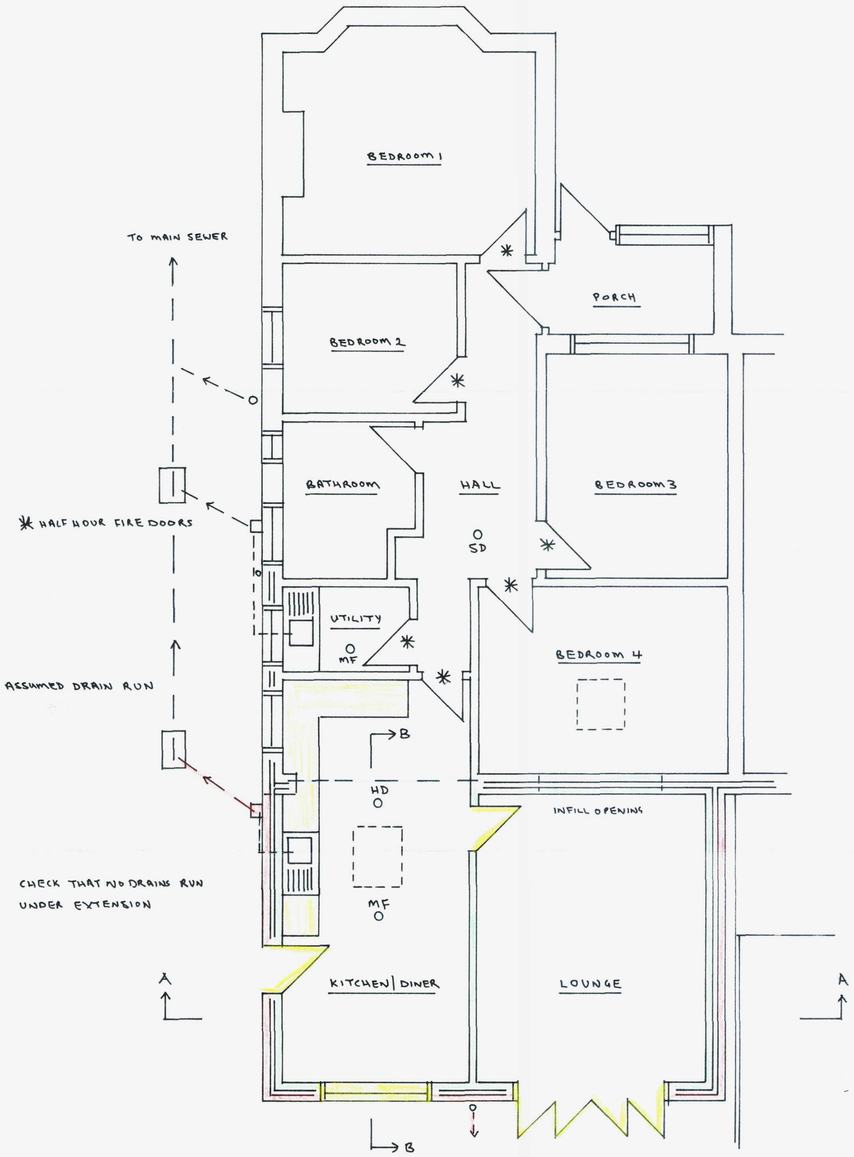
All work to comply with building regulations and planning consent.
Workmanship and materials to comply with British standards and code of practice.
Scaled dimensions are approximate, take exact dimensions from site.
This drawing was prepared for local authority approval and not as a working drawing.
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.



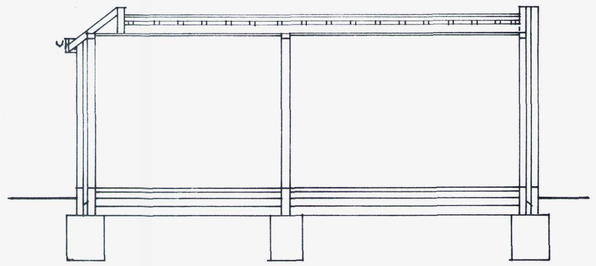
REAR ELEVATION 1:50 AT A1



SIDE ELEVATION FROM 77 1:50 AT A1

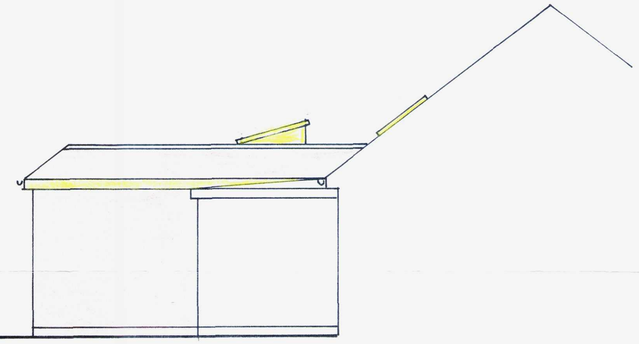


GROUND FLOOR PLAN 1:50 AT A1

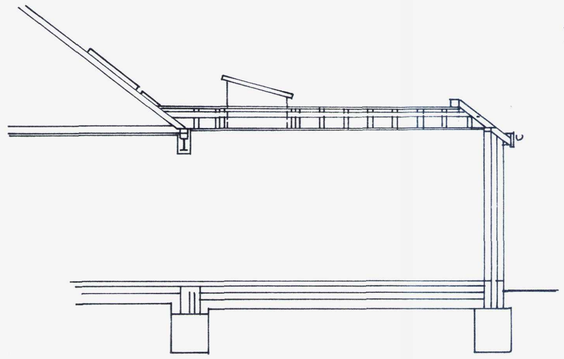


SECTION A-A 1:50 AT A1

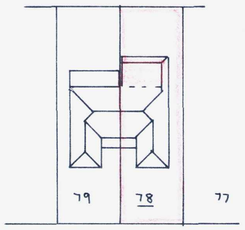
600 wide x 600 Gen 3 foundation concrete at minimum 1m deep, and below drain level and to suit site conditions and agreed with BCO. 7N dense concrete blocks in foundation with 1:12 concrete cavity fill. Face brickwork to DPC, minimum 150 above finished ground level and lapped to existing DPC.
Soakaway minimum 5m from building and 1m3(below invert.) Soakaway line in 100 plastic pipe at 1:40 laid on and surrounded in 150 pea shingle with 75 concrete protective cover.
Oversite to extension- Sub base of 150 MOT, 1200g DPM with taped joints and lapped to DPC for radon protection, under 150 sub base concrete, reinforced with A142 mesh. 100 flooring grade insulation with 500g poly separating membrane, 75 screed.
New drains of 100 diam plastic pipe and fittings at 1:40 fall, laid on & surrounded in 150 pea shingle. Prestressed lintels as relieving arch if drain passes through foundation, rocker pipe at this position. Back inlet trapped gully. Smooth connections to existing manhole.
Superstructure of matching bricks, 100mm cavity with 50mm celotex batts on 225mm long stainless steel ties at 750 horiz and 450 vert (staggered) centres, 300 at reveals, with nylon retaining clips. Extend batts to line base of floor insulation, 100mm thermalite turbo 7N inside blocks, 13mm hardwall plaster. 'U' value 0.28 W/m2K.
Make cavity continuous, and use stainless steel furfix to bond new to existing.
Close head and reveals with thermabate insulated cavity closer. Birtley or similar galvanized lintels to door and window openings with min 150 bearing. lintels insulated. 50 x 100 sawn and treated wall plate with 6 x 38 straps at max 2m c/s and 1200 girth.
Upvc double glazed door and windows with low E glass, glazing below 800mm from floor in laminated glass. Min 16mm air gap to sealed units. 8000mm2 trickle vents. Glass area min 10% floor area and ventilation min 5%. All external glazing to be min 1.6w/m2k. Energy rating of band C or better. Safety glass to internal doors.
Ceiling joists of 47 x 170 treated joists at 400c/s, 47 x 100 treated rafters at 400c/s. Tyvek membrane under treated tile batten and plain roof tiles and fittings to match existing. Code5 outlet through pitched roof.
Flat roof of 3 layer mineral felt and chippings to BS747 and laid to CP144, on 18mm OSB including lay board up rafters. 50 x 50 cross venting at 400c/s on 80 to 5 firrings at 400c/s.
150 celotex between joists and 12.5 celotex sandwiched between the underside of the joists and the 12.5 plasterboard and set.
Upvc fascia plus 25mm continuous (mesh covered) soffit and 112 gutter and 68 diam rwp to new soakaway.
Velux installed to manufacturer's details and weathering, plus double rafters to sides.
Code 5 lead to box gutter at party wall separation. Fitted as LDA requirements.
Universal beam and pad stones as engineers calculations.(sent seperatly). Encase beam in 2 layers plasterboard and set coat of plaster.
42 diameter waste pipe, 50 to shower, all laid to falls with clearing eyes at junctions. 75mm deep seal traps. Hot and cold supplies in copper tube and fittings, lagged where required.
Radiators to have thermostatic radiator valves and room stats.
Electrical installation by competent and qualified electrician who needs to produce a 7671, Part 'P', certificate on completion of the electrical installation.
Smoke detectors / heat detector, to BS5839 linked to mains with DC battery back up.



SIDE ELEVATION FROM 79 1:50 AT A1



SECTION B-B 1:50 AT A1



BLOCK PLAN 1:500 AT A1

ADUR & WORTHING PLANNING SERVICES
PLAN AWDM/0363/15
DATE VALID 17 MAR 2015

Mechanical fans :- Kitchen 60L/s, Utility Room 30L/s. All ducted to exterior with 15min over run.20mm gap under shower door.
Energy efficient lighting to 2 locations (min 75%), to take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.
Demolition materials to be reused where possible, remainder to a registered skip company with maximum 10% to landfill.
Protect neighbours from dust during construction.
Party wall agreement to be in place before work starts.



Tony Standing Designs
Drawing for Domestic Extensions

Title	PROPOSED REAR EXTENSION AT 78 BARFIELD PARK, LANCING. BN15 9DG				
Client	MR. W. HOLDER				
Drawn By: TS Date MAR 2015		Drawing Revision	C774-1 B	Scale	AS BROWN
Mr A J G Standing 39 Hills Road, Steyning BN44 3QG		Phone: 01903 814151 / 07595 277995			

Sheet Size A1