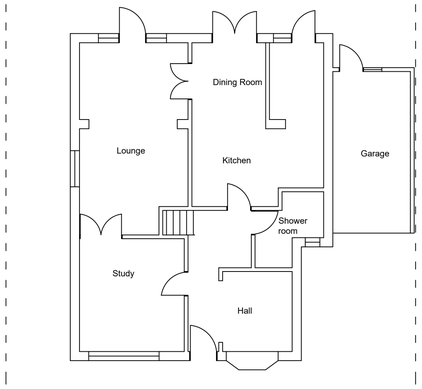
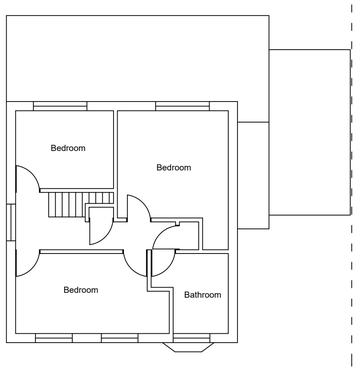
Existing

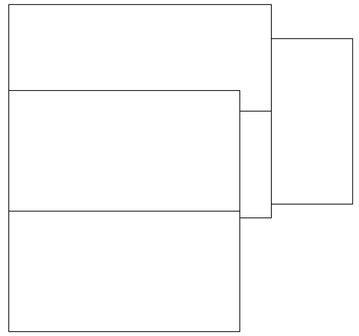
Ground Floor



First Floor



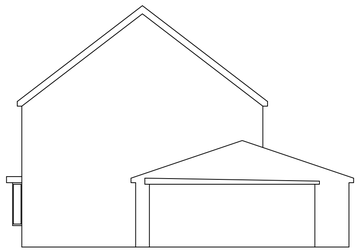
Roof Plan



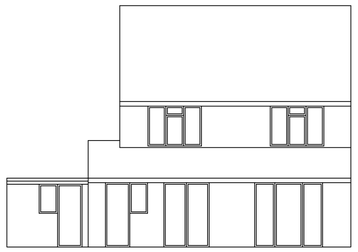
Front Elevation



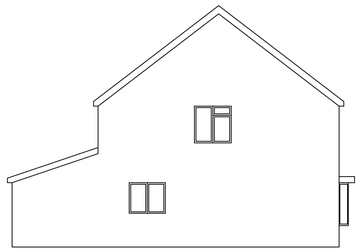
Side Elevation



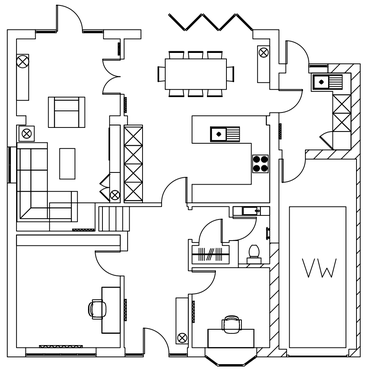
Rear Elevation

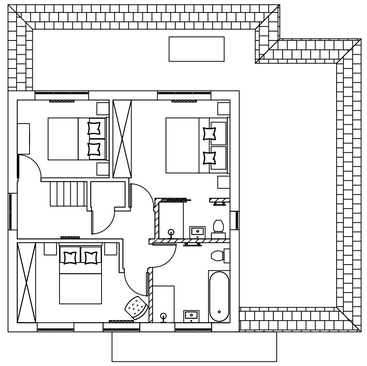


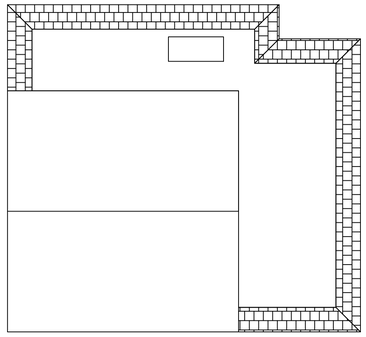
Side Elevation



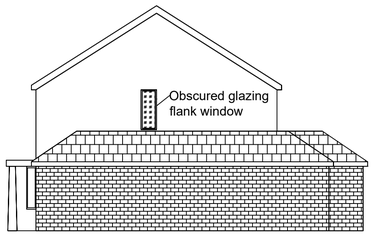
Proposed

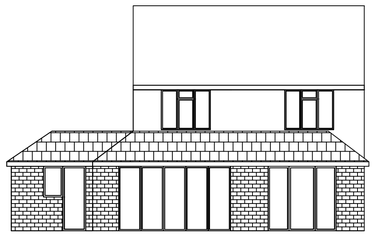


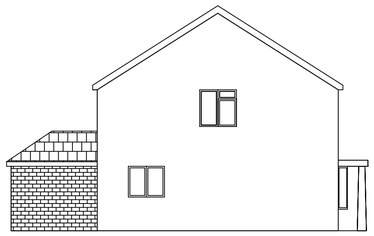












Agent:Quantum Construction (Building Engineers)

Specifications.

Structure. *All structural elements to conform to BS5269.All structural timbers to be SC3/C24 grade (minjor equivalent and tannalised. Wall plate anchors and lateral restraints @ 1.5m . Walls bonded to existing using stainless steel furfix profiles. All structural steels to BS5950. Lintels and steels to have 150mm bearing. Stainless steel cavity wall ties @ 400mm . Insulated Catnic CG 90/100 over door/window openings. 150x100mm reinforced lintels over drains where they pass through walls. Hylode DPC 150mm above ground.*

Fire Protection. *All new windows in rooms to have emergency egress through a minimum 500 x 600 fully opening sash, between 800 & 1100mm from the floor. All partitions, ceilings and steels to have 1/2hr fire protection. All pipe ducts to be encased in 12.5mm plasterboard, set & skimmed for 1/2hr fire protection. Recessed lighting to have 1/2hr fire cover in floor voids. Thermabate cavity closers. Mains linked smoke alarms in kitchens and lower/upper halls.*

Insulation. *External walls to achieve 0.18 W/m2K; party walls (existing) to achieve 0.18 W/m2K; roof voids 0.15W/m2K; pitched roof elements 0.15 W/m2K ;floors 0.18W/m2K. Internal stud wall/floors insulated with 100mm sound insulation.*

External walls in 100mm celcon blocks or face bricks and 100mm full cavity fill capable Celotex, 100mm Super Solar Celcon block internal skins. Floors 110mm Celotex, Pitched roof: 150mm Celotex . Roof voids 150mm Celotex or equivalent.

Double glazed windows to have 20mm air gap(16mm min)& K reflective glass All glass to meet BS 6206 (safety and impact resistant in doors, & windows within 800mm of floor level). Internal floor voids and partitions to have 150mm sound insulation to meet part E. Windows to be no more than 25% of floor area (+redundant windows) with u value of 1.4W/m2K.

Ventilation *All windows to provide 1/20 vent and 1/10 light to habitable rooms. Trickle vents to be 4000mm2in bedrooms and 8000mm 2in kitchen & living rooms achieved through windows Roof to be vented using Perma Forte breathable felt.*

Internal wc's/bathrooms/utility rooms to have30lit/sec extraction & 20min overrun. Kitchens to have 60lit/sec extraction or 45lit/s over cooker hood..

Plumbing.. *RWP to discharge into existing soak away(tested) or new 1m3 honeycomb brickwork soak away with concrete slab lid, 5m from the building.*

Heating. *Existing boiler retained or if replaced new boiler to be 96% efficient (condensing) and installed by a qualified operative (Corgi registered for gas) with instructions left for the owner.*

Electrical. *All work to conform to part P and current IEE regs (to BS7671), fitted by a qualified operative and certificated. All new light fittings to have energy efficient bulbs.*

Finishes. *All skirtings/architraves to match existing. Solid walls to be s&c first coat with multi finish. Plasterboard to be scrimmed & skimmed with finish.. Doors, window styles to match with similar head and sill heights*

Scales. *1: 100; 1:50; 1:1250;1:500*

Revision 00

Company
Quantum Architectural Designs

Address
19 West Way
Carshalton Beeches
Surrey
SM5 4EJ

Client
Mr & Mrs Coxhead

Address
22 Bens Acre
Horsham
RH13 6LW

Job Title
Single storey rear and side wraparound extension with internal alterations

Drawing Title
Existing and Proposed

Drawn by
RFD/ CJD

Drg. No.
240524/RFD/CJD

Date
24/05/2024

Scale
1:100 @ A1

0m 1m 2m 3m