1:100 scale
0M 1M 2M 3M 4M 5M
0M 1M 2M
1:50 scale

PROPOSED FLOOR PLANS & ELEVATIONS 1:50@A1

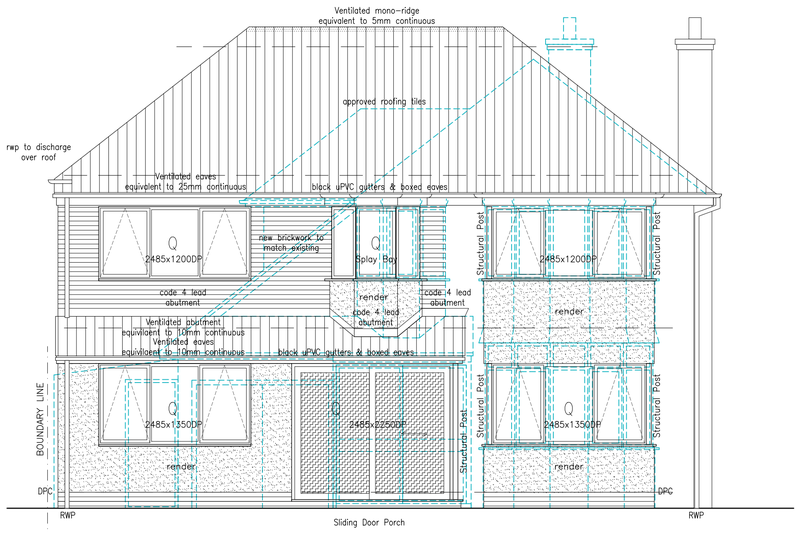
1:500 scale
0M 5M 10M 15M 25M 30M
0M 10M 20M 30M 40M 50M 60M
1:1250 scale

hatching indicates zone of glazing within critical locations to be laminated/ toughened in accordance with BS6206 & approved document N1.

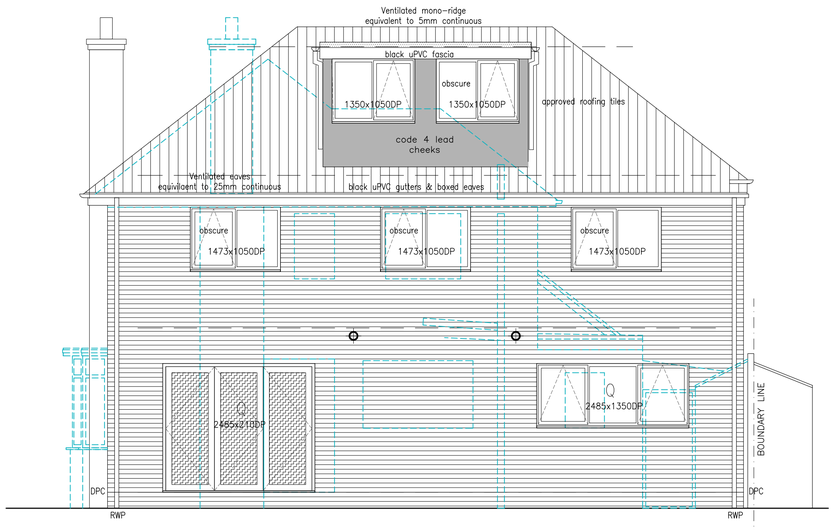
obscured glazing

doorsets and windows to be designed in accordance with PAS24:2012 or as defined in appendix B to comply with approved document part Q: 2015.

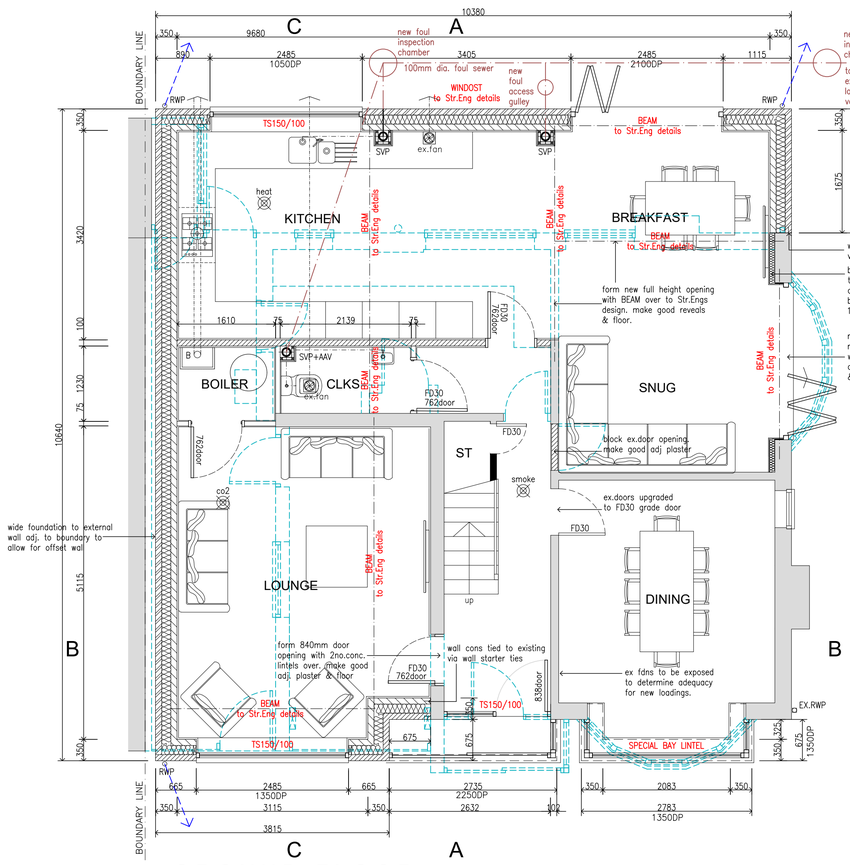
Existing building removed



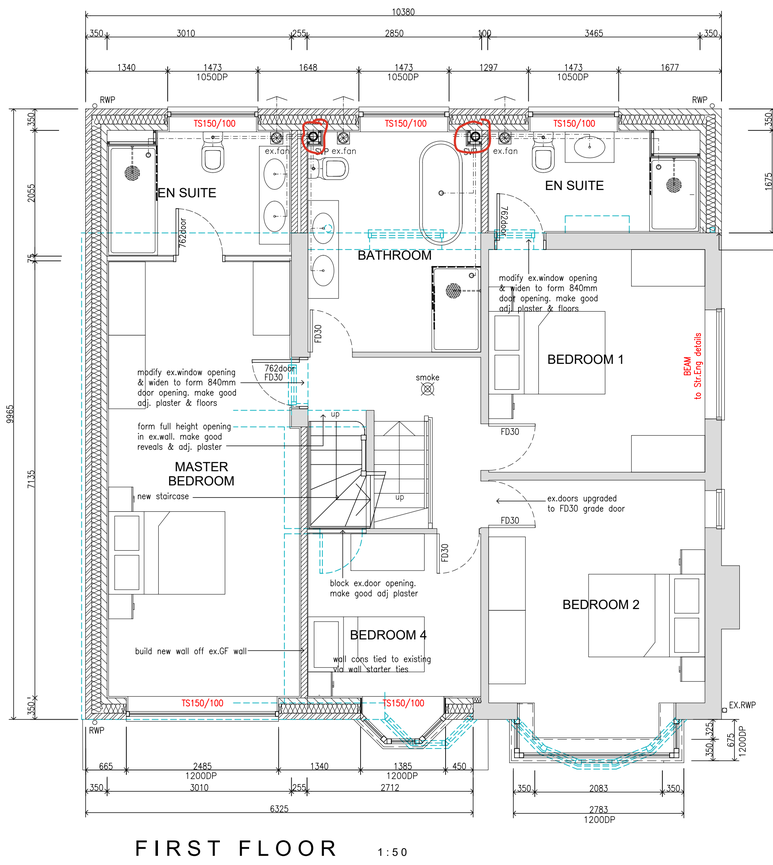
FRONT ELEVATION 1:50



REAR ELEVATION 1:50



GROUND FLOOR 1:50



FIRST FLOOR 1:50

Existing walls retained

Existing walls removed

350mm cavity wall: 103mm facing bricks external leaf, nominal 150mm wide cavity fully filled with insulation. 100mm thick aircrete blockwork with 12.5mm plasterboard on dabs to internal face.

100mm thick blockwork with 12.5mm plasterboard on dabs to both sides.

75x50mm sw treated non-loadbearing stud partition with framing at 450mm max centres. finished with 12.5mm plasterboard to both faces.

75x50mm sw treated non-loadbearing stud partition with framing at 450mm max centres. finished with 12.5mm plasterboard to both faces. 25mm unfaced mineral wool batts (min density 10kg/mm2) insulation between framing.

Areas of sloping soffits

DRAWINGS PRODUCED IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS 2023

DRAINAGE
All drains to be 100mm dia. Upvc, flexible jointed pipes on 100mm granular bed, surrounded and covered by 300mm granular fill (to BS882). Drains passing through sub-structure brickwork to have opening formed with concrete lintol over and opening masked each side with rigid material. NOTE: if on site inspection drains pass through foundations, pipes are to be ducted through 200mm dia. vitrified clayware pipe with sand packing inside larger dia. pipe, with larger dia. pipes encased in 150mm thick concrete.

EXISTING FOUNDATIONS
Existing foundations to be exposed to determine adequacy for new loadings. If on site inspection foundations need remedial work, structural engineer is to be appointed by client for solution.

FOUNDATIONS
600mm wide concrete trench fill foundations at a depth to be agreed on site with local authority building control officer. If on site inspection ground conditions dictate special foundations. Structural Engineer to be appointed to design & detail foundations.

SUBSTRUCTURE BRICKWORK
Internal and external leaves to be class B semi-engineering bricks or 100mm 7N solid concrete blockwork. FL quality facing bricks to be used in external leaf from underside of DPC to two courses below finished ground level. Cavity to be filled with insitu concrete to within 225mm of lowest DPC. Opening for services/ drainage to have concrete lintol over and masked each side with rigid material.

DPC's
Horizontal DPC to external walls to be provided 150mm min. above finished ground floor level to external and internal leafs. All DPC's to be Hylood polymer free

GROUND FLOOR - u-value = 0.17W/m2k
75mm thick sandcement screed (1:3) with 25mm galvanised wire mesh reinforcement on 500 gauge polythene vapour barrier on 100mm thick Celotex GA4000 flooring insulation (or similar approved), on 100mm thick insitu concrete slab, on 1200 gauge polythene DPM, turned up at a perimeter of wall to be lapped & sealed to DPC, on 25mm thick sand blinding, on 150mm well compacted hardcore. Vertical upstands of insulation to be provided at perimeter of floor for depth of screed p/a ratio = 0.56

EXTERNAL WALLS - u-value = 0.17w/m2k
cavity wall construction 350mm o/a thickness consisting of 100mm approved facing brickwork. 150mm wide cavity filled with 150mm Knauf Dritherm 32 insulation (or similar approved). 100mm thick loadbearing aircrete blockwork (max thermal conductivity = 0.15w/mk) internal leaf to bs6073 parts 1&2. 12.5mm thick plasterboard & skim finish on plaster dabs internally. stainless steel cavity wall ties at 900mm horizontal and 450mm vertical staggered centres. 300mm to reveals. cavity to be closed around door and window openings with insulated cavity closers linked to cavity tray over opening. ALTERNATIVE external leaf to consist of 100mm medium density concrete blockwork finished externally with 15mm thick proprietary through coloured render.

BLOCKWORK INTERNAL LOADBEARING WALLS
100mm medium density concrete blockwork (min 7.0N/mm2 & 120kg/m2 min mass per unit area), finished both sides with 12.5mm thick plasterboard & skim finish on plaster dabs. All joints to be well sealed.

STUD PARTITIONS.
75x50mm treated softwood framing at 600mm max centres with 12.5mm plasterboard (min density 10kg/m2) and skim finish to both sides. Partitions between bathrooms and bedroom and or other rooms to have 25mm unfaced mineral wool batts (min density 10kg/mm2) insulation between framing. Shower enclosures and partitions adjacent to baths to be finished with 12.5mm moisture resistant board.

EXISTING FIRST FLOORS?
Existing floor structure & boarding to be retained. Ground Floor Ceiling below to be removed & acoustically upgraded with ReductoClip Timber Ceiling System or similar approved. Consisting of ReductoClip resilient fixing & associated Furring Bars, to support 2no. layers of 15mm thick acoustic plasterboard with taped and staggered joints. 100mm acoustic mineral wool (60kg to be inserted between floor joists.

FIRST FLOOR
18mm thick tongue & grooved softwood floorboards (min mass per unit area 15kg/m2) or 19mm thick plywood under wet area floors on 47x195mm C24 grade floor joists at 450mm max centres. 12.5mm plasterboard with skim finish ceiling (min mass per unit area 10kg/m2). 100mm quilt insulation (10kg/m2) to be placed between joists.

STAIRCASE
Specialist made timber staircases to have 220mm max risers & 220mm min goings. Pitch of stairs to be a maximum 42°. Handrail to be securely fixed to height of minimum 900mm and maximum 1000mm (measured vertically above pitch line). Minimum 2000mm clear headroom to be maintained throughout stair flight. Ballusters to be at 100mm max centres. Guarding to landing to be fixed to height of 900mm above finished floor level.

SECOND FLOOR
18mm thick tongue & grooved softwood floorboards (min mass per unit area 15kg/m2) or 19mm thick plywood under wet area floors on 47x195mm C24 grade floor joists at 450mm max centres. 12.5mm plasterboard with skim finish ceiling (min mass per unit area 10kg/m2). 100mm quilt insulation (10kg/m2) to be placed between joists.

WINDOWS & DOORS u-value = 1.4w/m2k
Hollow profile extruded grey PVCu framed, double glazed windows (profile to BS7413). All windows to habitable windows to be fitted with trickle ventilator providing background ventilation opening of not less than 8000mm2 total to each room. All windows to non-habitable windows to be fitted with trickle ventilator providing background ventilation opening of not less than 4000mm2 total to each room. Opening lights to be not less than 1/20th of the rooms floor area and open more than 30°, to provide rapid ventilation.

BI-FOLD DOORS u-value = 1.4W/m2k
Polyester powder coated aluminium framed, double glazed bi-folding doors (by Alchemy or similar approved) incorporating flush threshold.

GLAZING - u-value = 1.4W/m2k
Factory made double glazed units, to give max u-value of 1..4W/m2k. (as specified by window manufacturer). glazing in the following locations to be toughened safety glass to BS6206, 1981: between f.f.l. & 800mm high.
between f.f.l. & 1500mm high in doors or side panels.

EXISTING LINTELS
All existing lintels above openings are to be exposed to ascertain their suitability for the proposed works. Structural Engineer & Building Inspector to advise.

LINTELS
Catnic (or similar approved) insulated galvanised steel lintels (to BS5977) or prestressed concrete lintels or steel beams designed by structural engineer, built in with min. 150mm end bearing to each side.

FIRE PROTECTION
All exposed steel beams & lintels to be encased in 15mm thick two coat plaster OR 2no. layers of 12.5mm plasterboard with taped & staggered joints OR coated with intumescent paint by specialists to give equivalent to 1 hour fire resistance.

pdq consultancy
DEDICATED PROJECT DELIVERY

PROPOSED EXTENSION
24FR-11
AUGUST.2025

22 FERNDALE ROAD
STREETLY
B74 3PU