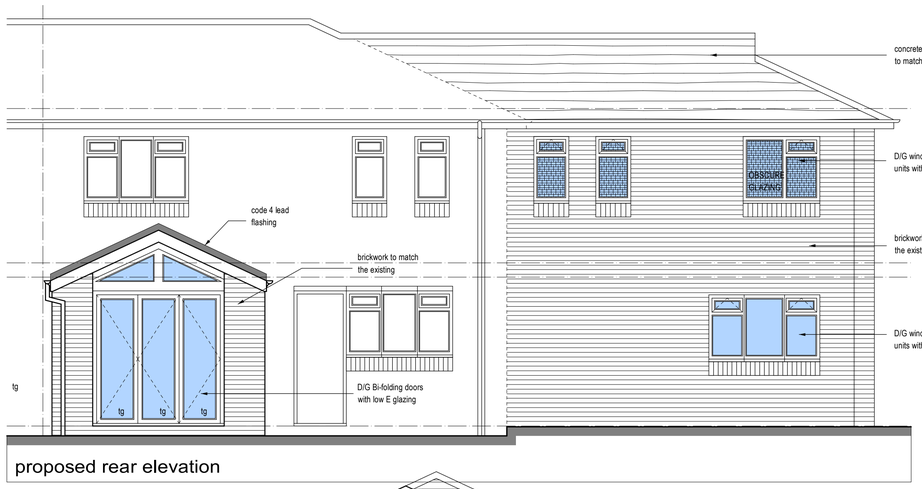
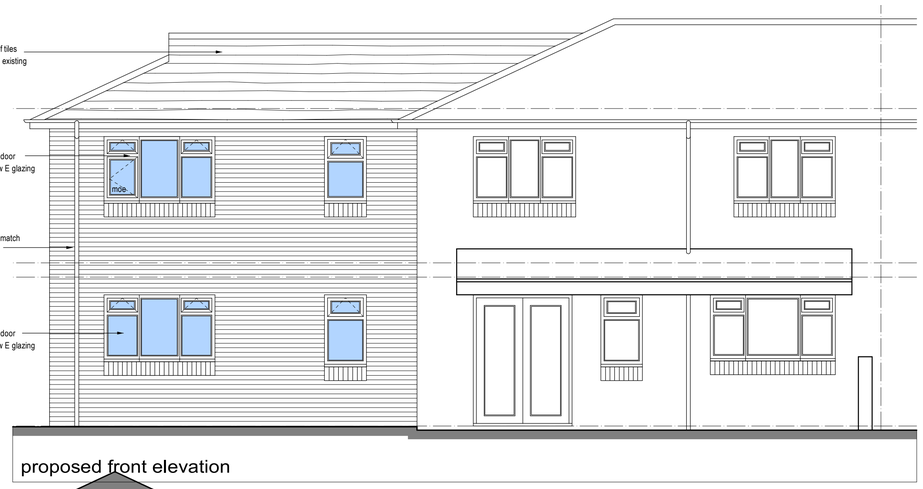
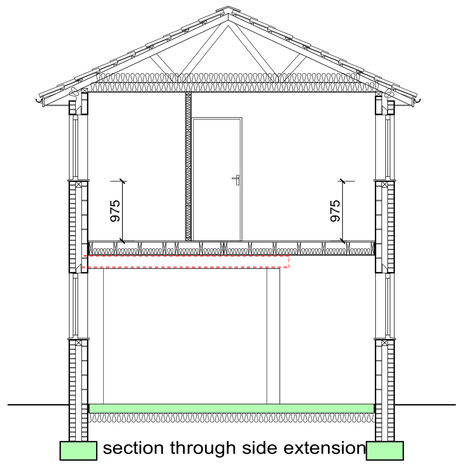


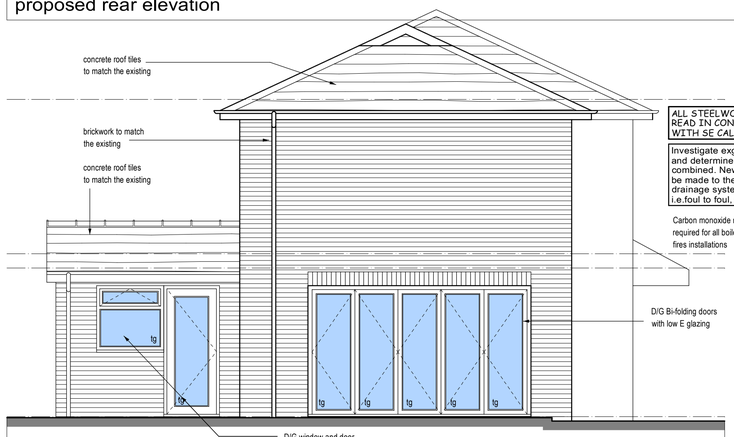
proposed rear elevation



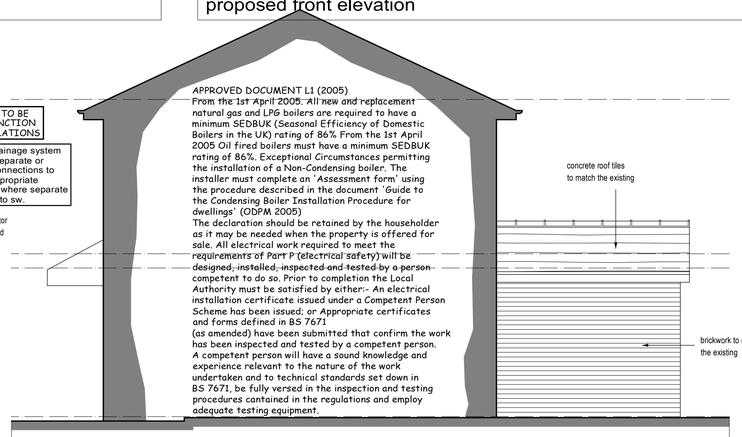
proposed front elevation



section through side extension



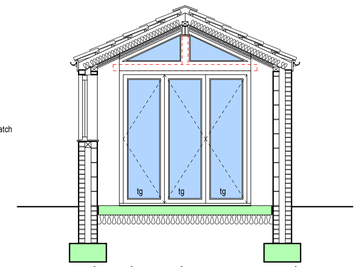
proposed side elevation



proposed side elevation

Foundations:
600 x 300mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullys to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.



section through rear extension

Ground Floor Construction rear extension:
150mm concrete slab with floated finish on visqueen on 100mm Kingspan TR70 Thermafloor or equivalent insulation on Radon Gas Barrier or similar membrane installed in strict accordance to manufacturers specification on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of slab. Provide 100mm dia duct pipe through to air bricks with cavity trays over to vent any exg air bricks.

If possible all new surface water drainage to discharge into a new soakaway a minimum 5m away from the building.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows ajoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissity 'k' glass to give a 'U' value of 1.4w/m²k or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up

External Walls traditional:
Brickwork to match the existing outer leaf 100mm cavity with 90mm Eco-Cavity Full Fill, 10mm cavity - 100mm light block inner leaf dry lined in 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

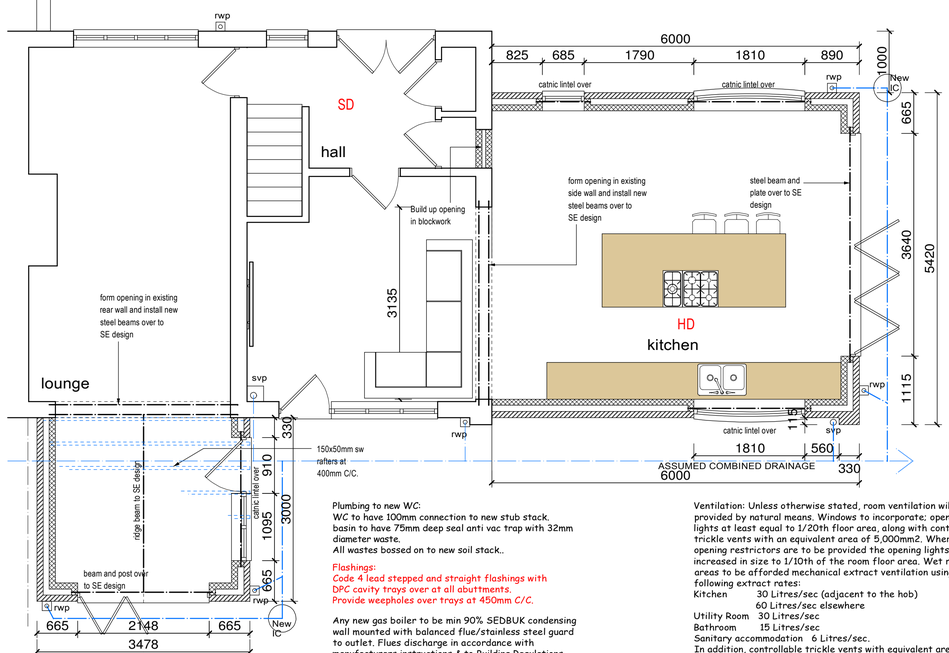
Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Partitions: Partitions at first floor level formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & bedrooms to have 50mm sound deadening insulation between.

First Floor Construction:
22mm tongue and groove moisture resisistant flooring grade chipboard or softwood floorboards to clients discretion on 200x50mm sw joists @ 400 centres 100mm quilt insulation between floor joists Provide 2No. Rows of herringbone strutting at third span of joists. Underdraw joists in 12.5mm plasterboard and skim. NB. Minimum board weight 10kg/m2. Provide lateral restraint straps at 2m centres with associated noggins.

Main Roof Construction:
Concrete roof tiles to match the existing on sw tanalised battens on Du Pont Tyvek breathable roof membrane (ensure breathable felt system is installed & vented in strick accordance with manufacturers recommendations) on standark fink trusses to specialist design. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim.

Lower Roof Construction :
Roof tiles to suit 25 deg pitch on sw tanalised battens on Kingspan Nilvent 17 Breathable Membrane with counter batten on 150x50mm sw rafters at 400mm c/c. ridge beam to SE design
100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim. Vaulted section Fix 125mm Kingspan K7 insulation tight between rafters ensuring 25mm air space is maintained over insulation. Fix 42.5mm Kingspan Kooltherm insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard with 3mm plaster skim. U Value to be 0.15W/m²K



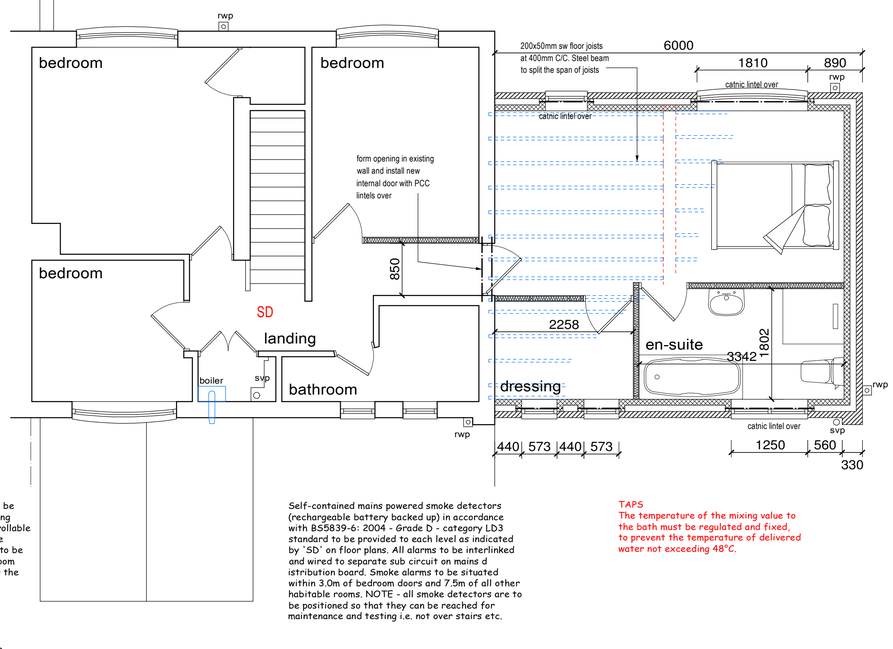
proposed ground floor plan

Plumbing to new WC:
WC to have 100mm connection to new stub stack. basin to have 75mm deep seal anti vac trap with 32mm diameter waste.
All wastes bossed on to new soil stack..

Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abuttments.
Provide weepholes over trays at 450mm C/C.

Any new gas boiler to be min 90% SEDBUK condensing wall mounted with balanced flue/stainless steel guard to outlet. Flues discharge in accordance with manufacturers instructions & to Building Regulations ADJ. Copy of the Building Regulations Compliance Certificate from your GAS SAFE installer to be provided. All new radiators to be provided with thermostatic valves.

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm2. Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
60 Litres/sec elsewhere
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm2. All extracts to open air.
Extractor connected to light switch and to have minimum 15 minuets over run.



proposed first floor plan

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains d istribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

TAPS
The temperature of the mixing value to the bath must be regulated and fixed, to prevent the temperature of delivered water not exceeding 48°C.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be check on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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Plotted on 01/03/2024
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

D		
C		
B	1-3-2024	window added to front
A	16-10-2023	notes amended and added
DATE		

SCALE	1:50	DATE	July 23
DRAWN	JDJ	P.P	B.R

CUSTOMER
Miss Scalfe & Mr Barnes

PROJECT
Extension to the side

LOCATION
8 Marcer Road Mills Platting M40 7HJ

LOCAL AUTHORITY

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