

New external wall comprising of Rendered Block Work to match existing outer leaf, 125mm cavity with DriTherm 100 insulation, 100mm Celcon standard blockwork (K=0.16) with 25mm insulated plaster board finish to achieve 0.18 w/m2 U value
Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings

Roof comprising single ply membrane to manufacturers instructions on 150mm Kingspan or similar flat roof insulation on ex grade ply wood on firming pieces laid to fall min 1:40 on 50x175 C16 roof joists
Falls to flat roof as per BS 6229:2016
To have AA, AB, or AC External fire spread rating

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner panes having to be coating to achieve 1.6w/m2K (WER band c)

Cox dome or similar insulated roof lights secured to perimeter upstand, complete with manual / electrically operated vents
Roof deck finish to be dressed up vertical side of upstand to form water tight seals
Domes supplied and installed in accordance with manufacturers details, recommendations and specifications

Code 5 lead Apron / stopped flashing to wall roof / wall abutment complete with cavity tray, seal with 2 coats of potemation oil.

Form Valley gutter using Lead or GRP to lead association details and recommendations complete with all necessary wetting, fillets and weirs, dressed into gutter.

DPC in all gills heads and reveals of openings
All structural timber to be stress grade C16 & double vacuum preservative treated with preservative to BS 5268 part 5: 1977 or BS 5589: 1978 (floor boards / chip board)
Notching / formation of holes in structural timber only to be undertaken in accordance detail sheets. No notching of roof timbers or floor trimer beams is permitted
Excavate all top soil and contaminated fill material from under floor slabs and back fill with stone & dust (MOT) in 150mm max layers
Any drains under building to be encased in 150mm concrete
Foundations within 1m of drain to be taken down to invert level of drain.
Lintels over drains passing through walls

Check existing drains for suitability make good as required extend drains as shown to connect to new services
All drains under building to be encased in 150mm concrete provide RC lintel over drain passing through walls and foundations provide rodding access points to head of drains
Assumed separate system of drains (to be determined on site through investigation)

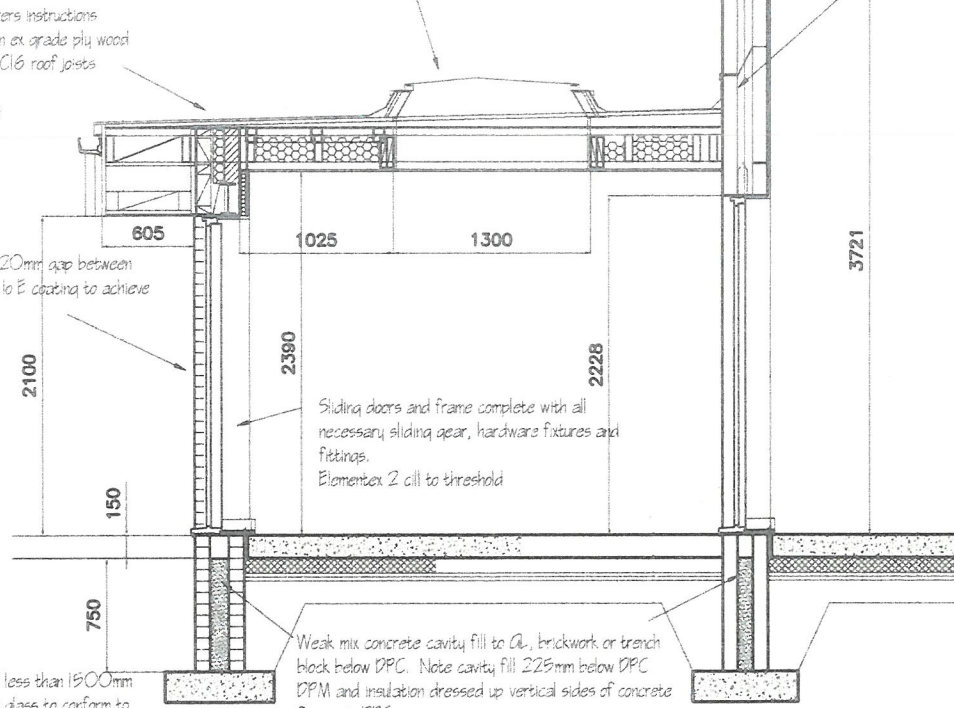
Grab up existing redundant drains and services cap off and seal as required
make good to ground and consolidate in 300mm layers
Any drains passing under building to be encased in 150mm concrete, provide RC lintel over drains passing through foundations, provide rodding access
Assumed line of drains - depth to be checked on site
Foundations to invert of drains

Window fenestration to match existing
Glazed area 1/10th floor area
opening light 1/20th floor area
Escape window as gen spec notes
frames set back from wall faces and sealed with mastic sealant flush pointed
Windows to achieve min 1.4 W/m2 U value

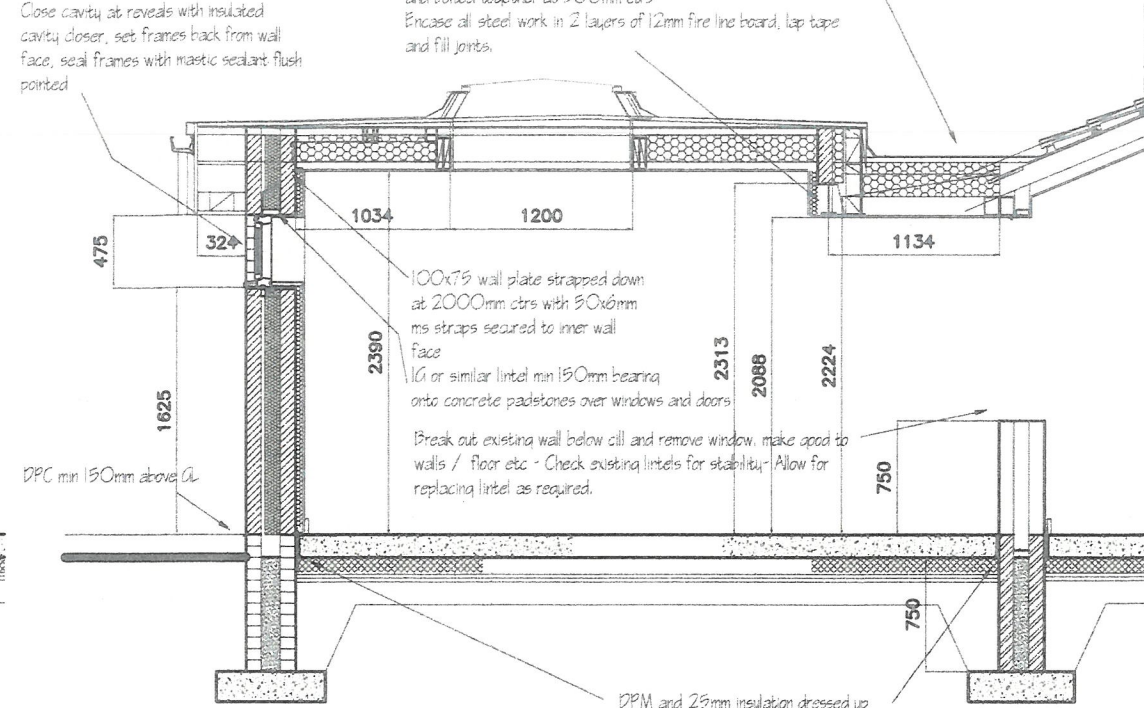
Electrical works to be carried out by a competent person scheme member
All wiring and electrical works to be designed, installed, tested and tested in accordance with the requirements of BS 7671, EE 17th edition wiring guidance and building reg, Part P (Electrical Safety) by a member of the LCA competent person scheme
The competent person is to send to the L.A. a Self-certification certified within 30 days of the electrical works completion. Client must receive both a copy of the Self certification Certificate and a BS 7671 Electrical Test Certificate

LIGHTING
To area affected by building work, provide fixed energy efficient light fittings NLT (A) 1 per 25m² of dwelling floor area* (excluding garages) or part thereof (B) 1 per 4 fixed lighting fittings
*Assessment is to be based on floor area of extension, newly created dwelling area or the area served by the lighting system
Provide light fittings that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt (power consumed)

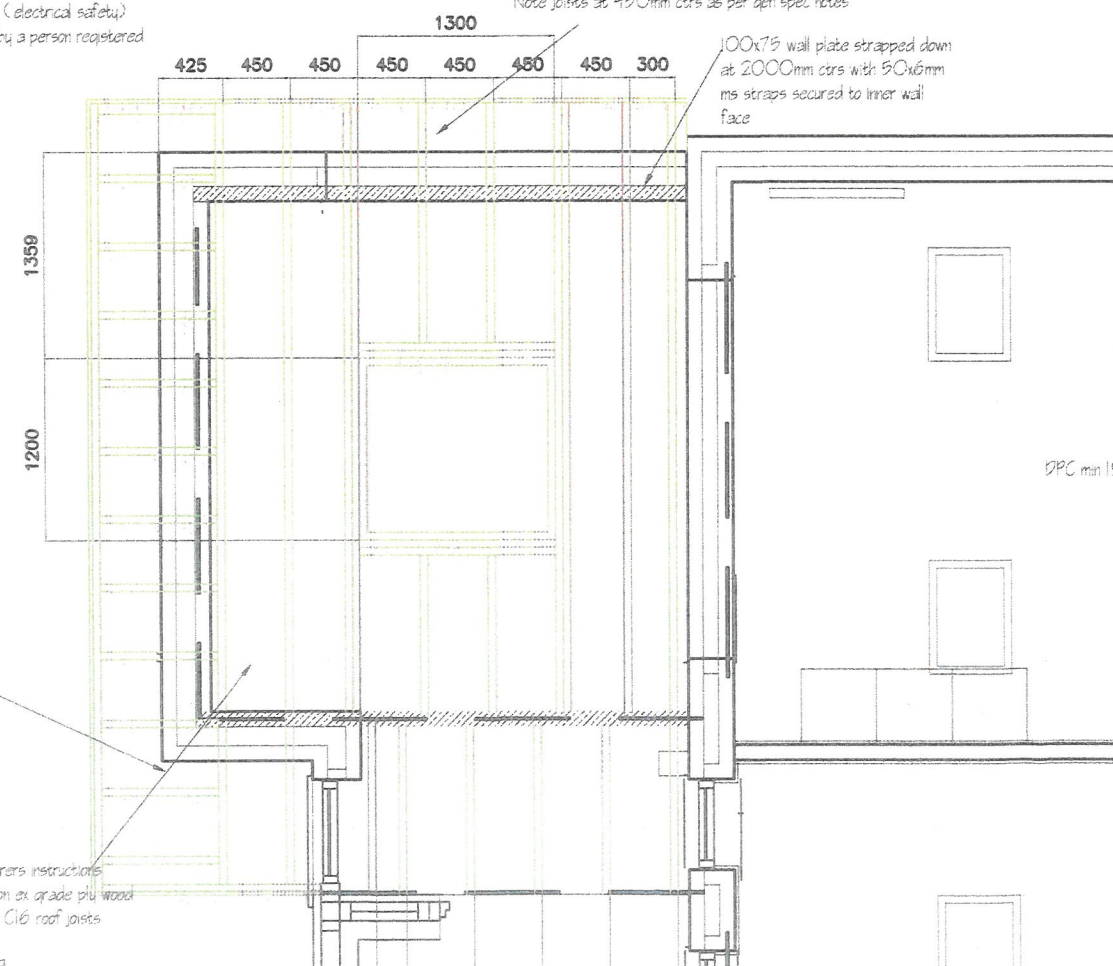
NOTE
Any recessed lighting to be correct for location in terms of FR, electrical safety, dampness, condensation, sound, thermal insulation and air leakage) App Docs ABC/EP)



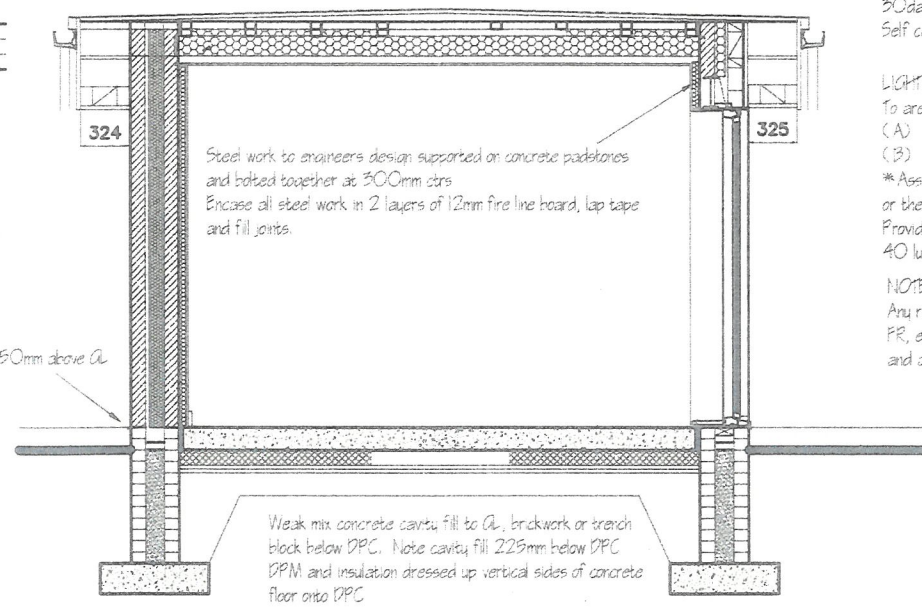
SECTION A A



SECTION B B



ROOF TIMBERING PLAN



SECTION C C

Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks
All work to comply with Domestic Building Services compliance guides
All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed, inspected and tested by a person registered with a competent persons scheme

Roof joists 175x50 as general spec notes but dipped to wall plate
Note joists at 450mm ctrs as per gen spec notes

100x75 wall plate strapped down at 2000mm ctrs with 50x6mm ms straps secured to inner wall face

RWP to match existing, discharge to RWP fascia / gutters to line with existing

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Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed

Steel work to engineers design supported on concrete padstones and bolted together at 300mm ctrs
Encase all steel work in 2 layers of 12mm fire line board, lap tape and fill joints.

Break out existing wall below sill and remove window, make good to walls / floor etc - Check existing lintels for stability - Allow for replacing lintel as required.

DPC min 150mm above GL
DPM and 25mm insulation dressed up vertical sides of concrete onto DPC weak mix concrete cavity fill to GL brickwork or trench block only below DPM
Note - Depth of gable wall foundations to be checked on site due to varying Ground Levels between adjacent property. Depth of foundation min 750mm below lowest level of existing structure

Weak mix concrete cavity fill to GL, brickwork or trench block below DPC. Note cavity fill 225mm below DPC
DPM and insulation dressed up vertical sides of concrete floor onto DPC

DPM and 25mm insulation dressed up vertical sides of concrete onto DPC weak mix concrete cavity fill to GL brickwork or trench block only below DPM
Note - Depth of gable wall foundations to be checked on site due to varying Ground Levels between adjacent property. Depth of foundation min 750mm below lowest level of existing structure

Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed
A142 anti crack mesh on 110mm Kingspan or 1000q visqueen on sand blinding on clear well compacted hardcore
150mm concrete slab with floated finish on VISQUEEN on 110 celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped onto DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ribbed insulation to the edge of the slab. Provide 100mm dia duct pipe through to air brick with cavity trays over to vent any existing air bricks / sub floor
Provide Visqueen gas barrier and ventilation installed in strict accordance with manufacturers instructions and recommendations

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**PROPOSED SINGLE STOREY REAR EXT.N
and LOFT ROOF EXT.N**
CLIENT
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