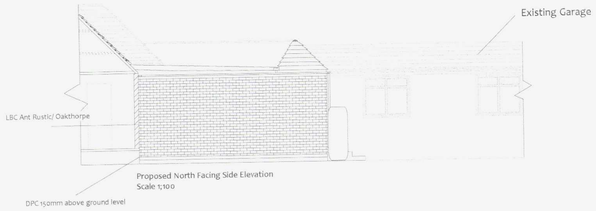
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PL... AWDM/0240/15
DA... VA...
17 MAR 2015



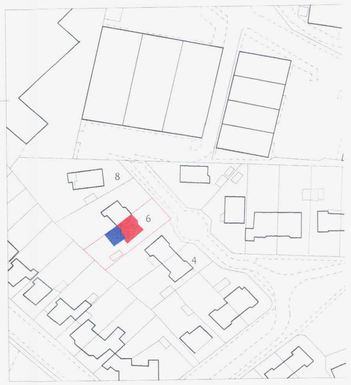
Proposed North Facing Side Elevation
Scale 1:100



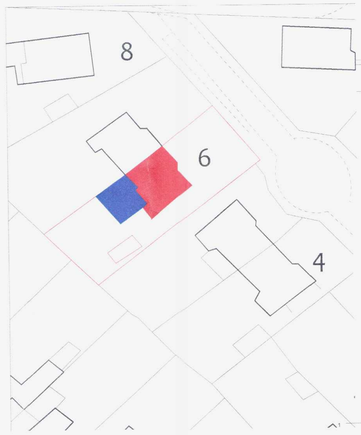
Proposed Back Elevation
Scale 1:100



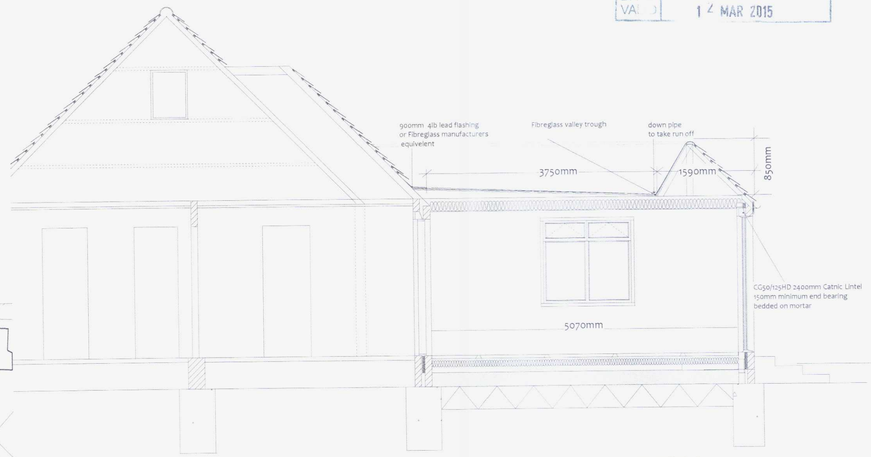
Proposed South Facing Side Elevation
Scale 1:100



Location Map 1:1250

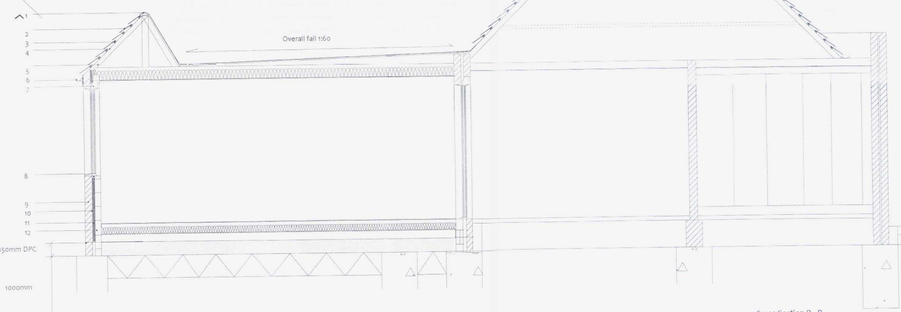


Block Plan 1:500

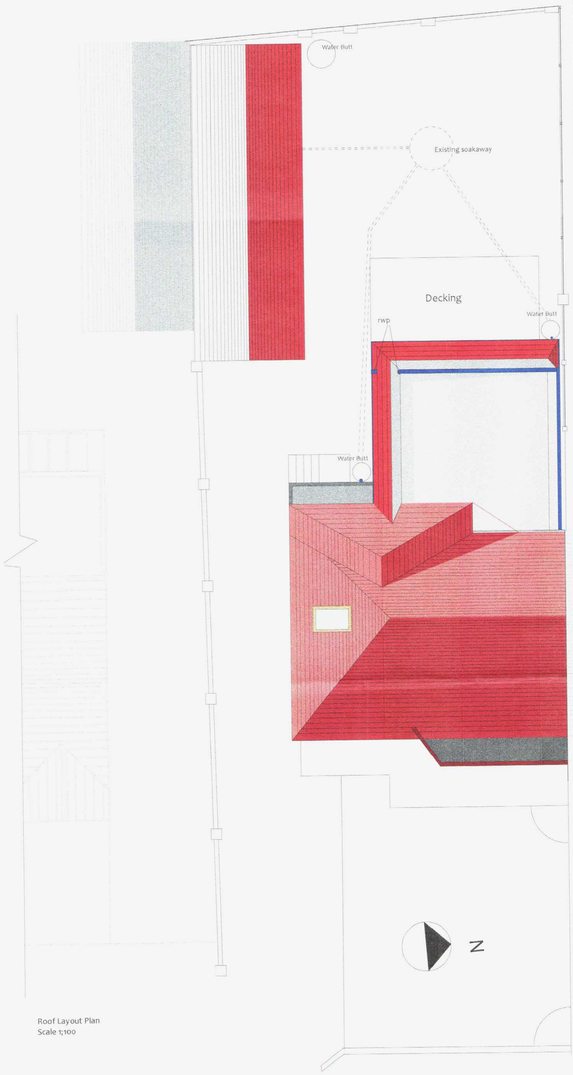


Cross Section A - A
Scale 1:50

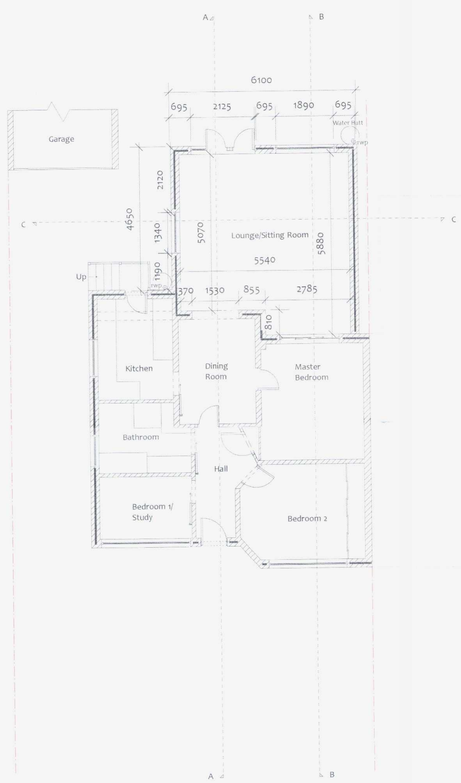
Cross Section B-B
1. Redland half round ridge tile light red
2. Redland concrete roof tiles 19 1/2" x 6 1/2" Light Red fixed with 65mm tile pegs
3. 19 x 38mm tannalised treated tile batten FSC
4. Tyvek breather membrane
5. 100 x 50mm FSC Treated Softwood Timber
6. Osma/Marley White Half Round 100mm Gutter System
7. Catnic Lintel CG50/125 HD 2250mm 150mm end bearing
8. Diamcor DPM Cavity Closer used around all door and window openings
9. LBC Antique Rustic Flettons/Oakthorpe Stock Bricks
10. Stainless Steel brick ties 200mm
11. 35mm GA4035 0.25 R-value m2 K/W Celotex Insulation or kingspan/Recticel/Rockwool equivilent
12. Thermalite 100mm 7N lightweight thermal blocks
DPC 225mm



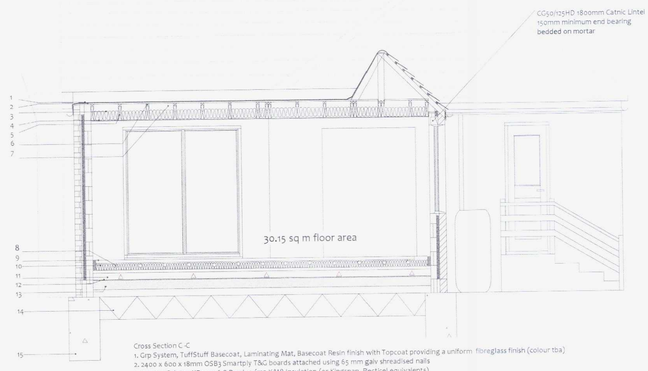
Cross Section B - B
Scale 1:50



Roof Layout Plan
Scale 1:100



Ground Floor Plan
Scale 1:100



Cross Section C -C
1. Grp System, TuffStuff Basecoat, Laminating Mat, Basecoat Resin finish with Topcoat providing a uniform fibreglass finish (colour tba)
2. 2400 x 600 x 18mm OSB3 Smartply T&G boards attached using 65 mm galv shreadised nails
3. 150mm Celotex XR4150 6.8 R-value (m2 K/W) insulation (or Kingspan, Recticel equivalents)
4. 2400 x 1200 x 12.5mm Vapourshield Plasterboard c/w foil backing
5. 220 x 50mm FSC Treated Softwood Joists C24 Grade @ 400mm centres on joist hangers and wall plate
6. Treated tannalised firring pieces 1:60 fall
7. 50mm Air Allowance for ventilation
8. Underfloor heating system (in accordance with manufacturers instructions) 200mm centers (min 100mm from wall)
9. 65mm floor screed c/w fibres
10. 200mm Celotex Floor Slab insulation GA4100 x 2 9 R-value (m2 K/W) or Rockwool equivalent
11. 150mm concrete slab(1:3:5mix) reinforced with A142 sheet
12. Visqueen Polythene Membrane 1000g
13. Mot Substrate Type 1
14. Hardcore clean material
15. Gen 1 Concrete Foundation Mix

ection C - C
0

Legend

above the floor level

below the floor level

This drawing is to scale but all levels and dimensions to be checked on site.

This drawing is to be read in conjunction with all relevant consultants drawings and specifications.

These drawings should be checked by the local authority, building control office and other appropriate checking authority prior to commencement of the building works.

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Extension Details for 6 Western Close, Lancing

Structural Considerations
The lounge becomes the new master bedroom, existing patio doors maybe changed(tbc)
The existing wall opening leading from the lounge to the dining is to be reinstated with a single door opening using a SD29FCAZ cw intumescent strip and a 1/2hr firedoor.
The existing dining room window and lower wall will be removed, leaving the lintel in place and finishing by blocking the cavity and finishing with a plaster finish to allow free movement from dining room to the new addition.

Foundations and Walls
The existing foundations that run along the party wall supporting the existing partial conservatory and across the back will remain in situ, additional foundations would be run out from the main structure to provide support for the new wall and partial back wall additions these are 600mm wide and 1000mm deep to comply with BS Reg. or to the depth of the original foundations to form a mass continuos strip of concrete (gen 1/ 1.3.6 mix).
225mm 7N/mm2 trench block is used under Dpc level, new external walls in the new lounge extension are made up of a internal skin of Thermalite 100mm gp 7N/mm2 block, the external skin is made up of LBC Antique Rustic Brick (tbc) with a 50mm cavity which is partially filled with 35mm cavity batts, the internal wall is finished with plaster. Stainless steel cavity batt ties to be inserted at 900mm horizontal centers and 450mm vertical centers.
DPC should be a minimum on 150mm above ground level/slab level linked to existing DPC, Dampcor Insulated cavity closers around door fame and new windows.

Roof System
The new roof on the extension is made up of parapet tiled walls and a flat roof using a GRP flat roof system, (see cross section this is a cold roof construction with a 1:60 fall on the. A 50mm ventilation gap should be allowed between the underside of the boards and insulation which is supported by ceiling.

Rainwater Removal
Rainwater from the roof is discharged through 114mm half round gutter white which runs as a continous length attached to a fascia board, into a 65mm down pipe, and adjoins the existing gutter systems. Further run off is directed into an existing soakaway with the addition of two water butts to retain water for use in the garden .

Floors
The original flooring remains in the dining room and lounge (master bedroom). The flooring in the extension is made up as indicated in cross section C - C. The clean hardcore is consolidated in 225mm layers, the concrete oversite is reinforced with A142 mesh. A 1000gauge DPM is laid. Conduit is set into the concrete circumventing the walls to carry electrical cabling. Underfloor heating will be incorporated in the new floor,the pipe is clipped into insulation and then the finish screed of 65mm is laid over the pipe acting as a blanket to distribute the heat evenly across the space (at 200mm centers)the final finish is yet to be determined by the client.

External Doors and Windows
UPVC Windows and Doors to be supplied and fitted by Seeview Windows these are fitted with firesafe locking handles, tricep 10 point window lock comprising of 2 x 8mm full length solid bolts, 2 x 3mm stainless steel hinge locks, 4 x 8mm IXEF dog bolts, twin-cam lock providing 2 centre locking points and concealed gaskets, glazed with 28mm argon gas filled Low E glass sealed units providing a thermal performance complying to building regulations this is fitted by an Fensa approved technician with a 10 year guarantee.

General
Any gas work is to achieved by a qualified gas technician.
All electrical works to be completed in accordance with Part P and comply to BS 7671
and certification to be available on completion.
All plumbing and gas should be altered by approved technicians and certifications available on completion.

Client: Mr A. J. Whisker Esq.

Project: 6 Western Close,
Lancing,
West Sussex.
BN

Drawing Title:
Lounge Extension
Final Proposal

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Scale
1:50, 1:100, 1:500, 1:1250
@ A1

Drawing Number & Date:
EP/1/AJW/100214
February 2015