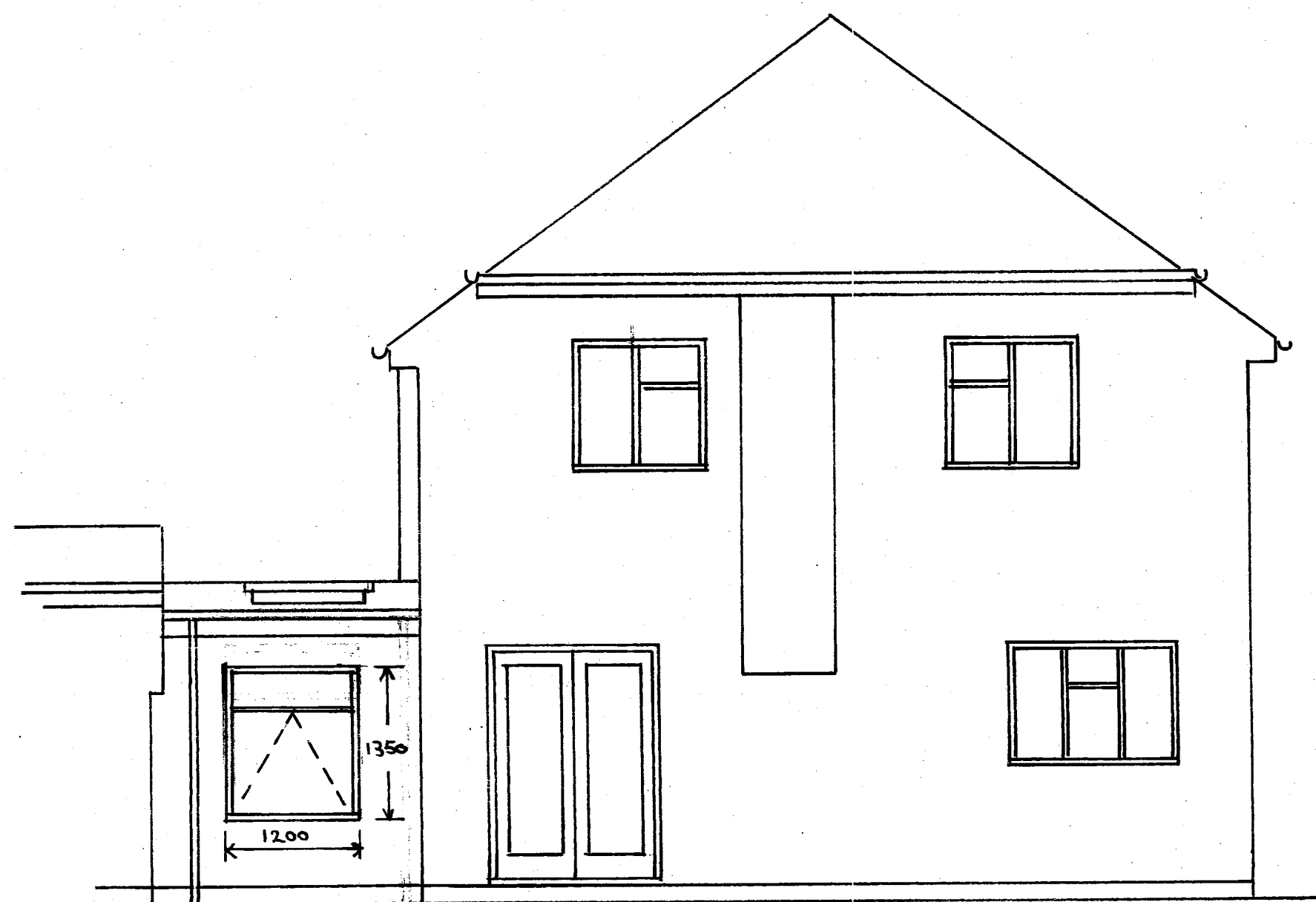


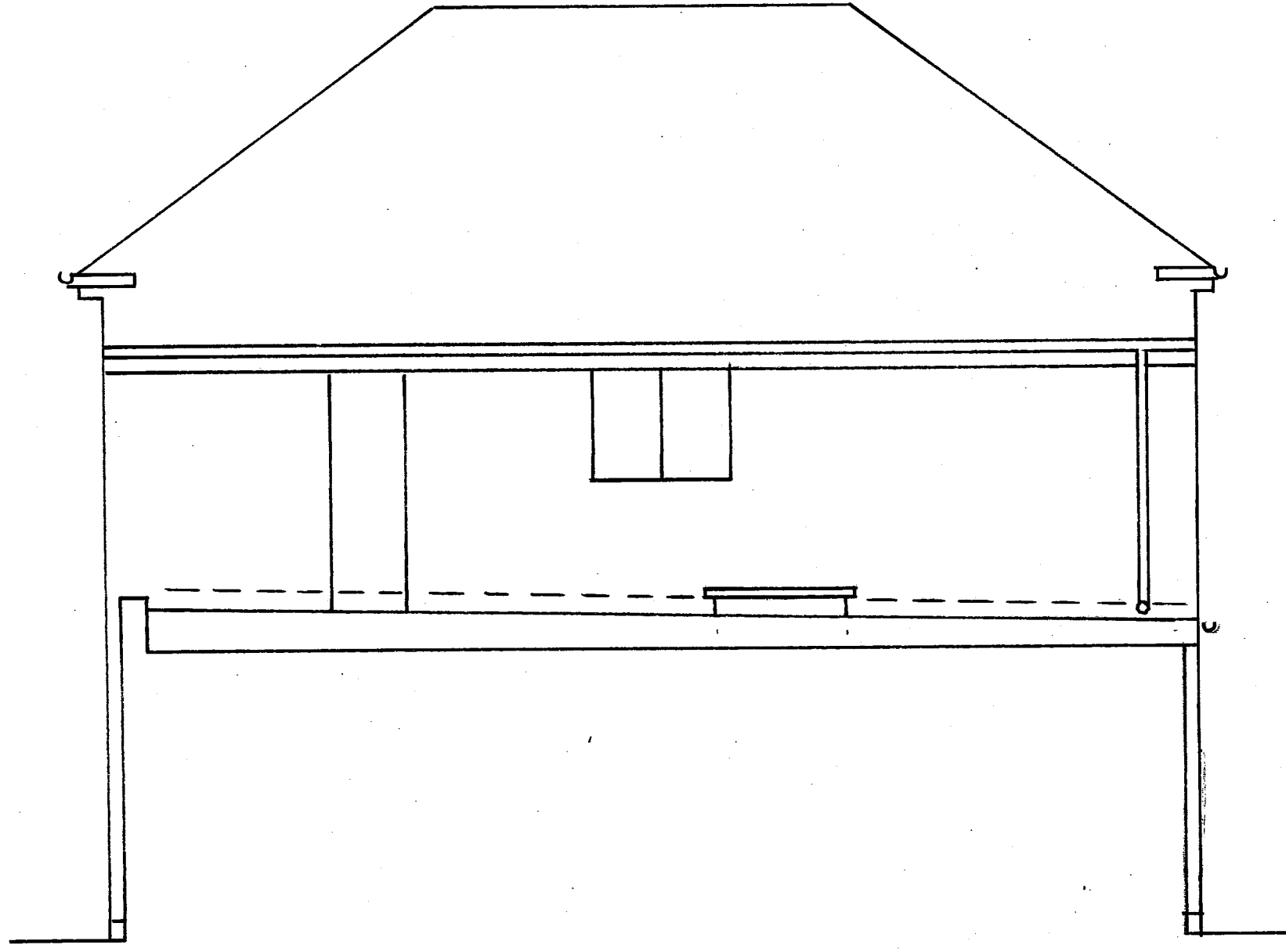
All work to comply with building regulations and planning consent.
Workmanship and materials to comply with British standards and code of practice.
Scaled dimensions are approximate, take exact dimensions from site.
This drawing was prepared for local authority approval and not as a working drawing.
LOCAL AUTHORITY MAY SCALE THE DRAWING
Any deviation from the drawing to be agreed with the local authority.
Any queries to be agreed prior to construction.
See separate details for Structural engineers calculations



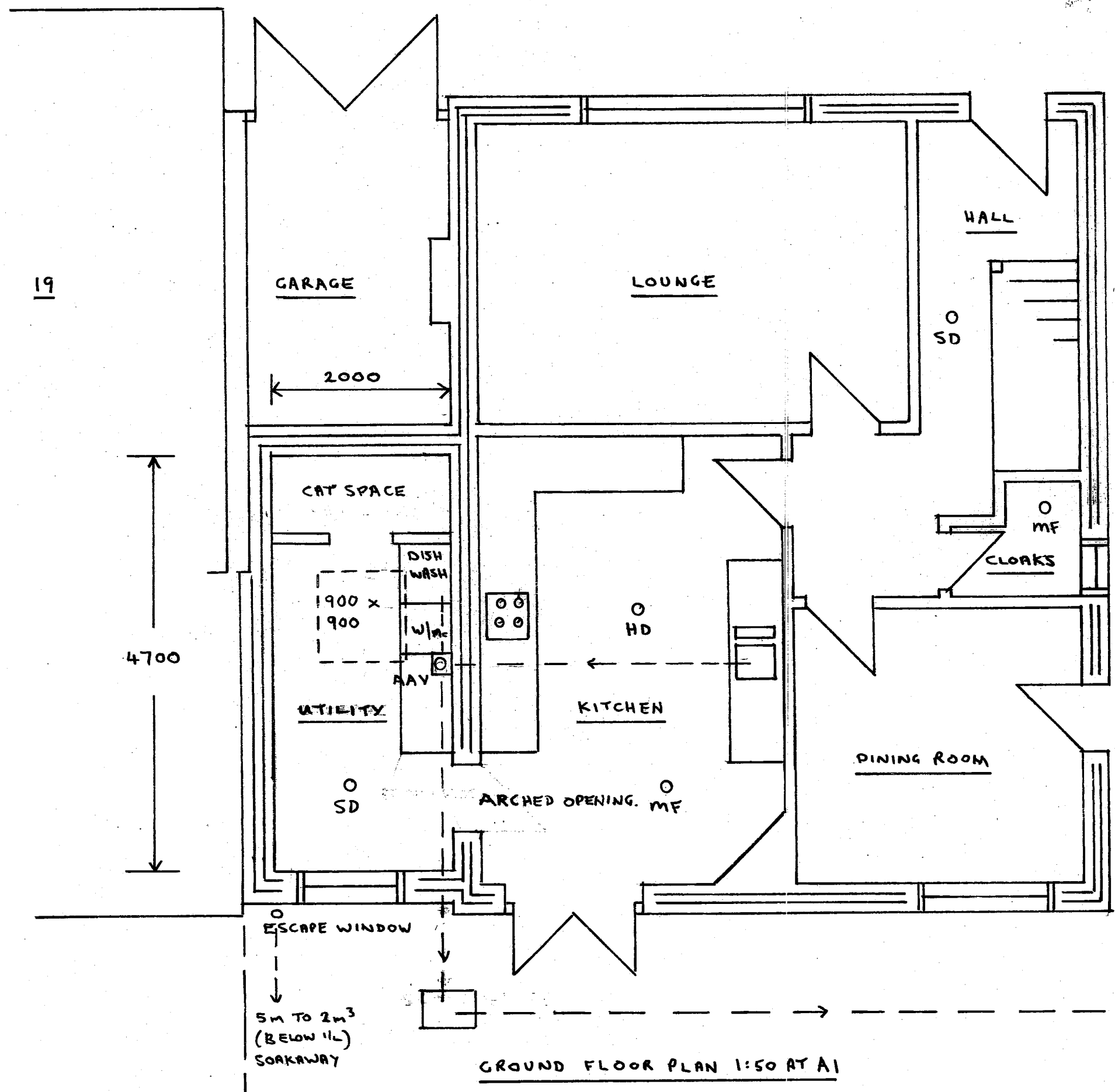
REAR ELEVATION (NORTH) 1:50 AT A1



FRONT ELEVATION (SOUTH) 1:50 AT A1



SIDE ELEVATION (EAST) 1:50 AT A1



This General Specification is for the part demolition of the rear of an existing attached garage and the construction of a single-storey side extension with a flat roof abutting the existing garage. Steel and timber beams, flat roof joists etc. designed by an engineer as necessary.

New cavity walls to be on minimum 600mm wide C24 concrete trench fill foundations with underside a minimum 1.0m from ground level. Builder to expose the foundation of the neighbours extension and excavate new foundation adjacent to support the new cavity wall as necessary. Excavations to be inspected by BCO prior to concreting if requested.

Substructure to comprise dense concrete blocks with concrete cavity fill below ground level with bricks to match existing to outer leaf minimum 150mm above ground level.

Nominal 50mm thick sand cement screed on 125mm thick concrete slab on 500g polythene vapour check on 100mm thick Kingspan or Celotex insulation on 1200g polythene DPM on 25mm sand blinding on minimum 125mm thick granular material well compacted. Provide 25mm insulation upstand at edge of new slab & screed. Sub-soil to be stripped of all vegetable soil before floor is constructed. Lap floor DPM with wall DPM's as necessary and seal penetrations through DPM and any joints with double sided tape. Ensure vapour check and DPM have minimum 150mm laps with taped joints. If the existing house has air bricks venting a suspended floor that will be covered by the extension, these vents to be ducted to external air to ensure continuous ventilation is maintained.

New cavity walls to be brickwork to match existing house, 135mm cavity with 85mm thick Celotex CW4000 insulation leaving a 50mm clear cavity fixed back to 100mm thick Thermalite Aircrete Turbo (lambda 0.11) blocks to inner skin finished with 13mm thick lightweight plaster. Provide 275mm long stainless steel wall ties spaced at 750mm horizontally and 450mm vertically and additional ties at 300mm within 225mm of openings. Insulation to be held back with proprietary wall tie clips. Maximum U value 0.18W/m²K. Bond new block inner leaf to existing and make cavity continuous and brick outer leaf into existing brickwork. Close head and reveals with Thermabate insulated cavity closer. Catnic or IG insulated lintels over new windows and doors with minimum 150mm bearing each end. Provide cavity tray, stop ends and weep vents at 450mm centres over all external wall lintels.

Flat roof to have 3 layer felt and minimum 12mm of hot bitumen bedded mineral chippings to BS 747 laid to CP144 on 150mm Kingspan Thermaroof TR27 insulation on bituminous vapour check on 18mm thick WBP plywood on firing pieces, giving a minimum pitch of 1:60, fixed to timber joists at maximum 400mm c/c to engineer's design to all new areas. Roof to be set to be in line with existing flat roof to garage. Provide noggins between joists at 2.4m c/c. Joists to be supported on 100 x 47mm timber wall plate. Maximum 'U' value to be 0.15 W/m²K. Roof to be strapped to new walls with 30 x 5 galvanised bent wall straps a minimum of 1m long fixed to walls at maximum 1.5m centres. Ceiling to be finished with 12.5mm thick Duplex plasterboard with a skim finish. Roof to have PVCu fascia and soffit. At junction of flat roof to existing external wall build in proprietary cavity trays and lead flashing dressed over the new felt. Builder to confirm that the 3-layer felt system gives a Broof (t4) classification required as the roof is within 6m of a boundary.

PVCu window to extension to have double glazed sealed units in a style to match the existing fixed into new opening. Window to have low 'E' glass to one pane and a maximum 'U' value of 1.4W/m²K. Provide Thermabate, or similar, insulated cavity closers to door jambs and sill. Ensure all junctions between window frames and internal plaster finishes are sealed with suitable mastic. Provide new flat roof rooflight with double glazed sealed unit to have low 'E' glass to one pane and a maximum 'U' value of 1.4W/m²K and to size agreed with client, shown as 1.0 x 1m on drawing.

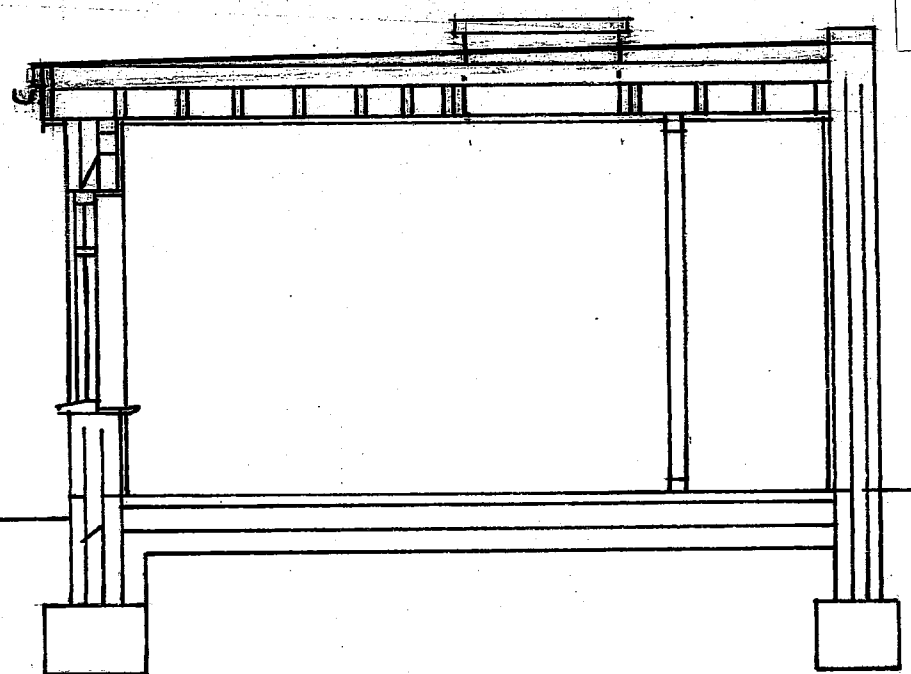
Provide a minimum equivalent area of background ventilation of 8,000mm² to all habitable rooms and the kitchen by the use of one or more trickle vents in the windows/doors. In order to ensure adequate ventilation through the dwelling internal doors should be undercut. For example, a 762mm wide door should be undercut by 10mm with a fitted floor finish and 20mm if no floor covering is fitted.

Purge ventilation should be provided to all new habitable rooms. It should be capable of extracting at least 4 air changes per hour per room directly to the outside. This should be provided by the window in the extension.

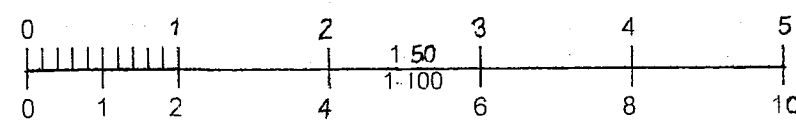
Utility room to be provided with a mechanical extractor fan operated by an on/off switch with a minimum extraction rate of 30 l/s ducted to external air. Extract vent terminals or fans should be mounted as high as possible and no more than 400mm from the ceiling.

Existing boiler to be retained with a new radiator installed in the extension with thermostatic radiator valve.

Hot water is to be provided by existing system.



SECTION 1:50 AT A1



Existing external foul water drainage to be retained but adapted as shown with a new AAV installed on existing run to take waste from dishwasher and washing machine. Standpipes to Wastes to have 40mm diameter wastes but where more than one waste pipe is to be connected together, increase pipe to next size. Traps to standpipes to give a 75mm seal. Waste pipes to be fitted with rodding/access points as necessary to ensure cleaning of the system can take place.

Gutter and 68mm diameter RWP to match existing to be fitted to rear of new flat roof and to discharge to new soakaway in the rear garden. The flat roof will also take water from the rear of the main roof to the house so soakaways need to be sized accordingly. Provide new 100mm diameter underground drains at minimum 1:60 fall to soakaway made up of Aquacell Eco, or similar, eggcrate type cells wrapped in permeable geotextile and backfilled with selected granular material. Soakaway to be positioned a minimum 5m away from the house and minimum 2.5m from any boundary and to be installed in accordance with the manufacturer's instructions. The roof area of the extension and existing roof is approximately 45m². Based on a soakaway made up of Aquacell Eco, or similar, eggcrate type cells with every 35m² requiring 1.0m³ the size of the soakaway needs to be 1.5m³ in size. Therefore, provide 1no. soakaway of 8no. crates giving a size of 2.0m x 1.0m x 0.8m deep giving 1.6m³. Drains to be bedded and surrounded on a minimum of 100mm granular material.

A supply of wholesome water (mains supply or equivalent complying with Section 67 of the Water Industry Act 1991) is to be provided to the following locations:

- Any place where drinking water is drawn
- Wash hand basins, bidets, baths, showers & sinks
- Sanitary conveniences

All new areas to be provided with energy efficient lights to take lamps having a luminous efficacy of 75 lumens per circuit-watt.

Ensure that mains operated optical smoke detector with battery back-up is provided to the ground floor hallway, first floor landing and the new utility and a mains operated heat detector is provided in the kitchen. All detectors are to be interlinked. Alarms to be ceiling mounted and to conform to BS 5839-6:2019.

All new electrical work carried out as part of the construction of the extension and alterations to the existing are to satisfy Approved Document P of the Building Regulations. This states that all electrical work is to be designed, installed, inspected and tested by a person competent to do so. Prior to completion an appropriate BS 7671 electrical installation certificate must be issued for the work, a copy of which should be made available to the BCO. Client to agree with builder at start of the project the number of sockets, switches and light fittings required.

Tony Standing Designs

Drawing for Domestic Extensions

Title	PROPOSED EXTENSION AT 21 DRUMMOND ROAD, WORTHING. BN12 4DX			
Client	MRS C. MURPHY.			
Drawn By:	T.S.	Drawing	C1222-2	Scale
Date	25-9-25	Revision	A&C	AS SHOWN
Mr A J Standing 4 Coombe Road, Steyning BN44 3LF		Phone: 01903 814151 / 07595 277995		