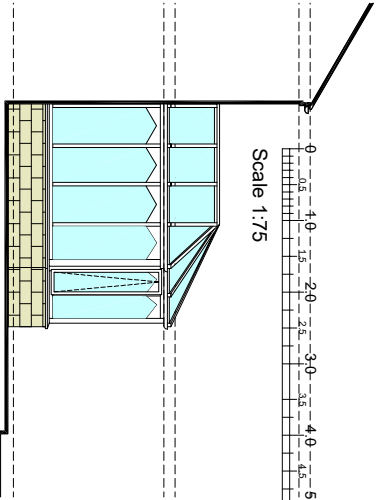
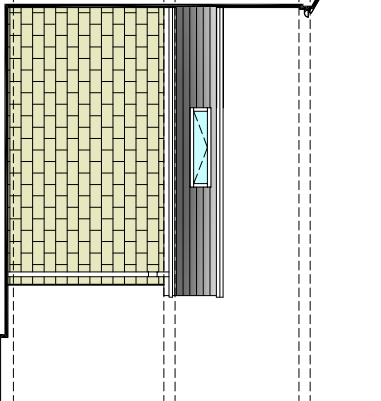


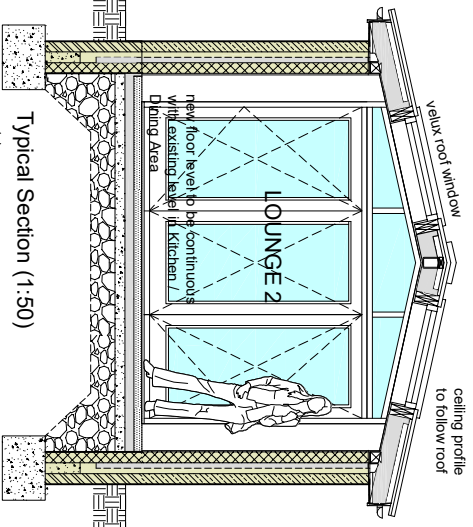
0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0m
Scale 1:75



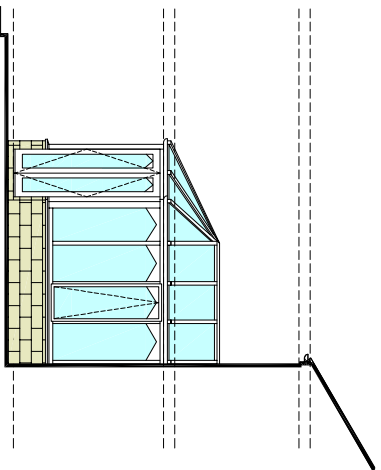
Existing Side Elevation
(facing No. 48 Robin Road) 1:75



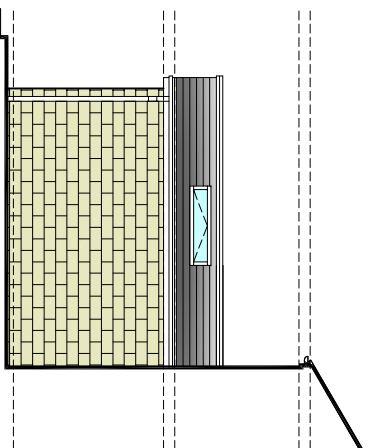
Proposed Side Elevation
(facing No. 48 Robin Road) 1:75



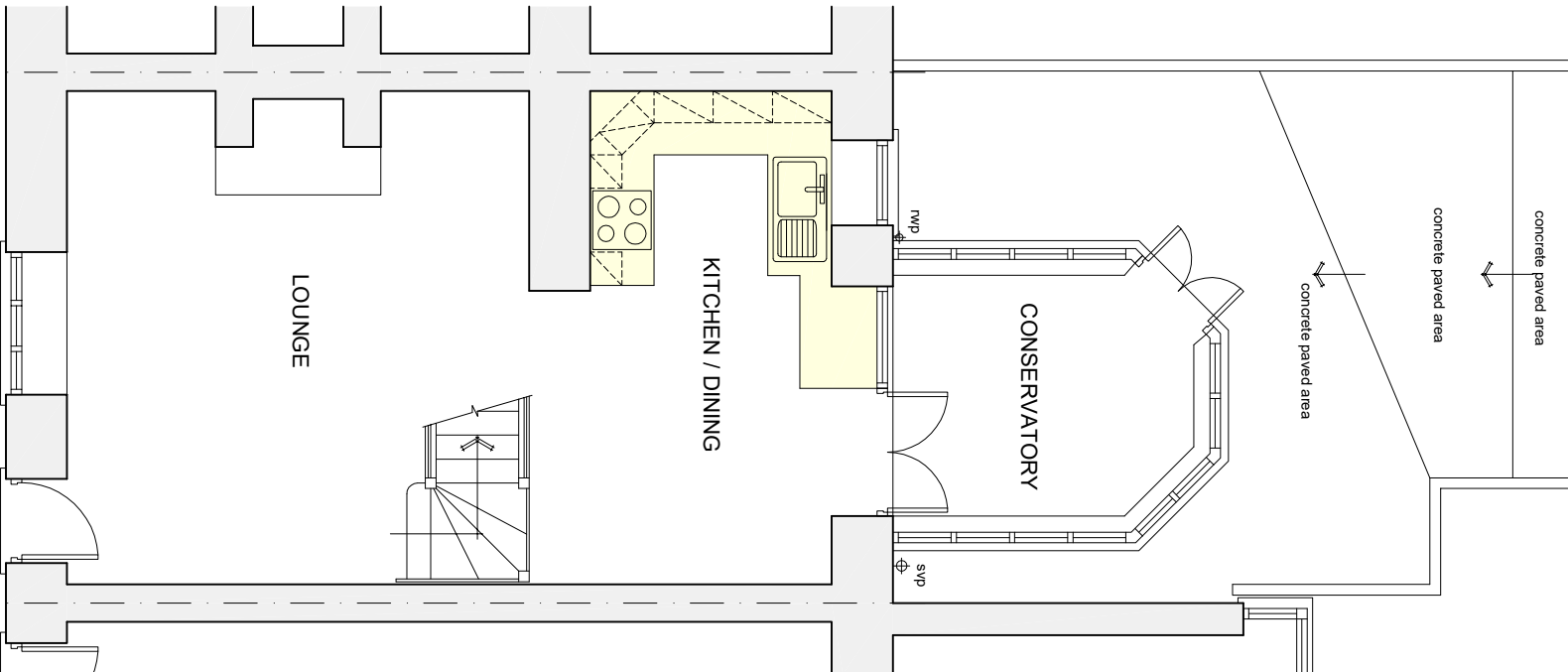
Typical Section (1:50)



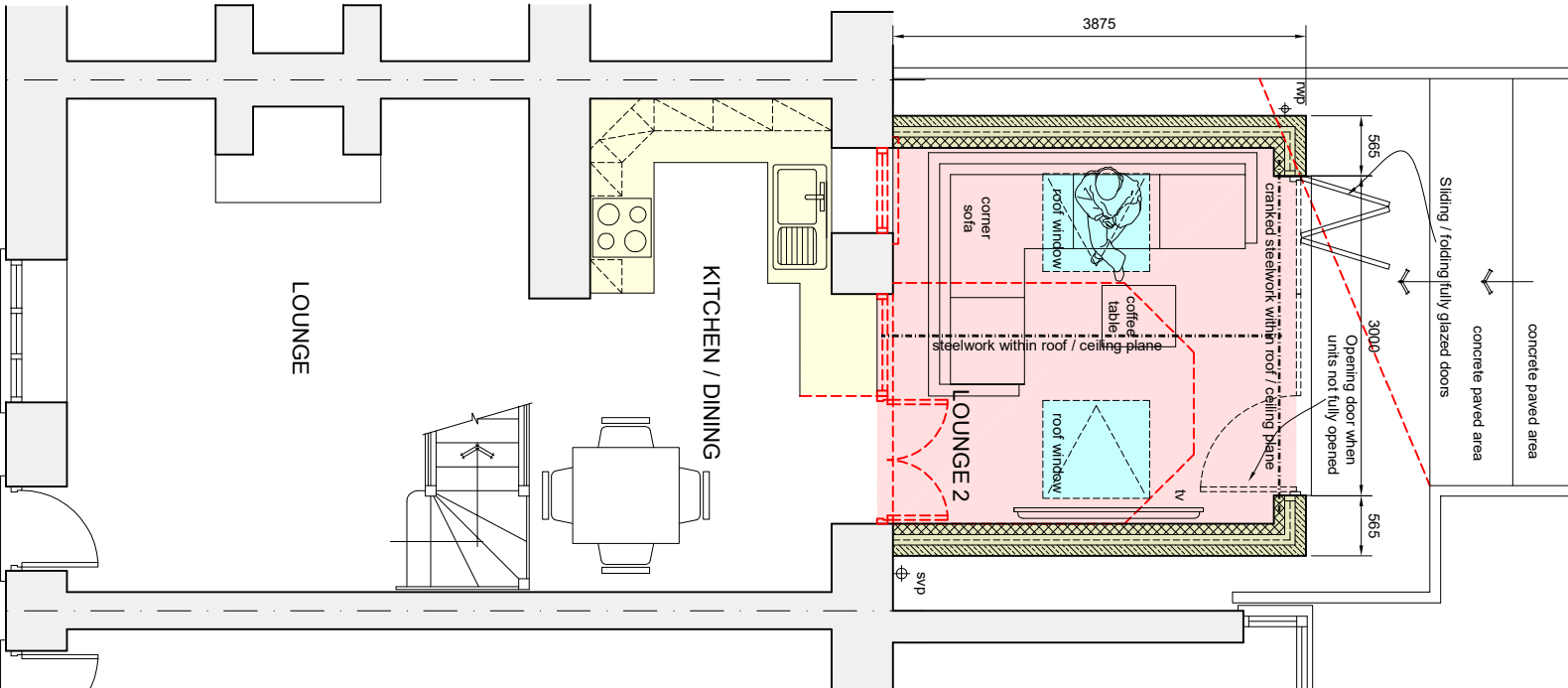
Existing Side Elevation
(facing No. 52 Robin Road) 1:75



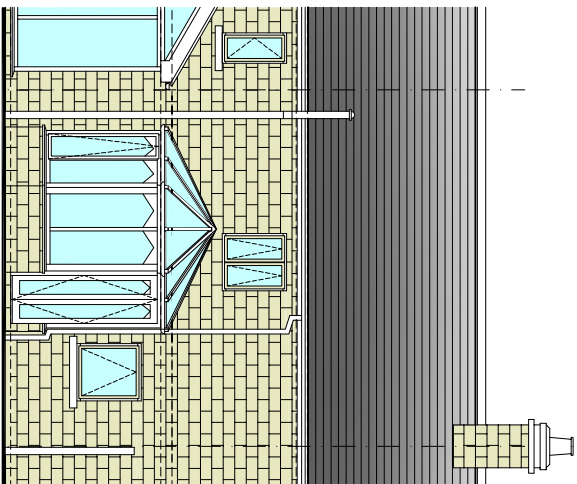
Proposed Side Elevation
(facing No. 52 Robin Road) 1:75



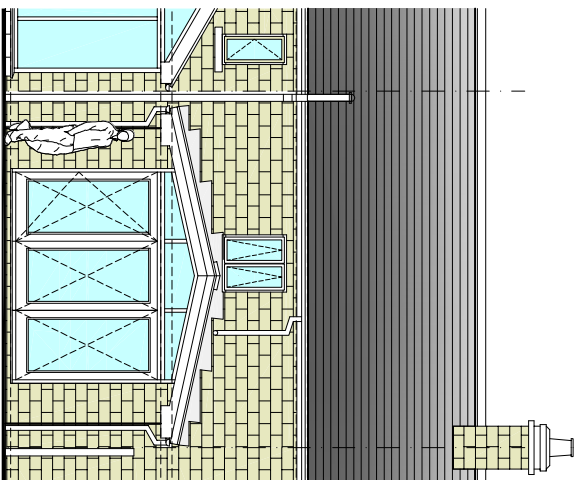
Existing Ground Floor Plan (1:50)



Proposed Ground Floor Plan (1:50)



Existing Rear (East facing) Elevation (1:75)



Proposed Rear (East facing) Elevation (1:75)



Location Plan
(1:1250)

BUILDING REGULATIONS INFORMATION:

ROOF CONSTRUCTION:-

Roof tiles to match existing on timber battens at suitable gauge on sarking felt on 47x195mm C24 timber rafters @ 450c/cs timber rafters insulation at Rafters level @ 180mm (U value) Kingspan Kooltherm K7 Pitched Roof Board between rafters (145mm thick, 50mm minimum air space above insulation / below sarking for ventilation purposes) and underdrain with Kingspan Kooltherm K18 insulated Dry-lining Boards with skim finish. Insulation to extend into eaves and doubled up to reduce air leakage & ensure continuity with insulation at rafter / ceiling levels and wall insulation. Velux (or similar approved) roof windows in accordance with specialist manufacturers details. Double rafters required to the sides of the roof windows.

NEW WINDOWS / DOORS:- (max U value 1.4W/m²K)

To be double glazed incorporating low 'E' glass (Pilkington 'K' or similar) in frames to match existing. Frames to include 8000mm² trickle vents and full draught stripping & security locking. Area of opening lights to be nit 1200h of the floor area it serves. All glazing in 'critical' locations to comply with requirements of BS 6202:1981 and Approved Document N. Roof windows to be Velux type or similar approved, installed strictly in accordance with manufacturers details.

CAVITY WALL CONSTRUCTION:- (U value 0.18W/m²K)

100mm (approx) external artificial stone (to match existing), 50mm clear cavity, 50mm Kingspan Kooltherm K8 cavity wall board insulation, 100mm blockwork with 12.5mm plasterboard on dabs with skim finish. Wall ties @ 750 x 450mm c/cs generally with 225mm c/cs around structural openings, to be austenitic stainless steel. All cavity closures to incorporate insulated DPCs. Cavity tray / lintol stop ends incorporated as required with weepents @ 900mm c/c. DPC cavity trays installed over any ducting through cavity. Cavities to be continuous with existing, new work to be fully bonded to existing. Lintols to be insulated 'canic' type, or similar approved.

NEW GROUND FLOOR CONSTRUCTION:- (U value of 0.18W/m²K)

75mm sand / cement screed on 80mm Kingspan ThemaFloor TFFO insulation, on 2000 gauge DPM on 150mm thick ground bearing concrete slab with mesh reinforcement as necessary. Slab on 50mm thick sand blinding, on 200mm minimum thick well compacted hardcore. Insulation to be upturned around perimeter and DPM to be lapped by DPC in wall by 100mm min. New finished floor level to be continuous with existing. Underfloor heating to Clients' requirements.

FOUNDATIONS

To be taken down 1000mm min. below ground level or until firm bearing stratum is reached, which ever is the greater. Form 600mm wide trench, filled with 1:2.4 mix concrete up to 600mm below ground level. Any drain passing below proposals to be encased in 150mm concrete and to have lintol over. Cavity to be filled with weak mix concrete up to 150mm below ground level.

VENTILATION:-

Mechanical ventilation to be provided to Kitchen at 30 litres / second, vented to outside of property with dpc tray over any ducting. Existing sub ground floor void ventilation to be maintained / extended to outside of property as necessary. Provide dpc tray over any cavity ducting.

ELECTRICS

1) All electrical work required to meet Part P (Electrical Safety), must be designed installed, inspected and tested by a person competent to do so. Prior to completion, client must be satisfied that either: a) An electrical installation certificate issued under the competent person self certification scheme has been issued b) Appropriate tests, and forms as in BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person.

DRAINAGE:-

Gutter profile to match existing to discharge to 75mm pvc RWPs connected to 100mm Ø below ground superdrain pipes with suitable falls connected to existing drainage. Drains passing under or within 1m of building and within angle of repose of foundations, to be encased in 150mm concrete. Concrete lintols to be provided where necessary. Rodent plates to be fitted if required by L.A.

ALL EXISTING / PROPOSED DRAINAGE RUNS TO BE CONFIRMED & APPROVED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

GENERAL:-

- 1) All materials and workmanship to be to the satisfaction of the building inspector and to fully comply with all relevant Building Regulations, British Standards and Codes of Practice.
- 2) All structural timber to be vac pressure impregnated.
- 3) New boiler to Contractor proposals.
- 4) Areas with differing heating needs to have individual temperature control (thermostats / radiator valves etc).
- 5) Energy efficient lighting to be in accordance with Part L1 of current Building Regulations
- 6) Any existing air bricks to external air to be maintained.
- 7) All dimensions must be checked and confirmed on site prior to commencement of any works.
- 8) Steelwork to be encased to give 30mm/min. fire resistance. All steelwork sizes / connections etc, to be in accordance with Structural Engineers details

Drawing Title:

Demolition & Re-construction of Single Storey Rear Extension

Date: 09/10/22

Scale: 1:50, 1:75, (@ A2)

Drawing Number: MS-01/01

Revision: A