Provide at abutment level ventilation openings at least equal to continuous strip running the full length of the abutment and 5mm wide.

Code 4 lead flashing and cavity tray at roof abutments with proprietary top edge ventilation system

Roof space to have 50mm air gap above 120mm of Celotex rigid insulation between rafters and underdrawn with 40mm thermaline plus thermal plasterboard with integral vapour barrier.

Roof finish to be tiles (to match existing) pointed up in coloured mortar (colour to match tile), on 25 x 38mm tanalised SW battens on felt on 175 x 50 C24 jack rafters as shown at max 400cts birdsmouthed over wallplate. u/side of rafters to be strapped to wall below to prevent rafter spread. Rafters doubled up either side of velux windows.

Provide at eaves level ventilation openings at least equal to continuous strip running the full length of the eaves and 25mm wide.

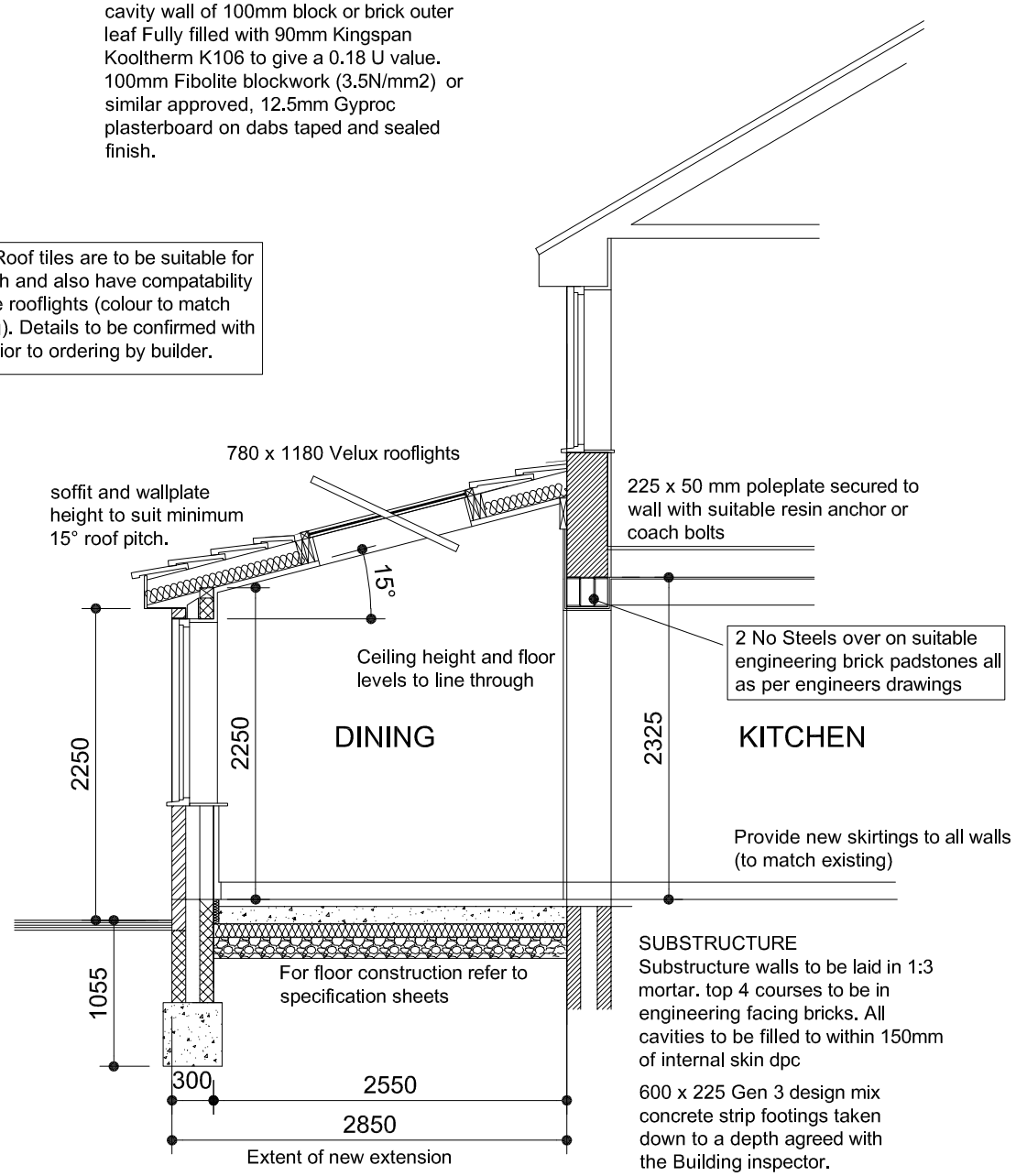
New fascias and gutters to match existing

DPC
1200g continuous DPC min 150 above F.G.L with DPM under ground floor. Cavities filled with weak mix concrete to within 225 of F.G.F.L.

Radon barrier
1200g continuous radon barrier/dpm tucked into dpc and across cavity wall and linked to cavity tray. Cavity tray and weepholes provided above. Joints in the barrier must be sealed and any penetrations.

External wall construction to be 300mm cavity wall of 100mm block or brick outer leaf Fully filled with 90mm Kingspan Kooltherm K106 to give a 0.18 U value. 100mm Fibolite blockwork (3.5N/mm2) or similar approved, 12.5mm Gyproc plasterboard on dabs taped and sealed finish.

Note : Roof tiles are to be suitable for the pitch and also have compatability with the rooflights (colour to match existing). Details to be confirmed with BCO prior to ordering by builder.



SUBSTRUCTURE
Substructure walls to be laid in 1:3 mortar. top 4 courses to be in engineering facing bricks. All cavities to be filled to within 150mm of internal skin dpc

600 x 225 Gen 3 design mix concrete strip footings taken down to a depth agreed with the Building inspector.

SECTION

CLIENT Mr and Mrs O Nicks	DESCRIPTION OF WORKS Proposed ground floor rear extension.
JOB Proposed works to: 23 Brockhall Rise, Heanor, DE75 7TL	
RDS DESIGN SERVICES ARCHITECTURAL DESIGN	SHEET TITLE Proposed Section
web - www.rdsdesignservices.co.uk email - rdsdesignservices@live.co.uk Office - 01949 838128 Mob - 07980640454	job ref. 25-029 / date Aug 2025 drg. no. 05 / scale 1:50 @ A3