

NOTES
WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE, AND ARE TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK.
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IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.

Scale bar (m)

0

0.5

1

1.5

2

2.5

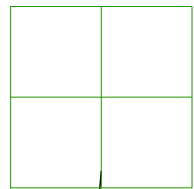
3

3.5

4

4.5

5



From trial pit and borehole investigation on site the ground conditions have been determined and seasonal ground water levels established
Free draining gravel sub soils have been determined at 1.5m below existing ground levels

Area of part existing roof and proposed extension / car port / garage to be drained to new soakaway located as drainage engineers recommendation at TP1
Total roof area to be drained = 129m²
Soakaway volume required = 129x(250/1000) = 2.15m³
Soakaway dimensions proposed = 1.2 x 1.2 x 1.5m deep = 2.16m³
Base of soakaway to be grounded over gravel sub soils at 1.5m deep - TBC on site

Soakaway to be located a minimum 5m from any building

1000 litre rainwater harvesting tank inline between last SWD IC and soakaway
1000mm diameter x 1500mm deep
150mm concrete base and encased in minimum 150mm concrete
Tank to serve as reservoir for garden pond

100mm diameter SWD at 1 in 60 falls to soakaway

225mm diameter SWD inspection chamber

100mm diameter SWD at 1 in 60 falls

450mm diameter SWD inspection chamber for proposed SW from extension and future carport and detached garage

RWP # sealed gully

Double glazed bifold windows 0.16W/m²K u value

RWP # sealed gully

External wall construction above DPC
ex 32mm feather edge timber cladding over 32mm tanalised softwood vertical battens # breathable membrane
10mm calcium silicate board # 9mm OSB sheathing board
47x140 c16 stud framing at 400mm vertical centres - 100mm insulation between studs
57.5mm insulated plasterboard and 3mm skim internally

External wall construction below DPC
105mm brickwork external leaf plinth wall construction
DPC wrapped over and behind brickwork and under floor insulation
Floor slab extended over 215mm concrete blockwork

* Existing kitchen sink waste shares BiG with adjacent property
Allow for sealed floor gully and 100 dia FWD connection to existing vented FWD in adjacent garden (neighbour in agreement)
Sealed gully to be located within the existing floor slab below the kitchen sink base unit

AA

3100

6025

1370

2no. double glazed velux style rooflights over Joists doubled up either side

Existing double glazed window retained

Existing double glazed door retained

proposed roof laid over existing rafters on 32mm sw treated lay boards
Valleys formed in 18mm exterior grade plywood with isolating membrane and code 5 lead valley linings

Existing kitchen extract ducted vertically through roof

Timber frame modified with double timber lintel over

New opening into existing utility room SW lining and internal 762 door

New insulated floor slab to utility room as proposed extension

BEDROOM

SHOWER

EN SUITE

BEDROOM

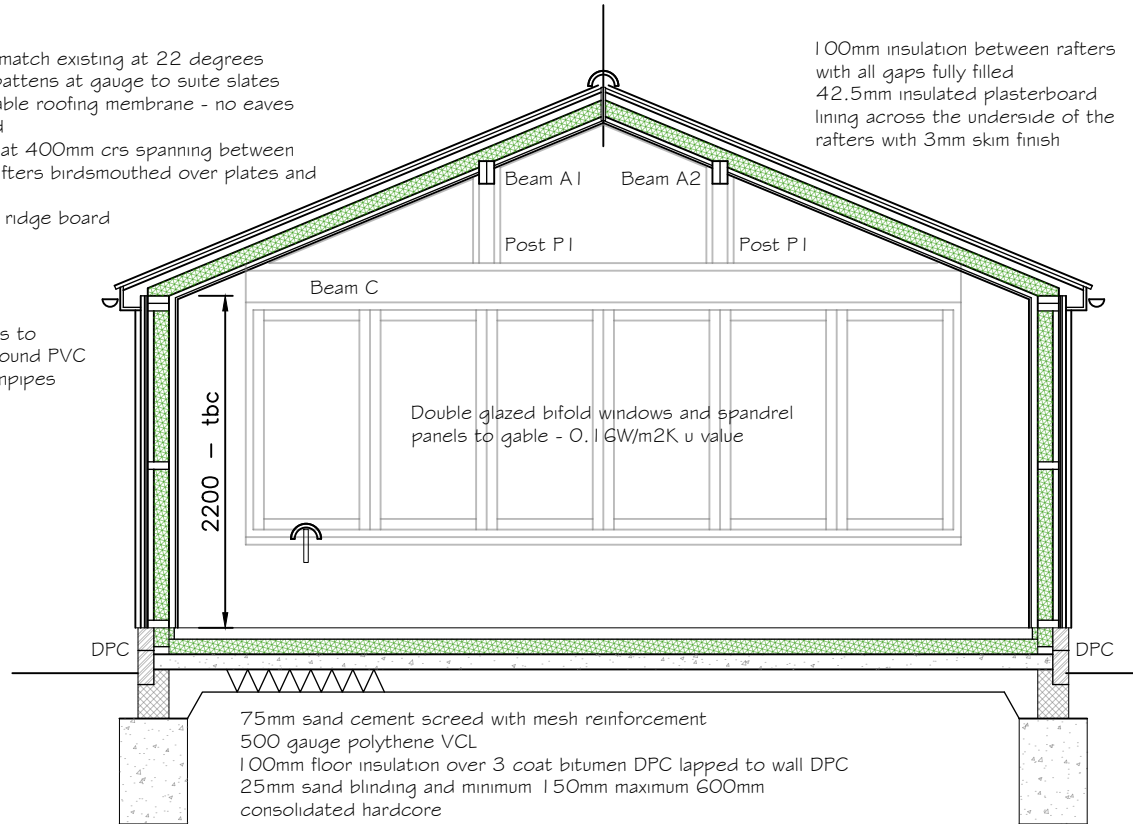
HALL

GROUND FLOOR PLAN - 1:50

Reconstituted slates to match existing at 22 degrees
25x32mm sw tanalised battens at gauge to suite slates
Tyvek Supro fully breathable roofing membrane - no eaves or ridge venting required
Ex 47x150 C16 rafters at 400mm crs spanning between wall plate and purlins - rafters birdsmouthed over plates and purlins and spiked
Ex 32 x 225 sw treated ridge board

Closed fascias and soffits to match existing with half round PVC gutters and circular downpipes

100mm insulation between rafters with all gaps fully filled
42.5mm insulated plasterboard lining across the underside of the rafters with 3mm skim finish



Proposed and existing floor levels to match

CROSS SECTION AA - 1:50

BUILDING REGULATIONS / CONSTRUCTION NOTES

FOUNDATIONS

Dig trial hole to determine suitability of existing foundations where additional loads are implied as required to justify structural engineers detailed designs.

All foundations to be constructed in strict accordance with the structural engineers detailed designs including trench fill, strip and underpinning where noted.

Foundations to be min. 1.0m deep following site investigations.

Final depth of foundation to suit site conditions and to be agreed with the LABC.

Dense concrete blockwork below ground level.

Provide pre-stressed concrete lintels over services and ducts passing through footings - TBC on site.

Lintels to have min. 3No. courses of brickwork over.

GROUND FLOOR

Clear oversite of all vegetation and allow to treat exposed sub soils with biodegradable weed killer.

Lay minimum 150mm / maximum 600mm consolidated hardcore with 25mm sand blinding.

100mm C30 concrete slab with 3 coat bitumen DPM lapped up external walls and lapped with existing / proposed DPC's.

100mm Kingspan K103 Floorboard insulation.

500 gauge vapour control layer - lapped with wall DPC.

75mm sand / cement screed with galvanised mesh reinforcement.

New and existing floors to level through.

Existing air bricks to be ducted to maintain ventilation as required.

PLINTH WALL CONSTRUCTION

105mm face brickwork plinth with 100mm sw treated studwork backing supported off concrete floor slab.

DPC lapped under timber frame and behind brick plinth.

TIMBER FRAME WALL CONSTRUCTION

Ex 32mm feather edge timber cladding.

32mm treated softwood vertical battens at 400mm crs with breathable waterproof membrane (Kingspan Nilvent or equal) over 10mm calcium silicate board (FR) and 9mm OSB sheathing board.

47x140mm c16 studwork frame at 400mm crs vertically and solid noggings to mid height. Double studs to vertical reveals to openings.

100mm Kingspan K12 Framing board insulation between studs with 40mm air gap to the external side of the studs.

57.5mm Kingspan K118 insulated plasterboard and 3mm skim finish internally.
NOTE: Additional 12.5mm plasterboard internal lining to party wall side elevation only to provide 30 minute FR.

PITCHED ROOF

Reconstituted slates over ex 25x32 sw tanalised battens - gauge to suite slates and 22 degree pitch.

Tyvek Supro full breathable roofing membrane - no eaves or ridge venting required.

47x150mm c16 rafters at 400mm crs. Rafters doubled up to trim around rooflights.

100mm Kingspan K7 pitched roof board insulation between rafters.

37.5mm Kingspan K118 insulated plasterboard and 3mm skim finish.

ROOF CONSTRUCTION

Contractor to ensure new structure is formed and existing structure is properly supported (& temporarily braced or tied, where necessary) prior to adapting existing structure.

SW treated layboards to valleys laid over existing rafters.

18mm exterior grade plywood gutter linings with isolating membrane and code 5 lead valley sheets formed in strict accordance with LDA details.

RESTRAINT STRAPS AND STEELWORK

Catnic galvanised steel straps at roof level.

Anchor straps 30 x 2.5mm mild steel at 2.0m ctrs.

Restraint straps 30 x 5.0mm mild steel at 1.2m ctrs.

VENTILATION.

All rooms to be provided with min 8000mm² controllable trickle vents.

Min 1:20 openable window to floor area ratio.

Existing cooker hood extract fan over hob ducted vertically through roof.

All fans to be ducted to external air and operated intermittently.

GLAZING.

PVCu windows, doors and sliding / bifold windows to be double glazed and weather stripped.

Maximum U-Value of 1.6 W/m²K

Toughened safety glass to BS 6206 to critical areas.

INTERNAL LIGHTING

New lighting fittings to be low energy domestic lighting.

Lamps to have luminous efficiency greater than 40 lumens/circuit-watt (low energy type lamp).

EXTERNAL LIGHTING

External lighting to be fitted with PIR and photocell sensor to enable automatic extinguish control.

Sockets to allow lamps with an efficiency greater than 40 lumens/circuit watt (low energy type lamp).

SURFACE WATER DRAINAGE.

All gutters and downpipes to be PVCu.

Down pipes to discharge into sealed back inlet gullies with leaf guards and connect to proposed surface water drains.

100mm dia PVCu SWDs laid to 1:60 fall.

Drains to discharge into new soakaway. Soakaway formed from plastic soakaway crates and overlaid with plastic sheet to avoid silting up.

Soakaways to be located a minimum 5m from any part of the dwelling structure.

External wall construction above DPC
ex 32mm feather edge timber cladding over 32mm tanalised softwood vertical battens
Breathable membrane
10mm calcium silicate board # 9mm OSB sheathing board
47x140 c16 stud framing at 400mm vertical centres
100mm insulation between studs
57.5mm insulated plasterboard and 3mm skim internally.

External wall construction below DPC
105mm brickwork external leaf plinth wall construction
DPC wrapped over and behind brickwork and under floor insulation
Floor slab extended over 215mm concrete blockwork

450mm trench fill C30 concrete foundations to a minimum depth of 1000mm as bearing onto clay / silty sub soils as identified from ground investigations
Final depth to be agreed with the LABC

FIRE SAFETY.

Existing mains wired smoke detection system to be extended into the proposed garden room.

DISABLED FACILITIES

All new light switches and socket fittings below 1200mm and above 450mm.

ELECTRICAL SAFETY

All electrical work will be designed, constructed, inspected and tested in accordance with the British Standard 7671 (The IEE Wiring Regulations) and will either fall under a certificated competent persons scheme or the Local Authority Building Control Approval route. The electrical personnel must be able to certify their work under one of the competent persons bodies or the qualification/experience to enable them to sign off under the Electrical Installation Certification form.

Norton Cottage
Norton
West Sussex

PROPOSED
FLOOR PLAN & SECTION

PROPOSED
REAR
EXTENSION

Mr I Lissamore

1:50 @ A2

DRG BR001 Rev B

April 2021