

Section

Roof:
 Code 5 lead flashings
 Tiles (to match existing) on 25 x 38mm battens & Tyvek breather membrane
 170 x 47 mm C24 rafters @ 400 mm c rs
 100 x 47 mm C24 ridge ties @ 400 mm crs bolted to rafters with M12c bolts & connectors
 30 x 5 mm glav MS straps @ 2M crs
 100 mm Celotex insulation between rafters
 (min 25 mm ventilation gap above & below Celotex insulatio)
 SuperFOIL SF19 insulation fixed to rafters with 38 mm battens
 12.5 mm plasterboard & skim

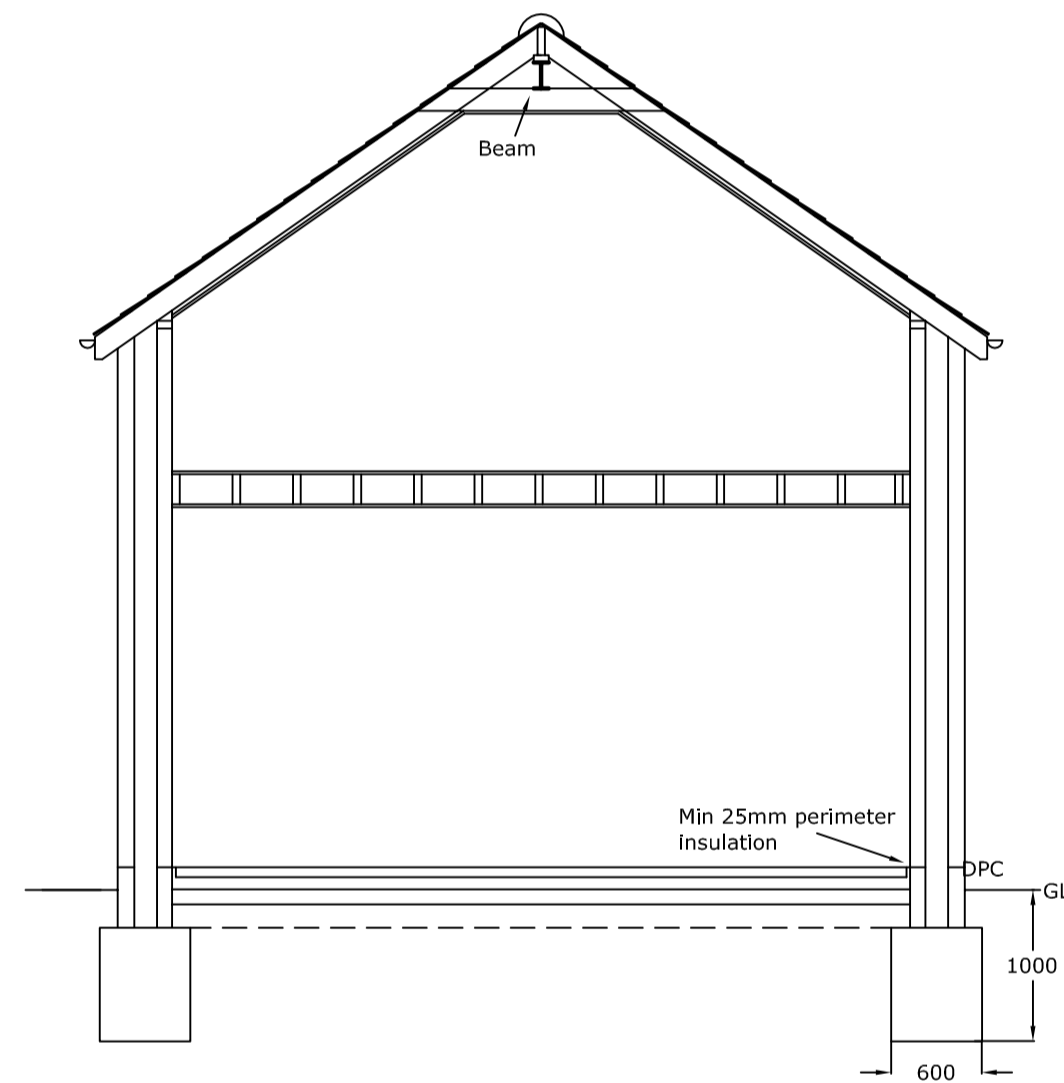
Roof:
 Code 5 lead flashings
 Tiles (suitable for pitch) on 25 x 38mm battens & Tyvek breather membrane
 150 x 47 mm C24 rafters @ 400 mm c rs
 100 x 47 mm plate bolted to wall
 100 x 47 mm wall plate
 30 x 5 mm glav MS straps @ 2M crs
 100 mm Celotex insulation between rafters
 (min 25 mm ventilation gap above & below Celotex insulatio)
 SuperFOIL SF19 insulation fixed to rafters with 38 mm battens
 12.5 mm plasterboard & skim

Wall and roof insulation to be continuous
 Continuous 25 mm ventilation gap to eaves fitted with fly screens

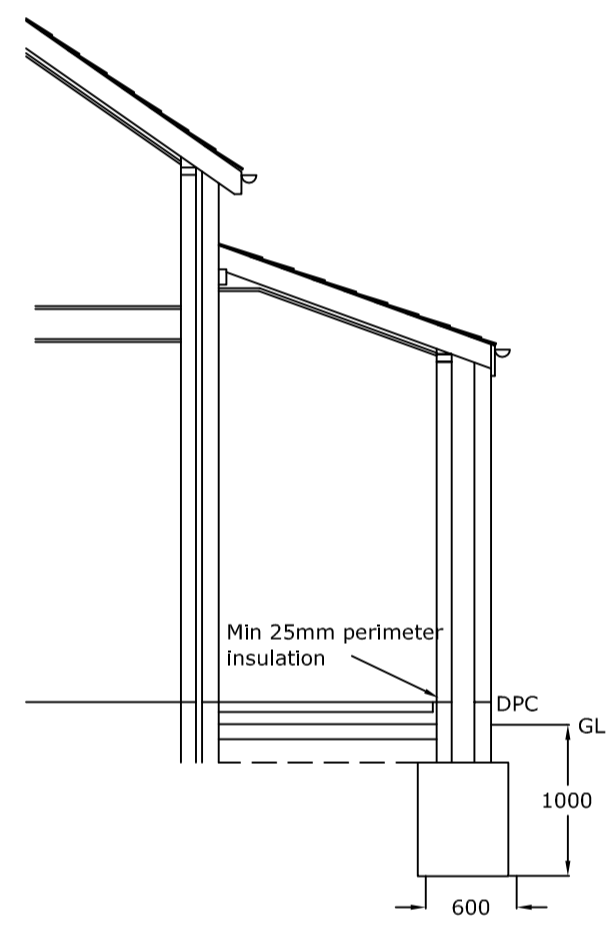
Roofs:
 Continue the insulation across the wall-to-eaves and wall-to-gable junctions.
 Wall insulation should be installed to the top of the wall plate; in some places, such as the eaves, this may be above the cavity closure or barrier. In all cases, roof insulation should be continuous with wall insulation.
 Roofs insulated at ceiling level: loft insulation at the eaves should extend beyond the wall insulation without any reduction in thickness due to the pitch of the roof. The roof insulation should be installed when the eaves are still accessible. At gables and party walls, insulation should extend to the wall; if the space between the wall and joist is less than 100mm, perimeter insulation may be required.
 Roofs insulated at rafter level: at the eaves, insulation should extend to the top of the external wall. Voids between insulation at the top of the external wall and the cavity wall/ timber frame insulation should be fully filled with insulation

100 mm uPVC gutters & 63mm RWP

Catnic or IG steel lintels
 New timber lintels as specified
 Beam designed by structural engineer with 15mm Fireline board (or equivalent) & skim cover to any exposed steelwork



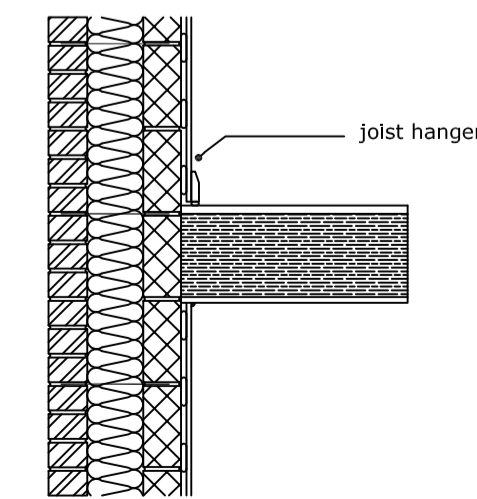
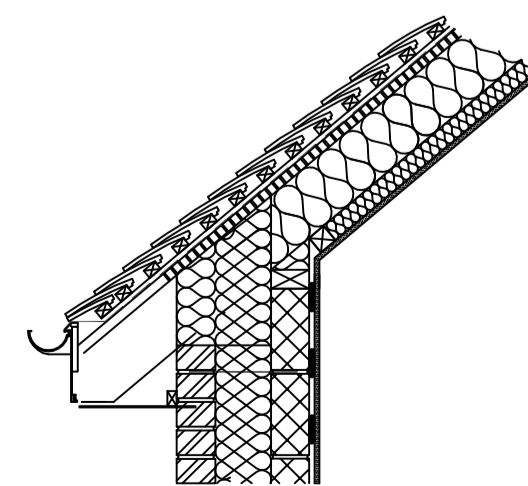
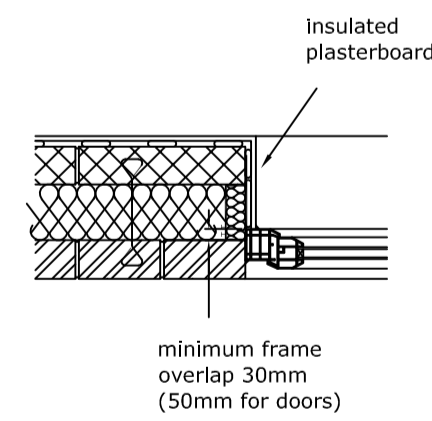
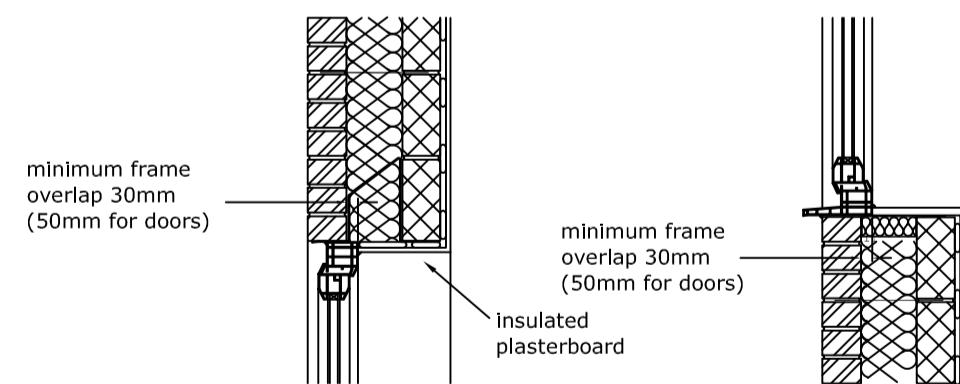
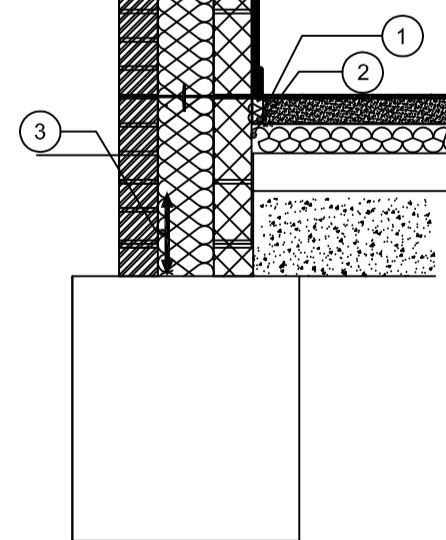
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Key Points

- 1 Blocks below DPC to be same in type as those above DPC
- 2 Perimeter floor insulation should abut or extend the full depth of the main floor insulation.
- 3 Moisture resistant cavity insulation below damp-proof course and to be at least 215mm below the under-side of the floor structure/slab.



Background ventilators to BS EN 13141-1 and marked with equivalent area (8000 mm2 to habitable rooms & 4000 mm2 elsewhere)
 Velux roof windows with double rafters either side of openings
 Bedroom windows to have a min 750 x 450 mm clear opening with sill height between 800 - 1100 mm above FFL (fire egress)
 Doors & sidelights fitted with safety glass in accordance with BS5206
 All glazing to have min 20 mm gaps & low emissivity coating (min L4 W/m2K)

Windows: designs should minimise thermal bridging.
 Lintels: consider using independent lintels with an insulated cavity closure between the inner and outer lintel. For common leaf lintels, the base plate should not be continuous and the lintel core should be insulated. □
 Insulated cavity closers should be used for all construction types. Additionally, insulated plasterboard should be used in reveals to abut jambs and should be considered within reveal soffits.

110 mm facing bricks (to match existing)
 150 mm cavity with 150 mm Dri-ther 32 insulation
 100 mm 3.6N aerated concrete blocks
 Stainless steel wall ties: 750 mm horiz, 450 mm vertt, & 300 mm at jambs
 DPC and thermal insulation to all cavity closers
 12.5 mm plasterboard and skim

Wall between store & lobby to extend to underside of roof finish & suitably firestopped
 Both sides of wall to have min. 30 mins fire protection.

75 x 47mm internal partition walls with studs/noggins @ 600mm crs
 25 mm sound insulation quilt
 12.5mm plasterboard & skim

22 mm T&G moisture resistant flooring grade chipboard
 197 x 47 mm C24 floor joists @ 400 mm crs (double under stud partition walls)
 Herringbone or block strutting at 4 & 4 spans
 30 x 5 mm galv. MS straps @ 2 M crs
 100 mm sound insulation quilt between joists
 12.5 mm plasterboard & skim board and skim

Kitchen fitted with mechanical vent capable of extracting at 60 litres per/sec & bathroom at 15 litres per/sec.

Depth of foundation to be approved on site (min 1.0M or invert of sewer)

Foundations:
 wherever possible, blocks below the damp-proof course should be the same as those specified in the design for the above-ground main wall element (in masonry construction).
 Ground floors and external walls: the wall-to-floor junctions should be detailed to achieve continuity of insulation. Perimeter floor insulation should abut or extend the full depth of the main floor insulation.
 Masonry construction: external or cavity wall insulation should extend below the damp-proof course (where applicable) and be at least the equivalent of one full block height (215mm) below the underside of the floor structure/slab and beyond the depth of the floor insulation.
 Timber construction: insulation between boards/within sheathing should extend to the floor plate. The wall insulation and the floor perimeter insulation should abut.
 Intermediate floors:
 Floor-to-wall junctions should be detailed to ensure that insulation in the external wall is continuous. For a timber frame where the intermediate floor structure breaches the external wall insulation, further insulation - of the same thickness as the insulation used in the external wall - should be included within the depth of the intermediate floor structure

Surface water to soakaways min 5 metres from buildings (to be agreed on site by Building Inspectors)

Heating to clients specification and fitted with thermostatic controls & isolating valves.

Electrics to clients specification with all light fittings capable of accepting only high efficiency lamps (LED or similar).

Mains operated and linked smoke/heat detectors to be installed where indicated and fitted with battery 'back-up' (min. LD2 Standard)

All electrics to be undertaken by competent person registered under Part P - Self Certification Scheme

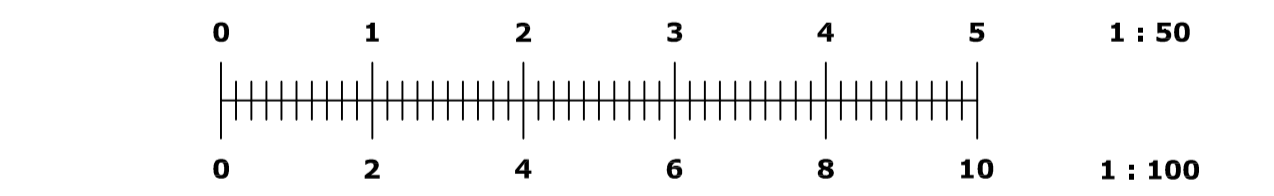
Any fixed lighting should achieve lighting levels appropriate to the activity in the space and spaces should not be over-illuminated.
 NOTE: In many cases, it is likely that householders will be able to choose the lamp installed in the individual space. Where installed in a new or existing dwelling, each internal light fitting should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt.
 Where installed in a new or existing dwelling, internal light fittings should have local controls to allow for the separate control of lighting in each space or zone. Controls may be manual, automatic or a combination of both.
 Where installed in a new or existing dwelling, fixed external lighting should have both of the following controls. Automatic controls which switch luminaires off in response to daylight.
 If luminous efficacy is 75 light source lumens per circuit-watt or less, automatic controls which switch luminaires off after the area lit becomes unoccupied. If luminous efficacy is greater than 75 light source lumens per circuit-watt, manual control is acceptable.

Attention is drawn to the requirements of the Party Wall Act 1996 when building on or near the boundary.

All dimensions/details to be confirmed on site by contractor prior to commencement of any works.

Steel sizes to be specified by a structural engineer and details to be checked, and approved in writing by the Building Inspector prior to commencement of work

This drawing to be read in conjunction with structural engineers details



We have not been appointed as, nor accepted the role of, 'Principal Designer' with regard to the CDM 2015 regulations.

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 For Ms E Tweedle

Scale	1 : 50 & 100	Drg. No.	8032-1
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