

PROPOSED LAYOUT

LATERAL RESTRAINT
Secure first 3 rafters to walls at ceiling, with 30 x 5 G.M.S. straps to CP111 including noggin under straps between joists at 2000mm max c/c - Secure wall with wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

DPC
Insulated damp proof course at wall junctions to be used if cavities cannot be made continuous

WINDOWS
New full height Upvc D/G window safety glazed
Fabricated angled lintel to suit above min 150mm bearing

STRUCTURE
Block up cellar access and make good ready for extension. Remove existing brickwork and stone steps

ROOM LAYOUT
Note - Furniture arrangement and placement is only an indicative layout to give an idea of space, size and scale

DRAINAGE
Exact drainage run exposed on site during construction and connections to be confirmed onsite by Building Control Officer. Any drainage under extension to be lintel over and bedded on P gravel

HEATING
New heating provided to the extension and rear rooms. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in line & in accordance with the Local Water Authorities by laws, the Gas Safety requirements and IEE regulations. Source to be either Wall hung radiators or well under floor heating - client choice of design

EXTRACTOR FANS
Kitchen extract fan to provide min 30 l/s if adjacent to hob or 60 l/s elsewhere. WC fan to provide min 15 l/s

STAIRS TRIMMERS
Minimum 170 x 75mm trimmers to stairs opening, C24 timbers in line fixed together on joist hangers. Trimmers are to be joined using proprietary joist hanger to suit joist width and loading, bolt trimmer using 51mm diameter double sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres

ELECTRICS
The amount and type of new light fittings, sockets, switches etc including color and style is to be agreed between the client and contractor before any work commences

FLOOR LEVEL
New proposed extension floor to be level with existing house floor

KITCHEN
Design, layout, style, colour and the full specification to be agreed with the client before first fix electrics and plumbing works carried out as well as ordering

DOORS
Powder coated Aluminium full height safety glazed Bi - folding doors. 3 Panels approx 750mm.
Supporting IG L174D lintel Approx size - 263 x 203 x 2700L above installed to full width - to be checked and confirmed by Structural Engineers design

STRUCTURE
Minimum 665mm brickwork structural returns on corners
Proposed extension floor area 9.2sqm

ROOF CONSTRUCTION
Traditional MONO pitch roof design at max 400mm centres with vaulted ceiling, Celotex insulation between and below the rafters. Main side 47 x 150mm C24 rafters doubled up with horizontal trimmers to top and bottom of Velux roof windows

BRICKWORK
Cavity wall brickwork to match existing - to be tied into main house using crocodile profile vertical ties. Vertical DPC required.

ROOF WINDOWS
Velux roof INTEGRA in ground floor vaulted ceiling 780 x 1180mm
Exact size to be confirmed with client

STRUCTURE
Existing external wall removed and new supporting beams installed.
Note: Exact design and specification by Structural engineer before any steel ordered and started on site.

WINDOWS
Existing window removed and partially blocked up and new 450mm height Upvc D/G window safety glazed to existing opening width

STRUCTURE
Cellar access reinstated to original location with new concrete steps and side wall

STAIRS
To be constructed on site Exact dimensions and location to be agreed and site and confirmed with client before construction

STEEL BEAMS
All beam to be designed, specified and calculated by Structural Engineer before ordering or installing

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window energy rating to be Band C or better and to achieve a U-value of 1.6W/m²K. Exact design and colour to be agreed with client

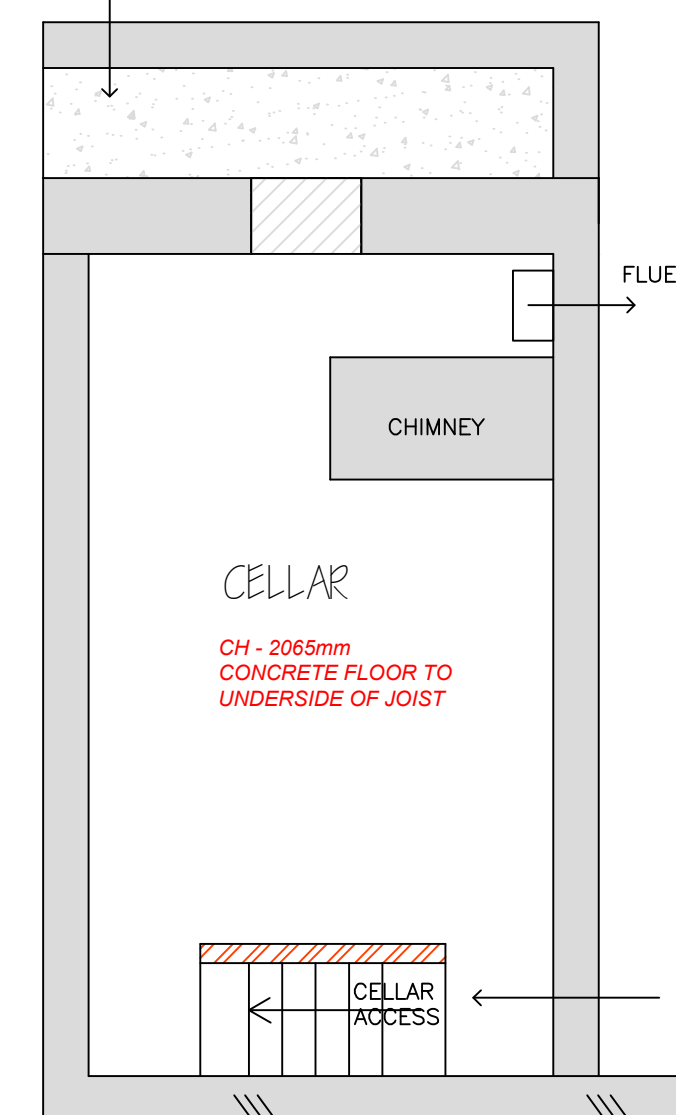
PLANNING
Proposed rear extension projects maximum of 2.0m from rear elevation of the original house
Cave height - 2640mm
Ridge height - 3545mm
Footprint - 5.2m²

RAFTERS
47 x 150mm C24 timbers

POLE PLATE
47 x 150mm C24 timber

STRUCTURE
Block up cellar access and make good ready for extension. Remove existing brickwork and stone steps

REAR ELEVATION



PROPOSED CELLAR FLOOR LAYOUT
scale - 1:50



EXISTING REAR ELEVATION
scale - 1:100



PROPOSED REAR ELEVATION
scale - 1:100

LEAD WORK
Cavity tray code 4 lead flashing at roof abutment

ROOF
Roof tiles to match existing and to suit pitch with MK06 Velux roof windows in vaulted ceiling

GUTTERING
Rainwater goods and fascias to match existing

WINDOWS
Upvc D/G windows to match existing

ELEVATIONS
Brickwork to match existing

DOORS
Bi-fold full height glazed doors

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