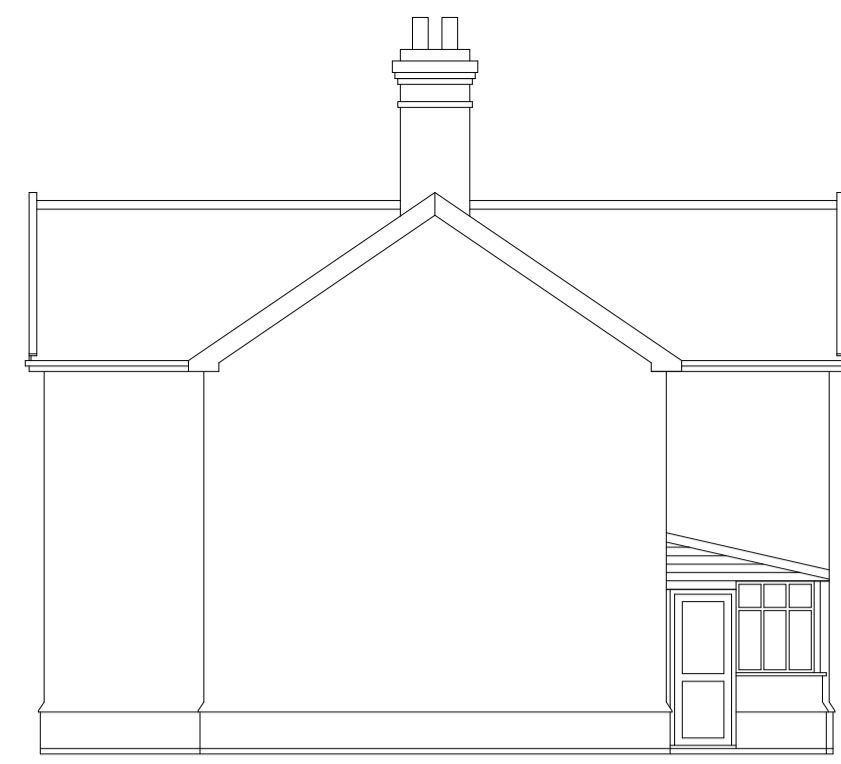




EXISTING SOUTH EAST ELEVATION. 1:100



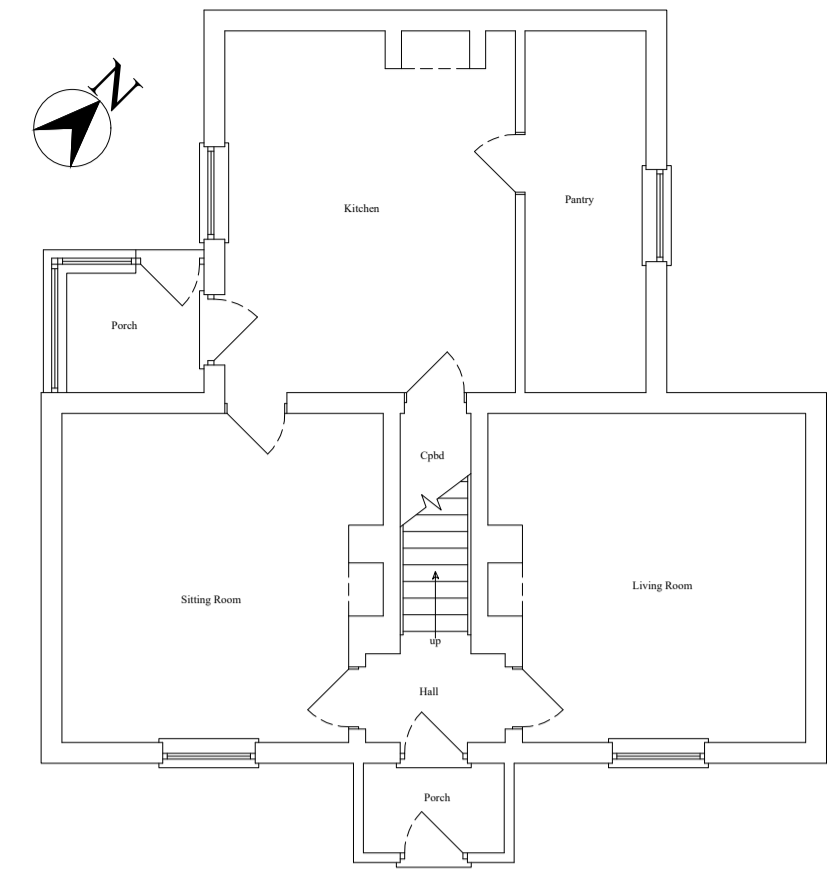
EXISTING SOUTH WEST ELEVATION, 1:100



EXISTING NORTH WEST ELEVATION, 1:100



EXISTING NORTH EAST ELEVATION. 1:100



EXISTING GROUND FLOOR PLAN 1:100



PROPOSED SOUTH EAST ELEVATION. 1:100



PROPOSED SOUTH WEST ELEVATION, 1:100



PROPOSED NORTH WEST ELEVATION, 1:100



PROPOSED NORTH EAST ELEVATION. 1:100

Foundations are to be min 600mm wide x min 300mm thick Gen 1 strip foundations min 900mm deep onto an undisturbed subsoil layer, if building in clay subsoil near trees the foundation depths are to be taken from the NHBC Table 4.2 and agreed on site with the Building Inspector.

Masonry below ground is to be 302.5mm overall thickness with an outer skin of 102.5mm facing bricks, 100mm cavity filled to min 225mm below DPC with lean mix concrete and an inner skin of 100mm dense concrete blocks, all bedded in 4:1 sand and portland cement mortar.

Ground floor is to be 75mm sand and cement screed on 1 layer of 500g vapour control membrane on 110mm of Jabfloor 100 on 100mm of Gen2 oversite concrete with 1 layer of A142 reinforcement at mid depth on 1 layer of 1200g Visqueen DPM on 150mm of mechanically compacted and sand blinded Type 1 granular material. The dpm is to be linked into the wall beneath the dpc.

Masonry above Dpc is to be an outer skin of 102.5mm facing bricks bedded in 6:1 sand and portland cement mortar, a 100mm cavity full filled with Crown Dri-therm cavity batts and an inner skin of 100mm Durox Super Block or similar. Ancor stainless steel wall ties are to be provided at 900mm c/c horizontally and 450mm c/c vertically, the ties are to be sufficiently long as to cross each masonry skin by min 75mm, ties are to be positioned 225mm c/c vertically 300mm back from unbonded window and door reveals, Fur fix wall starters are to be provided at the junctions with the existing walls, the inner face is to be provided with 12mm thick render and skim plaster.

Windows and doors are to be white Upvc framed to match the existing with 28mm double glazed sealed units, any glazing to doors, side lights to doors and within 800mm of floor level are to be safety glass, all frames are to be set back 30mm over the cavity, all reveals are to be closed with thermate cavity closers or returned in block work onto 1 layer of Damcor insulated DPC, background ventilation equal to at least 5000mm<sup>2</sup> is to be provided to the room by trickle ventilator strips in the window and door heads, purge ventilation is to be provided to the room by means of opening doors and windows equal to at least 5% of each rooms floor area.

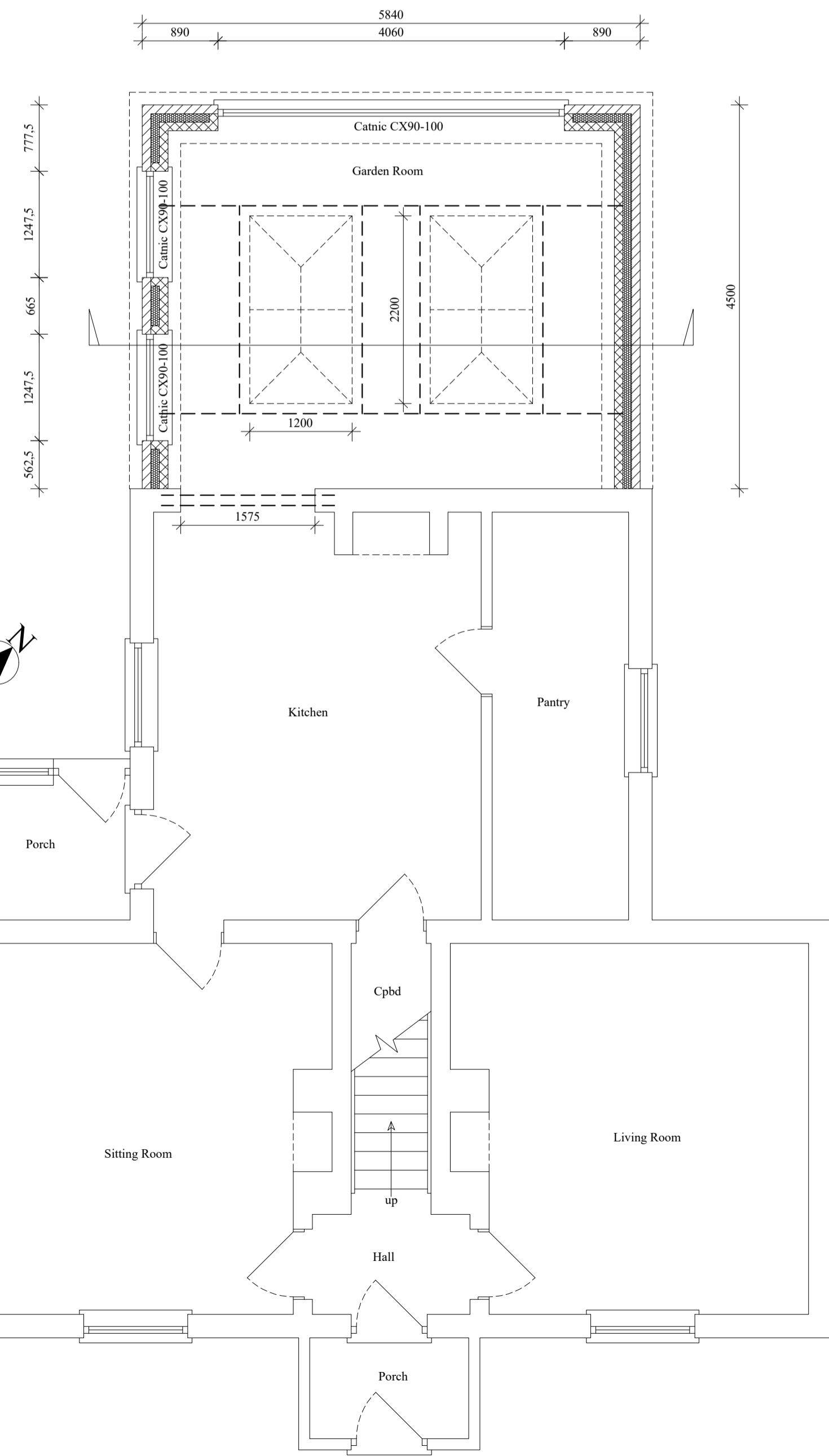
Heating will be from an extension of the existing system, any new radiators will be fitted with Thermostatic valves.

The electrical installation is to be carried out by a Part P registered installer who will provide certification showing compliance with Part P prior to completion, 100% of all light fittings are to be energy efficient providing at least 45 lumens per circuit watt.

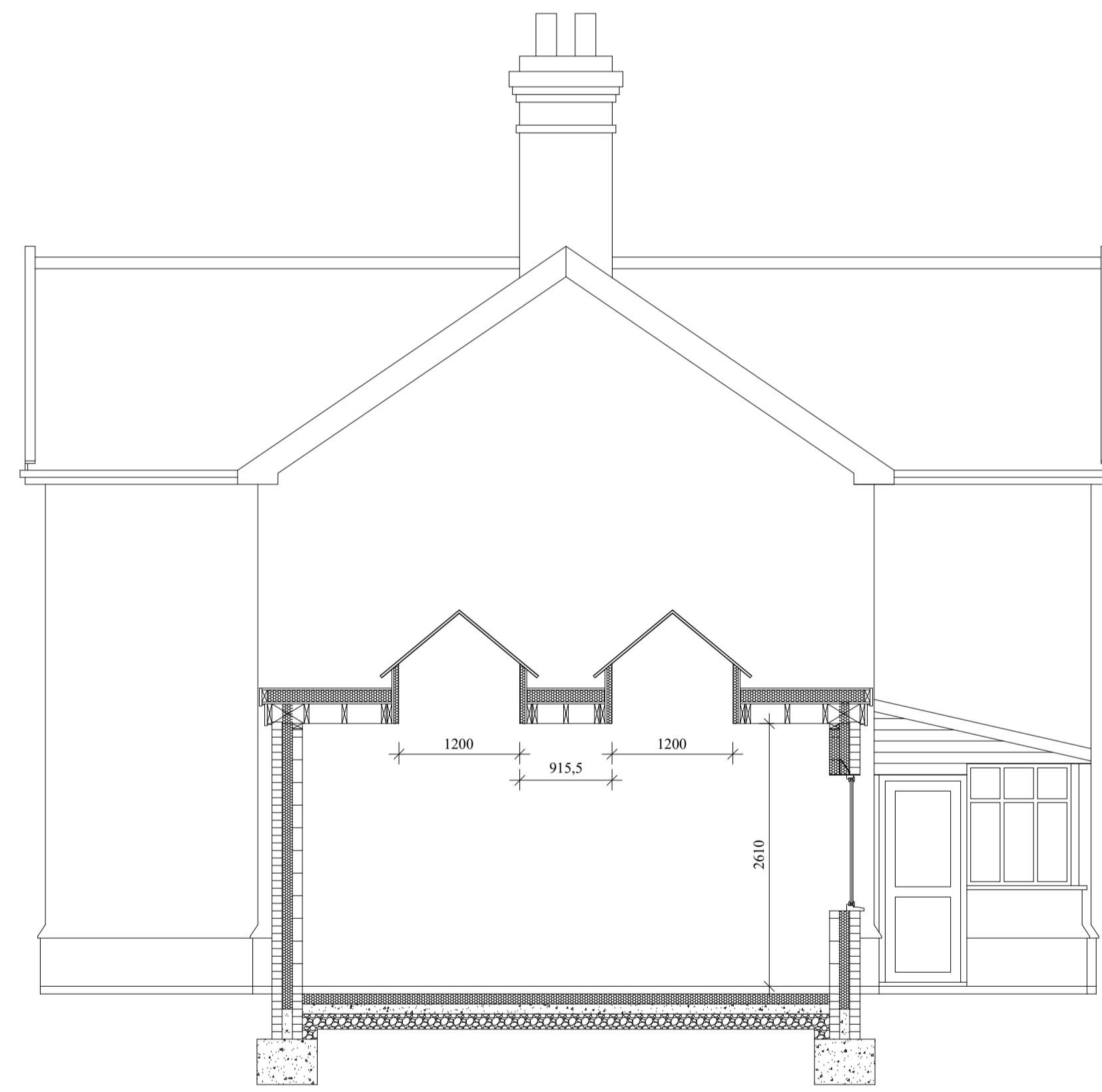
The roof is to be a three layer reinforced bitumin system on 19mm t&g OSB on 150mm of Jabroof 100 on Alutrix 600 vapour control membrane which shall continue up the existing rear wall of the house and the lantern up stands on a 19mm t&g OSB deck on firing pieces on 47x170mm C24 joists at 400mm c/c on 50x100mm treated soft wood wall plates on the inner cavity wall leaf, thermally broken mechanical fixings shall be provided through the entire roof thickness and into the top of the flat roof joists by at least 75mm, 3x30x1500mm galvanized wall plate straps are to be positioned at max 1500mm c/c, the ceiling beneath is to be skim plaster on 12.5mm plasterboard, the lantern trimming is to be designed by a Structural Engineer.

The lintels over the new opening into the kitchen are to be 2no 75x100mm reinforced concrete lintels with min 150mm end bearings, the underside is to be clad with 15mm plasterboard and skim plaster.

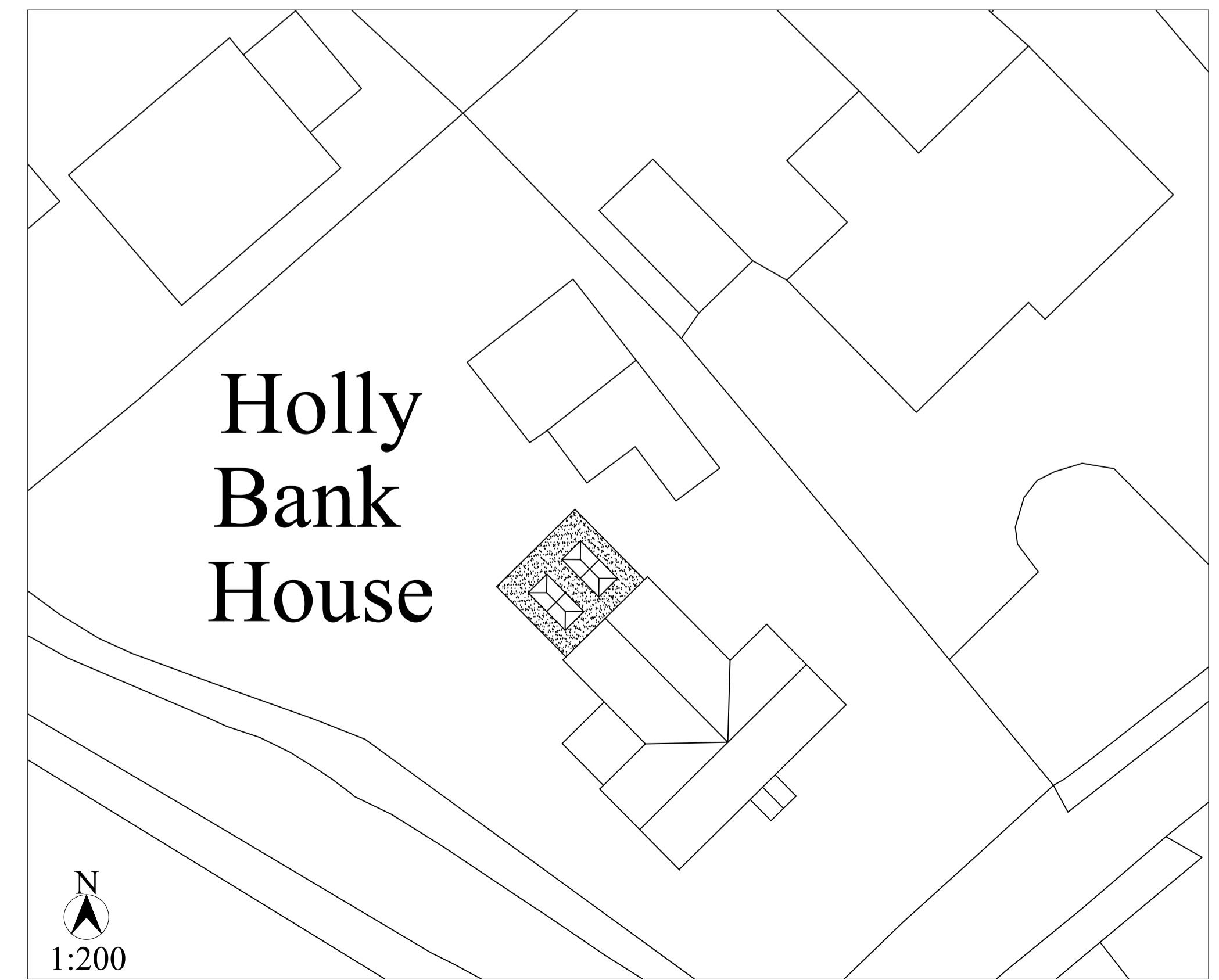
Surface water shall be disposed of by a rubble filled soakaway at least 5m from any part of the building and be approx 2m<sup>3</sup> volume below the discharging pipes.



PROPOSED GROUND FLOOR PLAN 1:50



SECTION 1:50



Holly Bank House



PROPOSED PLANS, AND ELEVATIONS FOR A SINGLE STOREY REAR EXTENSION AT HOLLY BANK HOUSE HOXNE ROAD SYLEHAM FOR Mr & Mrs HOLLAND  
 SCALE: 1:200, 1:100 & 1:50  
 dwg no: 703, 3rd Aug 2021 REV.  
 MICHAEL RAYNER ARCHITECTURAL  
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