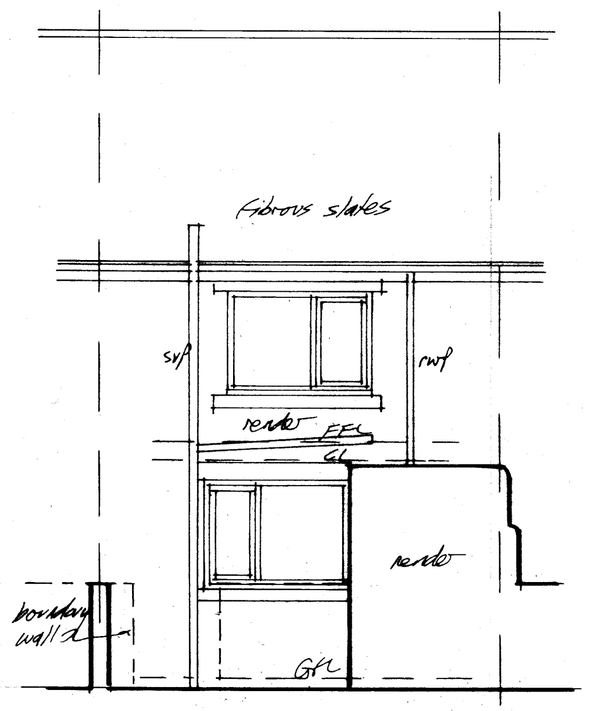
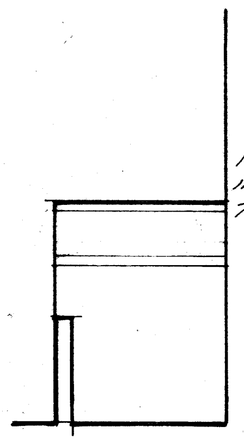
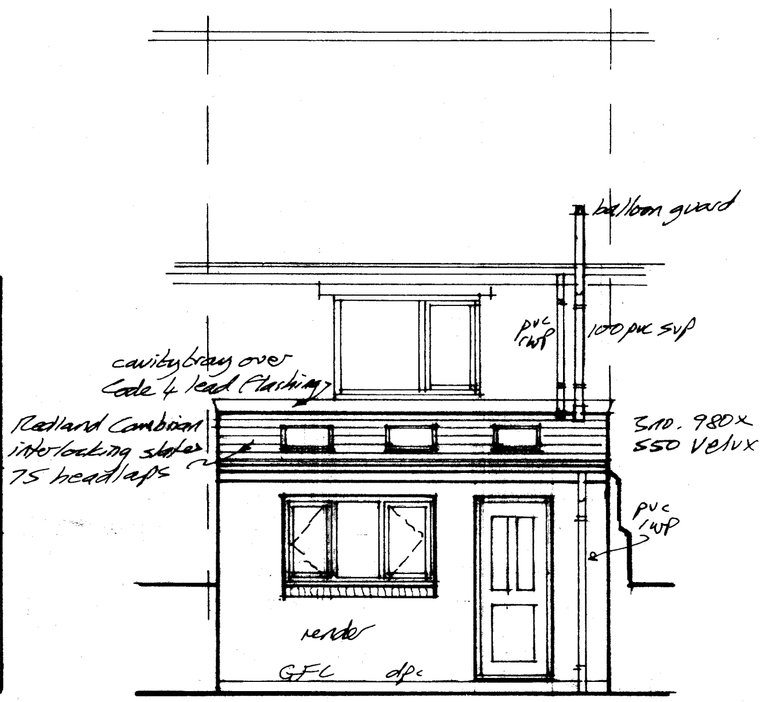


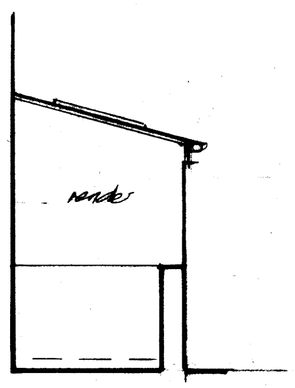
Existing Rear Elevation

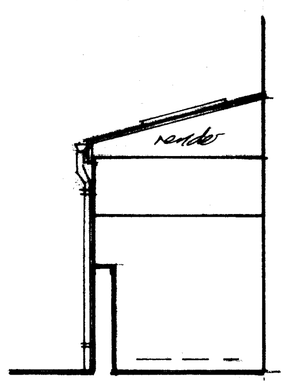


Exist. Side Elev.

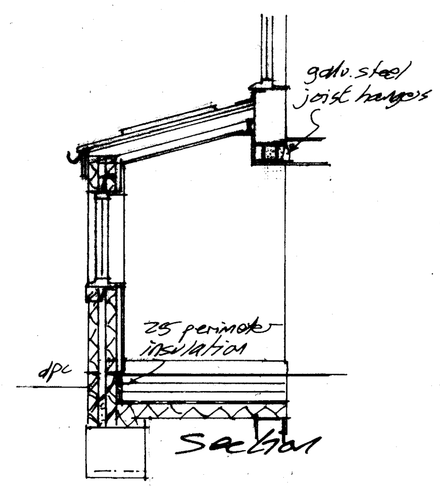


Proposed Rear Elevation

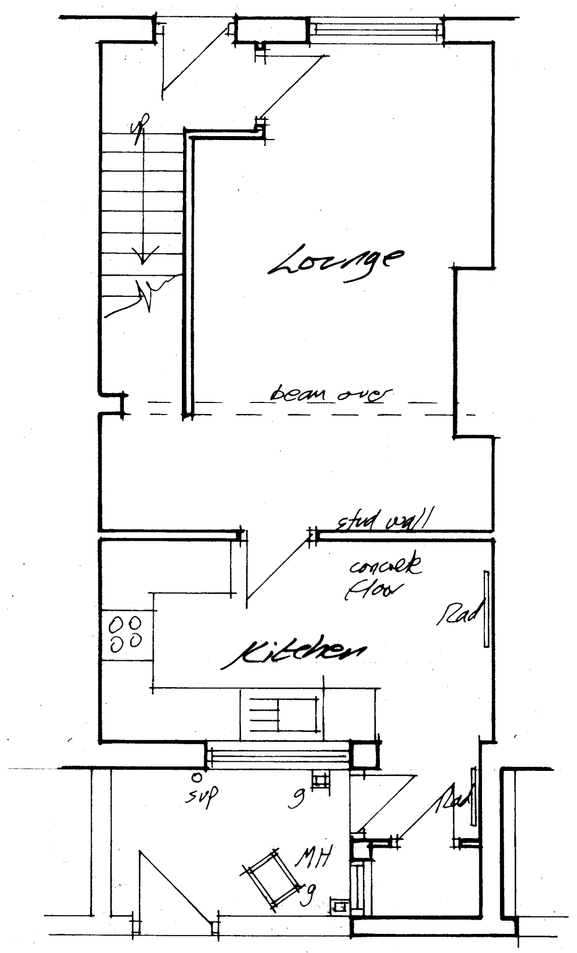




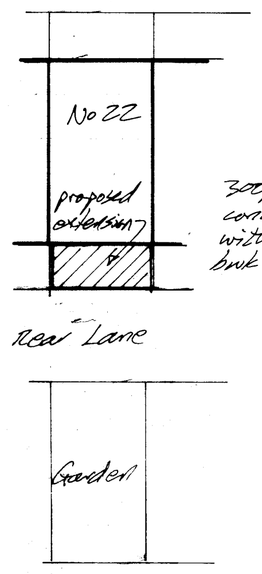
Proposed Side Elevations



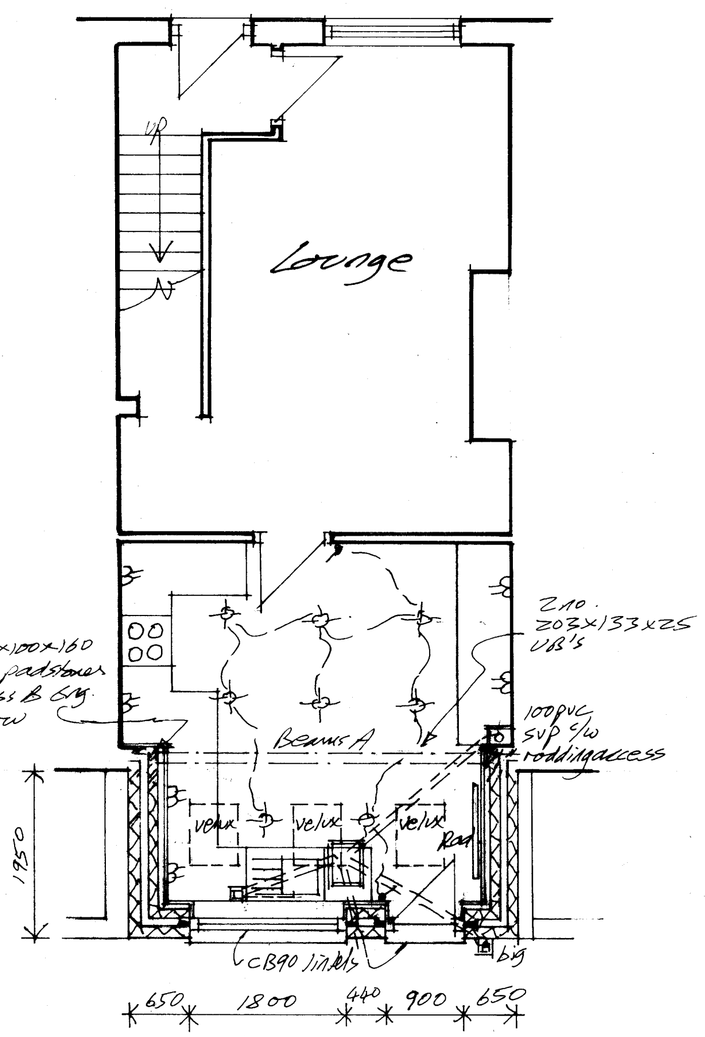
Section



Existing GF Plan



Site Plan 1:200



Proposed GF Plan

Roof: Redland Cambrian interlocking slates (or similar), 75mm headlap, minimum 15 degrees pitch, fixed in accordance with manufacturer's instructions and to BS5534mm. All slates to be mechanically fixed. 2 fixings to perimeter slates. 50 x 25 treated battens on Kingspan Nilvent felt. 150 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.
3 no. 980 x 550 Velux rooflights c/w manufacturers flashing kits, fixed in accordance with manufacturer's instructions.
Straps: 30x6 galvanised steel straps 1200 long at 1200c/c to tie rafters to supporting walls.
Eaves: pve gutter on pvc fascia and soffit system.

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. 25mm sand blinding on minimum 150mm consolidated hardcore. 25mm perimeter insulation.

Walls: Through coloured render system on 100mm, 7.0N solid block external leaf, 100mm cavity with 100mm Dritherm 32 full fill insulation, 100mm Thermalite Shield block internal leaf. 63mm Celotex insulated plasterboard and skim internal 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, min. 225mm below dpc. 600mm x 600mm reinforced concrete stub foundations with B503 mesh reinforcement 50mm above base of foundation. Foundation soffit min. 900mm below ground level and also to minimum depth of existing house foundations. Foundation description is typical and subject to actual site conditions to satisfaction of the building inspector. New walls and founds to be fully bonded to and underpin existing. 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. Concrete lintels over drains where passing through walls and surround the drain in flexible material.

Re-build existing manhole c/w recessed, screw down, double sealed, air-tight cover.

New drains to be 110mm pvc, bedded and surrounded in 10mm single size gravel. Drainage connections to be agreed with the building inspector on site prior to installation.

Electrical: Mechanical extract ventilation to be provided to the Kitchen 60 litres/second.
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.
Hot water taps on left hand side of fittings.
Light switches and sockets to be sited between 450mm and 1200mm height above floor level.
Heating: Extend the existing heating installation to provide new thermostatically controlled radiator sized to suit the room heat loss.
Window and door: upvc, double glazed, low E glass, 1.4 'U' value. 1 no. 10,000mm2 trickle vent. Toughened glass to door.

Beams A: 2 no. 203 x 133 x 25 UBs bearing onto 600 x 100 x 160 deep concrete padstone. Beams to be bolted together at 1000c/c with 25 dia bolts c/w steel CHS tube spacers. Walls below padstones to be built in class B engineering brickwork.

All dimensions to be checked on site.

Proposed extension
22 Avenue Street
High Shincliffe DH1 2PT
for J + M Rawsley
07853 951131

As Existing & As Proposed

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

C. Dontin
07788 555348
chris@cdontin.co.uk