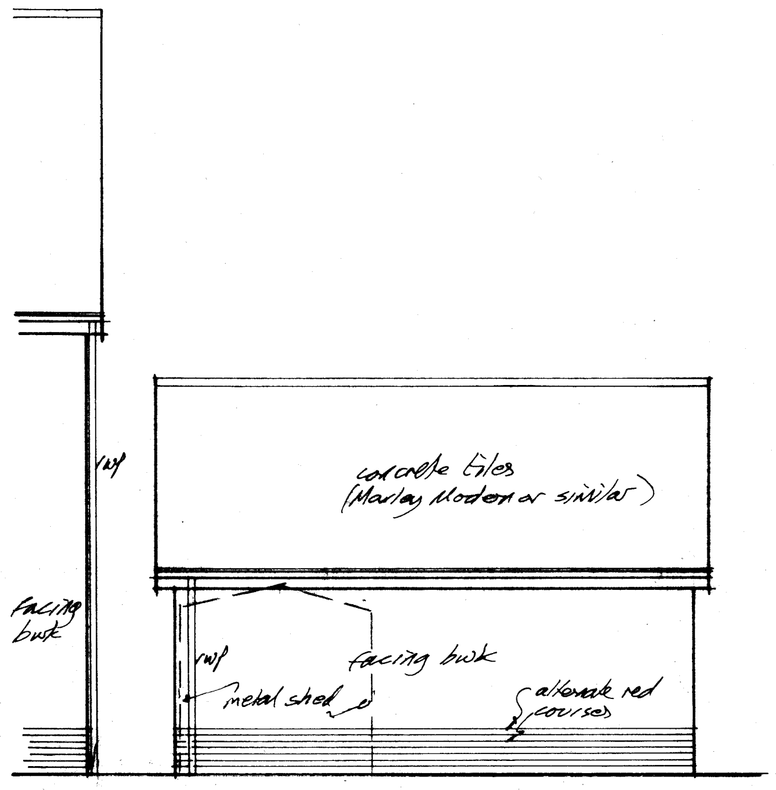
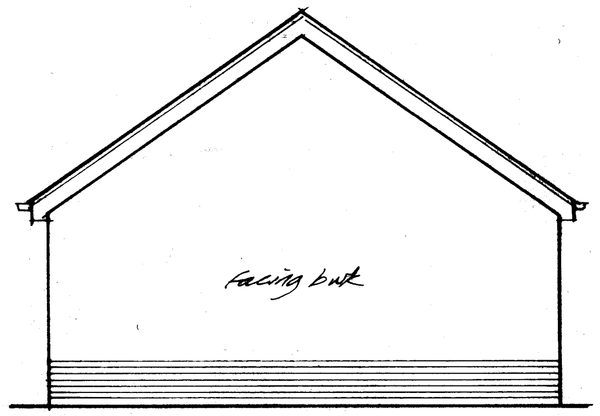
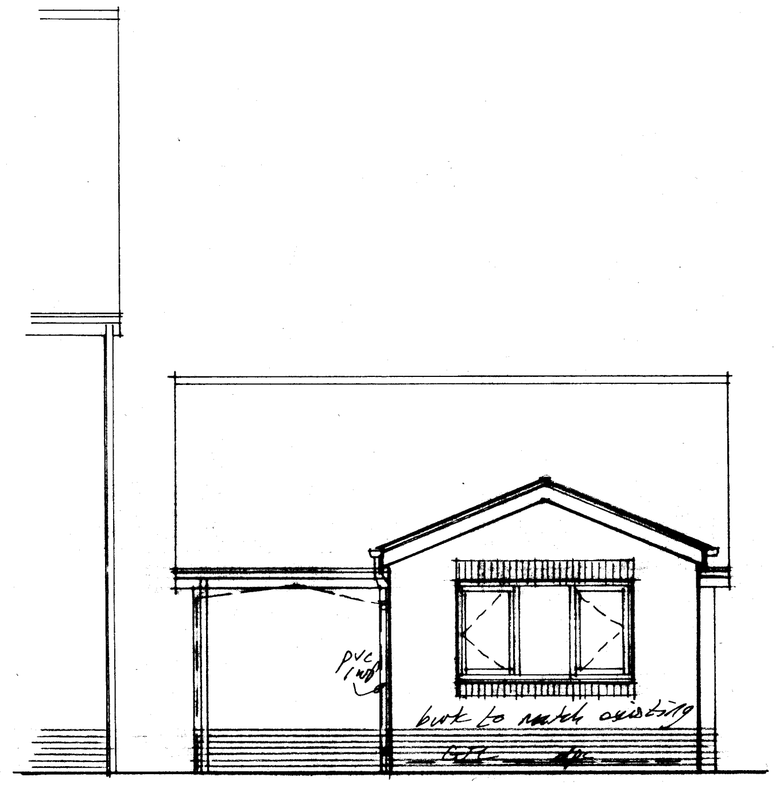


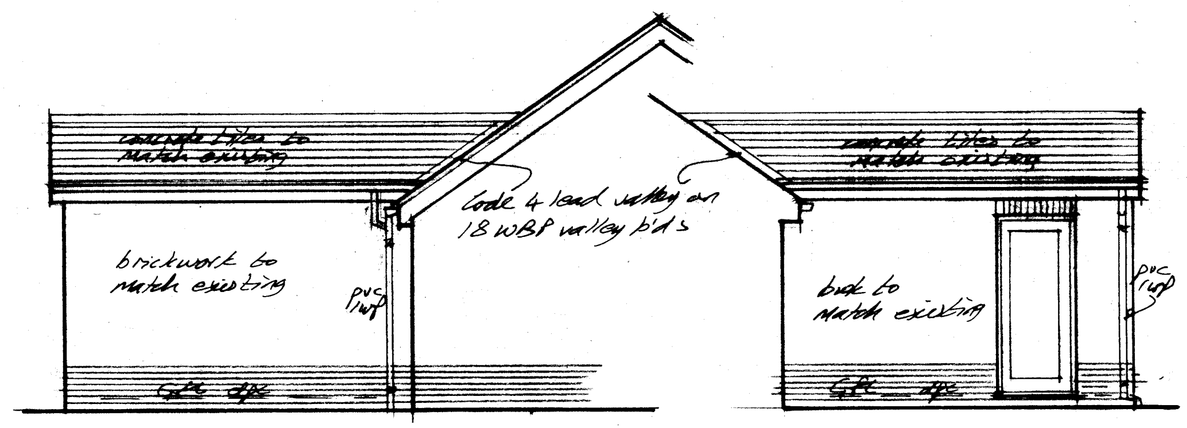
Existing Rear Elevation



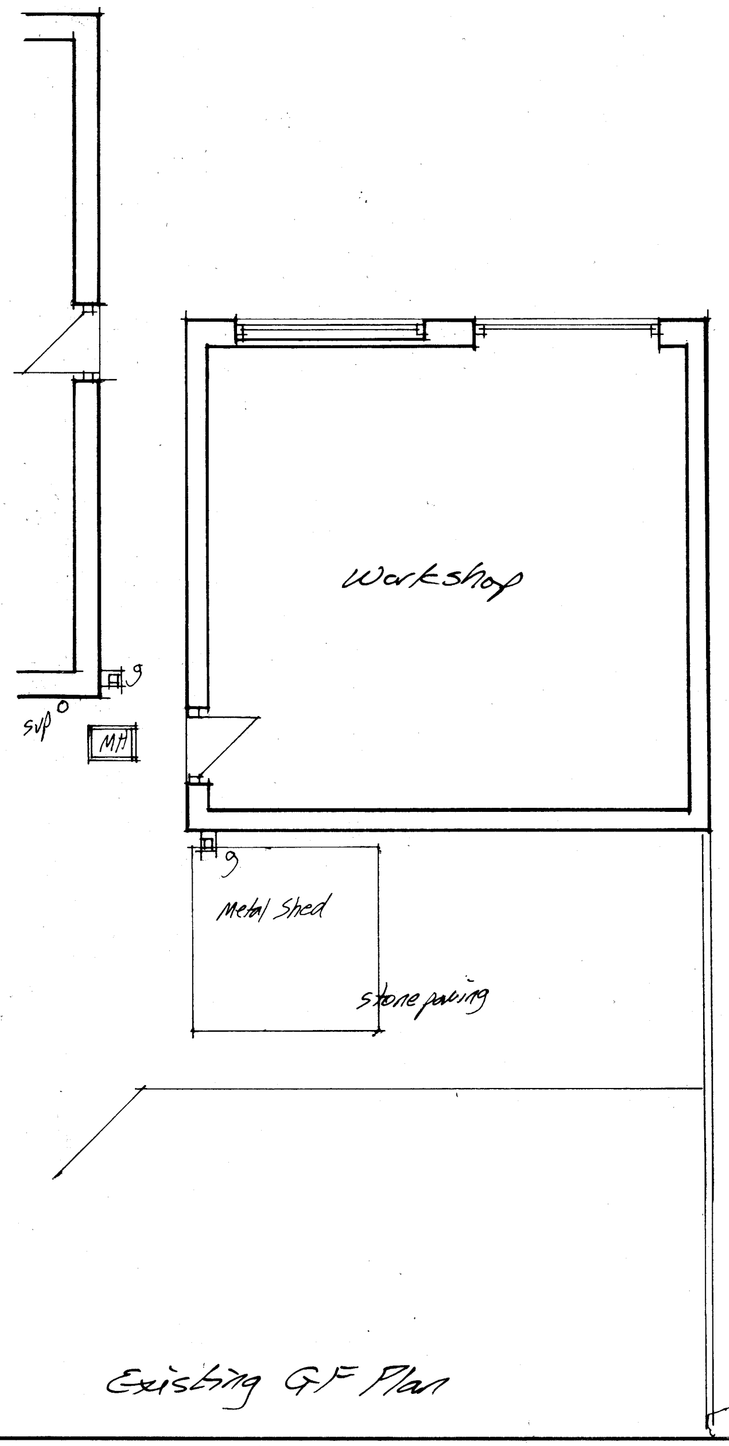
Existing Side Elevation



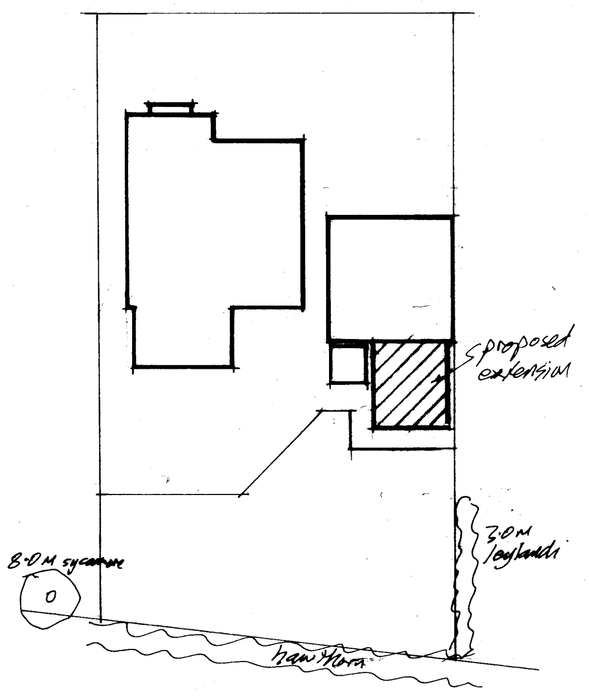
Proposed Rear Elevation



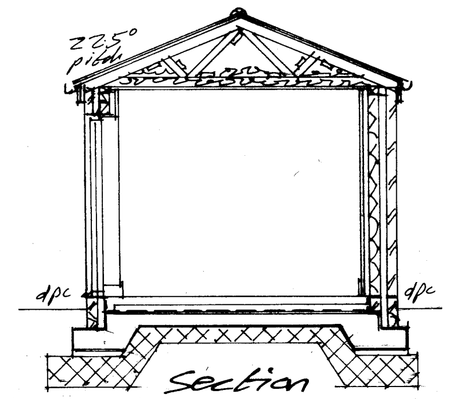
Proposed Side Elevations



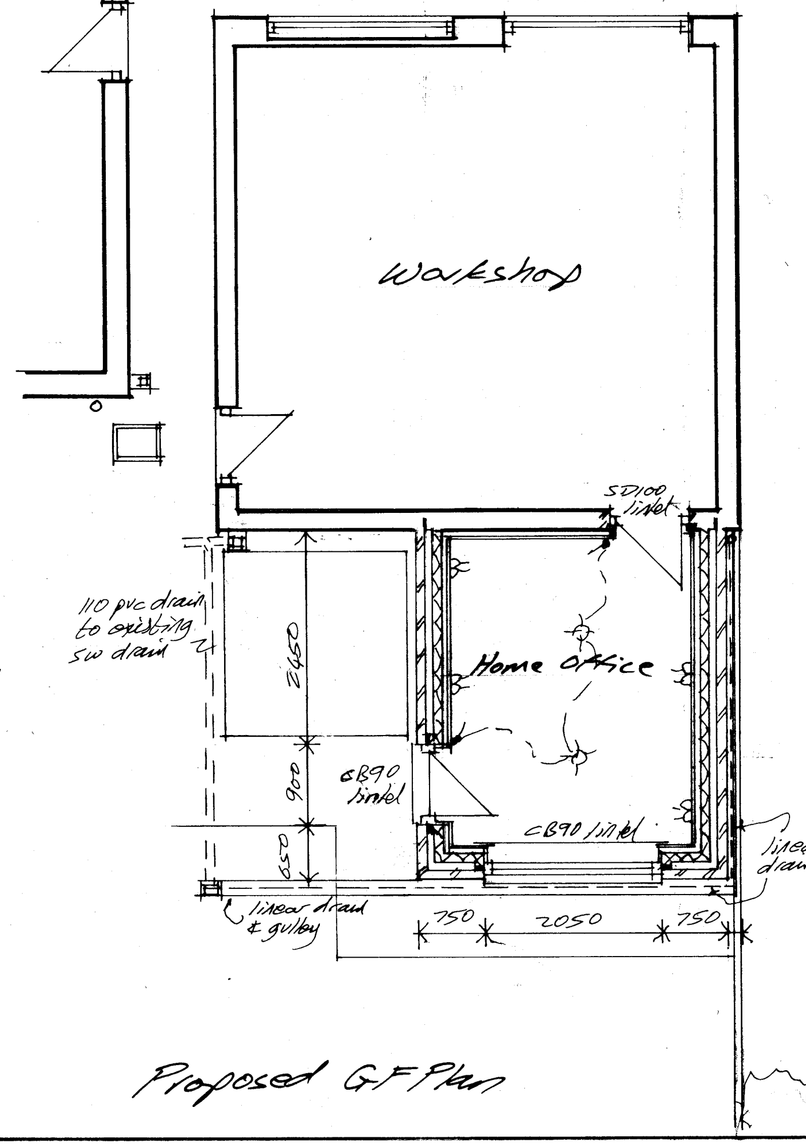
Existing GF Plan



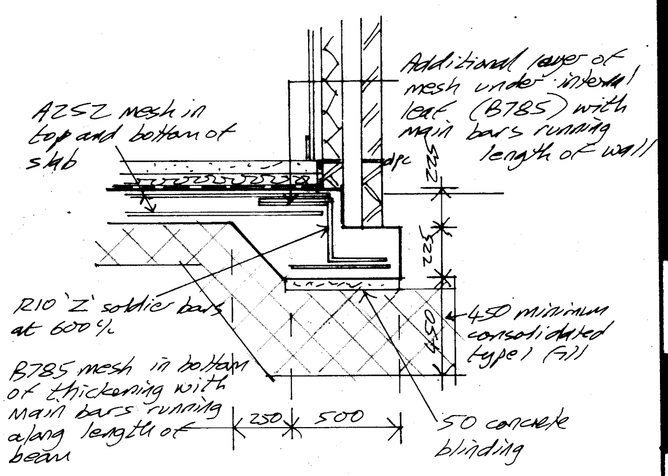
Site Plan 1:200



Section



Proposed GF Plan



Raft Detail

Roof: (0.15 minimum U value) Marley Modern (or similar) concrete tiles to match existing (22.5 degree pitch), 75mm headlaps, all fixed in accordance with manufacturer's instructions and to BS5534. All tiles to be mechanically fixed. 2 fixings to perimeter tiles. 50 x 25 sw treated battens on Kingspan Nilvent felt. Roof trusses maximum 600c/c, 100 x 25 sw runners and diagonal bracing to BS5268 Pt 3. 170mm quilt insulation between ceiling joists, 170mm quilt insulation over ceiling joists. 1000 gauge visqueen vapour barrier, 12.5mm plasterboard and skim ceiling. 50 x 50 timber noggins to board edges. Roof truss calcs to be obtained from manufacturer by builder for Building Control approval.
Felt carrier tray to eaves. Insulation line to be continuous between eaves and wall.
Straps: 30x6 galvanised steel straps 1200 long at 1200c/c to tie rafters, to supporting and parallel walls.
Eaves: pvc 110mm gutter on pvc fascia and soffit system. 63mm diameter rwp's.

Ground Floor: Levelling screed on 100 concrete slab on 1000 gauge visqueen vapour barrier on 80mm Kingspan Kooltherm K103 insulation on 1200 gauge visqueen dpm to lap 150mm with dpc. Concrete raft to detail.

Walls: (0.18 minimum U value) 102mm thick facing brick external leaf, 100mm cavity with 100mm Rockwool insulation full fill insulation, 100mm Thermalite Shield block internal leaf. 63mm insulated plasterboard and skim lining. Stainless steel Ancon RT2 wall ties, 225mm long, 600c/c horizontally and 450c/c vertically. Class B Engineering brickwork, below dpc level. Cavity fill to 75mm below ground level. Concrete raft c/w edge thickening to detail.
Insulated cavity closers to jambs and cills. Wall ties 225c/c to perimeter of openings.

Drains below extension to be bedded and surrounded in 10mm single size gravel in accordance with manufacturer's instructions. 110mm pvc drains minimum 1 in 60 falls. Drainage runs to be agreed with building inspector prior to installation.

Windows: upvc, low E glass, 1.4 'U' value. 10,000mm2 trickle vent. Composite doors with toughened glass, 1.4 U value.

Wall between workshop and Home Office to be insulated with 80mm Kingspan (check existing wall to determine if additional insulation required.

All electrical work to be installed and tested by a qualified and competent electrician to Approved Doc P. BS7671:2018 certificate to be issued upon completion. Low energy light fittings throughout.
Light switches and sockets to be sited between 450mm and 1200mm height above floor level.

All dimensions to be checked on site.

Proposed extension
4 Eldon Close
Langley Park DH7 9FR
for R. Perry
07951 901465

As Existing & As Proposed

Scale 1:50@A1 LE/1
Date Oct '23

C. Donkin
07788 555 348
chris@cdonkin.co.uk