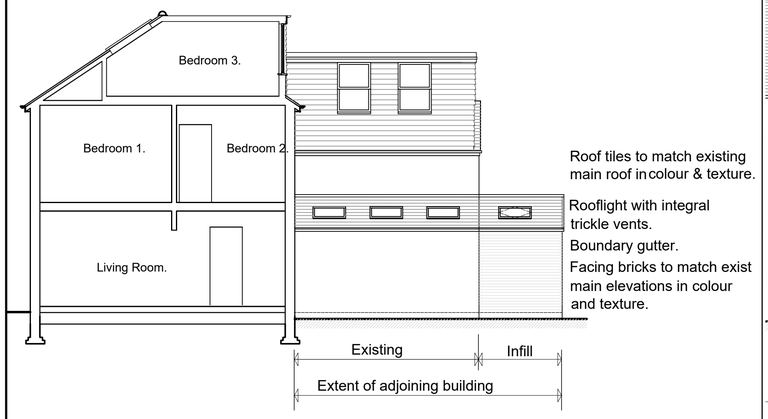


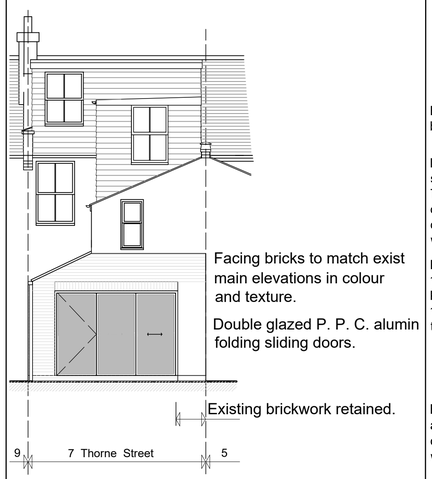
Roof tiles to match existing main roof in colour & texture.

Rooflight with integral trickle vents.

Boundary gutter.

Facing bricks to match exist main elevations in colour and texture.

SIDE ELEVATION from No9 as PROPOSED Scale 1 to 75

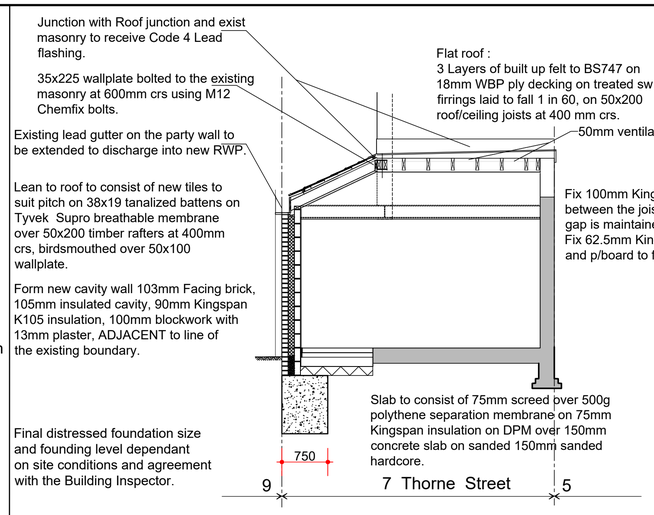


Facing bricks to match exist main elevations in colour and texture.

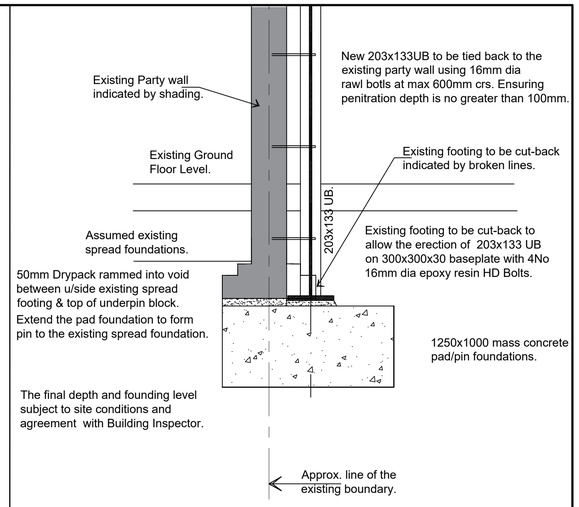
Double glazed P. P. C. alumin folding sliding doors.

Existing brickwork retained.

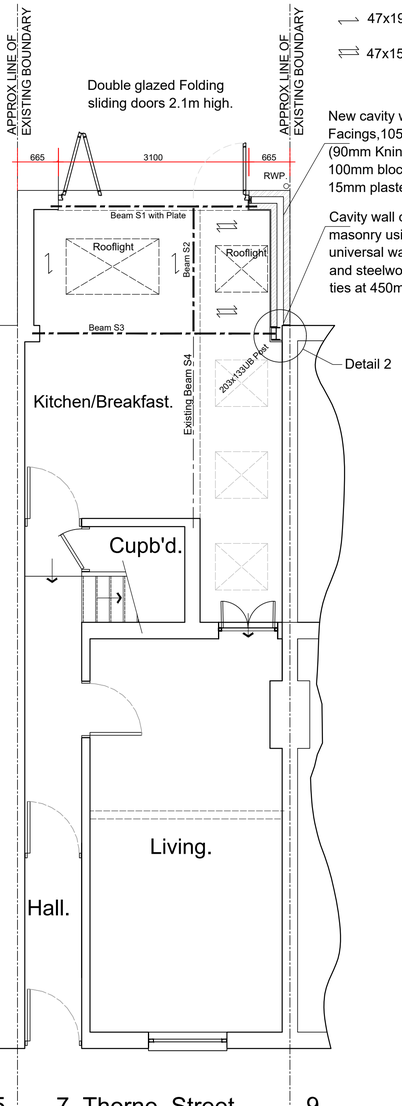
REAR ELEVATION as PROPOSED Scale 1 to 75



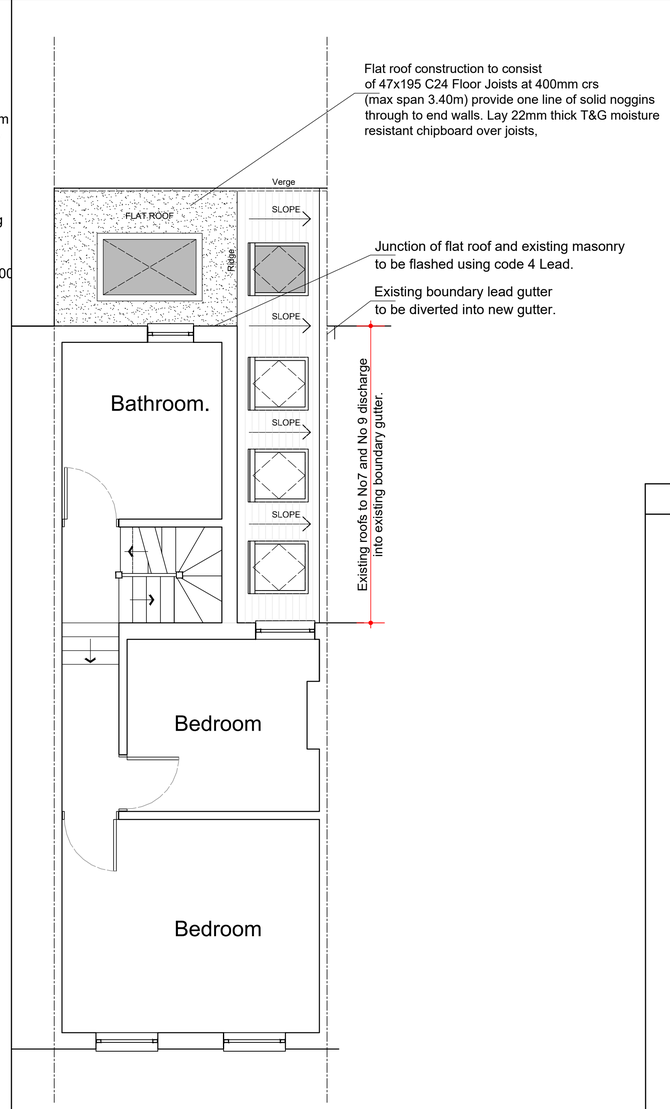
TYPICAL SECTION as PROPOSED Scale 1 to 50



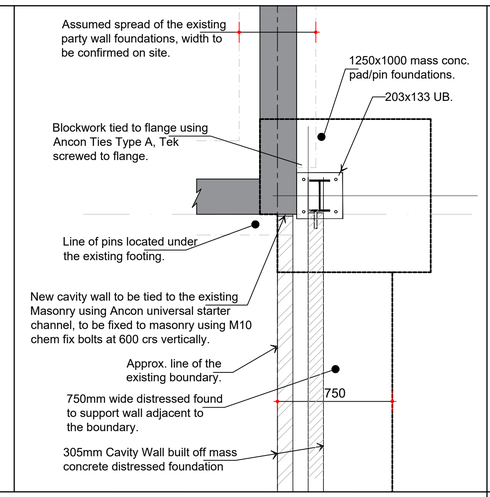
DETAIL 1 as PROPOSED Scale 1 to 20



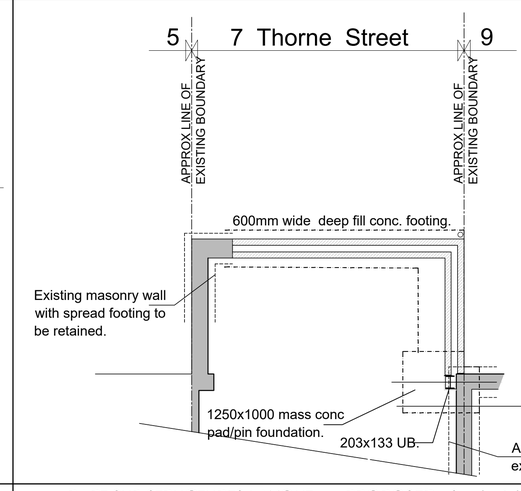
GROUND FLOOR PLAN as PROPOSED Scale 1 to 50



FIRST FLOOR/ROOF PLAN as PROPOSED Scale 1 to 50



DETAIL 2 as PROPOSED Scale 1 to 20



PART SUB STRUCTURES LAYOUT as PROPOSED Scale 1 to 50

EXISTING WALLS, LINTELS, BEAMS AND FOUNDATIONS :
Prior to commencement of works all existing walls (assumed to be load bearing) existing lintels/beams and foundations are to be exposed by contractor to determine their adequacy to carry increased loads and report any deficiencies to the Structural Engineer to redesign as necessary.
FOUNDATIONS : Foundations to be a minimum depth of 1.0m and a nominal width of 600mm, final founding level and foundation size dependant on site conditions and agreement with the Building Inspector. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations.Proposed foundations to have a founding level equal to the lowest adjacent invert level. Mass concrete mix to grade 20N/mm2 with sulphur resisting cement with a maximum slump of 50mm.
ECCENTRICALLY LOADED FOUNDATIONS :
Calculations are to be submitted to Building Control to prove stability of any eccentrically loaded foundations required on site.
EXISTING TREES :
Any trees on or adjacent to the application site are to be identified (including species) and submitted to the Building Control Department for consideration. This information to be confirmed prior to the commencement of works as it may affect the final founding level and foundation design.
WALLS BELOW DPC:Generally wall below DPC to consist of one skin of 103mm facing bricks, 105mm Cavity insulated with 90mm Kingspan insulation with medium density concrete blocks (7N/mmsq) (non aerated) laid in a 1:3 mortar bed. External face of cavity wall to be engineering bricks extending min of two courses below existing external ground level.DPC to be NUBIT bitumen by lcopol and be located a min of 150mm above the external ground level.
WALL ABOVE DPC :New wall to the extension above the DPC to consist of one skin of 103mm facing bricks, 105mm Cavity insulated with 90mm Kingspan insulation with inner blockwork having a compressive strength of 4N/mmsq finished internally with 15mm lightweight plaster. All Catnic lintels to be to Structural Specification/ppdetails, to factory insulated and have a minimum end bearing of 150mm.
New windows/external door jambs to overlap the cavity line /insulated cavity stop by a min of 40mm.
The code 4 lead flashing between the junction of the existing wall and the new roof is to be located a min of 75mm above the external roof level, tucked into the raked out mortar joint a minimum of 25mm dp, to be wedged in place with lead wedges at a minimum of 450mm crs. All lead work to be carried out in accordance with the Lead Development Association guide to good practice 2007, all flashings, trays and other associated leadwork to be code 4 unless noted otherwise.
All new walls to be connected to existing masonry using FURFIX profiles, or fully bonded to suit site conditions.
All walls to be strapped to roof all round using 30x5x1000mm long galvanised Bat straps at max crs of 1200mm, plugged and screwed to walls across a min of 3No joists with solid noggins. Cavity to be closed at the head with natural slate.
STEEL BEAMS : Refer to the Structural calculations for the design and specification of all steelwork and padstones/spreader plates. All beams to have a minimum 150mm end bearing, where two steel sections used together they are to be bolted together to structural engineers details. All sections are to be finished with two full coats of red oxide paint, and encased with 25x38mm softwood cradling at min 450mm crs securely wedged/TEK screwed to the flanges, with 2No layers of GYPROC plasterboard with staggered joints and 15mm lightweight plaster finish to provide a minimum half hour fire resistance.Any external steelwork is to be tightly packed with ROCKWOOL insulation to prevent cold bridging.
AIR TIGHTNESS
The construction is to comply with Building Regs relating to air leakage from the structure as following;
i) Care to be taken to ensure all blockwork joints are flushed up with mortar leaving no gaps, where required any gaps to be sealed with propriety expanding foam sealant.
ii) Junctions of all doors and window frames with brickwork interfaces are to be sealed continuously gun applied mastic to manufacturers recommendations.
STRUCTURAL TIMBER : All structural timbers are to be grade C24 pressure impregnated with preservatives, for all rafters and joist sizes/centres refer to relevant sections and floor plans. All new structural timbers are to be connected using Simpson Strongtie Jiffie hangers and BAT straps etc, all fixed to the manufacturers recommendations. Where timbers are bolted together they are to bolted together using M10 steel bolts with washers and 51mm dia double sided toothed timber connectors.
Ceiling joists/rafters to be fixed to timber wallplates with galvinised MS truss clips. Use 30x5x1200 long galv'd MS restraint straps fixed at 1000mm crs. over 50x100 wallplate. Provide minimum of 2No lateral restraint straps to the gable (max1500crs)
PROTECTION of DRAINS : All new concrete foundations to stop min 600mm clear of any public sewer as required by THAMES WATER AUTHORITY and 200mm clear of any other drains. Provide concrete lintels with 100mm clearance over all drains passing through walls or foundations. Alternatively where passing through foundations encase with 100mm polystyrene and place 3No T16 bars over.
SURFACE WATER DRAINAGE : 100mm dia drains with flexible joints, with bed and surround in 150mm pea shingle, laid to 1 in 60 fall to be connected to the existing drainage system, where this is not possible the drain should lead to a soakaway located a minimum of 5.0m from any building foundation and designed and constructed in accordance with BRE Digest 365 . All rainwater goods to be to BS5572, 100mm half round upvc gutter and 63mm dia downpipe into below ground bottle gulley.
ELECTRICAL WORK: All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the by the owner to Building Control Department.
Energy Efficient Lighting : Fixed internal lighting in the extension must be not less than 75% of all the fixed low energy light fittings (fixed lights or lighting units) in the main dwelling rooms, fitted with lamps which must have a luminous efficiency greater than 40 lumens per circuit-watt and a total output greater than 400 lamp lumens.
ROOF LIGHTS : To be double glazed flat, the final size and position to be agreed on site, rooflight to bear onto insulated timber kerb a min of 150mm high. The roof is to be trimmed around the roof lights using double rafters both sides and bolted together as specification. All flashings/soakers are to be fitted strictly to the manufacturers instructions with glazing to achieve a U value of 1.6W/m2 K.
CEILING/ROOF.
a) Flat roof/rafters to rear extension to be 50x200 (C24) timbers at 400mm crs (galv'd MS joists hangers) on to 50x100 wallplate on inner line of blockwork and set in place using Galv'd truss clips. Insert 50x50 sw noggings between the rafters to edge of rooms and all plasterboard joints. Provide 3x35x900leg restraint straps fixed over wallplate and screwed and plugged to blockwork.
At wall abutment fix 50x100 timber wallplate bolted to wall using M12 Chemfix bolts at 600mm Crs to prevent spread using Simpsom Strong Tie joist hangers or similar approved.
b) Roof to be insulated using 150mm Kingspan Kooltherm K7 insulation laid between joists (sealed to rafters with expanding foam) and 32.5mm Kingspan Kooltherm K18 with VCB, 12.5mm plasterboard to the underside of the joists to achieve a U value not exceeding 0.20W/m2K.
c) Ceiling to be 12.5mm thick Knauf wallboard with all joints taped and filled to be decorated, finished with 3mm skim.
d) The ceiling joists are to be laid as indicated on the section, with the 50x100 timber wallplate fixed to the wall using 3x35 Galv'd MS L straps at max 1.8m crs. Vertical leg 900mm long to be plugged and screwed to the inner face of blockwork.
e) Provide 3x35 restraint straps fixed perpendicularly over 3No ceiling joist and down the inner face of wall to the verge at max 1.8m crs

EXTERNAL DOORS AND WINDOWS
a) New timber windows are to be double glazed with 16mm argon gap and soft coat low -E glass. Window Energy Rating to be Band C or better and to achieve a U-value of 1.4 W/m²K.
b) Where installed safety glass shall be to BS6206, and to be fitted in critical locations as listed below :
Lower level glazing between finished floor and 1500mm above that level and also glazing panels to the side of doors. Cill height of all windows should be no less than 800mm above floor level.
c) All window and door frames are to be set back to overlap the insulated cavity closer by a minimum of 30mm in accordance with robust details.
d) Openable area of at least 5% of floor area , some openable portion at least 1.75m above finished floor level and provide 8000mm2 trickle vents.
e) New rear patio door to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass.
HEATING.
Extend the heating system from existing and provide new TVRs to radiators, where instructed a new boiler to be located to allow boiler flue to to be ducted to the external wall/roof. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, Gas safety requirements and IEEE regulations. Radiators to be fitted as indicated/directed by Client on site.

CONSTRUCTION NOTES

Rev Date Revision

Attic Design and Build,
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SCALE BARS
0 1 2 3
M 1:50
0 1 2 3 4
M 1:75

Client Ms.A. RUANE

Site 7 THORNE STREET, BARNES, LONDON, SW13 0PT.

Drawing Title FLOOR PLANS and ELEVATIONS as PROPOSED.

Scale	Date	Drawing Status
1/50&1/75@A1.	Dec 2024.	Planning

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