



PROPOSED GABLE SOUTH ELEVATION.

PROPOSED REAR EAST ELEVATION.



PROPOSED FRONT WEST ELEVATION.

(9)

- Two No Velux GGL M04 304 roof lights are to be incorporated in the front, West facing roof
- 2. Both Velux roof lights to have double 150x50mm trimming joists.
- Verge finishes to have 200mm over hang and to be covered with 250x17mm white P.V.C.u.
 All ceiling joists to be under drawn with 12.5mm plasterboard, having a smooth plaster skim
- New fascia boards and soffits to be formed using 175x17mm white P.V.C.u. boarding, existing timber ones to the existing dwelling to be replaced with 175x17mm white P.V.C.u.

- The existing footings, that are to receive additional loading from the proposed U.B.'s 1 and 2 are to be exposed and checked for adequacy, by the Building Control Officer, during the early course of the works.
- 4lb lead flashings, having a minimum 150mm up stand, are to be provided where the roof to the proposed garden room abuts the existing gable South elevation wall, as shown on the plans.
 A stepped cavity tray shall be provided where these 4lb lead flashings enter the existing
- gable wall.

 New footings, 700mm wide, to be dug to a depth of around 900mm, exact depth to be
- determined by the ground conditions.
- Footings to be formed with 1:2:4 concrete having an average depth of 200mm.
 Footings to just below ground level to be constructed using 450x225x100mm solid concrete
- blocks and concrete common bricks as appropriate with a 100mm cavity.

 All cavities below ground level to be filled to ground level with a weak mix of concrete.

 The minimum distance between the undersides of the p.v.c. d.p.c. and the top of the cavity
- fill is to be 225mm.

 9. All new walls to be bonded to the existing with multistarters and a vertical p.v.c. d.p.c.
- incorporated in the existing wall to prevent the tracking of moisture along the existing outer leaf of brickwork.

 10. Floor to be formed with 100mm 1:2:4 concrete, reinforced with A142 mesh, on 70mm Kingspan floor insulation, having a 25mm up stand around the perimeter, on 1200 gauge visqueen, on well rolled, dust or sand blinded, clean hardcore. Visqueen to be taken up and
- depth of hardcore not to exceed 600mm above ground level.

 Radon sump, with 110mm piped outlet to the external air to be provided under the new

over both p.v.c. damp proof courses to form cavity tray and a seal against Radon. Note

- concrete floor.
- All rainwater goods to be white, round section p.v.c. to match the existing.

 All rainwater downspouts to discharge below the gully tops but above the water line.

 External walls to be constructed with a 100mm cavity insulated with 50mm Kingspan cavity insulation, fixed in accordance with the manufacturers specification, having an outer skin of
- brickwork, to match the existing as closely as possible, and an inner one built of solid, 450x225x100mm concrete blocks.

 The cavity ties are to be DD140-2 Type 4 made from austenitic stainless steel.

 All new block walls, including the existing brick walls forming the existing gable are to be
- covered with 12.5mm plasterboard, spot fixed to the walls by an approved adhesive, having a smooth plaster skim finish.

 The new rainwater down pipes to be connected to the existing surface water drainage
- system, via the existing rainwater gullies, one of which is to be repositioned. Exact details to be agreed on site with the Building Control Officer.

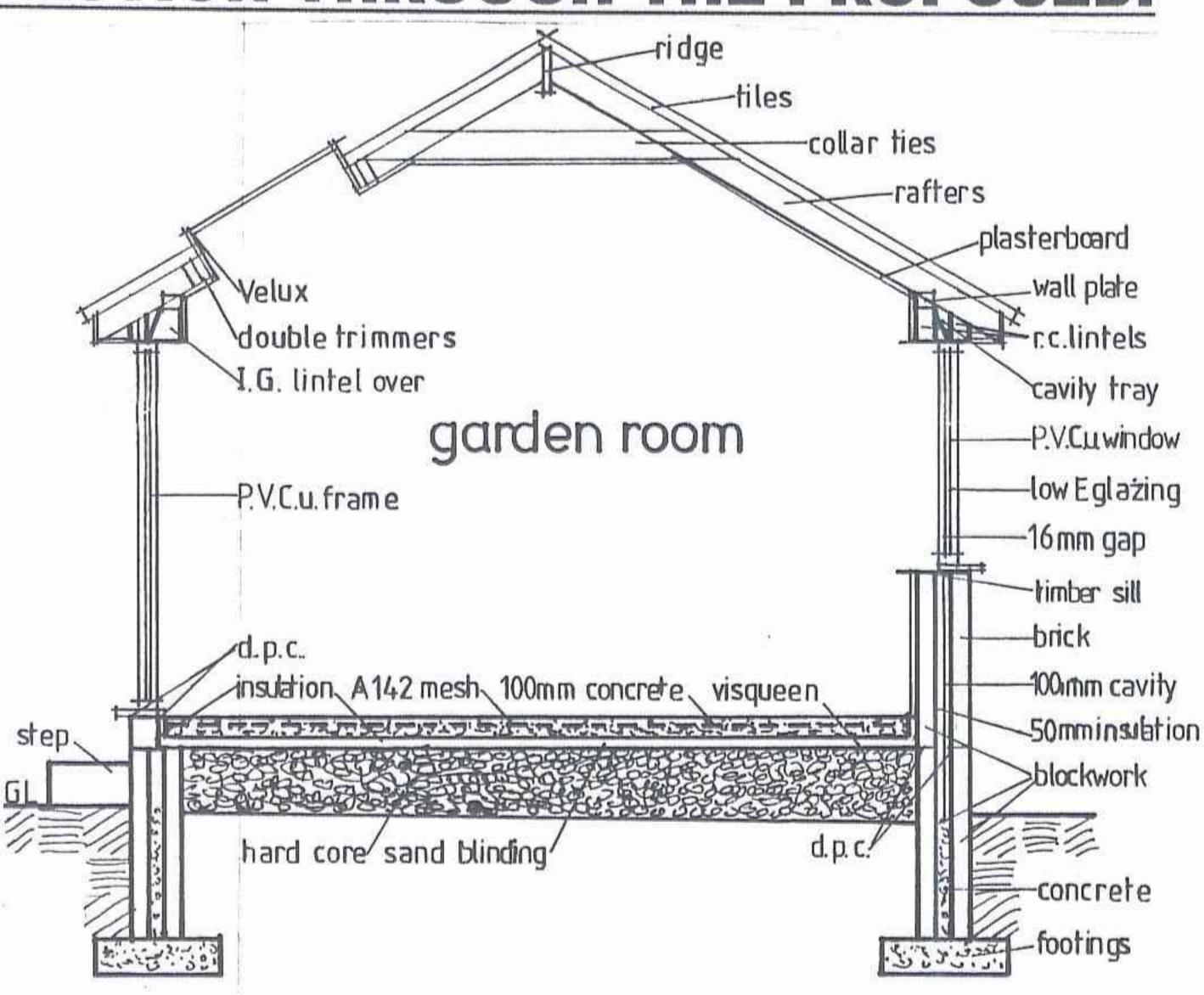
 All drains passing under the floors to be checked for soundness, encased in 6mm limestone
- gravel, and adequately protected against damage as agreed on site with the Building Control Officer.

 All drains passing through the footings to have 140x100mm r.c. lintels over them to provide
- adequate protection.
- Any new drains to be 110mm p.v.c. bedded on pea gravel and laid to a fall of 1:40.
 The newly extended parts of the dwelling will be heated with radiators connected to the existing central heating system.
 - The existing gas fired, combination boiler, situated in the kitchen, is considered to be capable of heating the proposed garden room.

 All additional radiators will be fitted with t.r.v.'s and linked into the thermal controls of the
 - existing system.

 All plumbing to be to BS5572 1978, and to be carried out by a Corgi registered engineer.
 - All lintels above new window and external door openings to be I.G. or r.c. ones as appropriate.
 - All lintels and U.B.'s to have a minimum end bearing of at least 150mm.
- 7. Every masonry return to be a minimum of 650mm.
- All window and door reveals in external walls to be insulated to 1.2w/m²⁰C and to have vertical p.v.c. d.p.c.'s.
- All cavities below wall plates and cills to be closed with 12.5mm Superlux or similar. New roof over the proposed garden room to be formed with a 175x50mm ridge board and 150x50mm rafters, at 400mm centres, birds mouthed and strapped with metal straps on to the 2No 100x75mm wall plates with 125x50mm collar ties at 400mm centres. Rafters to be strapped to the gable walls with 30x5mm bat straps, spanning at least 3No rafters, at around 800mm centres, along with the wall plates at not more than 700mm centres. Note roof pitch to be 30° or thereabouts.

SECTION THROUGH THE PROPOSED.



- 36. Roof formed in the items 31 above to be covered with breathable felt, fitted in accordance with the manufacturers instructions, and covered with concrete pan tiles, to match the existing as closely as possible, nailed to tanalised tile laths with galvanised nails. Note that a 25mm, patent, continuous eaves ventilation strip is to be provided on top of the fascia, to provide adequate cross ventilation if this is deemed necessary.
- Roof void above the collar ties to be insulated with a 250mm quilt, having 150mm laid between the collar ties and a further 100mm laid across them.
 Sloping area of the roof to have 100mm of Kingspan insulation between the joists leaving a
- 50mm gap between the top of the Kingspan and the underside of the breathable felt.
 Proposed garden room to have a ceiling height of 3050mm approximately at its highest point.
 - All new windows to be white P.V.C.u and to satisfy trickle ventilation regulations (strip
- 8000mm²) all to be glazed with low E double-glazing, having a 16mm gap.

 Both new windows to have timber sills formed out of M.D.F. board
- All glazing to doors and adjoining side panels and all glazing less than 900mm above floor level to be toughened or laminated glazing complying with BS6206.
 All habitable rooms to have windows with an area equivalent to 1/10th of the floor area and
- an open able area equivalent to 1/20th.

 U.B.'s 1and 2 to be painted with two coats of red oxide prior to installation, to sit on 120x100mm concrete pad stones, designed by the structural engineer, be diaphragmed
- together and to be encased in 12.5mm Fireline board.

 A brick step is to be formed to service the French windows out of the proposed garden toom having a width of around 450mm.
- room having a width of around 450mm

 6. A high efficacy lighting point will be provided in the proposed garden room, having
- A high efficacy lighting point will be provided in the proposed garden room, having a luminous efficacy greater than 40 lumens per circuit watt.
- An electrical installation certificate to confirm that the work has been designed, installed and tested to BS 76712001 will be submitted to the Local Authority Building Control Section prior to the occupation of the new section.
- All external and internal finishes and materials to match the existing as closely as is
- reasonably possible.
- Site to be left in a clean and tidy condition on completion.

 All work to be done to the satisfaction of the Local Authority Building Control Officer, to comply with current Building Regulations and all other relevant Codes of Practice etc: and

to be carried out by competent trades people in a workmanlike and professional manner.