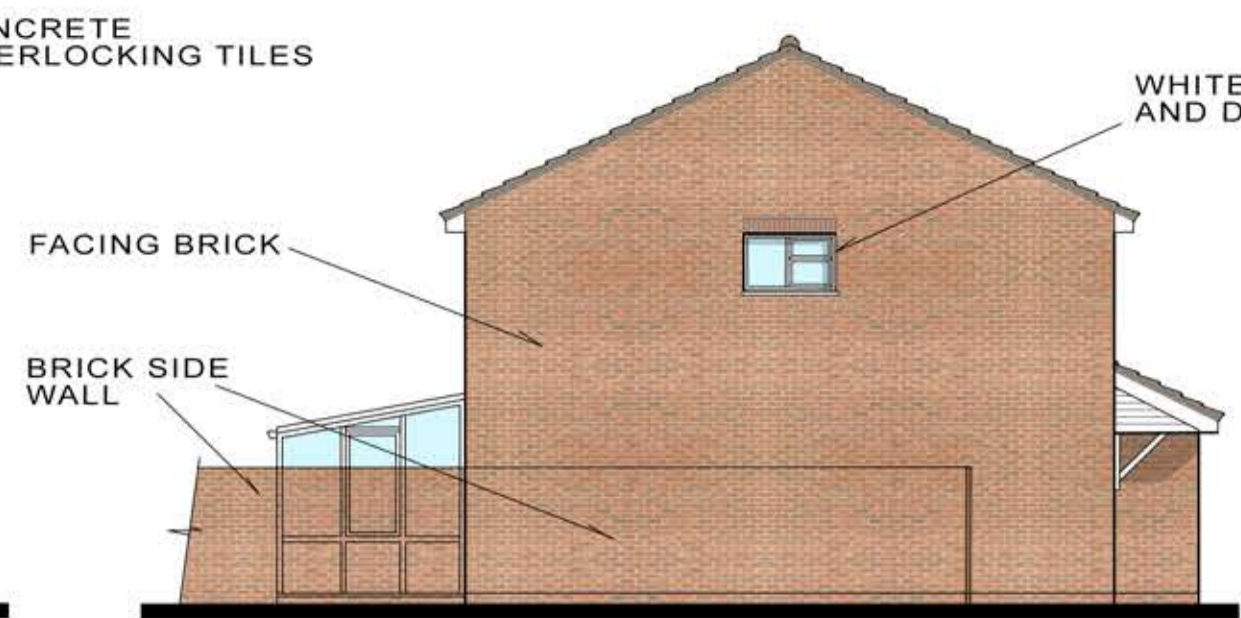




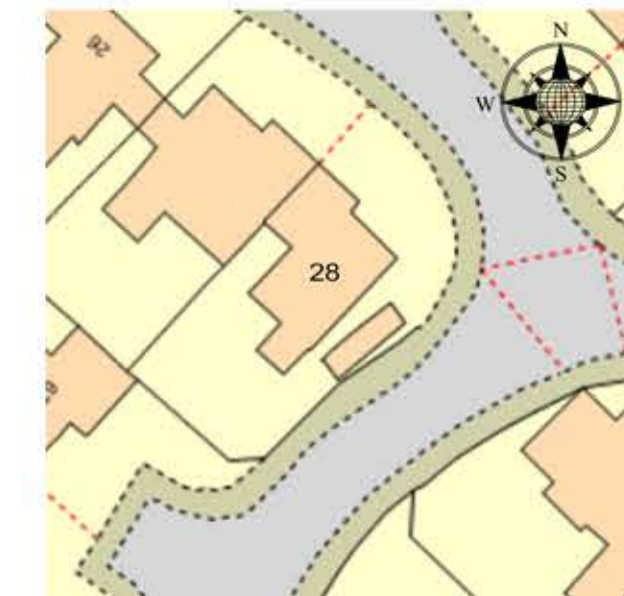
EXISTING FRONT ELEVATION
NORTHEAST 1:100



EXISTING SIDE ELEVATION
SOUTHEAST 1:100



EXISTING REAR ELEVATION
SOUTHWEST 1:100



EXISTING BLOCK
PLAN 1:500



PROPOSED BLOCK
PLAN 1:500



SITE PLAN 1:1250



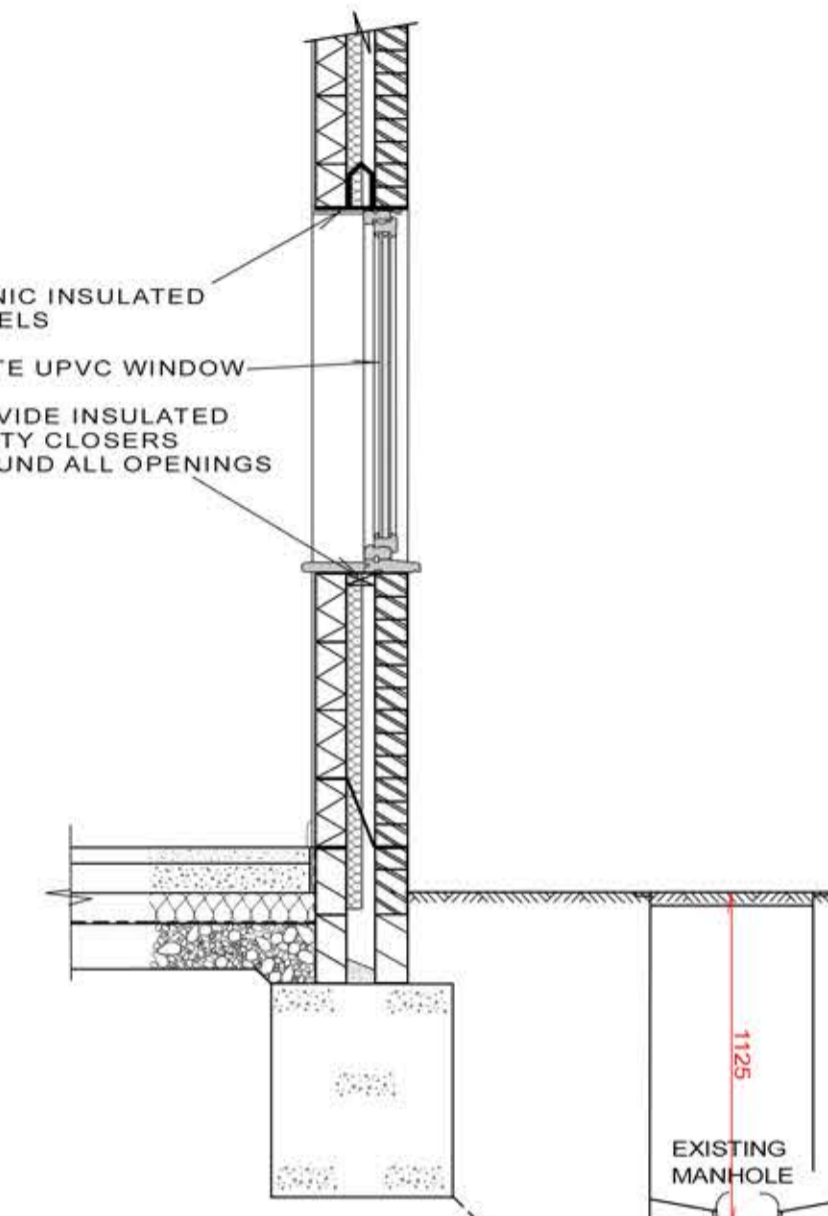
PROPOSED FRONT ELEVATION
NORTHEAST 1:100



PROPOSED SIDE ELEVATION
SOUTHEAST 1:100



PROPOSED REAR ELEVATION
SOUTHWEST 1:100



SECTION B-B

ROOF CONSTRUCTION
TRADITIONAL ROOF CONSTRUCTION BUILT ON SITE. CONCRETE INTERLOCKING TILES TO MATCH EXISTING HOUSE ON 25x38mm TREATED SW BATTENS ON KINGSPAN NILEVENT MEMBRANE ON 175MM X 50MM SW RAFTERS AT 400MM C/C SUPPORTED AT EAVES BY 100MM X 75 MM WALL PLATE AND BY TIMBER BEARER AT RIDGE. TO BE STRAPPED DOWN 100MM TO BLOCKWORK WITH 50x50MM GALVANISED STRIPS. ALLOW FOR LATERAL RESTRAINT AT RAFTER LEVEL AT 200MM CENTRES WITH NOGGINGS AND BLOCKS SECURED TO 30 NO. RAFTERS TO GABLE WALLS. 100 X 25MM TIMBER DIAGONAL BRACING TO BE USED. INSULATION IN VAULTED CEILING TO BE 125MM KINGSPAN INSULATION BETWEEN THE RAFTERS AND CEILING JOISTS WITH 50MM CROSS BATTENS AND A FURTHER 50MM KINGSPAN INSULATION BETWEEN BATTENS. UNDERDRAWN WITH 12.5MM PLASTERBOARD AND 50MM ALL ROOF VENTILATION TO COMPLY WITH BUILDING REGULATIONS DOCUMENT F2

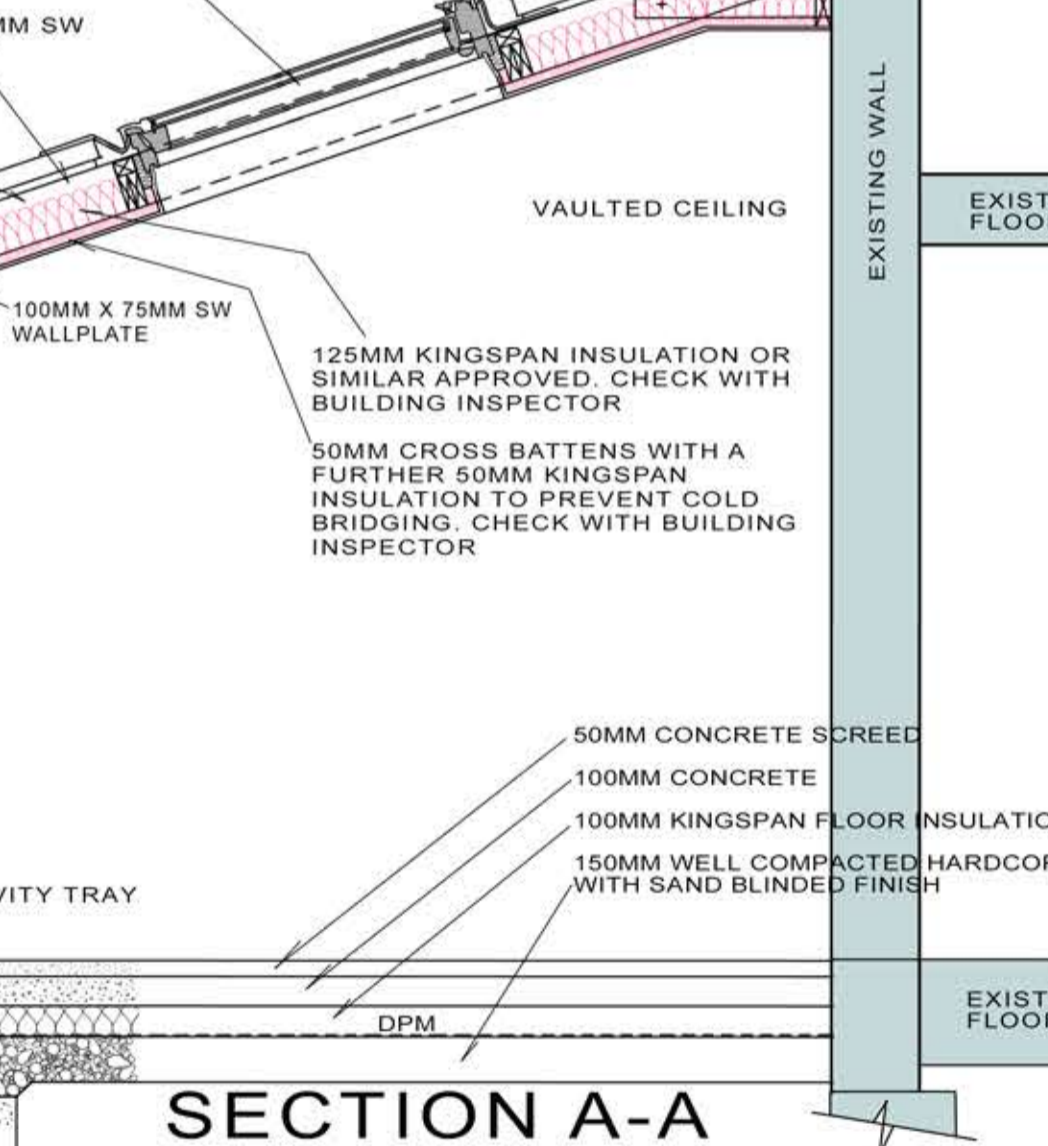
VENTILATION
WINDOW VENTILATION OPENINGS MIN. 1/20TH FLOOR AREA OF HABITABLE ROOMS. ALL WINDOWS TO HAVE TRICKLE VENTS. PROVIDE MECHANICAL VENTILATION TO KITCHEN 60LS, UTILITY 30US AND SHED MINIMUM 15LS.

ELECTRICS
ALL SWITCHES AND SOCKETS TO BE LOCATED SO THEY ARE EASILY REACHABLE. BETWEEN 450MM AND 1200MM FROM FLOOR LEVEL. ALL WIRING AND ELECTRICAL WORKS WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF BS 7671. SEE 18TH EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART P (COMPETENT PERSON MEANS MEMBER OF THE O.D.P.M. COMPETENT PERSONS SCHEME). THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A 'SELF CERTIFICATION CERTIFICATE' WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION. THE CLIENT MUST RECEIVE BOTH A COPY OF THE 'SELF CERTIFICATION CERTIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION CERTIFICATE. ENSURE 75 PERCENT OF ALL NEW LIGHT FITTINGS ARE EFFICIENT FITTINGS.

PLUMBING
HEATING TO NEW ROOMS FROM HOT WATER RADIATOR LINKED INTO EXISTING COMBI BOILER. ALL NEW RADIATORS TO BE FITTED WITH TRVs. ALL WORK TO BE INSTALLED AND COMMISSIONED BY A QUALIFIED TRADESMAN IN ACCORDANCE WITH THE DOMESTIC HEATING GUIDE 2010.

WINDOWS
WHITE UPVC DOUBLE GLAZED BI-FOLD DOORS WITH DOUBLE GLAZED UNITS MIN 24MM COMPRISING 4MM Pilkington K GLASS. ALL GLASS WINDOWS UP TO A HEIGHT OF 1500MM ABOVE FLOOR LEVEL AND OR WITHIN 300MM FROM A DOOR AND ALL DOORS UP TO A HEIGHT OF 1500MM ABOVE FLOOR LEVEL TO BE TOUGHENED OR LAMINATED TO BS 6206. WINDOWS TO HAVE MAX U VALUE OF 1.6 W/M2K. WINDOWS TO PROVIDE DAYLIGHT EQUIVALENT TO 1/10TH FLOOR AREA AND OPENABLE VENTILATION 1/20TH FLOOR AREA. ALL HABITABLE ROOMS TO HAVE FIRE ESCAPE WINDOWS WITH MINIMUM 500MM WIDE AND 450MM HIGH OPENING AND MIN AREA OF 0.75 M2.

NEW BUILDING REGS
Below are tables of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022. This is based on a 'standard' cavity construction wall detail with a brick outer leaf and a block inner leaf. In most instances the cavity will now be greater than 100mm unless a suitable PIR cavity insulation board is used. Please see key for ease - this includes some but not all products that can be used. Specialist advice from architects, energy assessors and manufacturers may be required.



SECTION A-A

Cavity width	Detail
100mm	Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mk. 100 blockwork inner leaf with a thermal conductivity of 0.15 W/mk. 12.5mm plasterboard finish.
100mm	Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.032 W/mk. 100 mm blockwork with a thermal conductivity of 0.15 W/mk and a 52.2 insulated PIR plasterboard finish (40mm PIR + 12.5mm plasterboard).

0.15W/mk blocks or better	Cavity insulation 0.02 W/mk	Cavity insulation 0.032 W/mk	Cavity insulation 0.037 W/mk
Celcon Solar, Celcon Standard, Durox Supablock, Durox Supablock 400, Thermacore shield, Thermacore Turbo, Topitex supra bloc, Topitex standard	All will be PIR partial / full fill cavity wall systems and workmanship will need to be inspectable.	Recticel Euro wall Celotex CW4000, Dritherm 32 Cavity Batts	Rockwool Cavity Batts, Other Dritherm products

EXTERNAL WALLS
FACING BRICK TO MATCH EXISTING HOUSE. 100MM CAVITY WITH 100MM FULL FILL INSULATION SEE CHART (ALSO CHECK WITH BUILDING INSPECTOR) 100MM THERMALITE (OR SIMILAR) INSULATING BLOCKWORK. DRY LINED WITH 12.5MM PLASTERBOARD & 50MM CONT. INSULATION IN CAVITIES TAKEN DOWN TO FINISH IN LINE WITH THE UNDERSIDE OF THE FLOOR INSULATION. WALL TIES AT 750MM CENTRES HORIZONTAL AND 450MM CENTRES VERTICALLY AROUND UNCOATED JAMBS WALL TIES TO BE 450MM HORIZONTALLY AND 225MM VERTICALLY. 150MM VERTICAL AROUND DOOR AND WINDOW OPENINGS AND INSULATED CAVITY CLOSERS AROUND OPENINGS TO ELIMINATE COLD BRIDGING. WALLS TO BE SEALED AT EAVES LEVEL WITH INSULATED CAVITY CLOSERS.


GROUND FLOOR
50MM SAND AND CEMENT SCREED ON 100MM CONCRETE BASE. LAYER OF BUILDING PAPER ON KINGSPAN TYPED 100MM THERMAL INSULATION ON 120 GAUGE POLY D.P.M. SHEETING ON 150MM WELL COMPACTED AND CONSOLIDATED HARDCORE FILL (ALL ON FOR COMPACTED SAND ON HARDCORE TO AVOID TEARS IN D.P.M. PROVIDE 25MM UP STAND OF INSULATION AROUND PERIMETER OF FLOORS.

DRAINAGE
WHERE ANY DRAINS PASS UNDER FLOOR SLABS ENCASE IN MIN. 150MM PEA GRAVEL AND LINETS INSTALLED WHERE THEY PASS THROUGH WALLS WITH COMPRESSIBLE MATERIAL AROUND HOLE. STORMDRAINS: 63MM DOWNPIPES TO GULLIES WITH COPPER WIRE BALLONS AT GUTTER JUNCTIONS. GUTTERS: 100MM TRUE HALF ROUND LAID TO FALL. FROM GULLIES: 100MM SUPERSLOVE DRAINS TO DRAIN AWAY INTO SOAKAWAY IN REAR GARDEN DEPENDING ON GROUND CONDITIONS OR INTO EXISTING DRAINAGE RUN SOAKAWAY TO BRITISH STANDARDS.

SUBSTRUCTURE WALLS
INNER SKIN TO BE 100MM 7mm/2 CONCRETE BLOCK BELOW D.P.C. LEVEL. USE SAME TO EXTERNAL SKIN BELOW GROUND LEVEL AND FACING BRICK ABOVE GROUND LEVEL UP TO D.P.C. BUILD IN FULL WIDTH D.P.C. AT MINIMUM 150MM ABOVE GROUND LEVEL. LINK TO D.P.M. BUILD IN CAVITY TRAY IMMEDIATELY OVER D.P.C. TO FULL PERIMETER OF BUILDING. BUILD LINETS WHERE SERVICES/DRAINS PASS THROUGH EXTERNAL WALLS. ENSURE MINIMUM 150MM CLEARANCE AROUND DRAINS WILL FLEXIBLE MARKET FILLING TO VOID SPACE. WEAK MIX CONCRETE CAVITY FILL TO BASE OF WALL UP TO 225MM.

FOOTINGS
CONCRETE STRIP FOUNDATIONS TO MIN. 1000MM BELOW GROUND LEVEL TO LOCAL AUTHORITY APPROVAL. FOOTINGS TO BE CLEAR OF ROOTS AND DEBRIS PRIOR TO POURING CONCRETE. MASS FILL TO 3 COURSES BELOW LOWEST D.P.C. LEVEL.

NOTE
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH CURRENT BUILDING LEGISLATION - BRITISH STANDARDS SPECIFICATIONS, BUILDING REGULATIONS ETC. WHETHER OR NOT SPECIALLY STATED ON THIS DRAWING. THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL, TECHNICAL OR OTHER SPECIALIST DOCUMENTATION. THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. THE CONTRACTOR WILL INVESTIGATE THE BUILDING AREA AND A SUITABLE METHOD OF FOUNDATION FOR THE WHOLE BUILD SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY SUSPECT GROUND CONDITIONS SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.



Client
DAVE TAYLOR-POCKETT

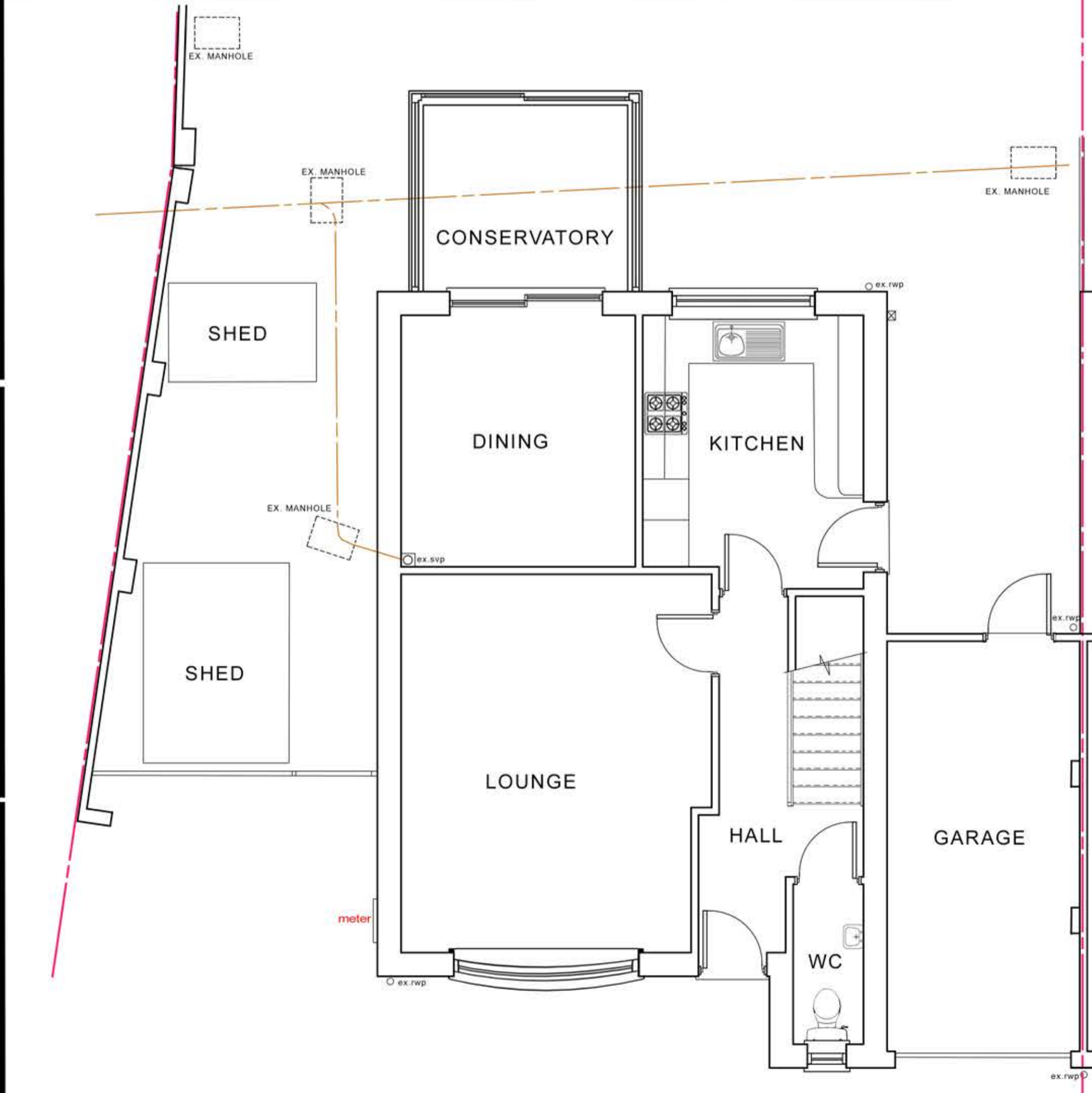
Job Title
SINGLE STOREY SIDE EXTENSION TO NO.28 HAWK CLOSE, ABBEYDALE, GLOS

Dwg Title
EXISTING AND PROPOSED PLANS AND ELEVATIONS, SITE AND BLOCK PLAN, SECTION AND DETAILS

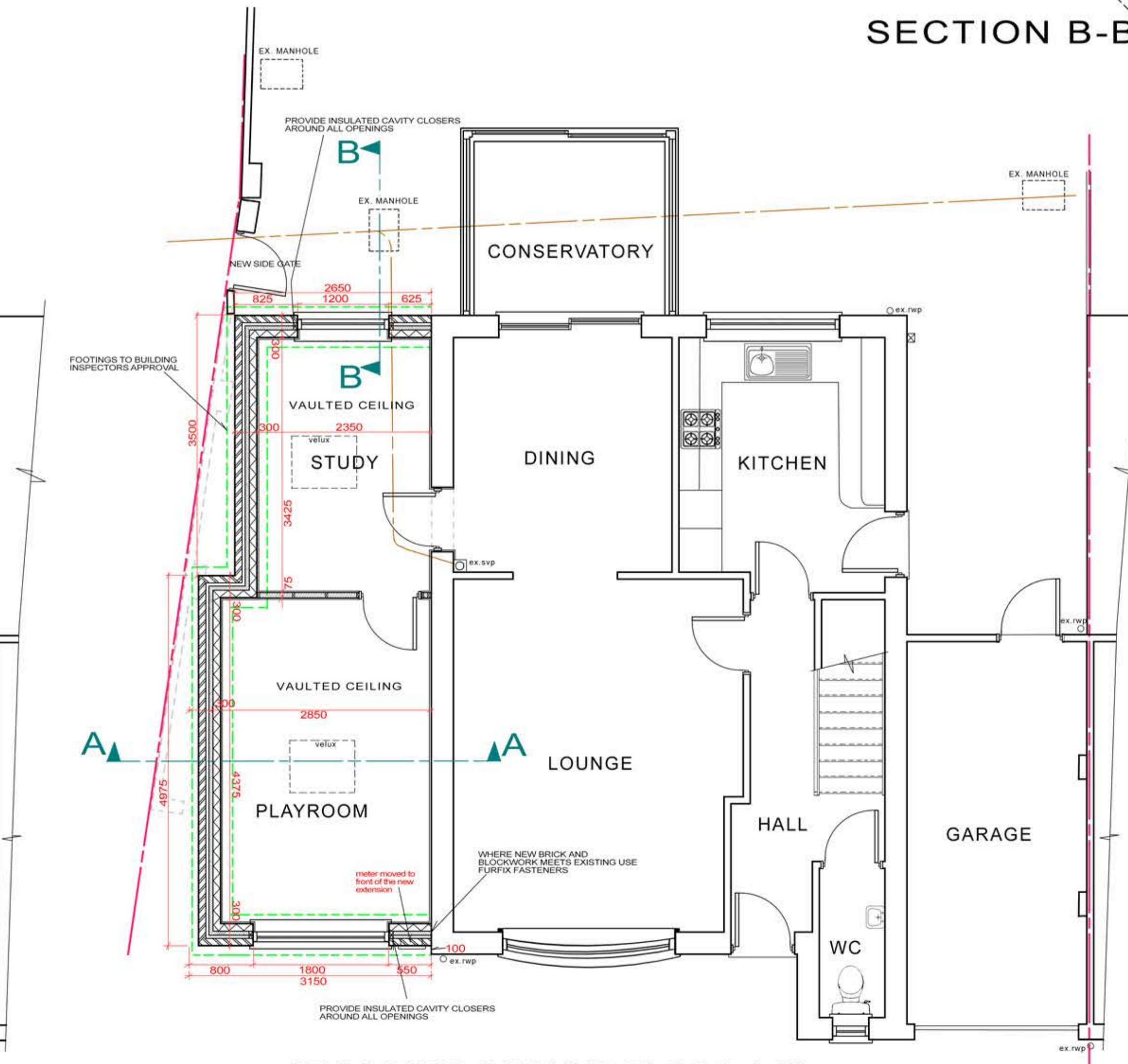
Scale
1:50 1:100 1:1250 1:200 1:25

Date
Date:

Dwg No.
CF001



EXISTING GROUND FLOOR 1:50



PROPOSED GROUND FLOOR 1:50