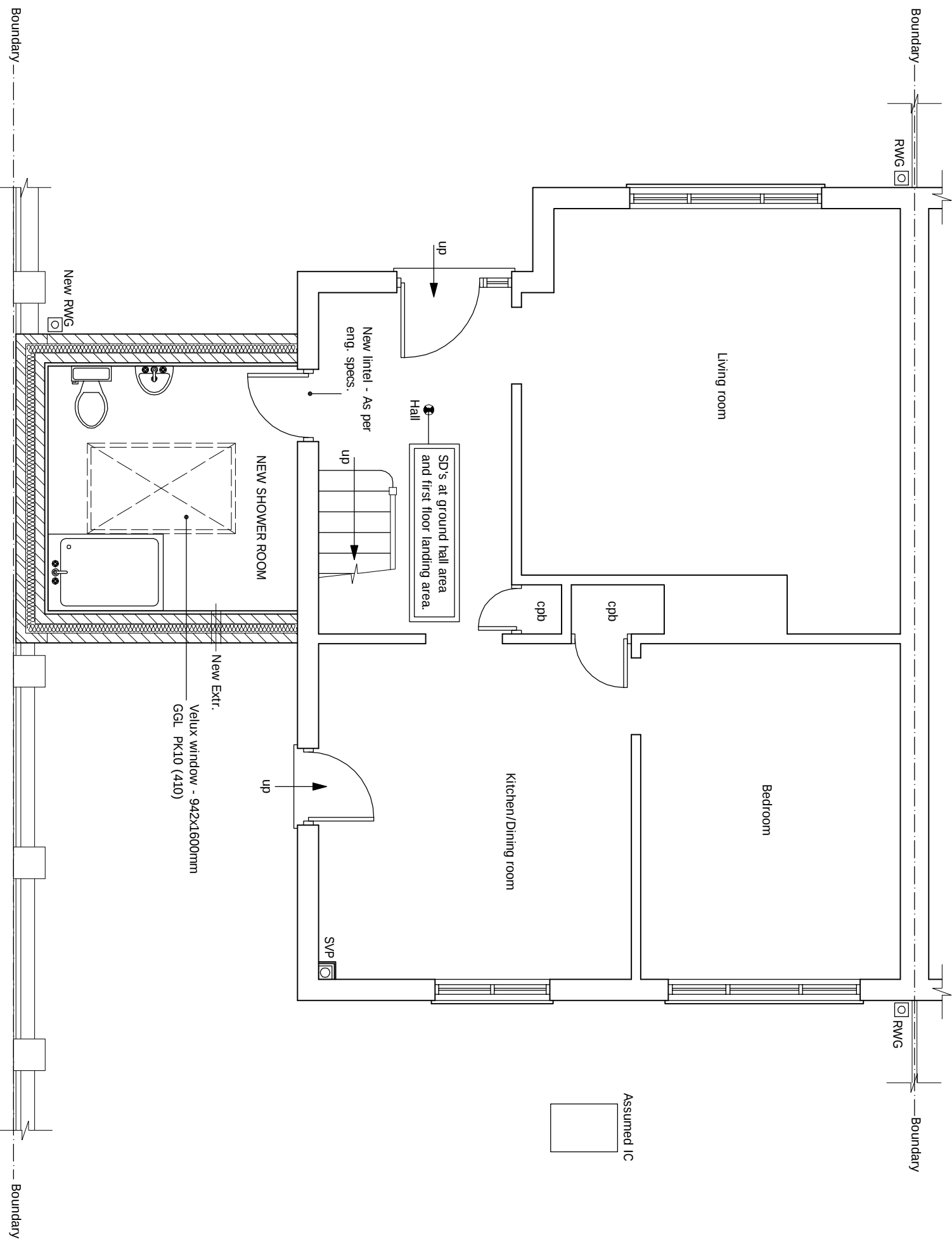


Projection of new roof lights to be less than 150mm above roof plane.

air gap to underside.

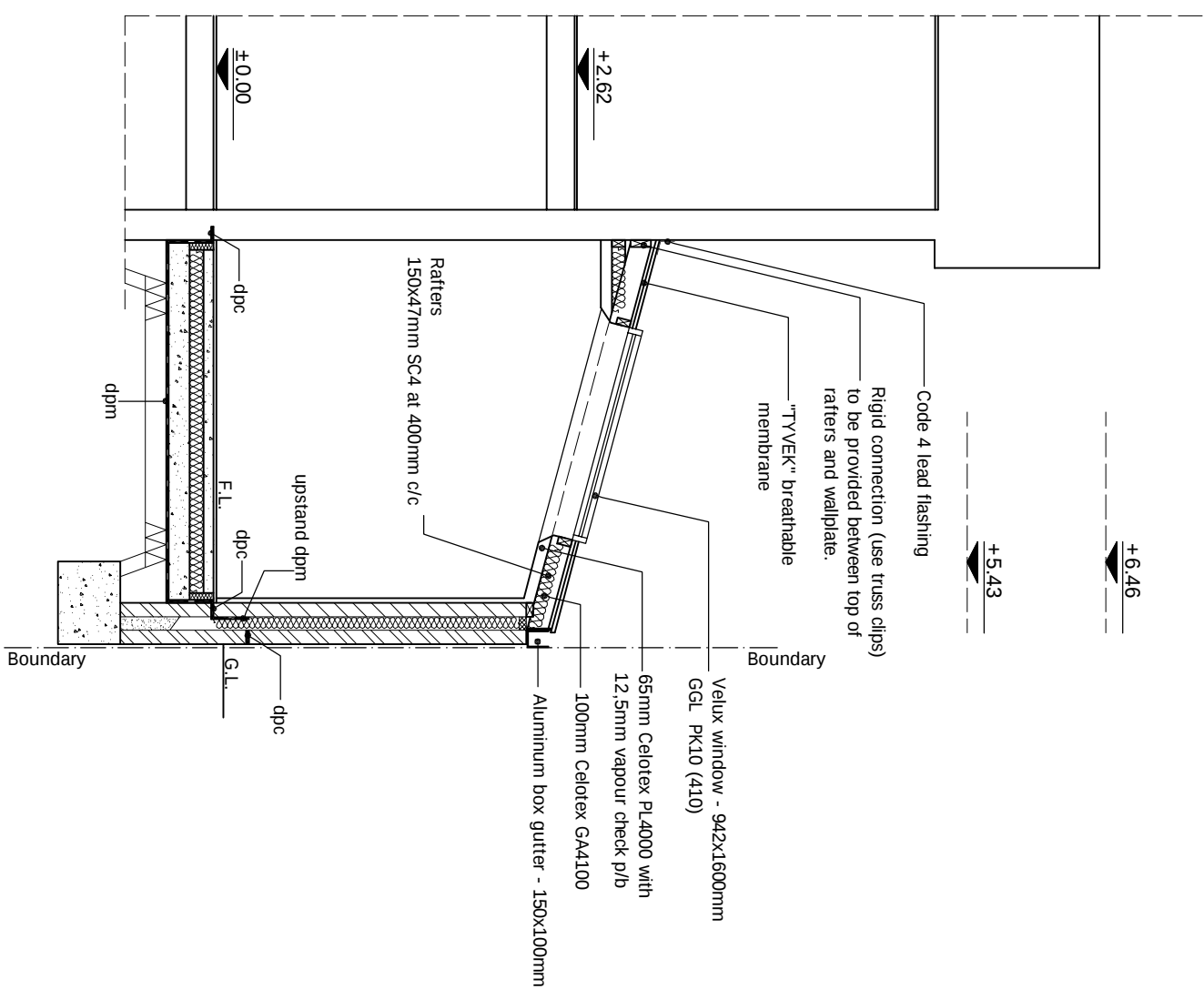
At least one window at each first floor habitable room such as bedroom, study or etc. must be suitable for fire escape, i.e. have min. 450mm height x 450mm width opening position fully and at least 0.33m² operable area. Bottom of window to be a max. 1100mm from floor level. The key to any lockable windows or security grilles is kept close to the escape window where it can be easily located.



PROPOSED GROUND FLOOR PLAN

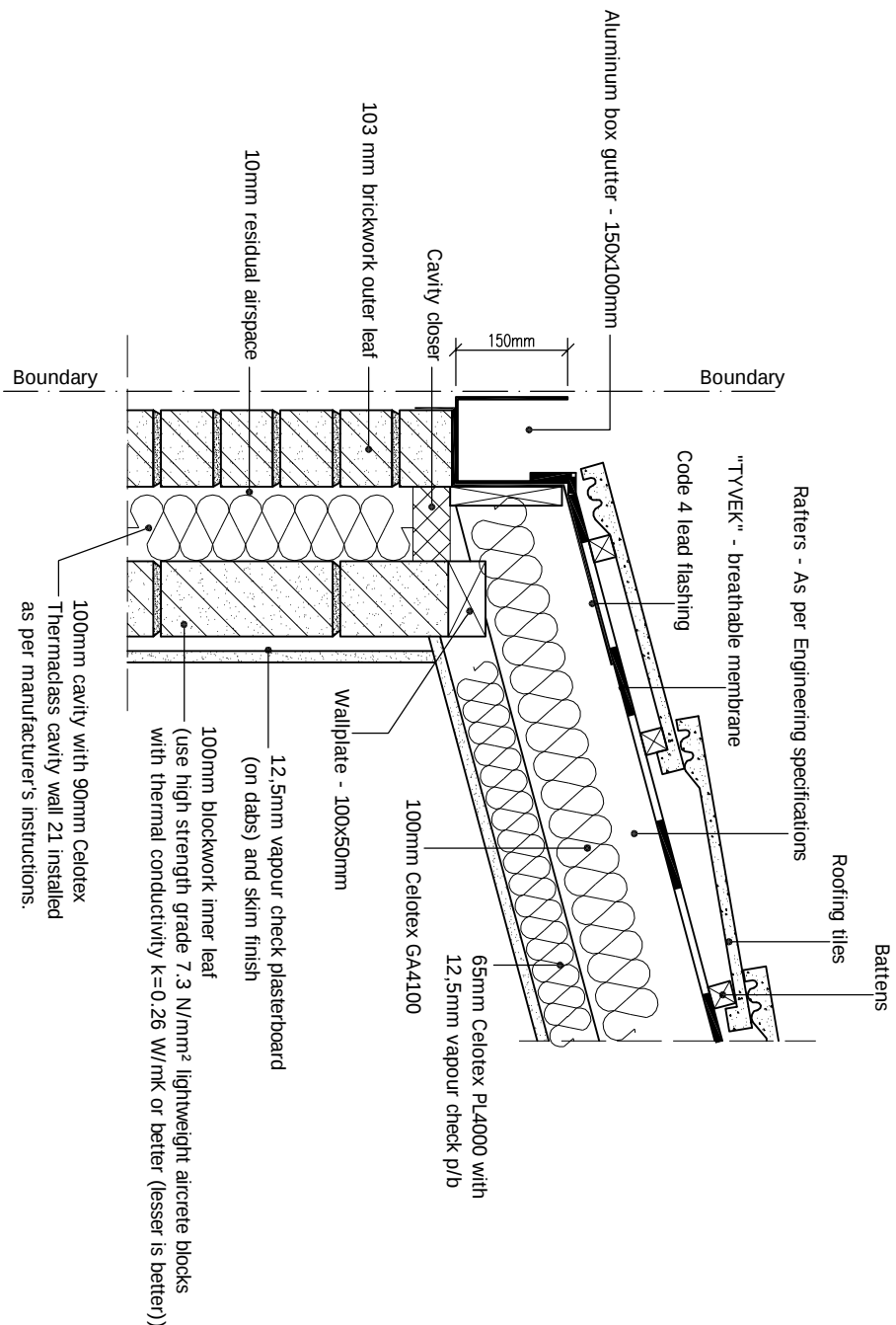
scale 1:50

scale 1:50



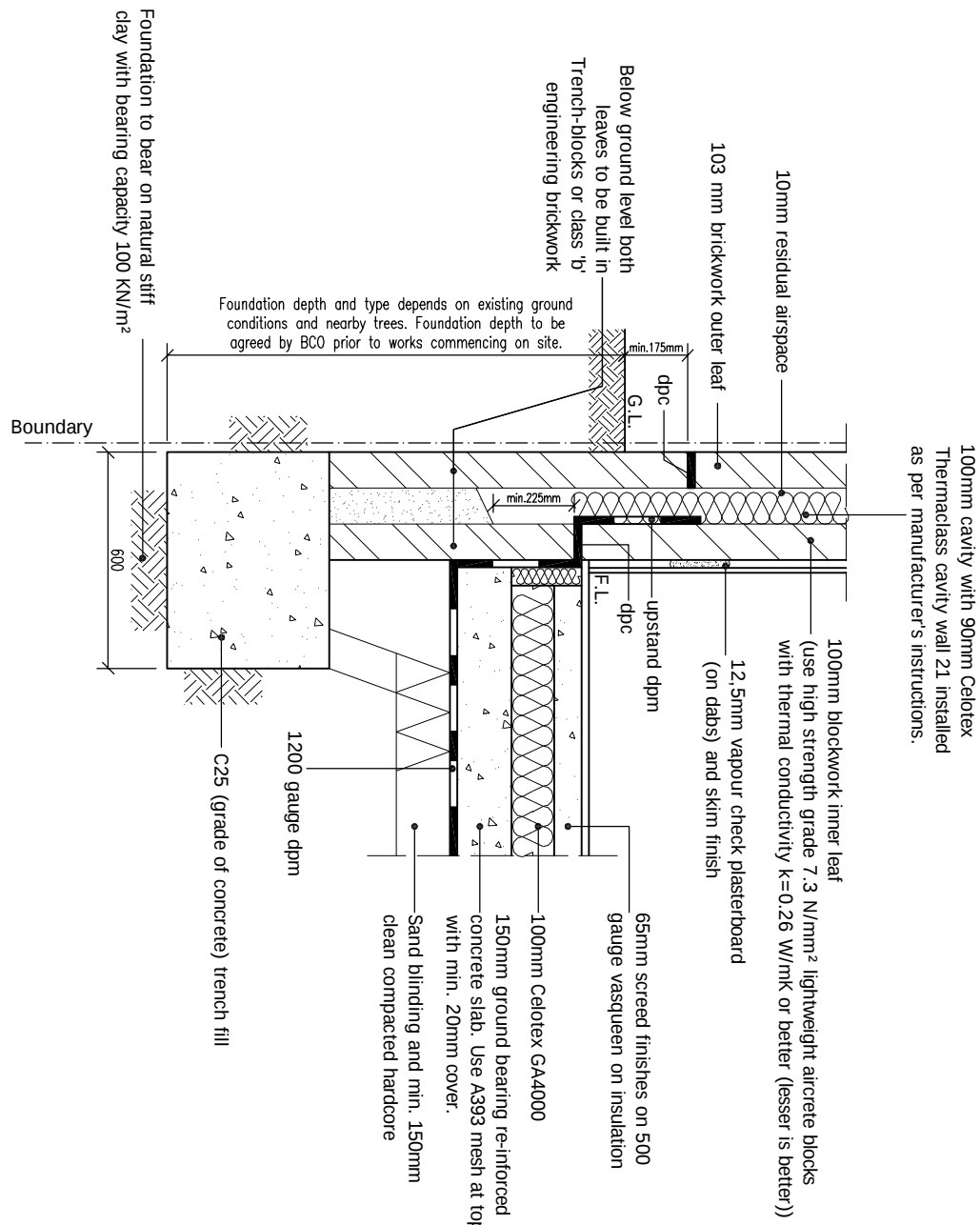
PROPOSED SECTION
scale 1:50

scale 1:50



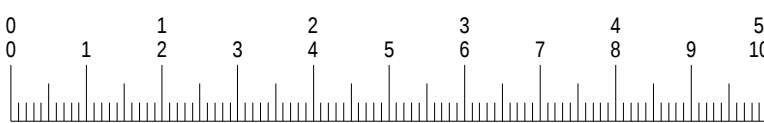
VALLEY GUTTER DETAIL

Scale 1:10



FOUNDATION DETAIL ON BOUNDARY

Scale 1:20



Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365 and BS EN 752:2017. Soakaways to be at min. 5.0m away from any building 2. Foul sewer 3. A watercourse 4. A sewer. Rainwater connections to foul sewers may only be made where soakaway and water pressure cannot be used. On completion the system is to be water pressure tested and cleansed.

be water pressure tested and cleansed.

gauge vapour check layer, on 100mm GA-4000 Celotex insulation with a 25mm upsand of insulation provided to perimeter edges of floors, on 125mm concrete slab (grade ST2 or GEN 1 to BS 8500-1), on 1200 gauge DPM lapped to wall DPC. Sand blinding and 150mm clean compacted hardcore (for hardcore deeper than 600mm, further advice is required from the structural engineer).

5. **TIMBER PARTITIONS:**— 100x50mm SC3 vertical softwood studs at 600mm c/c secured to 100x50mm SC3 head and sole plates. Nogging at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Roswall AFR 1200 sound insulation to partition walls at bathrooms and around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions.

6. LINERS: Unless otherwise stated, liners to be of A-36 mild steel to BS5957 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (size to suit load and detail). All liner blocks and sofits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. Where steel bearings are used they are to be braced together 350mm from each bearing point and a mid span and set to concrete padstones each end as per Structural Engineer's drawings and details. Half hour fire protection to sealwork to

7. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Cantic metal anchors (30 x5mm mild steel). Straps to be secured to timber elements and walls min. 1.0m long at max. 1.2m c/c (1.8m c/c in single storey construction).

8. PITCH ROOF CONSTRUCTION: Roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm battened roofwood battens secured with wire nails to BSS534. "TYVEK" breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. Timber rafters as specified by Structural Engineer secured to a 100x50mm SC3 softwood wallplate staggered down to the external cavity walls and to existing house wall via wallplate bolted at 900mm c/c. Bird control measures (as above) to be provided.

insulation set between raters with male, 10-mm ventilation gap maintained to underside of Plexiglas membrane and fixed across face of raters with a further 60-mm Celvolux PI-4000 insulation and 12-mm Celvolux PI-4000 insulation. The ventilation gap was finished with a 1.5-m $\times$ 1.5-m value of 0.15. All vapors to be lined with a dead air dead work on extruded polystyrene bubble boards. Where new tools and new or existing drainage profile for a dead air dead work on extruded polystyrene bubble boards. Where new tools and new or existing drainage profile for a dead air dead work on extruded polystyrene bubble boards. Where new tools and new or existing drainage profile for a dead air dead work on extruded polystyrene bubble boards.

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES: – Internal door linting shall be 100 x 38 mm painted sash. Sliding doors shall be 100 x internal channels. Architraves shall be 100 x 38 mm channel. All frames, casings, skirtings and architraves shall be finished with white enamel paint.

Internal windows shall have 100 x 38 mm painted sash. All safety glazing in accordance with BS 6206 and a BS EN 12200 glass unit, extending below 900mm from floor level and all doors and side panels extending below 1500mm from floor level. New or replacement casings and windows to be UPVC and double or triple glazed, argon filled gaps and insulated soft low "E" coating to achieve a U-value of 1.40W/m²C or window energy rate - Band B or better. 2-way thermoplastic can have a U-value of 1.70W/m²C or better. Windows shall have a U value of 1.40W/m²C or doorstops of internal frame glazed to have a U value of 1.40W/m²C or doorstops energy rate - Band C or better, other external doors to have a U value rate of 1.40W/m²C or doorstops energy rate - Band B or better.

Installed either by Fens registered installer or compliance via certificate from L.A. Building control (see Partable). All roof lights/fanlights to be glazed. If poly-carbonate or UPVC roof lights/fanlights are to be used, ensure rating is class C rated, which means they must be tested against fire and impact. All units can be used within 9m of the boundary. However, they are not to be used within 1500mm of a compartment wall line separating properties. Max area of windows, doors and roof lights should not exceed the sum of the following:

b. the total area of any windows and doors which no longer exist or are no longer exposed due to the extension.

When glazing area is more than the sum of a. and b., then SAP calculations must be provided and the new sets of U-values must be followed.

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Project: Single Storey Side Extension.

Single Storey Side Extension.

For:

David Alderson
51 Marsden Lane
South Shields
NE34 7HT

INEC34 / 711

INE34 / 71

INEC34 / 711

As shown

As shown

As shown

As shown

L.R.	07-July-2026
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E-mail :- drawmplansco@aol.com