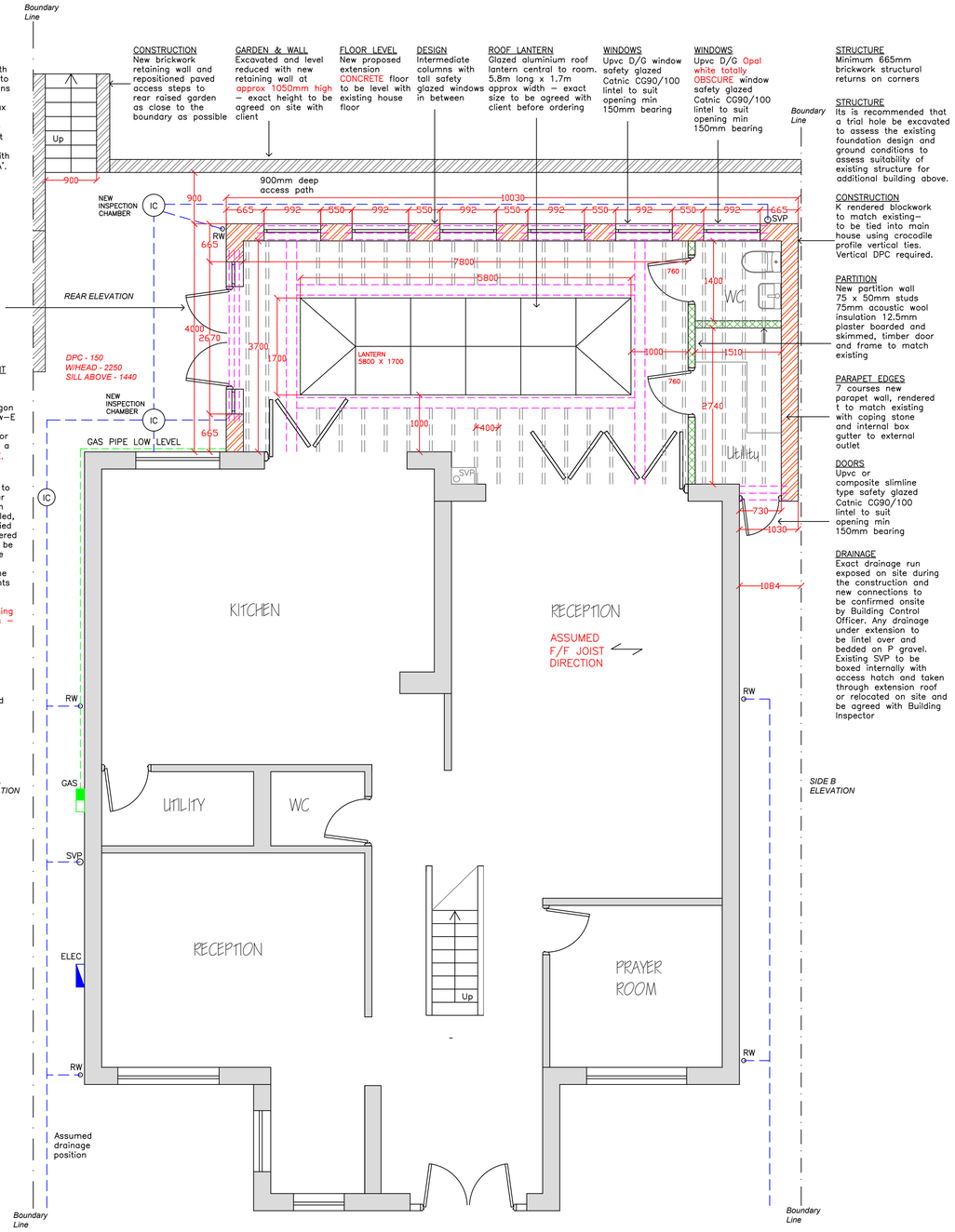
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1 PROPOSED GROUND FLOOR LAYOUT

Scale: 1:50



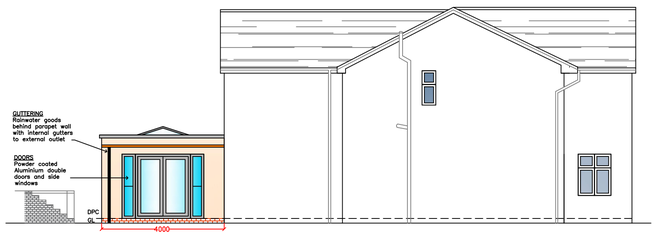
2 PROPOSED ELEVATIONS

Scale: 1:100



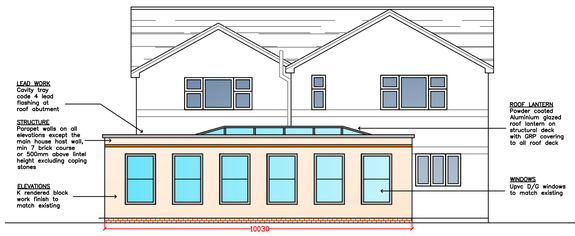
PROPOSED FRONT ELEVATION

scale - 1:100



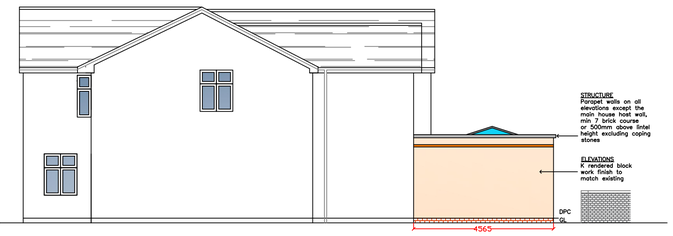
PROPOSED SIDE A ELEVATION

scale - 1:100



PROPOSED REAR ELEVATION

scale - 1:100

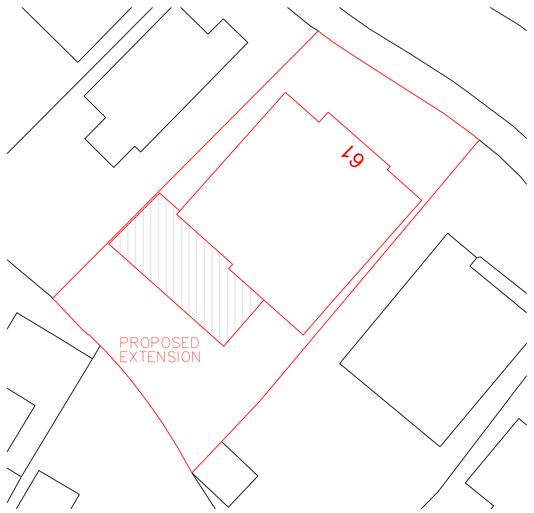


PROPOSED SIDE B ELEVATION

scale - 1:100

3 PROPOSED SITE PLAN

Scale: 1:200



SPECIFICATION (As applicable)

STRIP FOUNDATION

Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206–1 and BS 8500–2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.18 W/m²K

Solid ground floor to consist of 150mm consolidated well–rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celotex GA4000 insulation.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500–2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.

Where existing suspended timber floor air bricks are covered by new extension, ensure cross–ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

VENTILATION OF FLOOR

Provide cross–ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation.

WALLS BELOW GROUND

All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996–1–1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows, Wall ties to be suitable for cavity width and in accordance with BS EN 845

FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

20mm two coat sand/cement render to comply to BS EN 13914–1 with waterproof additive on 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Toplite Standard. Full fill the cavity with 90mm Ecotherm Eco–Cavity full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf to be 100mm lightweight, 0.15 W/m²K, e.g. Celcon solar, Toplite standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted. All details including corner and junction to be as relevant BBA certificate.

Location to be assessed for suitability of insulation boards

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

WARM FLAT ROOF

(imposed load max 1.0 kN/m² – dead load max 0.75 kN/m²)

To achieve U value 0.15 W/m²K

Flat roof to be covering to be glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, onto 22mm exterior quality plywood over 165mm Celotex XR4000 on sw firings to minimum 1 in 80 fall on sw treated 47 x 195mm C24 flat roof joists at 400mm ctrs to give a max span of 4.51m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house.

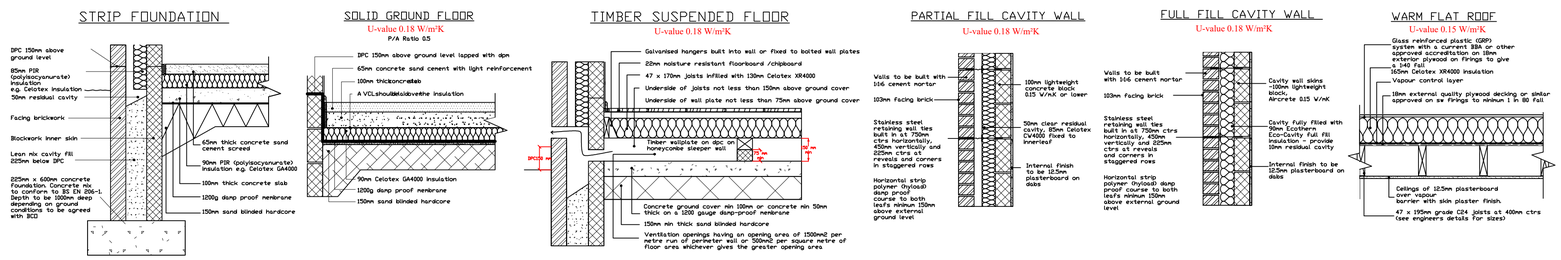
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

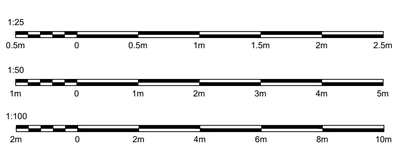
To be designed and confirmed by Structural Engineer in conjunction with manufacturer and supplier of roof lantern

FLAT ROOF VENTILATION

Cross–ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

SECTION DETAILS – AS APPLICABLE – Scale 1:20





LOCKLEY Design & Build
joseph@lockleydesignandbuild.com
www.lockleydesignandbuild.com

REV	DATE	DESCRIPTION	BY	VE
A	APR'23	PLANNING–PERMISSION	JAL	PP

DRAWING:	PROPOSED GROUND FLOOR LAYOUTS & ELEVATIONS
CLIENT:	DALIP SARWAL
SCALE:	AS SHOWN @ A1
PROJECT:	61 PRESTWICH HILLS PRESTWICH, M25 9PY G/F REAR EXTENSION
DATE:	APRIL 2023
DRAWN BY:	JAL
DWG No:	002
REVISION:	A