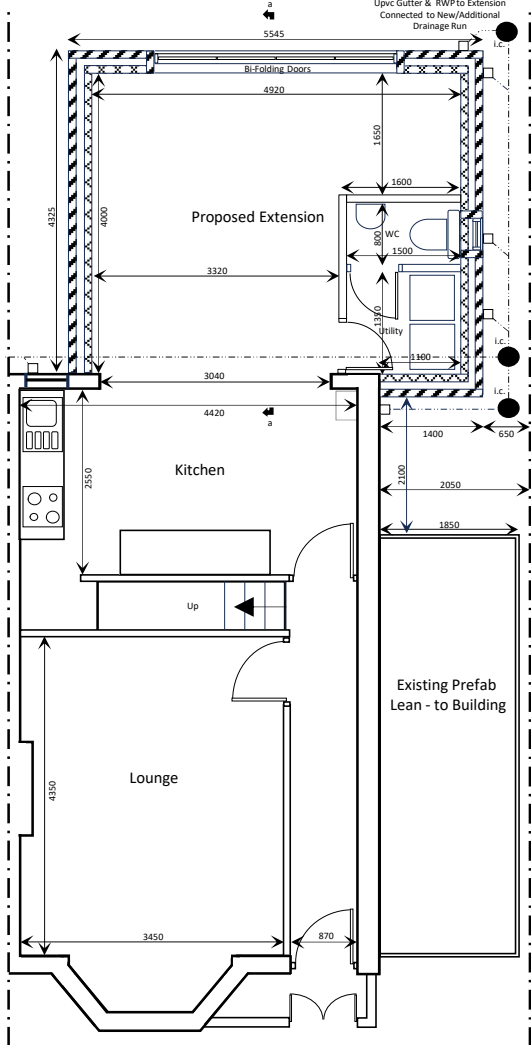
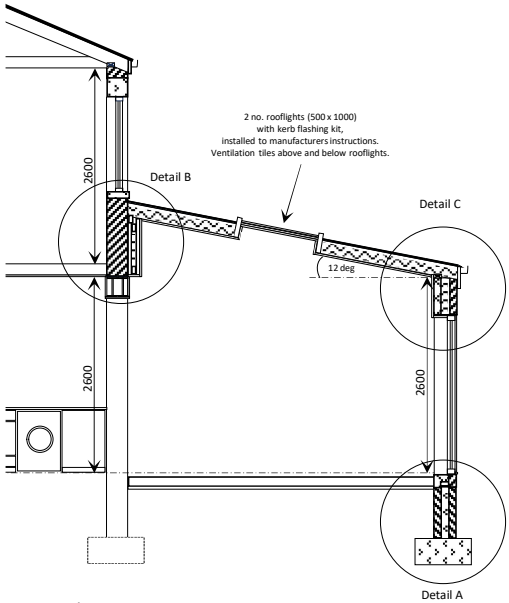
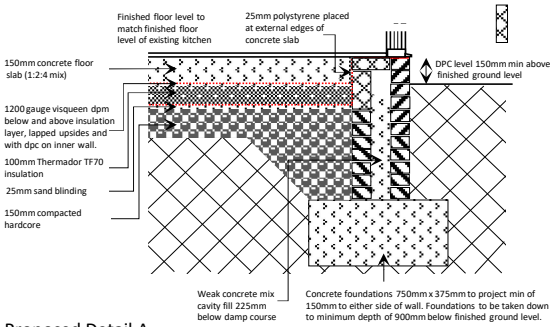




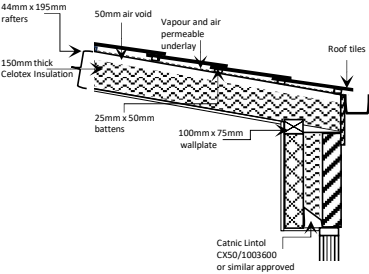
Proposed GF Plan
1: 50



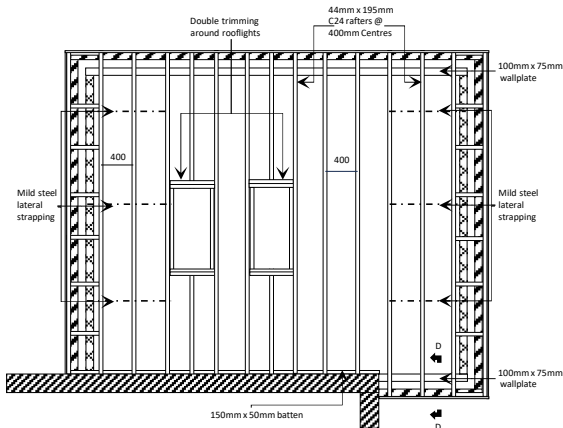
Proposed Section a – a
1: 50



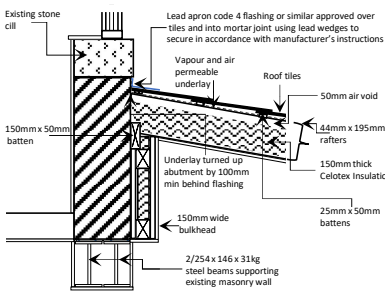
Proposed Detail A
1: 10



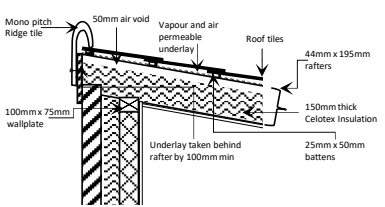
Proposed Detail C
1: 10



Proposed Roof Plan
1: 50



Proposed Detail B
1: 10



Proposed Detail D - D
1: 10

General Specification

Foundations

Concrete foundations to be a minimum 900mm deep below the external finished ground level. Foundations to project either side of substructure masonry walls by a minimum of 150mm.

Walls

External Masonry Walls - formed off new concrete foundations, built up to ground level using engineering brick and above GL using 102.5mm facing brickwork outer leaf to match existing; 100mm cavity consisting of 90mm Kooltherm K106 insulation (or equivalent) with 10mm cavity; inner leaf to be 100mm Plasmor Aglite blocks 4.2N/M2 finished with 13mm lightweight plaster. New brick/blockwork abutting the existing brickwork to be secured by crocodile clips or similar approved system.

Weak mix concrete cavity fill from foundations up to 225mm below damp course.

Cavity weep holes 1200mm centres at damp proof course level.

Continue and connect into existing cavity construction where they meet an existing cavity wall.

Incorporate new Catnic stainless steel tie wires BW4/225 (or similar approved) at 450mm vertically and 750mm horizontally.

All openings in external walls to have Damcor insulated horizontal & vertical DPC's. Ruberoid Hyload DPC to be used in cavity walls at min 150mm above ground level.

Internal Stud Walls - constructed of 75mm x 50mm softwood studwork with 12.5mm Gyproc Soundbloc Plasterboard and plaster skimmed both sides. Stud walls to have 50mm insulation in the cavity.

Floor

New floor construction to consist of 150mm thick concrete slab (1:2:4 mix) on visqueen 1200 gauge above and below insulation layer, lapped up and at sides and into the damp proof course on the inner walls. 100mm thick Kingspan Thermador Insulation Board TF70 (or similar approved) on 25mm thick sand blinding on a minimum 150mm thick compacted hardcore.

Allow for continuing ventilation to substructure air bricks to the main building concealed in the construction of the ground floor slab to the new extension.

Allow for appropriate screed build up to incorporate underfloor heating to maintain the same finished floor level with that of the finished floor level to the existing kitchen.

Mono Pitched Roof

Planum clay roof tiles (or similar approved), colour to match existing roof. Headlap 100mm at 12 degrees pitch, fixed to 25mm x 50mm tanalised soft wood battens, on 180 g/m2 air permeable weatherproof membrane. Every tile clipped and dry fixed verges fitted to allow cross ventilation. 195mm x 44mm SC4 rafters at 400mm centres with 150mm Celotex insulation secured between the rafters with 50mm vented airspace above. Rafters secured at high level to 150mm x 50mm batten bolted to existing structure and at low level fixed to 100mm x 75mm wallplate. 30mm x 5mm galvanised mild steel lateral restraint brackets fitted to rafters and wall intersections @ 1200mm centres.

Incorporate 2 No. rooflights (approximately 1000mm x 500mm fixed lights) installed to manufacturers instructions with purpose built flashing kit. Each rooflight to be double trimmed on all four sides.

Rafters and bulkhead to be lined with 12.5mm plasterboard and plaster skimmed to form ceiling to extension.

Services

All electrical installations to be carried out in accordance with approved documents P and M performed by a competent person/contractor; tested and signed off for compliance.

All gas heating works to be carried out and signed off by a Gas Safe Registered installer/Contractor.

All mechanical and plumbing installations to be carried out by a competent contractor, certified through a Competent Persons Scheme Certification Body such as the Association of Plumbing and Heating Contractors Limited.

Drainage

Drainage runs indicated are assumed based on what is currently visible. Exact positions of the existing drainage runs including pipe diameters, invert levels and rodding access points to be identified prior to excavation works for the proposed extension.

All modifications to the existing drainage and any new/additional drainage for the proposed extension are to receive approval by the Building Inspector prior to the works being carried out. Ensure that the drainage system remains functional at all times during the drainage modification and additional drainage works for the proposed extension and the relocation of the RWP to the main building.

Any drains under the extension is to be protected (encased with 150mm pea gravel). Drains passing through masonry walls to have concrete lintel above and max 250mm flexible joints either side.

Inspection chambers for drainage to be less than 1200mm deep; polypropylene type with a metal cover and frame.

Relocate existing RWP to main building and form new gully with branch connection into new/additional drainage system.

Windows/Doors

External access from proposed extension provided with new 4 panel bi-folding doors; each panel approximately 750mm wide in durable aluminium frames, with low weather rated threshold. Weather performance to meet BS6375 – 1:2009. Bi-fold doors to meet the UKAS PAS 24 2016 security regulations. Double glazed 28mm toughened energy saving safety glass units to BSEN1279 and BSEN12150.

New window to w.c in extension to be Upvc framed with obscure double-glazed units. Double glazed units to incorporate Pilkington's 'k' glass (or equivalent) with lowE Argon filled gap and a min 16mm cavity to achieve 1.6 w/m2 k U – value.

Timber internal doors, frames, skirtings and architraves to extension to be agreed with Client.

Ironmongery to internal doors to be agreed with Client.

Client	Miss C. J. Dyce 2 Cranmere Avenue Levenshulme M19 3FR		
Project	Proposed Single Storey Extension to Rear Elevation		
Drawing Title	Proposed Sections and Details		
Drawn By B. Dyce	Date November 2025	Scale 1:10 1:50	
Job Ref CID-BD-25	Drg No 1	Revision 0	