

ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.

Notes:
All Dimensions must be checked on site and not scaled from this drawing
Contractor and client are reminded of their obligation under the Party Wall Act. If in doubt ask.
Contractor is to confirm all below ground drain run direction and invert levels.

SIDE ELEVATION: SOUTH

REAR ELEVATION: -EAST

SIDE ELEVATION: -NORTH.

REMOVE WALL SHOWN HATCHES AND INSERT BEAM OVER TO ENGINEERS SPECIFICATION.

GENERAL:
All works are to be completed in a good workmanlike manner and to comply with all relevant codes of practice.
Contractor is to check all dimensions on site with any error / omission reported to client.
Sample materials are to be submitted to and approved by both client and local authority prior to commencement of work and are to be carefully selected to reflect character of area.
Heating, lighting and power to be installed as directed by client and all to be completed to statutory authority regulations.
Contractor is to agree with client all types and style of new doors, windows and other secondary fixings.

FOUNDATIONS:
Excavate for new foundations to suitable bearing soil approximately 1 metre deep but to be confirmed on site with Building Inspector.
Lay 1:2:4 mix concrete 300mm deep by 600mm wide strip foundation or trench fill type 450mm wide. Foundation within 1 metre of drain to be taken down to invert level. If any drain passes below building the foundations to be stepped down and bridge over with pc. Concrete lintols.

GROUND FLOOR:
New ground floor to be 150mm clean compacted hardcore, 50mm sand blinding and 1200 gauge visqueen or its equal polythene sheet dpm. With fully lapped joints and taken up to dpc in walls. 90mm Celotex insulation with 100mm concrete slab and 50mm sand and cement screed. Floor level to be continuous with existing where appropriate.

WALLS:
To achieve minimum U value of 0.18W/m2k
Walls below ground level to be class 3 common bricks or proprietary concrete foundation blocks to BS.6073 part 1 type A laid in 1:1:3 mortar. Walls above ground level to be an external skin of 103mm face brickwork with 90mm celotex CG5000 insulation, 50mm clear cavity and inner leaf of 100mm thermalite shield blockwork finished with 19mm plaster and skim or 12.5mm plasterboard on dabs. Cavities to be continuous with existing where appropriate and closed at reveals and jambs using therabate closers. Stainless steel double triangle or vertical twist wall ties to be positioned at 750mm horizontal and 450mm vertical intervals plus 300mm at reveals and jambs.
Walls to have hyload dpc minimum 150mm above ground level.

WINDOWS:
New windows to be confirmed with client for style and material.
To provide glazed areas equal to 1/10th of floor area and with opening lights equal to 1/20th of floor areas.
All windows to have a trickle vent min. 8,000mm2.
All new glazing units to achieve a u value of 1.2W/m2K and have a soft low e coating. Allow for necessary critical damp proof courses.
All glazing in critical locations, in positions less than 800mm from floor level, in doors within 1500mm of floor level and within 300mm each side of the door in the ional plane, to be toughened or laminated safety glass to BS6206.
All first floor windows to have an unobstructed opening area of at least 0.33m2 and not less than 450 x 450mm.

PITCHED ROOF:
The whole to be covered with a reinforced roofing breather felt laid over rafters and lapped 150mm horizontally and vertically. Carried well into gutters and secured with clout nails.
Provide 38 x 25mm treated softwood battens secured with wire nails to rafters. Battens to be at least 1200mm in length and be supported by min. 3 rafters.
Fix chosen tiles to manufacturers direction. All bedded mortar to consist of 1:3 sharp sand/ Portland cement struck off to give a smooth face and pointed all in one operation.
Ventilation to comply with BS.5250. Provide 450mm rockwool insulation laid between ceiling joists. Ceiling to be 9.5mm plasterboard and set coat.
The eaves soffits are to be formed with 6mm master board and a glidvale roof space ventilator type SV604 or other to give a min 25mm continuous ventilation gap. Fascia to clients direction. Provide code 4 lead flashing at valleys and other roof junctions.

CONSERVATION OF FUEL AND POWER:
At least 75% of new light fittings are to be energy efficient light fittings.
Building fabric to be constructed so that are no reasonable avoidable thermal bridges in the insulation layers caused by gaps within the various elements at the joints between elements and at edges of elements such as those around window and door openings.

BEAMS:
All new beams to be inserted to Engineers specification and to be encased to give 1 hours fire resistance using 12mm surperlux screwed to 25 x 25mm x 20g light steel corner angles.

RAINWATER:
Rainwater to be directed into 100mm upvc gutters and 75mm down pipes and there to soak ways 1metre cubed with 100mm concrete cover. Pipes below ground to be 100mm osma laid in pea beach at fall of 1: 40. Soakaways to be min. 5 metres away from any building.

ROOF PLAN PROPOSED. 1:100

Date	Revisions
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Client
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Job Title
GROUND FLOOR REAR EXTENSION. PROPOSED.

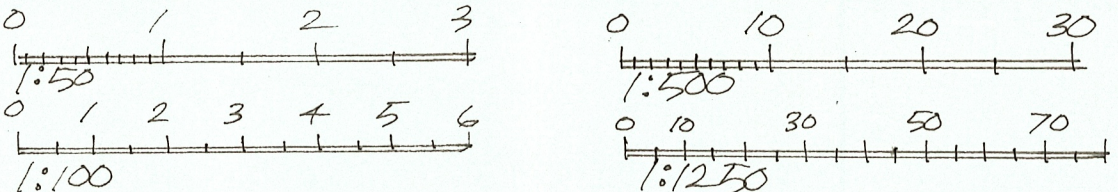
Drawing Title
12 PIRCROFT AVENUE, LANCING. WEST SUSSEX.

Scale **1:50 & 1:100**

Date **SEPT. 2025** Drawn by

Drg. No. **PA/25/02** Rev

CIROUND FLOOR PLAN:



SECTION - 22.

