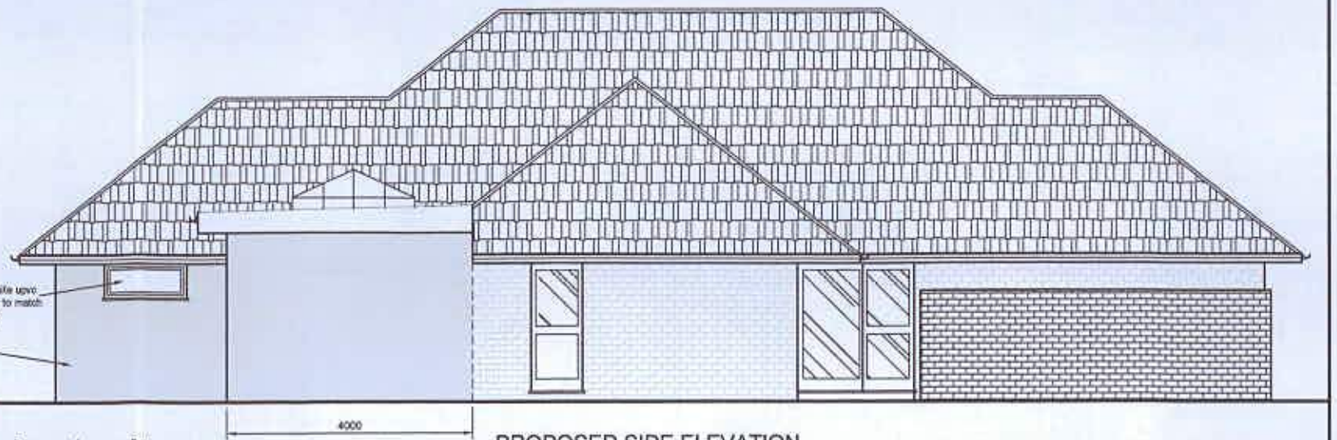


PROPOSED REAR ELEVATION
Scale 1:50



Scale 1:50 @ A1 1:100 @ A3



PROPOSED SIDE ELEVATION
Scale 1:50

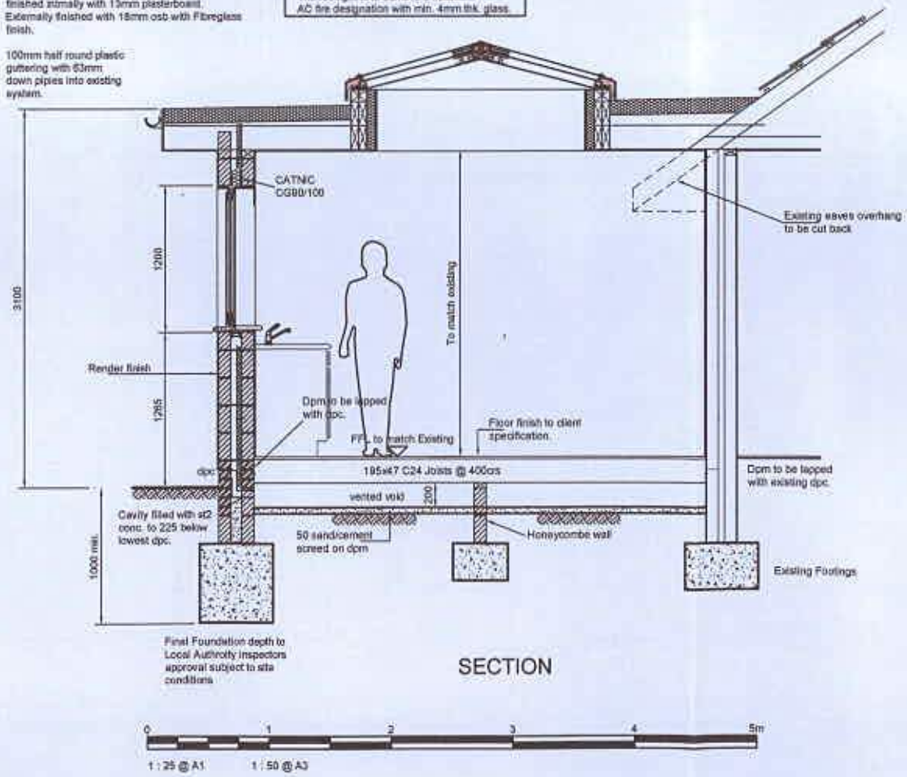
ROOF CONSTRUCTION U = 0.18

Flat Roof to be formed of 47 x 195 C24 Joist with 125mm Celotex TD4000 and finished internally with 13mm plasterboard. Externally finished with 18mm osb with Fibreglass finish.

ROOF LIGHT SUPPLIED BY OTHERS.

PVCu glazed roof light with sealed units with 26mm Argon filled gap and clear float glass to the outer pane and Top N soft coat glass to the inside. U = 1.15
The rooflight is to achieve a minimum AC fire designation with min. 4mm thk. glass.

100mm half round plastic guttering with 63mm down pipes into existing system.



SECTION

1 : 25 @ A1 1 : 50 @ A3

WALL CONSTRUCTION

100mm rendered block with 100mm overall cavity, partially filled with 50mm celotex CW4050 cavity wall insulation (u value 0.26W/mK), 100mm thermal block (min. strength 3.5n/mm², max.thermal conductivity 0.15w/mk) inner leaf and 13mm lightweight plaster finish with skim coat over to finish. wall ties to be 225mm long stainless steel double triangle type or similar approved of suitable designation to be1243 or dd140 with proprietary insulation retaining disks at max. 750mm horizontal, & 450mm vertical centres (all in accordance with insulation manufacturers recommendations) and at 225mm vertical centres within 150mm of openings.
furfix connectors to be used and all connections to existing brickwork.

Wall plates to be secured to walls by means of 30x5mm mild steel galvanised anchor straps @ 900crs Ties to be secured to rafters with timber connectors Lateral restraint straps @ 1500crs are to be provided to tie in gable walls to the roof. Holding down straps @ max 1800crs are to be provided for roof joists.

Cavity closed at eaves level with proprietary polythene sleeved mineral wool closer, friction fitted within cavity. (closer must be between masonry faces when Kingspan wall insulation).

Factory insulated galvanised steel lintels over all openings unless noted otherwise with perforated baseplate providing effective conductivity not exceeding 30W/mk. Provide lintel soffit cladding to front flange of lintel.

Double glazed windows and doors to have max. u value of 1.8w/m²k with 16mm air gap and low e glass with suitable ventilation system and sill section. window details indicated are for illustrative purposes only. see specific details as provided by approved suppliers.

Provide mastic sealant to underside of sill externally & acrylic sealant to underside of window board internally.

Rev.	Date	Reason
C		
B		
A	April. 2018	Issued for Certificate of Lawfulness
-	March. 2018	1st Draft for Client comments

copyright

Graham Page
Building Design Services
35 Windsor Drive
Rustington, West Sussex. BN16 3SW
01903 856072

Client
Ms Y. STUBS

Job Title
PROPOSED
REAR EXTENSION at
4 THE ROYSTONS
WILLOWHAYNE ESTATE
EAST PRESTON
BN16 2TR

Drawing Title
PROPOSED
ELEVATIONS & SECTION

Scale	AS SHOWN	
Date	21-03-18	Drawn by G.A.PAGE
Dwg No.	662.18 / 04	A

partner LABC

Plot Refs:

Bath

ARUN DISTRICT COUNCIL EP/55/18/CLP