

| REVISION HISTORY | DATE |
|--|----------|
| 2Be - for planning application | 24/01/24 |
| 1Be - for planning application | 24/01/24 |
| 1Bd - for client comment / approval | 31/10/23 |
| 1Ad - for client reference prior to design meeting | 01/09/23 |

- ☒ - prior to building work, the Principal Contractor must discuss and agree a Fire Strategy with the Approved Building Inspector / Building Control Surveyor.
 - ☒ - denotes new FD30 fire-resisting door. **
 - ☒ - denotes existing door retained. **
 - ☒ - denotes new detectors - smoke / heat sensor alarms.
- ** unless the agreed Fire Strategy states otherwise.

- w1 - 1200mm wide x 2050mm high fixed deadlight.
- w2 - 1200mm wide x 1200mm high +2 casement/ventilator's.
- w3 - 600mm wide x 1200mm high +1 casement/ventilator's.
- w4 - 1500mm wide x 2000mm wide slimline design roof lantern.
- d1 - 3372mm wide x 2050mm high internal external - aluminium sliding door 3 slider opening.
- d2 - 838mm wide x 2030mm high - external to client specification.

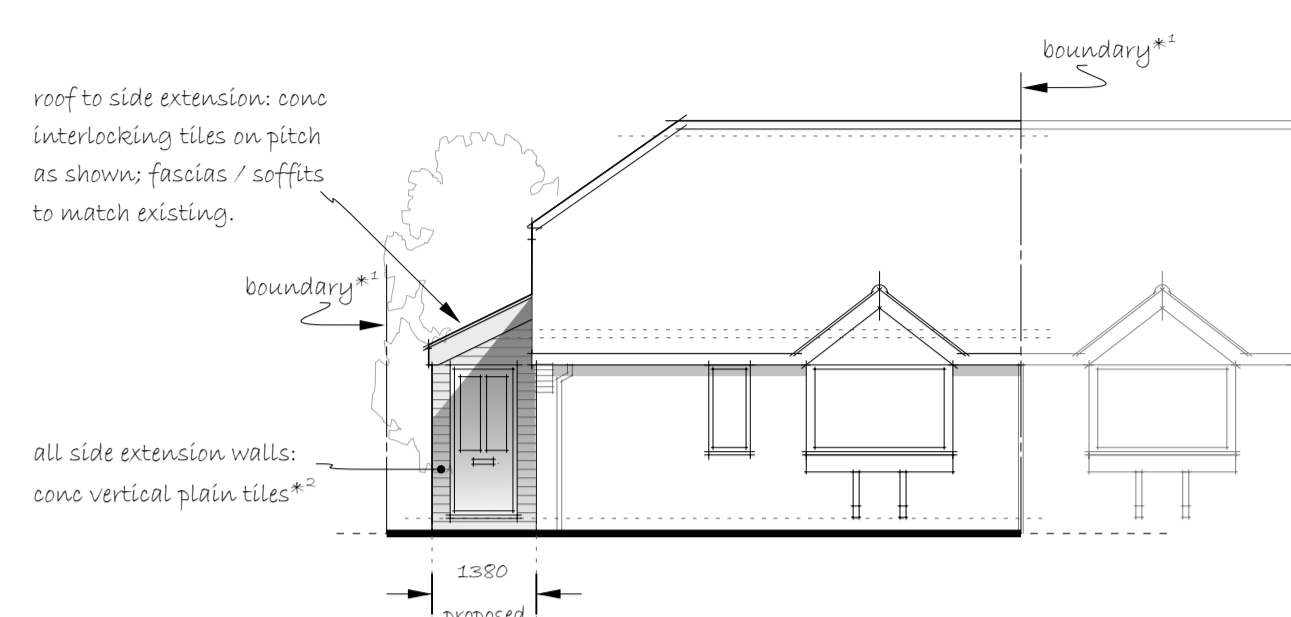
- +1 - shown boundary lines are assumed by Tec Sketch; it is the responsibility of the client / homeowner to establish the legal validity of boundary lines shown on drawings.
- Ⓢ - denotes mechanical ventilation provided to room.
- ≈ - denotes estimated dimension, measurement or quantity.
- ▨ - denotes assumed load-bearing wall/s to be ascertained.

1:100 0 1 2 4 6 8 10 M

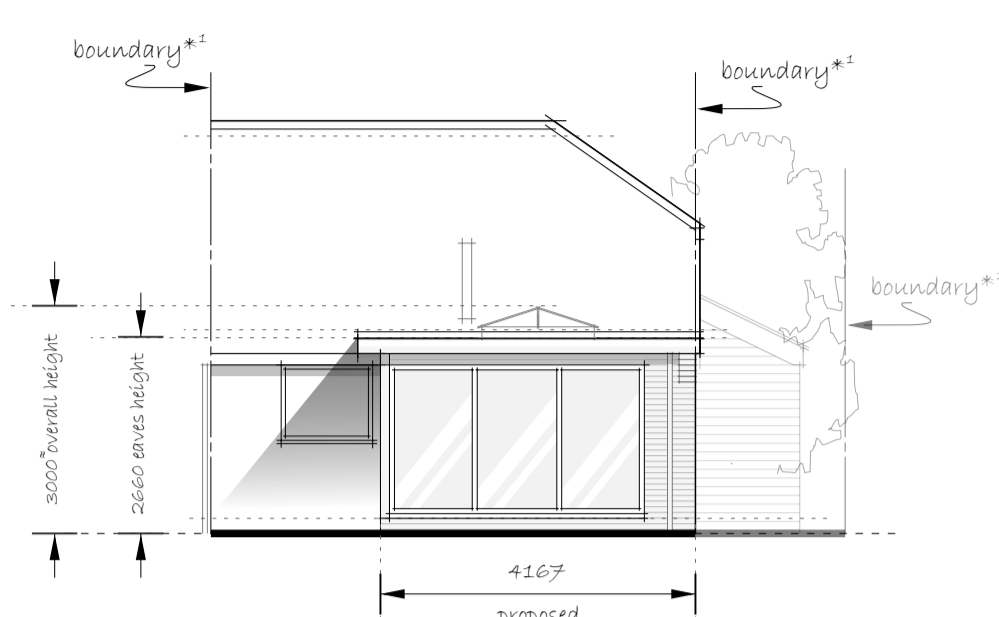
1:50 0 1 2 3 4 5 M

*1 shown boundary lines are assumed

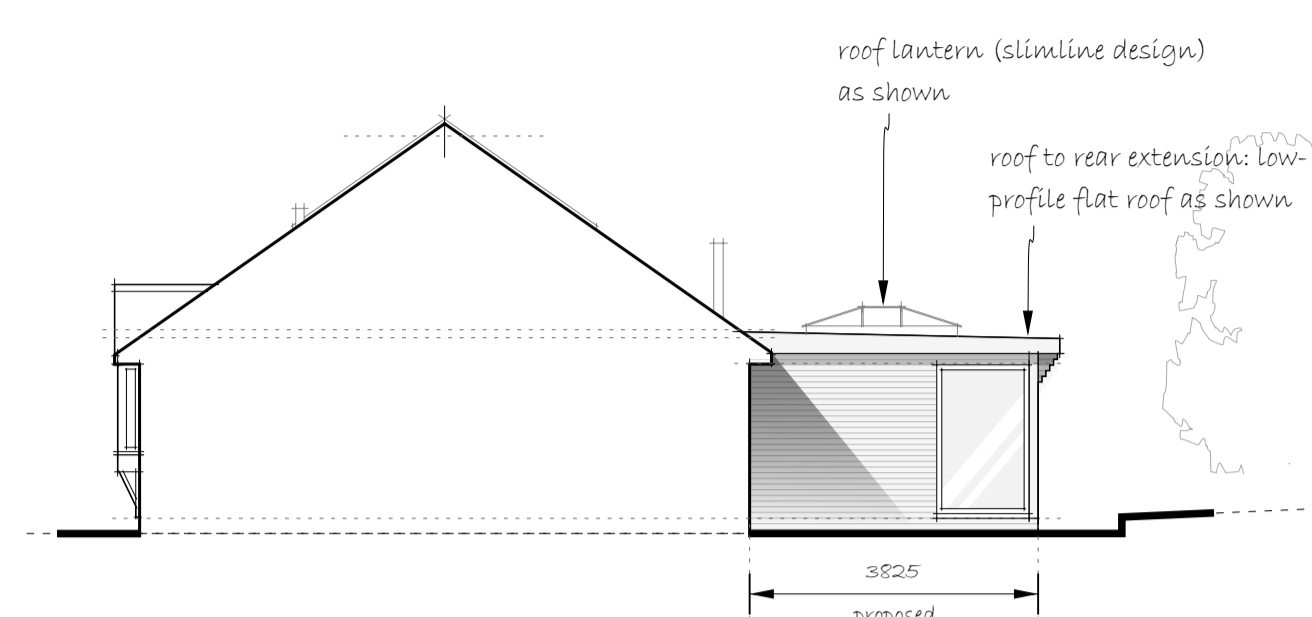
*2 new external materials to match those on existing dwelling as closely as possible and at least of a similar appearance



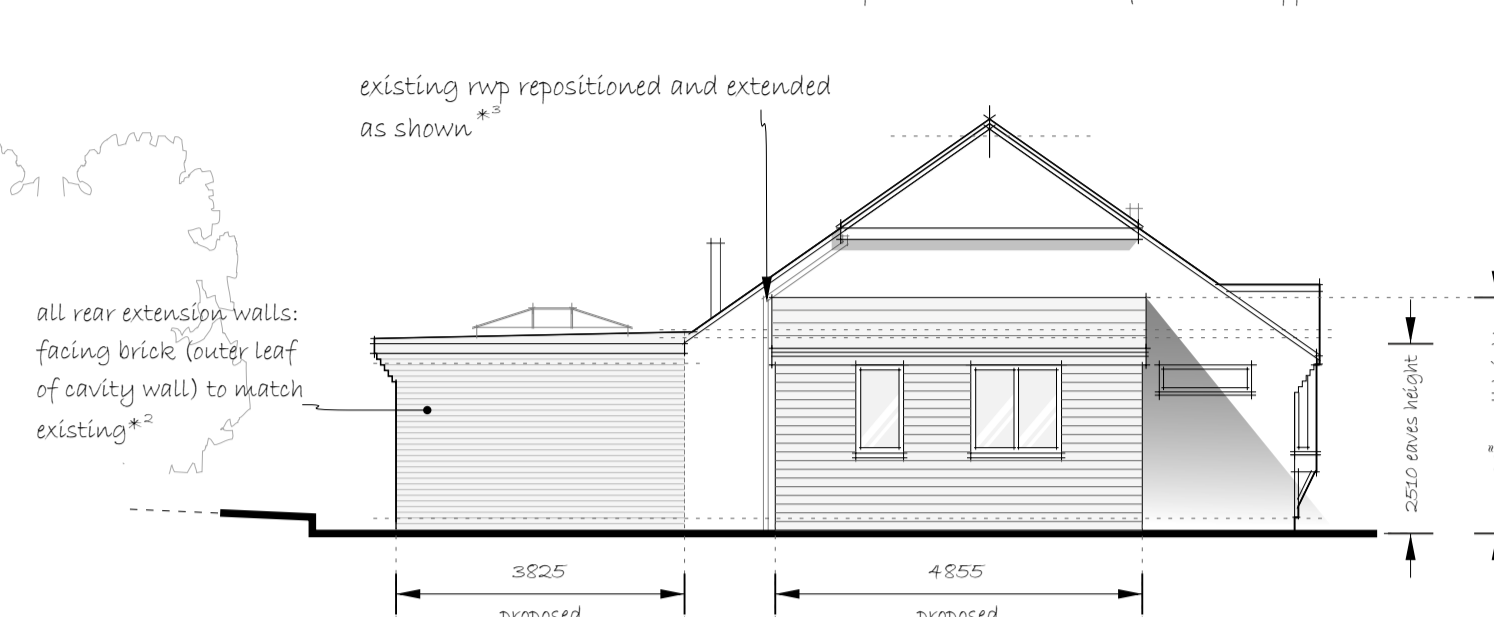
FRONT ELEVATION: PROPOSED



REAR ELEVATION: PROPOSED



SIDE (EAST) ELEVATION: PROPOSED



SIDE (WEST) ELEVATION: PROPOSED

*1 shown boundary lines are assumed.

*2 new external materials to match those on existing dwelling as closely as possible and at least of a similar appearance

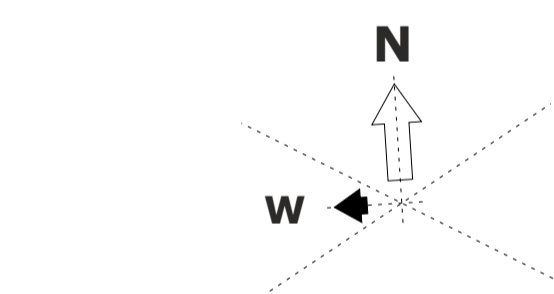
*3 final/actual waste drainage scheme determined by Principal Contractor and agreed with the Approved Building Inspector/Building Control Surveyor

*4 all external landscaping shown to amenity space for the sole purpose of illustration and providing a visual scale

*5 refer to document TD4901_1Be_2Be_3Ax Tree Site Plan for details on:

- existing trees within falling distance of the proposed development.

- trees to be removed and proposed replacement details.

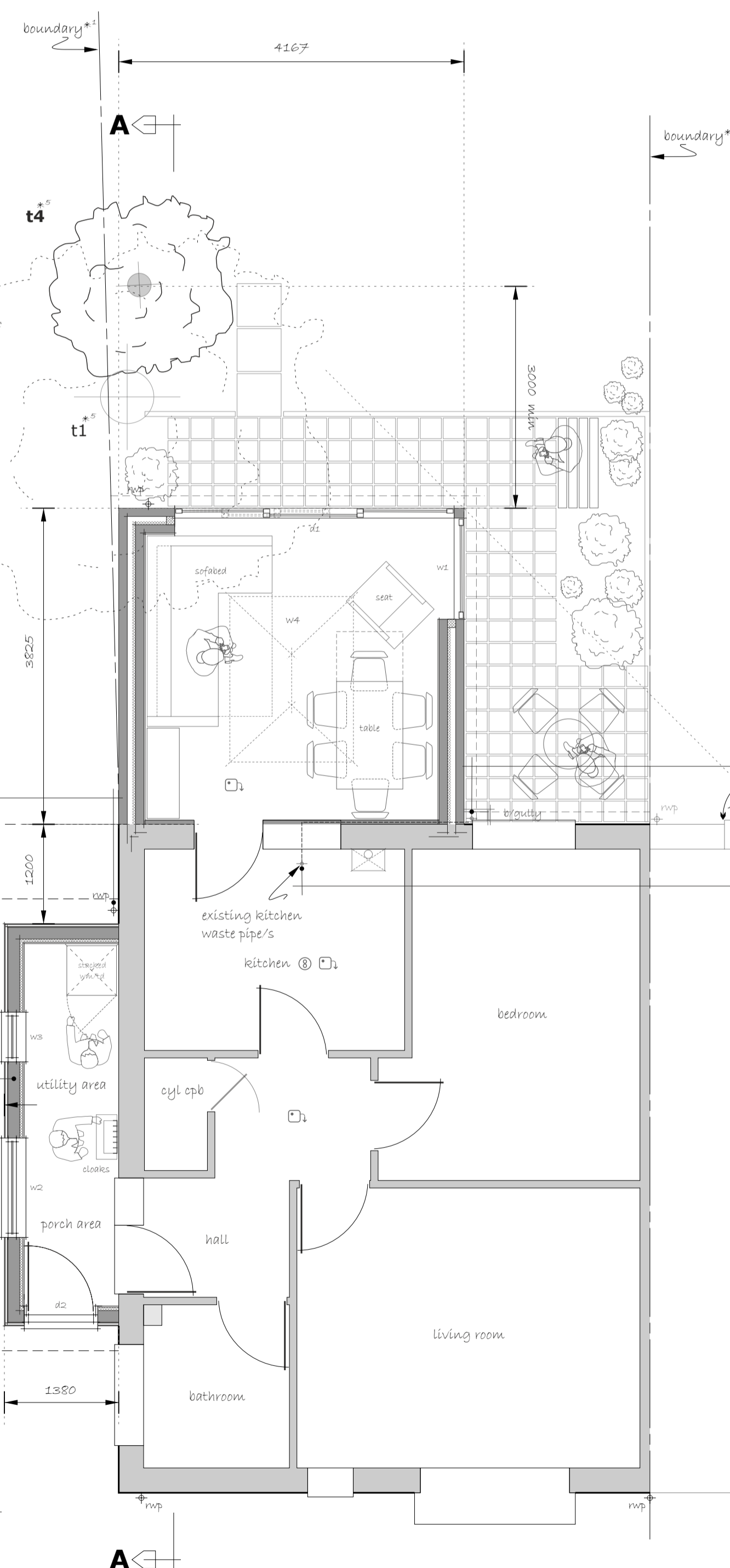


existing rwp repositioned as shown*3 (private sw u/g drainage confirmed).

mechanical ventilation to existing kitchen; refer to Building Specification of building regulations application for details.

timber frame wall; vertical plain tiles laid in strict adherence to manufacturer's instructions / recommendations on treated battens on treated vertical counter battens secured at maximum 60mm centres using stainless steel fixings providing a minimum 38mm vented, drained cavity on proprietary breather membrane having a resistance of not more than 0.6mNs/g on exterior grade plywood sheathing (such as 12mm marine grade plywood, or other approved) fixed to 100mm by 50mm C16 studs at no more than 400mm centres with 90mm Celotex 'GA4000' or 70mm Kingspan 'Kooltherm' insulation inserted tight and wedged using timber stop battens between studs; staggered cross-nogging at mid-height and as required elsewhere; walls lined internally with 50mm Celotex 'GA4000' or 72.5mm Kingspan 'Kooltherm' insulation with all joints taped in strict adherence to manufacturer's instructions / recommendations with vel; internally finished using 12.5mm TE plasterboard with 3mm plaster skim.

extension wall built off reinforced conc foundations to the recommendations / design calculations by the appointed Structural Engineer.



GROUND FLOOR LAYOUT: PROPOSED

solid floor insulation over slab to meet min u value required of 0.18 w/m²k p/a ratio 0.5
solid ground floor to consist of 150mm consolidated well-ranuned hardcore blinded with 50mm sand blinding; provide 100mm s12 or gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene dpm; dpm to be lapped in with dpm in walls; floor to be insulated over slab and dpm with min 80mm thick Kingspan 'Kooltherm' insulation; 25mm insulation to continue around floor perimeters to avoid thermal bridging; a vel should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed; finish with 65mm sand/cement finishing screed with light mesh reinforcement; where drain runs pass under new floor, provide a142 mesh 1.0m wide and min 50mm concrete cover over length of drain; where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia upvc pipes with 100mm concrete cover laid under the extension; pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

existing gully repositioned as shown*3 (private fw u/g drainage confirmed).

external waste pipe/s of kitchen to remain; concealed within a bespoke panel/duct within the proposed extension as shown; panel/duct so formed to be removable for maintenance and insulated for sound attenuation.*4

cavity wall; partial fill cavity fill to achieve minimum u value of 0.18 w/m²k; 20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm medium block, 0.45 w/m²k; ensure a 50mm clear residual cavity and provide 80mm Kingspan 'Kooltherm' insulation fixed to inner leaf constructed using 100mm medium block, 0.45 w/m²k; internal finish to be 12.5mm plasterboard on dabs; walls to be built with 1:1:6 cement mortar/cavities - provide cavity trays over openings; all cavities to be closed at eaves and around openings using 'Thermabate' or similar non combustible insulated cavity closers; provide vertical dpm around openings and abutments; all cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

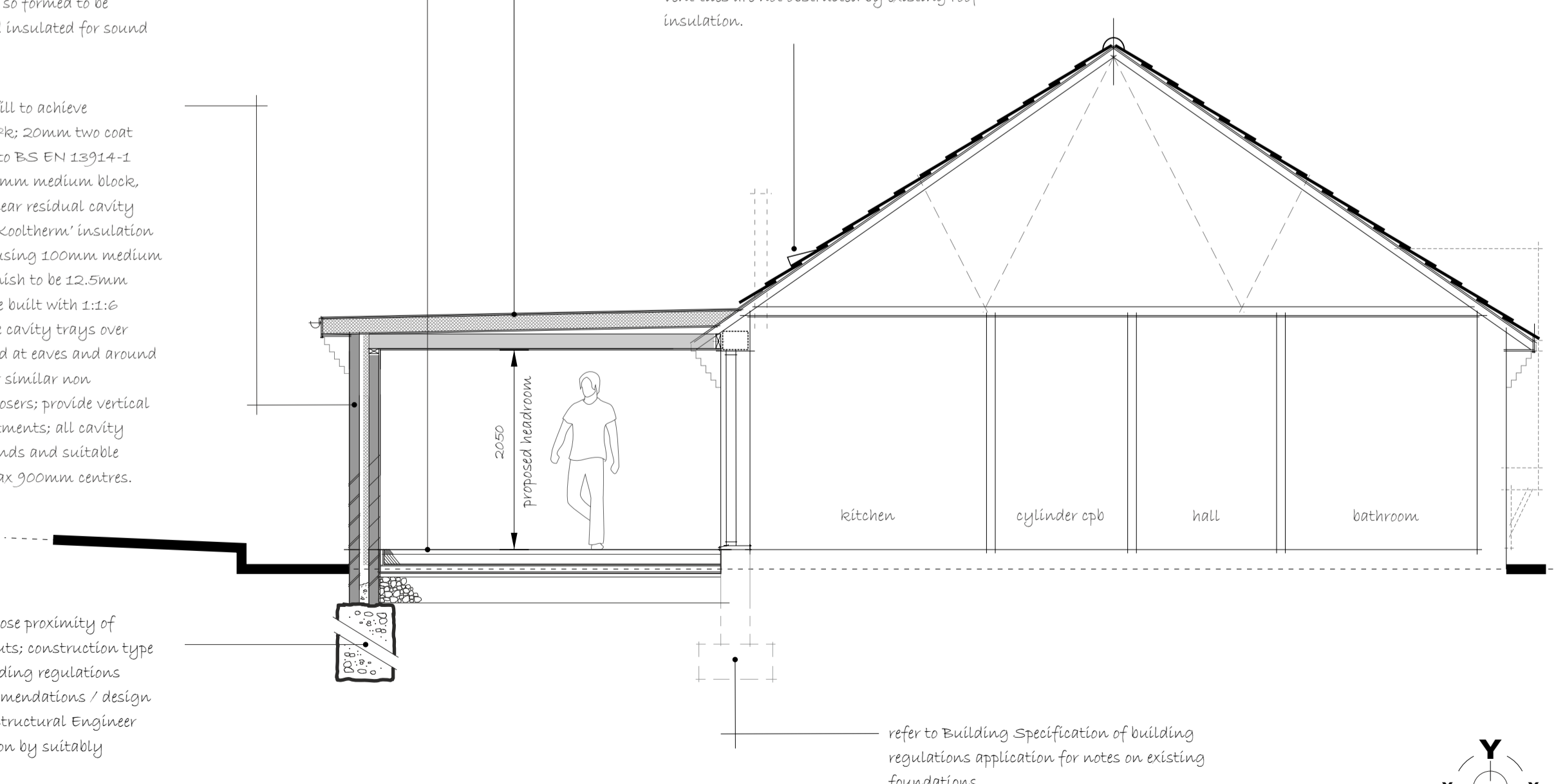
proposed foundations to be in close proximity of mature trees, as shown on layouts; construction type / method to be in advance of building regulations application; subject to the recommendations / design calculations by the appointed Structural Engineer and ground works / construction by suitably qualified contractor.

warm flat roof (imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²) to achieve u value 0.15 w/m²k; 12.5mm spa solar reflective chippings to achieve an designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229 laid on 18mm external quality ply (ply optional, see manufacturer's details) over 150mm Kingspan 'Thermaroof' insulation; insulation bonded to vel fixed to 18mm exterior grade plywood on firings to give 1:40 fall on 47 x 145mm c24 timber joists at 400 centres to give a max span of 3.22m (see engineer's details for sizes); ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish; provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

vent tiles installed in main roof of dwelling to compensate where cross-ventilation of the existing roof is interrupted by the abutment of the proposed extension roof; tiles laid in strict adherence to manufacturer's instructions / recommendations and to provide at least equal to a continuous stripe 25mm wide at eaves of abutment; all vent tiles to have inset mesh; roof void checked to ensure air flow through the vent tiles are not obstructed by existing roof insulation.

Airtightness: the building fabric should be constructed so that the insulation is reasonably continuous across newly built elements; construction details to follow the Accredited Construction Details where appropriate; where insulation boards/materials intersect then jointing / sealing in strict adherence to the manufacturer's instructions / recommendations.

restraint straps: straps at 1200mm centres and over three joists with noggin's under; at ceiling levels, up half-gable walls, at additional points if shown on drawings or where the Approved Building Inspector / Building Control Surveyor deems additional lateral restraint is required.



SECTION A-A: PROPOSED

