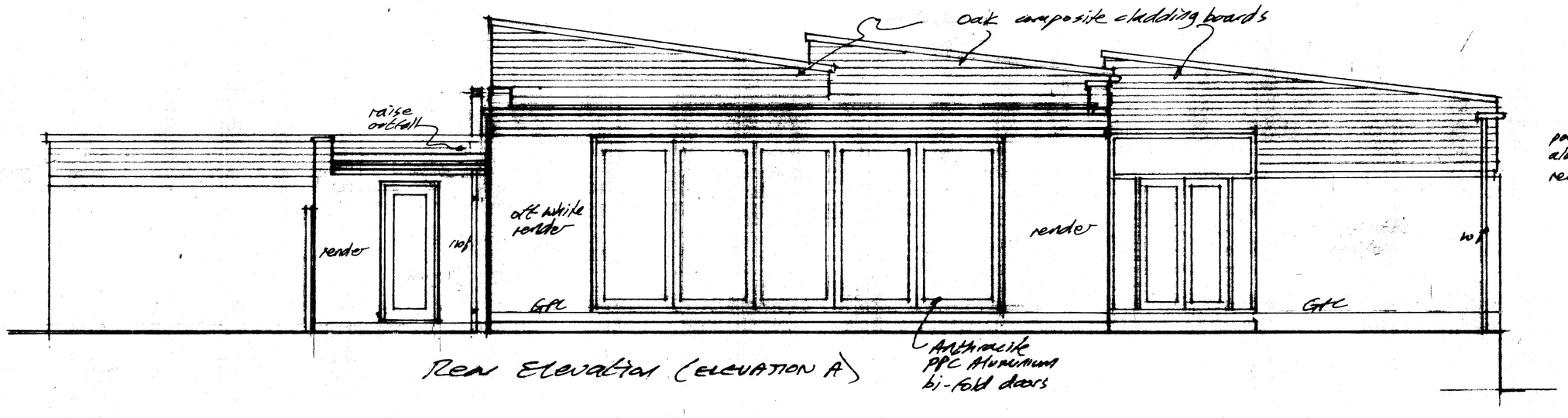
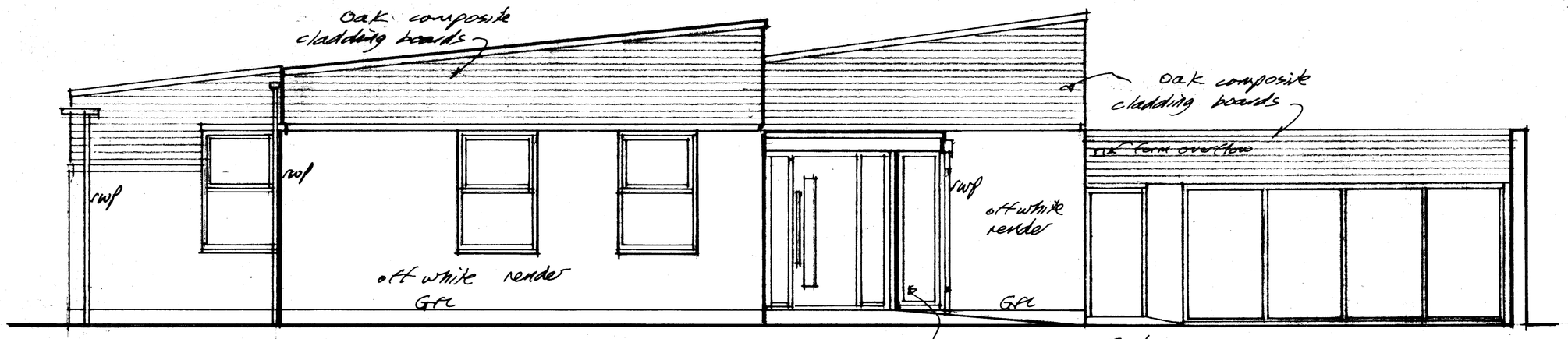
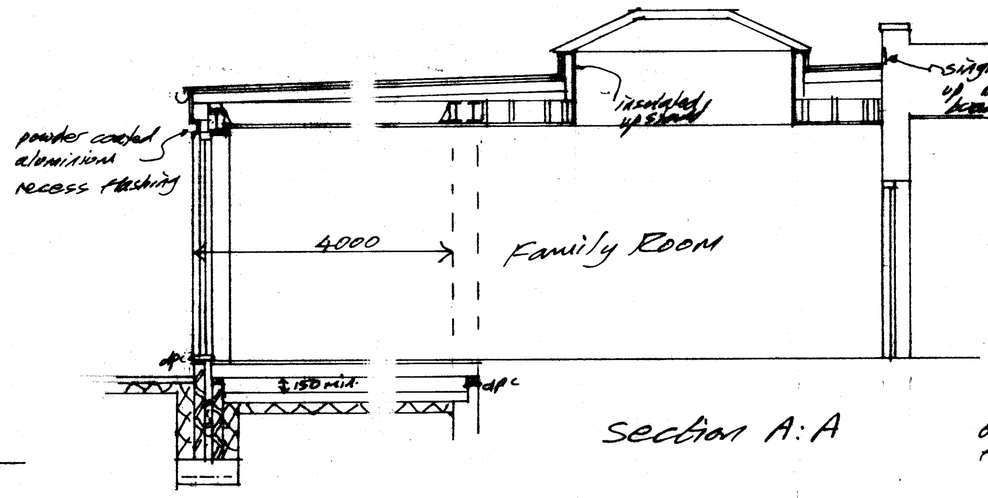


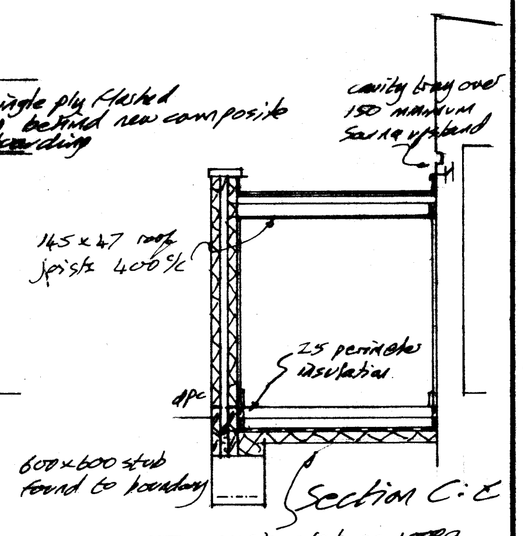
Rear Elevation (ELEVATION A)



Front Elevation (ELEVATION B)

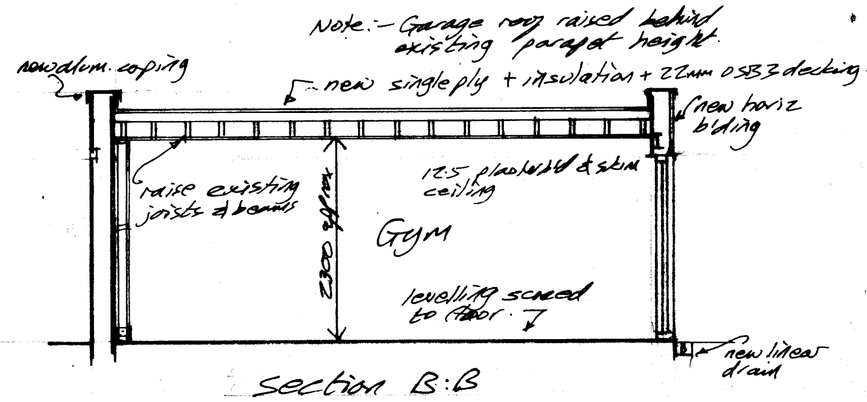


Section A:A

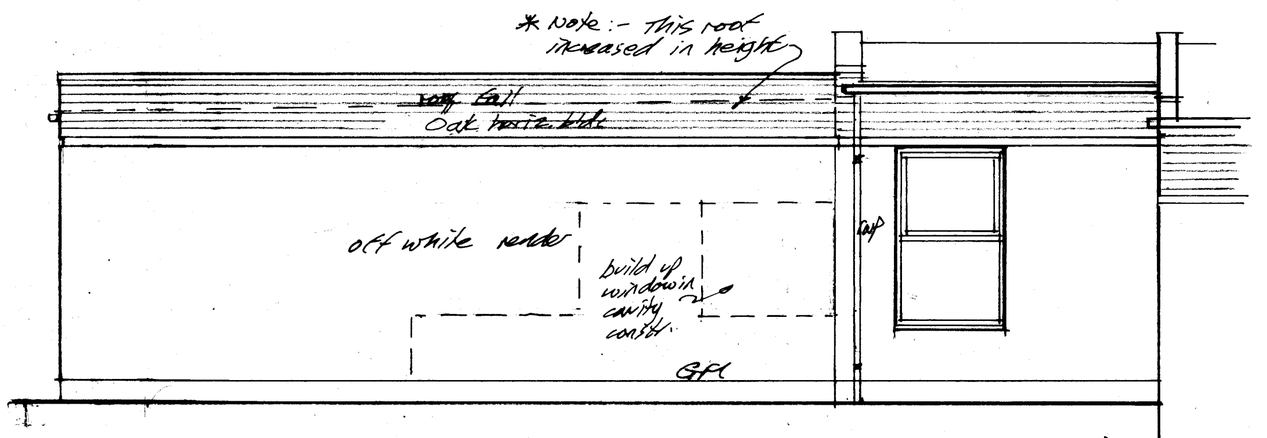


Section C:C

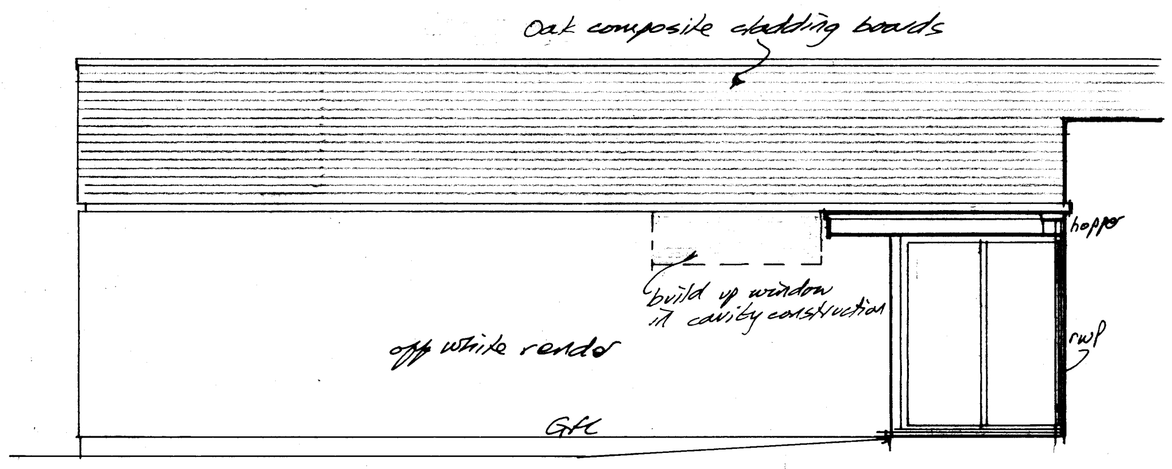
100 concrete slab on 1000g. visqueen vapour barrier on 80 Kingspan insulation on 1200g. visqueen dpm lapped 150 with dpc. 25 sand blinding on min. 150 consol. hardcore



Section B:B



Side Elevation (ELEVATION C)



Side Elevation (ELEVATION D)

Extension: Roof: Sarnafil (or similar) single ply roof membrane on 150mm Kingspan TR26 insulation, vapour control layer, 22mm OSB3 decking on softwood firrings to provide 1 in 60 fall to gutter, 220 x 44 C16 grade softwood joists spanning maximum 4.2m at 400c/c, 12.5mm plasterboard and skim ceiling. 50 x 50 timber noggins to board edges. Trimmers to lantern to structural engineers design. Double PPC aluminium glazed roof lantern, toughened glass externally and laminated glass internally, 1.2 U value, insulated upstand kerb min 150mm high above roof finish.

Straps: 30x6 galvanised steel straps 1200 long at 1200c/c to tie joists to supporting and parallel walls. Solid strutting below horizontal straps.

Eaves: aluminium 150mm gutter on anthracite composite board fascia system. 75mm diameter rwp.

Ground Floor: 22mm moisture resistant t&g boards on 170 x 47 C16 grade joists 400c/c, 150mm Kingspan insulation between joists on batten supports. Telescopic airbricks 1200c/c to cross vent 150mm high floor void. 100mm oversite concrete on 25 sand blinding on minimum 150mm consolidated hardcore base.

Walls: Sto or similar off white render system on 100mm 7.0N solid block external leaf, 100mm cavity with 100mm Drytherm 32 full fill insulation, 100mm Thermalite Shield block internal leaf. 63mm Kingspan insulated plasterboard and skim lining. Stainless steel Ancon RT2 wall ties, 225mm long, 600c/c horizontally and 450c/c vertically. Class B Engineering brickwork, below dpc level. Cavity fill to 75mm below ground level and min. 225mm below dpc level. 600mm x 225mm reinforced concrete foundations, B503 mesh reinforcement 50mm above base of foundation. Foundation soffit minimum 900mm below ground level and minimum to existing foundation depth and to depths indicated on plan due to proximity of trees.

Foundation description is typical and subject to actual site conditions to satisfaction of building inspector on site. Insulated cavity closers to jambs and cills. Wall ties 225c/c to perimeter of openings.

Concrete lintels over any drains where passing through walls and surround the drain in flexible material.

Electrical: Mechanical extract ventilation to be provided to the Kitchen 60 litres/second,

All electrical work to be installed and tested by a qualified and competent electrician to Approved Doc P. BS7671:2018 certificate to be issued upon completion. Low energy light fittings throughout.

Hot water taps on left hand side of fittings.

Light switches and sockets to be sited between 450mm and 1200mm height above floor level.

Heating: Extend the existing heating installation to provide new thermostatically controlled radiator sized to suit the room heat loss.

40 pvc wastes to washer and sink, 75 traps.

Windows and doors: new bi-fold doors to be PPC aluminium, double glazed, low E glass, 1.4 'U' value. 3 no. 10,000mm2 trickle vents to Kitchen/Family Room. Toughened glass to doors and adjacent doors and to windows within 800mm of floor level.

Porch: PPC aluminium framework, double glazed, toughened, 1.4 U value. Steel frame to structural engineers design. Single ply roof as above on 150 x 47 joists 400c/c. 12.5 plasterboard and skim ceiling. Aluminium clad external soffit with recessed downlighters. 150mm concrete slab with edge thickened to 600mm deep x 450mm wide. 2 layers B503 mesh reinforcement (1 layer to top and 1 layer to bottom of slab. 100mm flooring insulation on 1200 gauge visqueen dpm on min. 150 consolidated base.

Gym: Dry line existing external walls with 100 x 50 sw studs 400c/c. 100mm Kingspan insulation with foil taped joints, 12.5mm plasterboard and skim finish. New roof finish as remainder of house. 12.5mm plasterboard and skim ceiling. Levelling screed to existing floor. PPC aluminium window, double glazed, toughened, 1.4 U value. Install mechanical ventilation to provide 6 air changes minimum/hour.

House refurbishment to include the following:

Existing upvc windows to be replaced

Walls to be rendered with an off white Sto system or similar c/w all necessary beads and flashings. Render not to extend below dpc level.

Existing horizontal timber boarded fascia to be removed, supporting structure made good as required and a new oak colour weatherproof shiplap boarding installed with secret fixings (sample to client approval). Build up to incorporate a vapour barrier and building paper membrane. PPC aluminium coping above the cladding and recess feature below the cladding.

Existing roof finish to be removed and replaced with a Sarnafil (or similar) single ply roof membrane on 150mm Kingspan TR26 insulation, vapour control layer, 22mm OSB3 decking on existing timber structure. Trim out to form new rooflight openings and install 'flat' double glazed fooflights, toughened glass externally and laminated glass internally, 1.2 U value, insulated upstand kerb min 150mm high above roof finish. Ensure that the existing upstands are adequate to accept the above proposed construction depth. Replace rain water goods as necessary.

Provide smoke detectors as indicated on plan, (SD*), interlinked and mains activated c/w battery backup.

Rev D:- Extension increased in depth 08/26
Rev C:- Utility added 08/26
Rev B:- Windows built up, garage roof raised behind existing fascia 08/26
Rev A:- Living Room window added 07/26

Proposed Extensions
6 West Park Road
Cleadon **SR6 7RR**
for S Maddison
07456 851401

Proposed Elevations

Scale: 1:50 at A1

CWP/4D

Date: April 2026

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