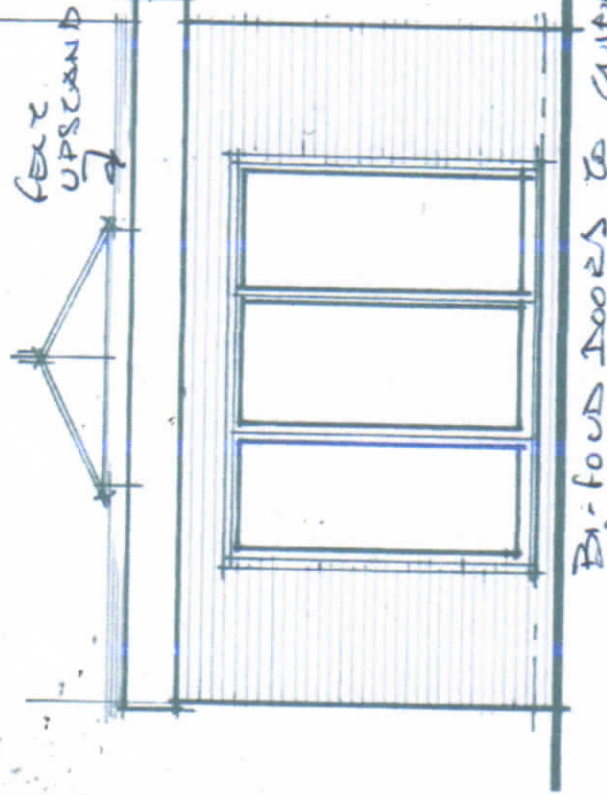
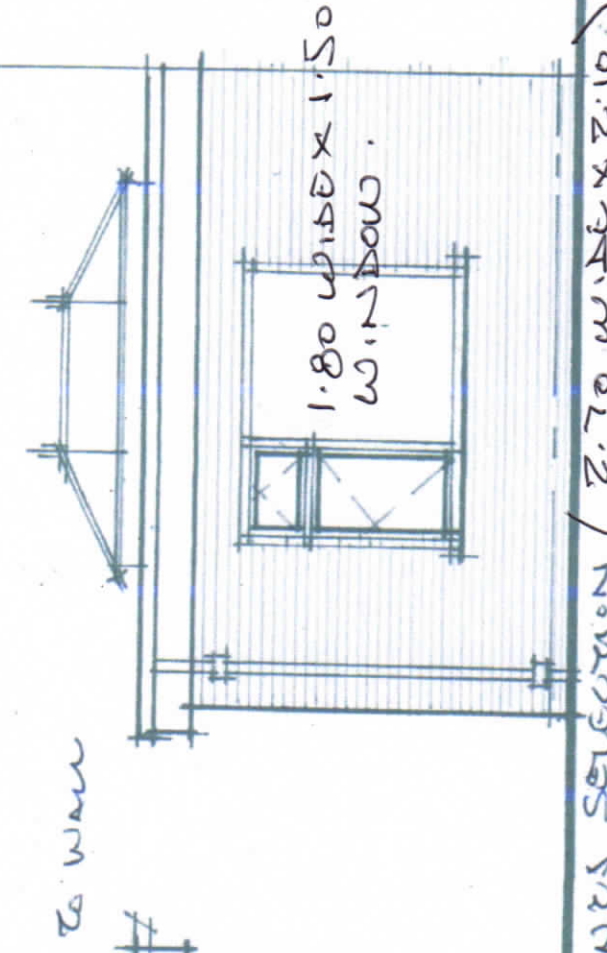


FOR UPSCAND TO WALL

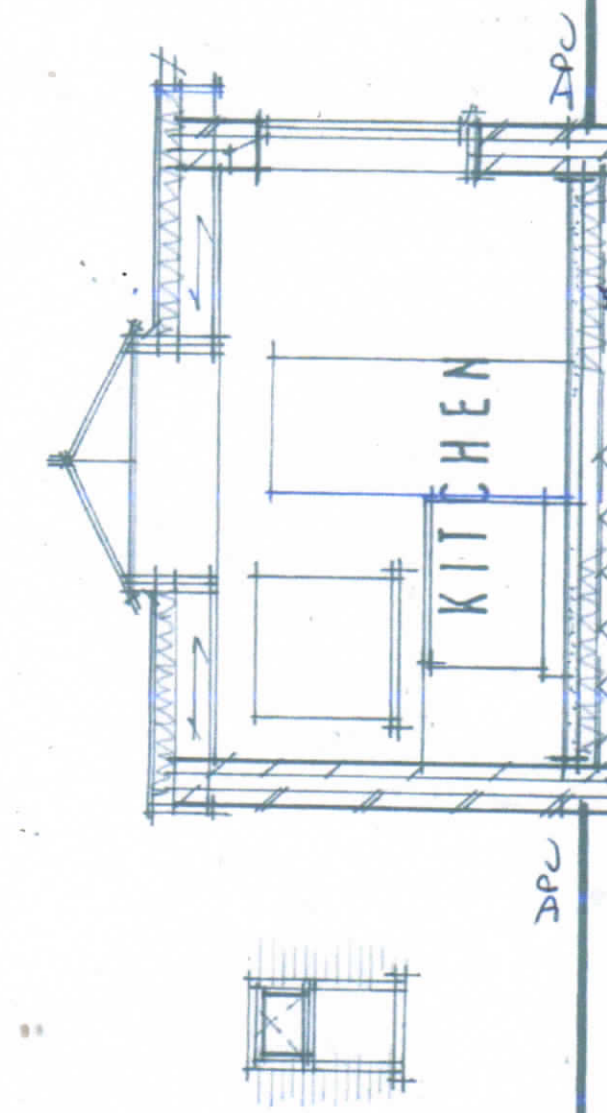


**REAR ELEVATION**

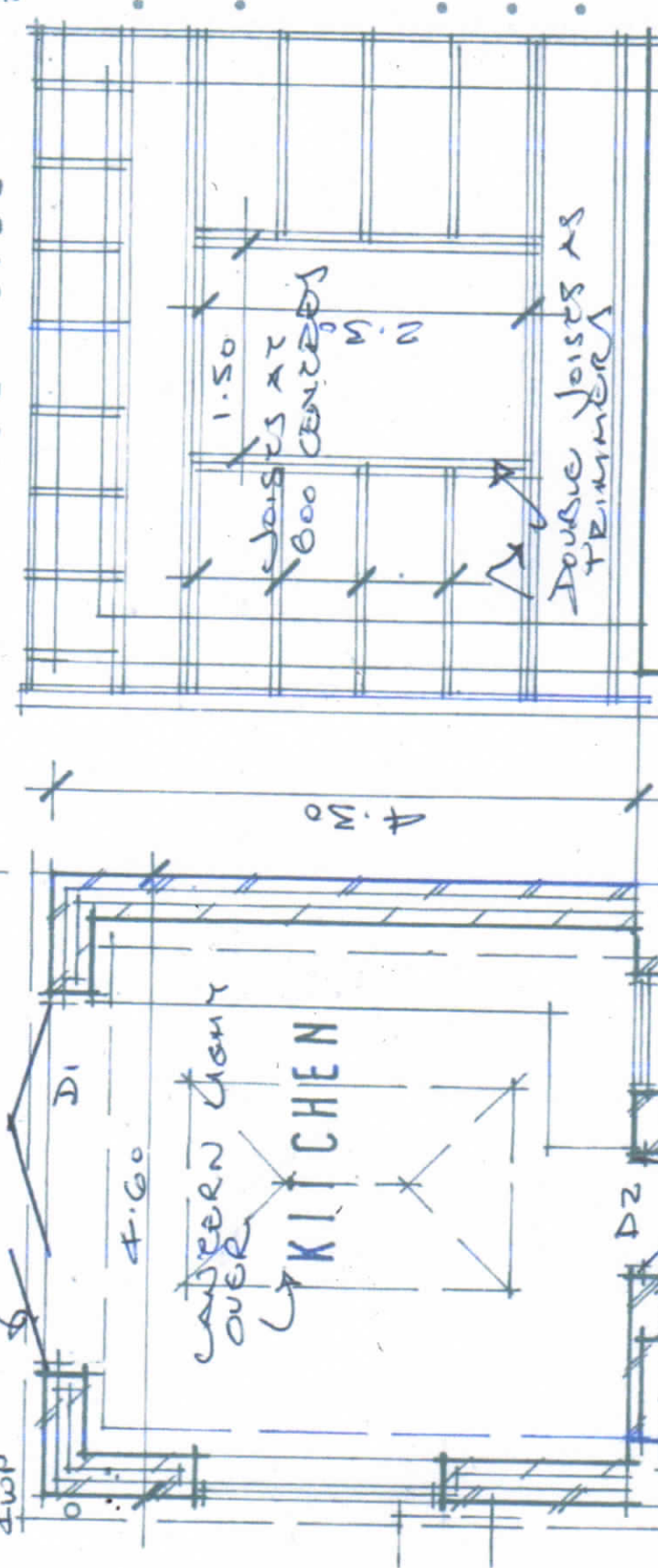
BI-FOLD DOORS TO GARDEN SECTION (2.70 WIDE x 2.10)



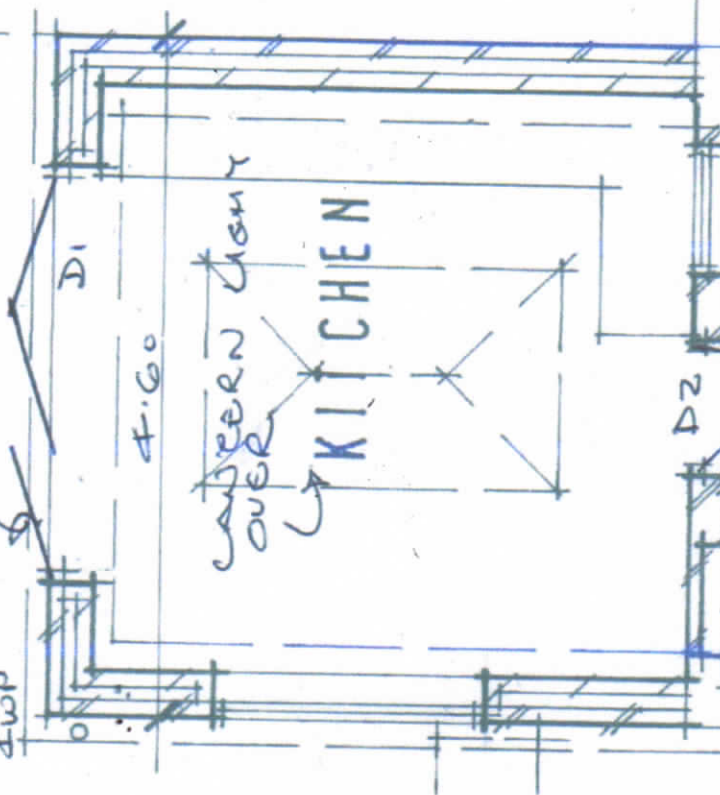
**GARAGE SIDE**



**SECTION**



**ROOF PLAN**

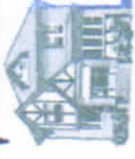


**FLOOR PLAN**

**CONSTRUCTION NOTES AND SPECIFICATION**

- Foundations of new walls to be concrete strip foundations, sulphate resisting cement, 21 N/mm<sup>2</sup>, 600 wide x 225 deep or trench fill 450 wide x 850 deep, taken down to suitable bearing strata, to satisfaction of Building Inspector. Offset foundation to boundary.
- External walls: facing bricks to match existing. 150 cavity insulated using 150 Dritherm or Rockwool insulation, 100 blockwork inner skin, 15 lightweight plaster and skim internally. Wall tiles @ 450 vertical, 900 horizontal ctrs, and @ 300 ctrs around openings: Rockwool 25 'Rockclose' insulated cavity closers at reveals: 'Hyload' d.p.c. to both leaves, min. 150 above external ground. Concrete fill to cavity to 150 below lower d.p.c. Walls below d.p.c. to be facings where exposed and suitable commons or conc. blocks otherwise in 1:4 cement mortar.
- Ground floor: Select floor finish on 100 concrete on 150 rigid insulation and 25 to edges on 2000 gauge DPM, on min 150 well consolidated hardcore.
- Partitions: 12.5 plasterboard, skimmed, each side of 50 x 75 s.w. studs (regularised timber) @ 600 ctrs, with horizontal noggings @ 600 ctrs. 75 mineral wool for sound insulation.
- Lateral restraint: gables at roof level to be fixed across two rafters and ceiling joists using 30 x 5 galvanised mild steel straps @ 2m ctrs built into blockwork on full course, and fixed across noggings between members: pack between end rafter and gables. Lateral restraint at first floor level to walls parallel to joists, using 30 x 25 galv. m.s. straps fixed across three joists, with noggings between and packing to wall.
- Gutters and r.w.p.s: 'Polypipe' plastic gutters with 65 dia round downpipes.
- Lintels: external walls: to be Catnic or similar. lintels to have min. 150 end bearings.
- Window frames to be UPVC double glazed argon filled and fitted with trickle vents to give 8000mm<sup>2</sup> of ventilation. All glass in doors & side panels lower than 1500mm above floor to be safety glass, to BS 6206:1981.
- Kitchen to be mechanically ventilated to give 30 litres/sec. air change and 6 l/sec to cloaks, which may be intermittent but should have a minimum over-run period of 15 minutes.
- New flat roof constructed using 2 layers of HT roofing felt on 150 Celotex insulation decking laid on top of 200 x 50 sw joists @ 600 centres, firmed to falls.
- Plumbing to comply with Building Regs. Part H. Separate connections to 100 dia. soil stack. 32 dia. waste to lav. basins, 40 dia. to new sink unit, 75 deep seal traps.
- External drainage to consist of 100 dia. PVC pipes laid to approved falls on approved bedding. Drains where passing under building to remain flexible and to be lintolled over where passing through walls. Surface water to discharge to soakways a minimum of 5 metres from buildings.
- All electrical work to be designed, installed, inspected and tested by a competent person registered with an electrical self certification scheme. An Electrical Installation Certificate to BS 7671 should

**PROPOSED REAR EXTENSION AT  
14, SMALLS CROFT, WOODBOROUGH  
SCALE 1:50 DECEMBER 2023**



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