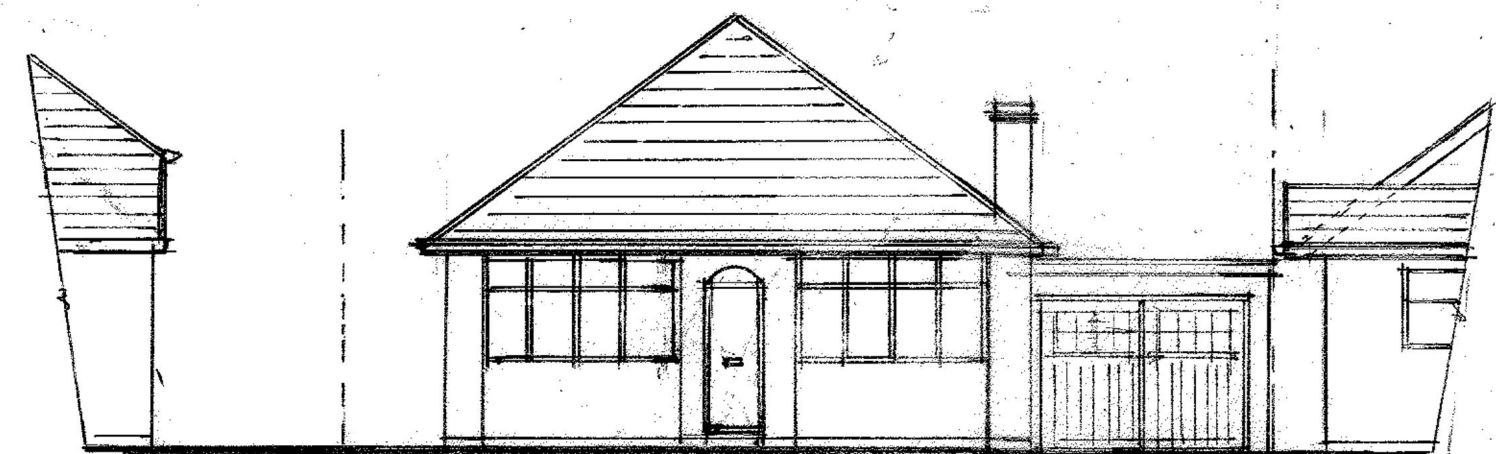


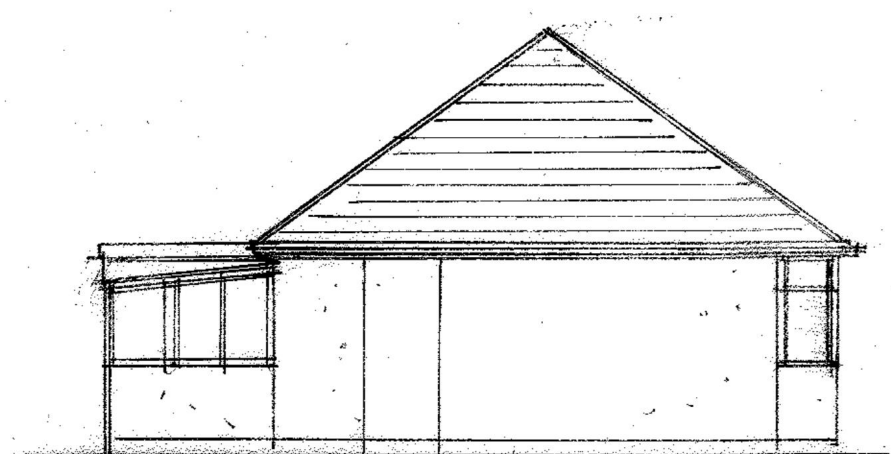
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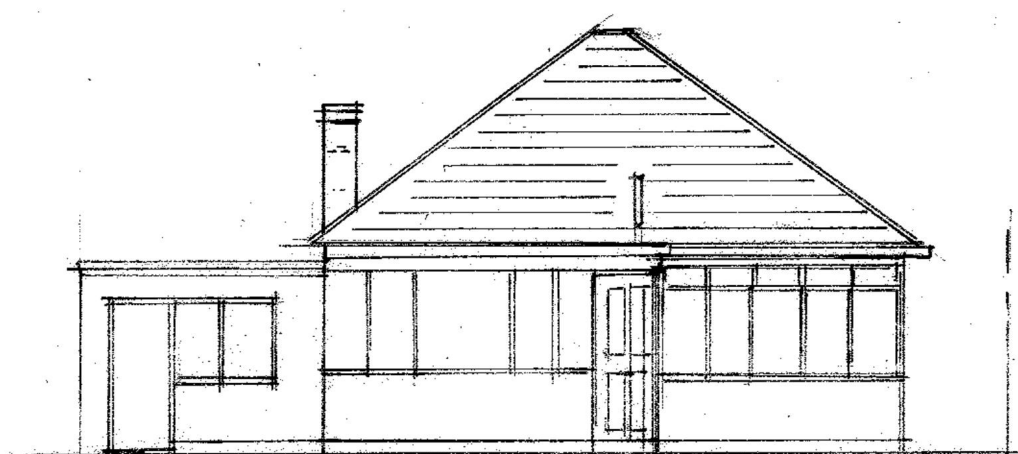
SCALE BAR AT A1 SIZE



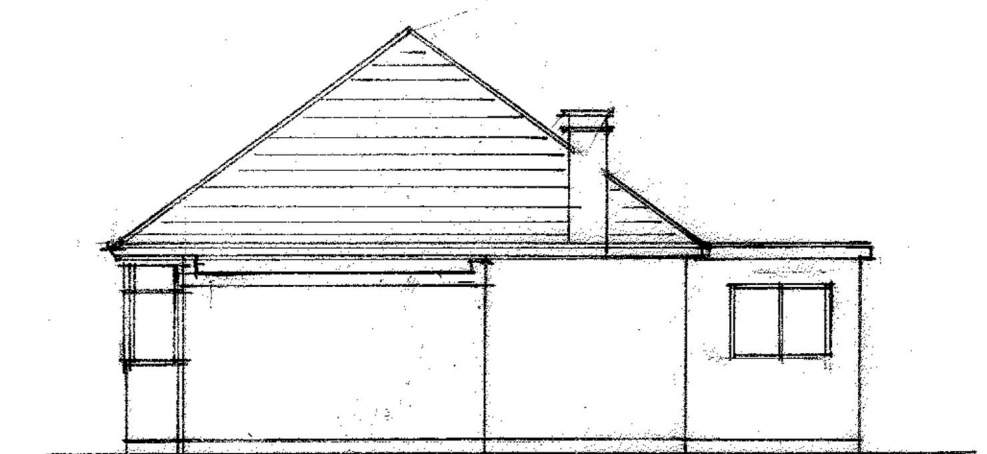
EXISTING FRONT ELEVATION



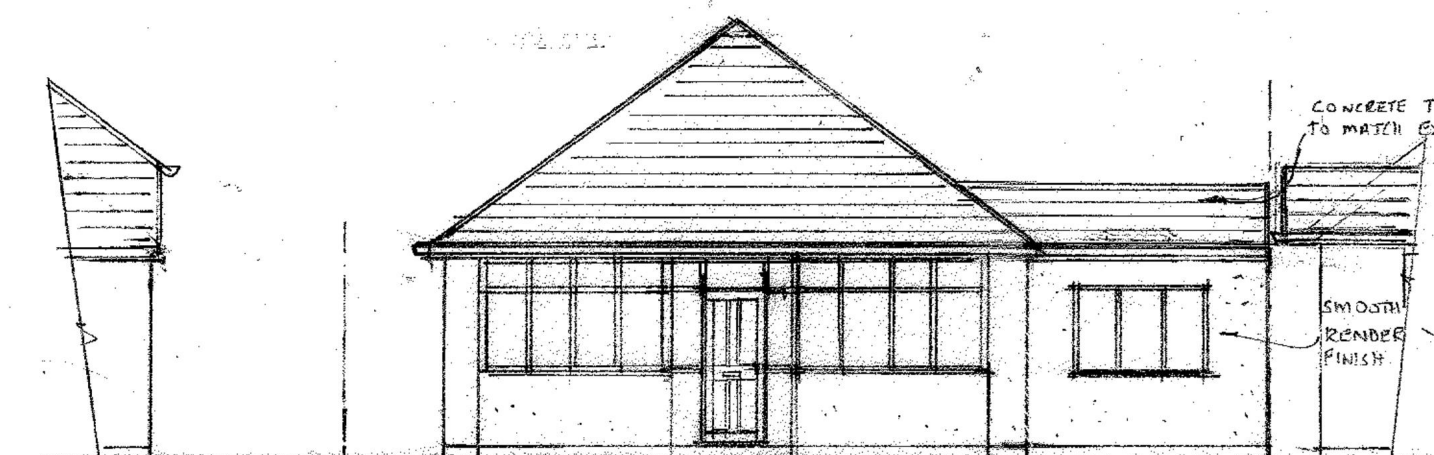
EXISTING SIDE ELEVATION



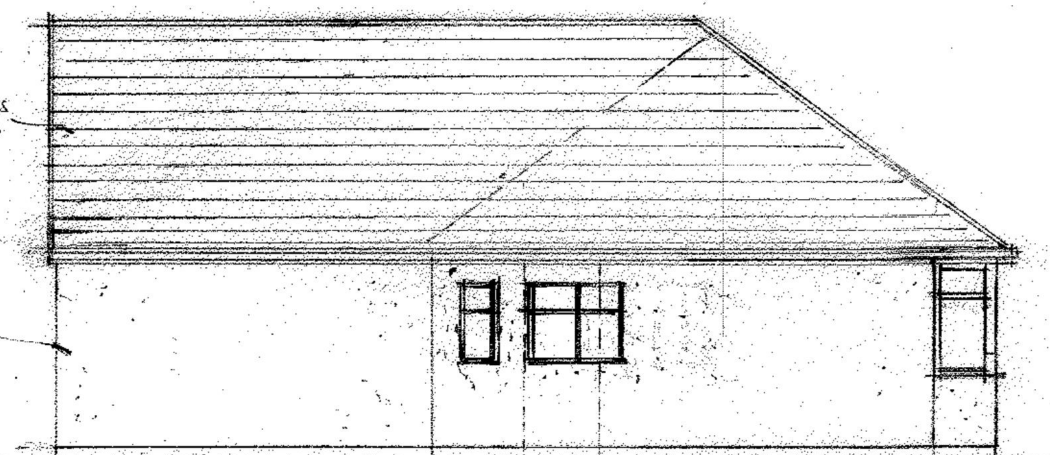
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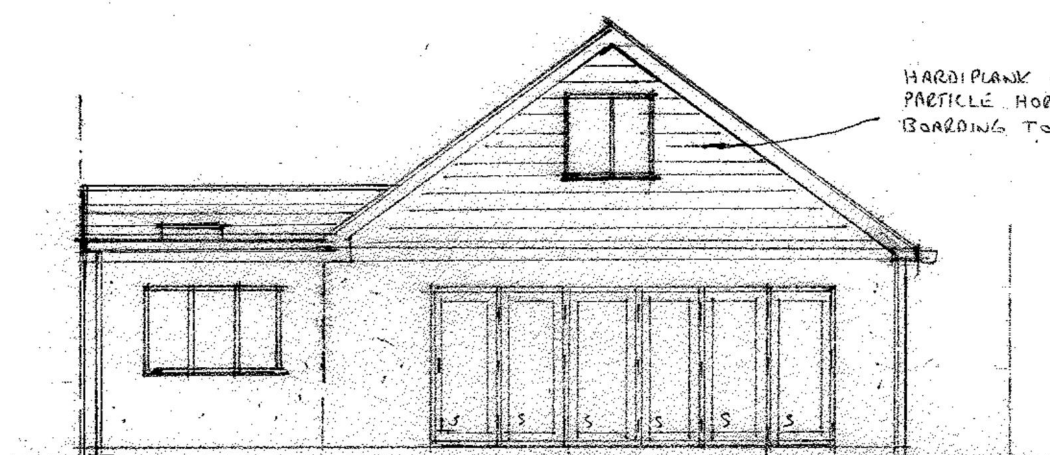
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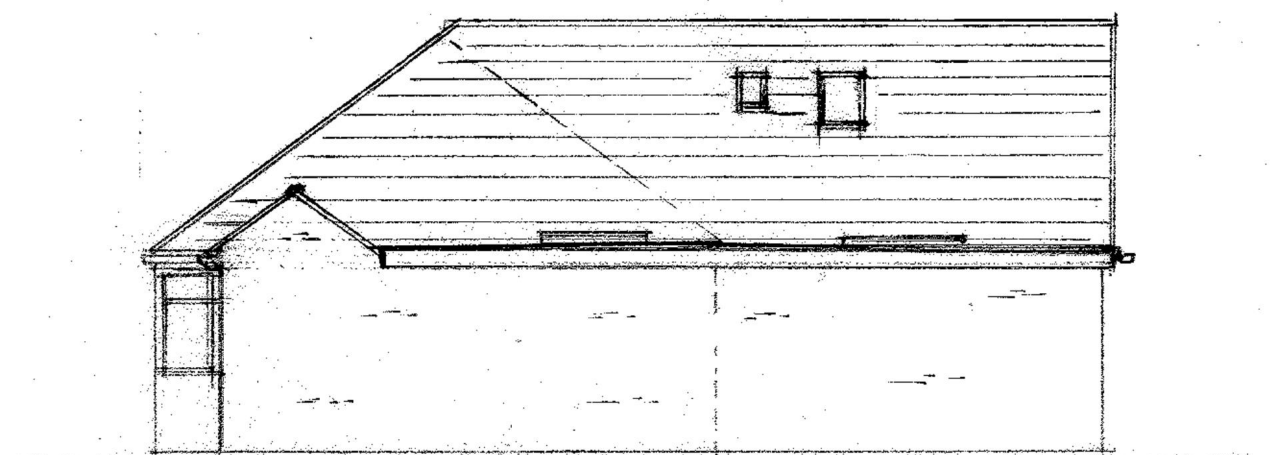
PROPOSED FRONT ELEVATION



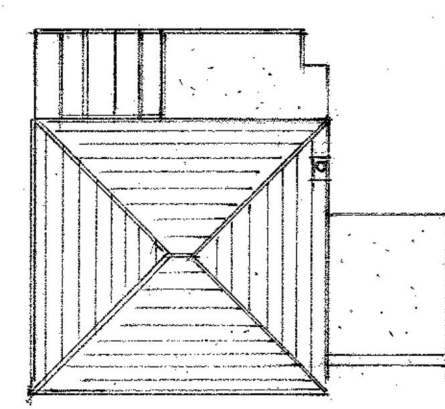
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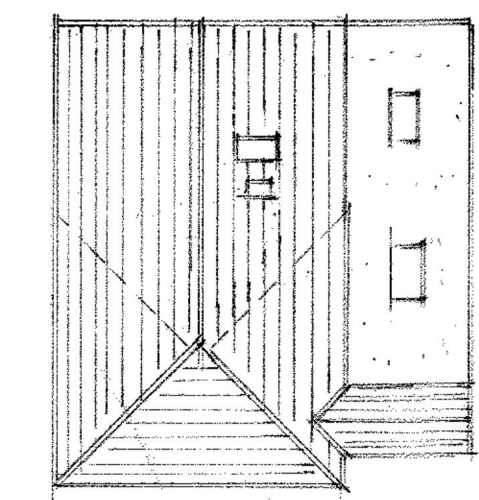
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

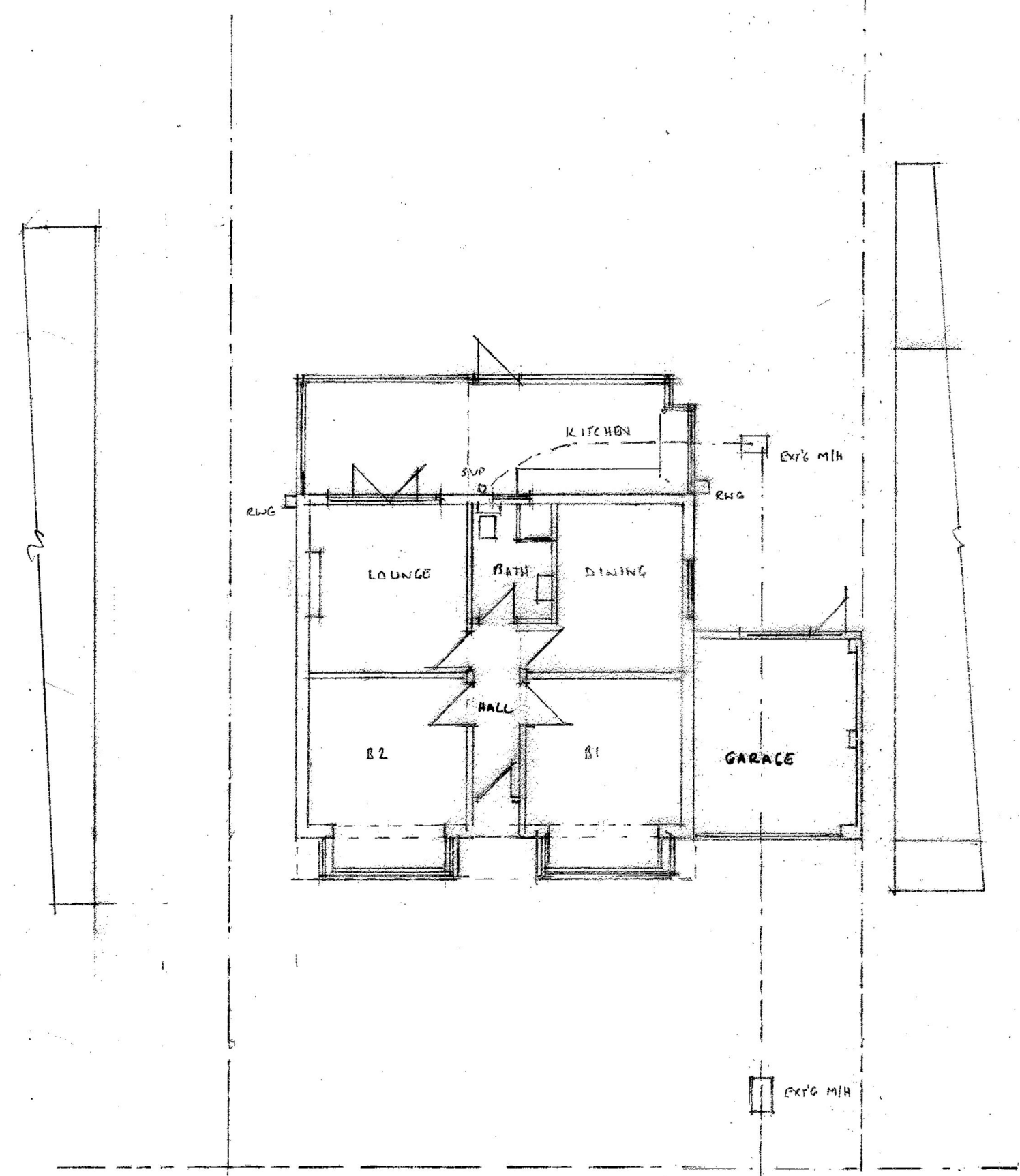


EXISTING ROOF PLAN

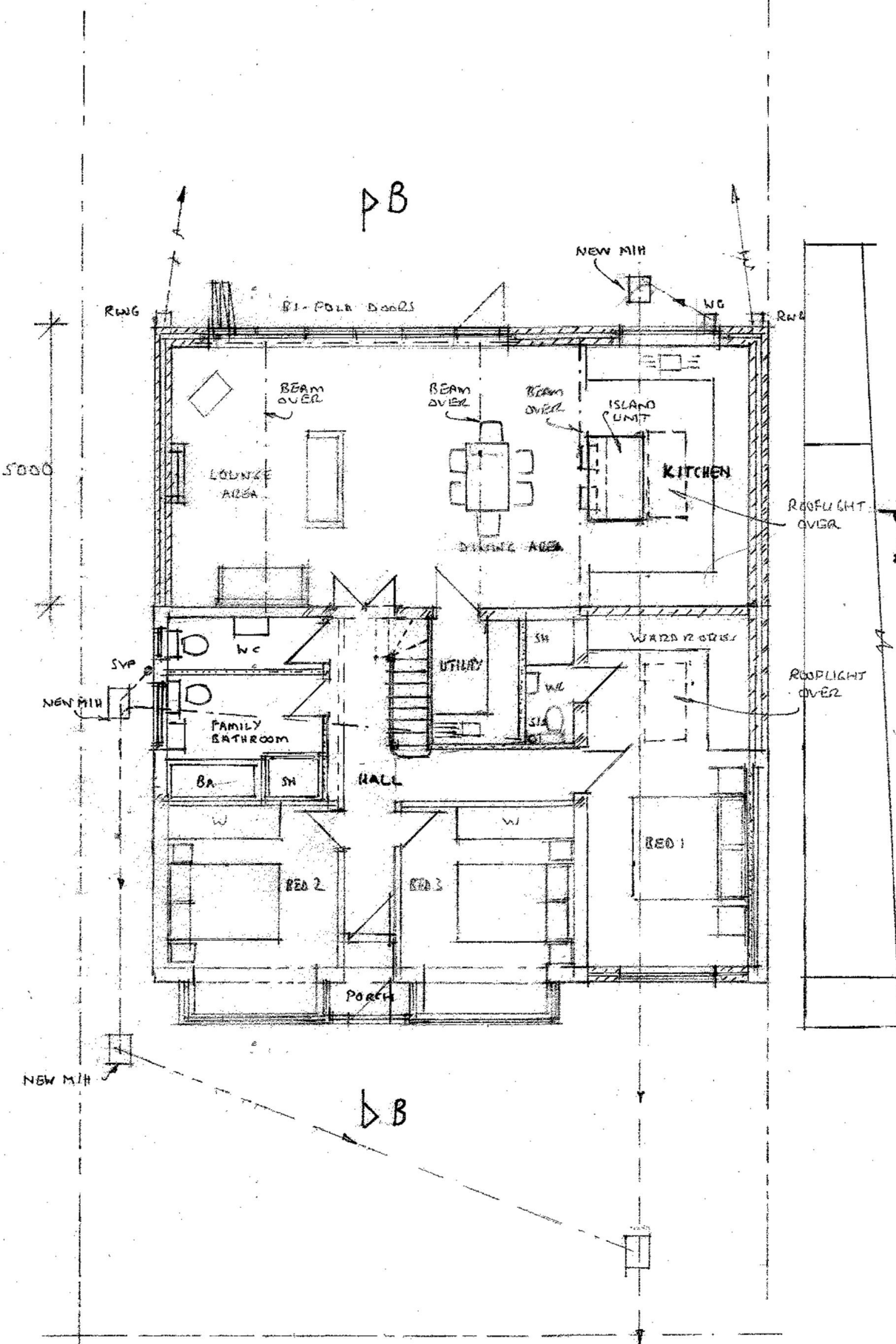


PROPOSED ROOF PLAN

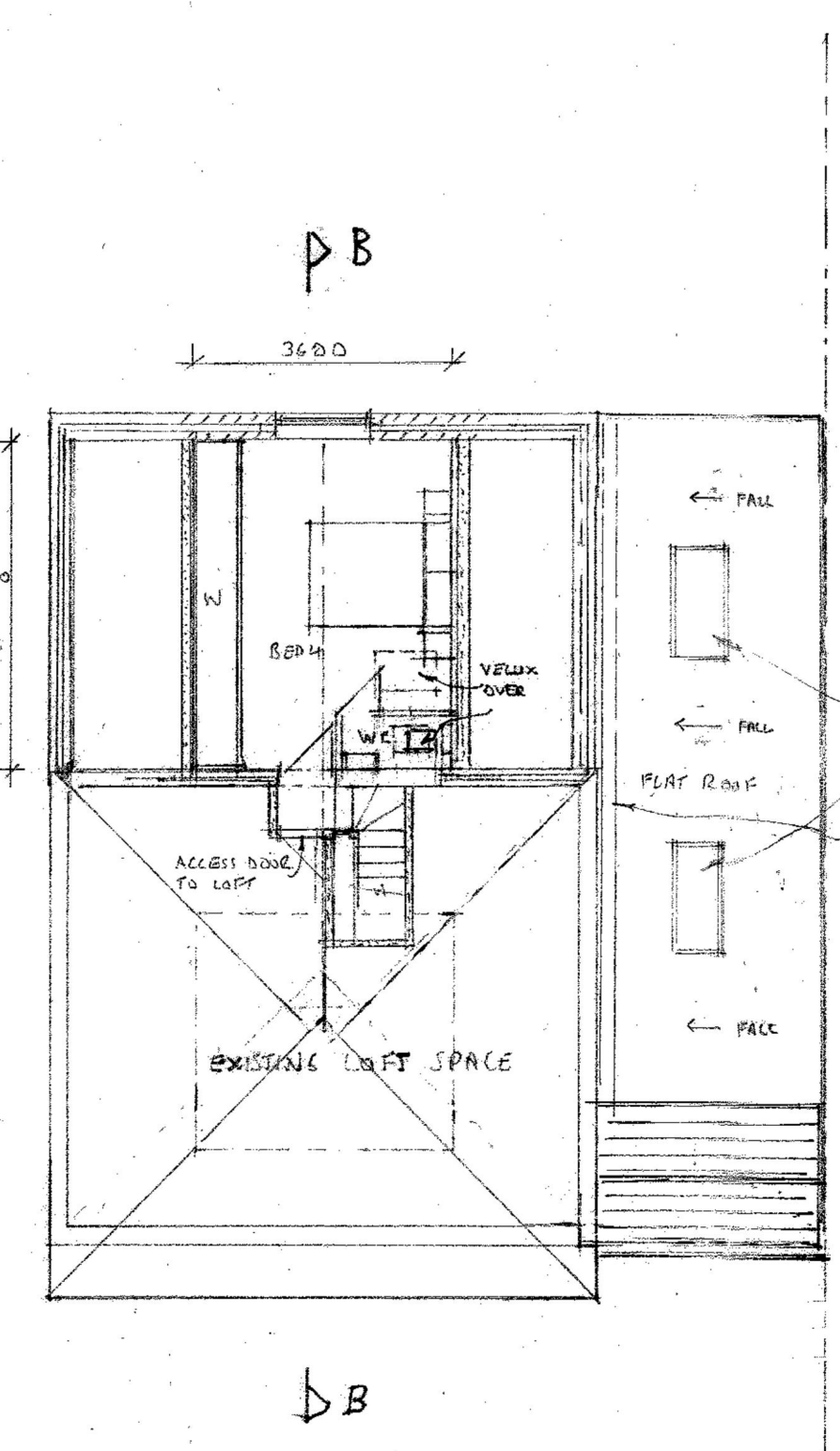
SCALE 1:200



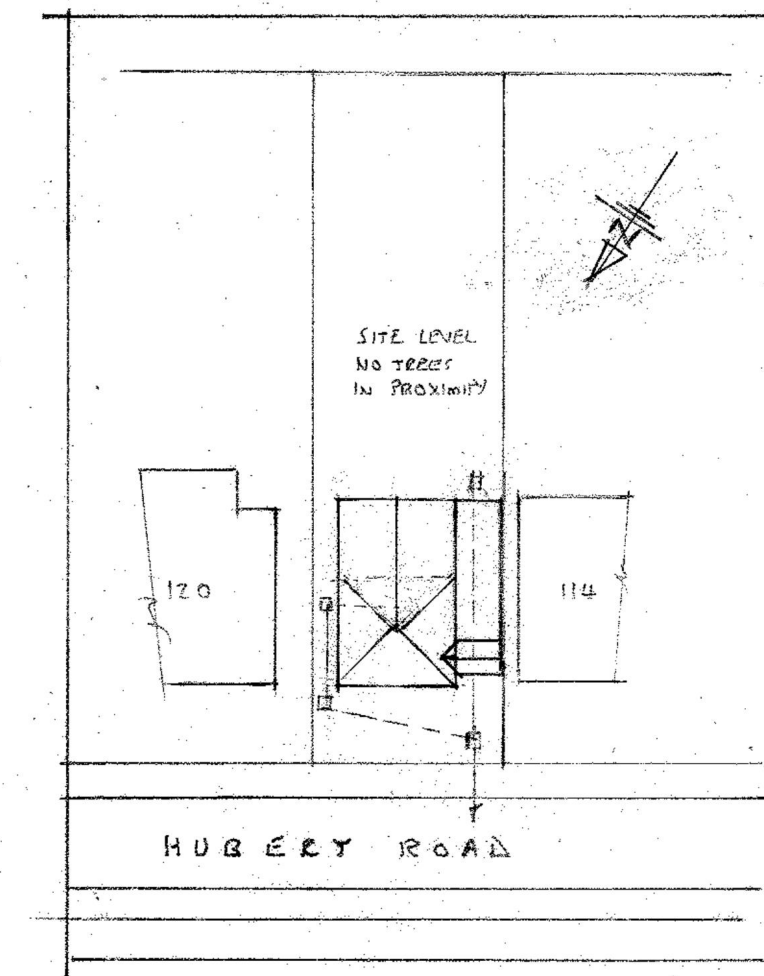
EXISTING GROUND FLOOR PLAN (1:100)



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SITE PLAN 1:500

SPECIFICATION

PITCH ROOF OF REAR EXTENSION
Concrete tiles to match existing on 38x25mm tannalised softwood battens on 1 layer tyvek breathable felt laid to manufacturers instructions on 47x150mm C24 rafters at 400 c/s with 47x147mm C24 ceiling joists at 400c/s. 38x170 ridge board, hips and valley rafters. 47x97 wallplates and 47x97 poleplates, where required, to secure rafters and ceiling joists to walls. Code 4 lead flashings and soakers provided at abutments of roofs with walls. Code 4 lead lined valleys on external ply layboards dressed up under tiles. 150mm insulation quilt laid between joists and 150mm laid over joists to achieve min. 0.15 U value. Upvc fascia boards and soffits provided at eaves. Ceiling formed with 12.5mm plasterboard and set.

WARM DECK FLAT ROOF TO SIDE EXTENSION
12.5mm mineral chippings in bitumen on 3 layers of bituminous roofing felt to BS747 laid to BS8217 or EDPM single ply membrane approved roofing system laid to manufacturers instructions on 150mm Quim Therm QRIIR 6mm ply faced roof insulation board or equiv with 500g polythene VCL (vapour control layer), to achieve min. 0.15 U value, fixed down to manufacturers instructions on sw. firings to create fall of 1:60 on 47x145mm C24 joists at 400c/s on 47x97 wallplates and m.s. masonry hangers where built into existing walls. External walls or wall insulation to be taken up to the underside of the roof decking. Roofing finish dressed up 450mm under tiles to form weathering. Roof finish dressed down with aluminium edge trim onto Upvc fascia boards and soffits. Ceiling formed with 12.5mm plasterboard and set.

EXTERNAL CAVITY WALLS
112mm facing brickwork or 2ct waterproof sand and cement render to BS262 on 100mm Standard Celcon blockwork, 100mm cavity full filled with 100mm Dritherm 32 Ultimate rockwool insulation batts, 100mm Celcon Solar or equivalent inner skin tied to external skin with stainless steel wall ties at 750h and 450 v, staggered (300c/s around openings). Mortar 1:1.6 mix cement /lime/sand. Vert. dpc/insulated thermabrite returns provided at reveals. 47.5mm insulated plasterboard as internal finish all to achieve 0.18 U value.

LINTELS
Catic galvan. steel insulated lintels or equivalent to suit size of opening and supported wall construction. All lintels to have min. 150mm bearings.

INTERNAL PARTITION WALLS
Masonry walls to be 100mm 3.5N/mm2 blockwork with 2ct lightweight plaster both sides. Timber partitions to be in 100x50 studwork with studs at 400c/s filled with 100mm insulation quilt and faced both sides with 12.5mm plasterboard and set. Timber partitions at first floor to be on double joists where parallel to wall.

WALLS GENERALLY
New walls tied to existing using patent metal profiles rawbolted to the existing wall. 2 skins of brickwork with 1:12 lean mix concrete in cavity up to 225mm below dpc level. Lateral restraint of walls to floors, ceilings and rafters by 30x50mm m.s. restraint screwed to walls at 2m c/s to BS8103. Polyethylene dpc to BS6515 provided to ground floor walls lapped to existing dpc. and to dpm. Dpc level to be at least 150mm above external ground level.

TIMBER FIRST FLOOR TO REAR EXTENSION
22 T&G floor boarding or type II/III moisture resistant chipboard to BS5669 on 47x 220mm C24 joists at 400 c/s. built into walls or onto m.s. masonry hangers. 100mm rockwool insulation laid between joists for sound insulation. Provide mid-span full depth noggin between joists or at max. 2.5m c/s. Ceilings to be 12.5mm plasterboard and set.

SOLID GROUND FLOOR
75mm sand and cement screed 1:3 mix reinforced with chicken wire mesh on 500g polythene VCL (vapour control layer) on 100mm Celotex GA4000 or Quim therm QF board with perimeter upstands to achieve 0.18 U value laid on 100mm thick GEN4 grade concrete on 1200g visqueen polythene dpm. lapped to dpc. on levelled well compacted sand blinbed hardcore. Site removed of all vegetable soil and treated with weed killer prior to preparing oversite.

STRUCTURAL TIMBER GENERALLY
All multiple joists to be bolted together with M12 bolts at 600c/s, staggered top and bottom, 50mm in from the edge. Trimmed joists to be supported on fully nailed m.s. speedy joist hangers.

FOUNDATIONS
C25 mix concrete in trench fill foundations, depths and widths as indicated on plans. Drains to be sleeved through foundations with reinforcement or lintels provided over. Foundations to be taken to invert level of drains. Where clay subsoil found, depths and design of foundations in relation to trees to follow guidance given in NHBC practice note 4.2.

DRAINAGE
All to BS8101 - 100mm Upvc drains laid to 1:40 fall and surrounded in 150mm pea shingle. Inspection chambers to be in preformed Upvc diameter to suit depth in accordance with manufacturers specifications. Masonry manholes to be formed on 150mm concrete base with 225 semi-eng. bwk 600x 750mm internal chamber size with med-duty galv. cover and frame.

SOAKAWAY DETAILS
Soakaways to be provided to serve the discharge from roof via a preparatory geocellular plastic crate system sized according to roof area and sited at least 5m from any building. Total roof area affected is 132m2, to be served by two soakaways at the rear. Each soakaway capacity to be based on holding a max. daily rainfall of 40mm. (Taken from BRE 365 digest guidance) Total volume required of each soakaway is the affected roof area (66m2) x rainfall (0.040) i.e. 66m x 0.04mm = 2.64m3. The crate system to be lined with a geotextile material to prevent silting up and the pit to be bedded and surrounded in pea shingle.

SANITARY PIPEWORK
To BS5572 - All in Upvc. 100mm dia. svp and wc branch, 38mm dia. sink, shower and bath wastes, 32mm dia. whb. wastes, 50mm dia. combined wastes all with 75mm deep seal traps and rodding access for cleansing purposes at bends. Svps to terminate externally with durable cage min. 900mm above any external openings within 3m.

SPECIFICATION CONTINUED ON PLAN 2

PROPOSAL:
2 STOREY REAR EXTENSION, GROUND FLOOR SIDE AND REAR EXTENSION, GARAGE CONVERSION & INTERNAL ALTERATIONS

LOCATION:
118, HUBERT ROAD, RAINHAM, ESSEX. RM13 8AH.

DATE: JAN 2024

SCALE: 1:100,1:200,1:500 (AT A1)

DWG. No. CC/19/23/B (PLAN 1 of 2)

REV	B	16-2-26	SITE PLAN REVISION FOR PLANNING APPLICATION
REV	A	22-1-25	PLANS FINALIZED TO CLIENT REQUIREMENTS