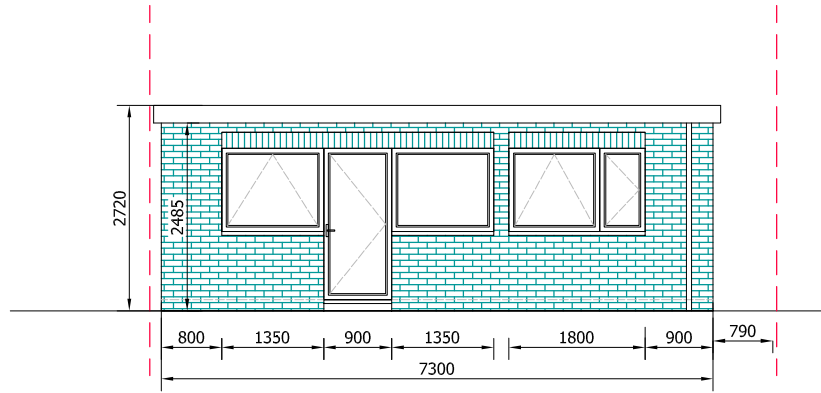
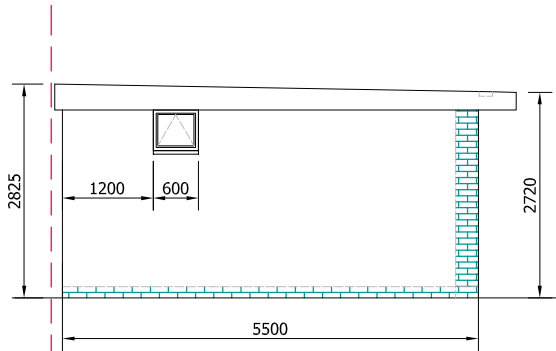
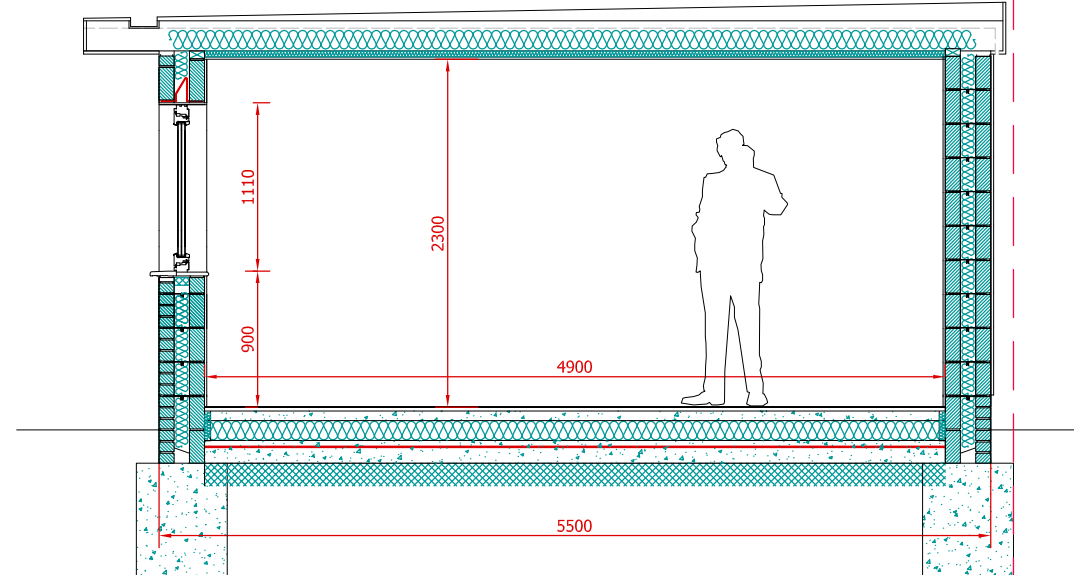




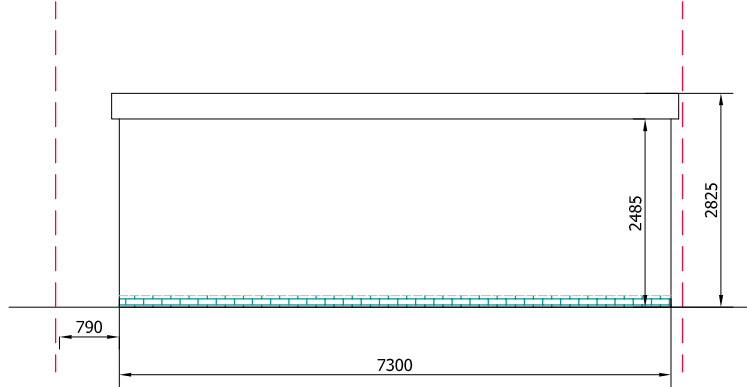
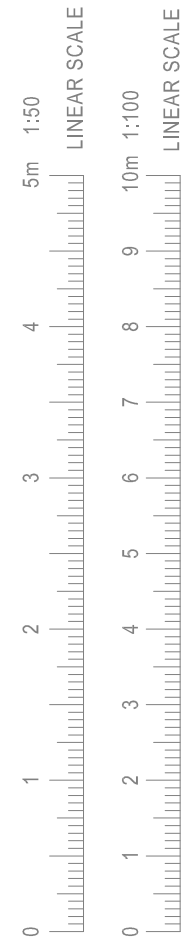
PROPOSED FRONT
(EAST) ELEVATION
scale 1:100



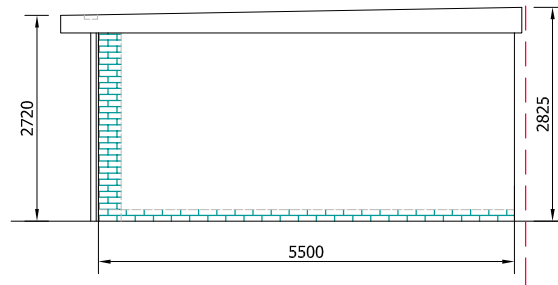
PROPOSED SIDE
(SOUTH) ELEVATION
scale 1:100



SECTION AA
scale 1:50



PROPOSED REAR
(WEST) ELEVATION
scale 1:100



PROPOSED SIDE
(NORTH) ELEVATION
scale 1:100

VENTILATED FLAT ROOF (Proposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 0.13 W/m²K.
Flat roof covering to be glass reinforced plastic (GRP) system with 8000(NV) for roofing in accordance with BS EN 13321-2:2013 and with a current BBA or other approved accreditation. GRP to be laid in compliance with manufacturer's details by flat roofing specialist on 18mm exterior grade plywood, plywood to be laid on Kingspan plus 1.145 full or 47 x 200mm grade C24 Joists at 400 c/c, max span 4.55m (see Engineer's details for slab). Cross-ventilation to be provided on opposing sides by a proprietary cross ventilation unit to the 25mm continuous ventilation with fly proof screen. Flat roof insulation to be continuous with the wall insulation but stepped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 150mm Celvol W8000 between joists and 40mm THERO under joists. Provide 12.5mm plasterboard over vapour barrier to the underside of the insulation. Plasterboard to be fixed with 100mm x 50mm wall plates and anchored to wall.
Provide cavity trap where roof meets existing wall. Provide resistant to flat roof by fixing using of 30 x 5 x 120mm ms galvanised lateral restraint straps at maximum 200mm centres fixed to 100 x 50mm wall plates and anchored to wall.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEERS DETAIL CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT 'SPRINT TABLES FOR SOLID TIMBER JOISTING IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.

FRENCH FOUNDATION
Provide 750mm thick trench 88 concrete foundations with a minimum width equal to the width of the wall plus 50mm. Concrete mix to conform to BS EN 1206:2013 (A2-2013) and BS 8004:2013 Code of practice for foundations. (A2:2013). All foundations to be a minimum of 200mm below ground level. Depth and size of foundation to be approved on site by Building Control to suit site conditions. All constructed in accordance with 2013 Building Regulations A2:2 and BS 8004 Code of Practice for Foundations (A2:2013). Foundations are constructed below invert level of any adjacent drains. Base of foundations supporting external walls to be no less 600mm below ground level. Substrate resistant cement to be used if required. Please note that should any adverse soil conditions or differences in wall type be found, or any major tree roots in excavations, Building Control to be contacted and the advice of a Structural Engineer should be sought.

FULL FILL Cavity WALL (Facing brick finish) To achieve minimum U-value 0.18 W/m²K (achieved 0.17 W/m²K). Provide outer leaf formed by 102.5mm facing brickwork, selected for durability appropriate to exposure conditions and laid in 1:1 cement mortar. Cavity to be 100mm fully filled with 50mm spig PIR insulation (e.g. Celvol Thermaflex C202) maintaining a 10mm residual cavity, and 150mm inner leaf blockwork of minimum 7.50mm depth. Internal leaf to be 12.5mm plasterboard on studs. Insulation boards to be installed with vertical joints staggered and all joints fully sealed. Provide stainless steel wall ties suitable for full-fill cavity construction installed at appropriate centres in accordance with manufacturer's recommendations. Provide cavity ties, DPC, weep holes and flashings at all openings, abutments and junctions to ensure effective moisture management and maintain cleanliness of cavity during construction to prevent mortar bridging. Provide appropriate cavity barriers and the detailing as required. All junctions, corners and detailing to be in accordance with relevant BBA certification and manufacturer's recommendations including allowance for differential movement, moisture control and exposure conditions. All works to comply with BS EN 12606 and BS EN 13914-1.

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m²K.
Provide 125mm thick 125mm consolidated well-ventilated horizons. Insulated with 100mm and 100mm. Provide 100mm ST2 or G16 ground bearing slab concrete mix to conform to BS 8000-2:2013 and BS EN 206 over a 1200 gauge polythene DPM. DPM to be applied in with DPC in walls. Floor to be insulated over slab and DPM with 100mm thick Celvol G4000 Insulation. 25mm insulation to continue around floor perimeter to avoid thermal bridging. A VCL should be laid over and under the insulation. The insulation boards and turned up 100mm at room perimeters behind the skirting. All joints to be sealed by 150mm and sealed. Finish with 10mm sand/cement screed with light mesh reinforcement.

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Project

83 Old Barn Way BN42 4NS

Drawing Title

Proposed Elevations & Section AA

Date

MAY-2026

Scale

1:100/A3

Project No.

CG367

Drawing No.

PL/05

Drawn by/Checked by

HD

Rev

Date

130526

220526

Details

Initial drawings sent out for review

Minor amendments

Dimensions to be verified on site
by contractor prior to
commencement of work

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