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Proposal Overview

The proposal is for a single storey rear extension to increase the kitchen/dining space to the rear of a C3 dwelling.

Existing

The property is a two storey dwelling located in a residential area.

Floor risk mitigation

- Permeable paving/surfaces to be used in the immediate area around the extension
- The existing step up into the dwelling to be 395mm to match existing level
- Engineering bricks and medium density blockwork to be used below DPC level
- Plasterboard to be stopped short of floor level
- Avoid dot and dab plasterboard to external walls – plaster to be used
- Concrete slab (150mm) with DPM (1200g) insulation and sand/cement screed to be used. Hardcore to be well compressed
- Avoid floating floors using chipboard
- DPM to have minimum 300mm overlaps with 50mm taping
- Where possible, ceramic, concrete based or stone floor tiles to be used
- Avoid under floor services
- Use rigid close cell insulation to cavities
- Use uPVC doors with well sealed junctions
- Electrical sockets to be positioned above predicted floor levels