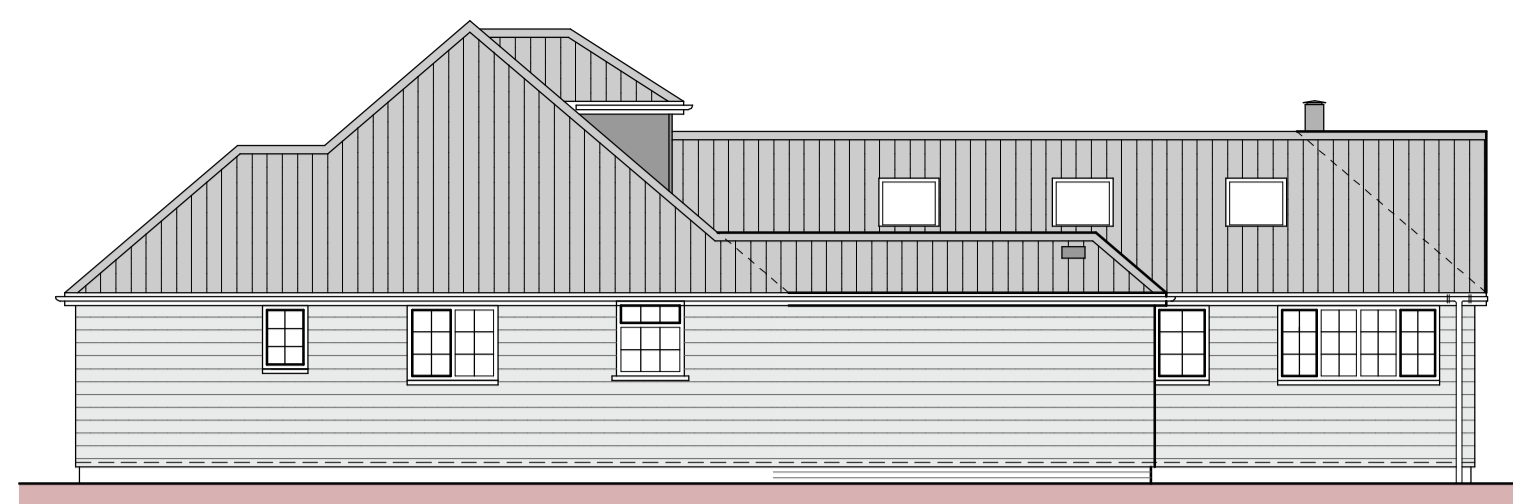


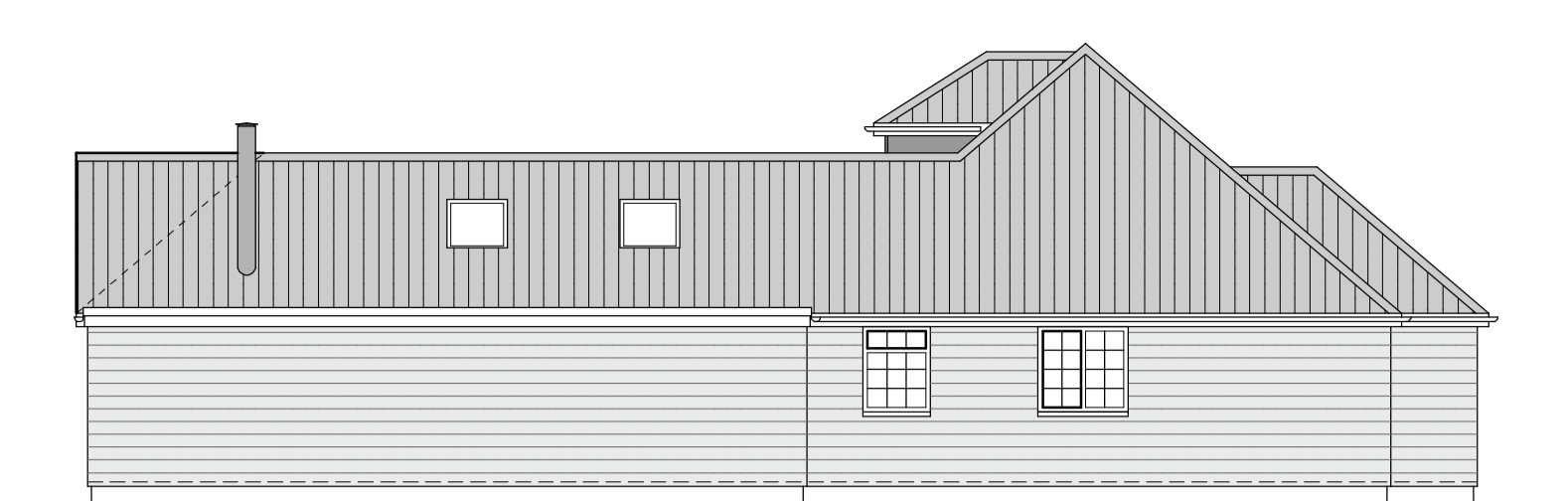
Front Elevation



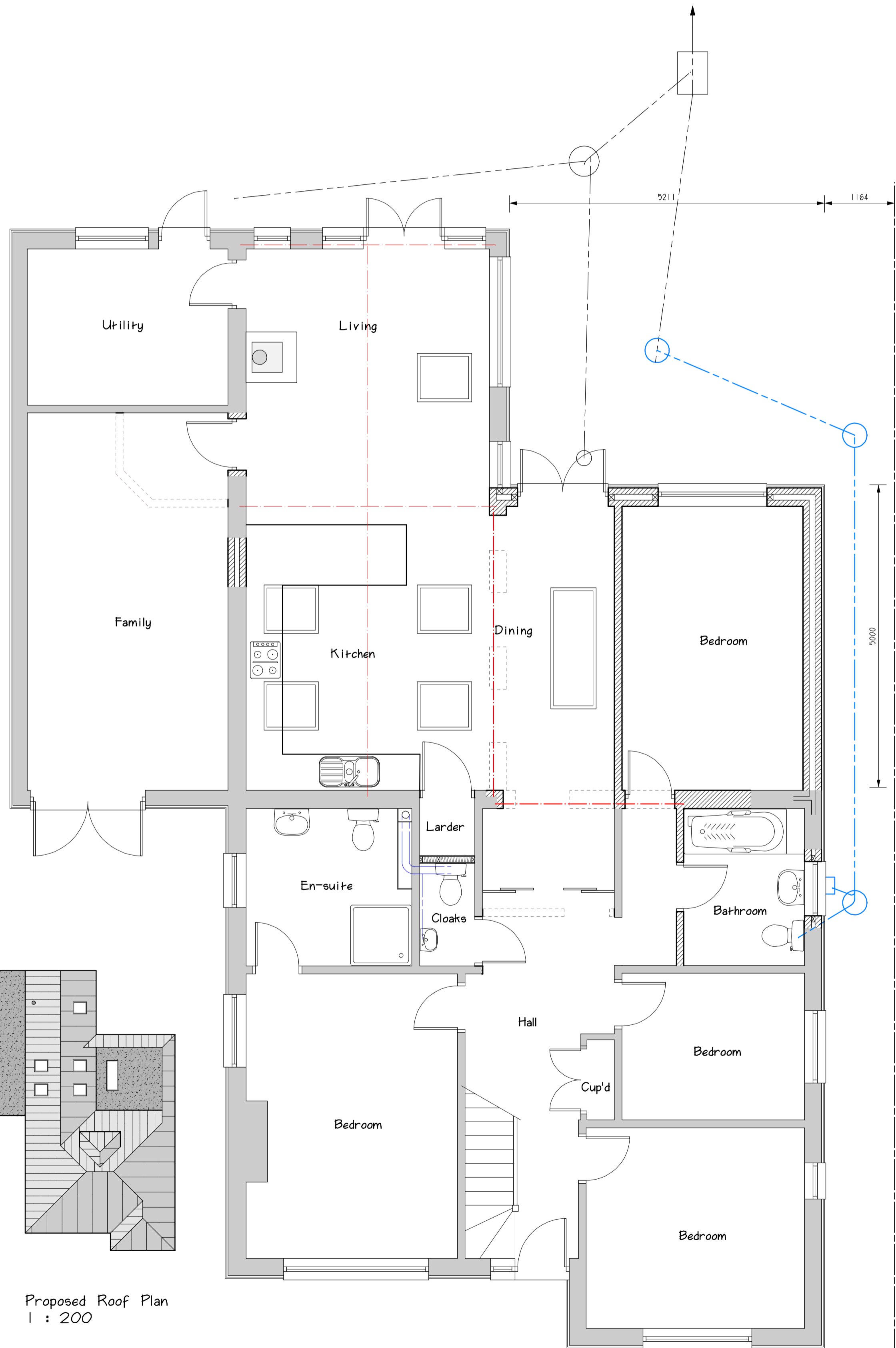
Side Elevation



Rear Elevation



Side Elevation



Proposed Roof Plan  
1 : 200

**VENTILATION.**  
All rooms to have min. 1/20th floor area of the room in ventilation openings & trickle vents in window frames with 8000mm<sup>2</sup> in controllable opening area per room.  
Kitchen/Dining rooms to have min. 3No trickle vents each providing 8000mm<sup>2</sup> in controllable opening.  
Kitchen, Utility & Bathrooms to be fitted with mechanical extract fans capable of extracting 60 l/sec to kitchen, 30 l/sec to Utility & 15 l/sec to bathroom. (Kitchen may have alternative of cookerhood extracting to external air at 30 litres per second).  
All doors to have 10mm air gap at bottom.  
Internal Closets to have 12 l/sec mechanical extract fan ducted to external air & operated by light switch with 15 minute over-run to provide 3 No. air changes per hour.

All external glazing to doors and windows to be double-glazed with 16mm air gap and low-E glass and be roughened safety glass clearly marked to BS6206.  
Windows to achieve a maximum U-value of 1.4 W/m<sup>2</sup>K and doors a maximum U-value of 1.4 W/m<sup>2</sup>K.  
Doors and window frames to be set back to overlap insulated cavity closer by a minimum of 30mm.  
Any glazing to internal doors to be toughened safety glass to BS6206 Class B.

**ELECTRICS.**  
All new electric points and lighting to be provided to client's specification.  
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.  
AND  
The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

**FIRE PRECAUTIONS.**  
All rooms to have escape windows having a minimum clear opening of 750mm high and 450mm wide. The bottom of the window opening is to be between 800mm and 1100mm above the finished floor level.  
Mains operated smoke alarms with battery back-up to be provided to ground floor Hall and first floor Landing areas, all in accordance with BS 5839-6:2019.

**LIGHTING.**  
Provide all low energy light fittings capable of taking only lamps of luminous efficacy greater than 49 lumens per circuit watt and a total output greater than 400 lamp lumens.

All downlighters to be used in new work to be FLAMEGUARD Fire and Acoustic Rated LED Downlighters.  
When used with insulation around, downlighters to have insulation support box over.  
Note - Downlighters should not be used in sloping ceilings as they break the insulation barrier and form condensation spots.

**DRAINAGE.**  
40mm Ø PVC wastes to sink, bath & shower. 32mm Ø to WHBs.  
All wastes to have 75mm deep seal anti-vacuum traps & rodding eyes to BS 5572:1976.  
Wastes to connect to B.L.G. or existing S.V.P. as shown.  
S.V.P. to terminate min. 900mm above any window head with durable cage fitted on top.  
Drains below ground to be 100mm Ø 'Osmo' UPVC pipes laid & surrounded in 150mm pea-shingle @ 1:40 falls to existing manhole. Where passing through walls, drains to be protected with R.C. lintels over.  
All drainages to be exposed by builder to check lines of drains as some existing manholes were sealed at time of survey.  
Existing drains passing under building to be reset & if faulty, replaced as above.  
All shallow drain runs to be protected with 100mm concrete cover over.  
New manholes to be built in 225mm semi-eng. brickwork on 150mm concrete base with suitable cover fitted.

**HEATING.**  
Provide underfloor heating or new radiators adequately sized for rooms to client's specification. All new radiators in property to have thermostatic radiator valves fitted & underfloor heating to be on separate thermostat zones.  
All rooms with boilers and heating appliances installed to have audible Carbon Monoxide alarms fitted.

Ensure all rooms with open fires or woodburners have 225 x 225mm air bricks ducted to external air to provide permanent ventilation.  
If room with open fire/woodburner is open to room with extract fan (ie Kitchen) then a spillage test is to be carried out and verified by a qualified HETAS engineer to ascertain required area of combustion air to maintain safe use of fire.

**WALLS.**  
16mm treated shiplap timber boarding to match existing on rearward battens on bracker membrane on 100mm Thermalite Slab blockwork.  
100mm cavity with 90mm Celotex Thermaless Cavity wall insulation & 10mm residual cavity to manufacturers specification.  
100mm Thermalite Turbo blocks with 12.5mm plasterboard on dabs.

250mm long Ancon ST1 General purpose stainless steel wall ties @ 750mm horiz. & 450mm vert. centres.  
New walls bonded to existing & cavities maintained.  
Hydrol DPC min. 150mm above G.L. to lap with existing.  
Vert & horiz 'Thermabate' DPC's & double wall ties provided to all reveals & cavity closures.

Cairic lintels with perforated base & filled with insulation all to manufacturers specification over new openings.  
Min. 150mm end bearings & cavity trays over.  
CG90/100 lintels over openings up to 2400mm.  
CX90/100 lintels over openings over 2400mm.  
NOTE - Lintels over Bi-fold doors to be strapped down to inside of block supporting wall with 1.800m long m/s straps to prevent over-turning.

Any existing lintels taking additional loads to be exposed for inspection &, if necessary, replaced with suitable lintels/beams.

Roof strapped to walls using 30 x 25mm m/s straps @ 1.800m centres to provide lateral restraint.

Internal stud walls to be in 100 x 50mm S.W. studwork infilled with Sound blocker quilt SB02 and faced with 10kg/m<sup>2</sup> sound insulating plasterboard & set coat both sides.

**GROUND FLOOR.**  
60mm sand/cement screed reinforced with chicken wire on 500 gauge vapour control barrier on 100mm Celotex GA4000 floor slab insulation on 1200g polythene D.P.M. on 150mm concrete oversite reinforced with B.785 mesh on sand blinding on ground cleared of all vegetable matter.  
Concrete to be RC35/15T5 Grade to BS8500-2. (min. 21N/mm @ 28 days).  
Min. 40mm concrete cover to all reinforcement.  
Floor slab supported on inner skin of external walls & pockets cut into existing wall providing min. 60% support.

Any existing airbricks serving existing house floor to be ducted through under new slab with telescopic airbricks on outer wall.

**FOUNDATIONS.**  
600mm wide x 250mm deep concrete strip foundations to cavity walls. Concrete to be GEN1/ST2 grade to BS8500-2.  
Depth of foundations to be suitable load-bearing strata to suit sub-soil conditions so as not to be affected by any tree roots or their removal, and to pass below any adjacent drain runs. Foundations into any form of clay sub-strata to be constructed in accordance with guidelines from BS6103-1:2011 and NHBIC Technical Standards 4.2 and 4.4.

All existing foundations taking increased loadings to be exposed for inspection by Local Authority Building Inspector &, if necessary, underpinned to a suitable load-bearing strata.

THESE DRAWINGS ARE FOR THE PURPOSES OF OBTAINING LOCAL AUTHORITY CONSENTS ONLY. THE BUILDER MUST OBTAIN APPROVAL OF THE LOCAL AUTHORITY FOR ANY CHANGES TO THE NEW CONSTRUCTION. THESE PLANS WERE PREPARED ON THE BASIS OF A NON-INTRUSIVE SURVEY - SHOULD ANY HIDDEN BEAMS BE FOUND OR THE DIRECTION OF ANY JOISTS, ETC BE DIFFERENT TO THE PLANS, THE DESIGNER SHOULD BE NOTIFIED.

BUILDER TO ENSURE ALL WORK TO ACCORDS WITH THE ACCREDITED CONSTRUCTION DETAILS FOR PART L OF THE BUILDING REGULATIONS.

THE BUILDER MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING ANY FACTORY MADE UNITS, TRUSSEES OR STAIRS.

WHERE MARRYING WITH EXISTING ROOF, PITCH/ANGLE OF NEW ROOF IS TO MATCH EXISTING, WHICH IS TO BE CHECKED ON SITE AND NOT SCALED FROM PLAN.

THE BUILDER MUST ALSO CHECK ON SITE FOR ALL OVERFLOW PIPES, MAINS BOXES, MAINS SUPPLY POINTS, ETC. NOT INCLUDED IN THE SPECIFICATION WHICH WOULD IMPACT ON THE PROPOSAL/SPECIFICATION.

RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS WHERE SHOWN.

THE OWNER/CLIENT MUST, PRIOR TO COMMENCEMENT OF WORK, ENSURE ALL COSMETIC DESIGN FEATURES, ELECTRICS AND HEATING REQUIREMENTS ARE AGREED WITH HIS CHOSEN CONTRACTOR.

THIS PROJECT INVOLVES WORK WHICH MAY BE GOVERNED BY THE PARTY WALL ACT 1996. AS SUCH THE OWNER IS ADVISED TO SERVE THE REQUISITE NOTICE ON THE ADJOINING NEIGHBOUR AND EMPLOY THE SERVICES OF A PARTY WALL SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY OPERATIONS ON SITE.

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**FLAT ROOF**  
Sarnafil or similar single ply roofing system on 18mm ply on 140mm Celotex GA4000 insulation board laid to manufacturers specification on 1000 gauge vapour control layer on 18mm ply deck fixed to joists with twin mastic beads on joists as specified. (Ensure all wall insulation and false pitch insulation is taken up to warm deck insulation level to prevent cold bridges).  
Roof covering to be self-extinguishing and give AA, AB or AC fire resistance.  
12.5mm foil-backed plasterboard with plaster skim finish to ceiling. Where abutting external walls, roofing felt to be dressed min 150mm up wall & tucked in with lead flashing & cavity tray over where possible.

115mm HLR. rainwater gutters, 63mm dia. downpipes connecting via new 100mm dia. 'OGMA' UPVC drains laid & bedded on pea-shingle to new soakaways min. 5,000mm from buildings. Any existing soakaways found within 5,000mm of new extension to be moved to 5,000mm away. Soakaways to be designed in accordance with BRE Digest 365 and sizes determined by percolation test on site.

ALL ROOF TIMBERS TO BE MIN. C24 GRADE AND TANALED.

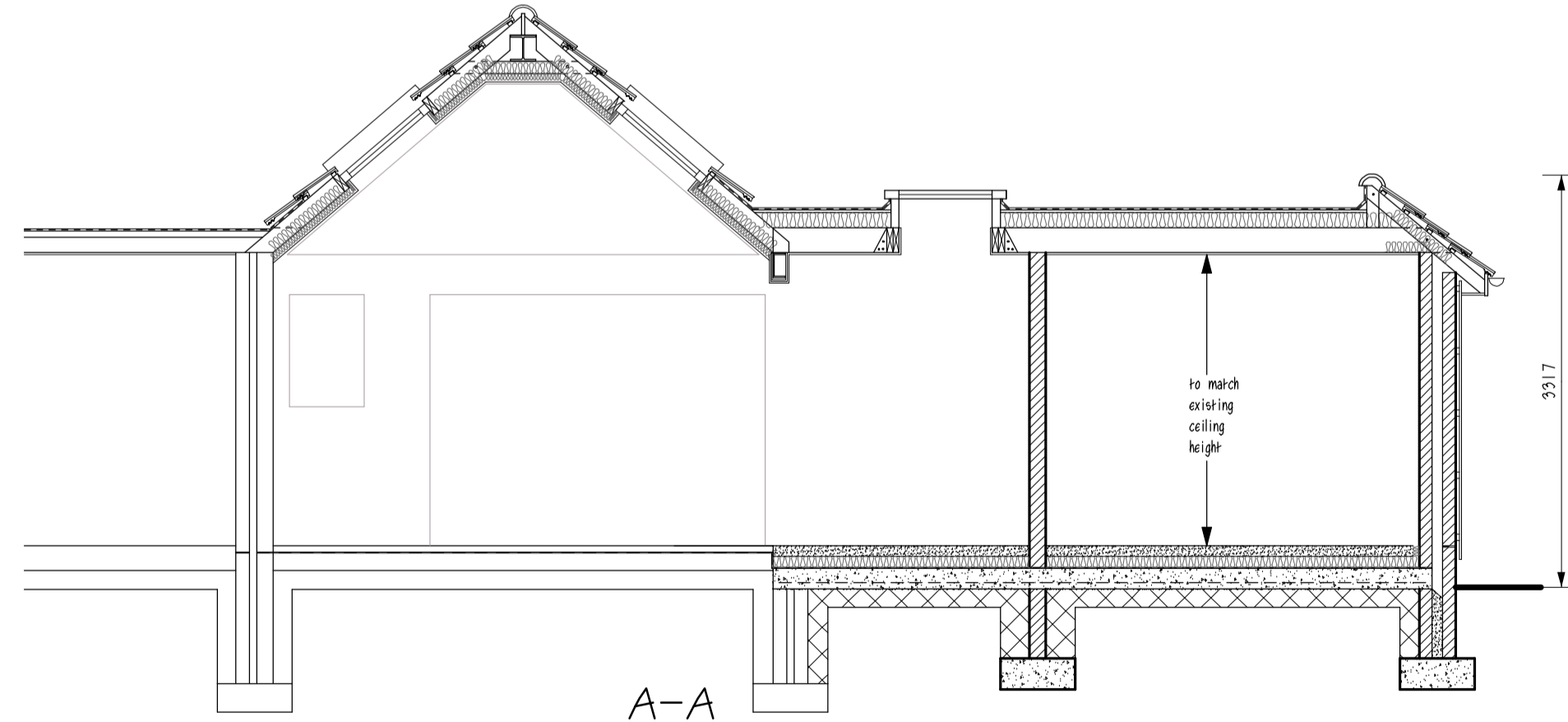
**FALSE PITCH.**  
Plain roof ties to match existing on 36 x 25mm treated battens on Roofshield breathable membrane on 50 x 100mm rafters bolted with Buldog connectors to 50 x 100mm struts @ 400mm centres. Struts fixed to joists using m/s giv. wall plate straps spiked through.  
Where running parallel, triple roof joists to be provided under vertical struts. 170mm Celotex insulation board laid over ceiling. Insulation to continuous with flat roof insulation.

Flat roof inside false pitch to be laid to 1:60 falls with treated firing pieces to formed gutter along back of vertical upstand. Box gutter to be formed in exterior quality ply lined with code 4 lead and taken through false pitch, discharging over tiles to normal gutter.

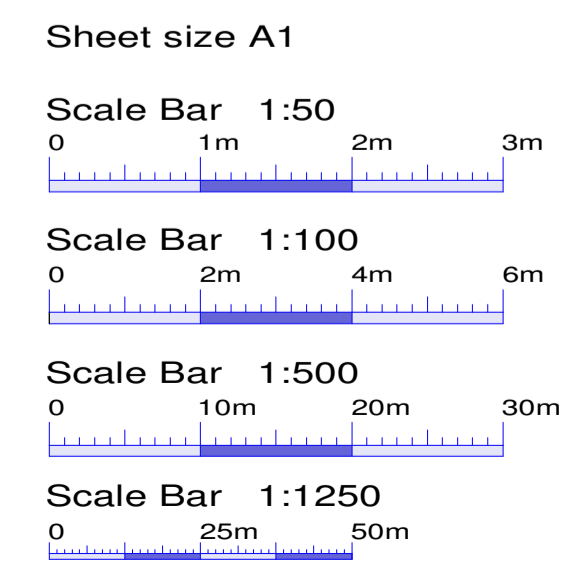
**LANTERN ROOF LIGHT**  
Lantern rooflight fitted to flat roof in position as shown on plans strictly in accordance with manufacturers specification. Glazing to be AA fire rated, double-glazed to achieve a U-value of 1.6 W/m<sup>2</sup>K.  
Roof to be trimmed around roof light with min double roof timbers as trimmers.

**EXISTING PITCHED ROOF.**  
Remove existing ceiling and ceiling joists to pitched roof over Kitchen. Leave existing rafters and form vaulted roof.  
New structure to be as structural engineers design.  
12.5mm foil-backed plasterboard with plaster skim finish to ceiling. Ceiling to be sealed in accordance with BS5250 Control of Condensation in Buildings.  
Sloping ceilings to be insulated with 100mm Celotex GA4000 insulation board between rafters with a further 72.5mm Celotex PL4060 fixed across face to give total insulation thickness of 160mm.  
Roof void ventilated through continuous 25mm soffit vents backed with fly screen with high level ridge vent tiles giving equivalent to 25mm continuous strip vents for through ventilation.

ALL ROOF TIMBERS TO BE MIN. C24 GRADE AND TANALED.



A-A



<h1>Milburn Designs</h1> <p>Olive Milburn MRICS MCABE 5 Healdston Close Frimley Camberley Surrey GU16 9FL Tel: 01252 835607 Email: milburndesigns@btinternet.com</p>		CLIENT	Mr & Mrs T Wharfe
		CONTRACT	Alterations and Extension at Farthingdown Lower Froyle GU34 4LJ
DRAWING		SCALE	1:50 1:100
PROPOSED PLANS		DRG No.	24/25 / 002 / 2
		REV	B