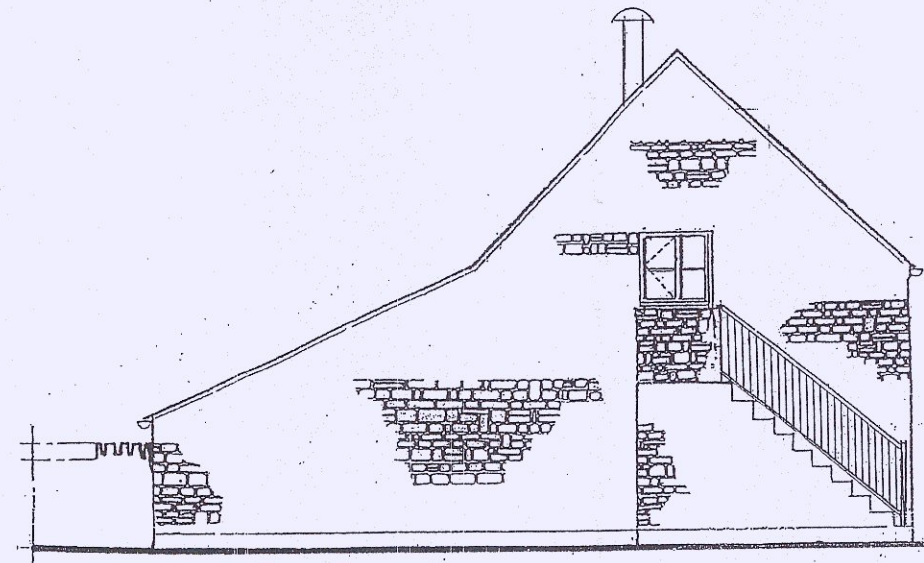


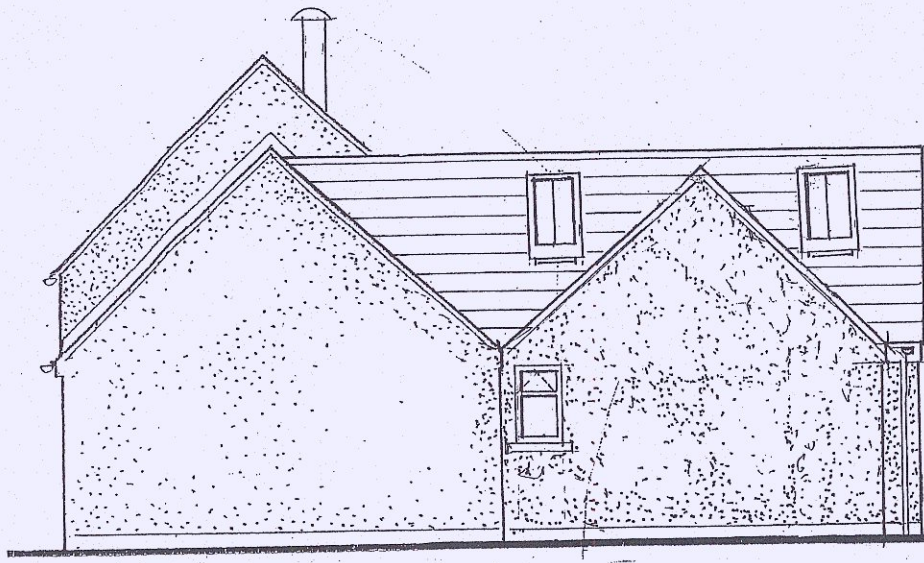
existing side elevation ~south



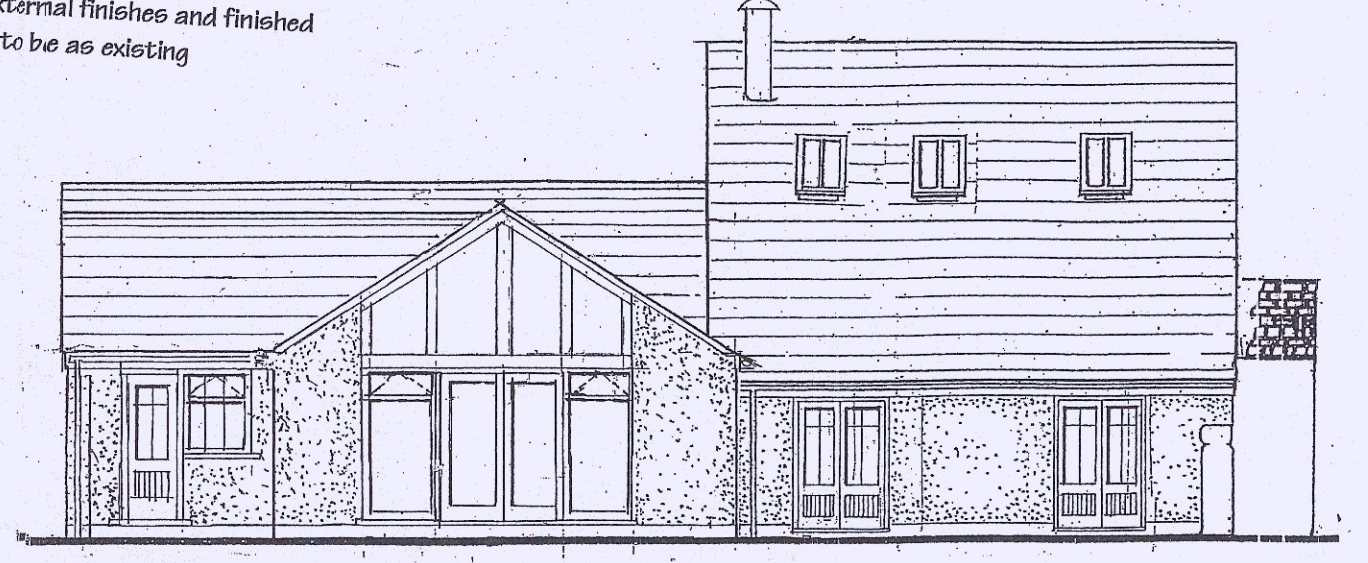
existing rear elevation ~east



existing side elevation ~north

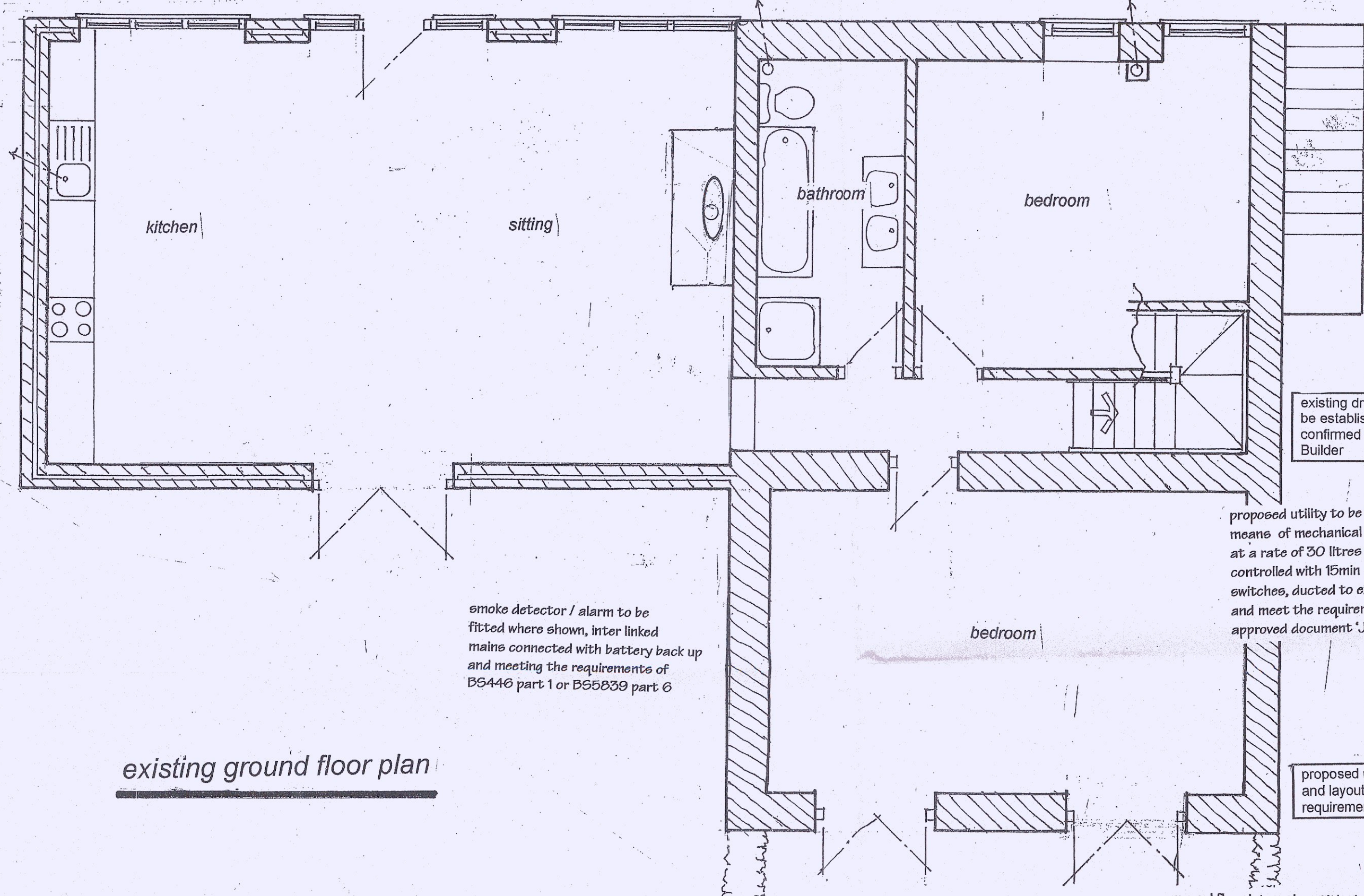


proposed side elevation ~south

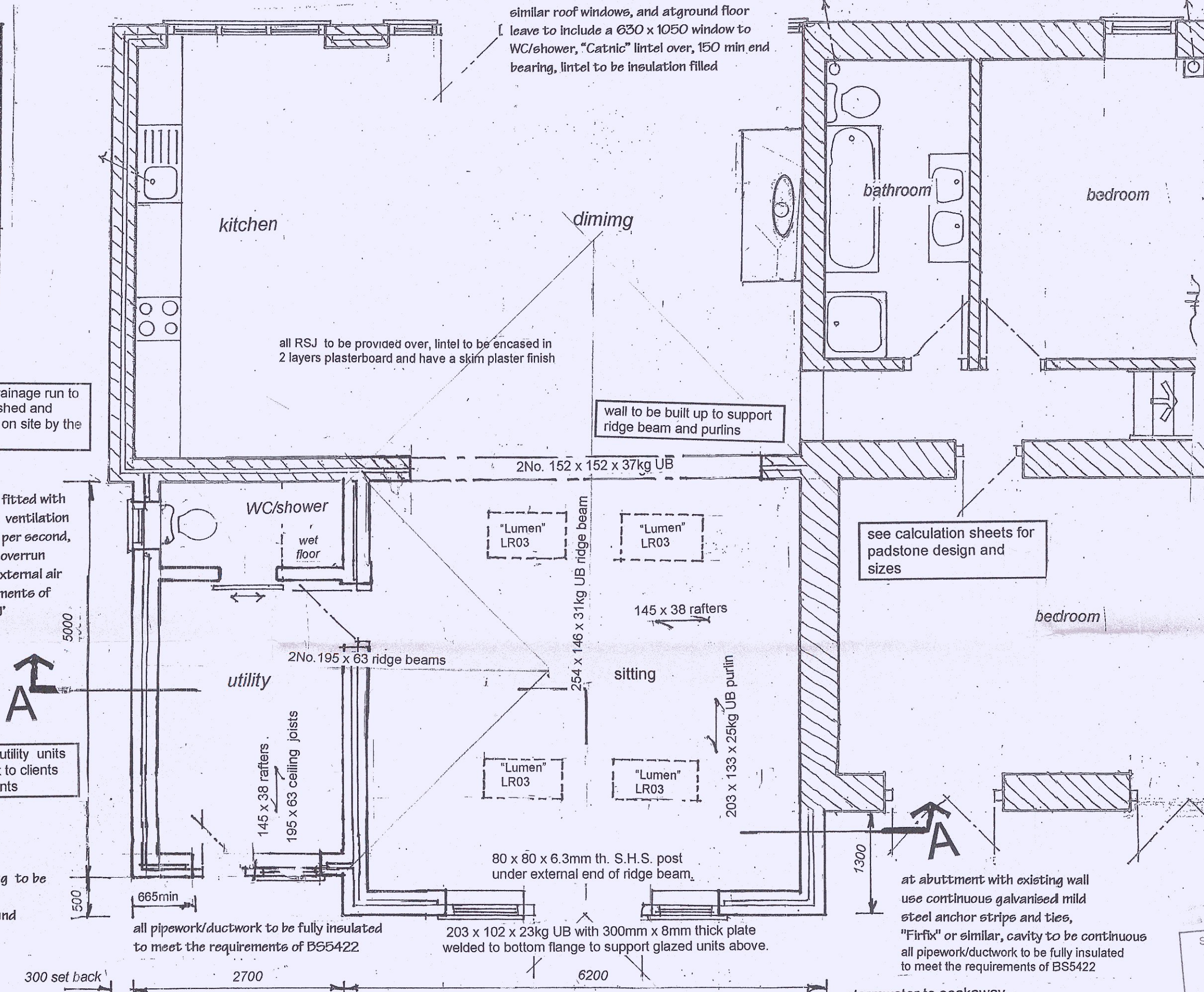


proposed rear elevation ~east

all external finishes and finished level to be as existing

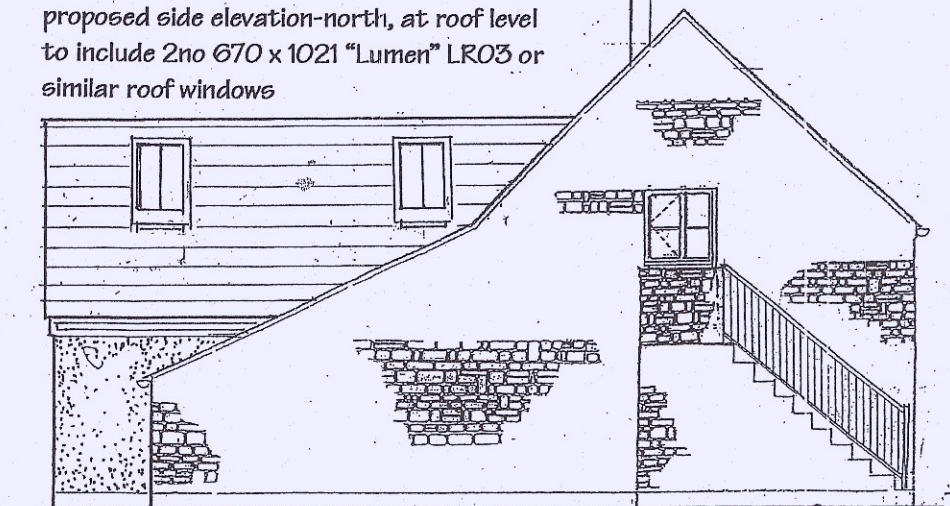


existing ground floor plan



proposed ground floor plan ~part

proposed side elevation-south, at roof level to include 2no 670 x 1021 LR03 "Lumen" or similar roof windows, and at ground floor leave to include a 630 x 1050 window to WC/shower, "Catnic" lintel over, 150 min end bearing, lintel to be insulation filled



proposed side elevation ~north

notes:-

PITCHED ROOF - sitting area, cut roof:- concrete roofing tiles to match existing on 50 x 25 battens pre treated with "Tanilith" or similar on BBA approved roofing felt "Novia" or similar, 145 x 38 rafters at 400 centres, 203 x 133 x 25kg UB purins and 254 x 146 x 31kg UB ridge beam, see calculation sheet/egtable end to have galvanised mild steel between rafters and wall), rigid insulation between rafters 50mm thick "Celotex" GA4000 PIR and below rafters 90mm "Celotex" GA4000 PIR or similar, all to give a min "U" value of 0.15W/m²K. 12.5 vapour checked plaster board with a skim plaster finish, timber fascia board, soffit and cat metal guttering to existing rainwater system / eave/away.

PITCHED ROOF - utility area, cut roof:- concrete roofing tiles to match existing on 50 x 25 battens pre treated with "Tanilith" or similar on BBA approved roofing felt "Novia" or similar, 145 x 38 rafters, 195 x 63 ceiling joist, 2no 195 x 63 ridge beam, 50 x 100 wall plate around with 35 x 2.5 x 2000 galvanised mild steel anchor strap over wall plate and secured to wall with 4 fixings per strap, straps to be pitched at a maximum spacing of 1500 centres, 270 thick glass fibre insulation 1 x 100 thick layer to be laid over ceiling joist and 1 x 170 thick layer to be laid over at 90° to direction of ceiling joist on 12.5 vapour checked plaster board with a plaster skim finish, gable end to have galvanised mild steel anchor straps over minimum 3 no. rafters (solid blocked between rafters and wall), 25 x 225 fascia board and 6 thick "Asbestola" soffit with cast metal guttering and down pipes, all to give a U value of 0.15W/m²K.

notes:-

PITCHED ROOF - sitting area, cut roof:- concrete roofing tiles to match existing on 50 x 25 battens pre treated with "Tanilith" or similar on BBA approved roofing felt "Novia" or similar, 145 x 38 rafters at 400 centres, 203 x 133 x 25kg UB purins and 254 x 146 x 31kg UB ridge beam, see calculation sheet/egtable end to have galvanised mild steel between rafters and wall), rigid insulation between rafters 50mm thick "Celotex" GA4000 PIR and below rafters 90mm "Celotex" GA4000 PIR or similar, all to give a min "U" value of 0.15W/m²K. 12.5 vapour checked plaster board with a skim plaster finish, timber fascia board, soffit and cat metal guttering to existing rainwater system / eave/away.

EXTERNAL WALLS- Block & Render:- outer skin above ground level to be 100 thick concrete block to match existing, 95 wide cavity filled with weak concrete to within 225 dpc and closed at eaves with a non combustible closer, 65 thick "Celotex" GA4000 PIR (GW3045) rigid insulation batts secured to external surface of internal skin, wall ties to be "Catnic" stainless steel type B3 (B5,1449.PT2) at maximum spacing of 750 horizontally and 450 vertical, double up wall ties at all openings, build in "Hyload" dpc (to B5,743 1970) horizontally in cavity walls with 150 minimum lap, 150 minimum above finished ground level and at floor level to internal partitioning, close cavities against dpc's at all levels, inner skin to be 100 thick "Celcon" standard insulation block or similar, inner surface to receive a sand/cement render and skin plaster finish, all to give a "U" value of 0.15W/m²K, below ground level both skins to be dense aggregate concrete blocks class 'A'

For joinery details see drawing no. D.MH.23.02

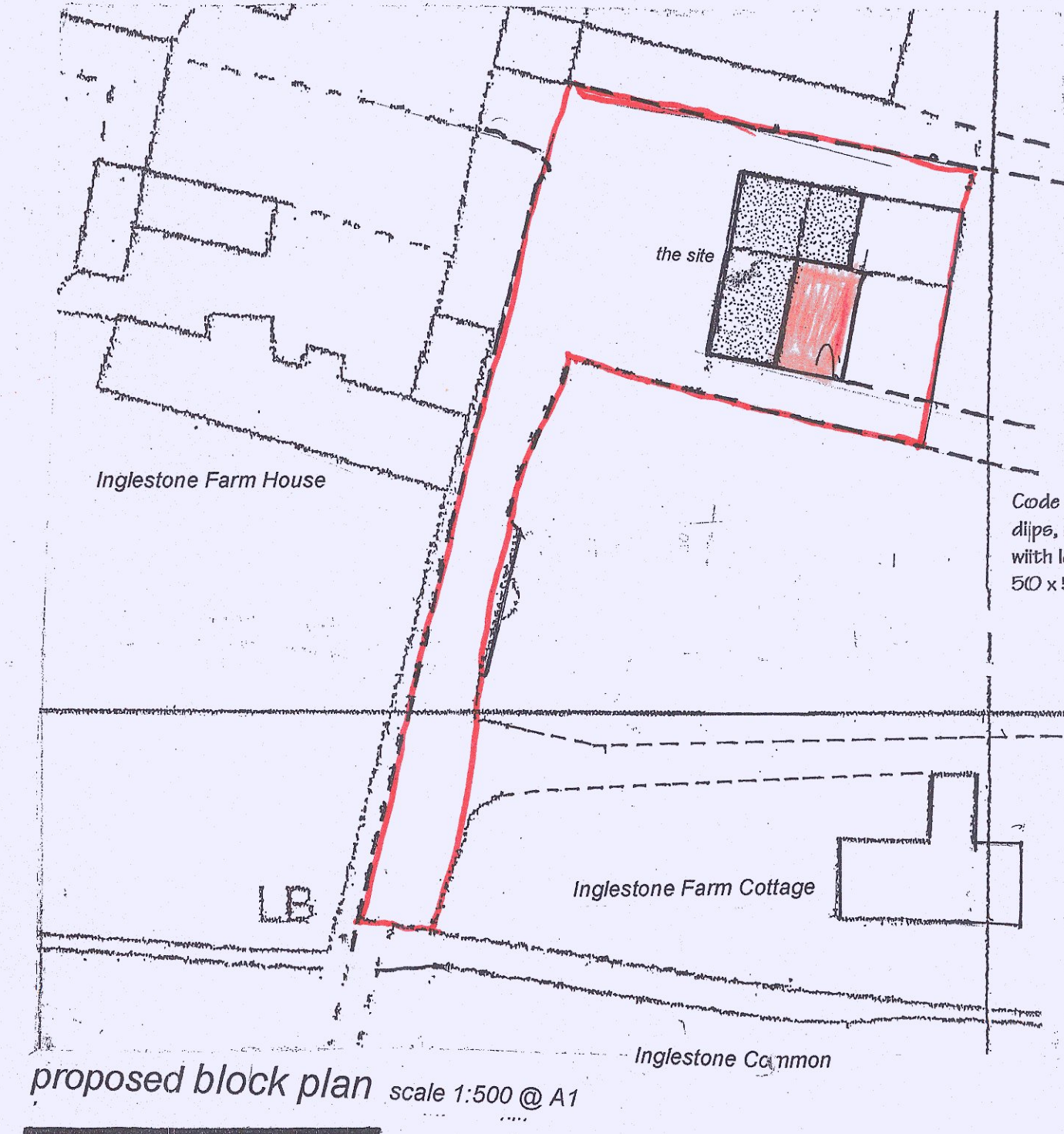
Proposed Holiday Let Ground Floor Extension for Inglestone Farm Chase Lane Inglestone Common South Gloucestershire GL9 1BX

Date: august 2023

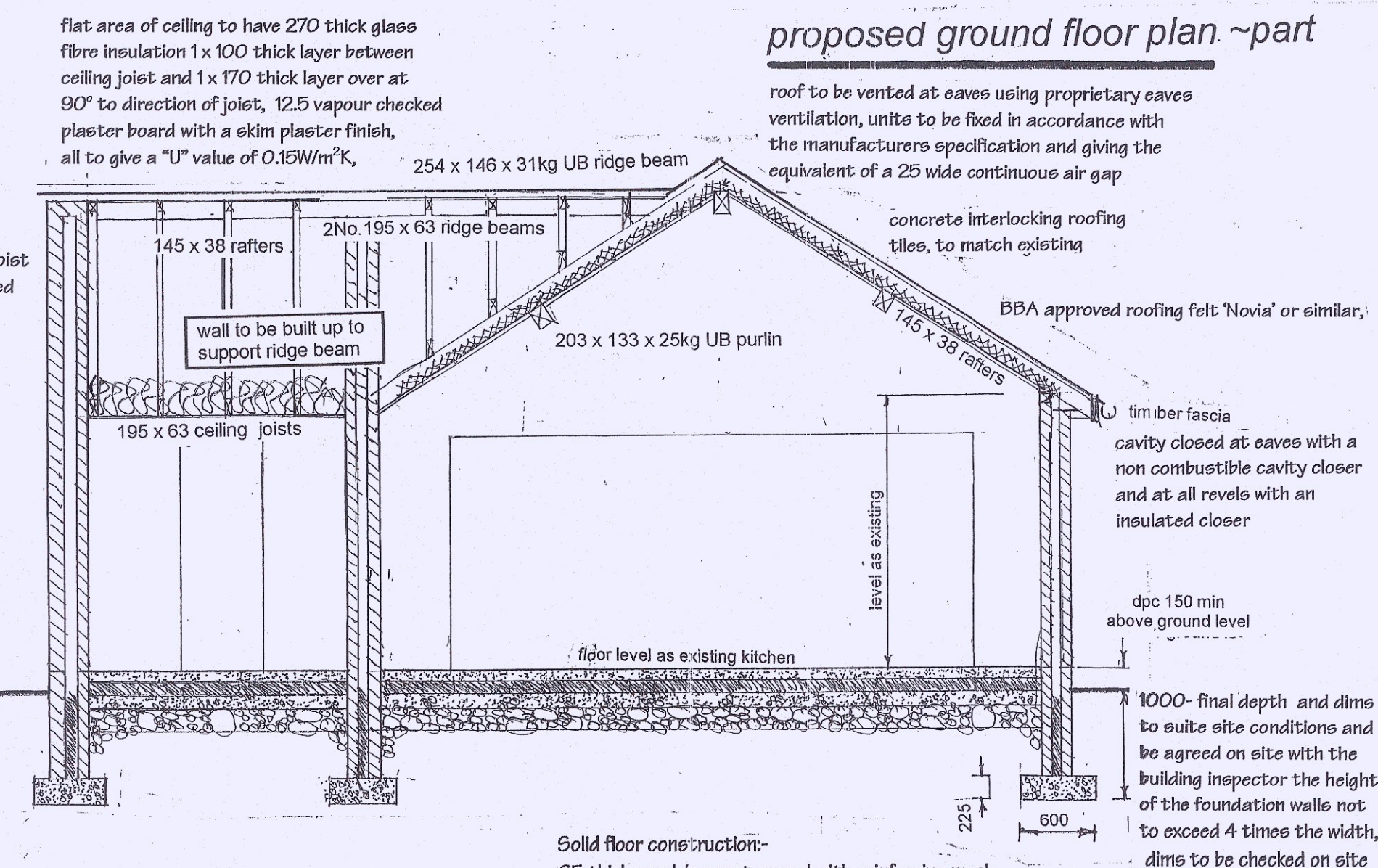
Scale: elevations 1:100 plans 1:50 @ A1

Drawing No: D.MH.23.08.01A 18.12.23

Prepared By: iain rae Building Plans & Drafting Services 01454 238702



proposed block plan scale 1:500 @ A1



proposed section 'A-A' scale 1:50 @ A1

Solid floor construction:- 65 thick sand / cement screed with reinforcing mesh 500mm under floor insulation 100 thick concrete oversite 1200 gauge dpm 25 thick sand blinded 150 min hardcore, dpc 150 min above ground level

FOOTINGS:- 600 x 225 (1:2:4:19 agg) concrete strip 1000 min below existing ground level, final dimensions and depth to suit site conditions and be agreed with the building inspector on site. the height of the foundation walls not to exceed 4 times the width, dimensions to be checked on site height of the step. Alternatively foundations can be trench fill foundations generally - dimensions as shown on drawings

GROUND FLOOR:- to be of solid construction being 65 thick sand / cement screed 500 gauge vapour barrier, 90mm "Celotex" GA400-D under floor insulation with 25mm perimeter up stand to give a min "U" value of 0.15W/m²K on 100 thick concrete oversite on sand blinded well compacted 150 min thickness hardcore, 1200 gauge dpm tucked up into dpc course being 150 min above ground level, where drains pass under the floor slab provide 600 wide a142 mesh reinforcement to the slab.

NEW WINDOWS & DOORS:- to be fitted with trickle vents at a rate of 10000mm² per room, double glazing units of 4 thick "K" glass with a 16 min air gap filled with Argon gas to give a min "U" value of 1.4W/m²K, new windows and doors to be timber-nd fitted with toughened safety glass to B56206 and meet the requirements of approved document "K"

DRAINAGE:- 32 dia from wash hand basin and 43 dia from shower, waste systems to be fitted with 75 deep seal anti-vac traps to stub stack / S & VP, all with rodding points at change of direction, 100 dia waste from WC, use a "Polydrain" system, drainage pipes to have a 1:70 minimum fall, concrete lintels to be provided over when thro' walls and well seal cavity.

HEATING AND HOT WATER SUPPLY:- heating and hot water to additional rooms to be via existing dome hot water and central heating boiler T.R. Valves to be fitted to all new radiators, all pipework / ductwork to be fully insulated to meet the requirements of B55422, new installations to be carried out by a competent person with commissioning certifications made available to the local authority upon completion

ELECTRICAL:- all new and additional electrical installations, fixtures and fittings to comply with B57671 or equivalent standard approved by IEE and meet the requirements of Approved Document "P", at least 75% new light fittings to be energy efficient, new installations to be carried out by a competent person with commissioning certifications made available to the local authority upon completion

CALCULATIONS:- this drawing to be read in conjunction with the calculation sheets provided.

South Gloucestershire Council Business Support 1 -2 JAN 2024 Received

should stepped footing be employed then the overlap should be twice the height of the step

All Dimensions And Conditions To Be Checked On Site, Any Variations To Be Agreed By The Client