

Site Location Plan Scale 1:1250

REV.	AMENDMENTS	INTLS.	DATE
A	Side elevations added Block plan dimensioned Flank windows added Building Regs notes added.	EJS	01/05/23

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. THE COPYRIGHT OF THIS DRAWING IS RESERVED AND THE DRAWING MUST NOT BE DISCLOSED WITHOUT AUTHORITY.

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TITLE: **Proposed single storey rear extension: Southfields, Francis Way, Silver End, CM8 3QX.**

CUSTOMER: **Phil Coker**

DRAWING No. **FW:02**

SCALE: 1:100 1:50 SHEET **1** OF **1**

DRAWN BY: **EJS** DATE: **13 April 2023**

**Roof Construction**

Pitched roof to be of tiles to match existing and suitable for 30 degree pitch on 25x38mm timber battens on Tyvek breathable membrane on 100x50mm C24 rafters at 400mm centres. 100x 50mm ceiling joists at 400mm centres with 150mm Rockwool between joists and 150mm over at right angles Ceiling finished with 9.5mm Duplex plasterboard with Gypsum plaster finish. Lateral restraint to be provided by 30x5mm galvanised ties at 2m centres. 100mm uPVC guttering mounted on uPVC fascia and soffit and discharge to 62mm diameter downpipe.

**Wall Construction**

Wall construction to be of 106mm face brickwork to match existing with 100mm cavity filled with Drytherm insulation. Stainless steel wall ties at 900mm horizontally and 450mm vertically staggered 100mm Durox Supablocks internally finished with 40mm Celotex and 12.5mm Duplex plasterboard. Felt DPC to BS 743 150mm above ground level and lapped to existing. Cavity brickwork below DPC. Bricks and blocks to be bonded in accordance with manufacturer's instructions using 1:1:6 mortar mix with all necessary expansion and contraction joints. Furrif profiles to bond new walls to existing.

**Windows Roof and Ventilation**

8000mm<sup>2</sup> background ventilation (three tickle vents per room). UPVC windows to be double glazed (uValue 1.4). Mechanical extract fans to be provided to kitchen and utility rooms rated at 60 litres/second.

**Floor Construction**

Ground floor to be of 40mm sand and cement screed on 100mm Gen 1 concrete on 1000g polythene sheeting on 100mm Celotex insulation on 1200g polythene vapour barrier on 150mm sand blinded, well consolidated hardcore.

**Plumbing**

Kitchen and utility room plumbing to discharge as previously. No change. All four drainage runs at the front of the property.

**Surface Water Drainage**

100mm uPVC rainwater guttering to be connected to new 62mm diameter downpipe. Downpipe to discharge to back inlet gully connected to new 1m<sup>3</sup> crate type soakaways sited 5.5m from all buildings via underground quality uPVC Osma pipes at 1:40 with 150mm pea shingle bed and surround. Any redundant drains to be sealed with concrete.

**Foundations**

Foundations to be a minimum of 460mm wide Gen 1 concrete taken down a minimum of 1m to solid undisturbed strata. Final depth of foundations to be agreed with local authority on site. Foundations not to impose any loads on new or existing drainage.

**Electrical**

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

**General**

Code 4 lead flashings to be used throughout.

Three in four light fittings to be suitable to receive compact fluorescent lamps or similar (not GLS tungsten lamps with bayonet cap or Edison screw bases)

Number, type and position of radiators (fitted with TRV's) along with socket outlets, light fittings and switches to be agreed with client prior to commencement of work.

Extension under construction as at April 2023.

**Additional Notes**

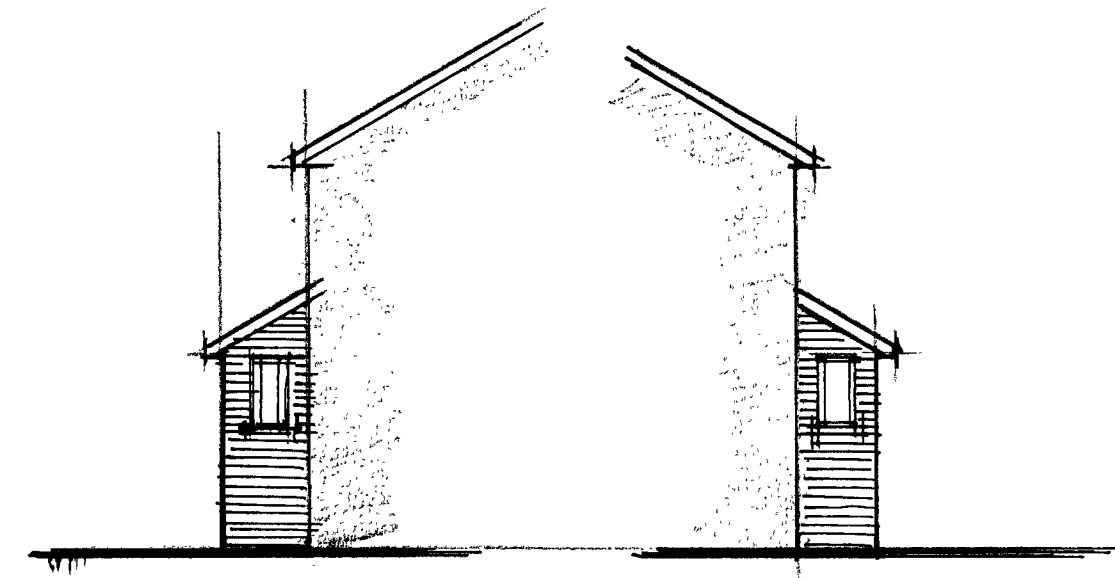
- All new openings in existing dwellings have existing lintels over. There is no new openings.
- I confirm the thermal u-values achieved by the proposed roof walls and floor will be in line with: Roof 0.15 Wm<sup>2</sup>/K Wall 0.18 Wm<sup>2</sup>/K Floor 0.18 Wm<sup>2</sup>/K



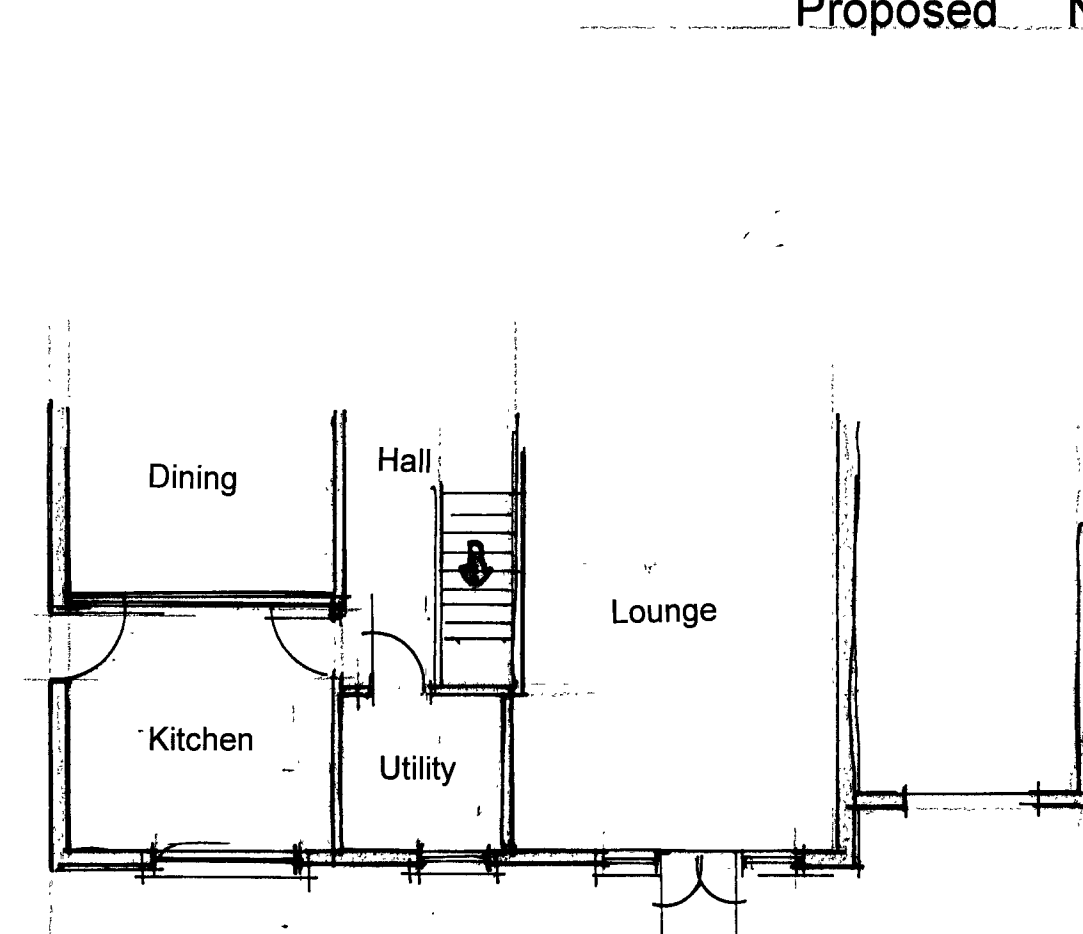
Existing Rear Elevation



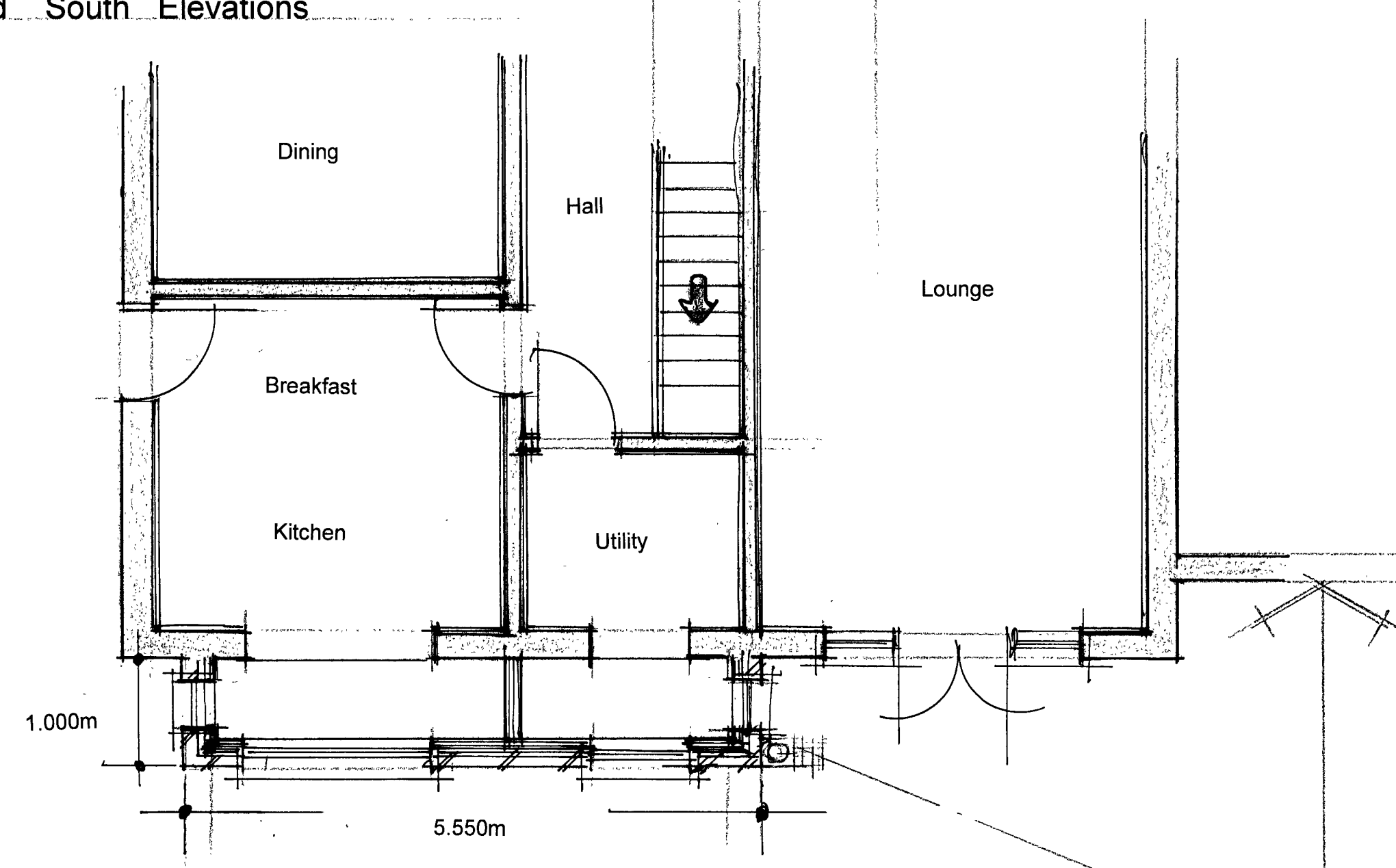
Proposed Rear Elevation



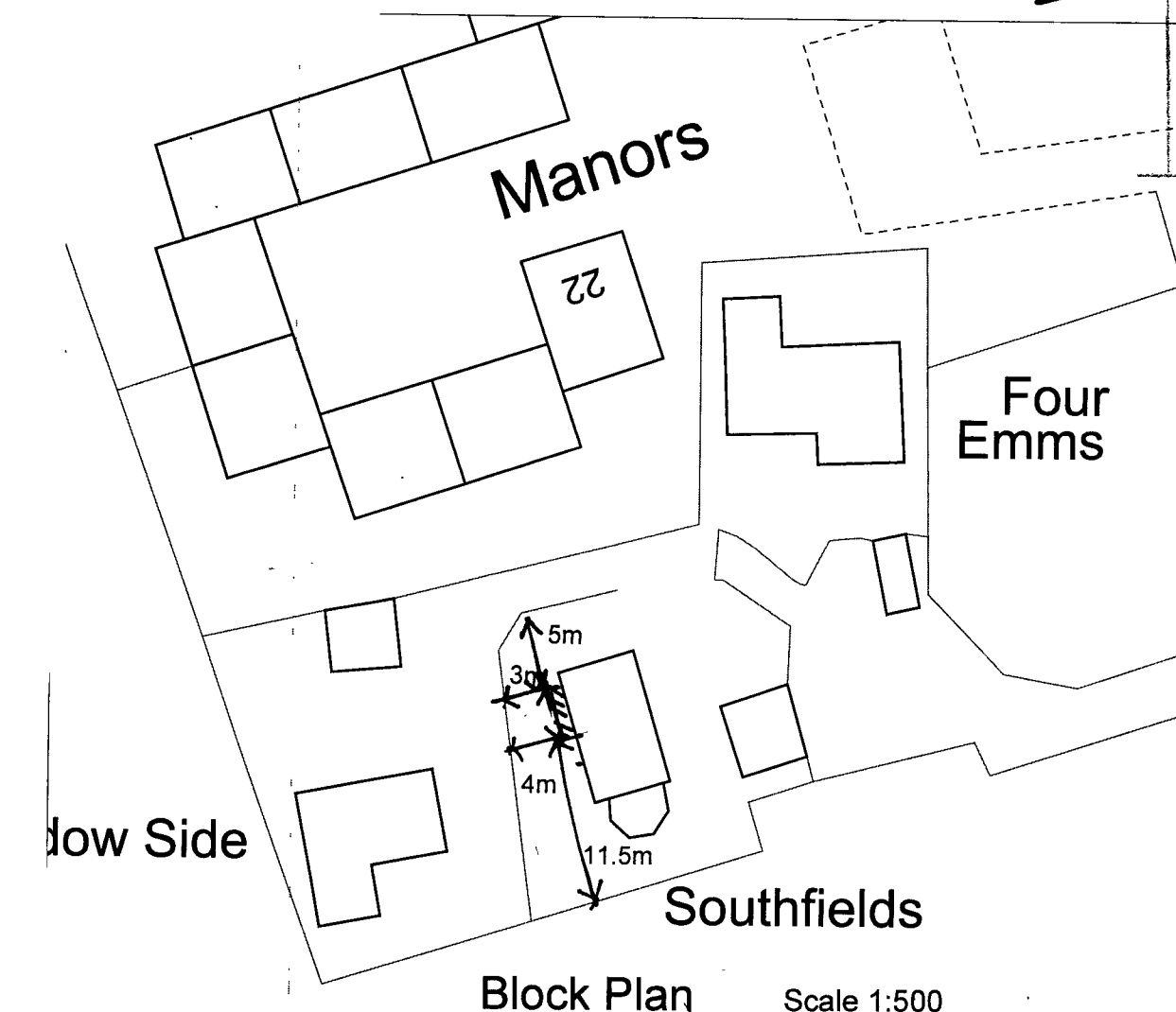
Proposed North and South Elevations



Existing Ground Floor Plan



Proposed Ground Floor Plan



Block Plan Scale 1:500

