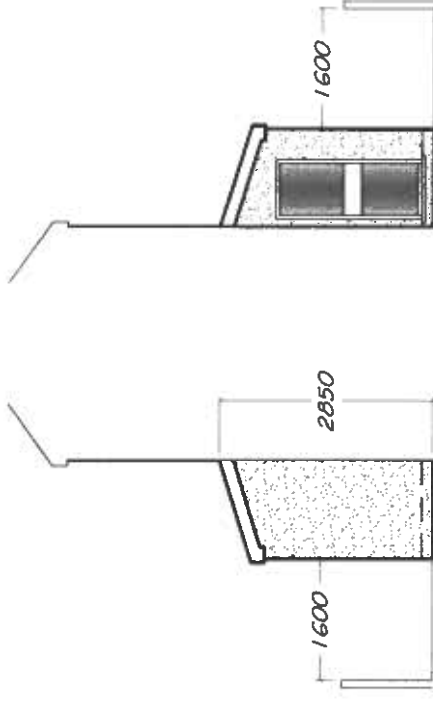
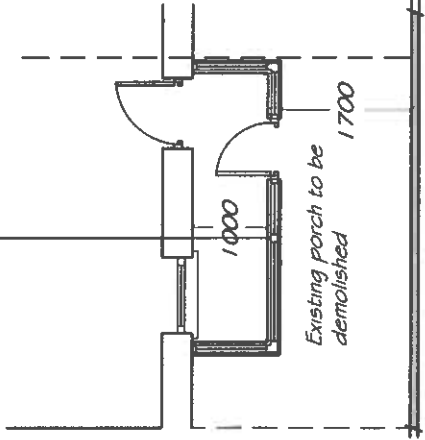


ELEVATIONS 1:100



EXISTING FRONT 1:100



PROPOSED FRONT 1:100

**PROPOSED SIDE 1:100**

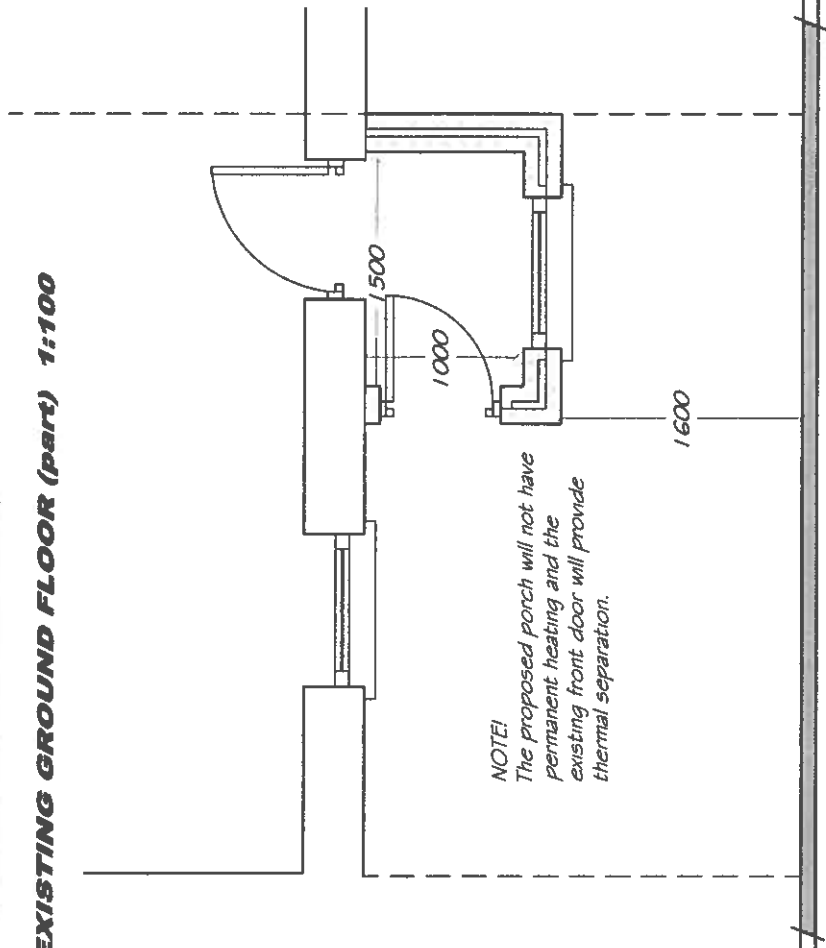
PROPOSED FRONT PORCH

AT:

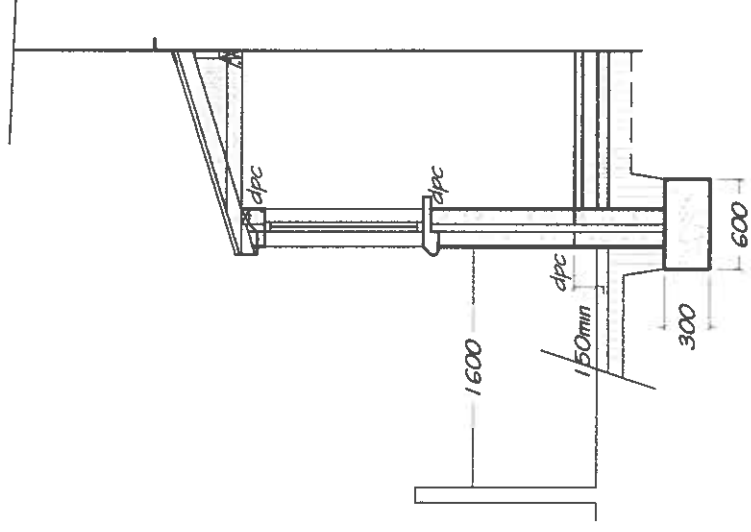
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March 2020

EXISTING GROUND FLOOR (part) 1:100



NOTE!
The proposed porch will not have permanent heating and the existing front door will provide thermal separation.



EXISTING GROUND FLOOR PLAN (part) 1:50

SECTION X-X 1:50

LOCATION PLAN 1:1250

Roof Construction

This will comprise of concrete interlocking tiles to match existing fixed in accordance with manufacturers' instructions. These to be secured to 50 x 25mm tanalised roofing battens over breathable roof felt to B5534 on 50x100mm C16 timber rafters at 400mm c/c. 50 x 100mm softwood wall-plate secured using 30 x 5 x 1200mm durable mild steel straps at intervals not exceeding 2metres. The ceilings are to be 9.5mm plasterboard and 5mm plaster skim on 47x100mm C16 timber joists at 400mm c/c.

Provide 300mm thick quilt or similar approved insulation laid between ceiling joists, 150mm over joists and over the wall-plate to avoid cold bridging. Must give a minimum thermal transmittance (u-value) of 0.15w/m²k provide ventilation to roof space by means of a 25mm air gap at soffit with fly-proof mesh and proprietary vent ties to ensure through ventilation.

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External Walls

Below Ground

These are to consist of a 250mm cavity wall construction comprising of 100mm concrete block, 50mm cavity with galvanised or stainless steel wall ties spaced at 900mm c/c horizontally and 450mm c/c vertically and staggered.

clc vertically and staggered. The internal skin is to be 100mm concrete block. all blocks used below ground must have a minimum compressive strength of 7N/mm². The cavity is to be filled to a height of 225mm below the dpc with weak mix cement. The dpc is to be a minimum of 150mm above ground level.

Above Ground

These are to consist of a 250mm cavity wall construction comprising of an external skin of 100mm blockwork, 50mm cavity with 30mm 'kingspan' insulation fixed to the warm side of the cavity using proprietary clips. Galvanised or stainless steel wall ties of appropriate length spaced at 230mm horizontally and 450mm vertically and staggered. The internal skin is to be 100mm insulation block finished with two coats of sand and cement render and plaster skim. Close cavity at eaves with 'superlux' or similar.

The wall ties at unbonded jambs are to be placed at a maximum of 300mm vertically and 150mm maximum horizontally from the unbonded jamb.

All lintels are to be 100 x 100mm pre stressed concrete, with a minimum end bearing of 150mm. Create a code 4 lead cavity tray over openings.

Tying-in
Where new walls are to be tied to existing, they are to be mechanically fixed using a proprietary building profile system, e.g. "turfs," "catnic" or similar. The system must be fixed in strict accordance with manufacturers written specification.

Foundations

The foundations for the cavity wall construction are to be c20 grade concrete strip foundations 600 x 300mm. They are to be taken down to a minimum depth of 750mm, however the actual depth will be dependent upon the actual depth sound bearing strata and is subject to a site inspection by the Local Authority's Building Control Department. Where a drainage trench is within one metre of the building, the trench must be filled to a depth level with the underside of proposed foundation. Where the trench is more than one metre from the building, it must be filled with concrete to a depth of not less than 150mm below the underside of the proposed foundation.

Ground Floor Construction

This is to comprise of 50mm thick 1:3 sand and cement placed on 100mm C20 concrete. Insulation is to be placed below the oversite concrete in the form of 75mm thick 2400 x 1200 mm rigid slabs with a maximum k-value of 0.026 W/mK, laid directly on 1200 gauge visqueen damp-proof membrane laid continuous with the horizontal dpc.

The dpm is laid on 150mm minimum compacted grade 1 sub-base hardcore. Blind with sand.

Connect membrane to dpc. The hardcore should be compacted in layers of 100mm with the maximum depth of hardcore not to exceed 600mm. The thermal transmittance (u-value) of the floor construction is to be a maximum of 0.18 W/m²°C.

