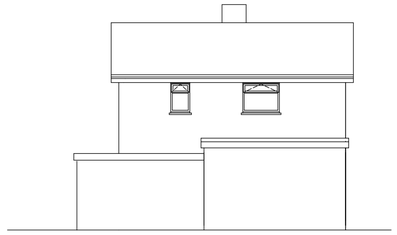


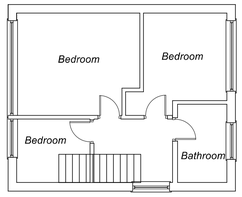
Existing Front Elevation 1:100



Existing Side Elevation 1:100



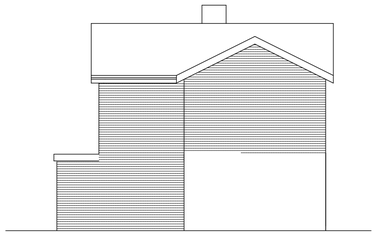
Existing Rear Elevation 1:100



Existing First Floor Plan 1:100



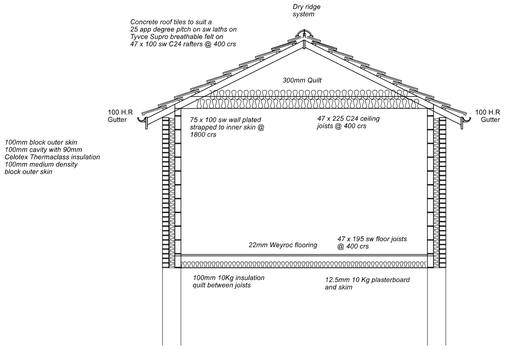
Proposed Front Elevation 1:100

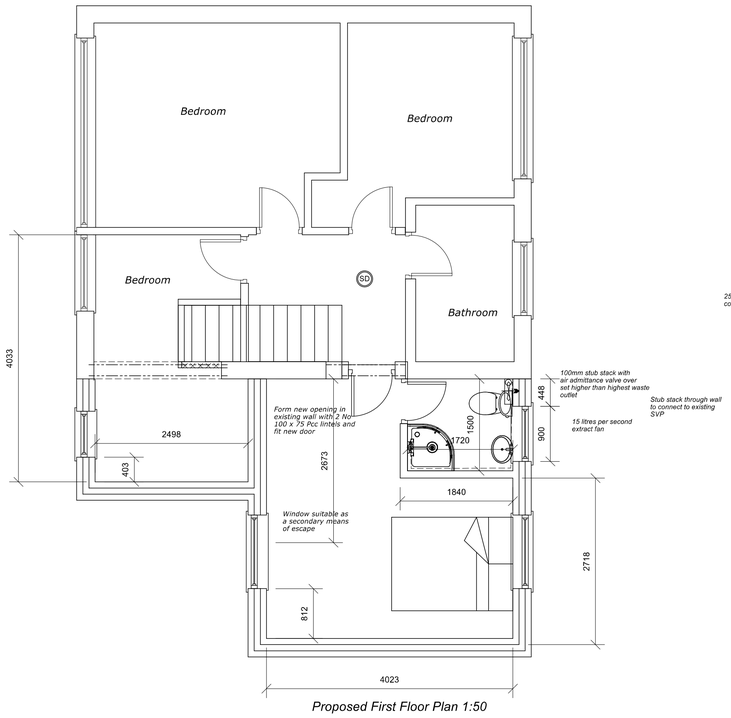


Proposed Side Elevation 1:100

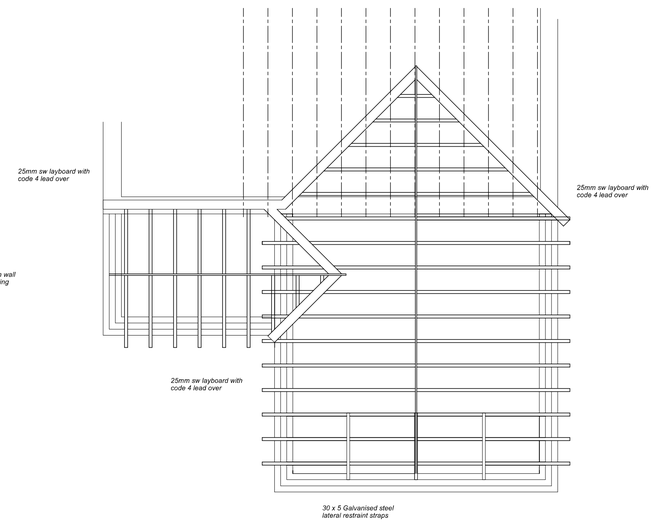


Proposed Rear Elevation 1:100

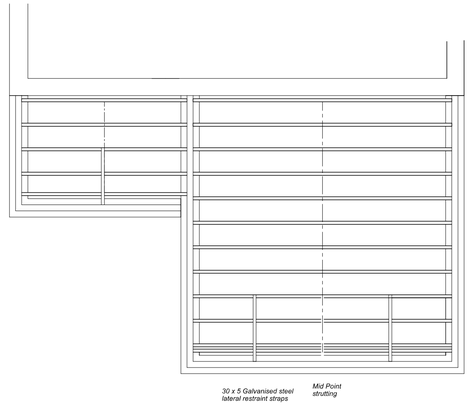




Proposed First Floor Plan 1:50



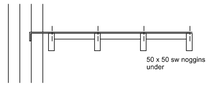
Proposed Roof Joist Layout 1:50



Proposed Floor Joist Layout 1:50

Minimum 47 x 195 C24 sw Floor joists @ 400 Max crs or sized to match existing

Minimum 47 x 97 C24 sw Rafters @ 400 Max crs



Lateral Restraint Detail

Specification

External Walls

External Leaf: 100mm Facing Brick
Insulation: 90mmCelotex Thermaclass cavity insulation
Internal Leaf : 100mm medium density block
Finish: 12.5mm plasterboard dabbed to walls with 3mm plaster Skim to inside.

External wall to give a u-value of 0.18w/m2K.

New walls to be bonded to existing walls with firfix starters fixed to existing wall. Disc cut vertical chase and insert vertical Dpc.

Walls tied together with 225mm long Ancon HRT4 stainless steel wall ties at 450 vertical centres and 750 horizontal centres. Wall ties are to be set staggered. Spacings to be reduced to a amximum of 300mm around all openings and reveals.

Cavity to be closed at the top with Rockwool Tcb cavity barrier fitted in accordance with manufacturers instruction.

Lintels

Type: Catnic galvanised steel eaves lintels
Bearing: 150mm

Lintels to have built in Dpc and integral plaster key.

Lintels supplied in accordance with BSEN 845-2:2003

Floor

Flooring: 22mm Egger P5 Grade moisture resistant flooring throughout.
Joists: 47 x 195 C24 to fist floor @ 400 crs, or sized to match existing

Triple floor joists to be provided under stud walls where walls run in the same direction of the floor joists. Full depth blocking to be provided under stud walls where running at 90 degrees.

Trimming joists to bolted together with M12 bolts at 585mm crs with toothed connectors between the joists.

Washers are to be provided under the head of the bolts and nuts. Notches in floor joists are to be no more than 0.125 the depth of the joist and should not be cut closer to the support than 0.07 of the span, nor further away than 0.25 times the span.

Holes in the joists should not have a diameter greater than 0.25 times the depth of a joist and should be drilled on the centre line. Holes are to be no less than 3 diameters centre to centre apart and be located 0.25 and 0.4times the span from the support.

Mid point strutting to be provided to centre of the floor joists either in full depth blocking being a minimum of 40mm thick or herringbone strutting from 38 x 38 sw a minimum of three quarters the depth of the floor joists.

Outer joists to be blocked solidly to the external walls.

100mm 10 kg density to be laid between joists

Ceilimg to be 12.5mm plasterboard and skim

Roof

Covering: Concrete roof tiles to suit a 26 app roof pitch
Laths: 25 x 50 sw
Felt: Tyvec Supro breathable membrane
Rafters: 47 x 97 C24 sw rafters @ 400 crs
Ceiling Joists: 47 x 115 C24 Sw @ 400 crs

Roof to be insulated with 300mm insuulation quilt laid in 2 No layers 150mm Between Joists150mm laid over at 90 Degrees behind stud walls

75 x 100 sw wall plates to be provided to top of the inner skin of blockwork strapped down to blocks with 30 x 5 galvanised steel straps @ 1800 crs.

Notches or holes should not be made in rafters, or ceiling joists or trusses.

Fascias and Bargeboards

Type: PVC

Gutters

Type: 115mm PVC fixed in accordance with manufacturers recommendations

New valley gutter to detail from code 4 lead on 20mm ply deck

Rainwater Pipes

Type: 68mm dia PVC

Drainage

100 dia Upvc laid to falls on a pea gravel bed.

New manholes to be 450 dia Upvc

Windows and Doors

Frames: White reinforced UPVC
Glass: Double glazed to have a minimum u value of 1.6w/m2K.
Vents: 4000mm2 trickle vent to all wet rooms, 8000mm2 to all other rooms.

Windows to all rooms are to incorporate an opening light being equivalent to at least 5% of the floor area of each room they serve for purge ventilation.

All glazing to doors and any glazing with a cill height of less than 800mm above floor level is to safety toughened glass

New first floor bedroom window and ground floor office window to incorporate an opening light being at least 0.33m2 clear opening having a minimum width of 450mm clear opening and a minimum height of 450mm clear opening

The bottom of the opening light is to be a maximum 1100mm above floor level.

Heating System

Existing system to be extended through.

New steel panel radiators are to be provided fitted with thermostatically controlled valves.

All pipes and ducts passing through unheated areas are to be insulated.

Central heating system to be fitted by aGas safe registered installer and a commissioning certificate is to be provided on completion.

Electrical

Lighting

All new light fittings are to be of energy efficient type having an efficacy of 40 lumens.

All external lights to be as specified for energy efficient fittings and are to be sensor controlled to activate in the dark only.

Ventilation

Shower Room : Mechanical extract to outside air 15 litres per second

Smoke Alarms

Mains operated linked smoke alarms to be fitted to the circulation areas of both floors Alarms are to have a battery back up

All electrical work is to be undertaken by a member of an approved competent persons scheme and a certificate in accordance with BS 7671 is to be provided on completion.

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07973766915

Project
Proposed Extension @ 79 Dovedale Crescent
Sections and Details

Date	Scale	Drg No
14/04/2026	As Noted	1517/01