Existing North Elevation

Existing West Elevation

Existing East Elevation

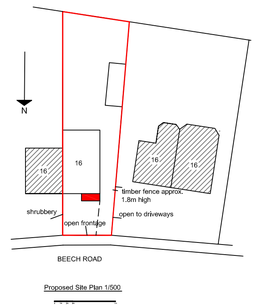
0 1m 2m 3m 10m

Proposed North Elevation

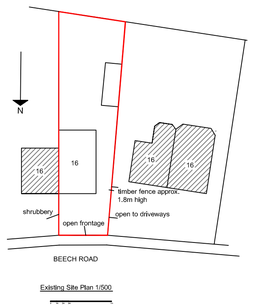
Proposed West Elevation

Proposed East Elevation

0 1m 2m 3m 10m



Proposed Site Plan 1/500



Existing Site Plan 1/500

Foundations to be 600mm x 250mm concrete strip (min 20KN/mm2) minimum depth 900mm and below invert of any adjoining drain all subject to the approval of Building Control. All subject to an inspection by the Building Control Officer when excavated.
There aree no trees in the locality that will affect the foundations of the proposal.
Any drain to have Spanlite lintels over where passing through walls and be wrapped in mineral wool to retain flexibility.

Ground floor to be 75mm screed on 100mm Kingspan insulation with 25mm around perimeter of external walls. Polythene vapour barrier - 100mm oversite concrete on selected and consolidated hardcore with 1200g Visqueen polythene damp proof membrane continuous with damp proof course to inner skin of external walls.

Pitched roof to be concrete interlocking tiles to suit pitch on 50mm x 25mm tanalised battens on breathable roof felt.
100mm x 50mm C16 rafters @ 450mm centres - 100mm x 75mm wall plates fixed with bat straps every 600mm to masonry wall.

300mm fibreglass insulation to roof space or equivalent Kingspan insulation between rafters with 15mm plasterboard and skim finish.
Insulated fibreglass beam filling to be provided betwe en the joists to prevent cold bridge.

Walls to be 102mm facing bricks outer skin to match existing. 100mm 3.5N/mm2 Celcon block work inner skin and 100mm cavity filled with 50mm Kingspan K8 cavity batts with restraining clips to wall ties to hold in position. Vertical and horizontal damp proof course to be pvc positioned in both leaves of masonry and a minimum of 150mm above ground level. Furfix profiles at junction of new with existing masonry walls.
Leaves to be tied using proprietary stainless steel ties at 700mm horizontal centres and 450mm vertical centres. Ties to sides of openings to be 300mm vertical centres positioned within 225mm of the reveals. Blockwork below ground to be 7N/mm solid concrete.
Cavity to be closed at reveals and fitted with continuous dpc to junction of leaves. Cavities closed by proprietary closer incorporating thermal insulation to prevent cold bridge. Continuous dpc to be positioned 150mm above ground level on the outer skin and continuous with the dpm within the floor internally. 2 coat plaster finish internally.

Lintels to openings to be IG or Catnic galvanised steel to suit openings. Steel lintels to be fully insulated to prevent cold bridges.
Cavity trays and weep holes are to be provided with stop ends to all openings and at the abutments of the roofs
Ventilation to new toilet to be not less than 1/20 of floor area and white PVCu with trickle vents not less than 8000sqmm.
Windows and door to be double glazed with 'K' glass to U value of 1.2w/m2k and have trickle vents (8000mmsq).
All glazing in critical locations to comply with BS 6206.

Light fittings in extension to have low energy lighting installed @40 lumens per circuit watt. Sockets to be between 450mm & 1200mm above floor level.
WC to have Xpelair extract fan to external air. Fan extract to provide air change at 60 l/s.

110mm PVC drains with pea gravel bed & surround to existing chamber on line of existing drains. 32mm to wash hand basin with deep seal traps and rodding access at change of direction. Rain water to new soakaway to BRE Digest 365 if existing rain water gutters and down pipes unavailable.

All electrical installations to be designed, installed, inspected and tested in accordance with Chapter 13 of BS 7671:2001, and sufficient information will be provided so that persons wishing to operate, maintain or alter the electrical installation can do so with reasonable safety.

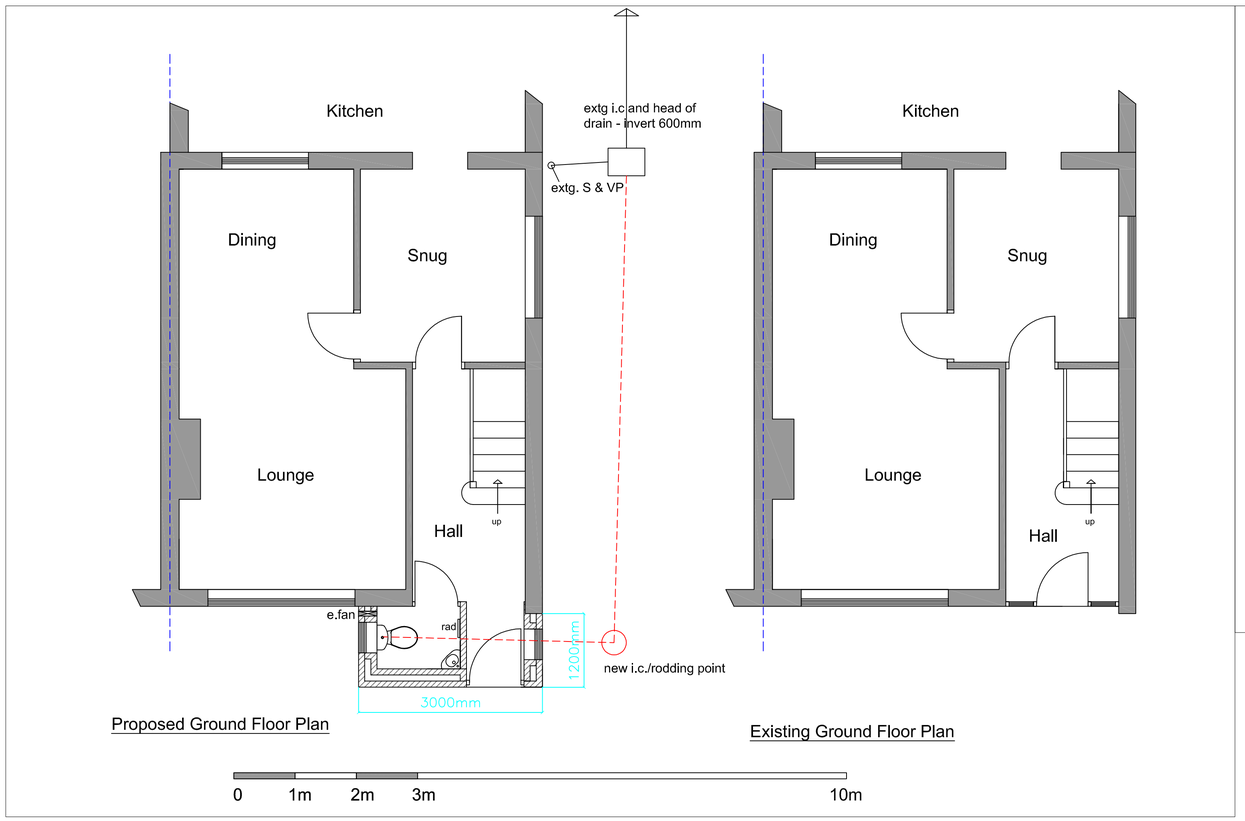
Before work commences the existing structure which is subject to increased loadings from the proposal will be exposed as required and inspected by them and a competant person acting on behalf of the client. The details ascertained from the above will be subject to approval by the Building Control Officer together with any additional information the Council may consider relevant. Remedial works that are found necessary will also be subject to approval by the Building Control Officer and shall be carried out by the applicant before any loading is increased to an extent that may cause a contravention of the Building Regulations.

The project requires the introduction of heavy structural elements. The Construction Design and Management Regulations apply to this type of construction and the designer has an obligation to foresee risks and bring to the attention of the builder such risks.

In consequence, the builder is to take into consideration the placement of all structural elements, ensuring that the method of lifting and placement is safely carried out.

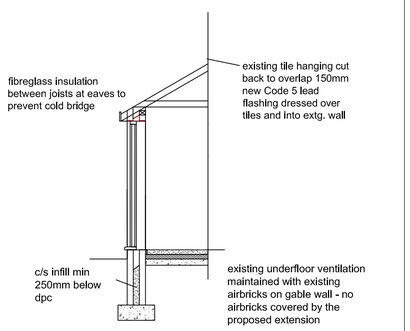
Responsibility for this element lies with the Contractor. As the existing structure of walls and floors may need to be propped in order to introduce some of the lintels, this should also be considered in relationship to the risk assessment of the Contractor.

Safe working procedures must be adopted.



Proposed Ground Floor Plan

Existing Ground Floor Plan



Proposed Section

0 1m 2m 3m

EXISTING & PROPOSED DETAILS FOR PROPOSED FRONT EXTENSION TO
103 BEECH ROAD ELLOUGHTON HU15 1JY
for MR B & MRS D JOHNSON

DRAWING AW/103BR/04-A1 SCALE 1/50 - 1/100 - 1/500