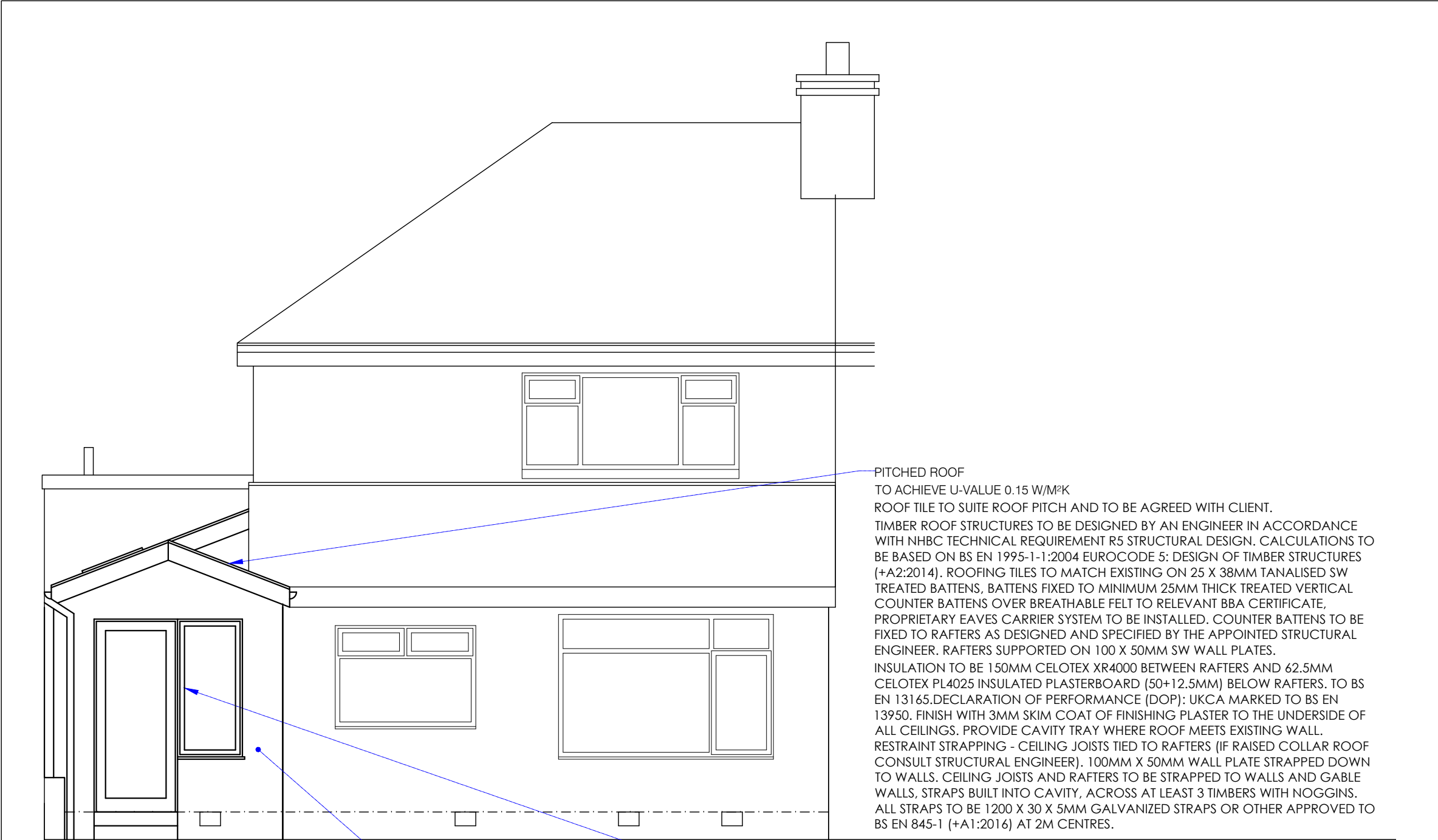




PROPOSED REAR ELEVATION

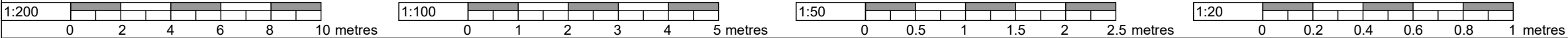


EXTERNAL WALL
TO ACHIEVE MIN U-VALUE REQUIRED OF 0.18 W/M²K
WALL CONSTRUCTED USING BRICKWORK TO MATCH EXISTING AT LEAST 225MM THICK. INSULATE WALL ON THE INSIDE USING 125MM CELOTEX GA4000 INSULATION. FINISH WITH 12.5MM PLASTERBOARD OVER VCL AND 3MM SKIM COAT OF FINISHING PLASTER. BATTEN OUT TO PROVIDE A NOMINAL 25MM CAVITY BETWEEN THE MASONRY AND INSULATION (50MM CAVITY TO BE PROVIDED IF REQUIRED BY BUILDING CONTROL). WALL INTO BE PROVIDED WITH A VANDEX SLURRY INTERNALLY IF REQUIRED BY BCO.

PITCHED ROOF
TO ACHIEVE U-VALUE 0.15 W/M²K
ROOF TILE TO SUITE ROOF PITCH AND TO BE AGREED WITH CLIENT.
TIMBER ROOF STRUCTURES TO BE DESIGNED BY AN ENGINEER IN ACCORDANCE WITH NHBC TECHNICAL REQUIREMENT R5 STRUCTURAL DESIGN. CALCULATIONS TO BE BASED ON BS EN 1995-1-1:2004 EUROCODE 5: DESIGN OF TIMBER STRUCTURES (+A2:2014). ROOFING TILES TO MATCH EXISTING ON 25 X 38MM TANALISED SW TREATED BATTENS, BATTENS FIXED TO MINIMUM 25MM THICK TREATED VERTICAL COUNTER BATTENS OVER BREATHABLE FELT TO RELEVANT BBA CERTIFICATE, PROPRIETARY EAVES CARRIER SYSTEM TO BE INSTALLED. COUNTER BATTENS TO BE FIXED TO RAFTERS AS DESIGNED AND SPECIFIED BY THE APPOINTED STRUCTURAL ENGINEER. RAFTERS SUPPORTED ON 100 X 50MM SW WALL PLATES.
INSULATION TO BE 150MM CELOTEX XR4000 BETWEEN RAFTERS AND 62.5MM CELOTEX PL4025 INSULATED PLASTERBOARD (50+12.5MM) BELOW RAFTERS. TO BS EN 13165.DECLARATION OF PERFORMANCE (DOP): UKCA MARKED TO BS EN 13950. FINISH WITH 3MM SKIM COAT OF FINISHING PLASTER TO THE UNDERSIDE OF ALL CEILINGS. PROVIDE CAVITY TRAY WHERE ROOF MEETS EXISTING WALL.
RESTRAINT STRAPPING - CEILING JOISTS TIED TO RAFTERS (IF RAISED COLLAR ROOF CONSULT STRUCTURAL ENGINEER). 100MM X 50MM WALL PLATE STRAPPED DOWN TO WALLS. CEILING JOISTS AND RAFTERS TO BE STRAPPED TO WALLS AND GABLE WALLS, STRAPS BUILT INTO CAVITY, ACROSS AT LEAST 3 TIMBERS WITH NOGGINS. ALL STRAPS TO BE 1200 X 30 X 5MM GALVANIZED STRAPS OR OTHER APPROVED TO BS EN 845-1 (+A1:2016) AT 2M CENTRES.

NEW AND REPLACEMENT WINDOWS
TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND B OR BETTER AND TO ACHIEVE U-VALUE OF 1.4 W/M²K. THE DOOR AND WINDOW OPENINGS SHOULD BE LIMITED TO 25% OF THE EXTENSION FLOOR AREA PLUS THE AREA OF ANY EXISTING OPENINGS COVERED BY THE EXTENSION.
INSULATED PLASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL SOFFITS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS.
WINDOWS AND DOOR FRAMES TO BE TAPED TO SURROUNDING OPENINGS USING AIR SEALING TAPE.
WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE ADEQUATE BACKGROUND VENTILATION IN ACCORDANCE WITH APPROVED DOCUMENT F.

SAFETY GLAZING
ALL GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1:2011 AND PART K (PART N IN WALES) OF THE CURRENT BUILDING REGULATIONS, I.E. WITHIN 1500MM ABOVE FLOOR LEVEL IN DOORS AND SIDE PANELS WITHIN 300MM OF DOOR OPENING AND WITHIN 800MM ABOVE FLOOR LEVEL IN WINDOWS.



Notes



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All dimensions and conditions are to be checked on site by the contractor prior to commencing any work. The contractor is responsible for checking that there is no conflict between site dimensions and drawn dimensions.

Drawings to be read in conjunction with Structural Engineers, Mechanical and Electrical Engineers, Specialist Manufacturers and Sub-contractors drawings and specification.

These drawings have been prepared without the benefit of exposing underlying construction and therefore assumptions have been made. Prior to commencement the contractor must contact ICE Arch Ltd to agree the necessary scope of investigation works, to confirm on site conditions. It should be noted that the results of these investigations may require the drawings and structural design to change.

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NOTE: PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS, M&E ENGINEERS, LANDSCAPE ARCHITECT'S AND SPECIALIST SUPPLIERS/ MANUFACTURERS DRAWINGS AND DETAILS

NOTE: DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS AND SETTING OUT TO BE CONFIRMED PRIOR TO WORK COMMENCING. DIMENSIONS DO NOT INCLUDE PLASTER UNLESS REFERRED TO AS FINISHED. FIGURED DIMENSIONS TO BE FOLLOWED IN PREFERENCE TO SCALE.

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Revision	Comment	Date
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WHITEFIELD M45 6UJ**

Drawing
PROPOSED ELEVATION 3: REAR

Drawn By A.T.S.	Scale 1:50 @ A3	Drawing Number 220101 - 202	Drawing Revision BR7
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