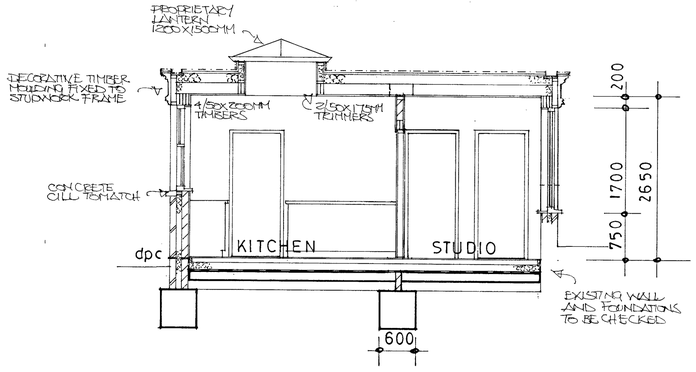
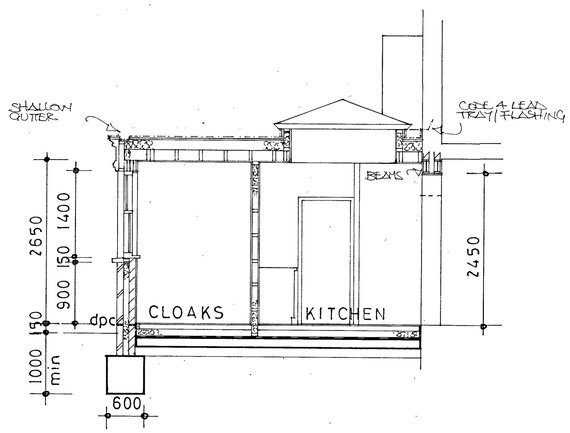


SECTION A.A



SECTION B.B

Lintels
All lintels to be By Catnic for the external leaf of all the external masonry openings, minimum end bearing to be 150mm. Internal leaf and internal walls to be specified by engineer.

Beams
Beams to be designed by Engineer to support the main structure. Beams to be nogged out and encased in 2 layers of fireline board taped and set or in certain locations as required by Building Control to paint with intumescent paint giving 30 minute fire protection.

Smoke Detection
Provide a mains operated interlinked smoke detection system in accordance with the recommendations laid down in approved document B. Detectors to be in the hallway, at the top of both stairs with a heat detector positioned in the kitchen. Fire alarms to comply with BS 5839:6-2004. Smoke detectors should be positioned within 3 metres of all bedroom doors.

Slab
75mm sand/cement screed, reinforced with anti crack mesh, on 120mm Celotex insulation on 1200g polythene DPM lapped with DPC on 150mm concrete floor on 150mm well compacted hardcore. Existing floor voids to be vented to external air, if required.

Foundations
600mm wide concrete trench foundations to the external walls and central spine wall, foundation depths subject to site conditions, Local Authority Approval and to be a minimum depth of 1m from groundlevel, invert of existing and new drainage and if clay sub soils and trees within 35 metres foundation and slab will be designed to NHBC tables 'Building Near trees'.

Internal Drainage
Basin 32mm diameter UPVC pipe, sinks/shower 40mm diameter UPVC pipe, WC 100mm diameter UPVC pipe. Deep seal traps top be 75mm to connect to existing replaced and new extended 100mm UPVC SVP's. New SVP to be fitted with a air admittance valve and replacement SVP to terminate 900mm above any opening within 3m and fitted with a bird cage. Rodding access points to above ground drainage.

External drainage
Existing foul drain run to be replaced in UPVC and laid to consistent fall and surrounded in 150mm concrete with PC lintels cast in foundations and to connect to existing sewage treatment plant.
Surface water - new flat roof slopes and troughs to fall to 2no hoppers with 75mm diameter UPVC down pipe, taken to new soakaway in rear garden set 5m from any building.

Ventilation
All new rooms to have background ventilation equal to 8000mm2 in windows/doors.
Kitchen and utility room to have mechanical extract system giving an extract rate of 60 litres per second. Cloak room to have mechanical extract system giving an extract rate of 30 litres per second.

Window/Doors
Provide double glazing to all windows and doors, glazing in windows below 800mm from floor level and glazing in doors below 1500mm from floor level to be in toughened glass to comply with part N of the Building Regulations. Habitable Rooms to have openable areas equivalent to not less than 1/20th of the floor area. Glazing in 'Critical Areas to be kitemarked as BS6206. Including glazing in doors. All glazing to comply with regulations maximum U value of 1.6W/m2K.

Restraint
5mm x 1000mm galvanised restraint and holding down straps at 2.0m centres all round roof level including gable ends.

Walls
To ground floor external walls 102mm matching brickwork, 100mm cavity filled with 100mm Drytherm insulation, 100mm celcon solar blockwork inner leaf, up to window head level, plastered internally.
Wall ties to be at 750mm centres horizontally and 450mm centres vertically.
To existing studio external walls 102mm matching brickwork, 50mm cavity filled with 50mm Drytherm insulation Celotex, 100mm celcon solar blockwork inner leaf, up to window head level, plastered internally.
Load bearing internal spine wall to be 100mm blockwork plastered both sides.
Stud partitions to the ground floor, as indicated on plans, to be 100x50mm studs at 400mm centres vertically and 600mm horizontally, 12.5mm plasterboard, joints taped and skimmed. Partitions to be filled with 100mm fibreglass insulation quilt to achieve 10kg/m3.

Roof
Existing out-shot and glazed roof to be removed.
Existing sitting room roof to be checked on site, including condition of the slates, felt and flashings. Roof to be vaulted and insulated and lined with 100mm Celotex between and 50mm across internal face and taken down to wall level to avoid cold bridging and lined with 12.5mm foil backed plasterboards, joints taped and skimmed. Every other ceiling joist to be removed to allow for open roof slope.
New flat roof to be constructed with GRP roofing system on 25mm marine ply deck on 150mm celotex insulation on firrings on 50x175mm joists at 400mm centres with 1 layer of 12.5mm plasterboard to underside, joints taped and skimmed. Perimeter edge to be dressed with eod 4 lead. Abutment to walls to be code 5 Lead taken up the walls a minimum of 150mm vertically lead to be stepped and lapped with trays all in accordance with the Lead development associations recommendations.
Velux or similar conservation style roof lights (including flashing kits) to be installed as per manufacturers recommendations.
Lantern lights (including flashing kits) to be installed as per manufacturers recommendations.

General Note
Client to provide details of Heat producing appliances, controls etc for approval of Building Control. Existing oil fired boiler to be replaced by a qualified installer. System to be extended to rear extension, with a water based under-floor heating system. Manifolds position to be agreed.
Temperature of water stored in heater must not exceed 100 degrees centigrade. The temperature of the hot water to baths must not exceed 48 degrees centigrade.
Trv's/thermostats to be provided to all new heating points.
All electrical work to be designed and installed by suitably qualified person and an electrical certificate to be issued upon completion and shown to Building Control.
100% of all light fittings to be energy efficient including external lights unless on PIR's.
Commissioning certificates by competent or qualified persons to all fixed building services, where applicable, to be provided upon completion for heating and hot water systems (including insulation of pipes, ducts and vessels), mechanical ventilation (regulation 20A), mechanical cooling/air conditioning, fixed internal and external lighting and renewable systems.
Carbon monoxide alarm to be fitted 1-3m from the boiler and solid fuel burning appliances (wood burner) either on the ceiling or as high as possible (but not within 150mm of the ceiling) on a wall. (J2A).
Existing structure to be checked for adequacy by engineer, where taking additional loads.

scale bar 1:50
0 1 2 3 4 5

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copyright and all dimensions to be checked prior to commencement

Client
Mr & Mrs J Carr

Site
Felstead Villa
Sandy Lane
Henfield
BN5 9UX

Project
Proposed replacement
single storey extension
to the rear of the property

Proposed sections and notes

Date October 2023
Scale 1:50 @ A1
Drawn JTM
Drawing No
B.037.23.03 Rev A