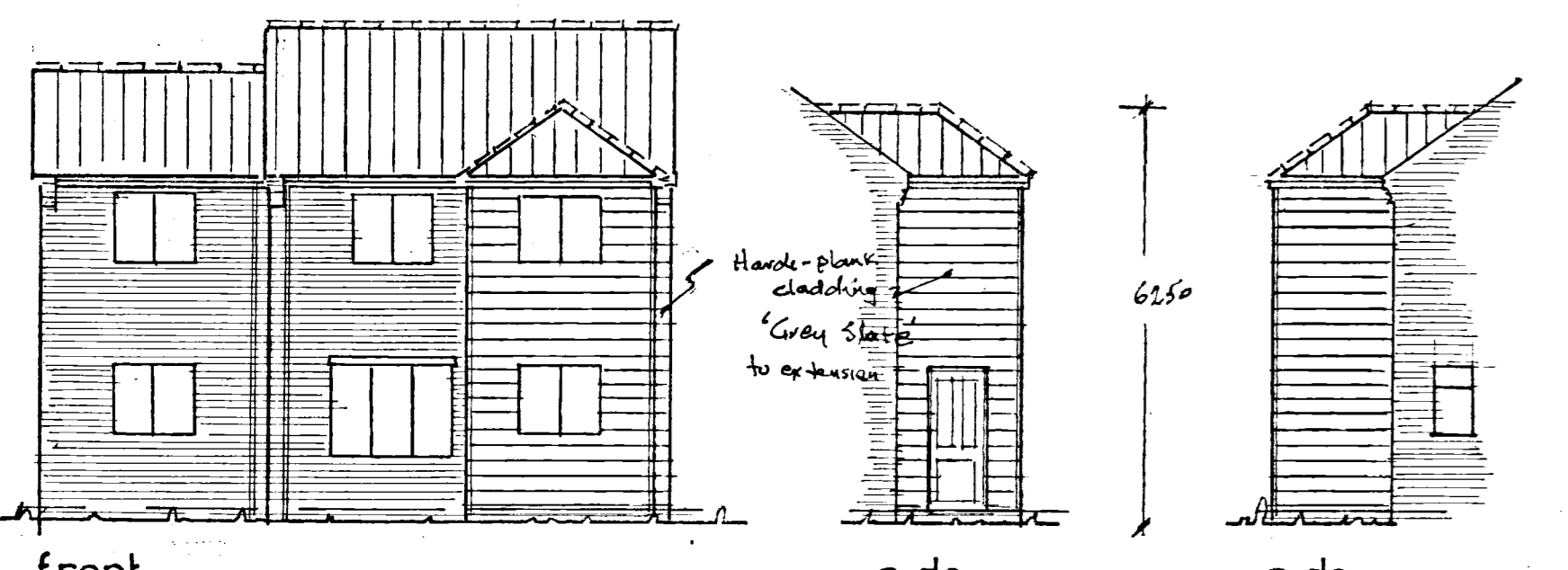
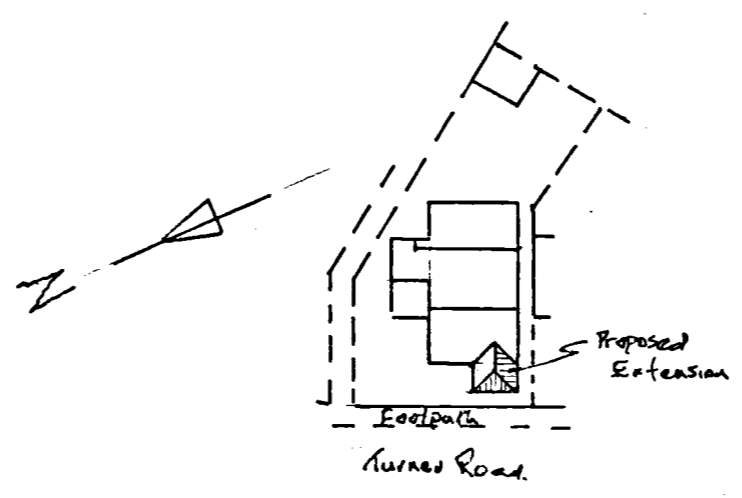


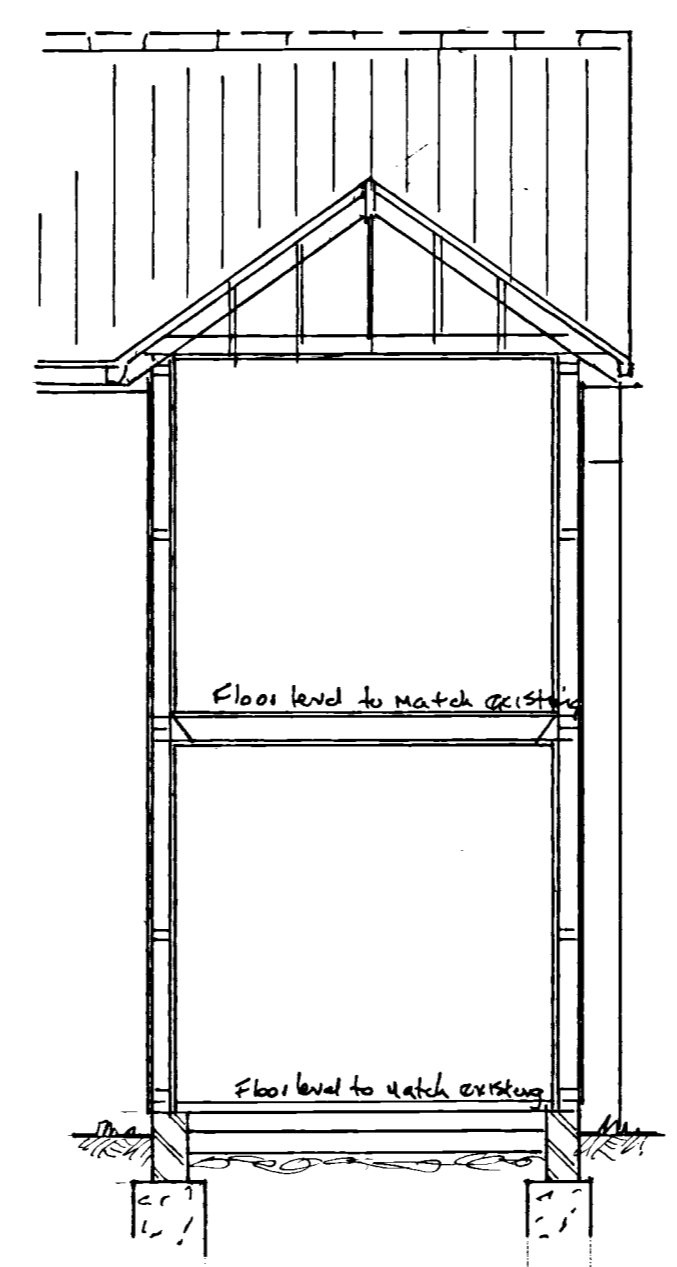
front existing elevations 1:100



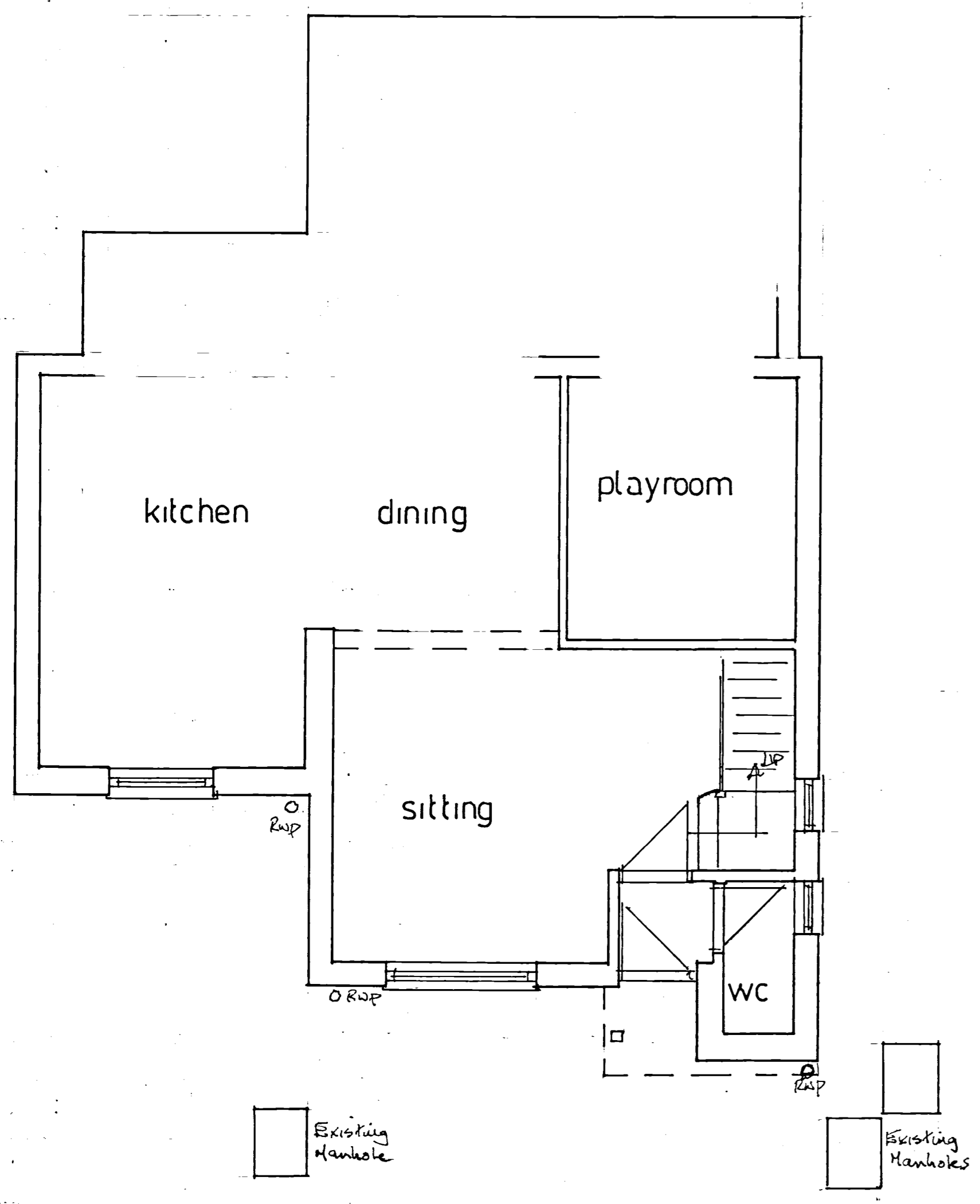
front proposed elevations 1:100



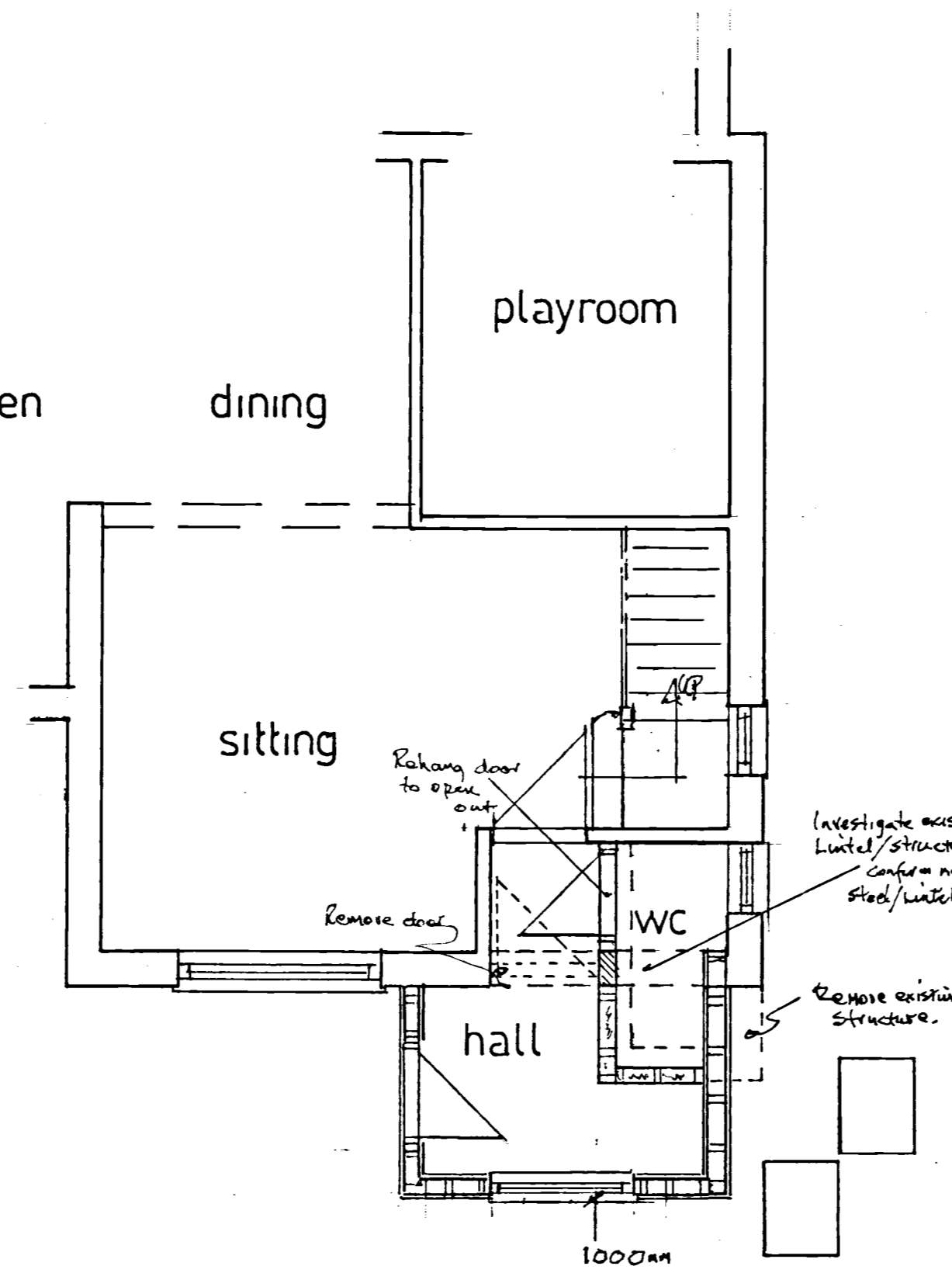
block plan 1:500



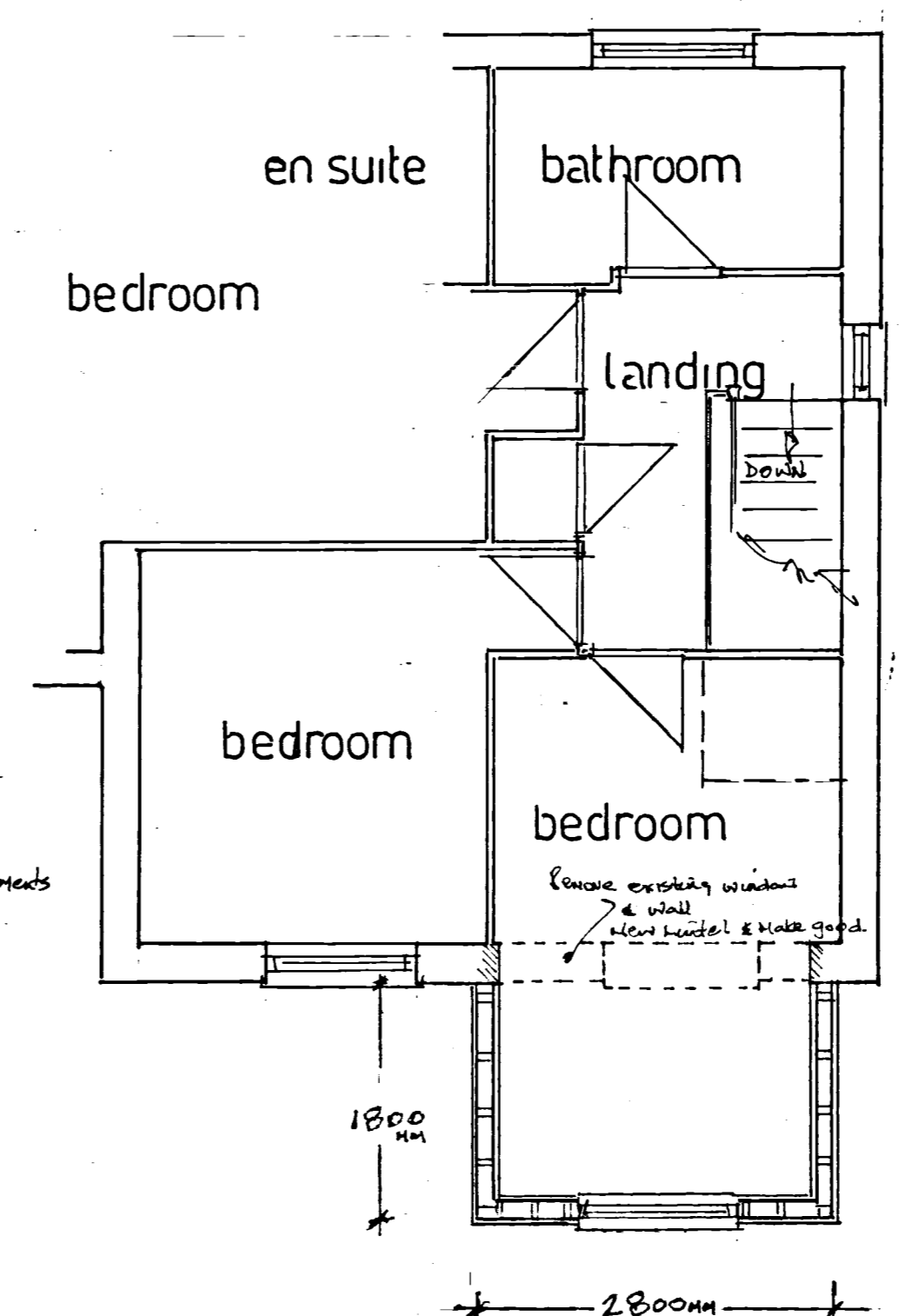
typical section 1:50



existing ground floor 1:50



proposed ground floor 1:50



proposed first floor 1:50

**General Construction Notes.**

THESE ARE NOT WORKING DETAILS, they have been produced solely for the purpose of making Local Authority Applications and do not form part of any CDM requirements. Notes are to be read in conjunction with the details shown on Drawing 2023.48; Manufacturers' Specifications and Design Details and separate Structural Engineer's Calculations and Design Details. All work must be carried out in a proper workmanlike manner and in accordance with all British Standards, Codes of Practice and Manufacturers' specifications. All details and Dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE Carry out all works necessary, associated and required to enable the completion of the works indicated on the drawings whether particularly included in these Construction Notes or not.

- Enabling Works and Alterations**  
Demolish and clear away the single storey section. Remove existing walls to form new openings as indicated on the drawing including new lintels where required and making good. New steel beams and support padstones to be designed and detailed by Structural Engineer. Steelwork to be encased in plasterboard and skim to provide min 30 minute fire resistance.
- Foundations to New External Walls**  
Carry out a scan of the existing garden etc as required to establish any underground services prior to excavations and protect/divert as necessary. New concrete deep strip foundations, standard mix complying with current standards (min GEN 1) adequately compacted and laid on sound trimmed trench bottoms. Stepped to suit site levels. Min. width 450mm and a min. depth of 1.00m if in clay. Depth to be confirmed on site with Building Inspector. Particular regard shall be paid to structure where there are trees on or near the site. Additional works in such cases shall be in accordance with NHBC chapter 4.2 and as agreed on site with the Building Inspector.
- New Ground Floor Slab (U value 0.18 W/m2K)**  
Fill, spread, level and compact crushed hardcore in max 150mm layers to suit site levels, bladed with sand. Cover with 1200g polythene DPM well lapped at joints and carried up against external walls to marry with DPC. Min. 100mm thick concrete sub-floor. Lay min. 100mm Celotex GA4100 insulation, covered with 500 gauge vapour as VCL. Min 65mm thick fibre re-inforced cement and sand screed. Floor level to match existing dwelling. Provide 25mm perimeter insulation to floor screed.
- New External Walls (U value 0.18 W/m2K)**  
New 225mm brick wall built off top of foundations - external face to match existing. DPC min. 150mm above external ground levels. External levels to be adjusted as necessary. External Walls above dpc to be timber framed comprising - 47x100mm C16 mm timber studs at 400mm centres. Bottom plate to comprise two 47x100mm timbers securely fixed down to the new brickwork below. Provide horizontal central timber rails and double top plate. Full height studs fixed to sole plate and head plate. Provide double 200x50 lintels over openings supported on cripple studs. Cripples fixed to full height studs. Timber frame will be split and a double plate provided at first floor level to support the floor joists. Timber frame to be built in accordance with Accredited Construction Detail TFW-EW-01. Line timber frame with 9mm sheathing plywood or OSB. Provide 25mm vertical batten to provide air gap between plywood/ OSB and external cladding. Ventilation mesh to low level and under eave. Provide breather membrane between boarding and vertical battens. Hardie-plank Cedar weatherboarding externally - Grey Slate. Provide Tenmat FF102/25 or similar intumescent cavity barrier at eaves level between Hardie-plank & breather membrane.
- Roof to Extension (U value 0.15 W/m2K)**  
Cut back the existing roof overhang, remove tiles and set aside. Timber wallplate fixed to top of wall and secured with galvanic straps at max. 1800mm centres. New hipped roof construction to comprise - Ridge and hips 47x150 mm Ceiling Ties and Rafter 47x100mm at 400mm centres. Rafter to be fixed to timber wall plates with galvanic clips. Re-use the existing roof tiles and make up quantities with new to match laid on 50x25mm treated timber battens and Tyvek Supro breather membrane. Provide proprietary pvc continuous vent (Glidevale) with equivalent 25 mm air gap to provide roof ventilation to all new roof areas. Maintain 50mm clear air space for through ventilation. Code 5 Lead or fibreglass valleys at roof intersections. All roof tiling to be installed to the new standard in BS5534. This includes mechanically fixed ridge and hip tiles, with bonded felt or additional battens on the laps. The tiles should be fixed in accordance with the new requirements which may require fixing each tile and double fixing to all verges etc. Provide eaves carrier or high load dpc to eaves gutter area with the Tyvek breather membrane. New upvc gutters connected to existing to discharge to existing downpipe.
- Roof Insulation (U value 0.15 W/m2K)**  
Provide 150mm insulation quilt between flat ceiling joists and 200mm over at right angles. Provide a 50mm Celotex strip where the new insulation quilt diminishes.
- Internal Partitions**  
Internal partitions to be ex 100x50mm studwork clad both sides with 12.7mm plasterboard with skim plaster finish. Infill between studs of partition with mineral wool insulation.
- Internal Finishes**  
Provide vapour control layer to the underside of the first floor ceiling - use polythene or foil backed plasterboard. Plasterboard to ground floor ceiling of two storey section to have min mass per unit of 10kg/sq.m - use 15mm plasterboard or 12mm British Gypsum wallboard 10. Plaster finish. Skim coat plaster finish. Stainless steel angles to corners. Make good all areas disturbed by alterations etc. Existing walls in new extension to be dry lined and plastered.
- Heating**  
All alterations and new works are to be carried out by competent & fully qualified tradesmen in accordance with current regulations. Check and replace the existing bedroom radiator with new if necessary to suit increased loadings. Provide thermostatic radiator valves.

- External Timber Frame Insulation (U value 0.18 W/m2K)**  
Incorporate 70mm Kingspan Kooltherm K12 insulation between studs maintaining 30mm cavity with 40mm insulation internal lining over the studs.
- Windows/Doors Etc (min u value not less than 1.4 W/m2)**  
To be double glazed and incorporating 9000 sq. mm draught-proof trickle ventilation. Glazing to comply with BS6206 & part K of Bldg. Rgs. Details to be provided by the supplier to show that they comply with a u value of 1.4 W/m2 or better. Windows to be fitted with a sticker to show that they comply with a WER rating of band C or better. Window to first floor to have min. clear opening of 450x750mm for alternative means of escape. Windows to provide rapid ventilation area min 1/20th floor area of room. Any glazing within 800mm of floor level to be of toughened or laminated safety glass. Glazing to doors and adjacent panels will be safety glazing where within 1500mm of floor level. New windows and doors to comply with PAS24:2012.
- Electrical**  
All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations Latest Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control on completion of the works. Electric sockets and switches to be positioned between 450mm and 1200mm above floor level. Provide low energy light fittings with luminous efficacy greater than 45 lumens/circuit watt to new areas.
- Drainage (PROVISIONAL SUBJECT TO SURVEY)**  
Carry out full survey of the existing foul and surface water drainage system to establish and agree details with Building Inspector before commencing works. Expose the existing drains as necessary. Drains passing through new foundations to be bridged with concrete lintels and wrapped in fibreglass.

All Details are Subject to Planning and Building Regulations Approvals.



**BuildtoPlans**

19 Aldham Gardens, Stowmarket, Suffolk IP14 2PS  
Telephone Stowmarket (01449) 675721 / 07724037774  
E-mail: paul@buildtoplans.co.uk  
www.buildtoplans.co.uk



THIS IS NOT A WORKING DRAWING. It has been produced solely for the purpose of submitting to the Local Authority. Build to Plans Partnership Ltd Are Not the CDM Appointed Principal Designer, the details therefore Do Not Form Part Of CDM Refer Also to Construction Notes, Manufacturer's Specifications and any Separate Structural Engineer's Design Details All details and dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Client:	Mr and Mrs Broxton
Site Address:	15 Turner Road, Stowmarket IP14 1UD
Job Title:	Two Storey Front Extension to Dwelling
Drawing Title:	Plans, Elevations, Block Plan and Typical Section.
Drawing No:	2023.48
Scales:	As Shown @ A1 Date: 10th November 2023

This drawing is the copyright of Build to Plans Partnership Ltd and may not be altered, photographed, copied or reproduced in any form without their prior written consent.