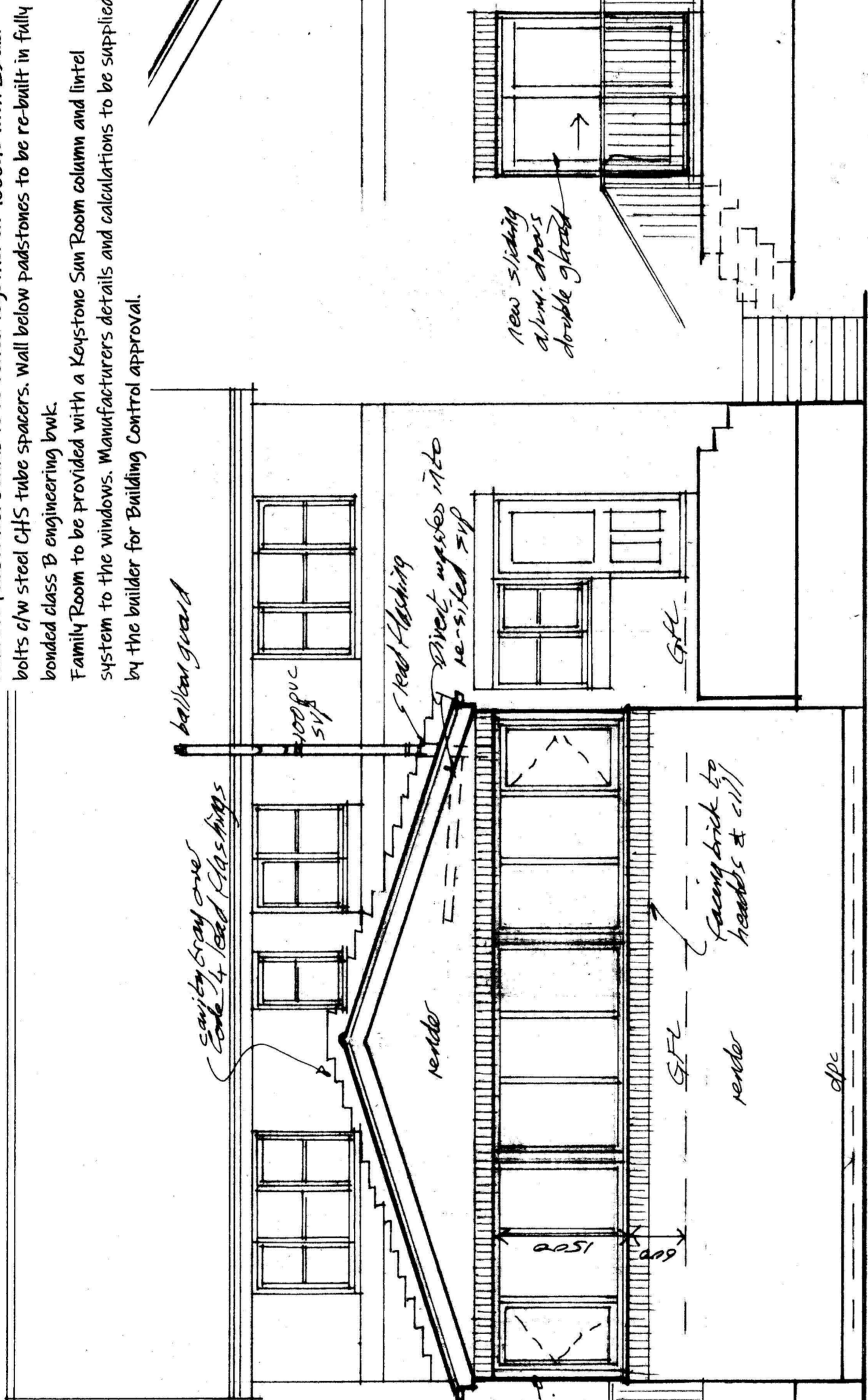


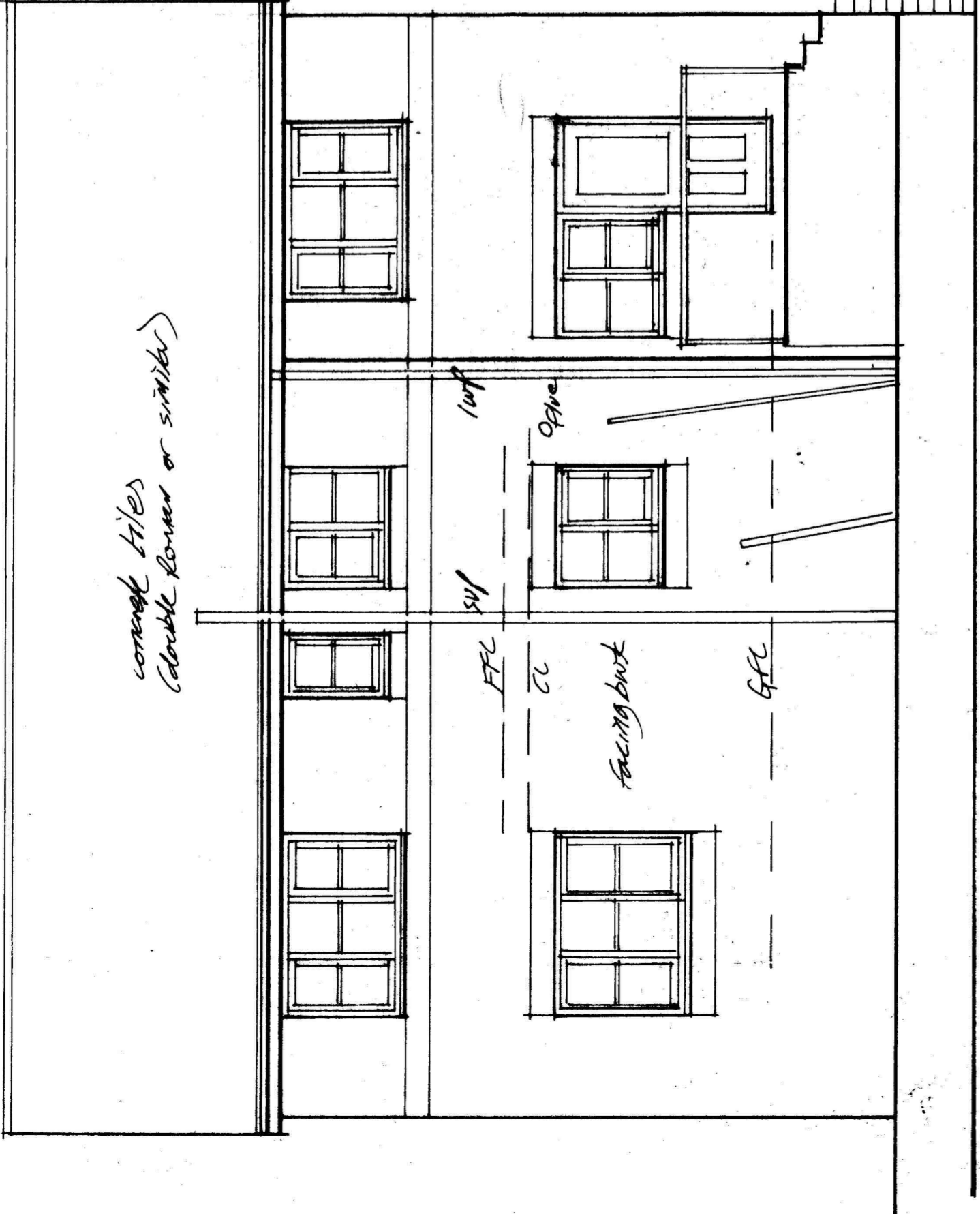
Beam A: 152 x 84 x 16 UB bearing onto 330 x 100 x 160 deep concrete padstones
 Beams B: 2 no. 305 x 165 x 46 UBs bearing onto 333 x 333 x 160 deep concrete padstones. Beams to be bolted together at 1000c/c with 25 dia bolts of w steel CHS tube spacers. Wall below padstones to be re-built in full bonded class B engineering brick.
 Family Room to be provided with a Keystone Sun Room column and lintel system to the windows. Manufacturers details and calculations to be supplied by the builder for Building Control approval.

Roof: 0.17 U value, Redland 50 double roman, smooth concrete tiles or similar suitable for minimum 17.5 degree pitch fixed in accordance with manufacturer's instructions and to BS5534mm, 100mm headrails. All tiles to be mechanically fixed. 2 fixings to perimeter tiles. 50 x 25 treated battens on Kingspan Nilvent felt. 145 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 full taped joints. 12.5 plasterboard and skim ceiling.
 2 no. 1400 x 760 velux of w velux flashings, fixed in accordance with manufacturer's instructions.
 Straps: 30x6 galvanised steel straps 1200 long at 1200c/c to tie rafters to supporting walls.
 Eaves: pvc gutter on pvc fascia and soffit system.



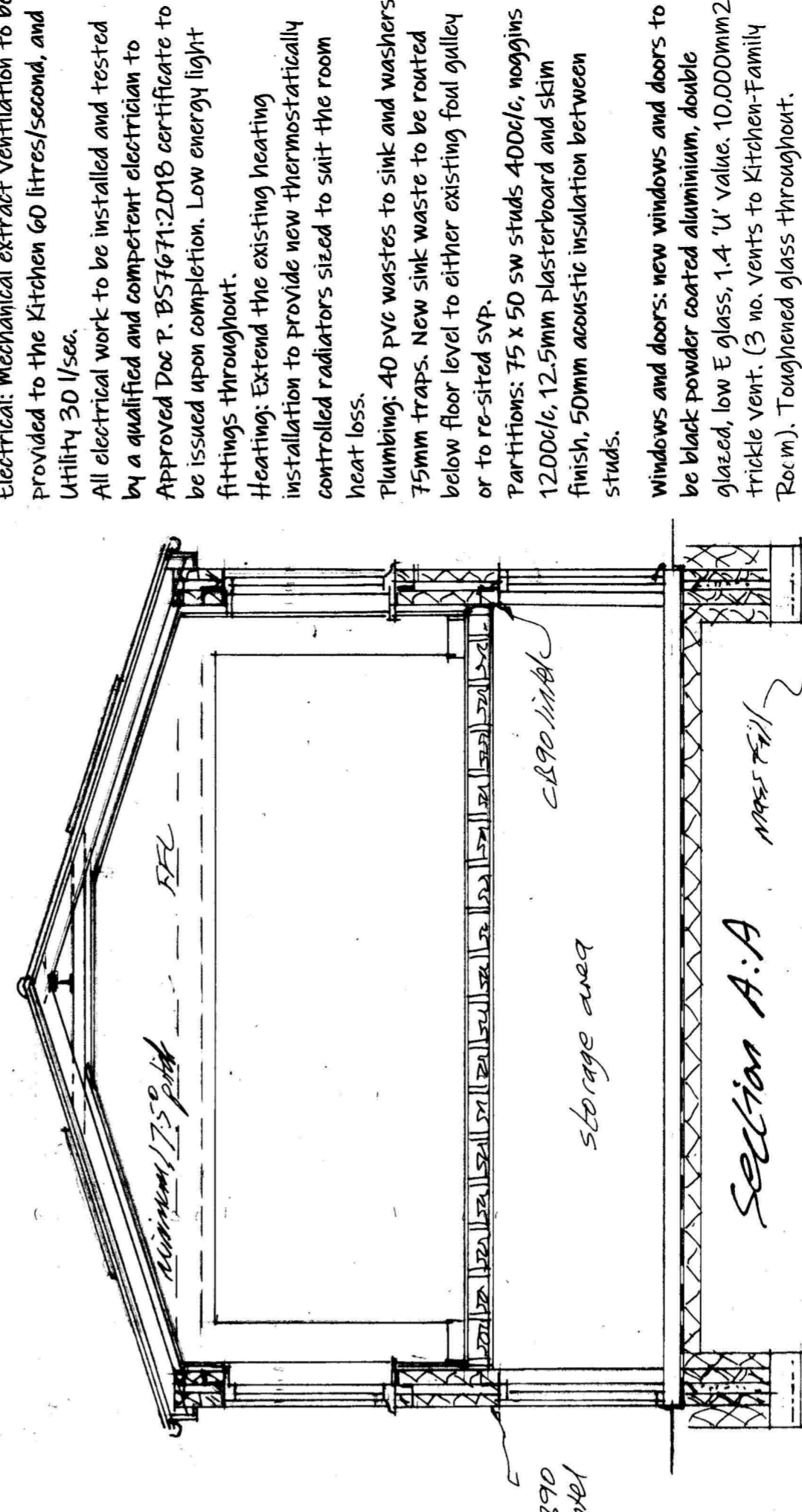
Proposed Rear Elevation

Externals: Construct new paved terrace and steps from new kitchen sliding doors down to existing ground level of w 330mm class B engineering brick retaining wall and 1100 high balustrade.



Existing Rear Elevation

Proposed Side Elevation



Proposed Side Elevation

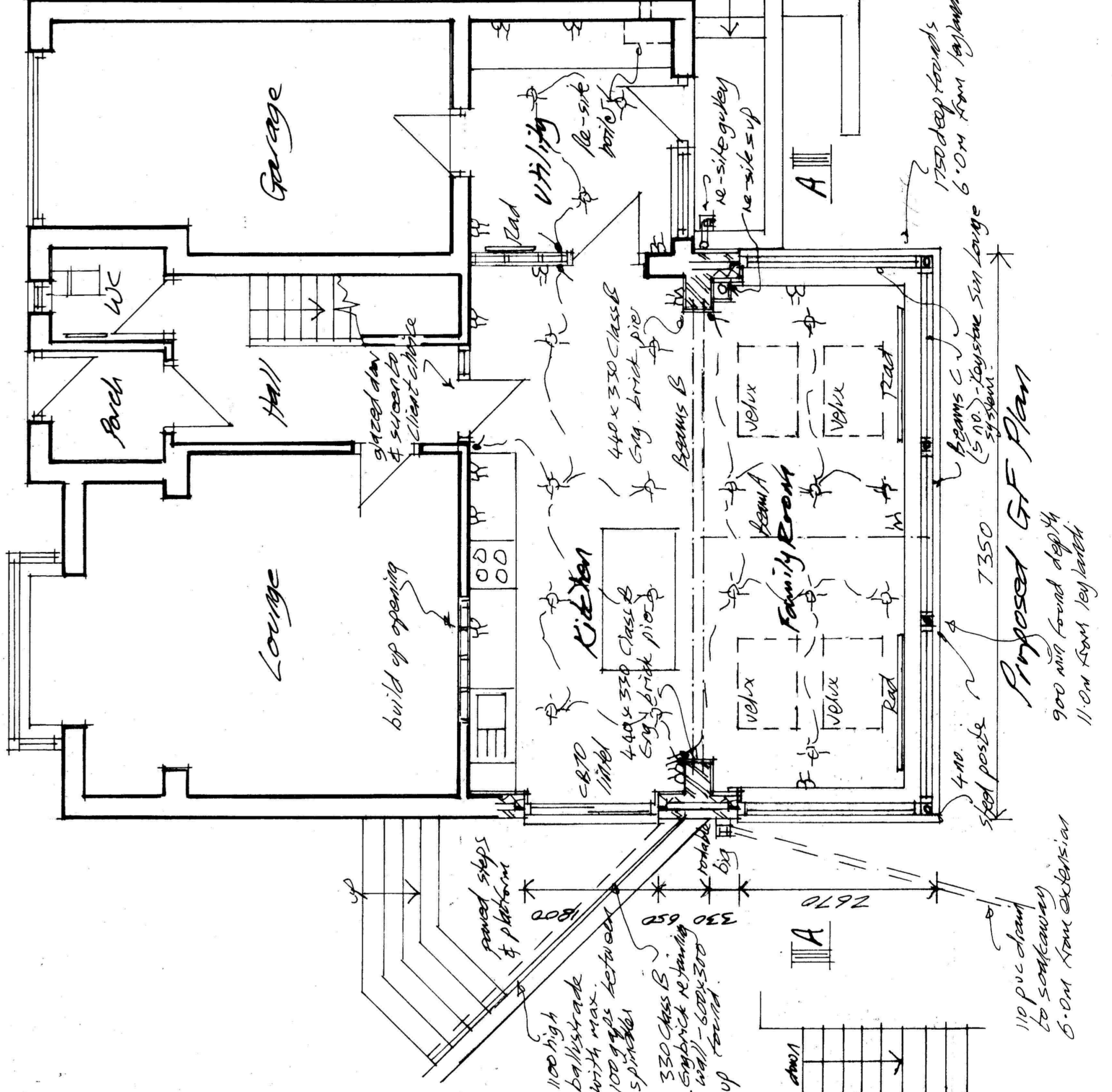
Electrical: Mechanical extract ventilation to be provided to the Kitchen 60 litres/second, and Utility 30 l/sec.
 All electrical work to be installed and tested by a qualified and competent electrician to Approved Doc T: BS7671:2018 certificate to be issued upon completion. Low energy light fittings throughout.
 Heating: Extend the existing heating installation to provide new thermostatically controlled radiators sized to suit the room heat loss.
 Plumbing: 40 pvc wastes to sink and washers, 75mm traps. New sink waste to be routed below floor level to either existing foul gully or to re-sited sfp.
 Partitions: 75 x 50 sw studs 400c/c, noogins 1200c/c, 12.5mm plasterboard and skim finish, 50mm acoustic insulation between studs.
 Windows and doors: New windows and doors to be black powder coated aluminium, double glazed, low E glass, 1.4 U value, 10,000mm² trickle vent. (3 no. vents to Kitchen-Family Room). Toughened glass throughout.

Ground Floor: 0.17 U value, 22mm moisture resistant t&g boards on 170 x 47 C16 grade joists 400c/c, 150mm Kingspan insulation between joists on battens supports, 12mm supalox ceiling, Airbricks 1200c/c to cross vent storage void. 100mm oversite concrete on 1200 gauge dpm on 25 sand blinding on minimum 150mm consolidated hardcore.
 Walls: 0.16 U value, Through coloured render system on 100mm thick 7.0N solid block external leaf, 100mm cavity with 100mm Dyrtherm 32 full fill insulation, 100mm Thermalite Shield block internal leaf. 63mm Cabrex insulated plasterboard and skim internal lining. Stainless steel Ancon RT 2 wall ties, 22.5mm long, 600c/c horizontally and 450c/c vertically. Class B Engineering brickwork below dpe level. Cavity fill to 75mm below ground level. 600mm x 225mm reinforced concrete foundations with B503 mesh reinforcement 50mm above base of foundation. Foundation soffit min. 400mm below ground level and also to minimum depth of existing house foundations. Note: Foundations to depth indicated on plan due to bequand trees within 11.0m of extension. 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 doors to jamba and dills. Wall ties 22.5c/c to perimeter of openings. Any 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.
 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.

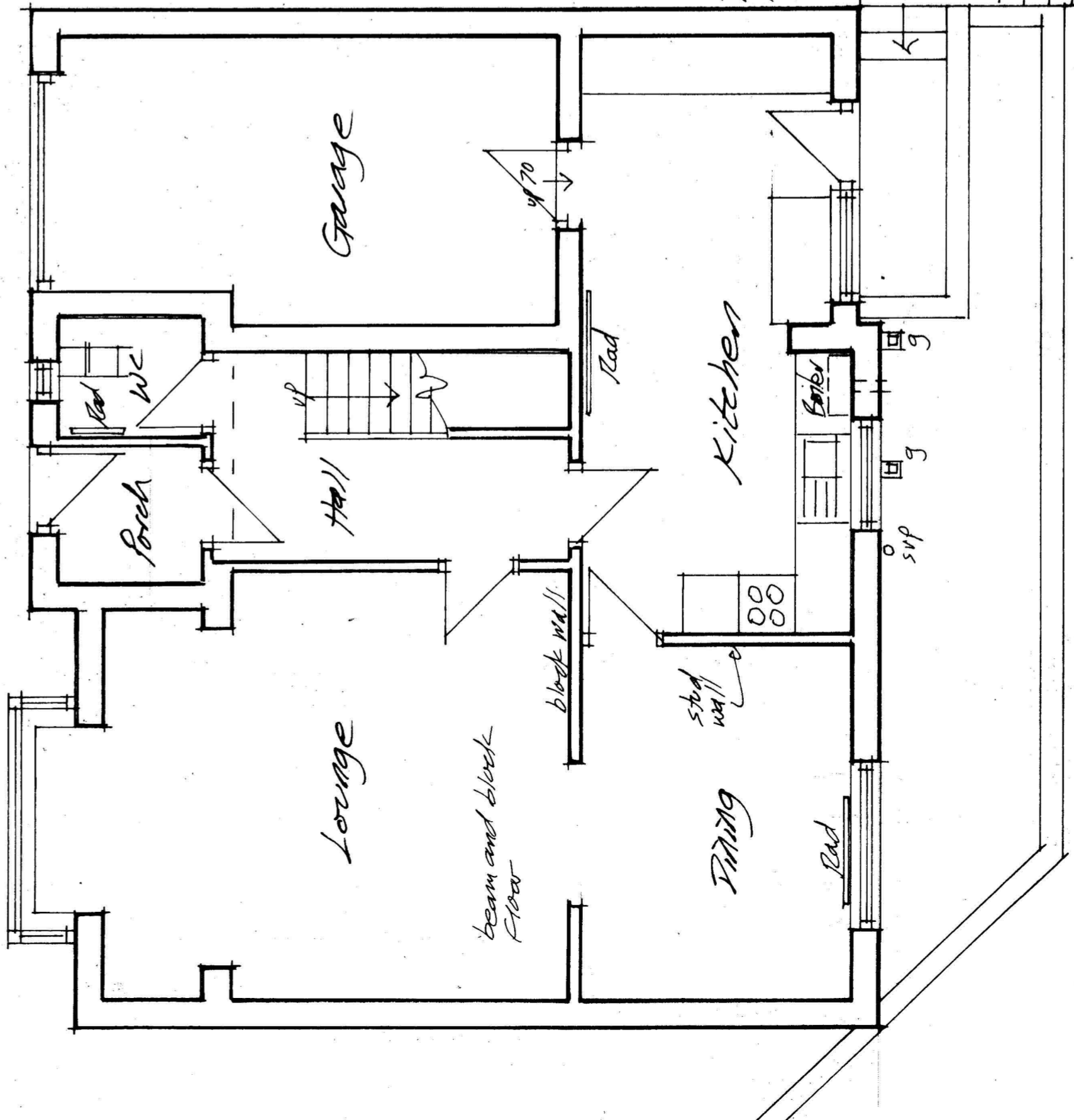
All dimensions to be checked on site

Proposed extension
 58 Turnberry
 OUSTON DH2 1LR
 Mr C. Corfield

As Existing & As Proposed
 Scale 1:50 @ A1 OT/1
 Date June '23
 C. DENTON
 07788 555 308
 chris@cedenton.co.uk



Proposed GF Plan



Existing GF Plan