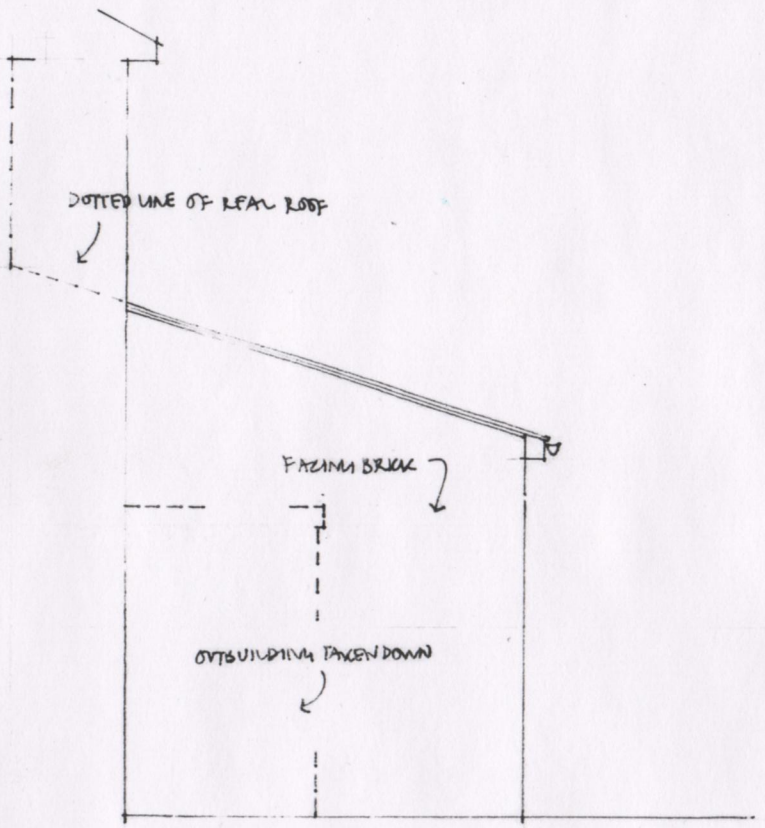
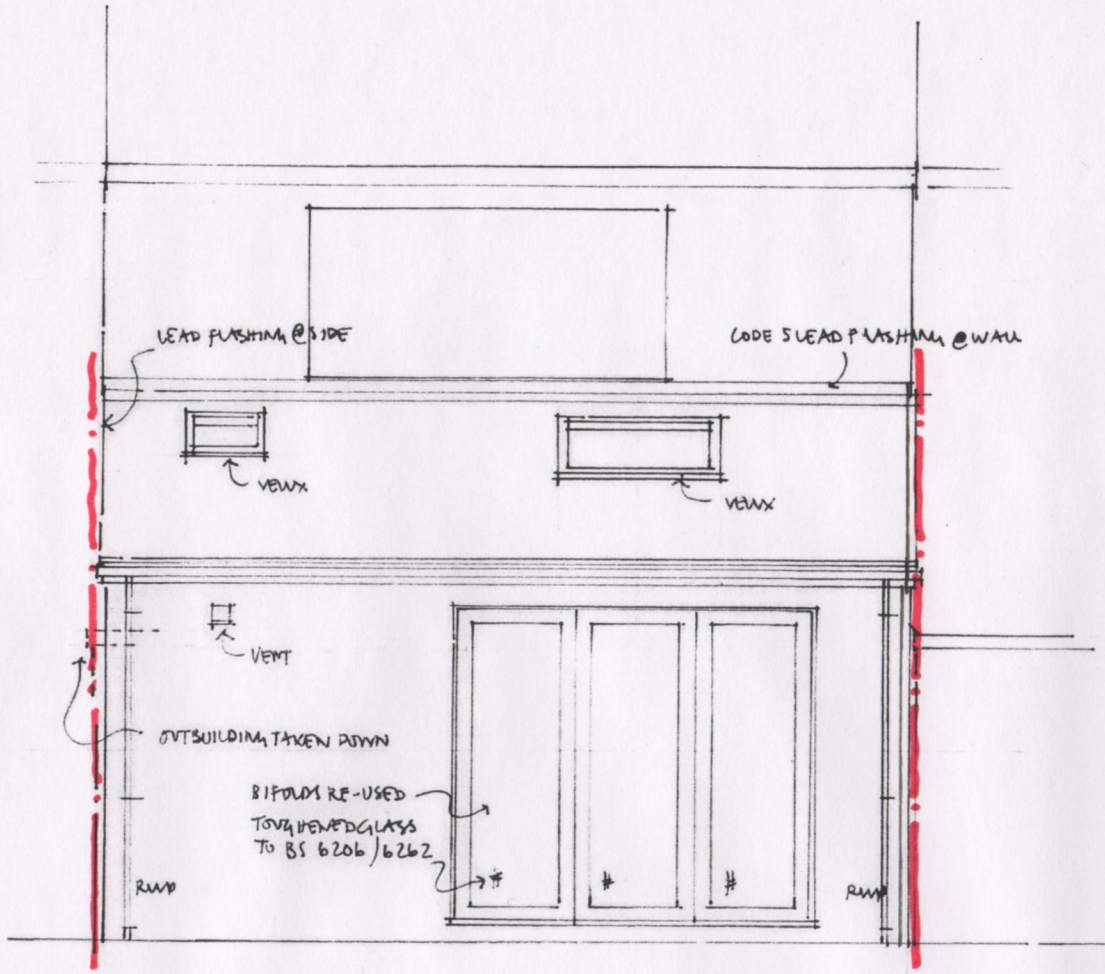
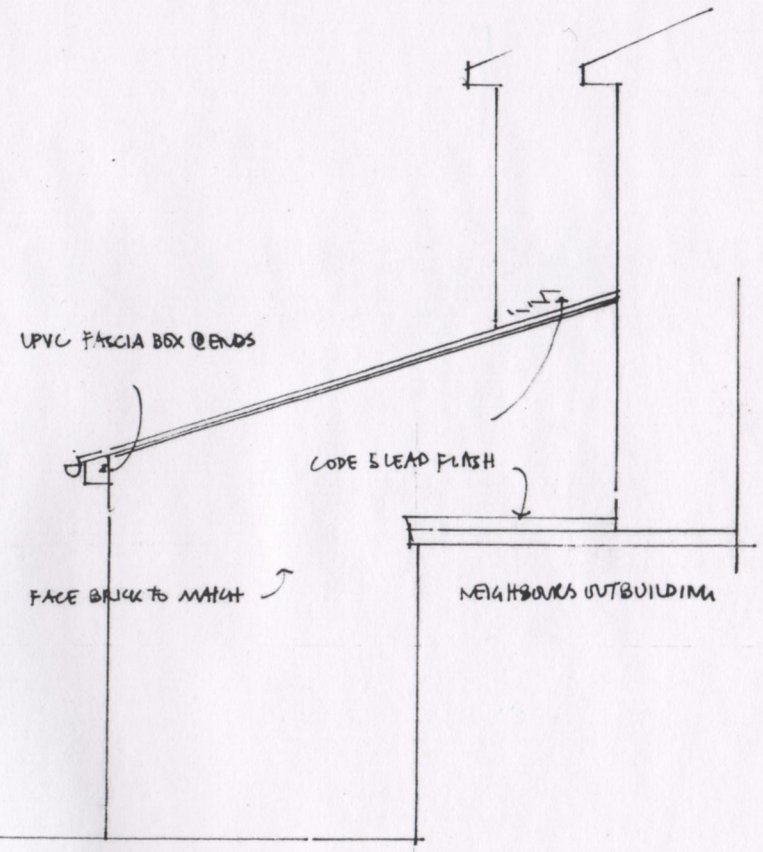


SIDE



REAR



SIDE

JEREMY WILLIAMS LEROY
RIBA CHARTERED ARCHITECT

NO1 THE LIMES HITCHIN HERTS SG5 2AY
TEL/FAX 01462 624740

29 DESBOROUGH ROAD
HITCHIN

REAR EXTENSION

ELEVATIONS

NOV 2017 1.50@A3

D2

BRIEF SPECIFICATION

Foundation

Excavate for concrete strip foundation minimum 1.0m deep from existing ground level-subject to agreement on site with local authority regarding soil type and tree proximity. Provide 600x450 wide concrete footing

Ground Floor Slab

New floor slab formed at level of existing house using proprietary beam and block system over vented void using airbricks in cavity wall. Over beam block- lay slurry and 1200 gauge dpm lapped with existing and new dpc then lay 85mm STYROFOAM FLOORMATE and 65mm sand/cement screed finished to suit levels. Or; Lay nom 150 consolidated hardcore with 50 sand blinding over. Lay new 1200 gauge dpm as Visqueen or similar, over, with sealed joints at all edges, to be lapped up all walls and with existing dpc. Over dpm, lay 100mm CELOTEX tb4000 or similar-thick and 100 concrete slab with 65mm sand/cement screed finished to match existing levels. To achieve 0.22 W/m" U val.

Walls Generally

New external walls to be 300 full fill cavity construction. Outer leaf to be 102 brick -frost resistant below ground and rendered block 2 courses above ground-100 CROWN DRYTHERM CAVITY SLAB 32 cavity batts-full fill cavity insulation with weak mix concrete fill to cavity 225 below dpc and inner leaf of 100mm block as PLASMOR AIRCRETE(0.16) or equal/similar-using trench quality blocks below ground or semi engineering brick. Tie skins together with stainless steel ties at 450vertical crs and 450 horizontal crs-225 at reveals. Close all cavities using proprietary closer system as THERMABATE or similar. Finish internally with dot and dab skimmed plasterboard system. Bond new construction to existing using proprietary channel fixing as CROCODILE or similar with movement material at face. Install IG L1/s or L1/HD type insulated lintols at openings.

Surface Water Drainage

white upvc gutter system to nom 75 diam rwp, connecting to new soakaway to LA approval on site min 5m from building-nom 2m/3;

Foul Drainage

Connect waste for washing machine to existing stack use 75 deep seal trap to sink and 50 waste. Existing main foul expected to be across rear of property-to be investigated and run mapped on site and appropriate action taken in agreement with local authority.

Heating

Heating system to be extended to new area to clients satisfaction, from existing gas fired sealed balanced flue wet system by CORGI registered specialist with thermostatic radiator valves throughout.

Miscellaneous

Vent through breathable felt to void above 25 void over 150 celotex xr4150 between rafters and pl4000 to run under rafters at 25 thickness with integral plasterboard and skim finish-no vent required using TYVEK type felt. Achieves 0.15 W/sq/m
Windows to include trickle vents to achieve 8000 sq/mm Fenestration to be toughened where indicated thus # to BS 6262 and BS 6206

Doors to have U value 1.8 W/msq and windows 1.6 W/msq where possible
Electrical work to comply with Part P-installed and tested by competent person.
All timber to be treated and stress graded where used in structural situation

Electrical work to comply with Part P-installed and tested by competent person.
To wc, install mechanical ventilation, light switch operated, to achieve 15 litres per sec with 15 min. overrun.

Roof/Structure

Profiled concrete to match existing nom 17.5 deg pitch over treated sw battens to suit-nom 25x38 over breathable felt onto treated sw 175x50 @ 400 crs rafters. Timbers in hangars or at wallplate bolted to existing rear wall and over bedded sw wallplate at wall and strap using truss clips or similar. Trim of and supply and fit velux rooflights where shown

Other

Min code 5 lead flashing at junction with house wall