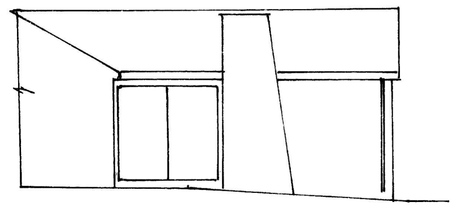
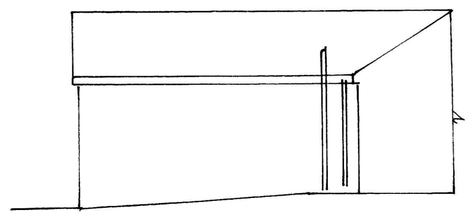


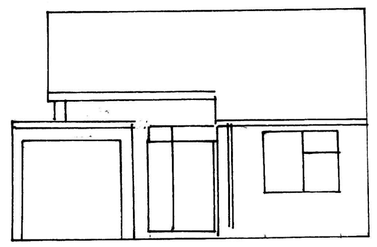
Existing Rear Elevation



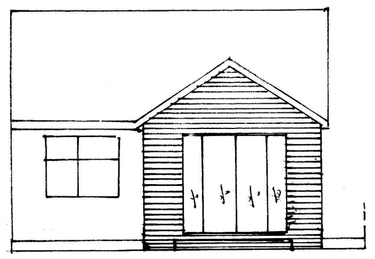
Existing Side Elevation



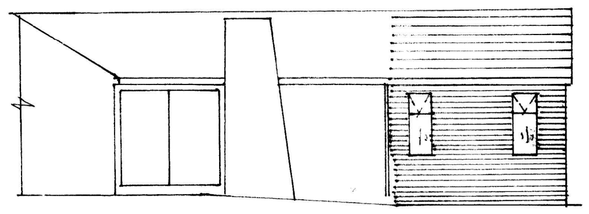
Existing Side Elevation



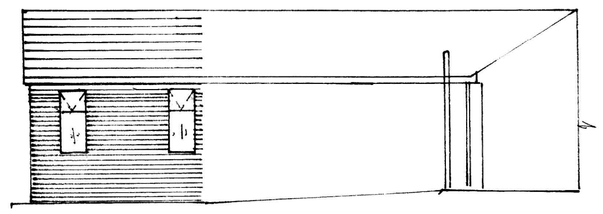
Existing Front Elevation



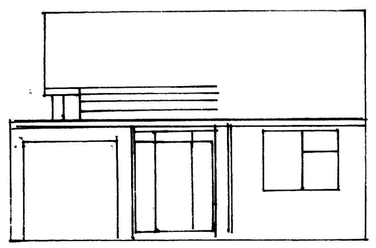
Proposed Rear Elevation



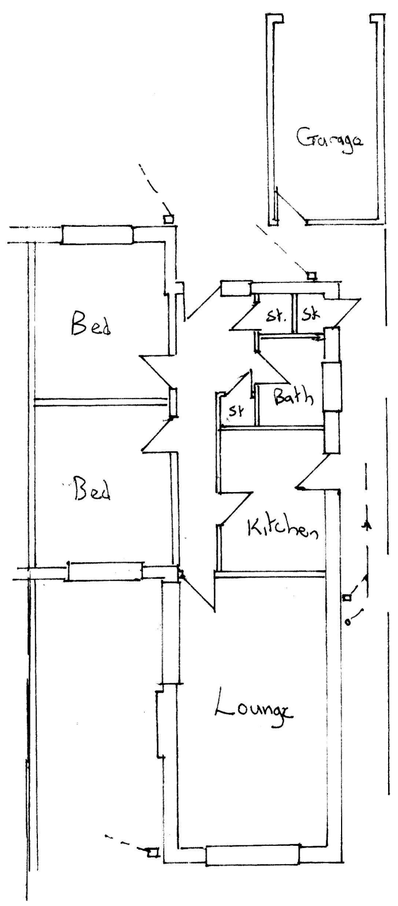
Proposed Side Elevation



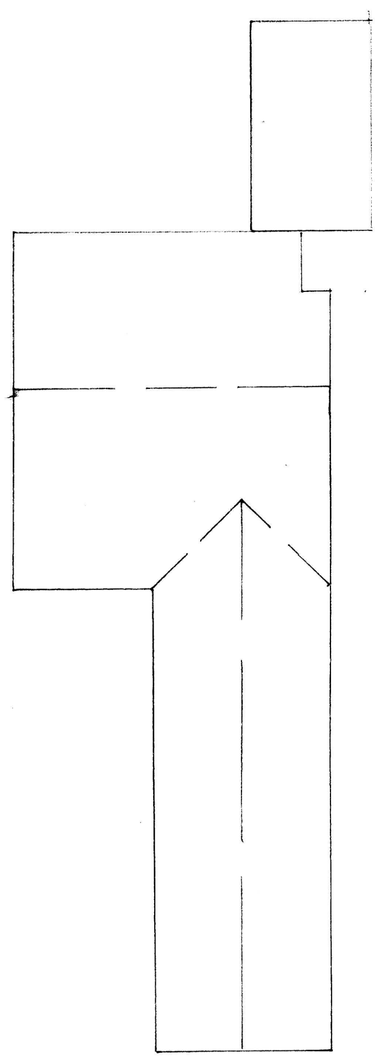
Proposed Side Elevation



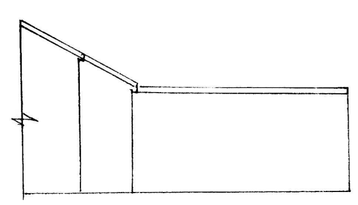
Proposed Front Elevation



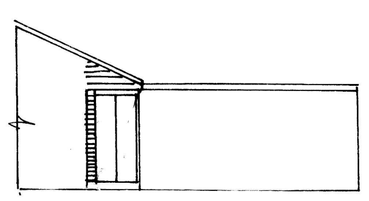
Existing Ground Floor Plan



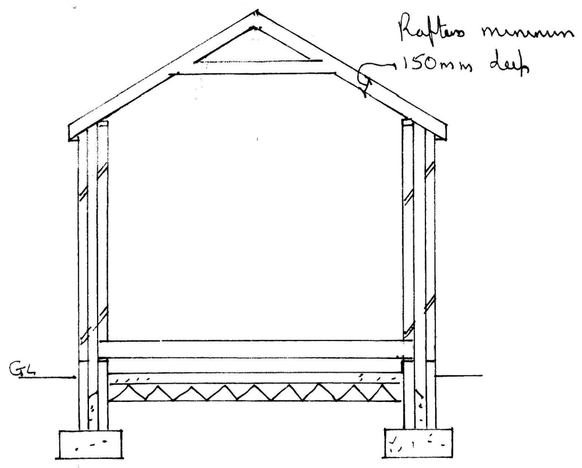
Roof Plan



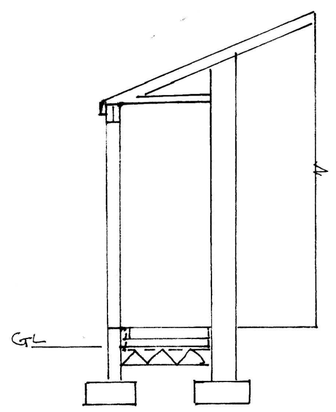
Existing Side Elevation



Proposed Side Elevation



Section A



Section B

Foundations: 600x300mm concrete foundations 900mm deep or to the existing house foundations to BS5328. Step foundations below any drain runs and protect with 150x100mm r.c. lintel over.
Provide 3·5N 100mm concrete blockwork below ground level with lean mix cavity fill 225mm below the lowest DPC with external DPC 150mm above ground level

Walls: 100mm brickwork to match existing 150mm cavity with 150mm Dritherm 32 insulation 0·032 w/mk with 100mm Thermalite Shield block inner leaf 0·15 w/mk with 12·5mm plasterboard dot and dab with skim finish. Provide stainless steel wallties to DD140, 750mm horizontal, 450mm vertical, staggered, and 215mm to reveals. Fully bond new walls to existing maintaining cavities with insulated vertical DPC to reveals.
Provide insulation Boothy lintels to suit 150mm cavity to all external openings to manufacturers loading details with min. 150mm end bearing and RSJ's to internal openings and all with 12·5mm plasterboard and skim to engineers design.

Floor: 18mm moisture resistant tongue on 200x50mm joists at 400 centres seated on 100mm DPC with solid strutting at 1/3 points and 200mm Rockwool insulation between the joists supported on nylon netting with min. 150mm air space between the underside of the joists and 100mm concrete screeds which need to finish slightly above the external ground level.
Provide 225x75mm air bricks with cavity trays over at 900mm centres to each side elevations

Roof: Roof tiles to match existing all mechanically fixed to manufacturers guidelines on 50x25mm treated battens on Tyvek breathable membrane on manufactured roof trusses including all bracing and calculations by the supplier, seated on 100x50mm treated wallplate with holding down straps at 1·8m centres and lateral restraint straps at 1·5m centres over 3no trusses seated on 50x50mm noggins.
Provide 100mm Celotex GA4000 insulation between the rafters and ceiling ties, with maintaining 50mm air space between the insulation and Tyvek with 50mm Celotex GA4000 laid across the face of the rafters and collars (0·015 w/mk) with 12·5mm plasterboard and skim finish.
Fascia boards, soffits, verge and 100mm uPVC guttering to match existing. New guttering to be connected into the existing guttering systems

Drainage: There is no F.W. drainage to rear or any visible inspection chambers. ~~Soil~~ Rainwater to be taken into the existing R.W.P.'s.

Ventilation: Openings to be minimum 1/20 of the rooms floor area, fitted with 10000mm² trickle ventilators.
All new glazing to be Pilkington K double glazed argon filled units in fully insulated frames to 1·4 w/mk with all glazing in critical locations to be safety glass

General: Electrical layout to be agreed with the client including 75% energy efficient fittings installed to Part P by a competent electrician.
Heating engineer to size the new radiators including thermostatic valves in locations agreed with the client.
Builder to make good all finishes and agree final landscaping details with the client
NB Provide step to rear doors in brickwork with flagstone finish with min 250mm going max 180mm riser max 42° pitch as indicated

"Taormina" South Lane

Rear Single Storey Extension and Front Porch

Scale 1:50 and 1:100