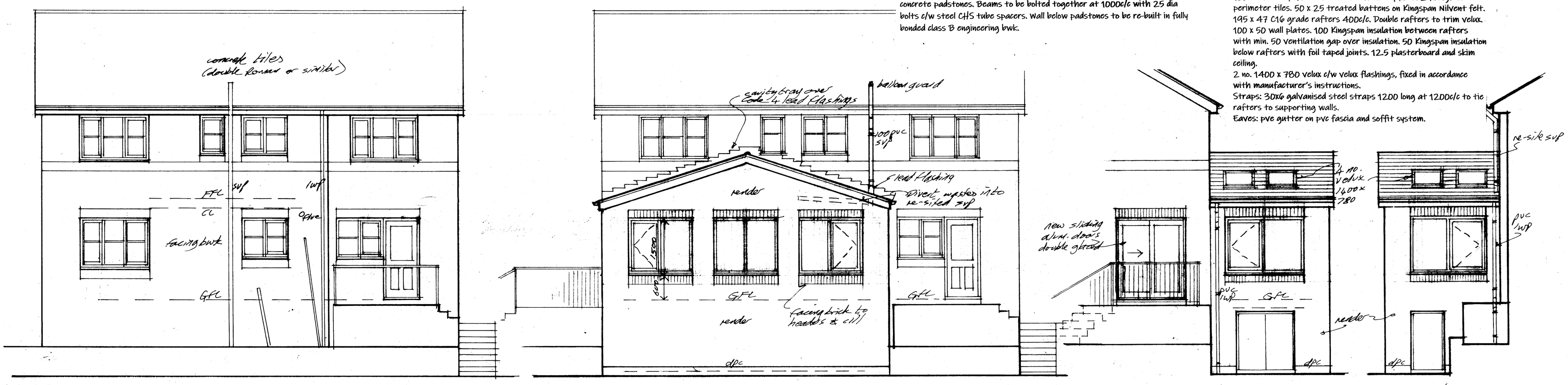
Beam A: 152 x 89 x 16 UB bearing onto 330 x 100 x 160 deep concrete padstones
Beams B: 2 no. 305 x 165 x 46 UBs bearing onto 333 x 333 x 160 deep concrete padstones. Beams to be bolted together at 1000c/c with 25 dia bolts c/w steel CHS tube spacers. Wall below padstones to be re-built in fully bonded class B engineering bwk.

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 headlap. All tiles to be mechanically fixed. 2 fixings to perimeter tiles. 50 x 25 treated battens on Kingspan Nilvent felt. 195 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.
2 no. 1400 x 780 velux c/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.

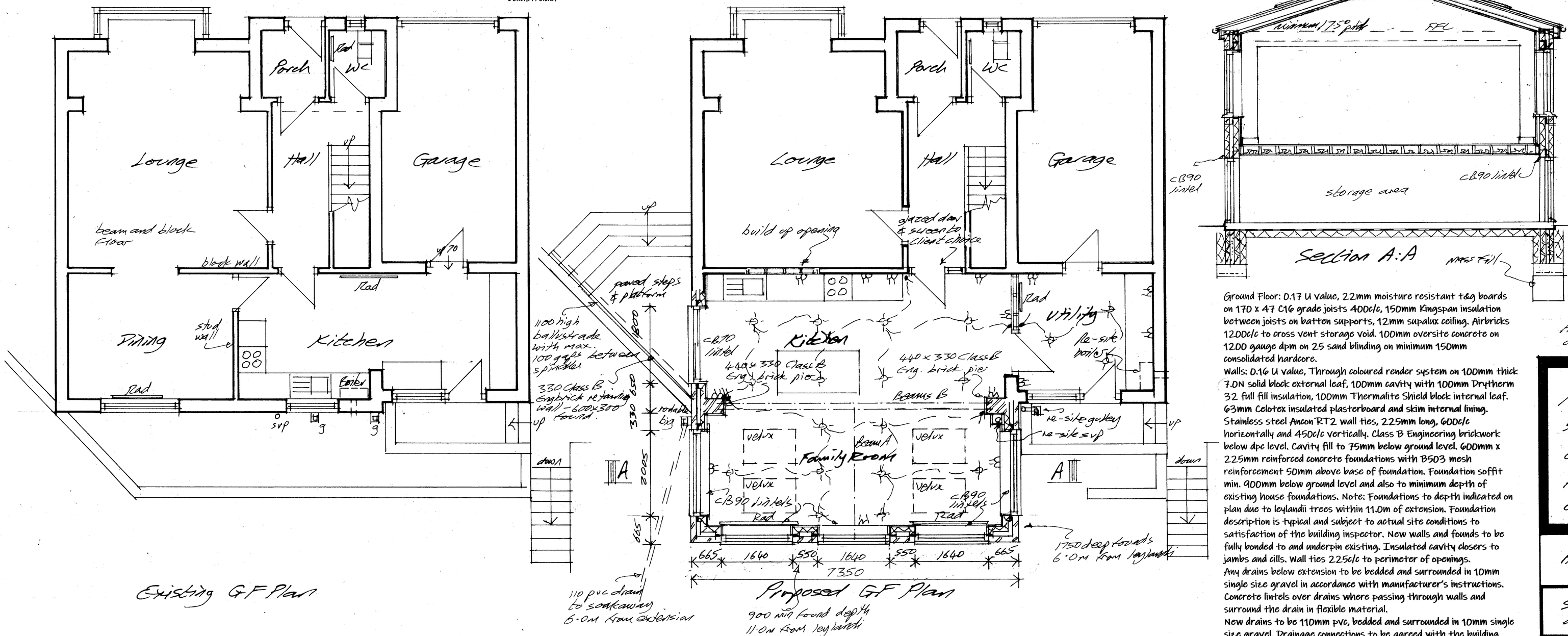


Existing Rear Elevation

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

Proposed Rear Elevation

Proposed Side Elevation



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 batten supports, 12mm supalux 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 Drytherm 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. 600mm x 225mm reinforced concrete 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. Note: Foundations to depth indicated on plan due to leylandii 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 closers to jambs and cills. Wall ties 225c/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.

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 P. 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 gulley or to re-sited svp.
Partitions: 75 x 50 sw studs 400c/c, noggins 1200c/c, 12.5mm plasterboard and skim finish, 50mm acoustic insulation between studs.
Windows and doors: new windows and doors to be black upvc double glazed, low E glass, 1.4 'U' value. 10,000mm2 trickle vent. (3 no. vents to Kitchen-Family Room). Toughened glass throughout.

Rev A:- windows revised 02/24

All dimensions to be checked on site

Proposed extension
58 Turnberry
Ouston DH2 1LR
for C. Coffield
07983 545 307

As Existing & As Proposed

Scale 1:50 @ A1 OT/1A
Date June '23

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