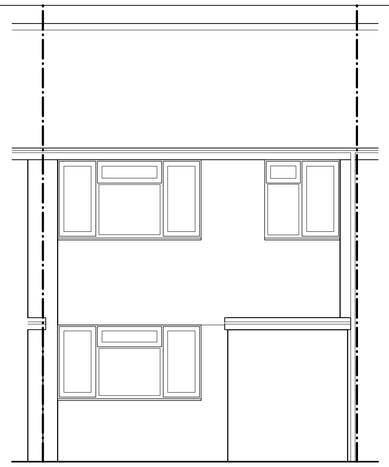
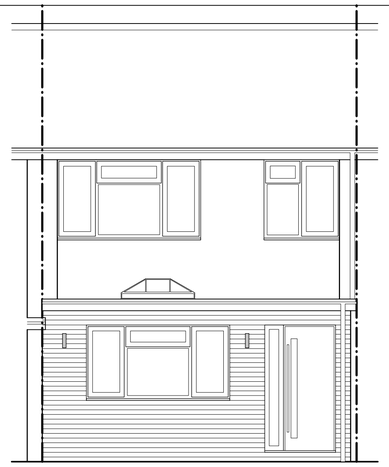
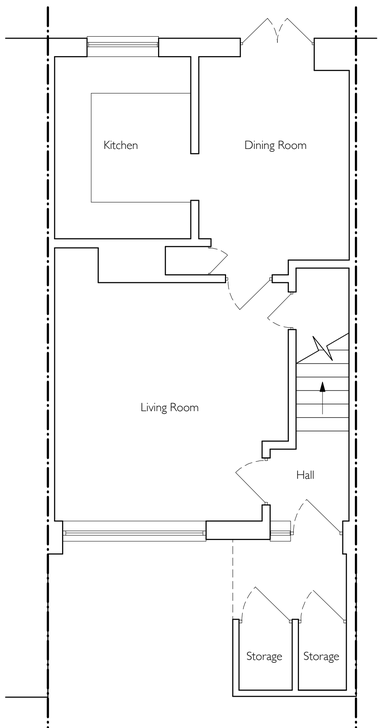


Front Elevation as Existing

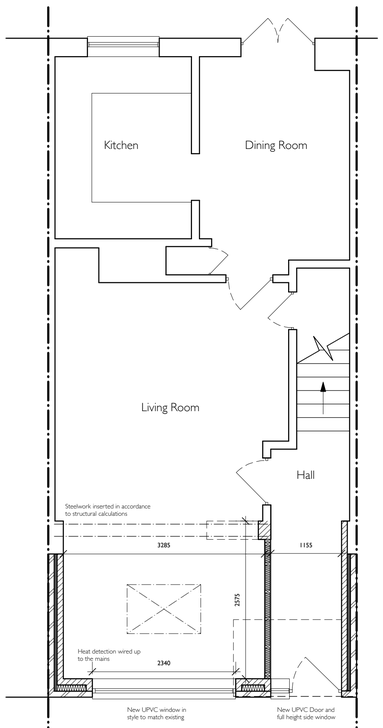


Front Elevation as Proposed

ELEVATIONS @ 1:50



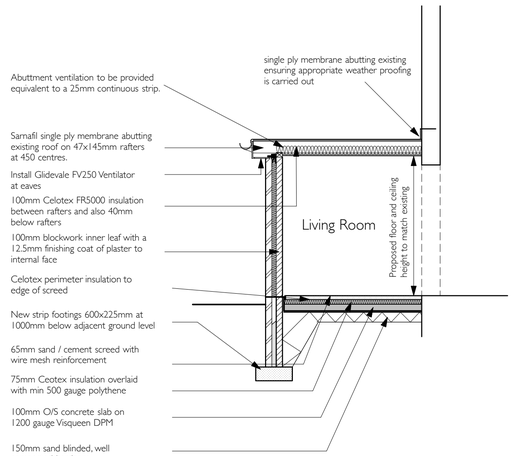
Ground Floor as Existing



Ground Floor as Proposed

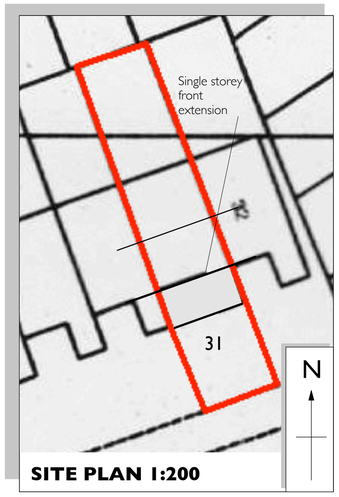
FLOOR PLANS @ 1:50

0 1 2 3 4 5m

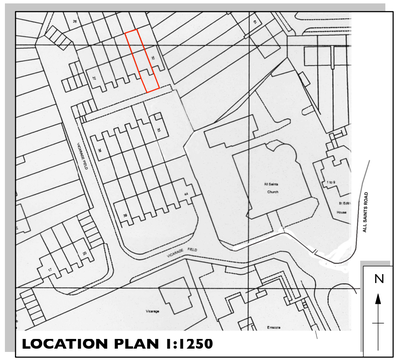


Section as Proposed

SECTION @ 1:50



SITE PLAN 1:200



BUILDING REGULATION NOTES

Foundations
- New foundations to be strip footings of 1:2:4 mix concrete, 600x225mm deep to new cavity walls at a minimum depth of 1000mm below adjacent ground level.
- All foundations to be to the satisfaction of the local authority.

Ground Floor
- To achieve a U value of 0.22w/m2k
- New floor to to be 65mm sand / cement screed with wire mesh reinforcement on 75mm Celotex GA4075 insulation on 100mm C/S concrete on 1200 gauge Visqueen DPM on 150mm sand blinded, well compacted hardcore. Insulation boards to be overlaid with min 500 gauge polythene vapour control layer.
- Provide 20mm Celotex TB4020 perimeter insulation to full depth of floor screed to eliminate cold bridging.
- All joints in DPM to be properly lapped and sealed. New floor to be at same level as existing house.

New External Walls
- To achieve a U value of 0.28 w/m2k (minimum requirement)
- Cavity walls to be 102mm facing brick outer leaf, in colour and texture to match existing house with 100mm cavity partially filled with 45mm Celotex CG4045 cavity insulation board (or similar approved) and 100mm Thermalite Shield blockwork inner leaf with 12.5mm plasterboard on dabs to internal face.
- Provide S/S wall ties to BS 1243:1978 at 450mm vertical and 750mm horizontal centres (staggered)
- Provide insulated DPC's to all openings within cavity walls using Type H1 cavity closers by Cavity Trays Ltd.
- New brickwork is to be tooth bonded with existing.

New Internal Stud Partitions
- To be constructed using 50x150mm tsw studs at maximum 450mm centres provide90mm celotex GA4000 between studs to achieve U value of 0.28W/m2K. Provide 1 layer of 12.5mm plasterboard - Gyproc Wallboard TEN or similar approved (min mass to be 10kg/m2) and skim to both faces.
- To achieve a U value of 0.29w/m2k for the existing garage wall fix 65mm Celotex PL4000 fixing with 25 x 47mm battens at 600 vertical centres with 25mm cavity between battens. Fixing in accordance with manufacturers instructions. Provide 1 layer of 12.5mm plasterboard - Gyproc Wallboard TEN or similar approved (min mass to be 10kg/m2) and skim to face.

Roof to front single storey extension
- To achieve a U value of 0.18 w/m2k
- Roof pitch to be a fall of 1:80 using tsw firrings.
- New roof construction to be Sarnafil single ply membrane abutting existing roof to be weather proofed to match existing, on 19mm WBP ply decking on 47x145mm C.16 joists at 450mm, Joists to be doubled up around Rooflight. Joists to be supported at eaves on 100x75mm SW wallplate. Wallplate to be strapped down to walls using 1200x300x6mm MS straps at 900mm centres.
- Install Glidevale FV250 Ventilator at eaves, fixed in accordance with manufacturers instruction
- Abuttment ventilation to be provided equivalent to a 25mm continuous strip.
- Provide 100mm Celotex FR5000 insulation between rafters with 40mm Celotex FR500 under joists with 12.5mm plasterboard and skim to finish.
- Provide minimum code 4 lead apron flashing at abutment of wall with new roof, 75mm minimum upstand turned into brickwork joint by 25mm and wedged at 450mm c/s. Apron to extend down roof slope by at least 150mm. Lead to dress over proposed flat section of roof and dressed over roof slope as indicated.

Ventilation
- New windows to provide trickle ventilation of 5000mm2 to habitable rooms and 2500mm2 to all other rooms.
- Provide ventilation at the opening of the eaves equivalent to 10mm strip and 5mm strip at high level.

Drainage
- Provide new 100mm Upvc gutters with 75mm downpipes as indicated.
- Drains to be laid at minimum falls of 1:40.
- New rainwater pipes to connect to new soakaway at a minimum of 5m from any foundations all to satisfaction of Local Authority. New rwp's to have roddable access gullies.
- Any existing drains running beneath new extension to be encased in concrete, to the satisfaction of the Local Authority.
- Concrete lintols are to be provided where drains pass through walls.
- **NOTE** : *Allowance is to be made for carrying out of percolation tests to determine the size and construction of the new soakaway, all in accordance with Building regulation requirements and procedures.*
- *Existing drainage routes are unknown and are to be confirmed following commencement on site, all connections to be to full approval of building control.*

Glazing
- New windows,doors and rooflights to achieve a U value of 1.6w/m2k, to be upvc with toughened safety glass as necessary in accordance with Doc N of the Building Regulations.
- Windows and doors will have draught stripping and the building will be built in an airtight manner.

Lintels
- New lintels to be Catnic :
- New steel work and lintels to have 30 minute fire resistance, encased in 15mm glass roc fire case s.
- All lintels to have minimum end bearings of 150mm unless indicated otherwise. Limit thermal bridging by providing insulation batts to all combination lintels in cavity walls.
- CGE90/100 lintel over new front Living room window.
- CGE90/100 lintel over new front Hall door and window.
- EStructural steels to be installed in accordance with Structural Engineers calculations

Services
- New radiators to be fitted with thermostatic radiator valves.
- New electrical installation to be in full accordance with part P of the Building Regulations. Electrical installation is to be in full accordance with and certified to BS 7671.
- Provide new smoke and heat detection wired up to the mains.

Energy Conservation

Continuity of insulation and air tightness

The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door openings. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. Therefore it is proposed to adopt design details such as those set out in the TSO Robust Details catalogue.

Nb: All dimensions must be checked on site before proceeding.

Proposed Single Storey Front Extension at 31 Vicarage Fields, Warwick, CV34 5NJ

Scale : as stated (at A1)

Date : March 2022

Drawing Title : Plans & Elevations

Drawing Number : JC/IH/01

Rev: A - Location Plan amended to include All Saints Rd junction