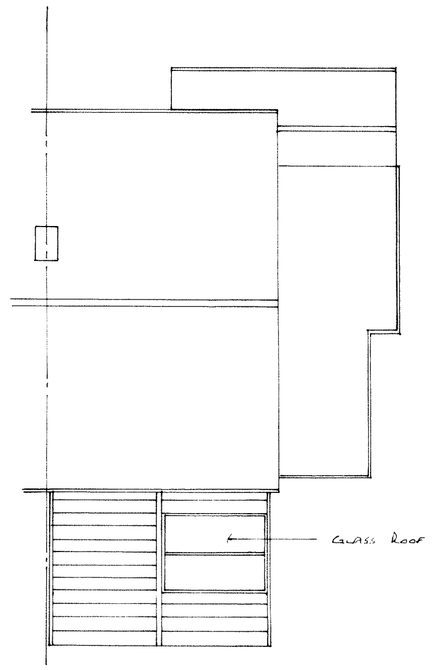
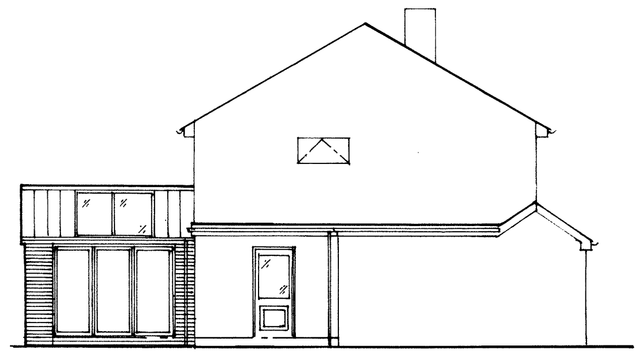
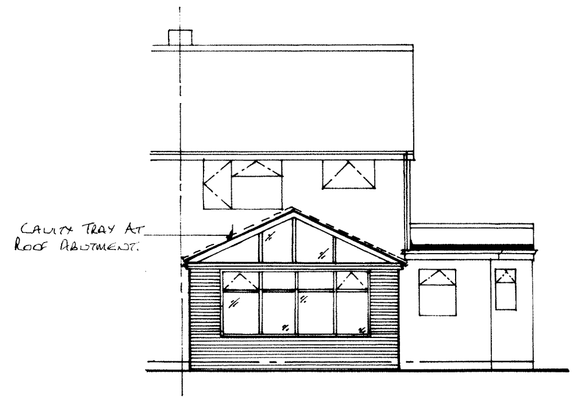


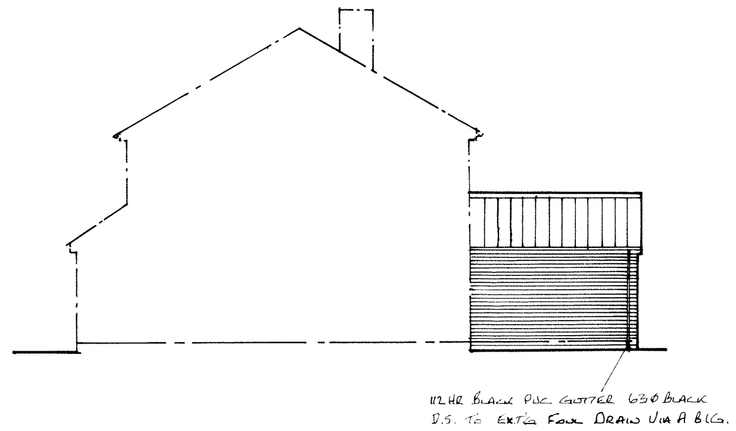

Roof Plan



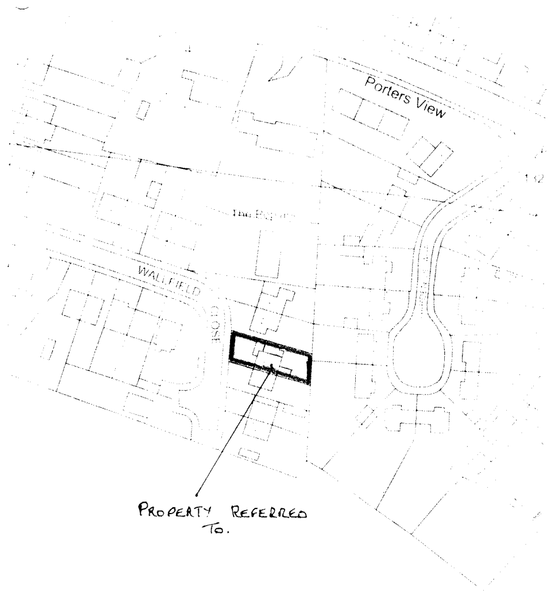
Side Elevation



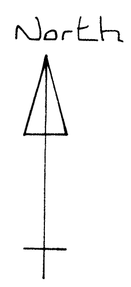

Rear Elevation

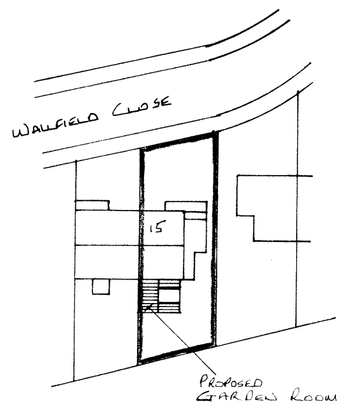


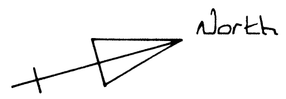

Side Elevation



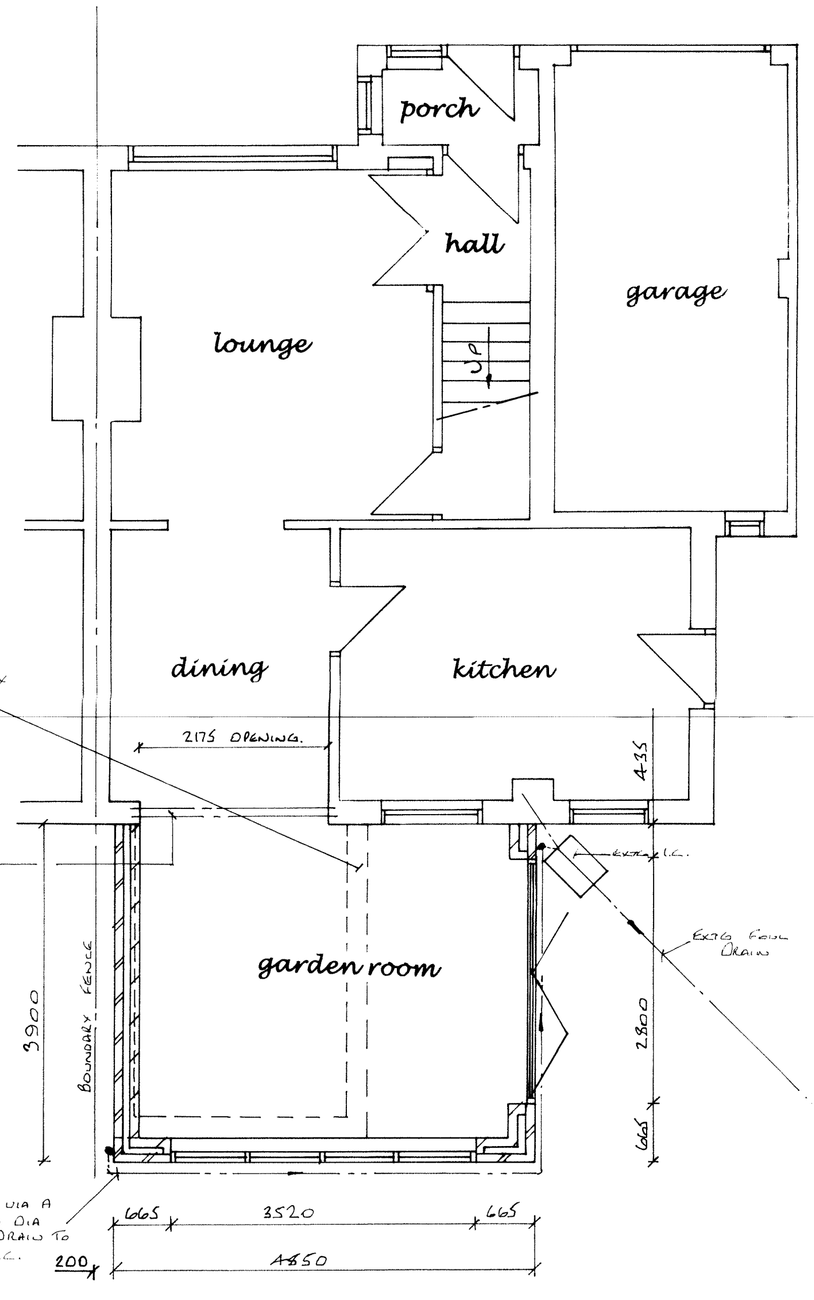

Location Plan
1:1250



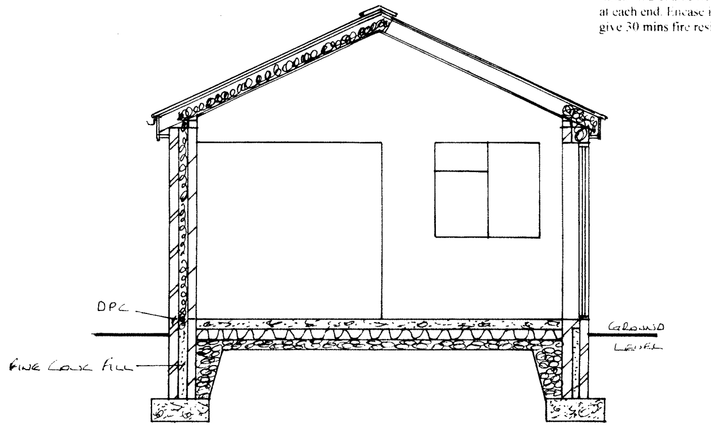




Site Plan.
1:500




Ground Floor Plan




Typ Section

***Window And Doors Details.***
All windows to be white upvc double glazing with glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a 'U' value of 1.6w/m²k.
Garden room :- 3520 x 1500 window and 2800 x 1500 bi-fold doors

***Construction Notes.***
Demolish existing conservatory, remove all brick walls and concrete floor and dig out existing foundation and replace with garden room constructed thus:- Ultraframe 380 lightweight warm deck 25 degree pitched roof to be installed by specialists, London Cotswold brickwork to match existing dwelling, 90mm cavity totally filled with rockwool cavity batts, 100 thk celcon solar blocks or similar with 12.5mm plasterboard dry lining and skim.
"U" value of external walls = 0. 28w/m²k.
White upvc barge boards, fascia boards and soffits with black pvc round rainwater goods to match existing.
Floor:- superior floor finish on 50mm sand/cement screed on 100thk conc on 500 gauge vapour barrier above 100mm thk kingspan floor grade insulation board with 25mm kingspan upstand at perimeters of ground floor slab on 1200gauge visqueen damp proof membrane linked to inner leaf dpc on 50mm thk sand on 150mm layer of sulphate free hardcore. Dpm to continue across wall cavity with a cavity tray over for basic radon protection.
Fine conc fill to within 150mm of dpc.
Foundation :- 600 x 230mm thk concrete strip foundation minimum 1 metre below ground level.

***General Notes***
1. Drains laid to falls & to the satisfaction of the building inspector. Where drains pass close to foundations the foundation should be taken down to the lowest level of the existing adjacent drains or the drains should be encased in conc. to the underside of the foundation concrete.
2. Where existing foul or storm drains pass under extension the drain is to be exposed and encased in 150mm concrete with precast concrete lintels over line of drain where passing through walls.
3. U value of extension to achieve a max of 0.28w/m²k for external walls, 0.16w/m²k for roof.
4. Cross ventilation to roof in accordance to reg F2, diagram 6.
5. Electrical work to IEE standards with the design, installation, inspection and testing of the electrical installation to be carried out in accordance with BS7671:2001 and the certification to prove this.
6. Walls & ceiling finishes to reg B2.
7. Wall ties to be stainless steel to DD Type 4. AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
8. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
9. Non habitable rooms to have background ventilation of at least 5000mm.
10. External lintels to be filled with fibre glass insulation.
11. Glass in critical locations to comply with BSEN12150.
12. All new external frames to be pointed in mastic internally and externally.
13. All new double glazed windows to comprise 2no 4mm panes with a 20mm air space incorporating Low E glass to achieve a U value of 1.6w/m²k. windows to be "A" rated.
14. Rapid ventilation should be at least ½ of the floor area of all habitable rooms.
15. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
16. All new radiators to be fitted with thermostatic valves.
17. Provide energy efficient lighting to para 1.54 Approved Document L1.
18. Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category LD3 to be mains operated with a battery back up to hall and landing.

# *Proposed Rear Extension To Form Garden Room At No 15 Wallfield Close, Tean, Staffs Moorlands For Mr. D. Robinson.*

*Drg No 135 A 61-2*

Date :- November 18th 2020.

Scale :- Floor Plan 1:50, Elevations & Roof Plan 1:100.