

Beam A: 152 x 84 x 16 UB bearing onto 330 x 100 x 160 deep concrete padstones
 Beams B: 2 no. 305 x 165 x 46 UBs bearing onto 333 x 333 x 160 deep concrete padstones. Beams to be bolted together at 1000c/c with 25 dia bolts of w steel CHS tube spacers. Wall below padstones to be re-built in full bonded class B engineering brick.

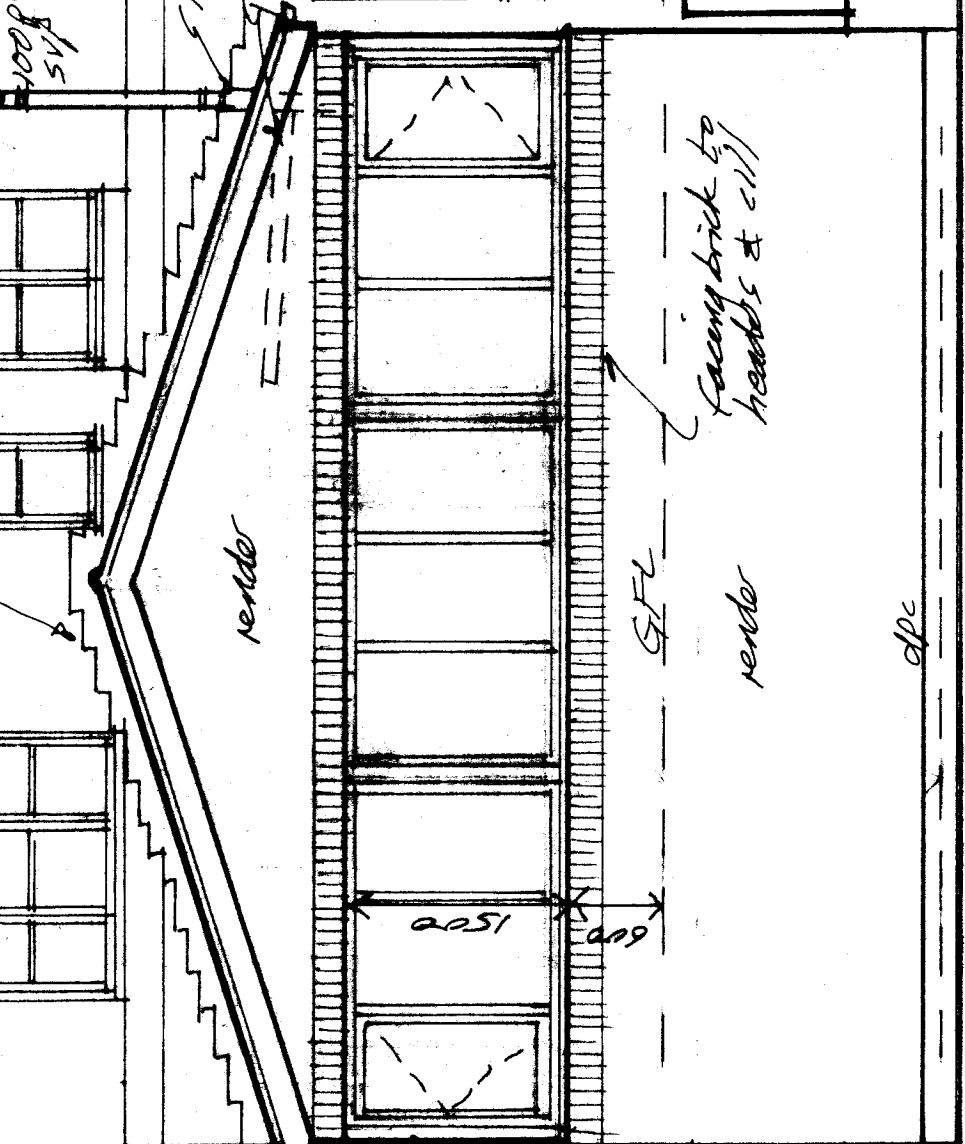
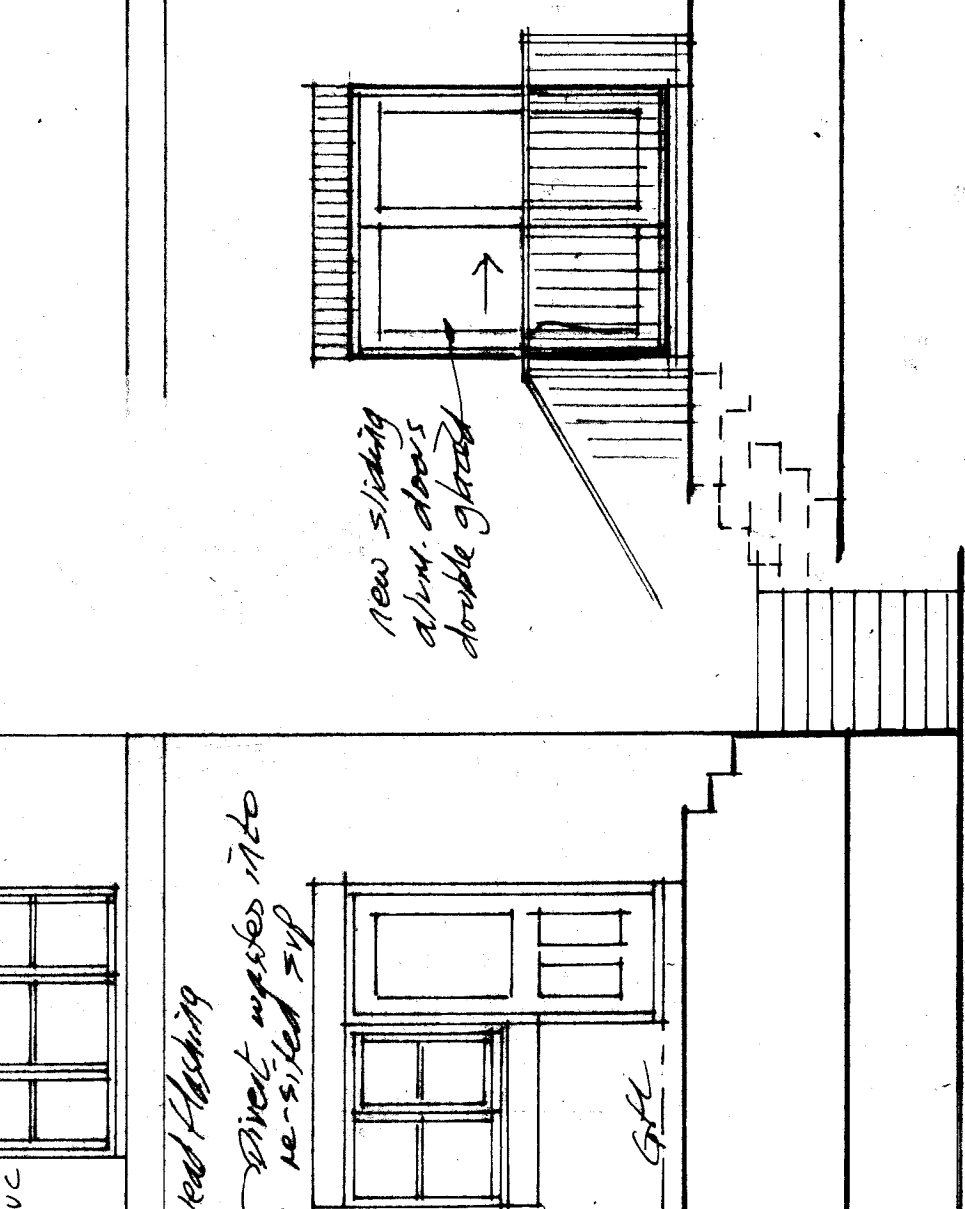
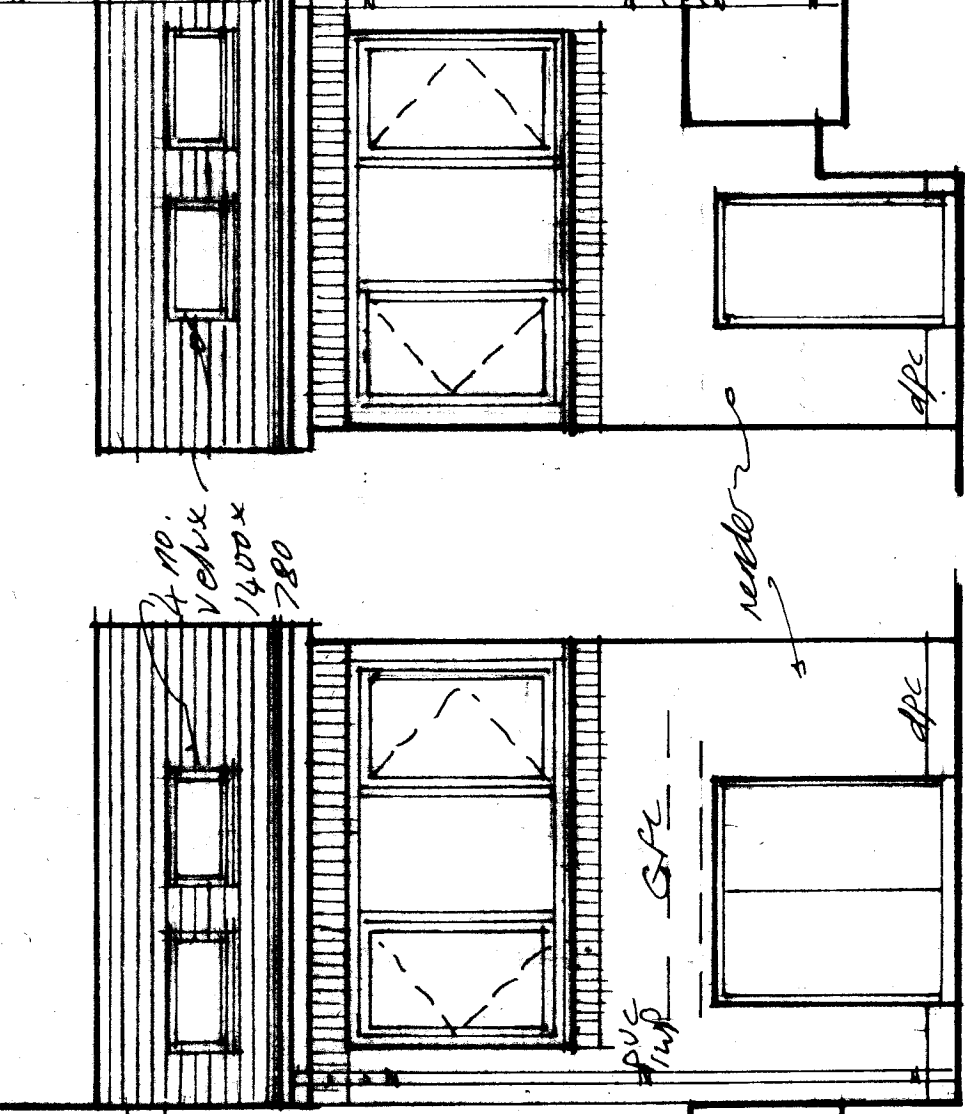
Roof: 0.17 U value, Reclaimed 50 double roman, smooth concrete tiles or similar suitable for minimum 17.5 degree pitch fixed in accordance with manufacturer's instructions and to BS5534mm, 100mm headrails. All tiles to be mechanically fixed, 2 fixings to perimeter tiles. 50 x 25 treated battens on Kingspan Nilvot felt. 105 x 47 C16 grade rafters 400c/c. Double rafters to trim velux. 100 x 50 wall plates. 100 Kingspan insulation between rafters with min. 50 ventilation gap over insulation. 50 Kingspan insulation below rafters with foil taped joints. 12.5 plasterboard and skim ceiling.

2 no. 1400 x 700 velux of w velux flashings, fixed in accordance with manufacturer's instructions.
 Straps: 30x6 galvanised steel straps 1200 long at 1200c/c to tie rafters to supporting walls.
 Eaves: pvc gutter on pvc fascia and soffit system.

Family Room to be provided with a Keystone Sun Room column and lintel system to the windows. Manufacturers details and calculations to be supplied by the builder for Building Control approval.

new sliding glass doors double glazed

concrete tiles (double roman or similar)



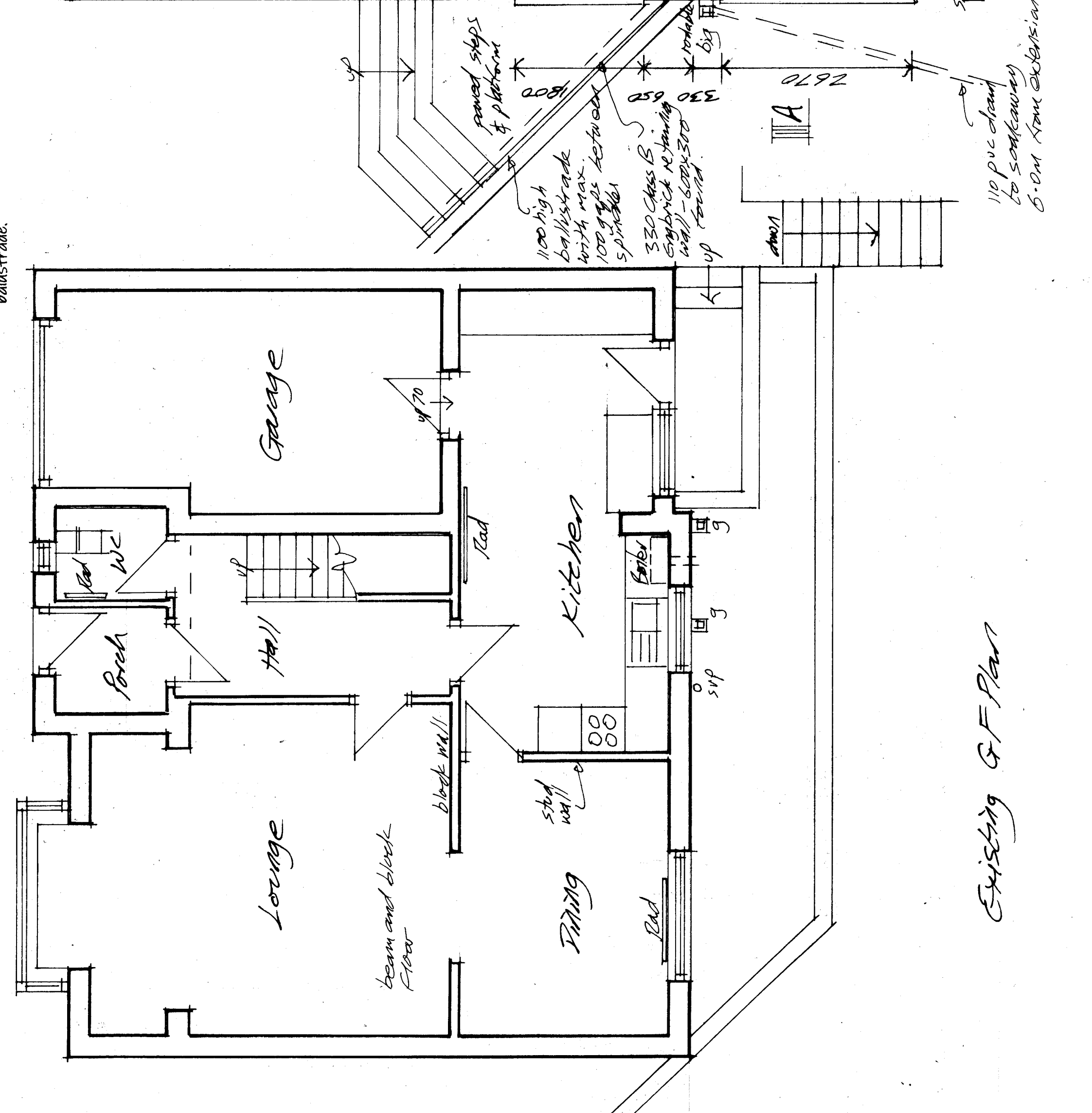
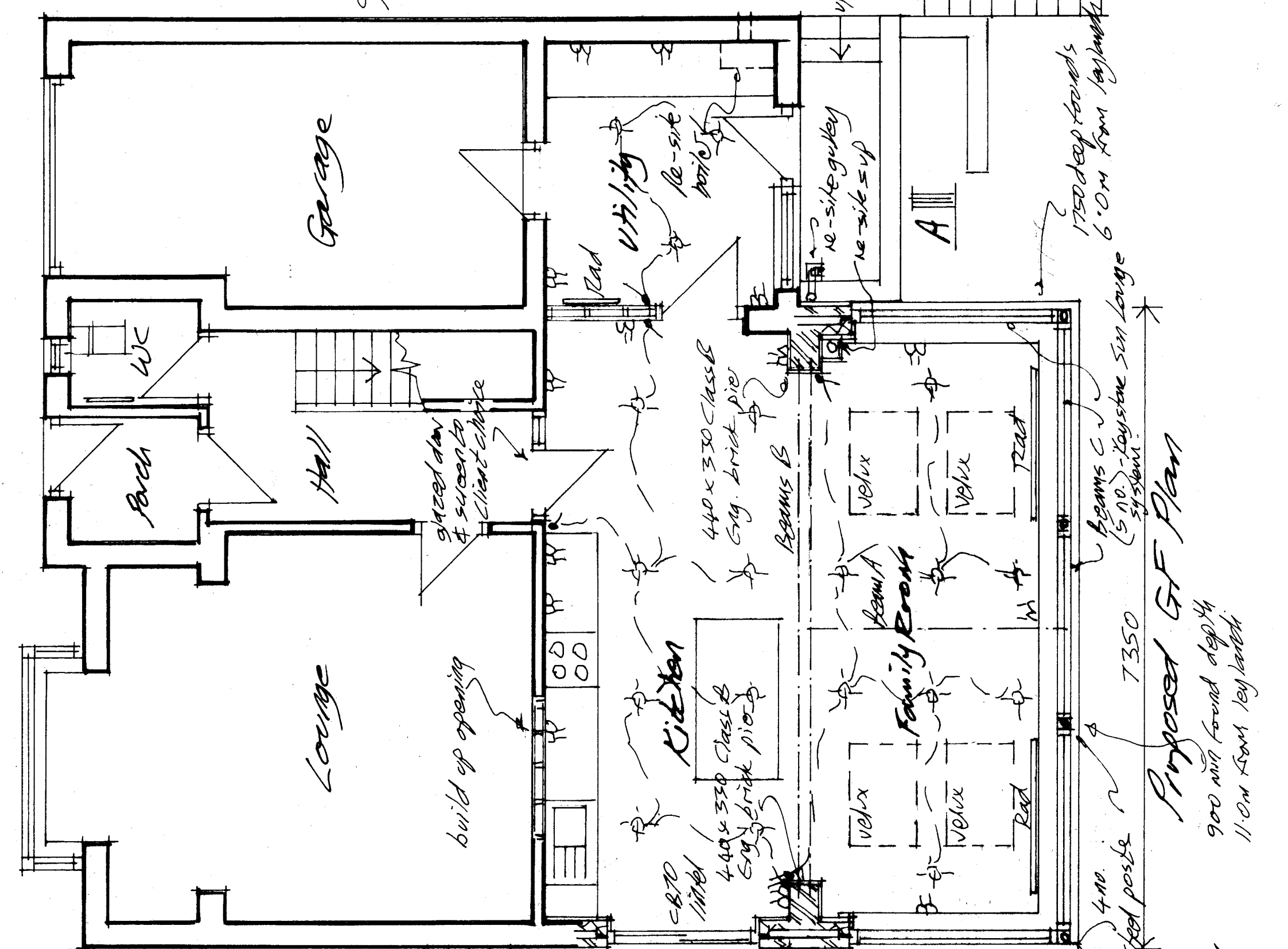
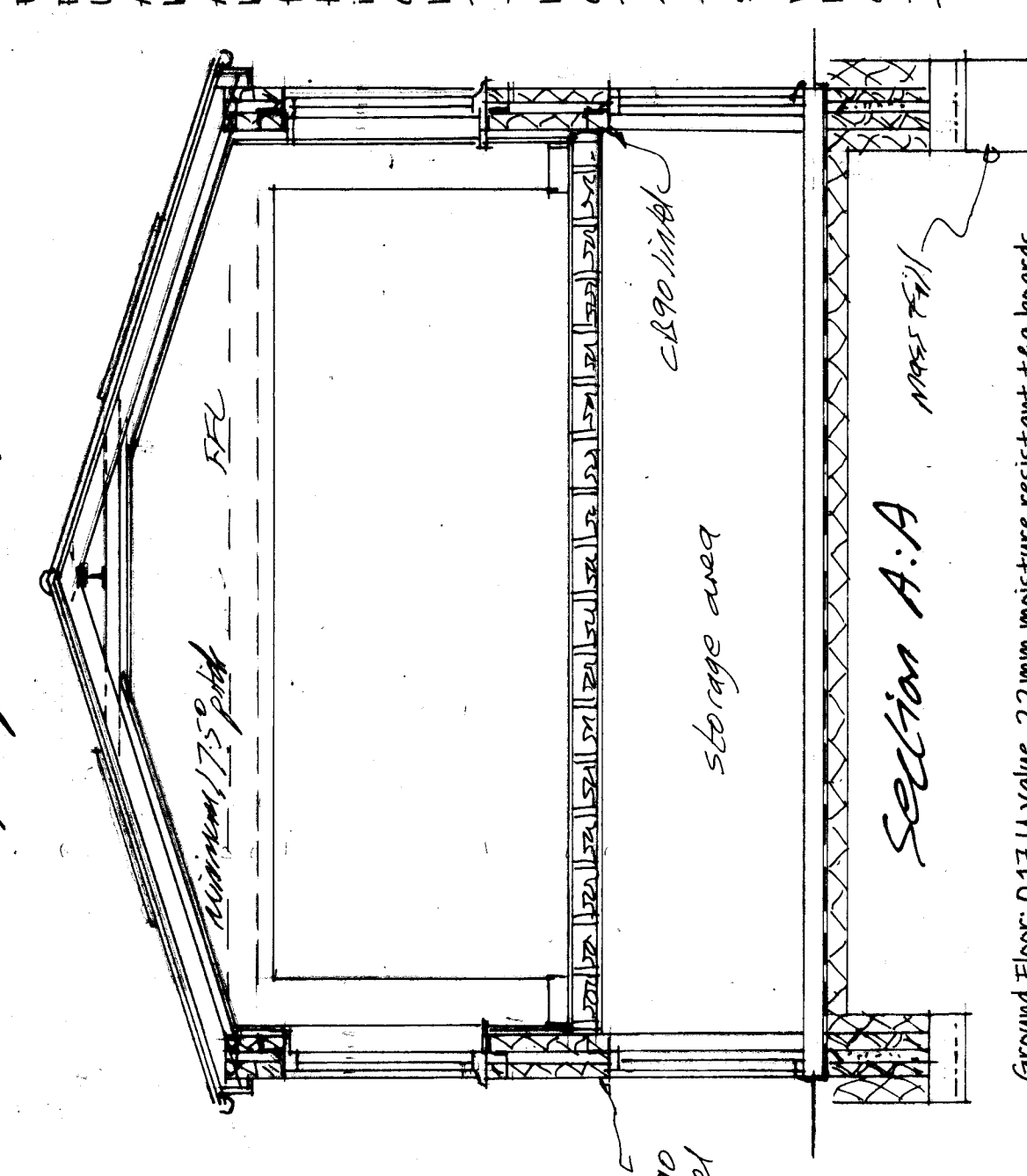
Proposed Rear Elevation

Existing Rear Elevation

Externals: Construct new paved terrace and steps from new kitchen sliding doors down to existing ground level of w 330mm class B engineering brick retaining wall and 1100 high ballustrade.

Proposed Side Elevation

Electrical: Mechanical extract ventilation to be provided to the Kitchen 60 litres/second, and Utility 30 l/sec.
 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.
 Heating: Extend the existing heating installation to provide new thermostatically controlled radiators sized to suit the room heat loss.
 Plumbing: 40 pvc wastes to sink and washers, 75mm traps. New sink waste to be routed below floor level to either existing foul gully or to re-sited s/p.
 Partitions: 75 x 50 sw studs 400c/c, noogins 1200c/c, 12.5mm plasterboard and skim finish, 50mm acoustic insulation between studs.
 Windows and doors: New windows and doors to be black powder coated aluminium, double glazed, low E glass, 1.4 U value, 10,000mm² trickle vent. (3 no. vents to Kitchen-Family Room). Toughened glass throughout.



Existing GF Plan

Proposed GF Plan

All dimensions to be checked on site

Proposed extension
 58 Turnberry
 Ouseon DH2 1LR
 Mr C. Corfield
 07983 545 307

As Existing & As Proposed
 Scale 1:50 @ A1 OT/1
 Date June '23
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