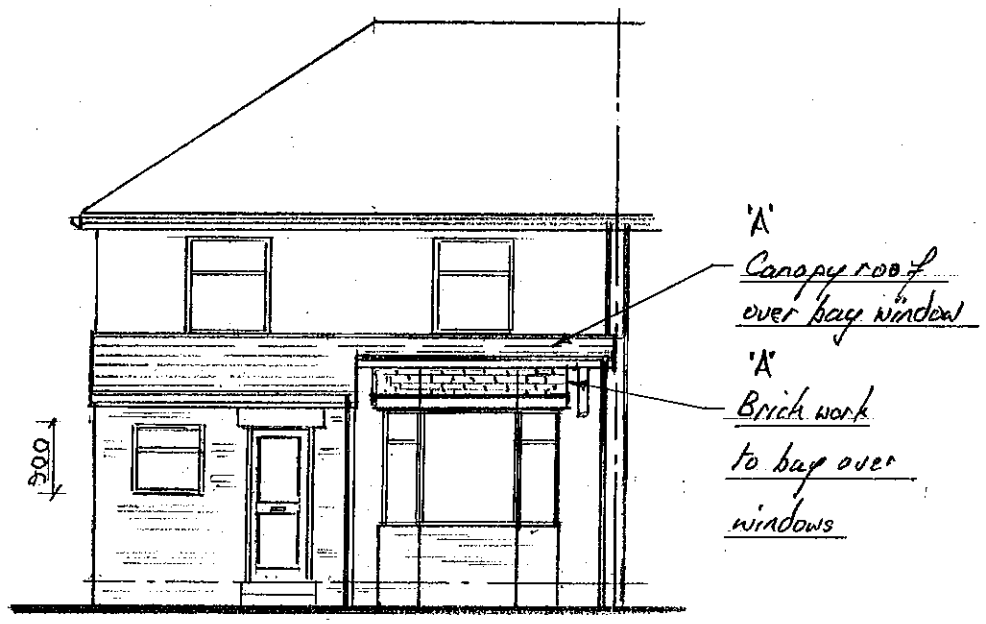
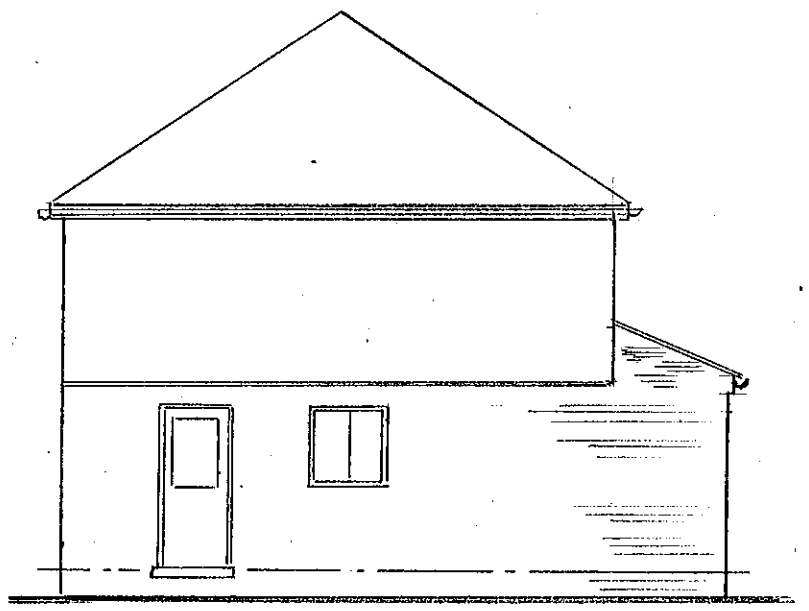
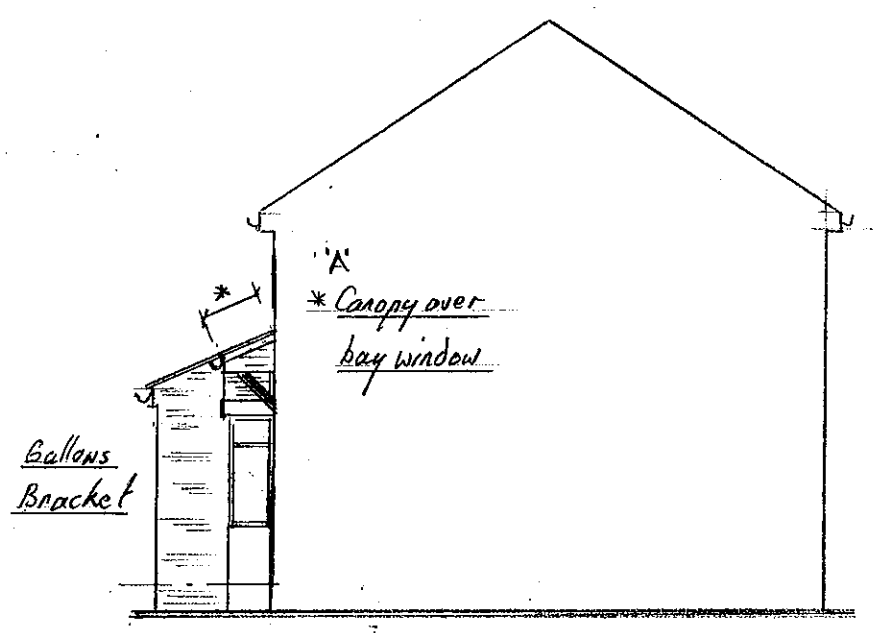
PROPOSED DETAIL



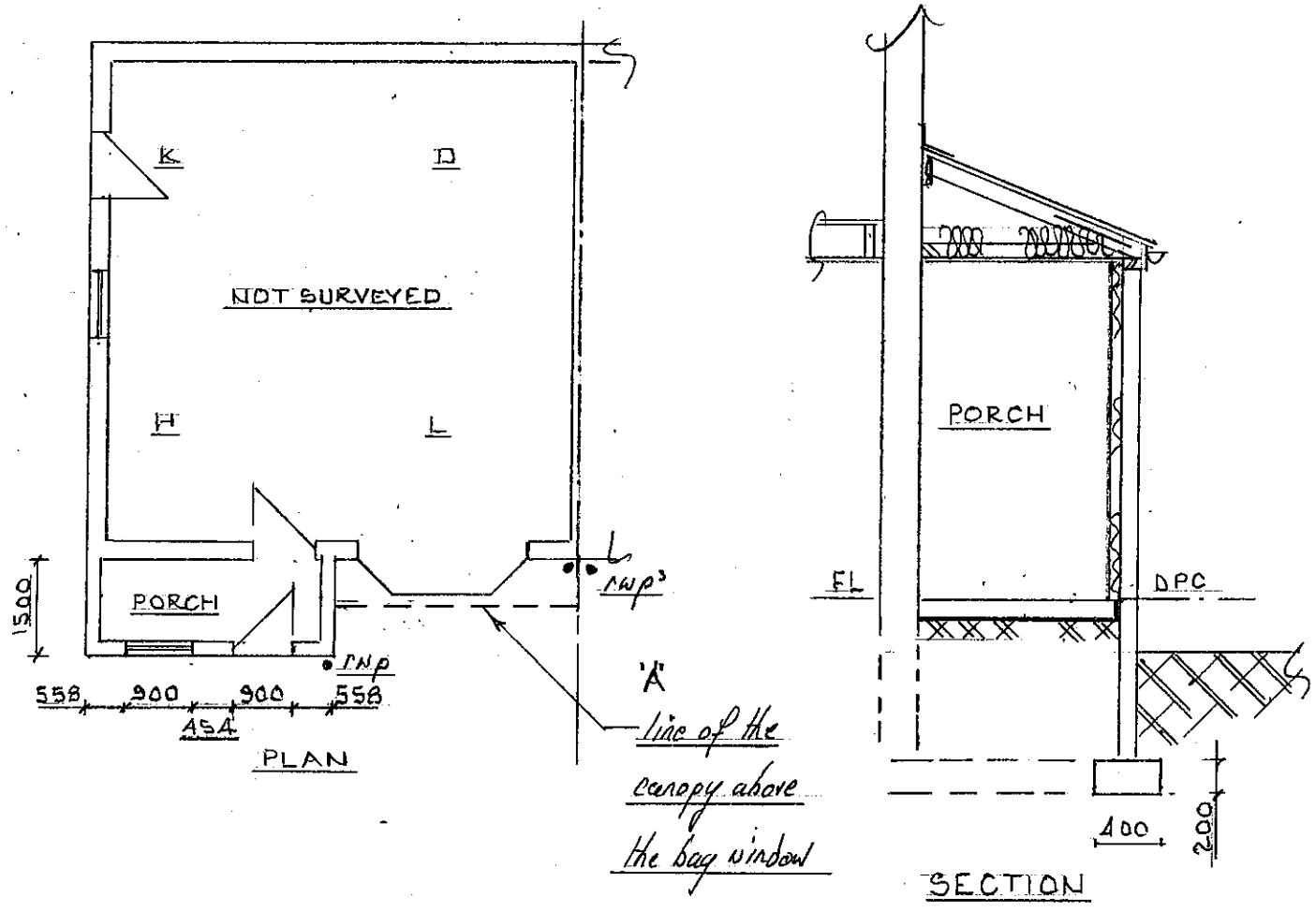
FRONT



SIDE



SIDE



PLAN

SECTION

BUILD SPECIFICATION

IT IS THE OWNERS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE PARTY WALL ACT of 1996.

FOOTINGS – STRIP CONCRETE TO DIMENSIONS SHOWN OR ALTERNATIVELY TRENCH FILL WITH CONCRETE TYPE FOUNDATION, DEPTH TO SUITABLE LOAD BEARING STRATA - 1m MIN IN CLAY. ALL FOOTINGS TAKEN BELOW INVERT LEVEL OF LOCAL DRAIN RUNS.

GROUND FLOOR – 150mm COMPACTED & SAND BLINDED HARDCORE 1200 DPM LAP INTO THE WALL DPC 100mm CONCRETE SLAB

SURFACE WATER - UPVC GUTTER & MODIFIED EXISTING DOWN PIPE TO THE EXISTING COMBINED DRAIN.

WALLS – 112 FACING BRICKS TO MATCH THE EXISTING BRICKWORK WITH A BLUE BRICK DPC. INSULATE ON THE INSIDE WITH CELOTEX PL4040 (40+12.5) WITH A SKIM FINISH ON A STUD FRAME OVER A BREATHER MEMBRANE SECURED TO THE BRICKWORK. INSULATION TO HAVE A 25mm CAVITY BETWEEN BOARDS AND THE EXTERNAL BRICKWORK. LINTEL OVER ALL OPENINGS.

ROOF – COVERED LOW PITCH PLAIN TILES COLOUR MATCH TO EXISTING ROOF **(EG SANDTOFT 20/20 OR SIMILAR)** ON 38 x 25 BATTENS ON TYVEK OR EQUIVALENT MEMBRANE OVER **38 x 95 C24 RAFTERS & CEILING JOISTS AT 450 CRS** ANCHORED TO BRICKWORK AT 2m MAX CRS & TOP OF THE GABLE 9.5mm P/BRD & SKIM TO CEILING. LAY 200mm FIBREGLASS BETWEEN & OVER JOISTS AT RIGHT ANGLED LAYERS WITH DEFLECTOR PLATES AT RAFTER ENDS. EXPOSED CEILING TO BE UPVC T&G BOARDED.

NB: ONE WINDOW OR DOOR TO BE FITTED WITH TRICKLE VENT 8000 sq. mm ALL NEW WINDOWS & DOORS, INCLUDING ANY NEW INTERNAL DOOR TO THE PORCH TO BE DOUBLE-GLAZED WITH 16mm MIN AIR GAPS & LOW EMISSIVITY INNER PANES (1.4W/M²K) GLAZING OF DOORS & WINDOWS ADJOINING DOORS TO BE SAFETY GLAZED.

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO THE COMMENCEMENT OF WORKS, REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.

Rev 'A' as indicated 21/08/25

Philip C Anthony – Building Services Consultant 40 Uttoxeter Road, Mickleover, Derby. DE3 9GE

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Project: *Proposed building work for Mr & Mrs Redfearn at 36 Leamoor Ave Somercotes DE55 1RL*

Scale: 1:100 at A3

Drawing No. 2606-25 sheet 1 Rev A