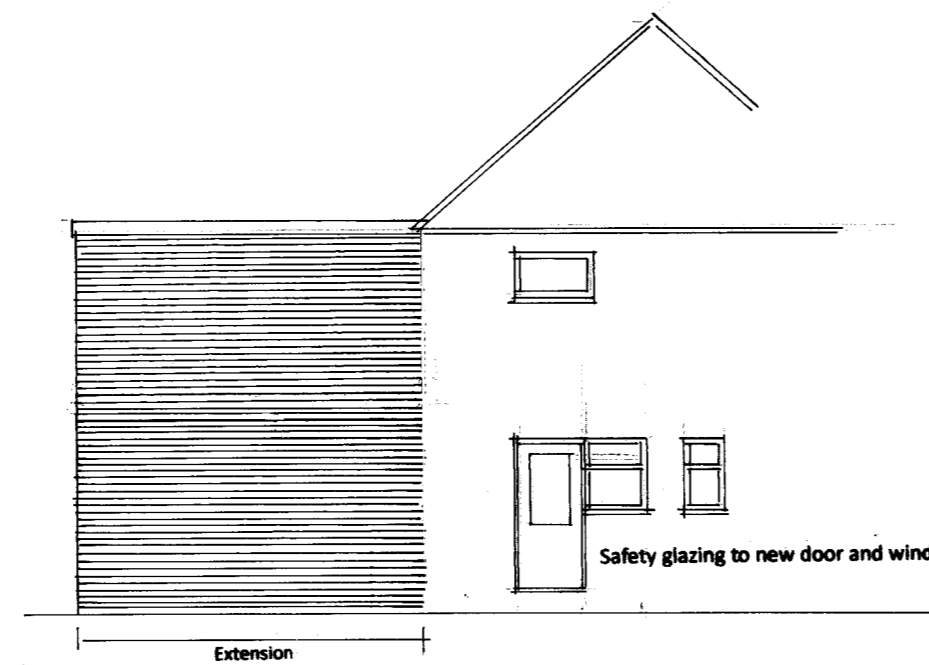


Proposed Rear Elevation

Both windows to kitchen and utility room to be provided with trickle vents to the head of the frame. 10000mm each trickle vent, 20,000mm² in total



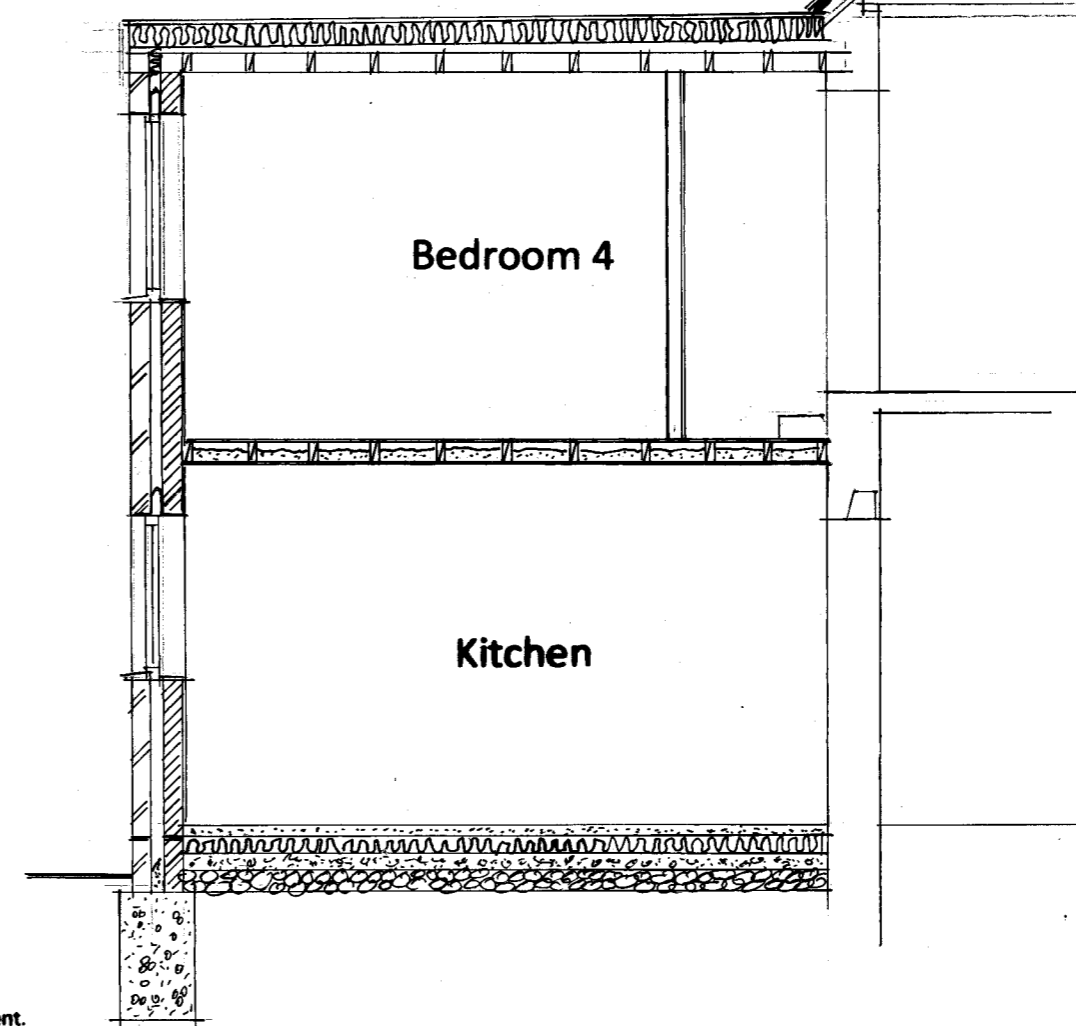
Proposed Side Elevation

Safety glazing to new door and window to utility room

Windows and doors
All new glazing to have max U value of 1.2w/m²/C. Safety glazing to the new utility room door and window.

The ground conditions are to be investigated prior to commencement. It is assumed that a conventional foundation has been adopted for the original house and this is proposed for the extension. Foundation depths to be into undisturbed subsoil, 900mm below finished ground level

Roof finish dressed 300mm under the existing roof slates and dressed over drip



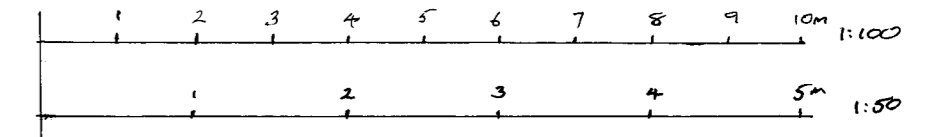
Bedroom 4

Kitchen

Section

First Floor

22mm flooring grade chipboard decking glued and screwed to 150mm x 50mm C16 softwood floor joists at 400mm centres supported off hangers in existing wall and built into new wall. Provide 100mm mineral wool between joists and line underside with 12mm plasterboard and set.



Scale Bar

Roof

Single ply AA rated roof finish applied in accordance with the manufacturers recommendations and instructions. 170mm Celotex Tempcheck insulation on 20mm exterior quality plywood decking on 75-25mm softwood cross firings to falls on 125mm x 50mm C24 grade softwood roof joists at 400mm centres built off new plate in new wall and built into the existing side wall as indicated. Provide 50mm x 50mm tilt fillets at side. Roof finish taken 150mm up existing walls and to have code 4 lead flashing into existing walls and linked to cavity tray inserted into new walls. Finish roof joists with UPVC facias all round. Line underside with 12mm plasterboard and set. 50mm 0mm softwood firings

Rainwater

100mm half round gutters to connect to 68mm PVC gutters and discharge into new soakaway 5 metres from building. Soakaway to be 1m² with soakaway crates to give maximum storage capacity.

Walls

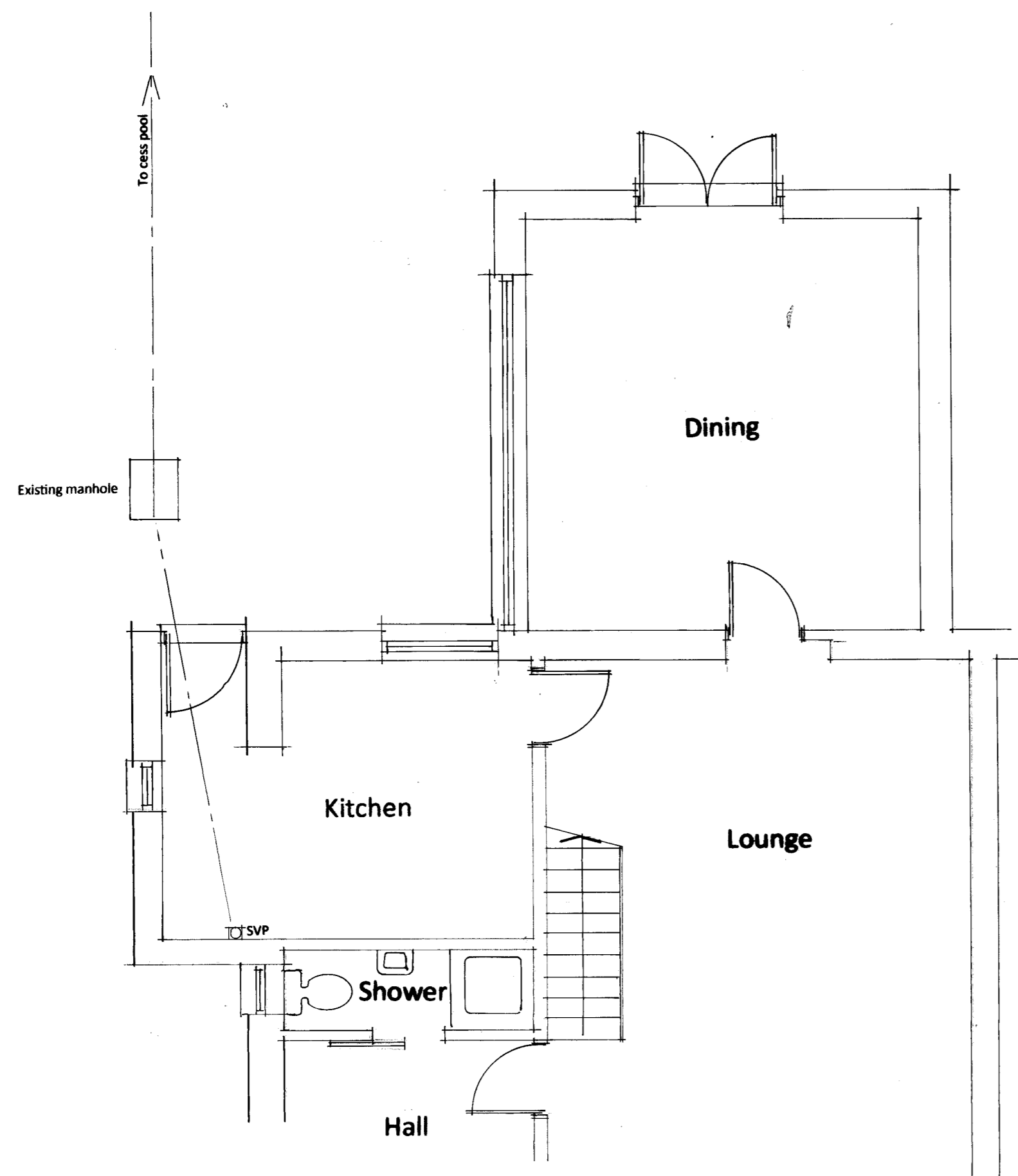
300mm cavity walls generally, 100mm facing brickwork to match existing outer skin, 100mm cavity with 90mm Celotex full fill (THERMACLASS CAVITY WALL 21) cavity wall insulation, 100mm lightweight thermalite blockwork internal skin with plaster and set internally. Cavity wall insulation to be fitted strictly in accordance with manufacturers recommendations and details. Wall ties at 750mm centres horizontally and 450mm vertically, double wall ties at reveals every block course. Both skins are built off 110mm. Hyload or similar horizontal DPCs min. 150mm above finished ground level. New walls to be abutted to the existing masonry with Catnic stronghold stainless steel profiles, or similar with vertical. DPCs cut into existing masonry. Walls below ground level in brick and blockwork with cavity filled to within 225mm of DPC with lean-in concrete. Wall insulation to be extended up to the underside of the roof finish. Thermabate insulated cavity closers to reveals. Catnic CG90/100 lintel over new openings. New lintels to have a min. 150mm end bearing. 25mm Celotex upstands to perimeters of the floor screed to prevent cold bridging

Ground Floor

65mm cement sand screed on 500-micron vapour barrier on 100mm Celotex insulation on 100mm concrete floor on 300-micron polythene damp proof membrane on sand blinding on well consolidated type 1 sub-base min. 450mm thick laid and mechanically compacted in 150mm layers. Floor levels to run continuous with the existing.

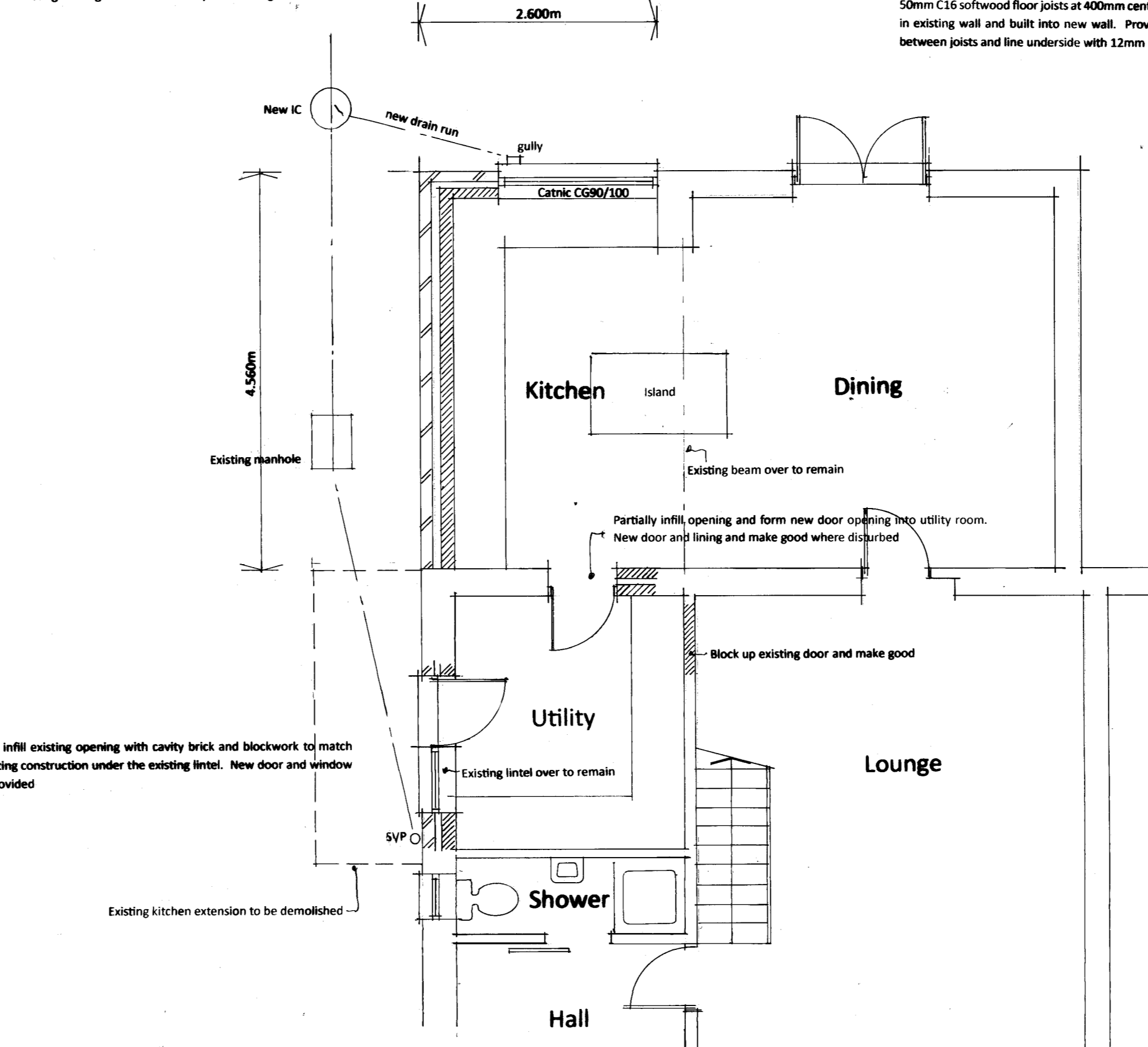
Foundations

450mm wide x 750mm deep concrete trench fill foundations as indicated. Any Drain passing through foundations to be protected with foundations shuttered 200mm either side of drain and 2 no. 65mm concrete lintels to span over. Foundation design subject to any trees within 25-30 metres. There were no trees noted on site however, builder to ascertain any trees within this range. Existing foundations to be exposed and assessed to ascertain their adequacy of supporting any additional loads.



Existing Ground Floor

Existing drainage connects to cess pool in rear garden



Proposed Ground Floor

Partially infill existing opening with cavity brick and blockwork to match the existing construction under the existing lintel. New door and window to be provided

Existing kitchen extension to be demolished

Drainage

Allow to provide new 450mm diameter shallow access rodding access to receive re-laid drainage from repositioned kitchen and utility room. New manhole to be connected to the existing drain run. Lay new drains in 110mm UPVC bedded and surrounded in pea beach and laid to min 1:50 falls and to connect to existing drain. 38mm wastes to sink and washing machine with 75mm deep seal traps.

Mechanical ventilation

Kitchen: 30 litres/second mechanical extractor fan located over the hood and discharging through external wall to the external air. Utility: 30 litres/second mechanical extractor fan independently switched from the light

Face brickwork cavity tray Beam Block up existing openings in rear wall and former kitchen door with 3.5n blockwork

New electrical work to be carried out by Part P registered electrician and to be certificated and registered on completion. Extend existing heating system into the new extension. Additional radiators to be fitted with TRVs

Project
Proposed single storey rear extension at: @

Address
3 Beacon Lane,
Woodnesborough,
Sandwich
CT13 0PB

Client
Mr G Spicer

Drawing Title
Detailed drawings

Date Sept 23 **Scale** 1:50 & 100 **Dwg No.** GS1A

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