

EXISTING STRUCTURE

The existing structure subject to increased loading conditions should be inspected and assessed for ability to sustain increased load. This to be agreed with BCO and Structural Engineer.

LATERAL & VERTICAL RESTRAINT

Mild steel restraint straps to external walls at 1.8mts crs upto first floor at a max of 1.2 mts first floor level

BATHROOMS & KITCHENS

Bathrooms to be fitted with mechanical ventilation to afford an extract rate of 15 litres per second and to give a min 15mins overrun.
Kitchen to be fitted with mechanical ventilation to afford an extract rate of 60 litres per second

CAVITY WALLS

100mm Celcon solar blockwork to outer skin finished externally with rendering to match existing dwelling
100mm Celcon solar blockwork to inner skin
97mm insulated cavity using Celotex **CG5000 (50mm + 50mm clear cavity)** slab insulation carried down beneath DPC level to overlap with the ground floor insulation.
Wall ties at 450crs vertically and 900crs horizontally
IG Limited insulated lintels
Internal finish to be dense plaster and set to receive decorations
ALL TO AFFORD 0.21W/m2k

ALL TIMBER

All timber exposed and built into walls to be treated with wood preservative in accordance with CP.98. Timber in the roof void to be pressure impregnated with preservative.

ROOF CONSTRUCTION

Plain concrete tiles sat upon battens and u/felt
100 x 47 x 400crs SC4 timber rafters
100 x 47 x 400crs SC4 timber ceiling joists
100 x 47 binders
100 x 47 x 800crs timber struts
100 x 47 collars
Celotex FR5000 (100mm thick) laid to top of rafters with breather felt battens and plain tiles to harmonise with the existing roof.
12.5mm plasterboard and set finish
ventilating strip to fascia board with an additional 3mm continuous ridge ventilation or equivalent.
ALL TO AFFORD 0.18W/m2k

WINDOWS

New windows to be double glazed with 32mm air gap and a soft low-E coating and fitted with trickle vents to provide 8000mm2 ventilation to comply with current Building Regs and FENSA
Glazing to all new doors upto a height of 1.5 mts above Finished Floor Level to be in safety glass to comply with BS6206 Class C.
the external cavities to be closed at window and door opening reveals by the use of Thermabate or similar cavity closers affording a surface resistance path.

ALL TO AFFORD 1.4W/m2k

FIRST FLOOR CONSTRUCTION

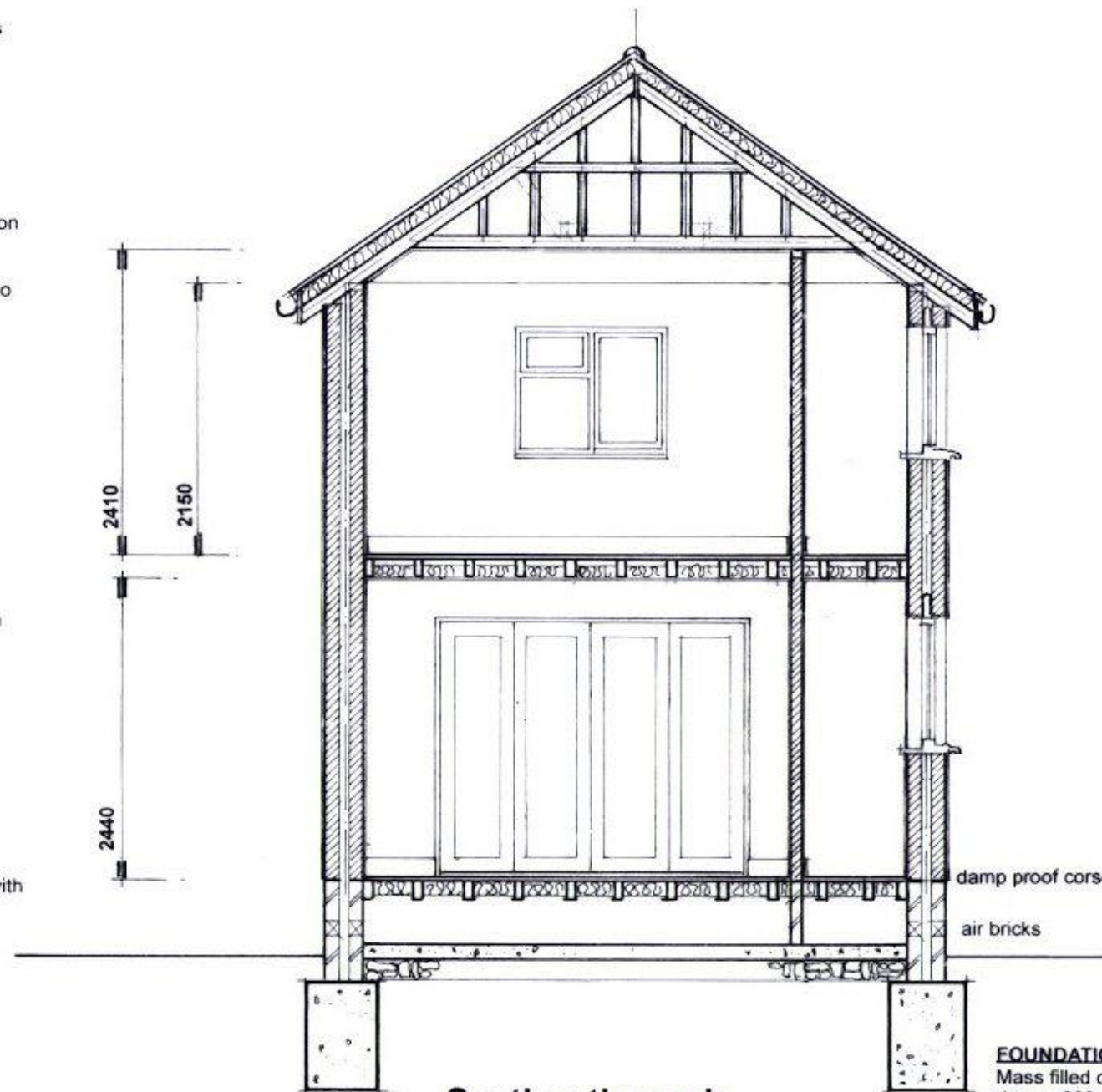
18mm t & g chip-boarding laid upon
147 x 47 x 450crs SC4 grade timber floor joists with metal strutting fixed at mid-span (giving total span of 4450mm)
100mm mineral fibre between joists to afford sound proofing.
12.5 plasterboard and set finish

FLOOR CONSTRUCTION

18mm t & g chipboarding
onto 147 x 47 x 400 crs SC4 timber floor joists
Celotex FR5000 (120mm thick) slab insulation between the joists
void ventilated by air bricks
100mm concrete slab
1200 gauge polythene damp proof membrane laid continuous with damp proof course laid on minimum
150mm Well consolidated and blinded hardcore bed
ALL TO AFFORD 0.21W/m2k

FOUNDATIONS

Mass filled concrete strip foundations 850mm deep x 600mm wide laid to a minimum depth of 1 metre below Ground Level or to such depth agreed with Council's Building Control Surveyor.
Foundation concrete to be a minimum of C20 mix in accordance with Approved Document A



0m 1m 2m 3m 4m 5m

SCALE BAR 1/50 @ A3

No	Revision	Date	By					Site	116 VICTORIA ROAD EMSWORTH PO10 7NL		
								Drawing	2 STOREY REAR EXTENSION TO DWELLING		
								Scale	1/50 @ A3	Drawn by	
								Date	August 2016	Drawing Number	1357-5

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