

status
PLANNING
job no

drawing number
05

title
proposed site plan

scale
1:200 @ A3

date
february 2025

project
5 sycamore close
littleborough
proposed extensions

client
mr & mrs g quinn

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breakout existing concrete floor slab and excavate down to existing foundation level minimum 600x600 and back fill in concrete to floor level, form new 315x450 solid dense concrete blockwork (7N) tied back to existing brickwork with stainless steel ties to relieve padstone and steel beams to support new structure above

breakout existing concrete floor slab and excavate down to existing foundation level minimum 600 wide and back fill in concrete to floor level, form new inner skin in , 100 lightweight insulating blockwork (Thermalite Shield or similar) stainless steel angle wall ties to BS 1243:1978 set at staggered centres 750 horizontally and 450 vertically with 90 thick *Recticel* Eurothane+ cavity board insulation and 12.5 plasterboard on dabs with skim finish

INTERNAL PARTITIONS to garage/utility

new partition in minimum 75x50 SW stud with 75 thick *Recticel* Eurothane GP board insulation, 75 *Recticel* Eurothane GP board insulation, Polythene VCL 1000 gauge, 12.5 plasterboard with skim finish
Minimum 'U' value of 0.18w/m²k

CAVITY WALLS ABOVE DPC LEVEL - extension

External walls to comprise 103 facing brickwork to match existing with stainless steel wall ties to BS 1243:1978 set at staggered centres 750 horizontally and 450 vertically, reduced to 225 centres around openings, 100 cavity with 90 thick *Recticel* Eurothane+ cavity board insulation, 100 lightweight insulating blockwork (Thermalite Shield or similar), 12.5 plasterboard on dabs with skim finish
Minimum 'U' value of 0.15w/m²k
Thermabate or similar cavity closers to openings

WALLS ABOVE DPC LEVEL - garage conversion

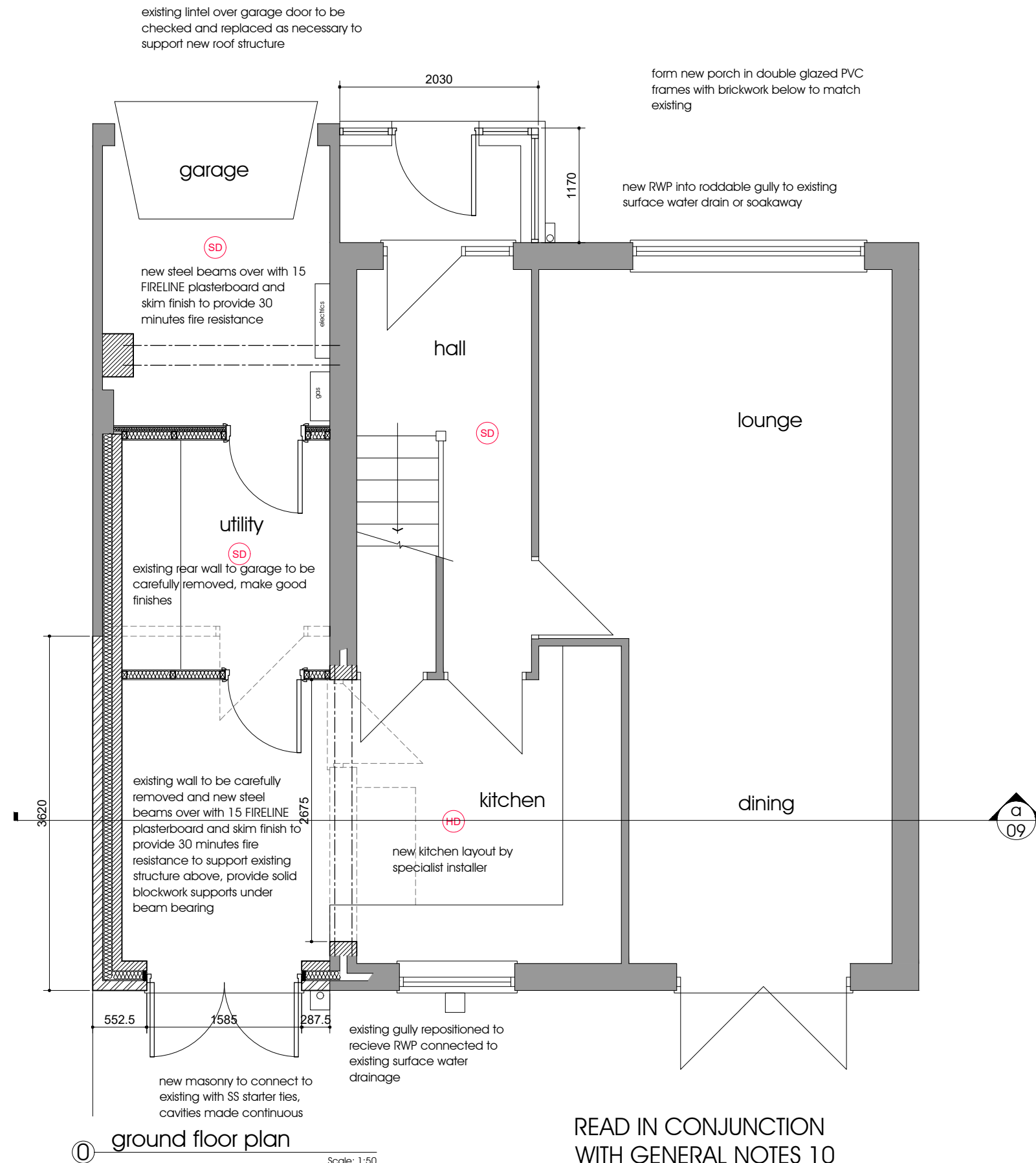
25 cavity, 75x50 treated SW studs @ 400 centres, 75 thick *Recticel* Eurothane GP board insulation, 75 *Recticel* Eurothane GP board insulation, Polythene VCL 1000 gauge, 12.5 plasterboard with skim finish
Minimum 'U' value of 0.18w/m²k

EXTERNAL WALL LINTELS

All lintels to openings in external walls not indicated as steel beams are to be CATNIC or similar with anti corrosion treatment and integral DPC and stop ends for use with masonry construction or precast concrete to suit location. Install lintels on a mortar bed allowing a min. 150mm end bearing on each end with 2No. weepholes over openings. All steel lintels to be encased in 15mm fire line board or similar to achieve ½hr fire protection where appropriate.

INTERNAL PARTITIONS

new partition in minimum 75x50 SW stud or to match size of existing walls with 12.5 wallboard finish to both sides, provide 25mm Isover Acoustic Partition Roll (APR 1200) insulation between studs. Sound Insulation (Airborne) Rw (dB) 38 minimum.



status
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06
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proposed ground floor plan

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CAVITY WALLS ABOVE DPC LEVEL - extension

External walls to comprise 103 facing brickwork to match existing with stainless steel wall ties to BS 1243:1978 set at staggered centres 750 horizontally and 450 vertically, reduced to 225 centres around openings, 100 cavity with 90 thick Recticel Eurothane+ cavity board insulation, 100 lightweight insulating blockwork (Thermalite Shield or similar), 12.5 plasterboard on dabs with skim finish
Minimum 'U' value of 0.15w/m²k
Thermabate or similar cavity closers to openings

EXTERNAL WALL LINTELS

All lintels to openings in external walls not indicated as steel beams are to be CATNIC or similar with anti corrosion treatment and integral DPC and stop ends for use with masonry construction or precast concrete to suit location.
Install lintels on a mortar bed allowing a min. 150mm end bearing on each end with 2No. weepholes over openings.
All steel lintels to be encased in 15mm fire line board or similar to achieve ½hr fire protection where appropriate.

INTERNAL PARTITIONS

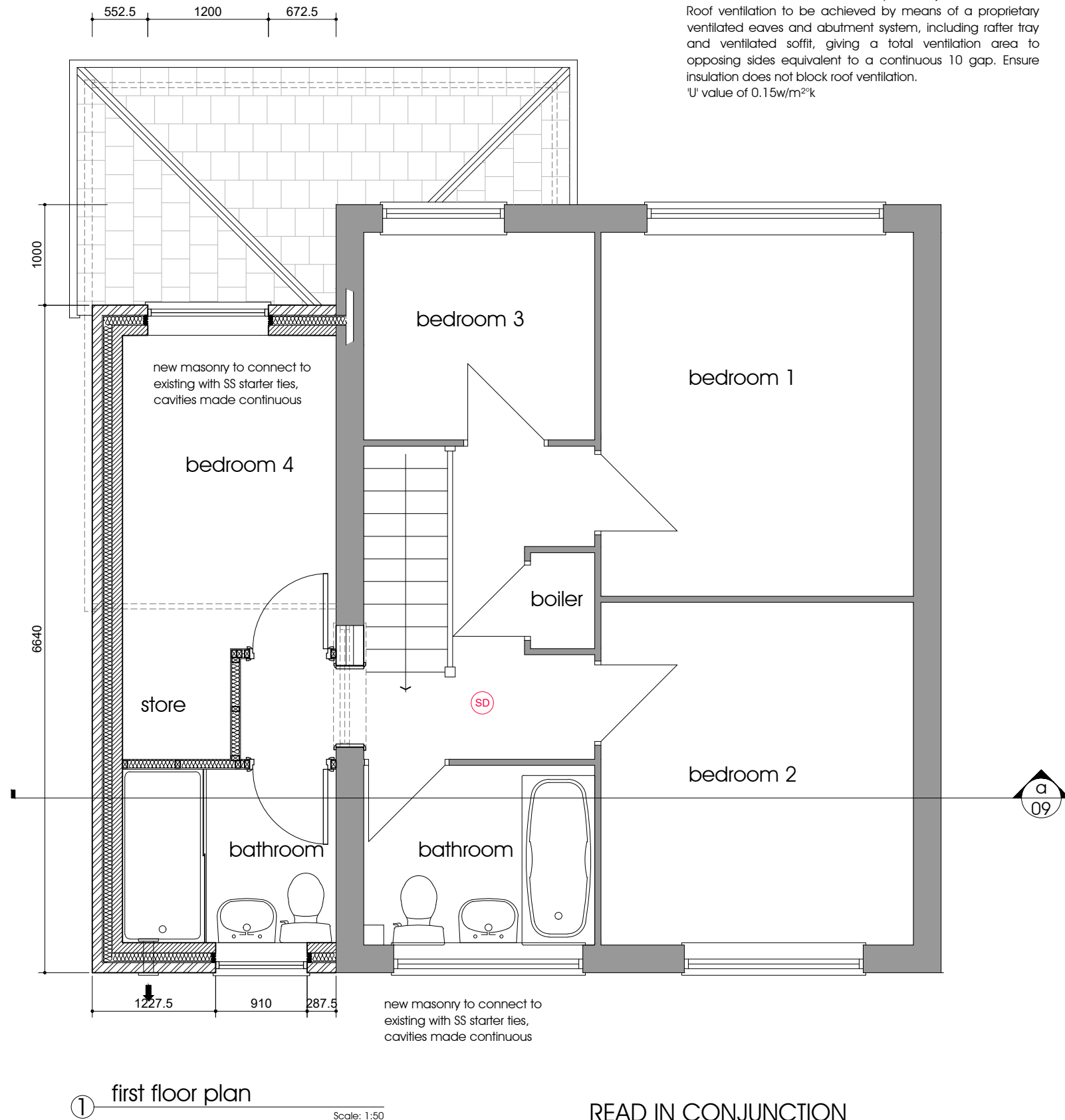
new partition in minimum 75x50 SW stud or to match size of existing walls with 12.5 wallboard finish to both sides, provide 25mm Isover Acoustic Partition Roll (APR 1200) insulation between studs. Sound Insulation (Airborne) Rw (dB) 38 minimum.

ROOF CONSTRUCTION - extension

Interlocking tiles to match existing on 50x38 treated SW battens to BS5534 with 100 head lap on breathable membrane sealed at laps with 75 wide double sided tape supported on minimum 150x47 C16 rafters @ 400 maximum centres fixed using truss clips/heavy duty joist hangers to wallplate to wall
Provide DUPLEX plasterboard ceiling supported on 125x50 treated SW ceiling joists @ 400 centres with 100 mineral wool insulation between and 2N° 100 layers over joists.
Roof ventilation to be achieved by means of a proprietary ventilated eaves and abutment system, including rafter tray and ventilated soffit, giving a total ventilation area to opposing sides equivalent to a continuous 10 gap. Ensure insulation does not block roof ventilation.
'U' value of 0.15w/m²k

ROOF CONSTRUCTION - garage and porch

Interlocking concrete tiles to match existing on 50x38 treated SW battens to BS5534 on breathable membrane supported on 150x50 rafters at 600 maximum centres fixed using truss clips to wallplate to walls @ pitch to match existing.
Provide DUPLEX plasterboard ceiling with 100 mineral wool insulation between joists and 170 over to flat ceiling area.
Roof ventilation to be achieved by means of a proprietary ventilated eaves and abutment system, including rafter tray and ventilated soffit, giving a total ventilation area to opposing sides equivalent to a continuous 10 gap. Ensure insulation does not block roof ventilation.
'U' value of 0.16w/m²k



1 first floor plan Scale: 1:50

roof plan Scale: 1:100

READ IN CONJUNCTION
WITH GENERAL NOTES 10

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07
title
proposed first floor plan
proposed roof plan

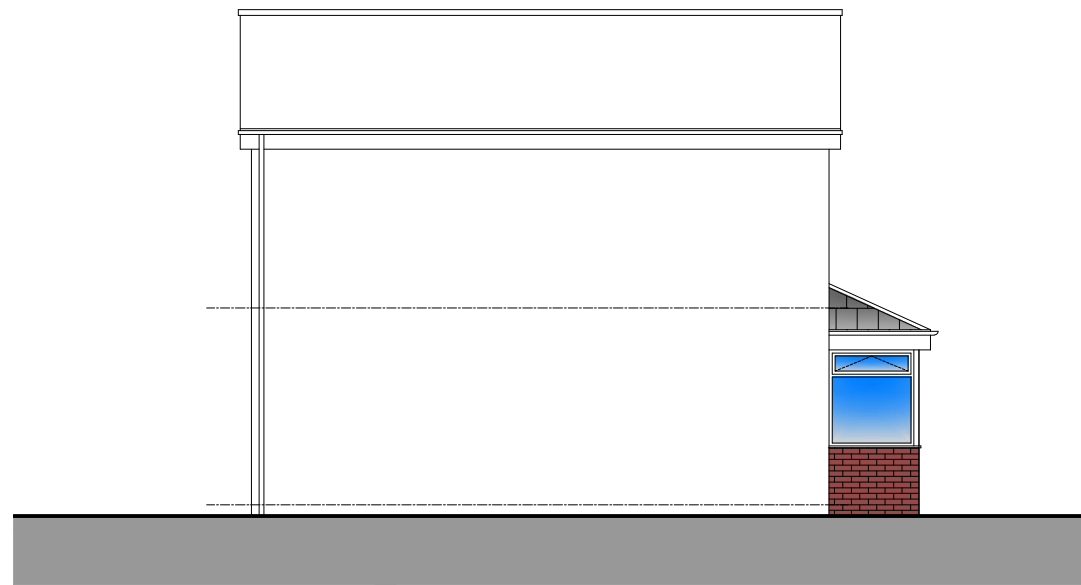
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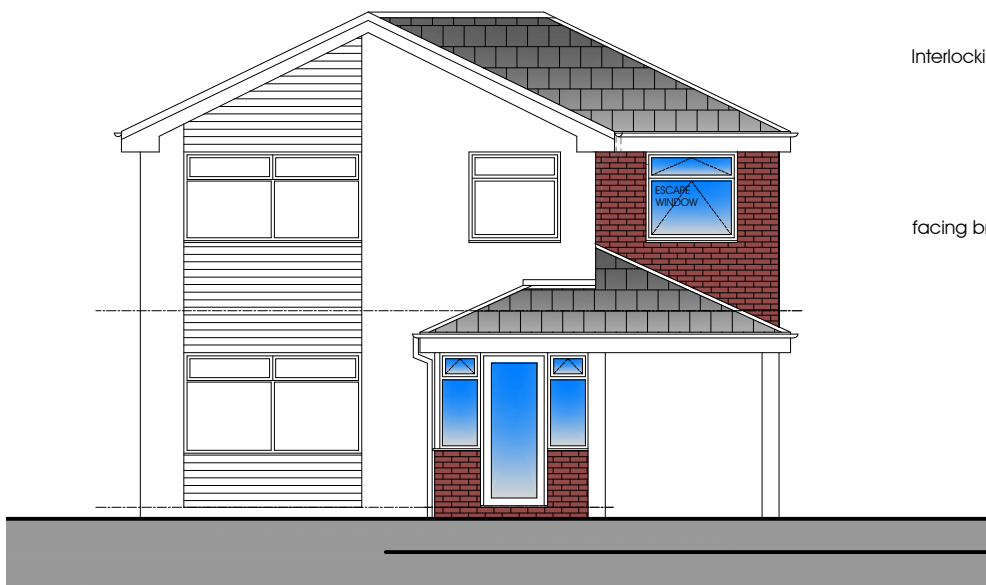
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○ rear elevation
Scale: 1:100



○ side elevation
Scale: 1:100

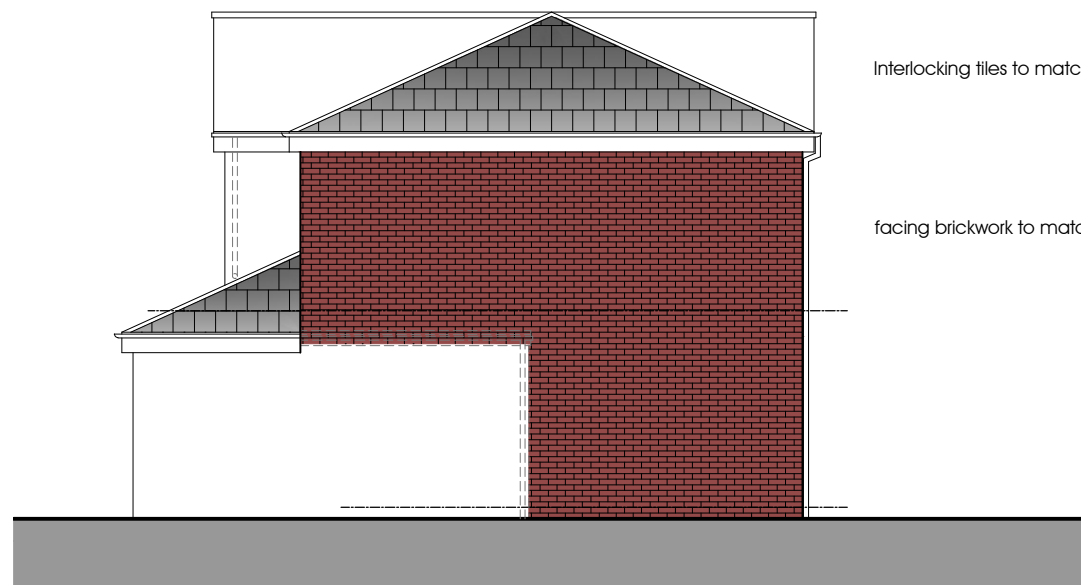


○ front elevation
Scale: 1:100

All windows are to match existing, clear or obscure double glazed PVC frames

Interlocking tiles to match existing

facing brickwork to match existing



○ side elevation
Scale: 1:100

Interlocking tiles to match existing

facing brickwork to match existing

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08

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proposed elevations

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ROOF CONSTRUCTION - extension

Interlocking tiles to match existing on 50x38 treated SW battens to BS5534 with 100 head lap on breathable membrane sealed at laps with 75 wide double sided tape supported on minimum 150x47 C16 rafters @ 400 maximum centres fixed using truss clips/heavy duty joist hangers to wallplate to wall, 200x75 hip rafter with dragon ties at eaves
Provide DUPLEX plasterboard ceiling supported on 125x50 treated SW ceiling joists @ 400 centres with 100 mineral wool insulation between and 2N° 100 layers over joists.
Roof ventilation to be achieved by means of a proprietary ventilated eaves and abutment system, including rafter tray and ventilated soffit, giving a total ventilation area to opposing sides equivalent to a continuous 10 gap. Ensure insulation does not block roof ventilation.
'U' value of 0.15w/m²k

CAVITY WALLS ABOVE DPC LEVEL - extension

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Minimum 'U' value of 0.15w/m²k
Thermabate or similar cavity closers to openings

WALLS ABOVE DPC LEVEL - garage conversion

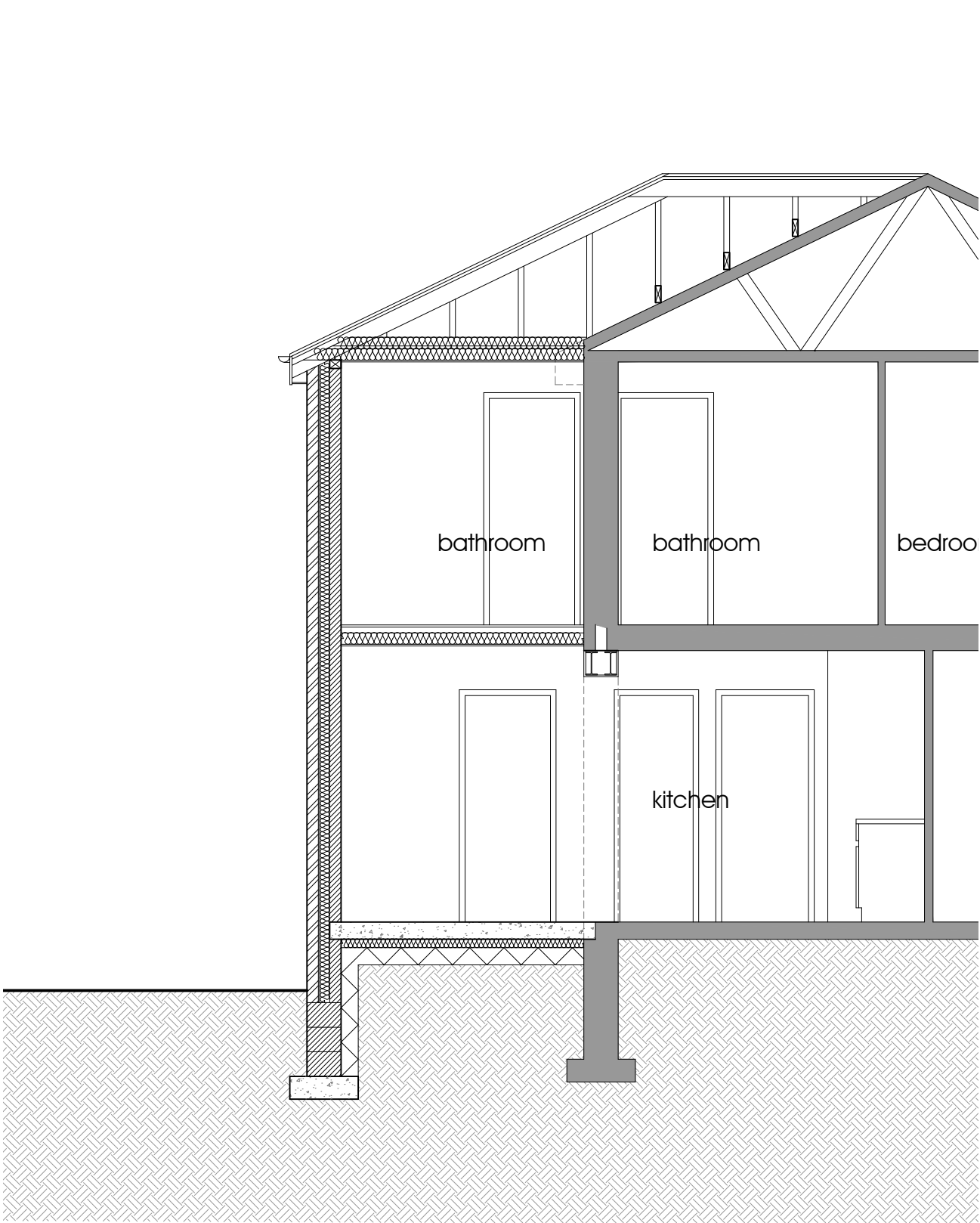
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EXTERNAL WALL LINTELS

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INTERNAL PARTITIONS

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a section
Scale: 1:50

FIRST FLOOR CONSTRUCTION

18 moisture resistant chipboard on 175x50 C16 SW joists @ 400 centres provided to extended areas, provide 100 sound absorbing mineral wool insulation between joists, ROCKWOOL Flexi slab or similar, 12.5 wallboard with skim finish to ceiling, provide 38x5x 2No minimum joists galvanised steel lateral restraint straps to walls parallel to joist @ 1200 centres

GROUND FLOOR CONSTRUCTION - extension

150 insitu concrete slab with mesh reinforcement for suspended slab, provide 75 thick Recticel Eurothane GP insulationon VISQUEEN membrane and blinded hardcore fill
'U' value of 0.23w/m²k

FOUNDATIONS

EXISTING FOUNDATIONS ARE TO BE EXPOSED AND APPROVED FOR ADDITIONAL LOADS BY THE BUILDING CONTROL OFFICER.
insitu concrete strip foundations to a suitable bearing strata not less than depth of existing foundations agreed with the Building Control Officer and in accordance with Regulations A1/2.

WALLS BELOW DPC

Walls below DPC to be dense concrete trench blocks from foundation to 225 below finished ground level and approved facing to DPC externally.

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