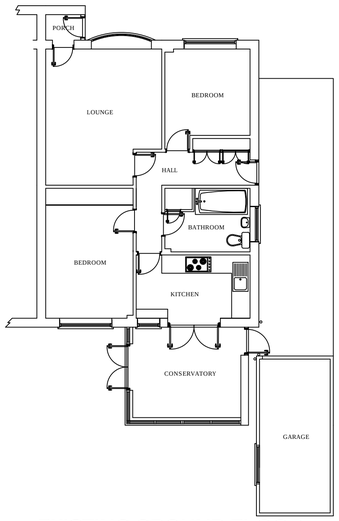


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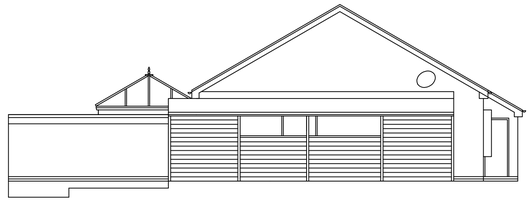


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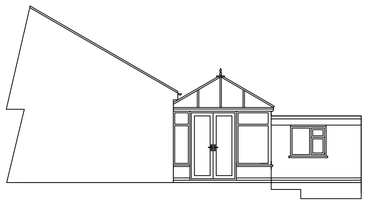




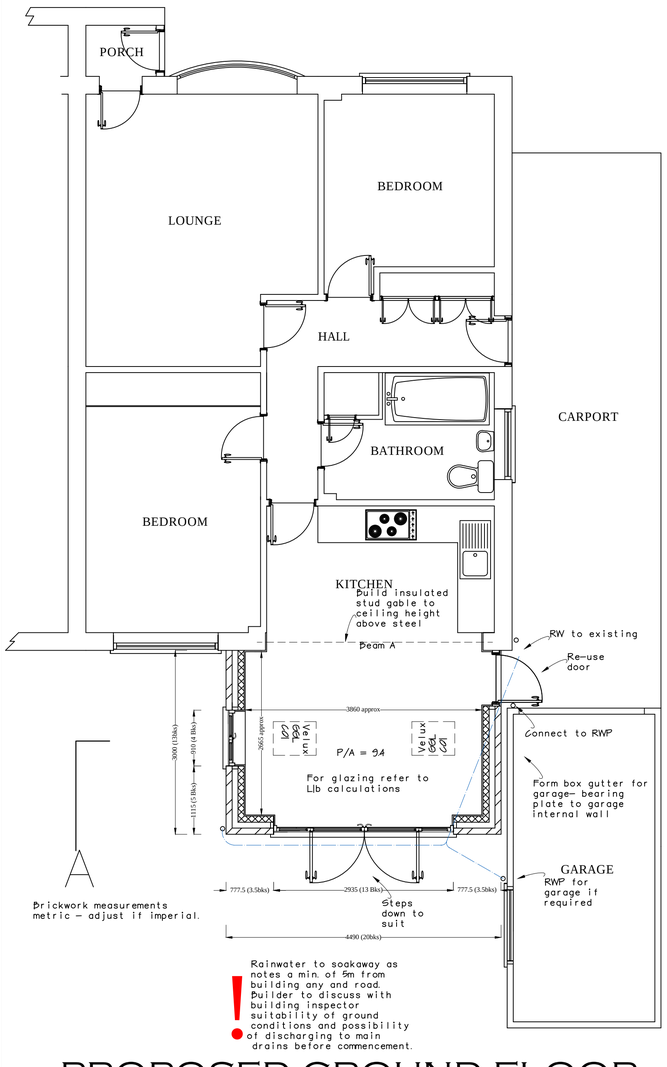
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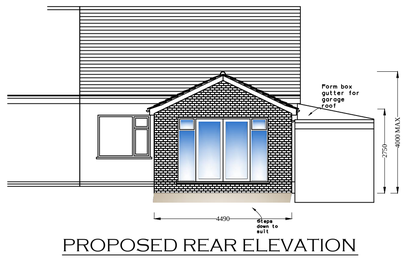
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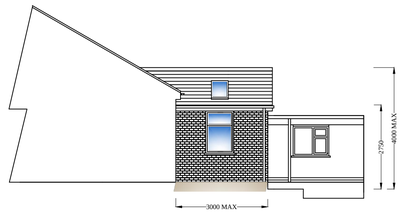
EXISTING SIDE ELEVATION



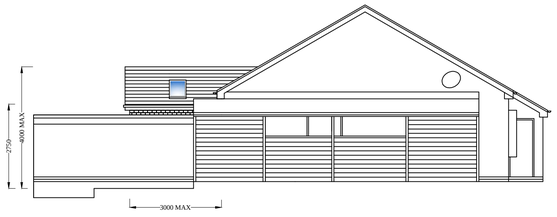
PROPOSED GROUND FLOOR



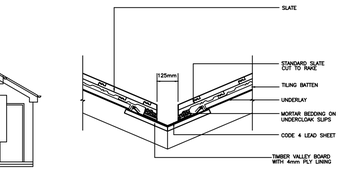
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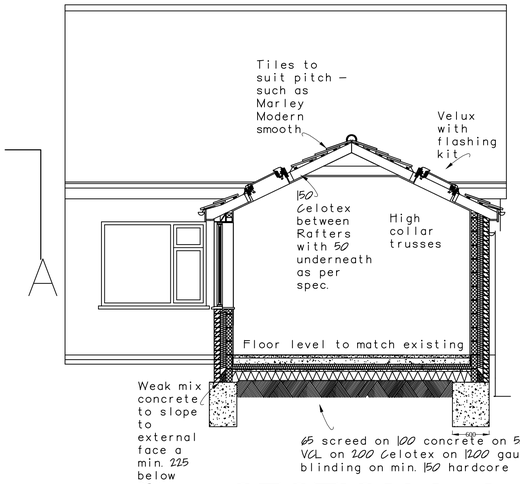
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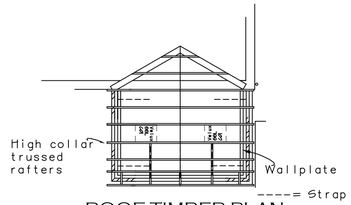
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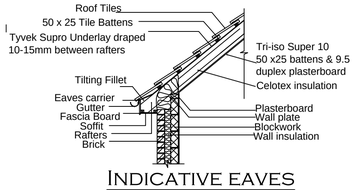
TYPICAL ROOF VALLEY N.T.S



SECTION A - A

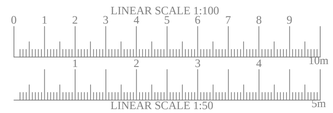


ROOF TIMBER PLAN



INDICATIVE EAVES DETAIL N.T.S

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING REFERENCE



FOUNDATIONS.
NEW FOOTINGS TO BE 450 TRENCH FILL FOUNDATIONS (600 WIDE TO GARAGE SIDE), MINIMUM BASE DEPTH OF 1000 BELOW NATURAL GROUND LEVEL, OR TO BELOW INVERT OF ADJACENT DRAINS, OR TO THE BOTTOM OF EXISTING HOUSE FOUNDATIONS WHICHEVER IS THE LOWER. EXACT DEPTH TO BE AGREED ON SITE WITH LA BUILDING CONTROL INSPECTOR TAKING INTO ACCOUNT GROUND CONDITIONS AND PROXIMITY OF ANY TREES (NHBC PRACTICE NOTE 3). ANY TREES AND SHRUBS IN VICINITY MAY REQUIRE AN INCREASED DEPTH OF FOOTING - BUILDER TO DISCUSS WITH BUILDING INSPECTOR PRIOR TO COMMENCEMENT. 50 CLAYBOARD TO INNER FACE TO ANY FOOTINGS OVER 1500 DEEP STARTING AT 500 FROM BASE.
CONCRETE TO BE GEN 1 BS 5328 PT2.

EXTERNAL WALLS (U-VALUE <0.23 W/M²K)
WALLS TO BE FACING BRICKS TO MATCH EXISTING (PAINTED WHERE APPROPRIATE). 100 CAVITY WITH 100 DRI-THERM 32 OR ISOVER HICAV 32 OR SIMILAR SLAB INSULATION. 100 CELCON SOLAR BLOCKS OR SIMILAR TO INTERNAL LEAF. DRYLINE ALL WALLS WITH 9.5 'GYPROC' PLASTERBOARD ON DABS WITH TAPED JOINTS AND SKIM COAT. STAINLESS STEEL WALL TIES TO BS EN 845-1 (TABLE 5 AD A) @ 750 HORIZONTAL AND 450 MAX VERTICAL CENTRES STAGGERED AND EVERY 300 WITHIN 225 OF OPENINGS. FILL CAVITY TO 225 BELOW DPC WITH WEAK CONCRETE MIX AND SLOPE TO EXTERNAL FACE. POLYMER DPC TO BS 743 MINIMUM 150 ABOVE GROUND LEVEL WITH BLUE BRICKS BELOW TO EXTERNAL LEAF. PROPRIETRY INSULATED CAVITY CLOSERS TO SOFFITS, REVEALS AND CILLS. NEW WALL TO BE BONDED USING STAINLESS STEEL 'FURFIX' OR 'EXPAMET' STARTER PROFILES OR SIMILAR. MORTAR TO BE 1:3 BELOW DPC AND 1:4 MIX ABOVE.

STUD INTERNAL GABLE
FORM USING 50 X 100 SW STUDS INCLUDING HEADER AND FOOTER PLATES. 100 CELOTEX BETWEEN AND 9.5 PLASTERBOARD AND SKIM.

LINTELS
INSULATED CAVITY WALL LINTELS, 'IG L1/S 75' OR 'CATNIC OPEN BACK' OR SIMILAR WITH MINIMUM 150 END BEARINGS. ALL SIZED TO SUIT LENGTH AND MANUFACTURERS DETAILS. FIT CAVITY TRAYS WITH STOPS ENDS AND 65 x 10 WEEPS HOLES ABOVE TO EVERY 3RD APPROX JOINT OR USE LINTELS WITH INTEGRAL DPC. ENCASE STEEL LINTELS IN PLASTERBOARD AND SKIM.
STEELWORK
AS PER STRUCTURAL SPECIFICATION.

GROUND FLOOR (U-VALUE <0.10W/M²K)
FINISH TO CLIENTS SPECIFICATION. 65 SCREED ON 100 CONCRETE SLAB (GEN 1 MIX) ON 500 GAUGE POLYTHENE VAPOUR CONTROL LAYER (VCL) ON 200 CELOTEX ON 1200 GAUGE DPM TURNED UP AT PERIMETER WITH 25 POLYSTYRENE UPSTANDS. 150 MINIMUM WELL COMPACTED CLEAN INERT HARDCORE. DPM TO JOIN DPC. REINFORCE SLAB WITH MESH ABOVE ANY DRAINS. AIR BRICKS AND TELESCOPIC DUCTS TO MAINTAIN AIR VENTS TO EXISTING FLOORS AS APPLICABLE. BUILDER TO CHECK FLOOR LEVELS MATCH EXISTING.

ROOF (U-VALUE <0.12M²K SLOPING)
TILES SUCH AS MARLEY MODERN SMOOTH WITH 100 HEADLAP TO COLOUR AS APPROVED BY CLIENT, LAID AS PER MANUFACTURERS INSTRUCTIONS. ALL ON 50 x 24 TANILISED SW BATTENS ON 1 LAYER OF BREATHABLE FELT 'TYVEK SUPRO' OR 'KLOBER PERMO FORTE' LAID AS PER MANUFACTURERS INSTRUCTIONS INCLUDING EAVES CARRIERS & 10-15 DRAPE. USE SPECIALIST (SUCH AS H&S TIMBER SYSTEMS LTD, BAGWORTH, LEIC 01530 230513, WWW.HSTIMBER.CO.UK) MANUFACTURED TRUSSED RAFTERS IN ACCORDANCE WITH BS5286 PT 2&3:1985 INCLUDING DIAGONAL BRACING ETC @ 600 CENTRES TRUSS CLIPPED TO 75 x 100 SW WALL PLATES FIXED TO WALL WITH 1200 x 38 x 5 STEEL STRAPS @ MAX 2000 CENTRES. 1200 x 38 x 5 STEEL STRAPS @ MAX 2000 CENTRES UP SLOPE OF GABLE FIXED OVER BLOCKWORK. DETAILS AND CALCULATIONS TO BE SUPPLIED TO BUILDING CONTROL PRIOR TO COMMENCEMENT ON ROOFINSULATE SLOPING CEILINGS WITH 150 CELOTEX BETWEEN RAFTERS (MIN 25 AIRGAP TO TOP MAINTAINED) WITH A FURTHER 50 UNDERNEATH. WALL AND ROOF INSULATION TO BE CONTINUOUS. 12.5 FOIL BACKED (DUPLEX)PLASTERBOARD AND SKIM COAT.
VALLEYS TO CONSIST OF 2 No. 50 X 175 UNDERLAY STRIPS WITH STEPPED CODE 3 LEAD OR PROPRIETRY GRP VALLEY TROUGHS, GLIDEVALE 125 OR SIMILAR.
BASIC WORKMANSHIP DETAILS FOR TIMBERS TO TRADA DETAILS.

LEADWORK
CODE 4 LEAD FLASHING WITH MINIMUM 150 LAP TO ROOF AND 75 UP WALL TO LSA DETAILING.

WINDOWS & DOORS (U-VALUE <1.6 W/M²K)UPVC DOUBLE GLAZED PATIO DOOR TO CLIENTS SPECIFICATION. 16 ARGON FILLED GAP BETWEEN GLASS AND A SOFT 'E' - 'PILKINGTON K' COATING TO INNER PANE, TESTED TO BS 5713. TOTAL OPENING LIGHTS TO BE A MINIMUM OF 1/20TH OF ROOM FLOOR AREA FOR HABITABLE AREAS. TRICKLE VENTS A MINIMUM OF 1700 OFF FLOOR. VENTILATION TO BE 8000MM² FOR HABITABLE ROOMS. EXACT SIZES TO BE MEASURED ON SITE. SET BACK 30 OVERLAP TO CAVITY. TOUGHENED GLASS TO BS6206 TO ALL DOORS.

ROOFLIGHTS
2 No. 550 X 700 VELUX M06 C01 WINDOWS WITH PROPRIETARY FLASHING KITS.

BELOW GROUND DRAINS
ANY DRAINAGE TO BS 8301. CONTRACTOR TO ASCERTAIN ALL LEVEL, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS. 100 DIA UPVC DRAIN PIPES TO BS 4660 (1:40 FALL) WITH FLEXIBLE JOINTS, SURROUNDED BY 100 PEA GRAVEL, IF WITHIN 300 OF SLAB THEN ENCASE IN CONCRETE WITH EXPANSION JOINTS. WHERE PASSING THROUGH WALL RC LINTEL OVER AND LEAVE 50 GAP FILLED WITH FLEXIBLE NON DECAYING FILLER, OR USE ROCKER PIPES. ALL TRAPPED GULLIES TO BE RODDABLE, MOUNTED ON 100 CONCRETE. ENSURE ALL DIRECTIONS ARE RODDABLE.
BUILDER TO LOCATE BEST CONNECTIONS.

RAINWATER DRAINS
CONTRACTOR TO ASCERTAIN ALL LEVEL, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS.
100 GUTTER TO 63 DOWNPIPE INTO RODDABLE TRAPPED GULLY. BRACKETS AT 1500 MAX VERTICAL CENTRES AND 1000 MAX HORIZONTAL CENTRES.
RAINWATER TO EXISTING SYSTEM WITH PRIOR AGREEMENT ON SITE WITH THE BUILDING INSPECTOR, OTHERWISE TO DISCHARGE INTO SOAKAWAY DESIGNED TO BRE DIGEST 365:1991 AND A MINIMUM OF 5000 FROM ANY BUILDING OR ROAD. SOAKAWAY TO BE PROPRIETARY SYSTEM SUCH AS OSMA WAVIN (01249 766600).
SW MINIMUM FALL 1:80. ENSURE ALL DIRECTIONS ARE RODDABLE.

PLUMBING.
EXTEND EXISTING HOT AND COLD WET SYSTEM TO ALL NEW FITTINGS.
ALL WORK TO BS 5572. SINK WASTE - MAX 3000 FOR 40 DIA PIPE - 4000 FOR 50 DIA PIPE. WASHBASIN - MAX 1700 FOR 32 DIA PIPE - 3000 FOR 40 DIA PIPE. SLOPE BETWEEN 18 TO 90MM/M. 75 DEEP SEAL TRAPS. UPVC PIPES TO BS EN 1329.HW TAPS TO BE ON LEFT AS APPLICABLE.

VENTILATION
MECHANICAL EXTRACT FAN TO KITCHEN NOT LESS THAN 30L/S IF IN COOKER HOOD OR 60L/S ELSEWHERE.
10 AIR GAP UNDER DOORS.

CONTINUITY OF INSULATION & AIRTIGHTNESS
BUILDING FABRIC CONSTRUCTED IN LINE WITH TSO ROBUST DETAILS CATALOGUE 'LIMITING THERMALBRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2002'

HEATING
EXTEND EXISTING HOT WET SYSTEM TO ALL NEW FITTINGS. TRV'S TO ALL RADIATORS. ALLOW FOR RADIATORS AS PER CLIENTS SPECIFICATION AND AGREEMENT. BOILER ALTERATIONS TO BE UNDERTAKEN BY GAS SAFE REGISTERED INSTALLER.

SMOKE ALARMS
INSTALL SMOKE ALARMS, MAINS WIRED WITH BATTERY BACK UP & INTERLINKED TO BS 5446 PT 1.

ELECTRICS
ELECTRICIAN TO BE 'PART P' REGISTERED UNLESS THE COUNCIL IS INFORMED BEFORE COMMENCEMENT. EXTEND THE EXISTING POWER AND LIGHT SYSTEM INTO EXTENSION. CLIENT TO SUPPLY SPEC. ALLOW FOR ALL FITTING TO TAKE ENERGY SAVING LIGHT LAMPS GREATER THAN 40 LUMENS PER CIRCUIT WATT (TABLE 4 AD L1). ALL TO CURRENT I.E.E & N.I.C.E.I.C REGULATIONS. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. ALLOW FOR THE NO. SOCKETS AS AGREED WITH CLIENT. ELECTRICS TO CLIENTS SPECIFICATION.

INFORMATION
ALL OPERATION AND MAINTENANCE INFORMATION TO BE PROVIDED FOR THE FIXED BUILDING SERVICES TO THE OWNER.

WOODWORK
SKIRTINGS, ARCHITRAVES, DOORS, SOFFITS ETC TO MATCH EXISTING & TO CLIENTS SATISFACTION.

DEMOLITION
ALLOW FOR REMOVING EXISTING AS APPLICABLE.

GENERAL NOTES.
NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS STATED ARE METRIC MILLIMETRES.
ALL LEVELS, INVERTS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE AND DURING WORK.
ALL WORK IS TO BE CARRIED OUT IN LINE WITH CURRENT BUILDING REGULATIONS, RELEVANT CODES OF PRACTICE, BRITISH & EUROPEAN STANDARDS AND MANUFACTURERS SPECIFICATIONS TO THE LA INSPECTORS SATISFACTION, AND IN ACCORDANCE WITH PUBLIC AND PRIVATE UTILITIES REGULATIONS.
NO WORK TO ENCROACH BOUNDARY LINES.
IT IS THE CLIENTS RESPONSIBILITY TO ISSUE ANY 'PARTY WALL ACT 1996' NOTICE NECESSARY BEFORE ANY WORK COMMENCES ON THE BOUNDARY.
IT IS THE CLIENTS RESPONSIBILITY TO ENSURE ANY WORK SHOWN ON THIS PLAN DOES NOT CONTRAVENE ANY COVENENTS.
IT IS THE CLIENTS/ BUILDERS RESPONSIBILTY TO CHECK THE EXACT POSITION OF ALL SERVICES TO INCLUDE GAS, ELECTRICITY, WATER AND TELEPHONE, AND POSITION, OWNERSHIP AND DEPTHS OF FOUL AND RAINWATER DRAINAGE.

THE EXACT SPECIFICATION OF FINISHES, FITTINGS AND SERVICES TO BE INSTRUCTED BY THE CLIENT.
ANY DEVIATION FROM THESE PLANS SHOULD BE NOTIFIED TO THE LA BULDING INSPECTOR AND AMLI DESIGN.
IT IS THE CONTRACTORS RESPONSIBILTY TO NOTIFY THE LA BUILDING INSPECTOR WHEN THE WORK IS READY FOR THE RELEVANT INSPECTIONS AND FOR THE CLIENTS RECEIPT OF THE LA COMPLETION CERTIFICATE.
IT IS ASSUMED NO PUBLIC SEWERS CROSS THE SITE.
THE CONTRACTOR IS ASSUMED TO HAVE VISITED SITE BEFORE TENDERING.
THIS DRAWING HAS BEEN PREPARED FOR LA PLANNING & BUILDING CONTROL CONSENT ONLY. COPYRIGHT REMAINS WITH AMLI DESIGN.

REV NO	DETAILS	DATE
	SUBMITTED TO PLANNING SUBMITTED TO BUILDING CONTROL	10/11 10/11



PROJECT NAME
SINGLE STOREY REAR EXTENSION

22 RECTORY ROAD
MARKFIELD
LEICESTER LE67 9WN

FOR MR I & MRS S ARCHIBALD

SCALE	DWG NO.	REV
1:100/1:50 A1	22RR/2011	

DATE	DRAWN	CHKD
SEPT 2011	DRI	I & S A. 10/11

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