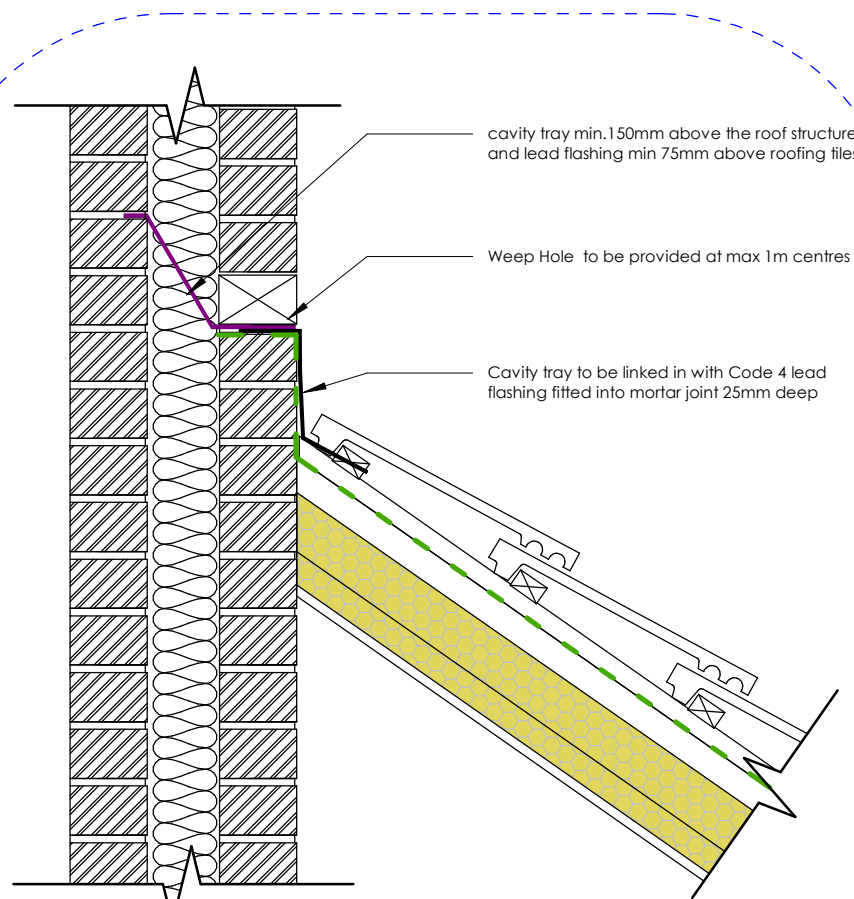
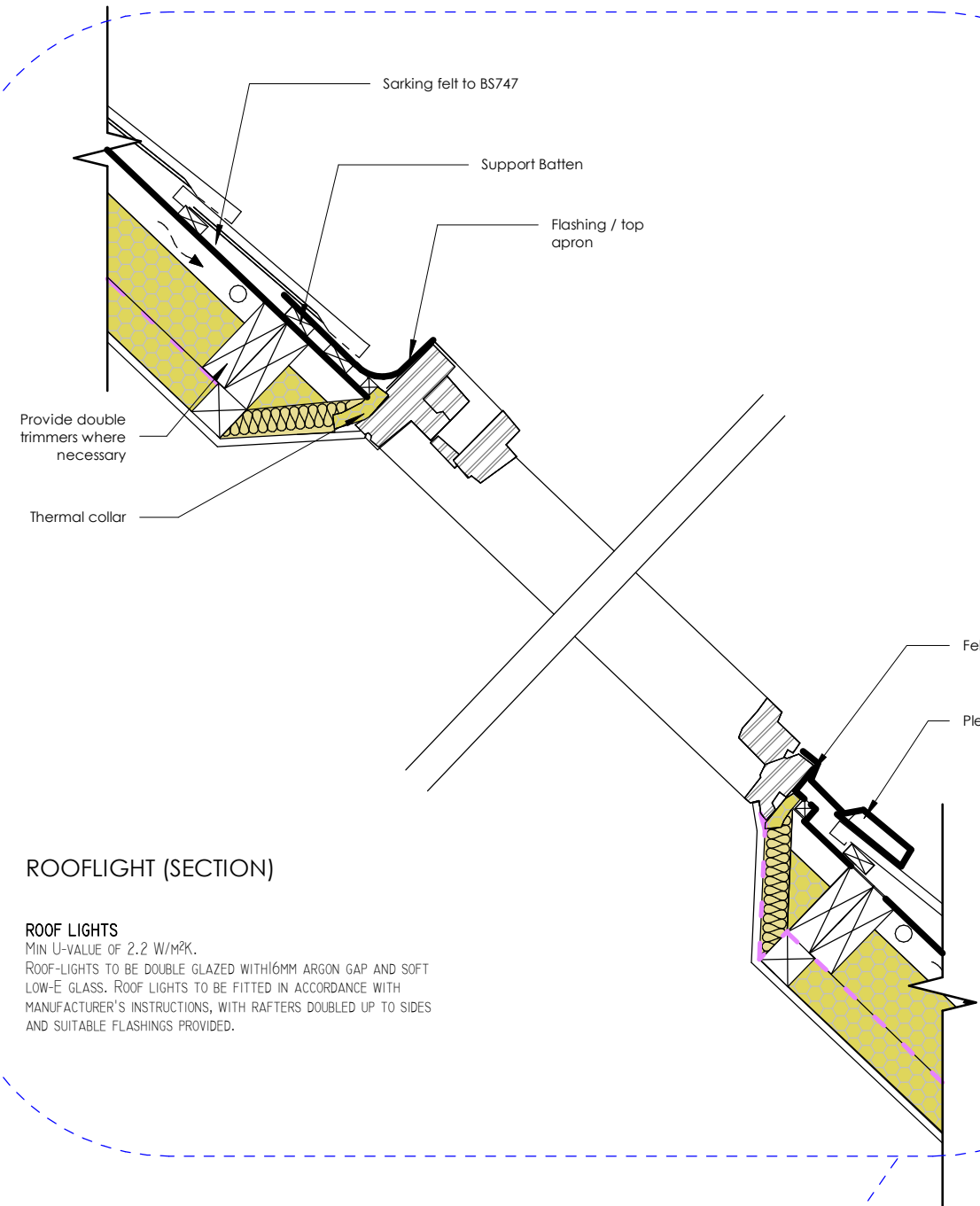


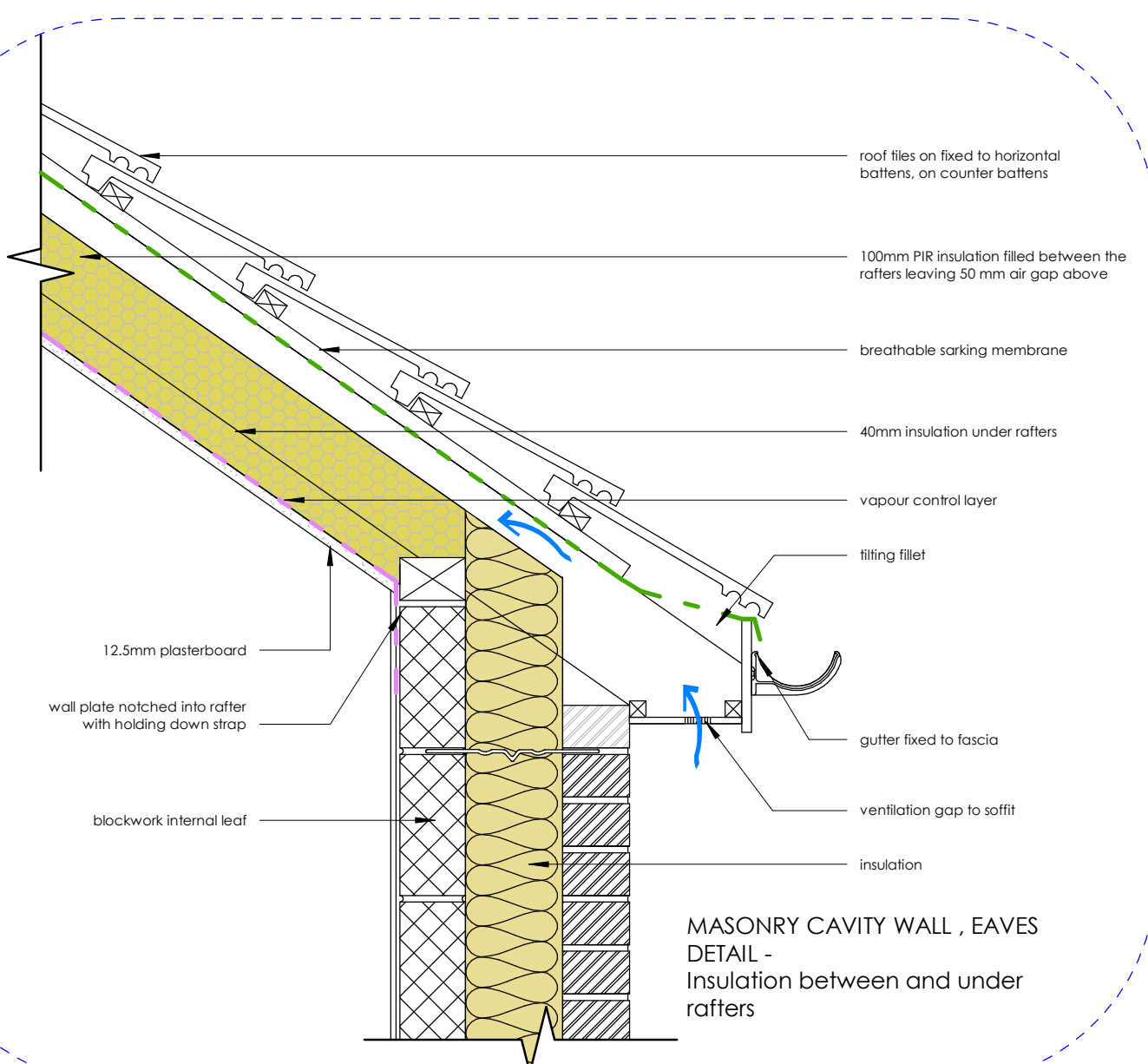


LEAD WORK AND FLASHINGS
ALL LEAD FLASHINGS, ANY VALLES OR SOMERS TO BE CODE 5 LEAD AND LAD IN ACCORDANCE WITH BS 5554 AND BS EN 12588. FLASHINGS TO BE PROVIDED TO ALL JAMES AND BELOW WINDOW OPENINGS WITH WELDED UPSTANDS. JOINTS TO BE LAPPED MIN 150MM AND LEAD TO BE DRESSED 200MM UNDER TILES, ETC.



ROOFLIGHT (SECTION)

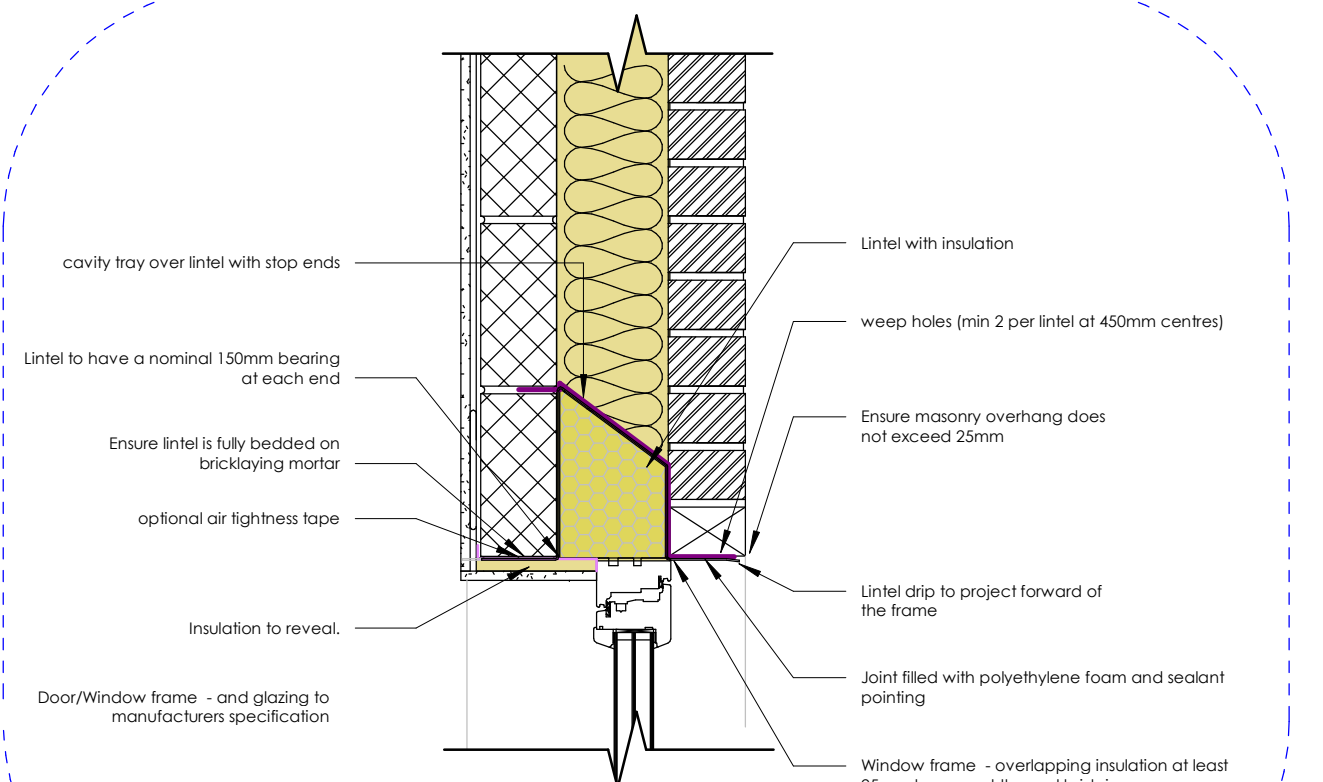
ROOF LIGHTS
MIN U-VALUE OF 2.2 W/M²K.
ROOF LIGHTS TO BE DOUBLE GLAZED WITH 50% ARGON GAP AND SOFT LOW-E GLASS. ROOF LIGHTS TO BE FITTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH RATHERS DOUBLED UP TO SIDES AND SUITABLE FLASHINGS PROVIDED.



WARM PITCHED ROOF

PITCH 22-45°
TO ACHIEVE MIN U-VALUE REQUIRED OF 0.15 W/M²K.
TIMBER ROOF STRUCTURES TO BE DESIGNED BY AN ENGINEER IN ACCORDANCE WITH NRC TECHNICAL REQUIREMENT RE STRUCTURAL DESIGN. CALCULATIONS TO BE BASED ON BS EN 1995-1-2:2004, EUROCODE 5; DESIGN OF TIMBER STRUCTURES (A2:2004). ROOFING TILES TO MATCH EXISTING FIXED TO TILE BATTENS SECURED OVER BREATHABLE FELT TO RELEVANT BSA CERTIFICATE ALLOWING THE BREATHABLE FELT TO SAG AT LEAST 10MM OVER PRESERVATIVE-TREATED COUNTER BATTENS (MIN 30mm x 50mm). PROVIDE 100MM CELOTEX GA4000 INSULATION BOARDS UNDER THE COUNTER BATTENS AND 100MM CELOTEX T5000 BETWEEN 4/1 x 150mm TIMBER RAFTERS STRENGTH CLASS C24 AT 400 C/C. MAX SPAN 4.00m. A VAPOUR CONTROL LAYER SHOULD BE PROVIDED TO THE UNDERSIDE OF THE RAFTERS. FINISH WITH 12.5mm PLASTERBOARD AND SARK. PROVIDE CAVITY TRAY WHERE ROOF MEETS EXISTING WALL/RESTRAINT STRAPPING - CEILING JOISTS TIED TO RAFTERS (IF RASSED COLLAR ROOF CONSULT STRUCTURAL ENGINEER). 100mm x 50mm WALL PLATE STRAPPED DOWN TO WALLS. CEILING JOISTS AND BATTENS TO BE STRAPPED TO WALLS AND GABLE WALLS. STRAPS BUILT INTO CAVITY. ACCESS AT LEAST 2 TIMBERS WITH NAILS. ALL STRAPS TO BE 120 x 30 x 50mm GALVANIZED STRAPS OR OTHER APPROVED TO BS EN 845-1 (A2:2016) AT 2M CENTRES. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASSESS WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT 8 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

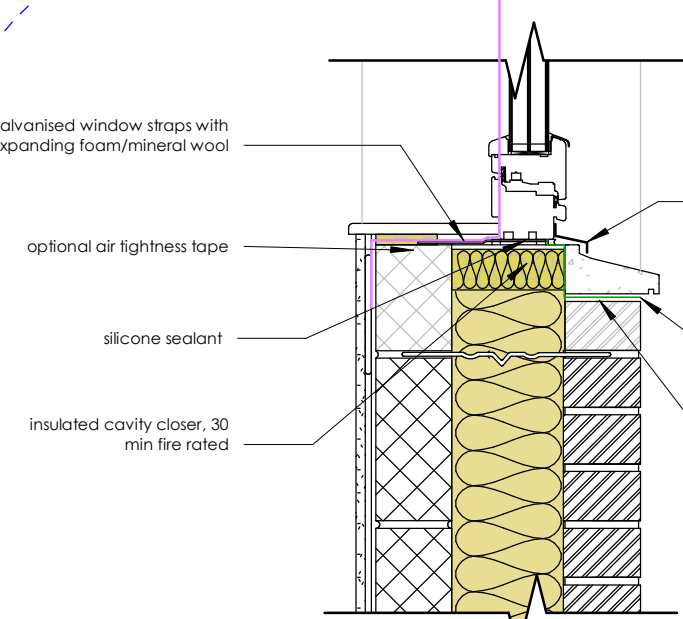
PITCHED ROOF VENTILATION
MAINTAIN A 50MM AIR GAP ABOVE INSULATION IN THE ROOF PITCH TO VENTILATE ROOF. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25mm WIDE AND OPENING AT RIDGE EQUAL TO CONTINUOUS STRIP 50mm WIDE TO PROMOTE VENTILATION.



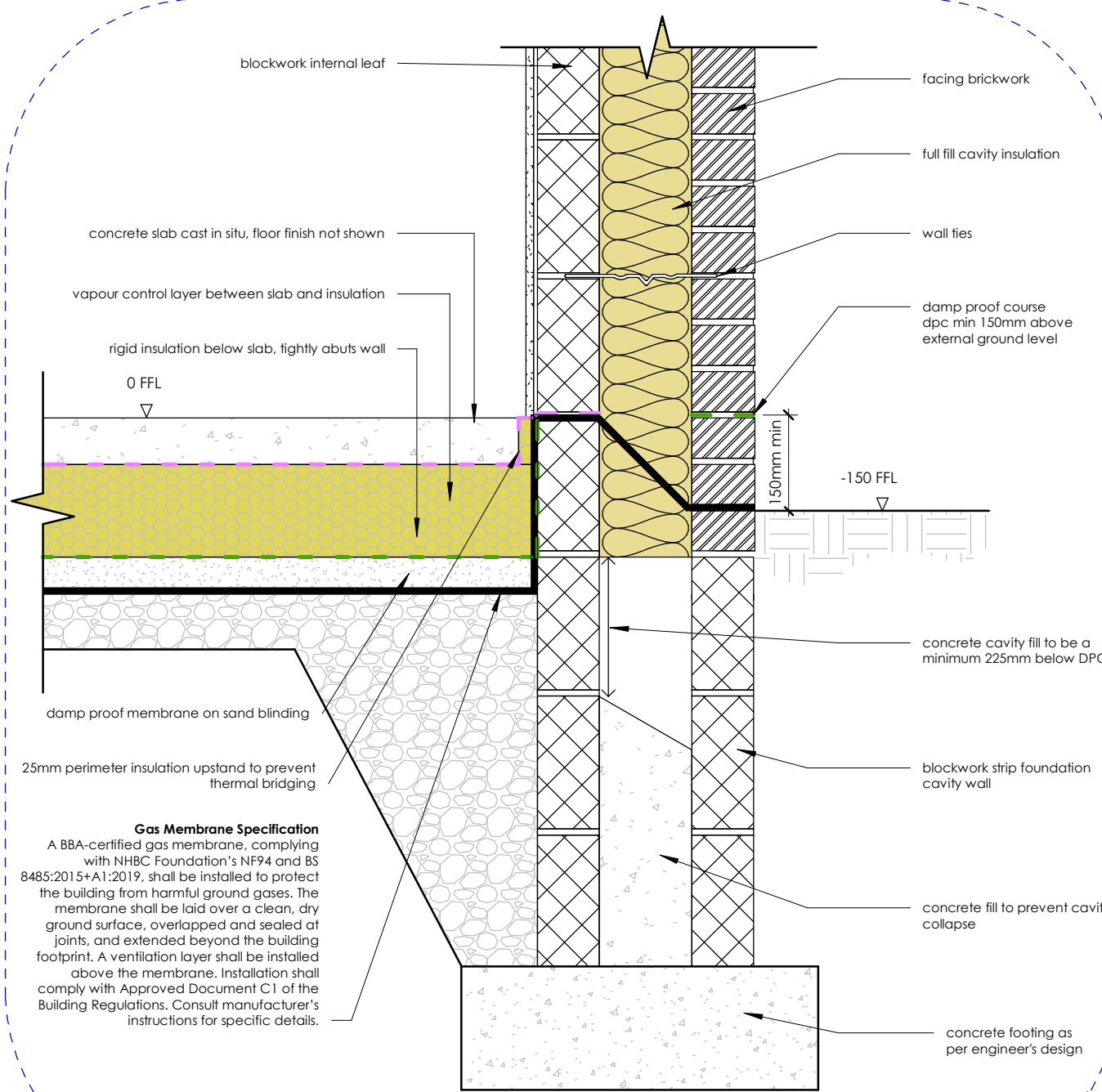
EXTERNAL MASONRY CAVITY WALL, Window head (section)

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut joints and to be considered within reveal soffits. Fully insulated and continuous cavity closer to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543-1 and Part F of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.



EXTERNAL MASONRY CAVITY WALL, Window cill (section)



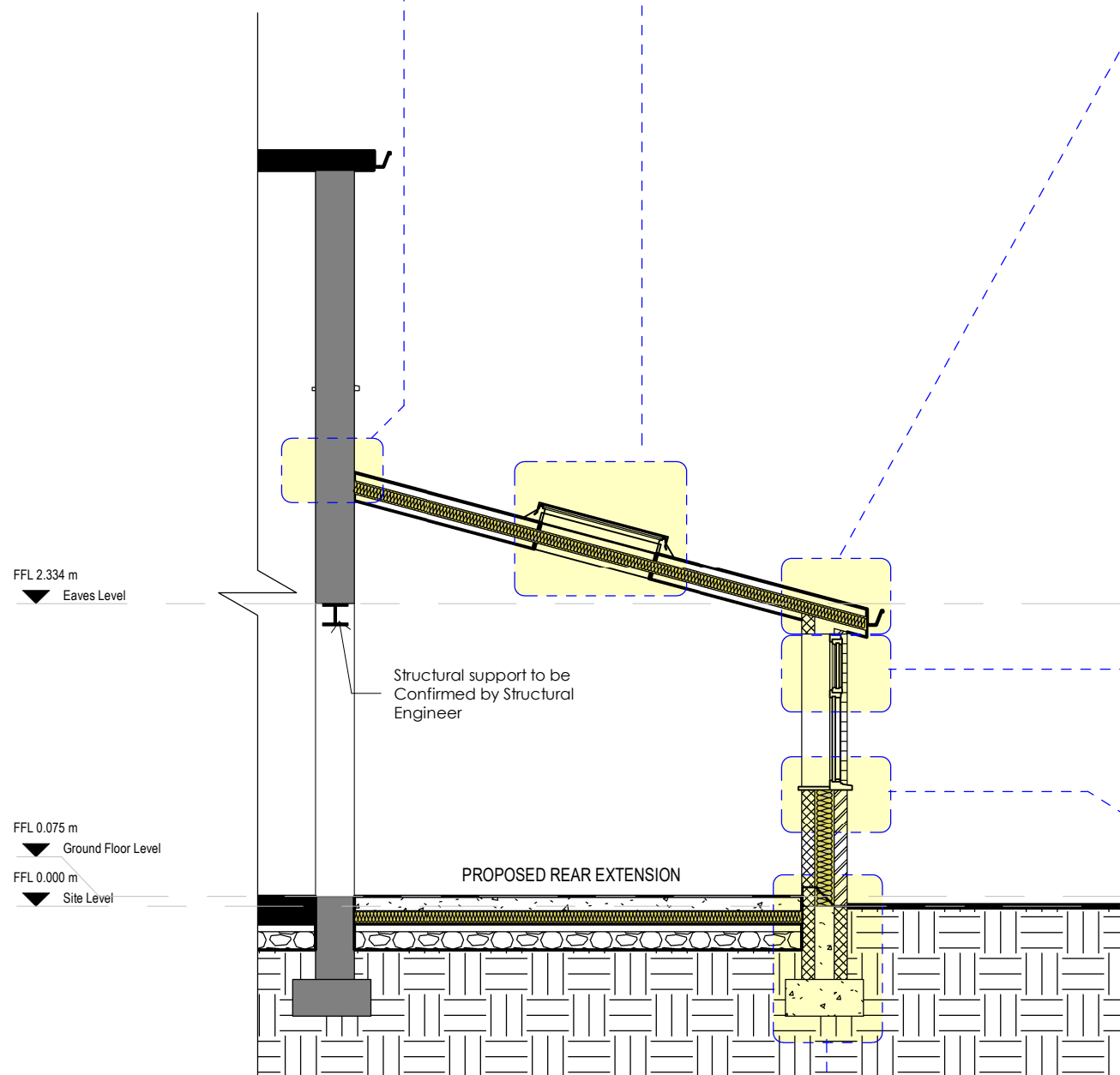
EXTERNAL MASONRY CAVITY WALL, GROUND BEARING CONCRETE SLAB, INSULATION BELOW SLAB

STRIP FOUNDATION
PROVIDE CONCRETE STRIP FOUNDATION IN ACCORDANCE WITH TABLE 10 OF APPROVED DOCUMENT A, THICKNESS OF CONCRETE NOT TO BE LESS THAN 225mm AND MINIMUM WIDTH OF FOUNDATION TO BE EQUAL TO THE WIDTH OF THE WALL PLUS 500mm. CONCRETE MIX TO CONFORM TO BS EN 206:2013 (A2:2020) AND BS 8500-2. ALL FOUNDATIONS TO BE A MINIMUM OF 1000mm BELOW GROUND LEVEL, EXACT DEPTH AND FOUNDATION SIZE TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER TO SUIT SITE CONDITIONS. ALL CONSTRUCTED IN ACCORDANCE WITH 2010 BUILDING REGULATIONS A1/2 AND BS 8002:2015 CODE OF PRACTICE FOR FOUNDATIONS (A2:2020). ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS. BASE OF FOUNDATIONS SUPPORTING INTERNAL WALLS TO BE MIN 600mm BELOW GROUND LEVEL. SULPHATE RESISTANT CEMENT TO BE USED IF REQUIRED. PLEASE NOTE THAT SHOULD ANY ADVERSE SOIL CONDITIONS BE FOUND OR ANY MAJOR TREE ROOTS IN EXCAVATIONS, THE BUILDING CONTROL OFFICER IS TO BE CONTACTED AND THE ADVICE OF A STRUCTURAL ENGINEER SHOULD BE SOUGHT.

SOLID FLOOR INSULATION OVER SLAB
TO MEET MIN U-VALUE REQUIRED OF 0.15 W/M²K.
F1A SATD 0.5
SOLID GROUND FLOOR TO CONSIST OF 150mm CONSOLIDATED WELL-RAMMED HARDWARE, BLINDED WITH 50mm SAND BLINDING. PROVIDE 100mm ST2 OR GEN2 GROUND BEARING SLAB CONCRETE MIX TO CONFORM TO BS 8500-2:2015 AND BS EN 206 OVER A 1200 GAUGE POLYTHENE DPM. DPM TO BE LAPPED IN WITH DPC IN WALLS. FLOOR TO BE INSULATED OVER SLAB AND DPM WITH MIN 100mm THICK CELOTEX VS50000 INSULATION. 25mm INSULATION TO CONTINUE AROUND FLOOR PERIMETERS TO AVOID THERMAL BRIDGING. A VCL SHOULD BE LAID OVER THE INSULATION BOARDS AND TURNED UP 100mm AT ROOM PERIMETERS BEHIND THE SKIRTING. ALL JOINTS TO BE LAPPED BY 150mm AND SEALED. FINISH WITH 150mm SAND/CEMENT FINISHING SCORED WITH LIGHT MESH REINFORCEMENT. WASTE DRAIN DOWNS PASS UNDER NEW FLOORS. PROVIDE 1/2" x 1/2" x 1/2" WIDE AND MIN 50mm CONCRETE COVER OVER LENGTH OF DRAIN.

WALLS BELOW GROUND
ALL NEW WALLS BELOW GROUND TO BE CONSTRUCTED USING BLOCKWORK COMPLIANT WITH BS EN 771 AND SUITABLE FOR BELOW GROUND LEVEL OR SEMI ENGINEERING BRICKWORK. WALLS TO BE BUILT USING 1:4 MASONRY MORTAR MIX OR EQUAL APPROVED SPECIFICATION TO BS EN 1996-1-1. CAVITIES BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE MIN 225mm BELOW DAMP PROOF COURSE, OR PROVIDE LEAN MIX BACKFILL AT BASE OF CAVITY WALL (150mm BELOW DAMP COURSE) LAID TO FALL TO WEEDPANS.

FULL FILL CAVITY WALL
TO ACHIEVE MINIMUM U-VALUE OF 0.15 W/M²K.
NEW CAVITY WALL TO COMPRISE OF 100mm SUITABLE FACING BRICK. FULL FILL THE CAVITY WITH 150mm INSULATION AS MANUFACTURER'S DETAILS. INNER LEAF CONSTRUCTED USING 100mm LIGHTWEIGHT BLOCK, 0.15 W/M²K, E.G. CELCON SOLAR, THERMALITE TURBO. WALLS TO BE BUILT WITH 1:5 CEMENT MORTAR.



Detail section 1 : 50

PROJECT : 38 Paxton Place M11 3NL			
SHEET : Detail Drawings (Building Regs)			
CLIENT : Siu Ling Poon			
Scale (@ A1) : As indicated			
Drawn by :	RA	DRAWING NUMBER :	REV :
Checked by :	KK	A1-301a	B