



Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation

S&VP relocated approx. 400mm to avoid extension roof.
Reduce stack height and terminate in an air admittance valve.

ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND TO INSPECTING OFFICERS SATISFCTION.

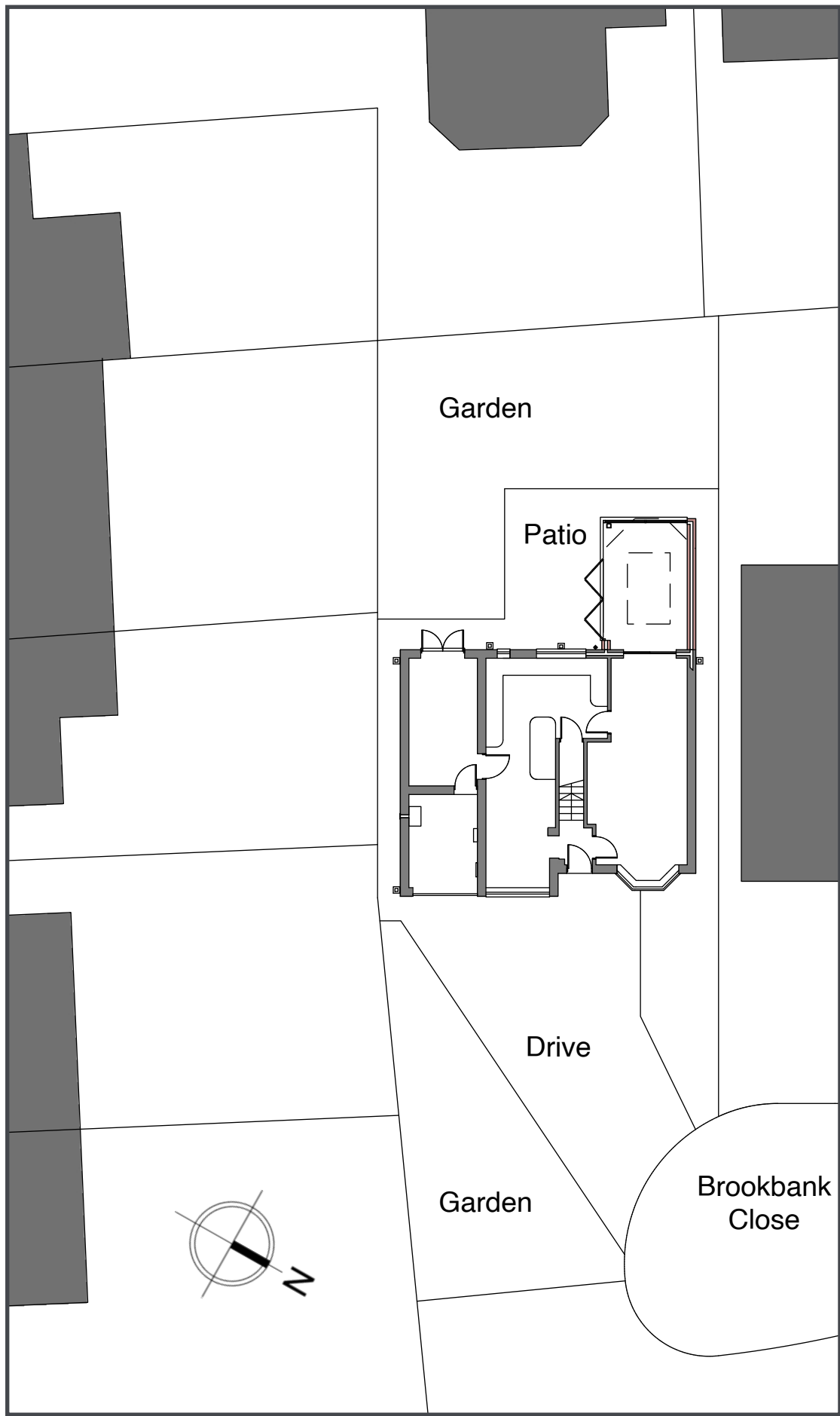
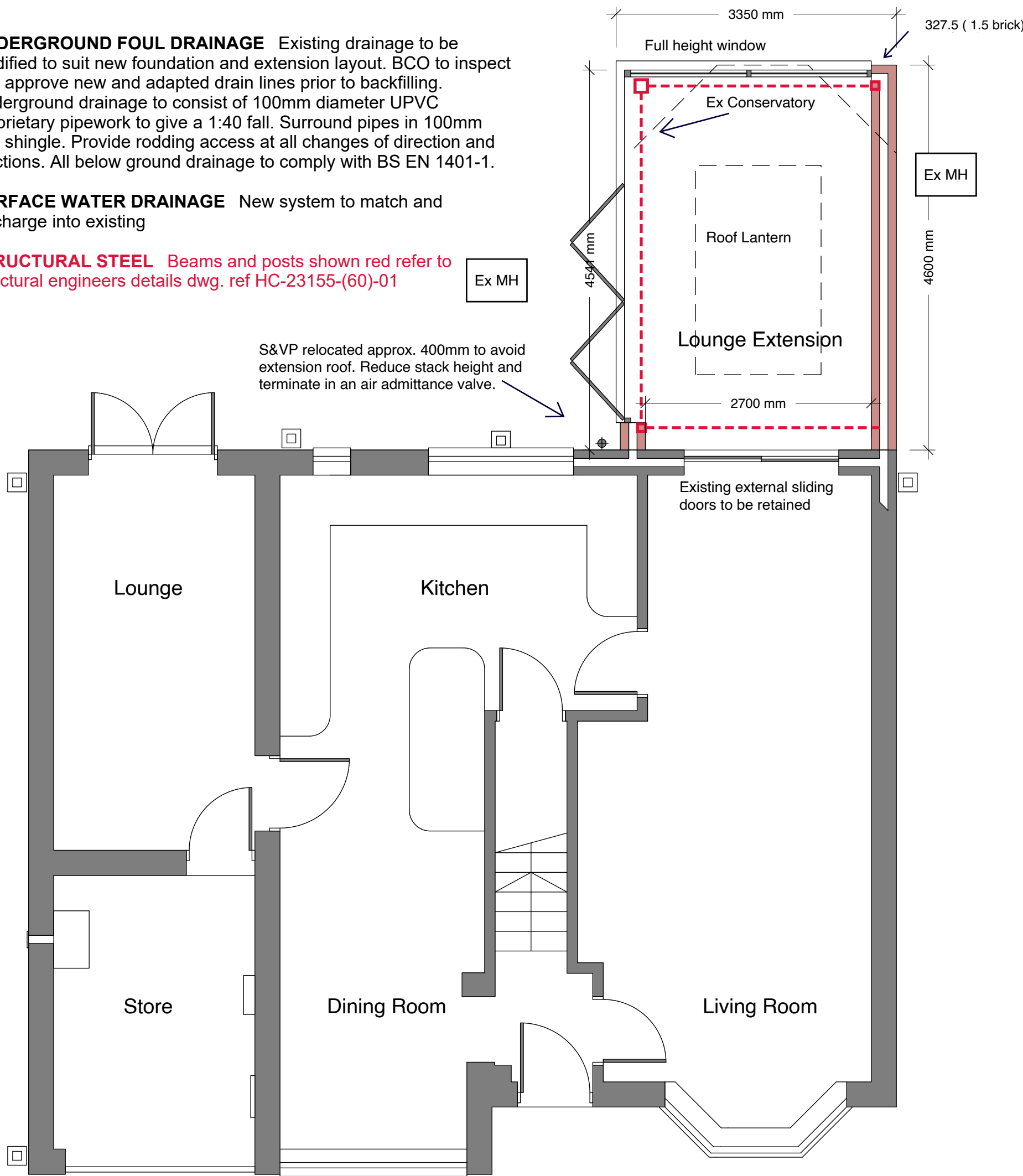
MAKE GOOD ALL AREAS AFFECTED BY WORKS

NEW MATERIALS AND FINISHES TO MATCH EXISTING

UNDERGROUND FOUL DRAINAGE Existing drainage to be modified to suit new foundation and extension layout. BCO to inspect and approve new and adapted drain lines prior to backfilling. Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

SURFACE WATER DRAINAGE New system to match and discharge into existing

STRUCTURAL STEEL Beams and posts shown red refer to structural engineers details dwg. ref HC-23155-(60)-01



Block Plan 1:200 @ A1

GENERAL NOTES Demolish existing conservatory and break out slab and foundations. Construct new extension as shown.

FOUNDATIONS Mini piles and ring beam with suspended reinforced concrete slab to the structural engineers details.

CAVITY WALL To achieve minimum U Value of 0.18 W/m²K New cavity wall to comprise of 103mm facing brick to match existing. Install 115mm Celotex Thermaclass or similar approved to manufacturer's details. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. NOTE: Cavity walls to be 327.5mm wide (1.5 bricks). Stainless steel wall ties at 900mm horizontal and 450mm vertical centres. Close vertical cavities with Kingspan Thermabate or similar.

Cavities in new wall to be made continuous with existing and tied into existing construction with proprietary stainless steel profiles.

DPC Provide horizontal strip polymer damp proof course to both internal and external skins. DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM.

WARM FLAT ROOF To achieve U value 0.15 W/m²K Flat roof to be single ply EPDM membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 18mm exterior quality plywood over 150mm Celotex XR4000 insulation. Insulation bonded to vcl on 18mm external quality plywood decking or similar approved on sw treated 175 x 50mm C16 timber joists at 400mm ctrs as Structural Engineer's details and calculations. Ceiling construction to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide cavity tray to existing house where new roof abuts existing house.

Trim out for proprietary roof lantern with double 175 x 75 C16 joists bolted together at 400 cts. Build up 150mm kerb and install to manufacturers instructions. Refer to Structural Engineers detail sheet HC-23155-(60)-01 for roof new detail.

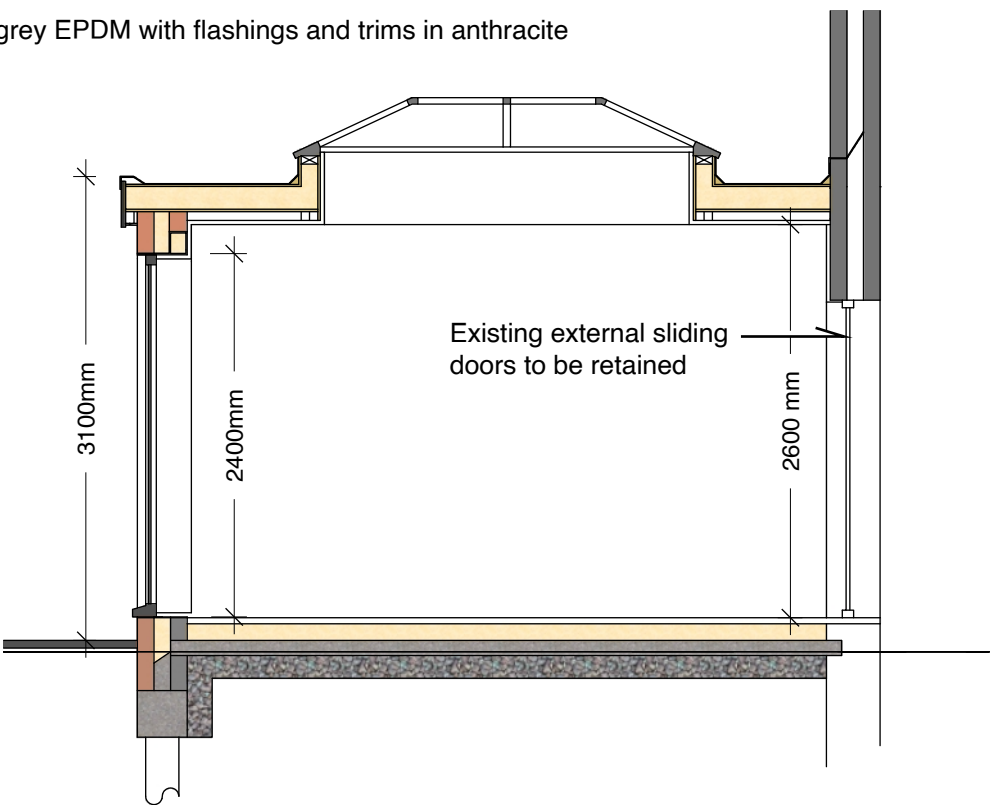
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

ELECTRICAL All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work and a copy of a certificate given to Building Control on completion.

GLAZING New bi-fold or sliding doors installed to manufacturers specification. In this instance all glazing to be toughened or laminated safety glass to BS 6206, BS EN 14179 of the current Building Regulations.

Roof Lantern to new flat roof approx. 2.5m x 1.5m

Flat roof in dark grey EPDM with flashings and trims in anthracite



Foundations and concrete slab floor to Struc. Eng. design

Cross Section 1:50