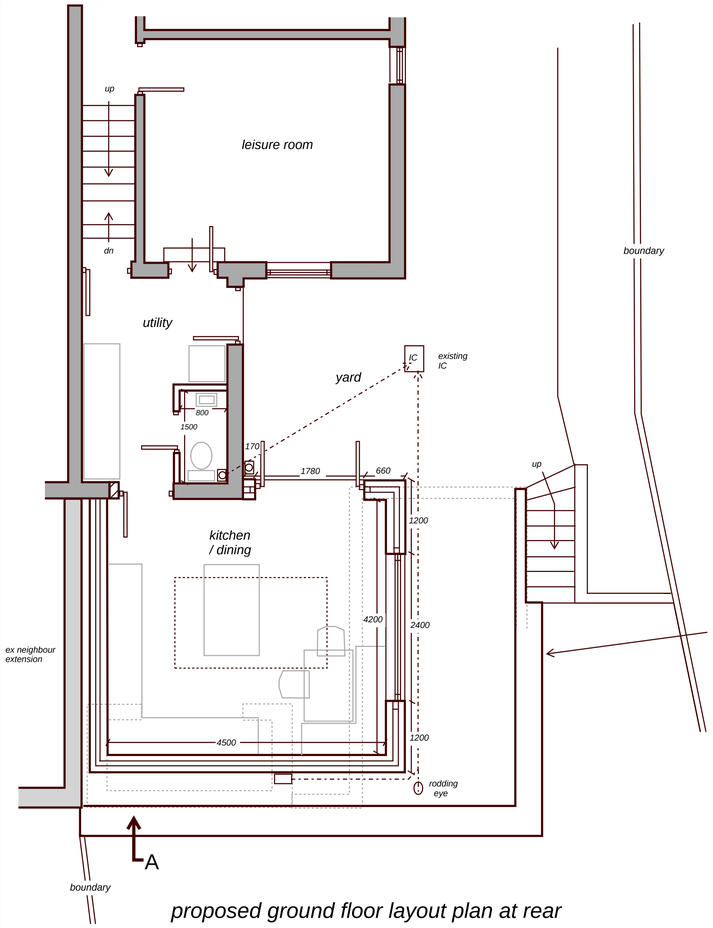
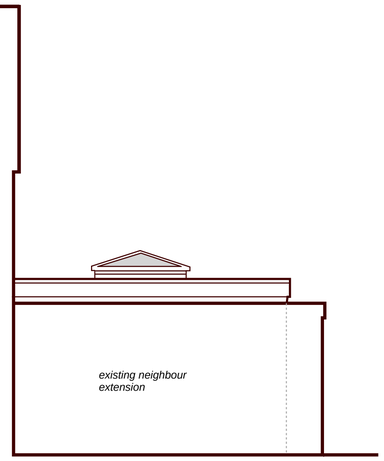
Proposed Single Storey Rear Extension at 2,The Mount, Alton, Staffs ST10 4AQ

Scale 1-50 (A1) - existing layout Dwg ref TM2c March 2022

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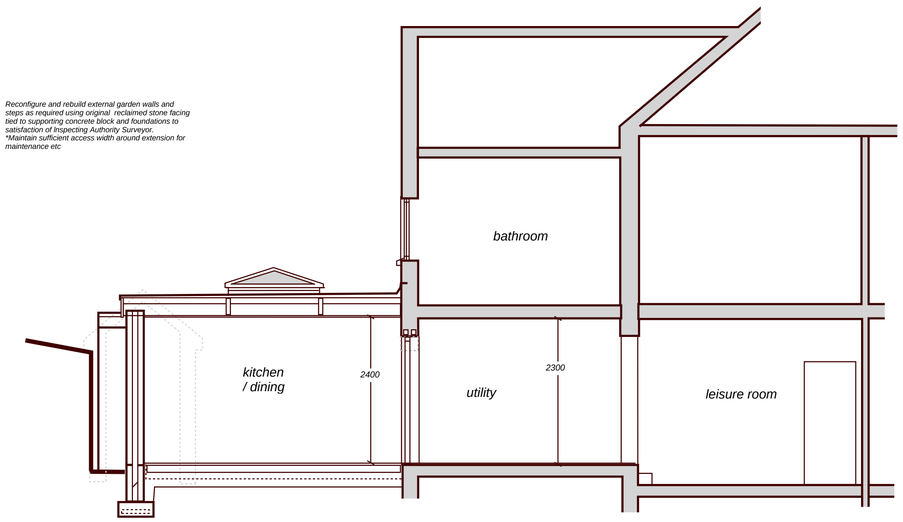


proposed ground floor layout plan at rear

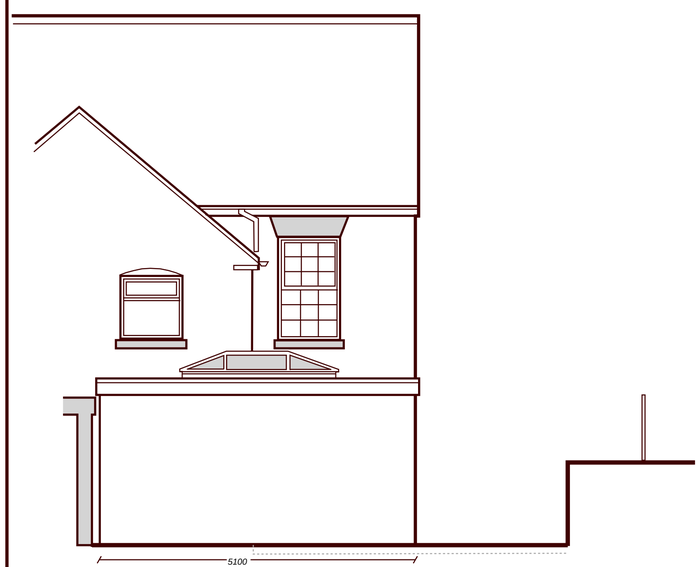


proposed side elevation to rear (neighbour view)

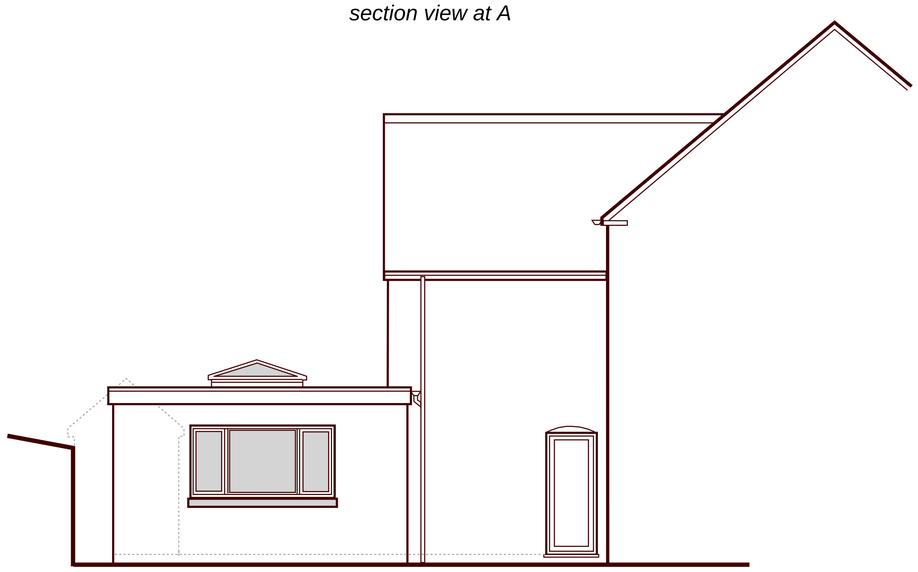
Reconfigure and rebuild external garden walls and steps as required using original reclaimed stone facing tied to supporting concrete block and foundations to satisfaction of Inspecting Authority Surveyor.
*Maintain sufficient access width around extension for maintenance etc



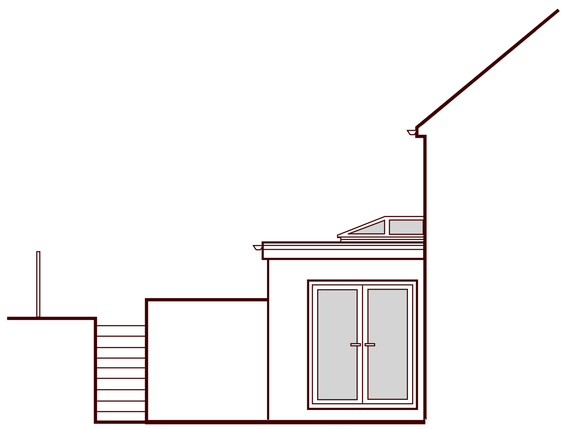
section view at A



proposed rear elevation



proposed side elevation to rear



proposed side elevation to rear

General Specification:

Preliminary Works:
Plan extension programme to ensure minimum disturbance and exposure to rear living space. Carefully excavate raised ground levels at rear with due care and attention to relevant health and safety issues.
Ensure that any disturbance at party wall and boundary lines are made good to the satisfaction of adjacent owners.
Rebuild and reconfigure external garden walls as required using original reclaimed stone facing tied to supporting concrete block and foundations to satisfaction of inspecting authority Surveyor .
Carefully demolish existing outbuilding ensuring no undue disturbance to neighbour party wall etc.
Remove all rubble from site to approved tip facility. Expose existing house foundation to assess type of base and ground conditions.

Examine and expose as necessary existing drainage lines and inverts etc to assess location and any issues raised by new extension footprint.

Walls (External):
Selected waterproofed render system to match existing dwelling, min 100mm cavity enclosing Dritherm 32 insulation fill to manufacturer specification and internal leaf of approved 100mm load bearing thermal block work (maximum 0.15W/mK) faced internally with 52.2mm PIR plasterboard finish (40mm PIR+12.5mm plasterboard) on treated battens or cement dabs.This or similar construction to achieve max 0.18W/m2 k U-Value
Install Thermabate or similar insulated cavity closures at all opening jambs.
**Note: new walling to be effectively bonded to existing structure to satisfaction of Inspecting Authority surveyor and wall ties to be stainless steel suitable for 100mm cavity width and compliant with DD140. set at 5 per m2 and at each block course at jambs.*

Internal Walls (new wc - none load bearing):
100x47 sw timber stud faced on 100x75mm sole plate and dpc faced with plasterboard incorporating vapour check and enclosing 100mm rockwool acoustic grade insulation.

Flat Roof:
Approved AA rated single ply membrane by specialist contractor on min 18mm ext ply deck over Celotex GA4000 (150mm) or similar approved insulation board and composite deck incorporating vapour control layer and bonded 5mm deck ply face. Ensure all joints are tight with vapour sealant to manufacturer spec. Secure TD4000 with helical fixings to correct spec. and lay to fall 1:60 across 220x50mm sw C16 joists at 450mm max centres built in to walls to 90mm end bearings or supported off heavy duty steel joist hangers to manufacturer spec. Form aperture to receive lantern frame in accord with structural design. sheet. Joists to be anchored to external supporting walls with galvanised ms straps at 1500mm max centres.
**This or similar construction to achieve max 0.15W/m2K U-Value*

Flashings:
Install Code 4 lead cover flash and soakers at abutment of roof finish with house wall ensuring min 150mm up stand dressed into mortar joints and made good
**Note subject to assessment of site exposure and recommendations of inspecting authority install min 2000g dpc cavity tray to existing rear wall to discharge over flashing up-stand to flat roof .*
Ensure weather tight up stand of roof finish to trimmed roof around roof lantern in line with manufacturer specification.

Foundation Detail:
Subject to prior exposure of existing house foundation lay 600x225mm concrete strip foundation at depth to to suit site conditions and to satisfactory bearing strata to approval of inspecting authority. Reinforce throughout with 2 no layers B503 steel mesh.
**New foundation to create no surcharge on drainage lines at any point.*

Floor:
Extension floor slab to comprise floor finish to client requirement on min 60mm screed or power float finish to 100mm concrete slab reinforced with A193 steel mesh on 1200g dpm over Celotex GA 4000 (100mm) or similar approved insulation board turned up in 25mm thickness at floor perimeter to avoid cold bridge. Lay further dpm over well blinded 150mm min. compacted natural stone sulphate free hardcore.
**Note incorporate approved under floor heating if required by client subject to advice of Approved Heating Engineer.*
**U-Value max 0.18W/m2k*

Drainage:
See preliminary work notes - expose existing drain runs at rear at outset of work and subject to assessment replace in long length 100mm pvc on granular bed at same falls.
Ensure adequate support and protection to any pipes passing through walls and under new floor to complete satisfaction of inspecting authorities.
Roof laid to falls as specified to pvc rainwater goods and down pipe shown discharging to accessible, trapped gullies with drain branch to existing system as shown.
Reposition existing external soil and vent pipe serving first floor bathroom to internal position shown and to receive new ground floor wc wastes.
Internal waste plumbing to satisfy BSS572 with 75mm deep seal traps as required. Wastes to discharge to 100mm stub stack fitted with Durgo or similar air admittance valve positioned above flood level of highest fittings to full satisfaction of inspecting authority surveyor.

Fenestration:
Install high performance double glazed windows and combination doors as shown and to client requirements with max 1.40 w/m2 k U-Value
Total window and door opening casements to represent minimum 5% of new floor area + adjacent kitchen floor area as natural vent plus min 8000mm2 trickle ventilators to head of frames.
Ensure that all doors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS:EN:12150.
**Install double hip type lantern light (2500x1500mm) in aluminium frame by specialists to client requirements with thermally broken frame arrangement and double glazed safety glass as general spec. above. Form aperture to receive lantern frames with C24 grade timber trimmer arrangement in accord with structural design and roof detail above. Follow manufacturer spec. for installation and weathering to up-stand from roof membrane.*

Heating:
Any boiler alterations plus any extended space heating to be to the full requirements of current GasSafe and Building Regulations (Part J) and subject to a suitably qualified heating engineer's assessment of existing heating system etc..
**If under floor heating coil is to be installed ensure that fixings and general system is compatible with pipework and floor insulation etc..*
Install thermostatic control valves as necessary.

Ventilation:
Natural ventilation from opening casements plus install mechanical extract fan to kitchen area set to achieve min 60 litres/sec extract rate (30 litres/sec if over cooker hood).
Similarly provide mech vent to utility (30 litres/sec) and wc (6 litres.sec).

Electrical Work:
All notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved national body. A formal completion certificate to be issued in compliance with current Part P building regulations and to satisfaction of Inspecting Authority surveyor
Note: all lighting to be low energy type to client spec.
Install sockets to extension area to requirements of client and provide co-axial and satellite ports if needed.
**If required install a mains operated inter-linked smoke alarm system with battery back up to circulation areas and critical locations in compliance with BS5839 and to satisfaction of Inspecting Authority Surveyor.*