

**Foundations:** 600x300mm concrete foundations minimum 900mm deep or to the existing lower foundations to BS 5328. Help any foundations below existing drain runs and protect with 150x100mm r.c. ducts over. Provide 35N concrete blockwork below ground level with lean mass cavity full 225mm below the lowest DPC with the external DPC 150mm above ground level.

**Walls:** Outer leaf blockwork to match existing 100mm cavity with Drifthorn 32 (100mm) in the cavity 0.032 w/mk with 100mm Thermoblock block inner leaf 0.15 w/mk with 52mm insulated plasterboard and skim (40mm insulation). Studwork solid wall to DD140, 750mm height, 4.50m vertical staggered and 215mm to reveal. Fully bond new walls to existing masonry cavity with unadvised vertical DPCs to reveal. Provide unadvised Partly 6890 slabs to external opening and R55 to internal opening to engineer's design with 125mm plasterboard and skim finish. Block up existing doors in 3.5N concrete blockwork. Remove chimney breast and wall as indicated R55 may be needed to support ceiling joists.

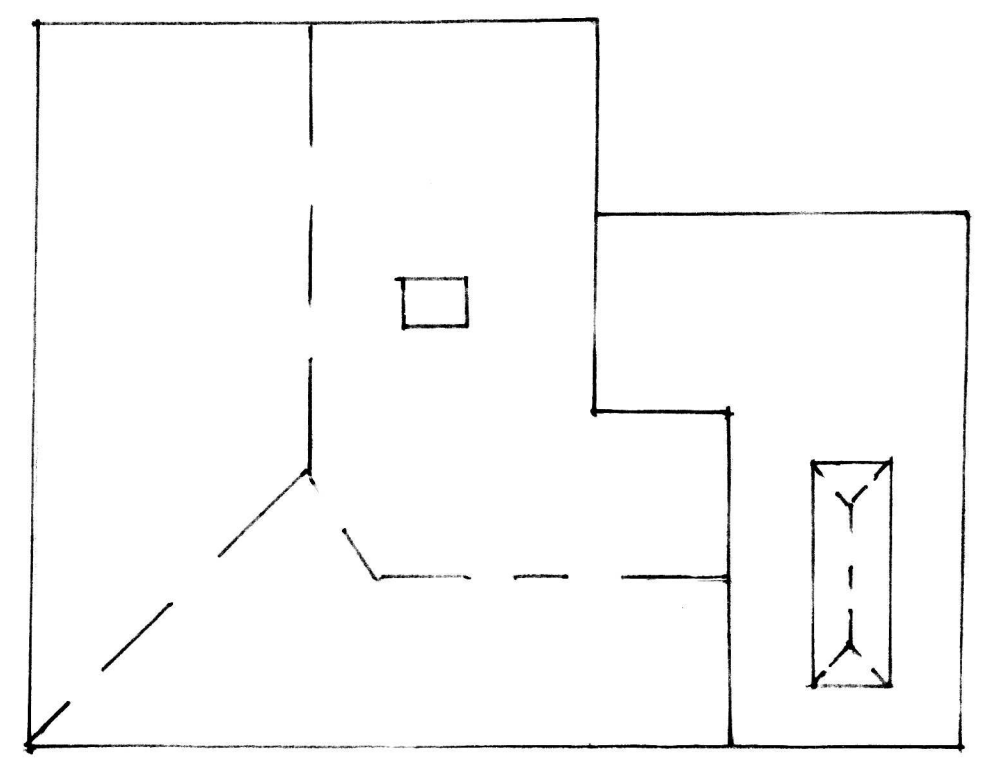
**Floor:** 100mm concrete slab on 100mm skeleton GA4000 insulation 0.18 w/mk with 25mm plaster upstand on 1500g DPM lapped into the inner DPC and existing DPM on min. 150mm sand blinding consolidated substrate.

**Drainage:** Provide suitable B.I.T. gully as indicated in 100mm uPVC pipework with 150mm gannular bed and surround with 100mm concrete haunching over lead to 1:80 falls.

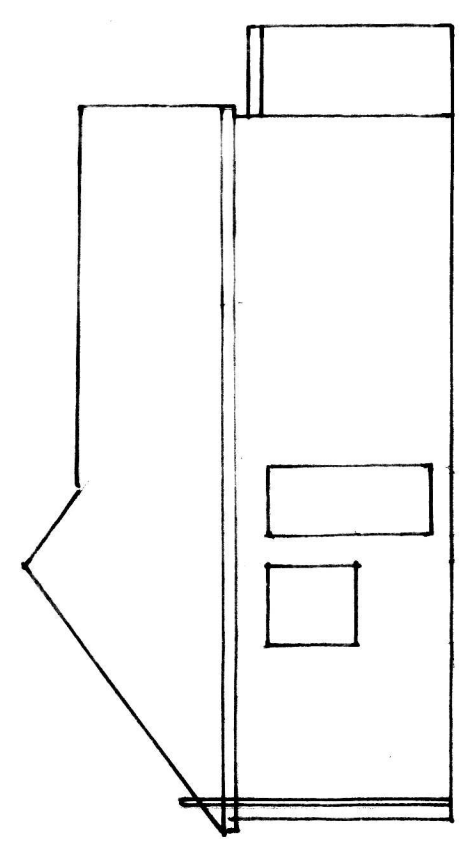
**Roof:** Rubbed roof felt with 150mm upstands with cavity trays over wall/roof eaves/abutments on 18mm WBP plywood or similar on 100mm skeleton GA2000 insulation 0.18 w/mk on 100 to 200mm framing level 90° to 200x50mm joists at 400mm centres built into the R55s and sealed on 100x50mm treated wallplate with lapping down strips at 1:8° centres and behind external steps over 3000 joints at 1.5m centres sealed on 50x50mm noggin. Provide 50mm skeleton GA4000 fixed between the joists as high as possible on 538x25mm treated battens with 12.5mm plasterboard and skim finish. Provide 100x50mm timber upstand to lattice light with studs at 400mm centres with 18mm WBP plywood and wallboard finish externally with 100mm skeleton GA4000 0.18 w/mk between the slabs with 52mm insulated plasterboard and skim finish. Provide 100mm uPVC gully and downpipe to match existing with heavy walling to be taken to the underside of the roof decking.

**Ventilation:** Opening needs to be min 1/20 of the room floor area fitted with 8000mm<sup>2</sup> frame ventilation. Existing bathroom windows to have escape routes min 750x450mm clear opening (0.33m<sup>2</sup>) with the sill height between 0.8 and 1.1m above floor level. Provide mechanical extraction to the kitchen ducted to the external air at 60litres per second. All new glazing to be Pilkington K double glazed argon filled units in fully insulated frames to 1:4 w/mk with all glazing in warmest location to be safety glass.

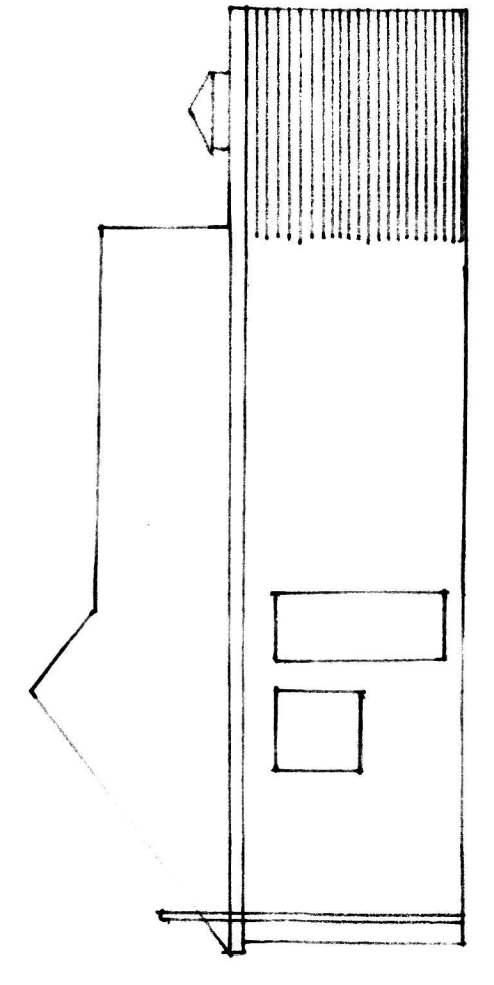
**General:** Provide mains operated locked master detectors and heat detectors as indicated with lighting track up electrical layout to be agreed with the client including 75% energy efficient lighting installed to Part P by a competent electrician. Heating engineer to size the new radiators including thermostat valves in locations agreed with the client. Builder to make good all finishes and agree final landscaping details with the client.



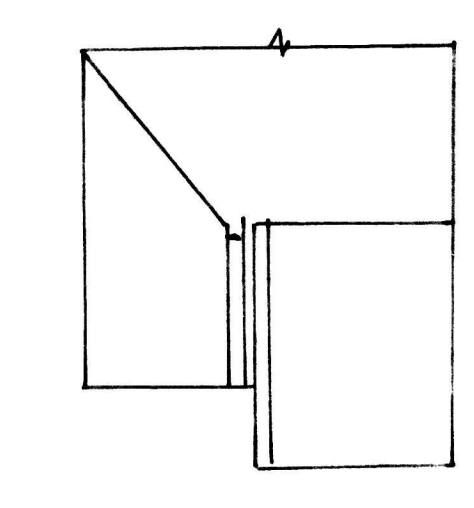
Roof Plan



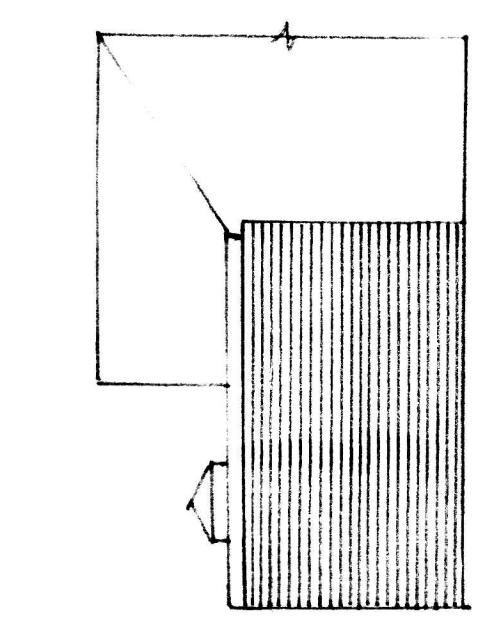
Existing Side Elevation



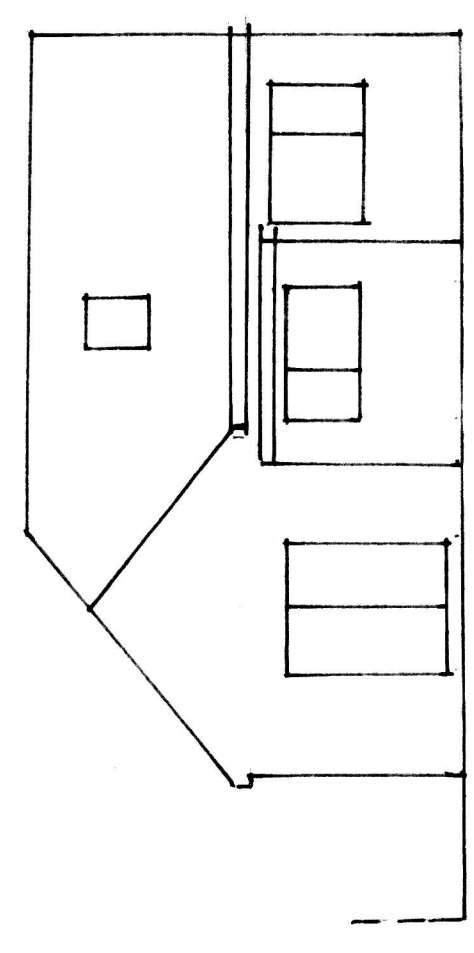
Proposed Side Elevation



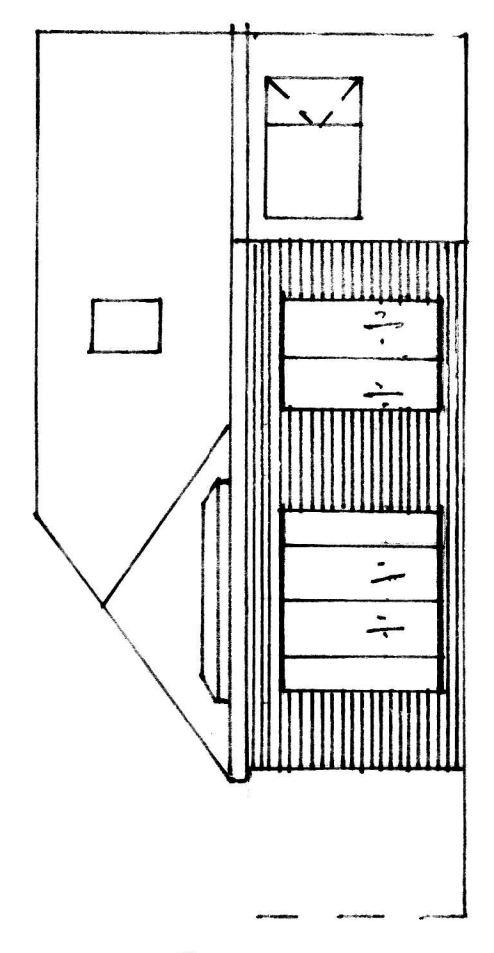
Existing Side Elevation



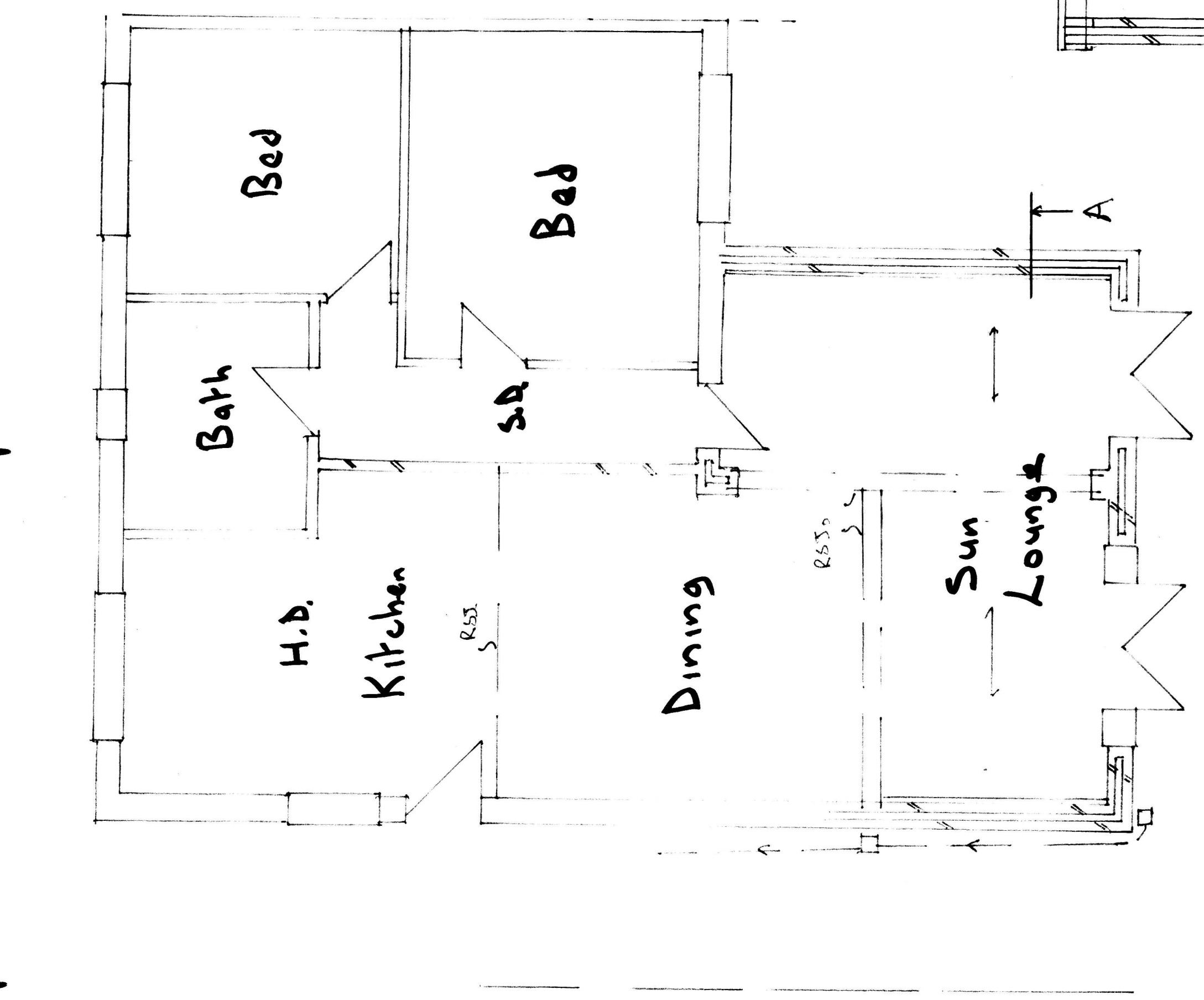
Proposed Side Elevation



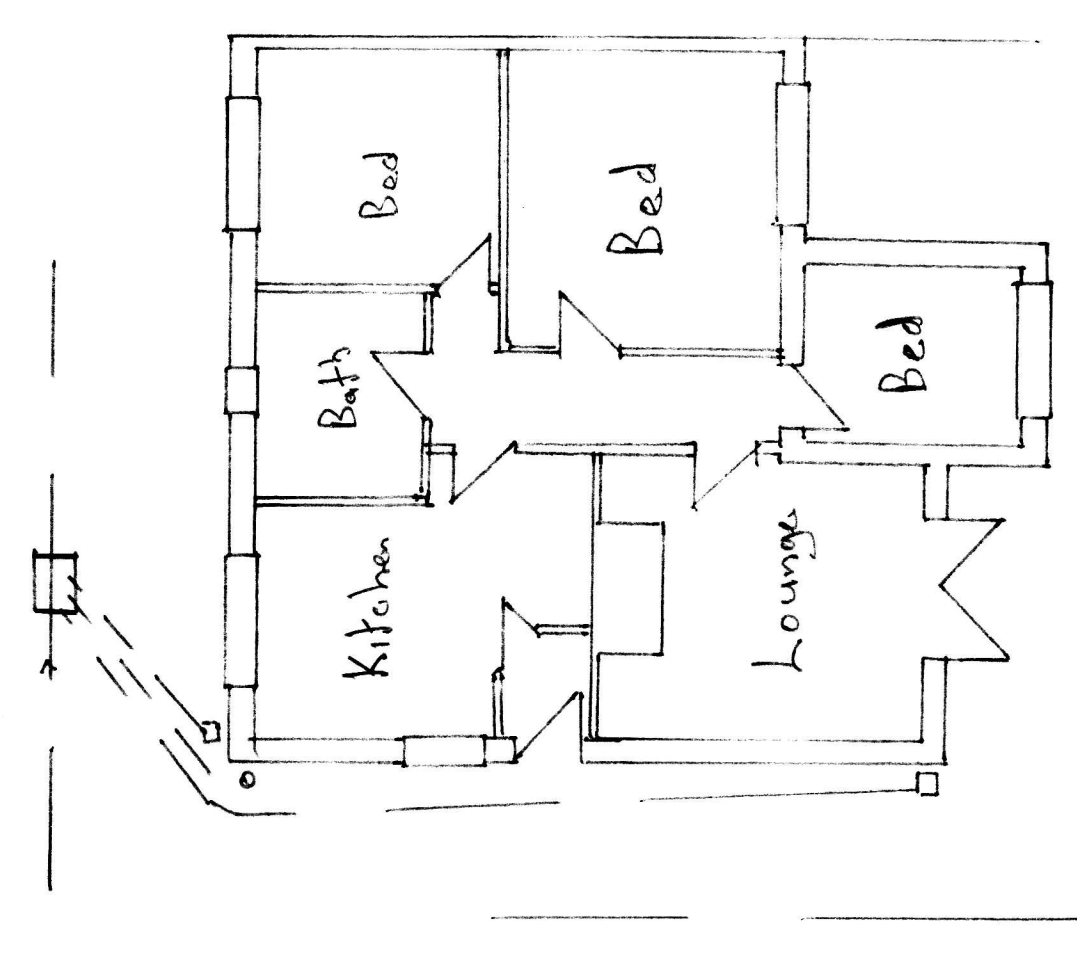
Existing Rear Elevation



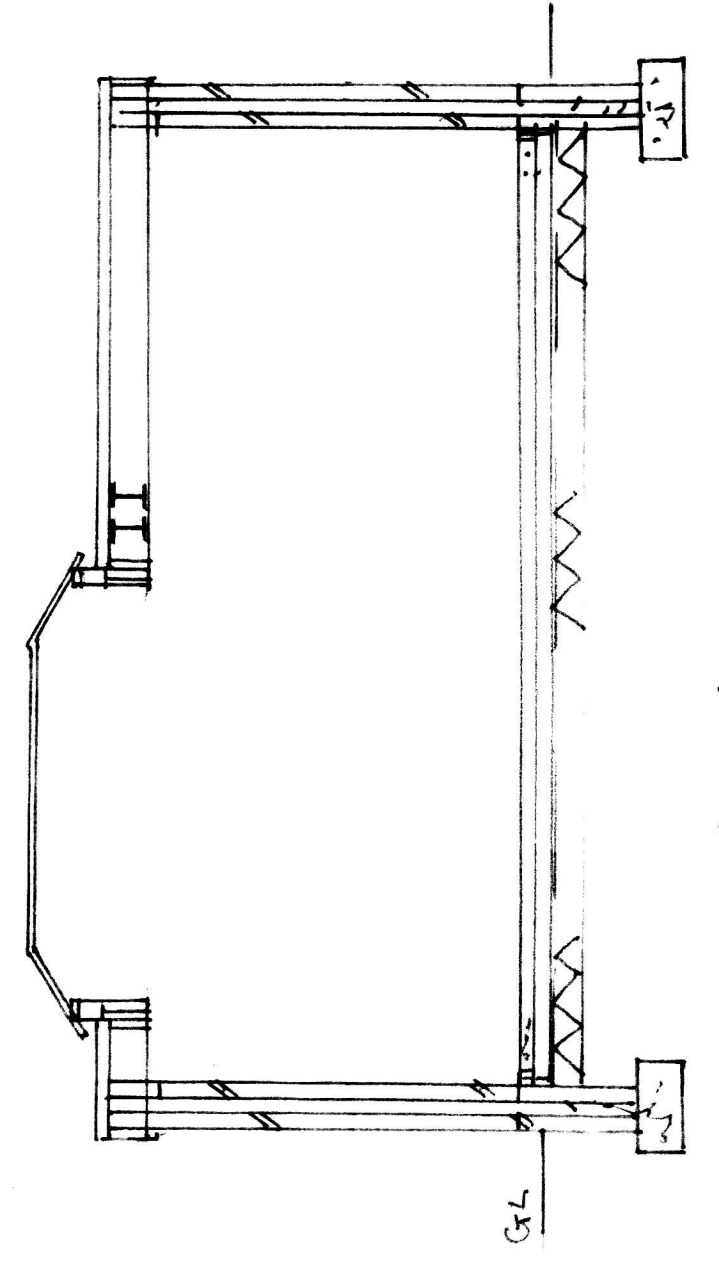
Proposed Rear Elevation



Proposed Ground Floor Plan



Existing Ground Floor Plan



Section A

14, Lincoln Crescent

Rear Single Storey Extension

Scale 1:50 and 1:100