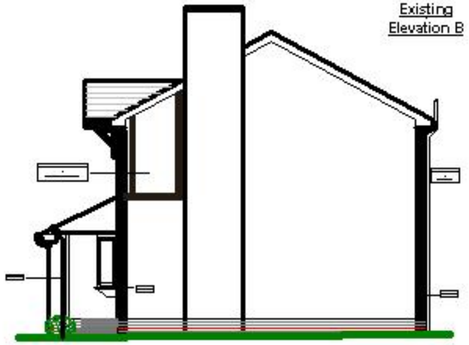
Existing Front Elevation

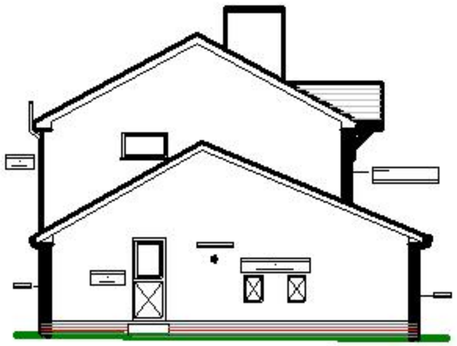


Existing Elevation B





Existing Rear Elevation



Existing Elevation A

Notes

New foundations(if applicable) to be min 800mm wide and 200mm deep.
Min depth of foundations shall be900mm to the satisfaction of the BCO
All existing drains to protected when crossed by works.

External walls are to be faced to match existing.
Two courses below Ground Level of Engineering brick or dense conc bricks
(sulphate resisting)
Weak mix cavity fill 225mm below damp proof course.
New brickwork to be bonded to existing at each course.
300mm cavity construction, consisting of 100mm facing
brick outer leaf to match existing, 100mm cavity, 100mm
Thermalite block work, Cavity insulation to consist
of 45mm Kingspan Thermawall TW50 (or similar approved)
all to achieve a max u value of 0..28W/m2K)
Provide galvanised steel cavity wall ties
(750mm horizontally, 450mm vertically, decreased
to 225mm vertically around openings). 9mm Supertux board cavity closer.
New cavities to run continuous with existing.
Close cavities at openings including installation of insulated vertical DPC.

All lintels to be Catnic insulated steel lintels or similar overall new openings,
150mm end bearing to all lintels.

All drainage to comply with part H of the building regs.
Existing drainage should be confirmed on site at commencement.
Rodding access to be provided to all new drainage.
Any drainage running under the new build should be surrounded in granular fill
and protected with lintels when passing through/under walls.

Ceilings are to generally be 12.5mm plasterboard and 3mm skim to underside.
Min 30 min fire check to all structural steelwork.

Roof tiles; strip back existing and store existing from garage/kitchen roof to re-use.
New construction to comply with BS 690.
30 x 5mm galvanised steel straps to be fixed at 1800mm centres along 100mm x 50mm
wall plate and tied down to wall minimum 450mm, also to first floor joist,
to span 1200mm over joists if applicable
All roof voids to be ventilated at eaves level.
Roof insulation shall be Rockwool Roll or similar approved providing min
0.16u at ceiling or 0.2 u at rafter level.
All guttering to be 100mm dia pvc to the clients specification.
Down pipes 65mm pvc to clients specification.
Soil pipes 100mm diapvc to match existing.

Windows to provide trickle ventilation of not less than 8000mm².
Opening lights to provide ventilation equivalent to 1/20th floor area.

Linked smoke alarms to be fitted at bottom and top of staircase
so that activation of one will trigger the other, to be wired into mains
on a separate fused circuit.

All Electrical work to be to Part P Appendix E.

Any extension or change to existing heating system to be carried out
by 'Gas Safe' registered installer.

All glazing to be min 4-16-4K or other approved low E coated glass.
min u value1.8w/qm K

All works must comply with the current building regulations.

Do Not Scale From This Drawing.

All Measurements should be checked on site
prior to commencement to works.

This drawing should be read in conjunction with :
SK13883-A3-1 and SK13883-A3-3

Job Title	4 Sandilway, Shirebrook Park, Glossop SK13 8GG	Revisions
Scale	1:100	Date March 2011
Drawing Number	SK13883-A3-2	Existing Elevations