

**Proposed Single Storey Rear Extension
and a Two Storey Side Extension.**

at

**32, Elmlea Road,
Kings Stanley,
Stonehouse,
Glos,
GL10 3HR.**

for

Mr & Mrs. D. Cole.

Date: February 2024:

Planning Specification:

Roof Covering:

One layer of an approved roofing membrane together a vapour barrier which is to be installed by a specialist roofing contractor, who on completion of the works, is to provide a guarantee certificate which is to be forwarded to the Gloucestershire Building Control Partnership to be placed on the project file.

Roof Insulation:

Kingspan Therma TR26 or other similar approved insulation to provide a Thermal Conductivity value 0.022W/m²K, installed strictly in accordance with the manufacturer's instructions.

Roof Construction:

18mm T & G exterior quality plywood decking.
72 x 75-25mm s.w Grade C16 furring pieces fixed to the top of each roof joist.
72 x 195mm s.w Grade C24 roof joists fixed at 400mm max c/c's.

Eaves Construction:

Osma or other similar approved White PVCu 'SquareLine' system - 100mm gutter and 61mm downpipes fixed strictly in accordance with the manufacturer's instructions.
18mm White PVCu fascia board, fixed tight up against the external leaf of facing brickwork.

External Wall Construction:

Outer Leaf: 100mm (½B) facing brickwork of a type & colour to match the existing as near as possible:
Cavity: 150mm wide formed using approved stainless steel wall ties positioned at 750mm maximum horizontal centres and 450mm maximum vertical centres. The cavity is to be fully filled with Dritherm 32 cavity insulation, installed strictly in accordance with the manufacturer's instructions.
Inner Leaf: 100mm Celcon or other similar approved insulation blockwork, covered on the room side with two coats of lightweight plasterwork.

Sliding/Folding & French Doors:

White PVCu double/triple glazed doors to comply with the latest requirements of the Building Regulations - 1.4W/m²K, to be supplied and fixed by an approved specialist Contractor to ensure that all the requirements of the Building Regulations are achieved.

General Notes to be read in conjunction with the Drawings:

1. Any dimensions that have been indicated on this drawing **MUST** be checked for accuracy before commencing the works. Any discrepancies must be informed to the client immediately.
2. **NO** claims can be made for any errors made by others in scaling from this drawing. The construction measurements should only be taken from dimensioned drawings.
3. The Building Contractor must check before the works commence that all elements of the existing structure are suitable for the intended works.
4. The drawings have been prepared without exposing the existing structure therefore when works are carried out it may need to differ from that which has been shown on this drawing. If this proves to be the case the Client must be informed immediately as **NO** claims can be made for any re-specification or re-design works
5. The Builder Contractor must be aware of all Health and Safety and CDM Legislation and ensure site/project operatives conform with the appropriate legislation.
6. The drawings which has been prepared for this particular project is copyright and must not be copied, altered or reproduced without permission.