



scale 1:50

**SOCKETS AND SWITCHES**

Low level socket outlets to be positioned 450mm above finished floor level.  
Switch outlets to be positioned 1050mm above finished floor level.

**EXTERNAL WALL LINTELS**

Catnic Cougar range (or similar approved) insulated galvanised steel lintols (to BS5977) to Manufacturers schedule, built in with min. 150mm end bearing to each side. Lintel schedule to be submitted to the Structural Engineer for approval.

**FIRE PROTECTION TO STEEL BEAMS, COLUMNS & LINTELS.**

All exposed steel lintels to be encased in 15mm thick two coat plaster, or 2no. layers of 12.5mm plasterboard with taped & staggered joints and skim finish, to give equivalent to 1 hour fire resistance.

**RAINWATER GOODS**

100mm black pvcu or similar approved half round black gutters with wire cage fitted over pipe outlets, discharging into 68mm circular matching black pvcu downpipes externally.

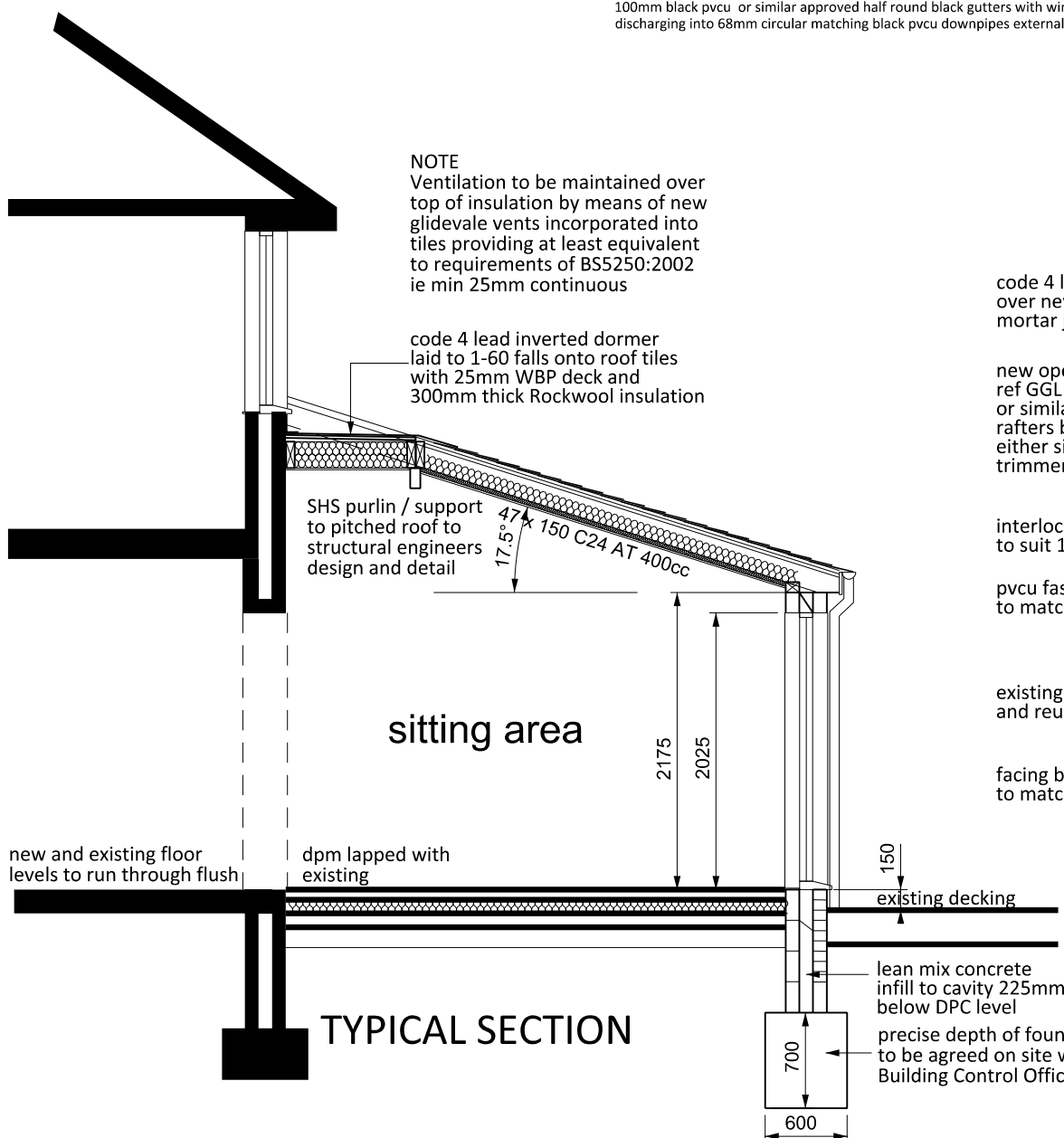
**NOTE**  
Ventilation to be maintained over top of insulation by means of new glidevale vents incorporated into tiles providing at least equivalent to requirements of BS5250:2002 ie min 25mm continuous

code 4 lead inverted dormer laid to 1-60 falls onto roof tiles with 25mm WBP deck and 300mm thick Rockwool insulation

SHS purlin / support to pitched roof to structural engineers design and detail

sitting area

**TYPICAL SECTION**



code 4 lead flashing dressed over new roof and chased into mortar joint, wedged and repointed

new openable velux rooflight ref GGL FK06 type electric opening or similar approved with doubled up rafters bolted together either side of opening to act as trimmer to opening

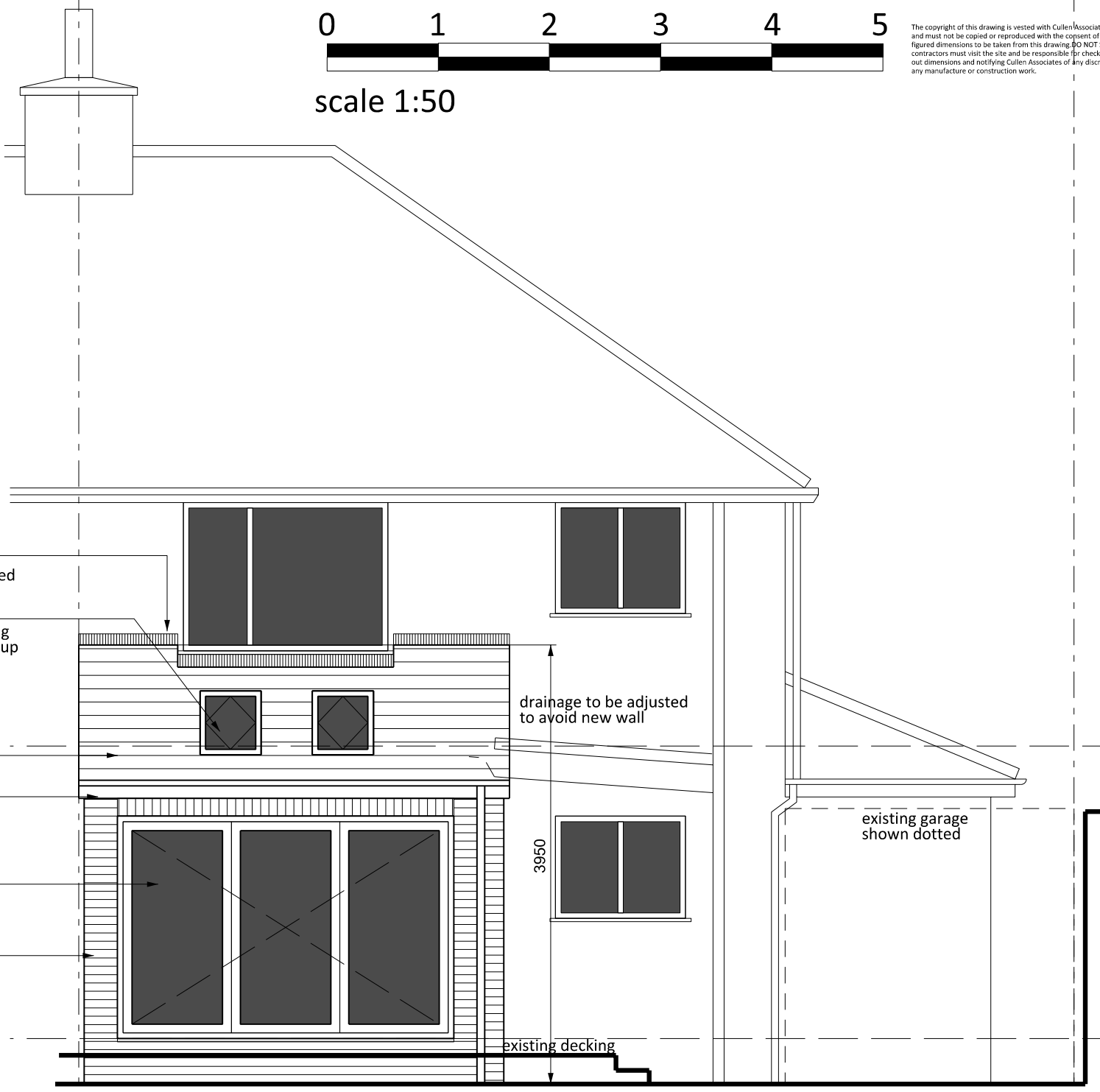
interlocking concrete tiles to suit 17.5 degree pitch

pvcu fascia and rainwater goods to match existing

existing bi-folding doors retained and reused in new extension

facing brickwork to match existing

**REAR ELEVATION**



**BUILDING DRAINAGE**

1. Building drainage shall comply with BS 8301 1985 and the Building Regulations 2000 part H.
2. All building drainage shall be 100mm diameter unless shown otherwise.
3. All building drainage shall be clayware to BS EN 295 or uPVC to BS 4660 with Class B or Class S bedding unless shown otherwise.
4. All pipes under buildings without suspended floors shall have Class S bedding.
5. Concrete protection shall be provided to all uPVC pipes with less than 600mm cover and to all clay pipes with less than 300mm cover.
6. Where a pipe passes through a wall an opening is to be formed through the wall to give at least 50mm clearance around the pipe. Brickwork over shall be supported by a lintel. The opening is to be masked each side of the opening with rigid sheet material. Pipes embedded in walls shall have a joint formed within 150mm of each wall face. A rocker pipe of maximum 600mm length shall be used to continue the pipework.
7. Where a pipe trench is within 1m of a building it is to be filled with concrete up to a level below the building equal to the distance from the head of a surface water drain is to be set 450mm below finished ground level unless shown otherwise.
8. The invert level of a rodding eye at the head of a surface water drain is to be set 450mm below finished ground level unless shown otherwise.
9. If on site inspection pipes pass through foundations, pipes are to be ducted through 200mm dia. vitrified clayware pipe with sand packing inside larger dia. pipe, with larger dia. pipes encased in 150mm thick concrete.
10. All rainwater downpipes to discharge into trapped sealed gulleys

**HEATING CONTROLS**

There shall be a room thermostat or thermostatic radiator valves or any other equivalent form of sensing device, to control the output of the heating system  
new extension heating type to be polypipe underfloor heating off separate manifold and heating zone

**FOUNDATIONS**

600mm wide concrete trench fill foundations at a depth to be agreed on site with local authority building control officer. If on site inspection ground conditions dictate special foundations. Structural Engineer to be appointed to design & detail foundations. Min mix of concrete to be ST1, in strict accordance with BS5928 1981, foundation trenches to be well tamped prior to pouring of concrete

**LEAD FLASHINGS**

Code 4 lead flashings (to BS1178), minimum 150mm upstand where roof abuts dormer windows. Top edge to be dressed under window cill minimum 25mm and fixed with lead wedges. All leadwork to receive 2 coats of patination oil upon completion of work

**COLD AIR INFILTRATION**

To comply with Approved Document L 1.25 a-e.  
All doors and windows to have mastic seals at perimeter of openings externally and draft seals internally.  
Loft hatches to include draft seals.  
Service pipe penetrations to be sealed.  
Concealed services to be sealed where they penetrate floors and ceilings.

**WINDOWS**

PVCU window frames, in white to match existing  
All windows to habitable windows to be fitted with trickle ventilators.  
Opening lights to be not less than 1/20th of the rooms floor area and open more than 30°, to provide rapid ventilation.  
All cills and thresholds to project over brickwork to prevent ingress of water and cold bridging.  
All window and door frames to be fully draught stripped and all new glazing to comprise of sealed double glazed units of low emissivity type glass with minimum 16mm air gap in between panes of glass, ensuring a maximum U value of 1.6 W/Msq Deg c

Client

JOHN CRAIG

Project

13 WILLIAMS ROAD  
RADFORD SEMELE  
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Drawing Title

REAR ELEVATION  
AND SECTION

Drawn	Checked	Paper Size	Scale	Date
VC	W	A3	1:50	04-05-2022
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