

PROVIDE 63 x 220 (C24) JOISTS AT 400mm SPACING
IN DIRECTION SHOWN
OR PROVIDE 47 x 195 (24) JOISTS AT 400mm SPACING
IN REVERSE DIRECTION IF PRACTICAL

PROVIDE CAVITY TRAY AND CODE 4
LEAD FLASHING TO COMPLETE
LENGTH OF EXTENSION WHERE NEW ROOF
ABUTS EXISTING HOUSE WALLING

PROVIDE DOUBLE RAFTERS AND DOUBLE
TRIMMERS TO ROOF WINDOWS.

CATNIG CG90/100 LINTELS TO ALL
NEW OPENINGS, OR EQUIVALENT.

2340
2340
NEW Solid FLOORING
EXISTING Solid Floor
EXISTING FOUNDATION

SECTION A – A 1:50

Provide insulation slabs to achieve 0.22 W/m²K
e.g. 85mm Celotex FF3000 foamboard, laid tight butt-
jointed directly onto concrete slab and covered with a
separating sheet of building paper to BS 1521 plus a 500g
vapour control layer.
Edge insulation of 30mm thick to be provided at all
perimeters to full depth of screed.

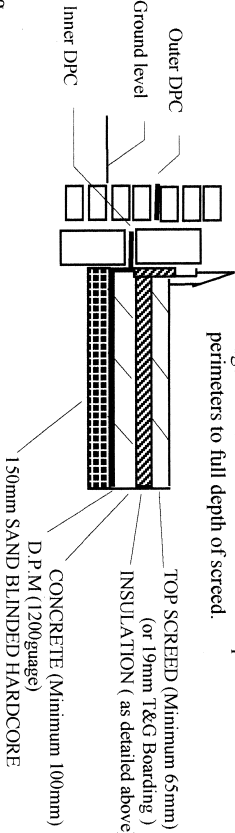
25mm Cavity maintained
by 25 x 50mm battens at
400mm centres.

12.5mm Plasterboard
Provide 50mm Celotex GA 3000
insulation or equivalent between
studs plus 20mm Celotex
TB 3000 insulation board.

Provide 2 courses of
brickwork when built off
concrete slab for DPM, or
a treated timber sole plate.

DETAIL OF DRY LINING
To achieve U-value 0.28 W/m² K

DETAIL OF SUB-FLOOR INSULATION



Existing walling.
Provide breather membrane fixed
to inner surface of wall.
Provide an upstand with DPC to
stud wall.

EXISTING SEWER:-

DRAINAGE:-

PLUMBING:-

COLD BRIDGING:-

LIGHTING:-

HEATING:-

ELECTRICAL WORK:-

FOUNDATIONS:-

CAVITY WALLING:-

DRY LINING:-

FLOORING:-

D.P.C.:-

FLAT ROOFING:-

VENTILATION:-

GLAZING:-

PROVIDE 600mm WIDTH x 225mm THICK STRIP CONCRETE FOUNDATION OR 600mm WIDTH
TRENCH FILL. FOUNDATIONS NOT TO PROJECT OVER THE BOUNDARY.
FOUNDATIONS WITHIN 1 METRE OF DRAIN TO BE AT OR BELOW INVERT OF THAT DRAIN.
STANDARD FOUNDATION DEPTH 1m OR TO SUIT SITE CONDITIONS AND L.A. APPROVAL. ANY
SEWER PASSING THROUGH FOUNDATION WALLS TO BE PROTECTED BY CONCRETE LINTELS AND 50mm
GAP. ALL DRAINS PASSING UNDER BUILDING TO BE EXPOSED AND PROTECTED TO SATISFACTION OF
LOCAL AUTHORITY.

CAVITY WALL (U VALUE 0.28 W/m²K)

100mm BLOCK OUTER, 100mm CAVITY WITH MINIMUM 50mm GAP PLUS 50mm CELOTEX CG4000 PARTIAL
FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm AIRCRETE INSULATING BLOCK.
BLOCKWORK TO BE BONDED TO EXISTING. CAVITY TO BE CONTINUOUS AT JUNCTIONS AND CLOSED AT
EAVES LEVEL WITH NON COMBUSTIBLE CONSTRUCTION. PLUS INSULATED CAVITY CLOSERS TO
OPENINGS. WALL TIES TO BE AT 600mm HORIZONTAL AND 450 VERTICAL CENTRES. PLUS 225mm
CENTRES VERTICALLY EACH SIDE OF OPENINGS. CAVITY TO BE MAINTAINED A MINIMUM OF 225mm
BELOW LOWEST DPC.

(U VALUE 0.28 W/m²K) PROVIDE DRY LINING TO EXPOSED WALLING WITH 25mm CAVITY MAINTAINED BY
BATTENS AT 400 CENTRES AND 50mm CELOTEX GA 3000 INSULATION BETWEEN STUDS PLUS 20mm
CELOTEX TB 3000 INSULATION BOARD OR EQUIVALENTS. PLUS 12.5 PLASTERBOARD OVER STUDWORK.

SOLID FLOOR (U VALUE 0.22 W/m²K)

MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON INSULATION BOARD e.g. 85mm CELOTEX FF3000
OR EQUIVALENT ON 1200g DPM.
INSULATION SLABS TO BE COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND
LAID TIGHT BUTT JOINTED DIRECTLY ONTO MINIMUM 100mm CONCRETE SLAB, WITH EDGE INSULATION
OF 30mm TO BE PROVIDED AT ALL PERIMETERS TO FULL DEPTH OF SCREED. ON 150mm COMPACTED
HARDCORE

FLOORING D.P.M. 1200g POLYTHENE AT A LEVEL NOT LOWER THAN SURFACE OF GROUND, AND
CONTINUOUS WITH WALLING D.P.C. WITH SAND BLINDING BETWEEN HARDCORE AND D.P.M.
WALLING DPC MINIMUM 150mm ABOVE GROUND LEVEL.
HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS.743.

(U VALUE 0.18 W/m²K) (WARM DECK CONSTRUCTION)
EPDM RUBBER ROOF COVERING OR 3 LAYERS ROOF FELT TO BS747 WITH TOP LAYER FELT TYPE ZE
MINERAL SURFACE ON 126mm CELOTEX TEMPERCK TD 4000 ROOF DECKING INCORPORATING VAPOUR
BARRIER ON FIRING PIECES GIVING MINIMUM 1:60 FALL.
ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING.

PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.

NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS
DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm² VENTILATION.

PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS.

KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION TO EXTERNAL AIR OF NOT LESS THAN
60 LITRES/SEC WITH INTERMITTENT OPERATION TO D.V.C. GUIDE 2010, (OR 30 LITRES/SEC IF
INCORPORATED IN A COOKER HOOD)

TOUGHENED SAFETY GLASS TO BS 6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR
BELOW 1500mm IN ANY PATIO AND GLASS DOORS, OR ANY GLAZING WITHIN 300mm OF THESE DOORS.
ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 80% GLASS, TO ACHIEVE A
U' VALUE OF 1.6W/m²K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS, PLUS ALL REMAINING
GLASS TO BE DIG.

SEWER TO BE ACCURATELY LOCATED ON SITE PLUS CONDITION TO BE DETERMINED AS ACCEPTABLE
OR REPLACED. ALL FOUNDATIONS WITHIN 3 m TO BE AT OR BELOW INVERT OF SEWER. NO FOOTINGS
RUNNING PARALLEL TO SEWER WITHIN 500mm.

TO BS 8301, - AS DETAILED ON PLANS.
PROVIDE NEW TRAPPED GULLEY, CONNECT TO EXISTING SEWER WITH 110mm UPVC SOIL PIPE LAID TO
FALLS ON BED OF, AND ENCASED WITH 150mm GRANULAR FILL. MINIMUM FALL 1:40

NOTES:
All dimensions to be checked on site before work commences at each stage,
especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared
by the property owner, and any consultants calculations.
The suitability of existing doors or windows for re-use is not guaranteed.

ROGER CLARK (ARCHITECTURAL SERVICES)
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PLAN No: 24525 / 3

Section & Details Scale : 1:50 @ A3

PROPOSED EXTENSION
16 PASSINGHAM WALK
COWPLAIN

