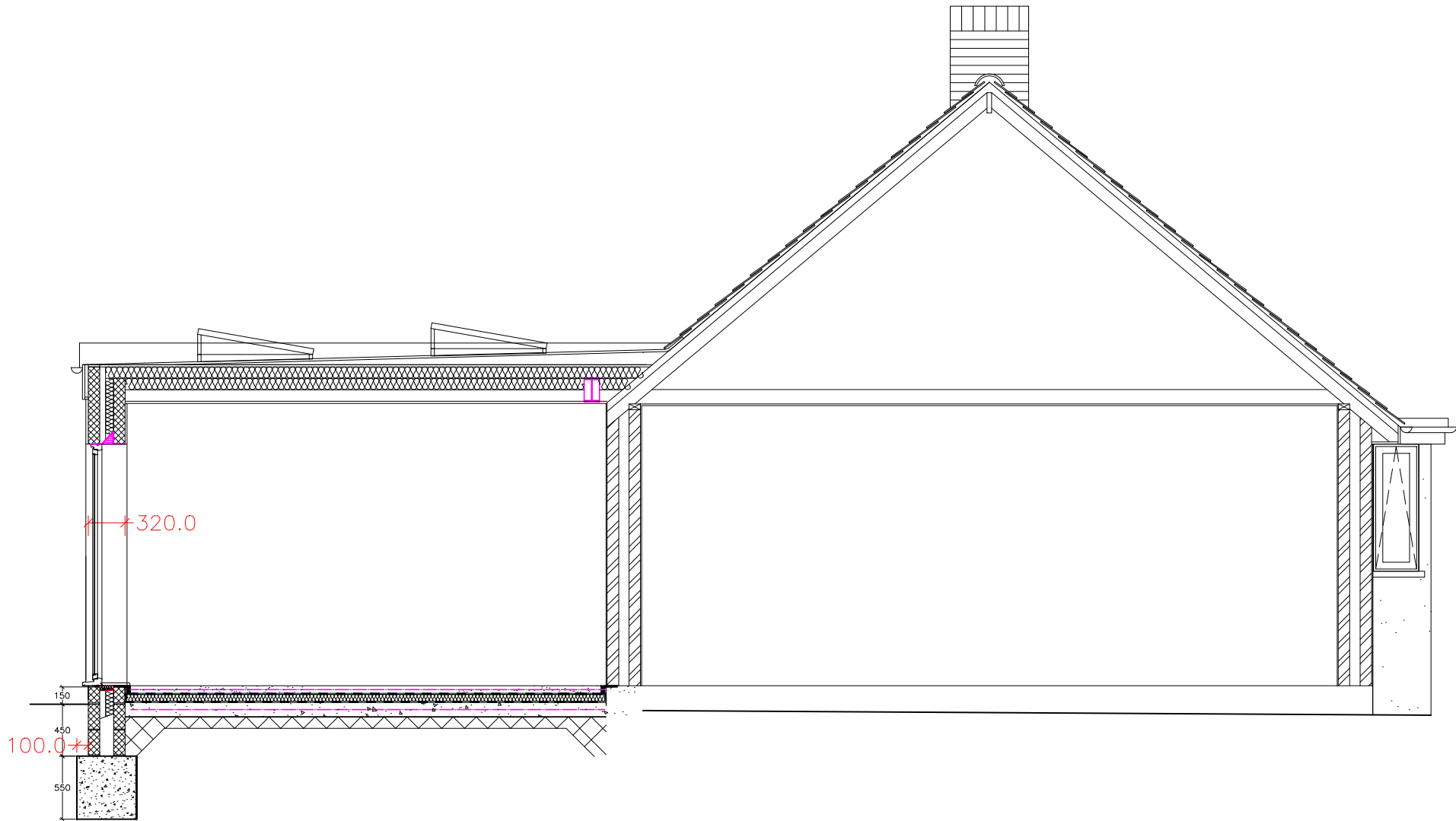
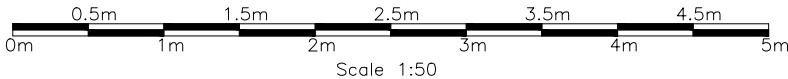




Side Elevation (North–West Facing)
(Scale 1:100)

Section B-B

(Scale 1:50)



Flat Roof Rear Extension
Dimensions. To be used. Do not scale from drawings, any discrepancies to be reported to CA.
Foundations. All foundations to be a minimum of 1.00M below ground level. Actual depth to suit sub-soil conditions and to the satisfaction of L.A. building control officer. Use sulphate resisting cement to current BS where appropriate. set in adjacent new foundation proprietary clay heave permanent shuttering (Dufaylite Clayboard or equal approved) to internal perimeter of foundations.
DPCs. To be 'Hyload' or similar approved min. 150mm above finished ground level to be lapped and bonded in accordance with manufacturers instructions. All to be to current BS. Provide vertical DPC where new external walls abut existing external walls.
Ground floor construction. Insulation thickness to meet Approved document L Bldg Regs 1st April 2006. 65mm thick sand/cement minimum screed D49 mesh reinforcement, on 500g polythene vapour barrier, on 80mm thk Kingspan Kooltherm K103 Floor Board on 3 coats liquid d.p.m. (lapped into d.p.c) on 100mm grade 2 concrete slab on min. 50mm sand blinding on 100mm clean compacted hardcore. Note: Set 30mm Kingspan to internal perimeter of structural walls at screed level as shown on section.

External wall construction.
Brick Elevation. 320mm structural wall (358mm overall) consisting of 20mm rendered finish on 100mm blockwork outerleaf, 50mm Clear cavity, 70mm Kingspan Kooltherm K108 Cavity Board, 100mm blockwork innerleaf, with skimmed plaster finish. Use stainless steel wall ties to comply with the current BS at 450mm vertical centres and 750mm horizontal centres evenly distributed at staggered centres. 225mm vertical centres at structural openings. Allow min. 50mm embedment of tying external leaf and fixed in to cementitious board. Reveals to external openings to use either proprietary insulated cavity closers or cut insulation board to avoid bridging. All cavities to be closed at wall plate level.
Lintels. Load bearing kitchen wall to be Catnic CG70/100 or similar approved lintels with minmum 150mm end bearing to each end with padstones.
New windows and doors. All habitable rooms min. openable section of 1/20th of floor area to be served. Provide trickle vents to head off of frame of 8000mm to habitable rooms and 4000mm² to en-suites and bathrooms, where windows fitted, trickle vents min 1750mm above FFL. Provide laminated safely glazing, to current BS, to all panes to windows & doors 800mm above FFL & to all panes in doors & side lights up to 1500mm above FFL & to any glazing with 300mm of a door. Glazing to be sealed unit (4:16:4) low E glass max. U-value 1.8 W/m²k for doors and 1.6W/m²K for windows all to comply with Approved Document part L. Fit insulated cavity closers to window reveals & cills.
All windows in habitable rooms to have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). the bottom of the openable area should be not more than 1100mm above the floor level.
Glazing. Any unit with glazing less than 800mm above FFL to be glazed using toughened glass to current BS. U-value 1.8 W/m²k for doors & 1.6W/m²k for windows all to comply with Approved Document part L.
Holding down straps. Provide 1.0M long 5x30mm galvanised holding down straps to wall plate & at junction of 1st floor with gable wall @ maximum 1.8M c/c. Straps plugged & screwed to blockwork.
Structural Openings DPCs. Allow for vertical DPCs to all openings, to be lapped over cill DPC.
Roofs. All roof timbers to be pressure preservative treated. Insulation thickness to meet Approved Document part L.
New flat roofs (warm). To consist of GRP Waterproofing then 18mm plywood on S.W. Firrings: 38x12-112mm, (overall fall of 1:80 on, S.W. Joists), 100mm Kingspan Therमारoor TR26, Vapour control layer 18mm plywood deck, on C24 S.W. Joists 47x195mm@ 400mm c/c. on C24 S.W. additional 100mm Kingspan Therमारoor TR27 between joists and 12.5mm plasterboard mechanically fixed to underside of joists (fit noggins to support ends of Kingspan boards - fit to manufacturers instructions). All material and workmanship to be in accordance with current BS, structural use of timber. provide fascia top ventilators at eaves to provide a 25mm continuous ventiltion.
Heating. All new radiators to have thermostatic radiator valves.
Lighting. Two energy efficient light fitting must be provided to property. Minimum 75% of new lights to be low energy. Fixed lighting that only take lamps having a luminous efficacy greater than 40 Lumens per Circuit-watts.
Electrics. All electrical work to be designed, installed, inspected and tested in accordance with current BS, BS7671 (IEE Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable eletrical self certification scheme, or alternatively by a qualified person, with a certificate of compliance produced by that person to Building Control on completion of works. (P1)
Structural. All key elements of the existing structure such as foundations and/or lintels that may now accept greater loading will if required be exposed for the Building Inspector & upgraded/replaced as necessary. (A1)
L1 - A minimum of 75% of all new internal fittings to be energy efficient type taking only low energy lamps OR if standard fittings 75% of bulbs to be low energy with integrated control gear. Plus 100% of all external fittings to be energy efficient unless on PIR sensor.
Underground drainage. All private drainage below ground to be in UPVC to current BS. All drainage to be 100mm Ø at min. 1:60 gradient surface water, 1:40 gradient foul water to be laid in accordance with the manufacturer's instructions. All pipework to be laid on min. 50mm depth of bedding material (min. 100mm where bad ground conditions occurs) in accordance with current BS trenches backfilled with upgraded backfill. Provide light duty single seal screwed down manhole covers to manholes to garden areas, medium duty covers to manholes to driveway/path areas.
All internal inspection chambers and gullies to have screw down double seal covers. Above ground drainage to have rodding access at all changes of direction. Where drain runs pass through blockwork walls appropriate lintels to be provided. New inspection chambers to be black polypropylene with 110mm all socketed connections, to current BS.
RWP's. To be connected to underground drainage via trapped hopper/gullies. All rain water pipes to be min, 68mm Ø down pipes connected to 100mm deep flow gutters. Fixings and supports to be in accordance with manufacturer's instructions. All screws to be black anodized to avoid rusting.
Soakaways. To be 5M away from any buildings or boundaries, size TBA onsite with Building Inspector subject to onsite percolation test as detailed in BRE Digest 365.

3	24/05/2022	Reduced size of extension	–
2	15/05/2022	Slab 150mm to 100mm	–
1	04/05/2022	Foundation specification	–

PROJECT	7 Milton Close, Rustington, West Sussex, BN16 2PN
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CLIENT	Mr Hammond & Ms Veaney
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TITLE	Proposed Section B–B
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DRWG No	2021-04	REVISION	3
DATE	24/05/2022	SCALE	1:50
		DRAWN	-