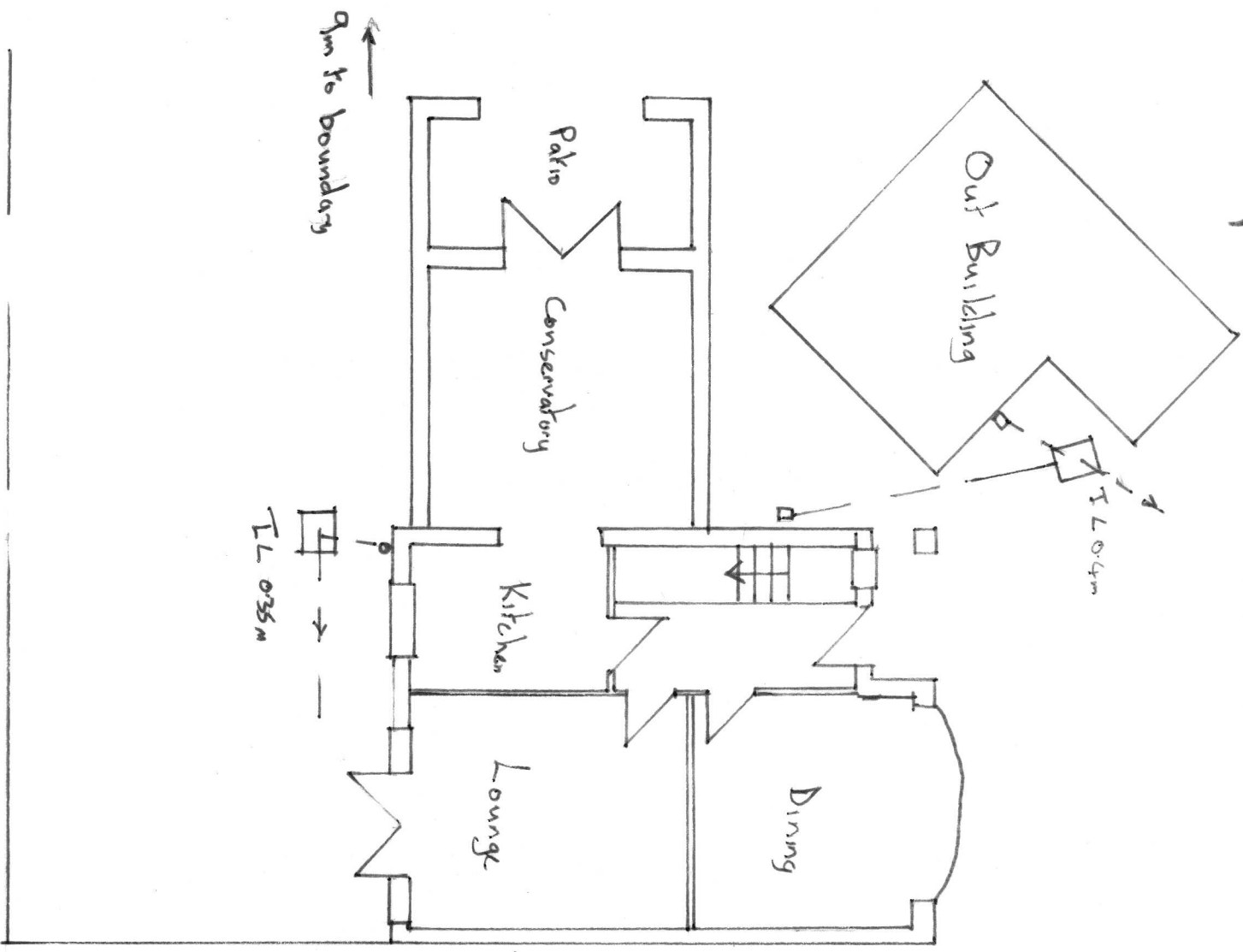
Proposed Side Elevation



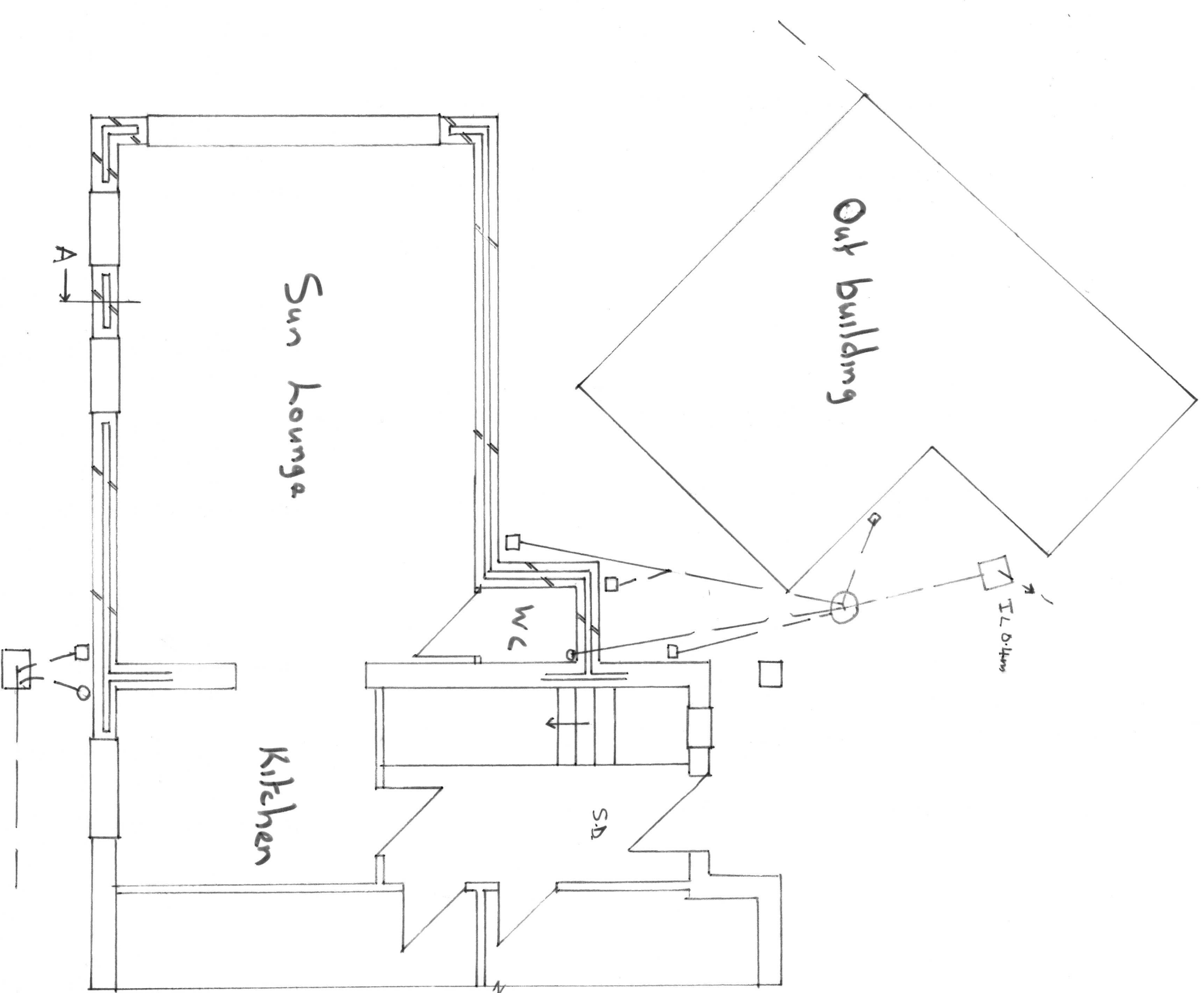
Existing Front Elevation



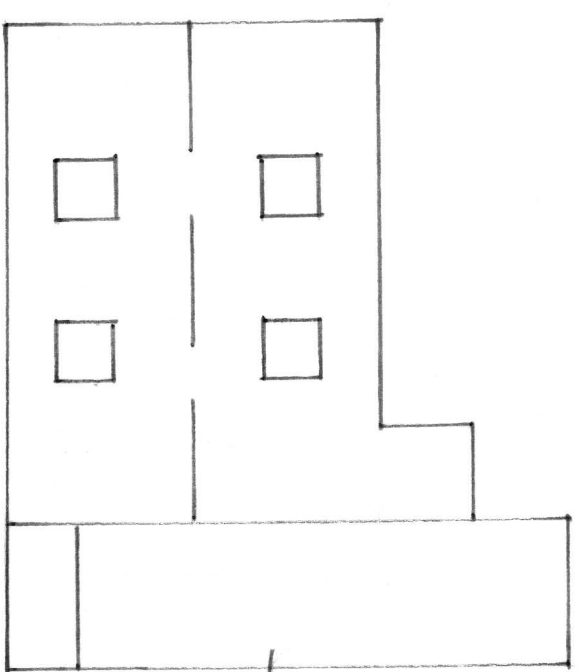
Proposed Front Elevation



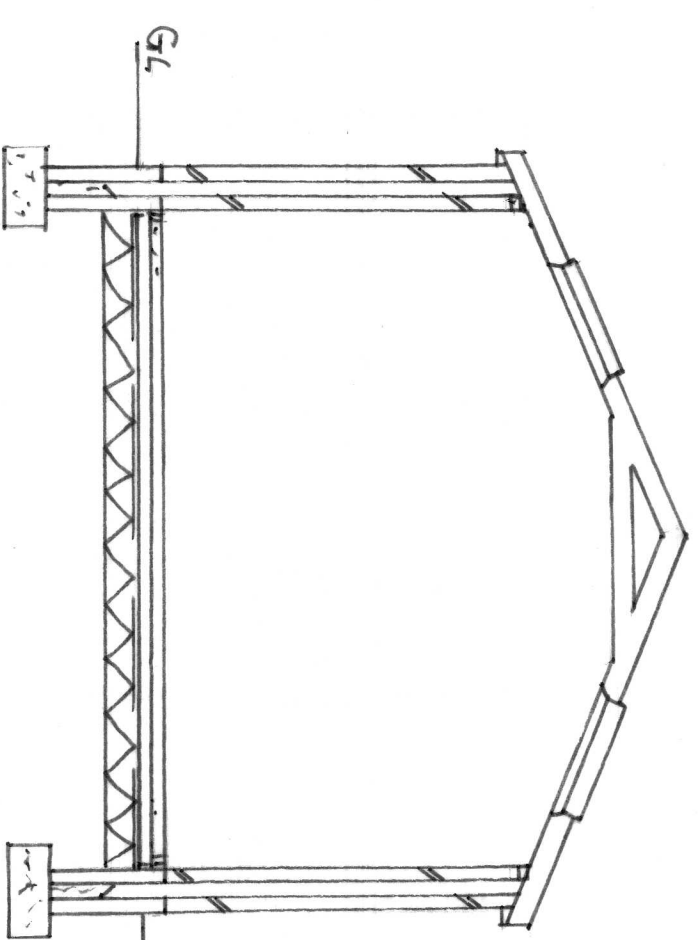
Existing Ground Floor Plan



Proposed Ground Floor Plan



Roof Plan



Section A

Foundations: 600x300mm concrete foundation 900mm deep or to the existing basement foundation for BS:5328. 94kPa foundation below any drain runs and finished with 150x100mm r.c. piles over. Provide 35N concrete slabwork below ground level with lean mass cavity fill 225mm below the lowest DPC with the external DPC 150mm above ground level.

Walls: Rendered 100mm 35N concrete blockwork with 100mm cavity filled with 100mm Ductum insulation with 100mm thermal break over. Slope 0.125/100 with 125mm plasterboard left and right with skin finish. Skewer steel walltie to BS1189, 750mm length, 450mm vertical, staggered and 215mm to centre. Fully fixed new walls to existing masonry cavity with uncoated vertical DPC to masonry. Existing masonry (890 level) to external opening to manufacture landing doors with 125mm plasterboard and skin finish, with 150x100mm r.c. lintel over the w.c. door opening.

Floor: 100mm concrete slab on 100mm Kingspan K7 insulation with 25mm granular subgrade on 1500g DPM topped with the inner DPC and cavity DPM on maximum 150mm and 100mm concrete slabs with the new floor level with the existing floor.

Roof: Monkey Back or similar roof to mechanically fixed to manufacture guidelines on 50x25mm treated timbers on Tylex waterproof membrane on manufactured roof trusses with all bracing details nailed by the diagonal on 100x50mm treated wallplate with sloping down slope of 1/8 in eaves and external roof eave over 3m eaves at 1.5m eaves and on 50x50mm rafter with 125mm plasterboard and then ceiling. Provide 100mm Kingspan K7 insulation between the rafters and ceiling with 50mm air space between the insulation and Tylex with 25mm Kingspan K7 lead across the rafters and ceiling with 125mm plasterboard and skin finish. Provide 150mm metal flashing with cavity trap over to the wall/roof abutment. Provide 100mm r.c. verge and 100mm uPVC gully and downpipes to match existing.

Drainage: Provide suitable BS15 gully on unventilated and 110mm high stack stack fitted with a Surge valve in 100mm uPVC drainage with 150mm granular bed and surround with 100mm concrete surrounding over lead to 1:40 falls. All wastes to be fitted with 75mm deep sealed traps.

Ventilation: Openings to the minimum 20 of the room floor area, fitted with 8000mm² trickle vents. Provide unobstructed extraction to the w.c. ducted to the external air with a 5 minute overrun at 150litre per second. All new glazing to be Polystyrene X double glazed or glass filled with in fully insulated frames to 1:4 w.p.f.c. with all glazing in critical locations to be safety glass. NB: Ensure there is light and cold water to the w.c. through hand basin.

General: Ensure there are means of escape leads made obvious at the top and bottom of the existing staircase with leading back up electrical layout to be agreed with the client including 75% energy efficient fittings installed to Part P by a certified electrician. Heavy engineer to set out the new masonry including alternative values with location agreed with the client. Builder to make good all finishes and agree final landscaping details with the client.

20, Keominster

Side Single Storey Extension

Scale 1:50 and 1:100