

Notes:-



**Existing Front Elevation**

1 : 100



**Proposed Front Elevation**

1 : 100



**Existing Side Elevation**

1 : 100



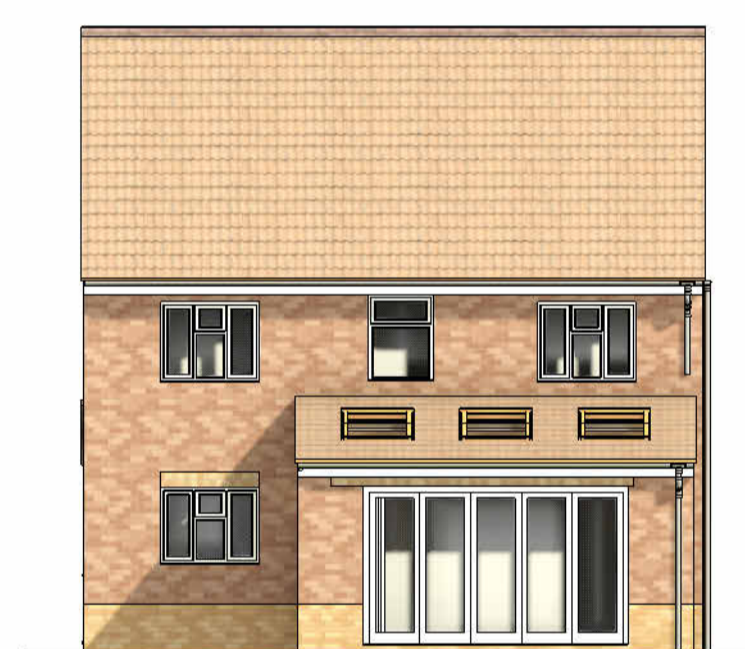
**Proposed Side Elevation**

1 : 100



**Existing Rear Elevation**

1 : 100



**Proposed Rear Elevation**

1 : 100



**Existing Side Elevation**

1 : 100



**Proposed Side Elevation**

1 : 100

**CAVITY CLOSERS**  
Provide Thermabate cavity closers or similar to all new windows and doors.

**CAVITY TRAY**  
Fit cavity tray and abutment vents equal to 5mm continuous, at junction of pitched roof and existing wall.

**CAVITY WALLS**  
Cavity walls 102mm facing brick to match existing 10mm low emissivity cavity, 90mm full fill cavity with 90mm thick Celotex Thermaclass Cavity Wall 21 90mm built in as work proceeds. 200mm Stainless ties to BS1243: 1978 should be placed at 900mm centres horizontally and 450mm vertically. At any opening at least one tie should be provided for each 300mm of height within 225mm of the opening unless the leaves are connected by a bonded jamb. 100mm Celcon Solar block inner leaf with 12.5mm British Gypsum plasterboard or similar to provide U-value 0.18W/m<sup>2</sup>K. Cavities closed at head and filled to ground level with weak mix concrete.

**DOORS EXTERNAL**  
All new doors to be minimum 840mm wide with level approach threshold to allow access for the disable.  
All new doors to be fitted with trickle vents, capable of providing a minimum of 8000 Sq. mm background ventilation in frames. All glazing to be low E glass double-glazed to achieve U value of 1.5W/m<sup>2</sup>K. and to provide minimum 5% of room areas as opening for natural ventilation. Toughened or laminated glass in all doors and windows below 800mm or windows adjacent to doors.

**DPC's**  
Damp proof course to be "Hyload" or similar set 150mm above ground level. DPC to inner leaf to be continuous with floor membrane.  
Vertical DPC's to be built into all windows and door reveals. Bond new walls to existing with mechanical wall fixings (Furix or similar). DPC to be minimum 150mm from ground level and tied into existing DPC to create effective moisture barrier.

**DRAINAGE**  
Ø110mm PVCu drains laid in 150mm pea gravel bed & surround to min 1:40 fall to existing drain. 100mm concrete cover to drains within 600mm of surface and under driveways. All walls to be lintelled over drains. PVCu inspection chambers and rodding points indicated on 100mm concrete base and 150mm surround.

**ELECTRICAL SAFETY**  
Electrical installations to be undertaken by a competent person and issued with an appropriate Electrical Installation Certificate to BS7671

**ENERGY EFFICIENT LIGHTING**  
A minimum of one energy efficient light fitting per four fixed light points, or one energy efficient light per 25m<sup>2</sup> of floor area of luminous efficiency greater than 45 Lumens per circuit watt to be fitted to each new room.

**ESCAPE WINDOWS**  
Provide at least one escape window to each new habitable room with clear unobstructed openable area of 0.33M<sup>2</sup> with minimum dimension of 450mm, sill height to be between 800mm and 1100mm above floor level.

**FIRE PROTECTION**  
All new construction, staircase, stud wall etc. to afford a minimum 1/2 hour fire protection. All downlighters in ceiling voids are to be either boxed in 12.5mm plasterboard or fitted with an intumescent cover to maintain half hour fire resistance.

**FIRE PROTECTION AROUND STEEL BEAMS**  
Surround steel beam with 9.5mm Gyproc wallboard with 1.2mm wire binding at 100mm pitch with an outer layer of 9.5mm Gyproc wallboard bonded to the first layer with Gyproc bonding compound or Gyproc multi-purpose adhesive. All plasterboard joints staggered.

**FLASHINGS**  
Code 4 lead flashings at all intersections and abutments, where appropriate.

**FOUNDATIONS**  
Foundations are to be mass filled concrete ST3 mix with a width of 600mm under external walls and 450mm width below supporting internal walls, to a minimum depth of 1 Metre below ground level and/or to the agreement of subsoil conditions with local authority officer.

**GROUND FLOOR**  
Ground Floor to be 65mm cement/sand screed on 500 Gauge polythene over 100mm Celotex GA4000 insulation on 1200 gauge damp proof membrane contiguous with the dpc's over 100mm oversite concrete mix, 50mm sand blinding rolled into minimum 150mm hard-core base, to achieve U value of 0.18 W/m<sup>2</sup>K

**KITCHEN VENTILATION**  
Provide mechanical ventilation of 60 Lt/sec or incorporate new cooker hood capable of extracting 30 Lt/sec.

**PITCHED ROOF**  
Pitched roof of Marley Mendip 12.5 tiling colour to match existing on 38mm x 25mm softwood lanalised battens fitted with galvanised nails over untearable sarking felt, on 150mm x 50mm C24 rafters @ 400mm centres set a pitch of 12.5°. All roof members fixed down to 100mm x 50mm wall plates with approved fixings, with 30mm x 5mm galvanised steel lateral stability straps at plate level, maximum 2M centres nailed across 3 rafters and fixed to dormer cheek. Solid timber noggins below straps.

**RAINWATER GOODS**  
Black/White PVCu rainwater goods as indicated. Ø100mm gutters with Ø65mm downpipes. Downpipes connected, via gullies with cleaning access, to Ø110mm PVCu drains laid Ø to fall to 1 cubic metre capacity minimum hardcore soakaway, 5 Metres from any building.

**RIDGE VENTILATION**  
Ridge ventilation equal to 5mm continuous.

**S.V.P.**  
Provide new S.V.P. to link into existing drainage system to finish not less than 900mm above any adjacent window.

**SCEILING INSULATION**  
85mm Celotex FR4000 insulation between rafters with 50mm air gap, underlaid with 25mm Thinsulux multi-foil insulation to underside of rafters. Counter-batten 25mm x 50mm to create fixing point for 12.5mm foil backed plasterboard to achieve U value of 0.18W/m<sup>2</sup>K.

**SMOKE DETECTORS**  
Inter-linked smoke detectors to be fitted to circulation routes at each level permanently wired to separate fused circuit at the distribution board. Installation to comply with BS 5839-6:2004. Position indicated by SD.

**SOFFIT VENTILATION**  
New soffit ventilation equal to 25mm continuous (both Sides).

**SPACE & WATER HEATING**  
System to be checked for adequacy and new system to be specified and installed by a competent heating engineer if required. Thermostatic valves to be fitted to any new radiators. Boiler flue to be positioned 300mm minimum from any opening and internal or external corner of structure.

**STRUCTURAL INTEGRITY**  
The contractor should ensure that any existing lintels over door openings etc., which have concentrated loads over them, are exposed and replaced if they are found to be wooden, or substandard in any way.  
At the discretion of local authority's building control officer, the contractor may expose the foundations to determine their adequacy to support the additional loading.  
See the accompanying structural calculations for full details of floor joists, and steel beams etc.  
Use Castic CNT lintels over all new windows and doors unless otherwise stated.

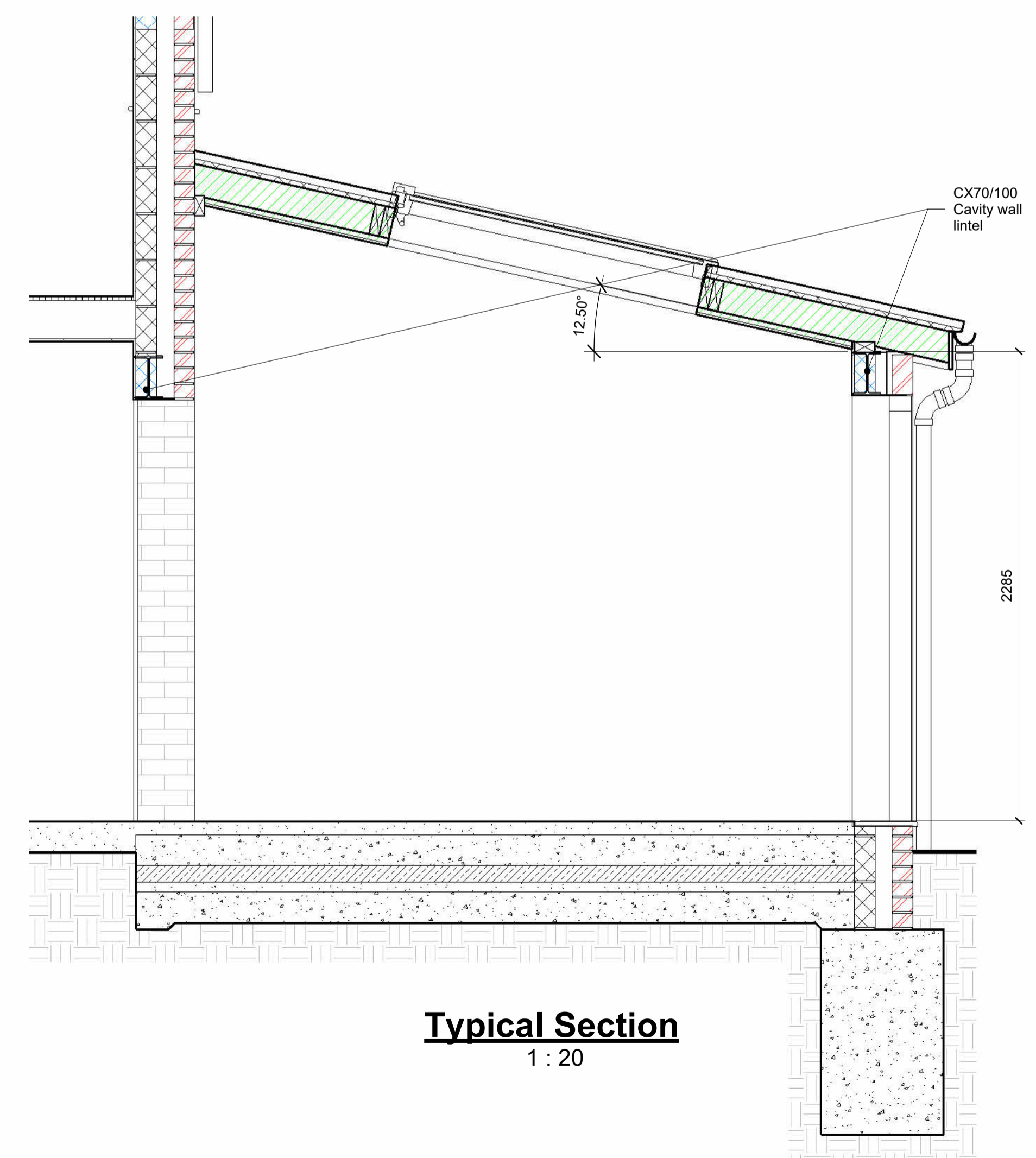
**TREES**  
At Local Officers discretion, arboricultural reports of any trees or shrubs within 35 metres of proposed, work which may influence foundation design to be provided.

**VAPOUR BARRIER**  
An efficient vapour barrier is to be fitted to the new room(s) either by stapling a 500 grade polythene vapour barrier to the underside of the ceiling joists, studs and rafters etc. or by using foil-backed plasterboard.

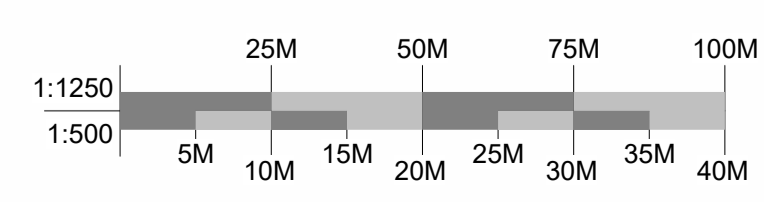
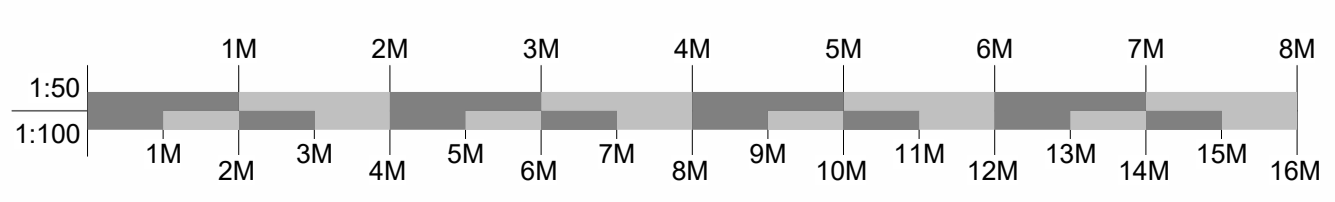
**WINDOWS**  
All new windows to be fitted with trickle vents, capable of providing a minimum of 8000 Sq. mm background ventilation in frames.  
All windows to be low E glass double-glazed to achieve U value of 1.4W/m<sup>2</sup>K. and to provide minimum 5% of room areas as opening for natural ventilation. Toughened or laminated glass in all doors and windows below 800mm or windows adjacent to doors.  
Any Velux windows should be AA fire rated. Double up rafters either side of Velux windows.  
Escape windows or roof lights in roof space to have a minimum 850mm high x 500mm wide clear opening and located so as to be accessible from ground by ladder.

**Important Note**  
This drawing has been prepared to illustrate the general scheme for this conversion, and should thus provide sufficient information to satisfy the local authority on matters of Planning and Building Regulations approvals. It should not be construed to be a definitive design drawing. The contractor is to satisfy himself on all aspects of the work prior to starting on site, and is to ensure that unforeseen works etc., are properly dealt with and that all construction is carried out in accordance with relevant British Standards and good building practice.  
Any variation to this scheme should be notified in writing to CJS Design Services, and written acceptance obtained prior to continuation - unless approval has been given by an approved Building Control Officer.

The drawing is to scale, but all dimensions etc. are to be checked on site prior to commencement.



**Typical Section**  
1 : 20



Rev	Description	Date
A	Original	27/07/23
B	Rear extension width reduced	06/10/23

**CLIENT**  
Mr & Mrs A Elliott

**Address**  
15 Helen Thompson Close  
Iwade  
SITTINGBOURNE  
ME9 8DW

**SHEET TITLE**  
Elevations, Sections & Notes

**PROJECT TITLE**  
Single Storey Rear Extension with Rooflights

SCALE (@ A1) As indicated	DATE July 2023	DRAWN BY CJS
DRAWING NUMBER ELL-0723-01	SHEET No. 2 of 2	REV B