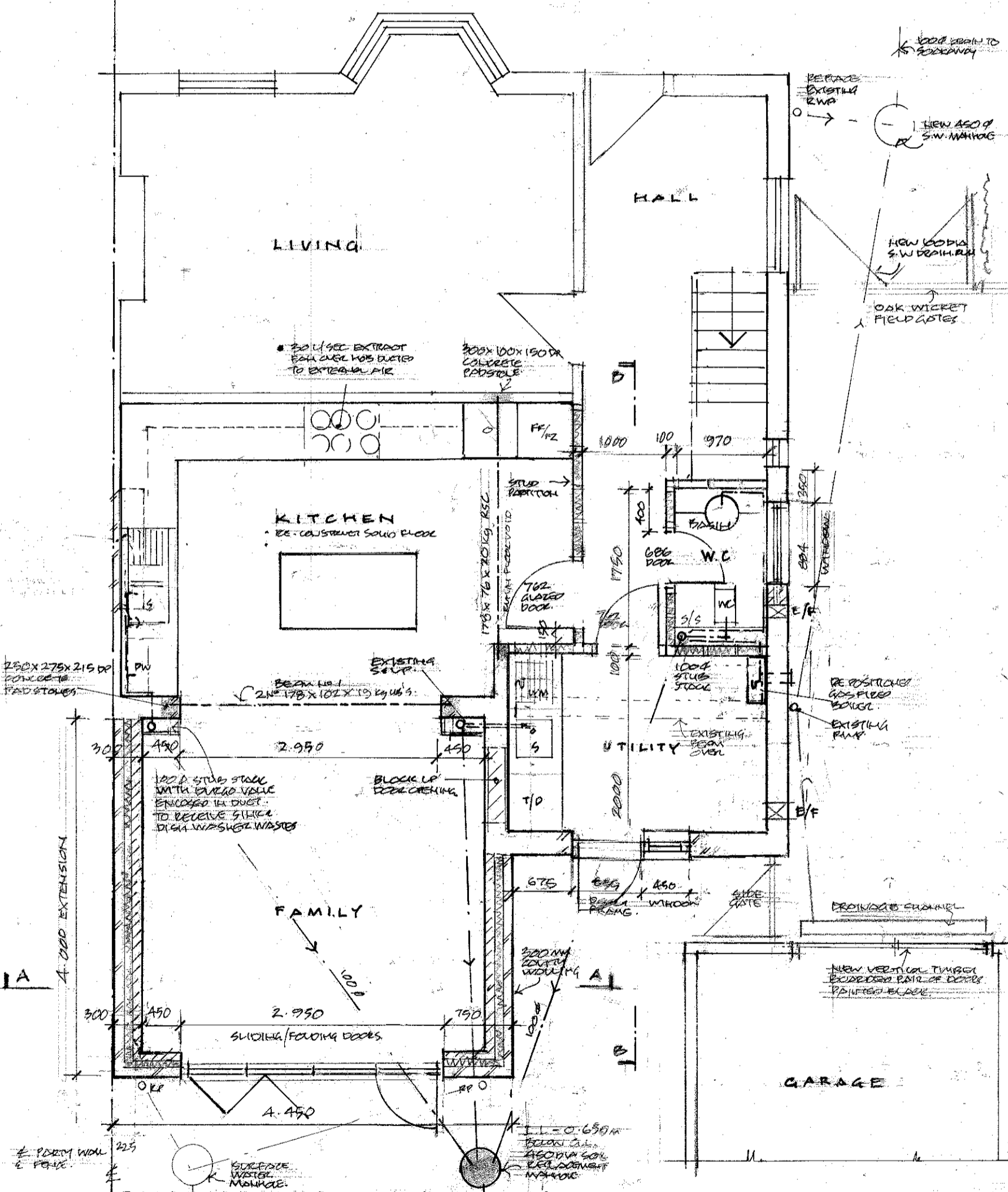


ROOF PLAN OVER EXTENSION 1:50



PROPOSED GROUND FLOOR PLAN 1:50

ROOF - U VALUE 0.15
Half round ridge tiles, pointed in dark coloured mortar with Sandtoft 20/20 plain clay roof tiles on 38x25mm sw impregnated battens on Perno forte breathable membrane underlay support tray at eaves. Underlay dressed over tilting fillet and fascia and laid into back of gutters.
Ex 150x50mm sw C24 rafters at 400 c/c with 2 No. 22x75 ridge beams bolted together with 9mm dia. bolts and rafters birdsmouthed over a 100x75mm wall plate with XR120 Celotex insulation laid between rafters and 40x12.5 PL4000 insulated plaster board below rafters.
Roof void to be cross ventilated using Ryton continuous eaves and wall abutment ventilators to achieve at least equal to continuous strip 25mm wide. Duo-pitch roof to have 3 No. ridge tile vents to achieve at least a 5mm continuous strip of ventilation at ridge.
Lateral Restraint Straps: Roof timbers fixed to wall plate and secured to wall using 300x1200mm long galvanised ms straps at 1600mm c/c around internal perimeter fixed to wall.

ROOF SKY LIGHTS - U VALUE 1.0
Supply and fit centre pivot Velux roof lights as specified.
Allow for trimming openings with double joists to form openings and upstand for roof lights in position and specification shown on drawing and accordance with manufacturer's instructions and approved flashing.

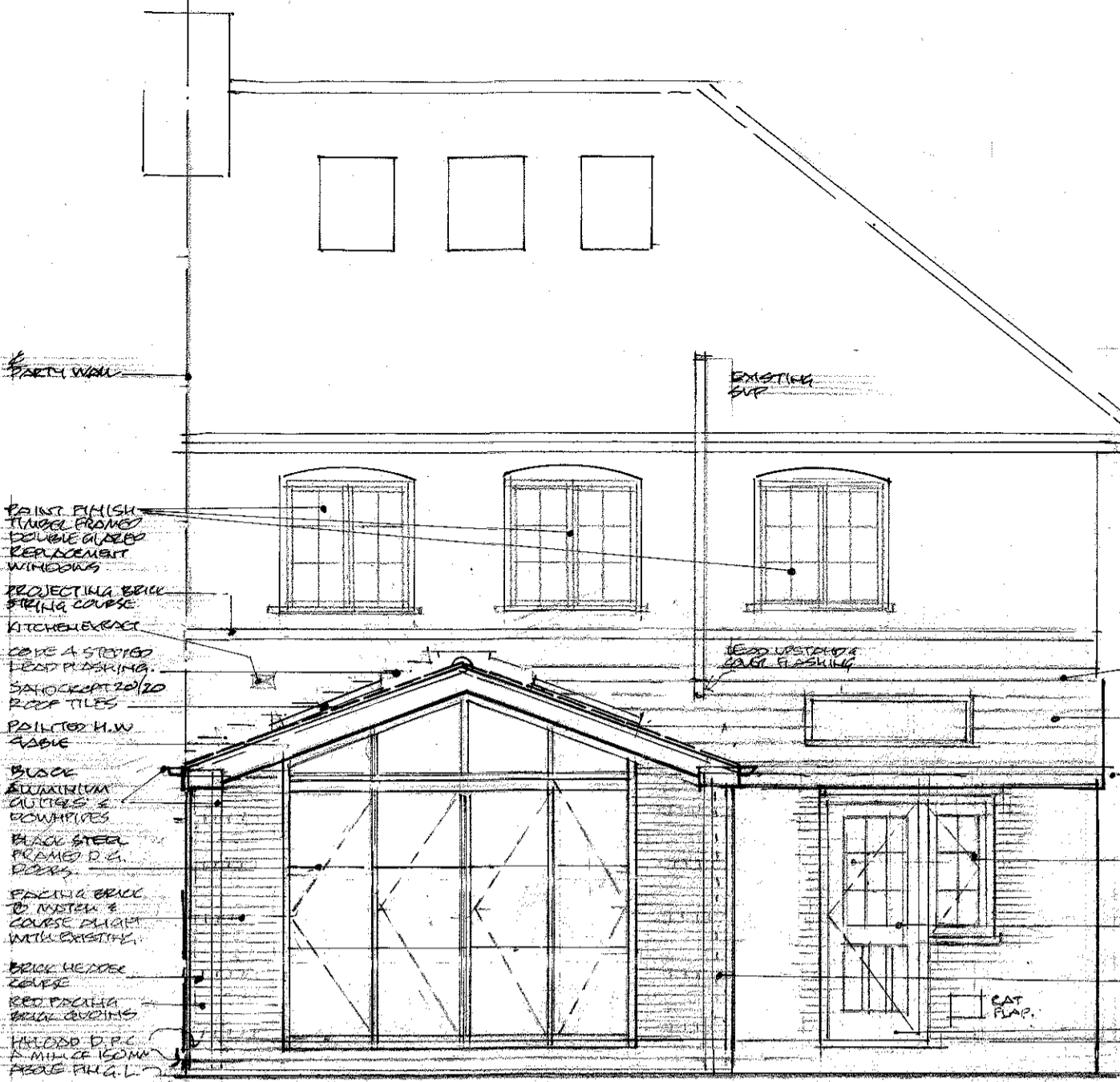
LEADWORK
Provide Code 4 lead flashing at wall / roof abutment. Lead to be chased into wall with a 100mm upstand and laid over top tiles. Lead treated with a patination oil.
All fixed in accordance with the Lead Association Recommendations.

EAVES
Black steel half round gutters to laid to falls and fixed to black painted hw fascia with appropriate clips at 1.0m c/c. with 18mm marine ply soffit painted in BS 10B 15 to match existing.

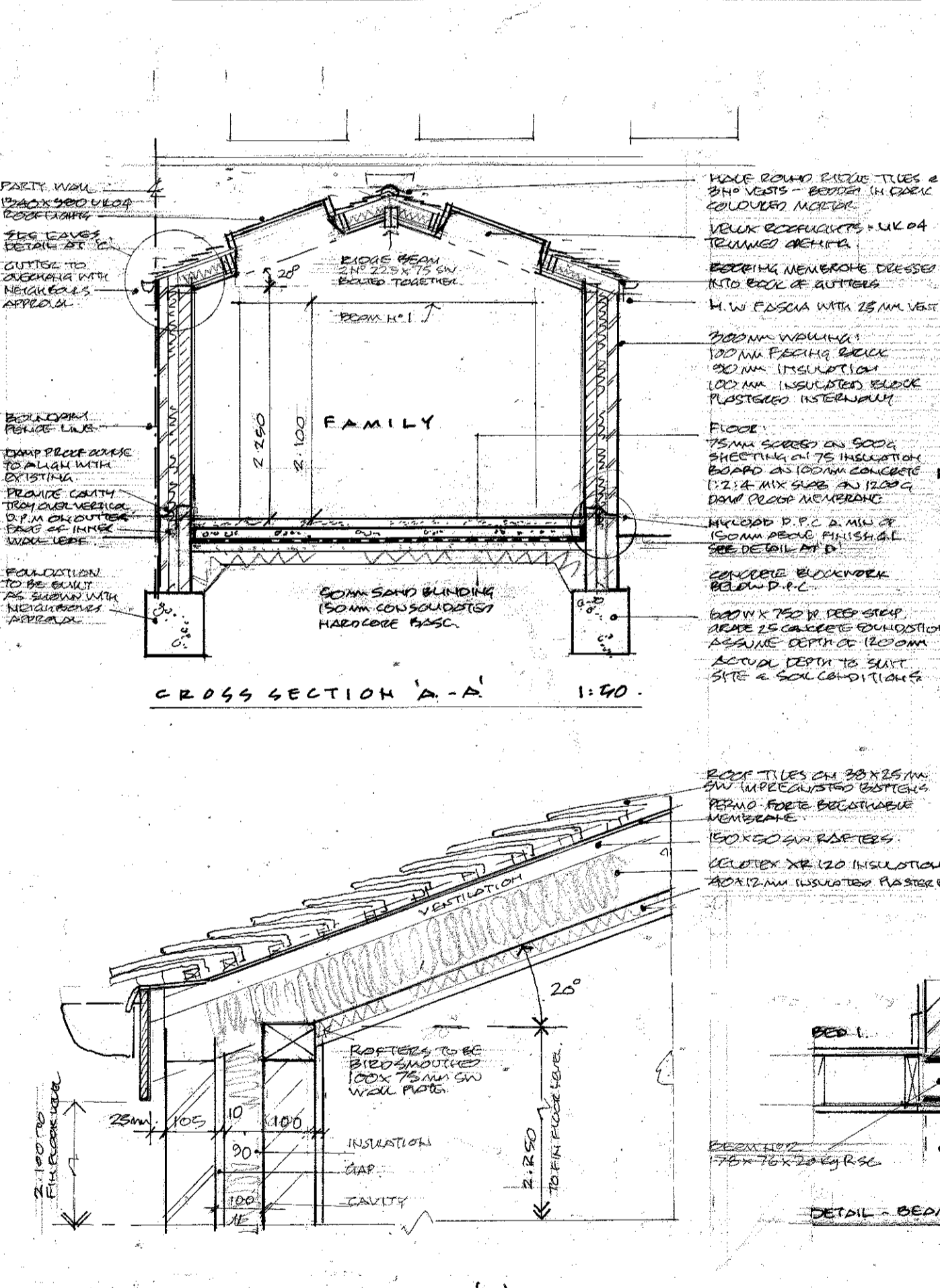
STRUCTURAL TIMBER
All structural timber as BS5266 Part 7 sizes shown comply with TRADA design tables. All timber to be grade C16 or C24 (see drawings).

BEAMS
Sizes and positions shown on drawings and structural calculation sheets Nos. 1 to - inclusive, steel beams to be painted with two coats of red oxide paint and protected with 2 No. layers of 12.5mm thick plasterboard with 3mm skimcoat plaster finish to give half hour fire protection. Beams to span and bear 100mm minimum onto concrete padstones.

EXTERNAL WALLING - U VALUE MIN 0.18
Ground Floor - 300mm External Walling:
Facing brick outer skin to external wall with row of headers and red brick corner quoins to align and match existing with 50mm Kooltherm K107 cavity insulating batts and 100mm Thermatite Turbo block inner leaf, finished internally with lightweight 13mm plaster. Plaster to be two coats with Carlitte top base and multi finish top coat. Lead tied together with s/s wall ties spaced at 750mm c/c horizontally and 450mm c/c vertically staggered. Ties at 225mm vertical c/c at jamps. Furf. profiles at junctions between new and existing walls. Provide thermobate cavity wall closers around openings.
Provide hyoquad damp proof course a min of 150mm above finished ground level as shown on drawing. DPC to align with existing. Provide cavity tray over vertical damp proof membrane run up on outer face of inner wall and under DPC as shown on drawing.



PROPOSED REAR (SOUTH) ELEVATION 1:50



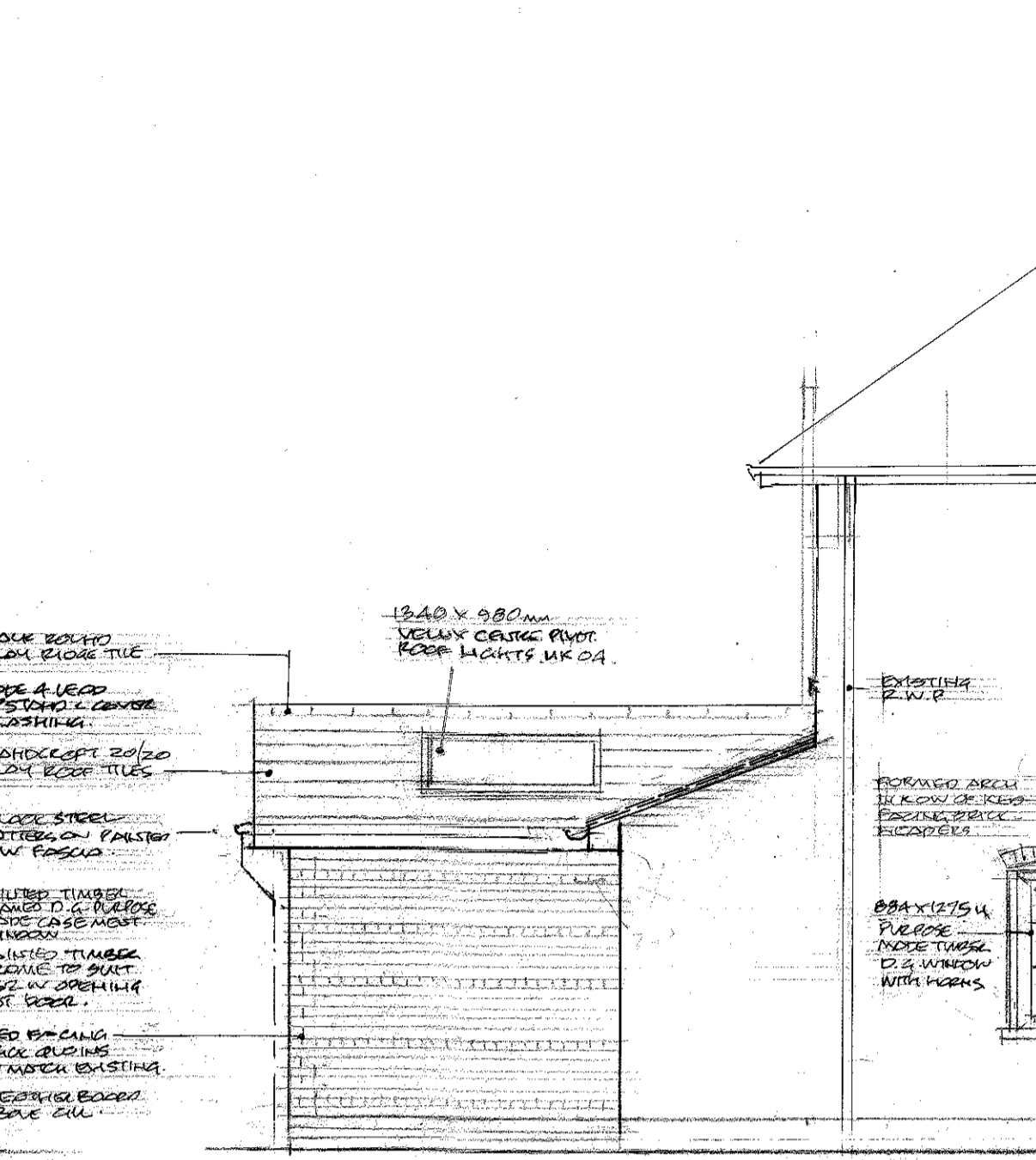
CROSS SECTION A-A 1:50

FLOORS
Ground Floor Slab:
New solid concrete floors to be 75mm fibrous reinforced screed a 500mm gauge separation sheet on 75mm Kooltherm K103 insulation board with a 25mm thick insulation board around perimeters edge. 100mm thick concrete slab on 1200g polythene DPM on 50mm sand blinding and 150mm of consolidated hardcore sub base.
Existing Floor Slab to Kitchen/Dining:
Remove existing solid floor construction in dining room and kitchen and provide new solid insulated floor as described above.

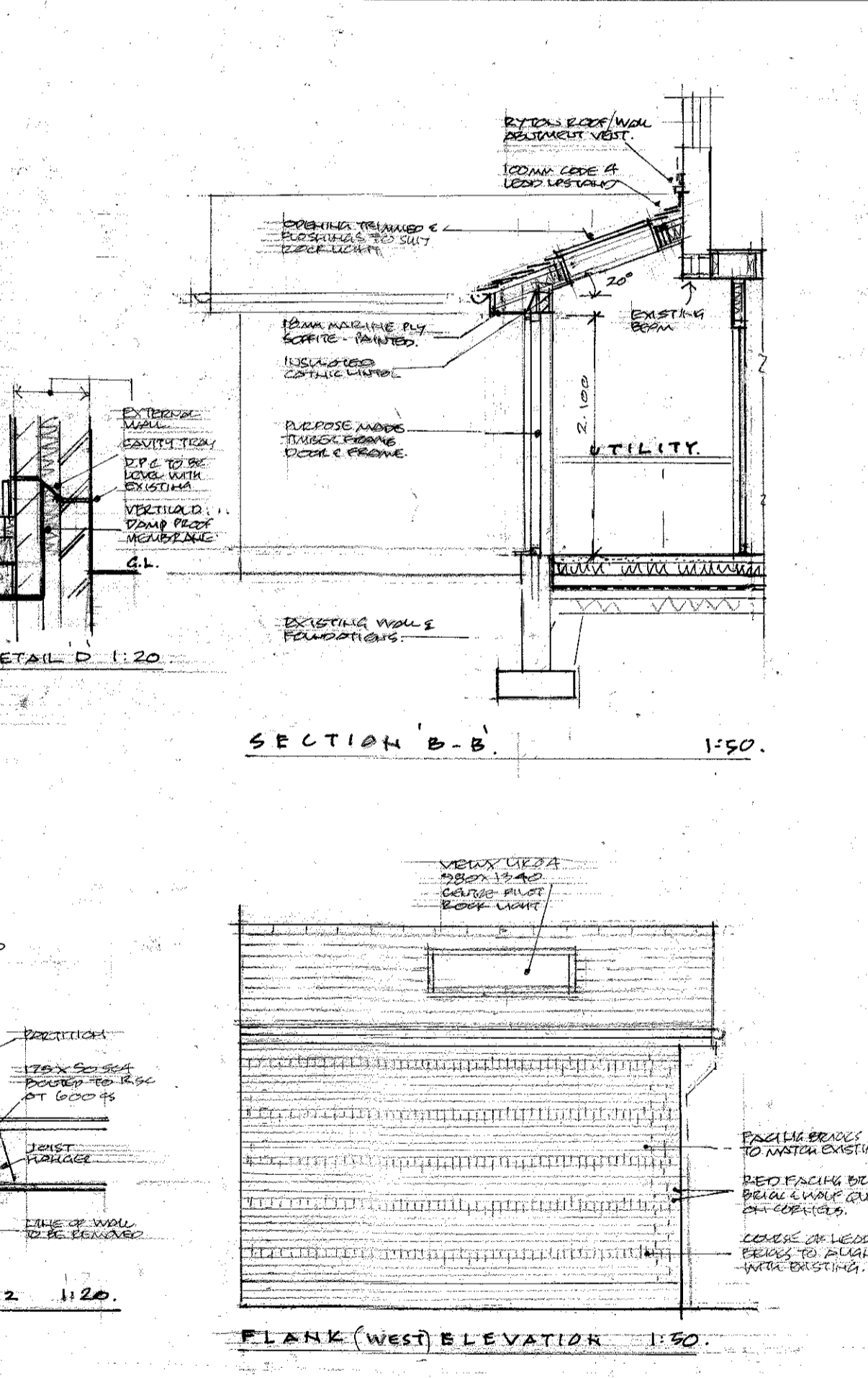
FOUNDATIONS
Excavate and allow for constructing a 600 wide x 750mm deep Grade 25 concrete foundations deep within 1200mm below ground level under new external walls.
Provide mass concrete foundations under new internal load bearing block and brick walls.
Actual depth of foundations to suit site and soil conditions and to be in accordance with Local Authority's Building Inspector's approval.

EXTERNAL JOINERY - Min U Value 1.4
Provide high performance new and replaced hard wood framed casement windows with external mouldings to match existing. Style and sizes as shown on drawing. Finish painted in BS 10B 15. Family room frame to be black steel double glazed designed, supplied and fitted by specialists.
Glazing to be a min of 28mm wide sealed units.
Glazing below 800mm above floor level in windows and below 1500mm in doors to be in safety glass in accordance with BS6206.
Note: Property is exempt from use of trickle vents due to a planning restriction in the Conservation Area. Point around frames in sand and cement one to one mix mortar.

INTERNAL WALLS
Stud Partitions: Construct in positions indicated on drawings 100x50mm sw studwork partitions. Studs to be properly braced together with 100x50mm top, middle and bottom rail and vertical studs at 400mm c/c. Partitions to be built off 100x75mm floor plate and fixed securely to adjoining wall and floor, faced with 13mm plasterboard with 3mm plaster skim coat finish. Partition infilled with firebrass quilt infill. Provide 2 No. 100x50mm timbers on end as lintel over internal door openings.



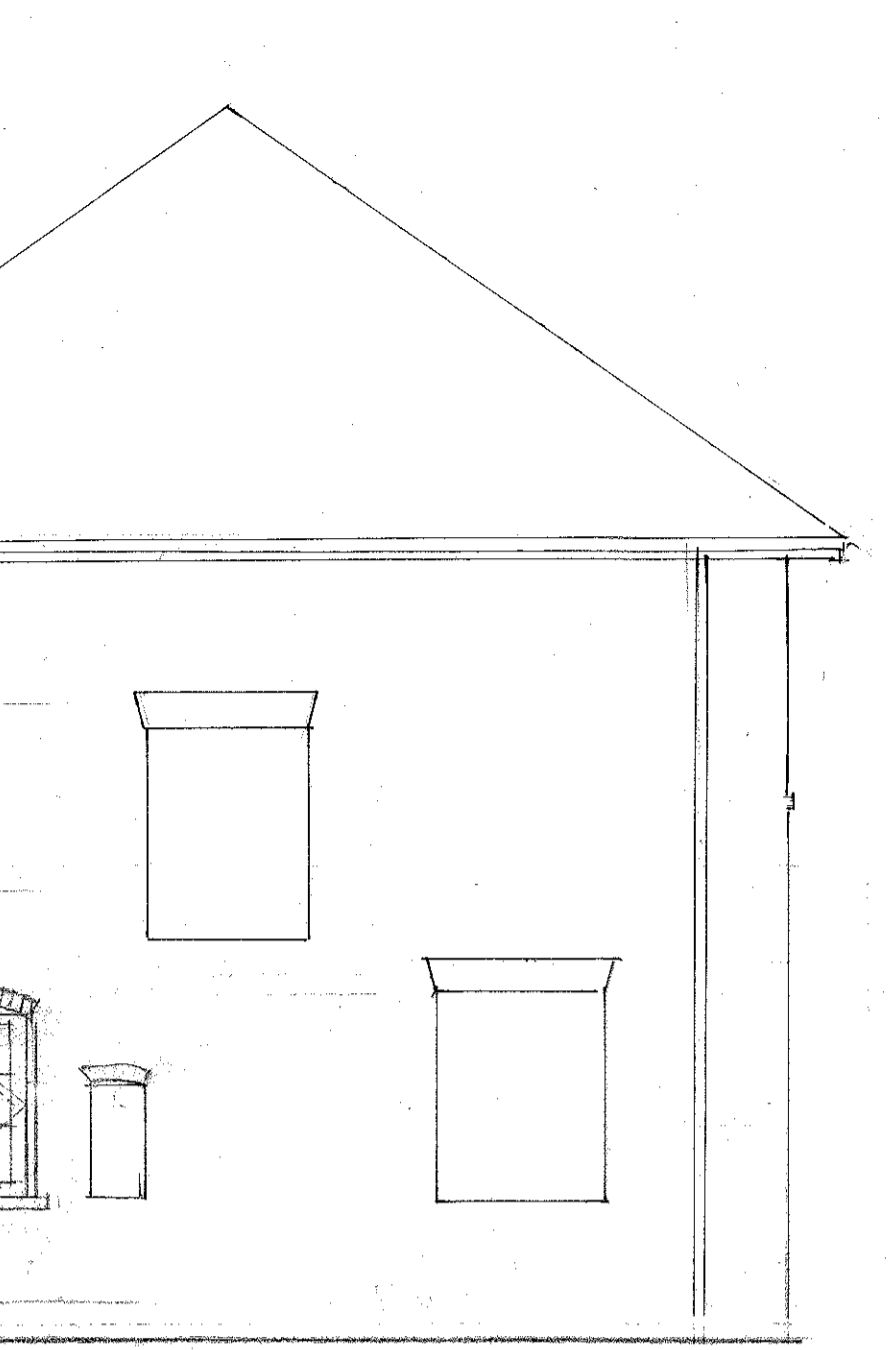
PROPOSED FLANK (EAST) ELEVATION 1:50



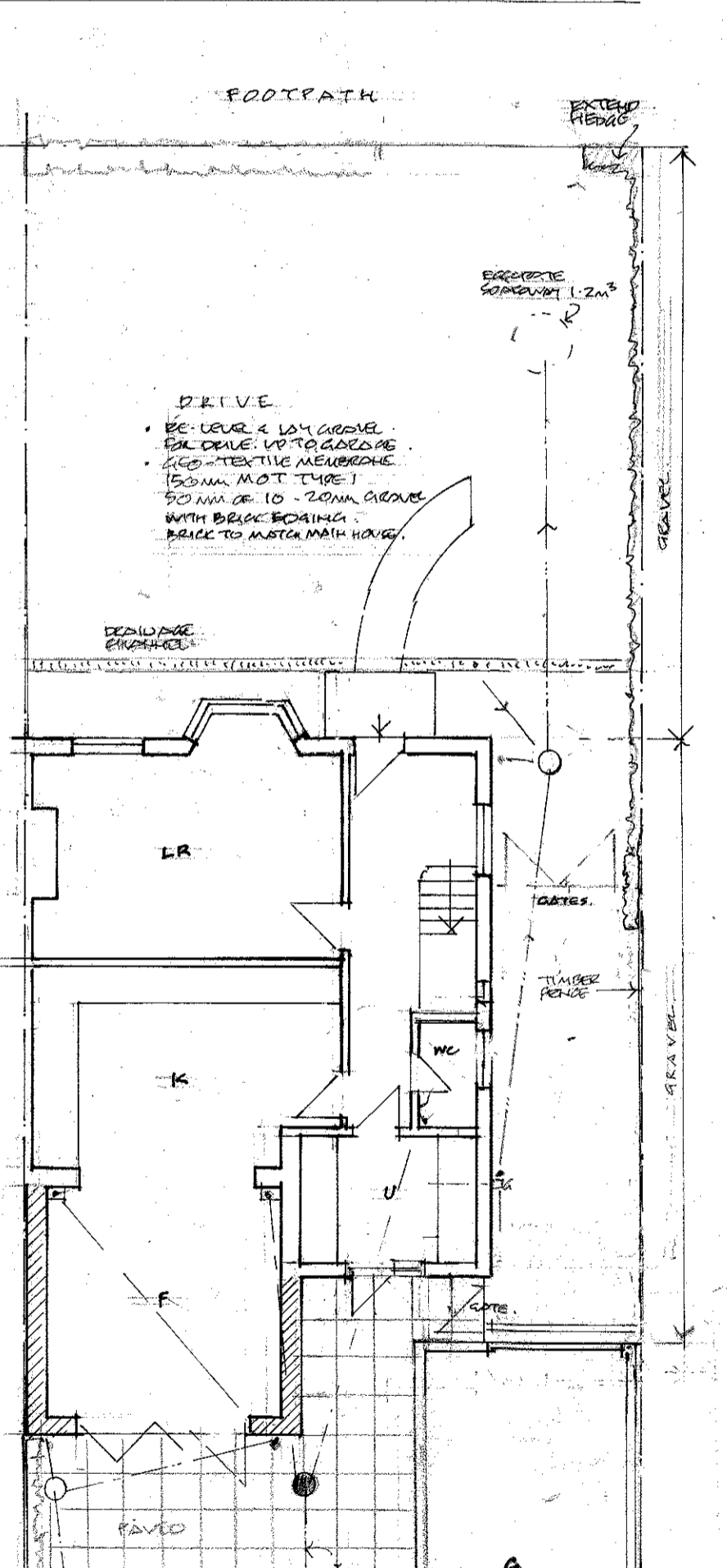
SECTION B-B 1:50

PLUMBING AND SOIL DRAINAGE:
Drainage:
Remove existing manhole. Break into existing soil drain run and extend as shown on drawing to provide new manholes. Utilise existing 100mm dia. soil and vent pipe.
Provide new 100mm underground plastic drain runs bed in pea shingle with a PC concrete lintel over where they pass through foundations. Laid at a fall of 1:40 min fall between new 450mm dia polypropylene manholes sitting on concrete bases to inverts shown on drawing linked to existing soil drain run in patio.
New soil drains, including sub stacks to be 100mm dia. UPVC to BS451, properly jointed to easy radius drain bends at foot and jointed entirely in accordance with manufacturers recommendations. Soil pipes to be fitted with necessary bosses or manifold units to receive waste connections. Stub-stack to be fitted with durgos valves and be encased in ply faced ducts.
Allow for cleaning existing drain run and testing all drainage on completion.
EXTRACTOR FANS:
Kitchen, Utility, to be fitted with Xpelair mechanical extract fans capable of a rate of 30 litres/second ducted to external air.
Toilet to have extract fan capable of a rate of 15 litres/sec ventilated to external air and a 5 min over run.

PLUMBING AND MECHANICAL ENGINEERING SERVICES:
The specialist will be responsible for supply and fitting the plumbing, heating and drainage for the project. Heating and hot water services installation to be commissioned and in accordance with the Domestic Heating Compliance Guide.
Contractor's heating engineer is to be responsible for assessing capacity to achieve the following requirements.



PROPOSED FLANK (WEST) ELEVATION 1:50



PROPOSED SITE PLAN 1:100

Wastes:
All appliances to have a 75mm deep seal traps. All waste pipes to be run in concealed positions wherever practical. Run wastes a generally indicated on the drawing and connect existing to 100mm pvc soil and vent pipe to take through wall to connect neatly to external back inlet gullies respectively.
Wastes to be:
• 32mm dia. upvc for basins
• 38mm dia. upvc for sink
• 50mm dia. for the above over 2.4m run
• 100mm dia for wc pan
Washing machine, tumble dryer and dishwasher to have a 500mm high waste standpipe.
Make all connections to ball valve of new wc cistern and run upvc 20mm dia. overflows to discharge to external air.

GENERAL NOTES:

- All new work is to be carried out in accordance with the Latest Building Regulations 2010 (and subsequent amendments), and to the approval of the Local Authority Building Control.
- The Contractor shall ensure that all materials and workmanship meet with the relevant Codes of Practice and to manufacturers recommendations.
- The Contractor is to allow for ensuring a neat, watertight and structurally sound construction and to carry out all necessary tests and inspections on completion of the works.
- The contractor is to protect and make good all areas and surfaces disturbed by the works, to the Client's satisfaction.
- The Contractor is to locate and identify all existing services and protect them during the works. The quotation must also allow for adapting and extending the services to serve new fittings and appliances; work to be undertaken in accordance with the statutory authorities requirements.
- The Contractor shall indemnify the Employer against all public liabilities in connection with the work and cause the Client the minimum of inconvenience.
- The Contractor shall keep the site tidy at all times and remove from site any rubbish and debris arising from the works as it progresses and on completion.
- The Contractor will be responsible for checking all dimensions on site when work commences and bring the Architect's attention any discrepancies.

ELECTRIC INSTALLATIONS:
All electrical installations to be carried out in accordance with Building Regulation Approval Doc 'P' and by an electrician registered under the competence persons 'self certification' scheme (i.e. the 'Full Competence' or 'Defined Competence Scheme'). Any external lighting is to be installed to comply with Approved Document 'L1'.

Design and installation of new wiring circuits to be undertaken by electrical sub-contractor. His role to include checking suitability and capacity of existing consumer unit and for extending the wiring circuit for the new works including controls for the new central heating system. Electrician to issue a Certificate of Compliance to Building Control on completion of the building works.

Energy Efficient Lighting:
Internal lighting to be fitted with energy efficient lights in three out of every four fittings.
Lights to have an efficacy of at least 75 lumens / circuit watts.
External lights to be energy efficient and controlled on a sensor.

Smoke Alarms / Heat Detector:
Provide smoke alarm system with heat detectors in positions shown in accordance with the provisions of BS 5839.6:2019 and AF 2020 of the Building Regulations to the first floor landing and hall.

Raymond Clarke Associates
ARCHITECTS
Tel: 01737 842 842
3 Castle Gardens, Dorking, Surrey, RH4 1NY
E-mail: r.clarke1@btconnect.com

Project
PROPOSED PLANS SECTIONS & ELEVATIONS
62 BASSETT GREEN RD SOUTHAMPTON HANTS S.O.16 SDX.

Scale Date
1:50, 1:100 AUG 2023
Drawing No. Rev.
AL/1382/2