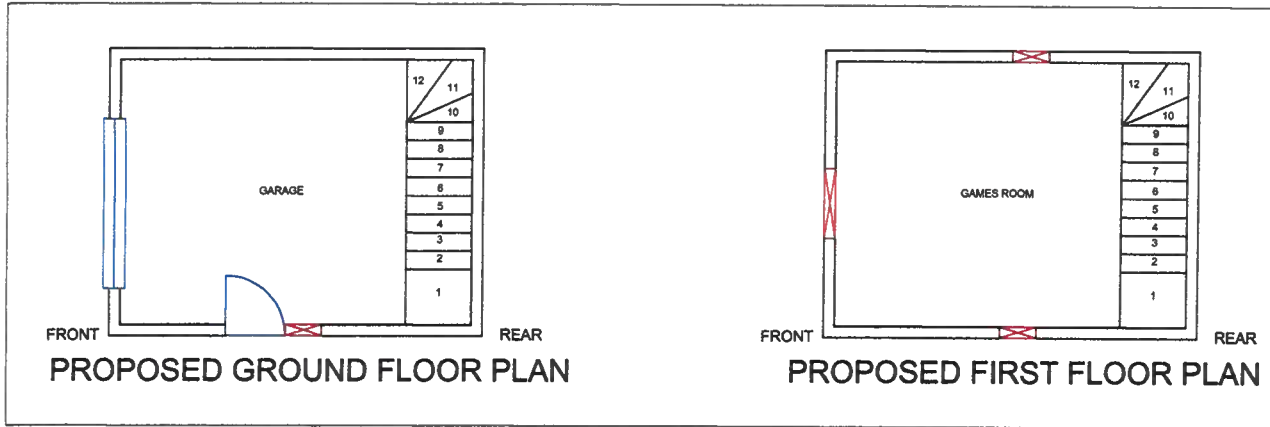
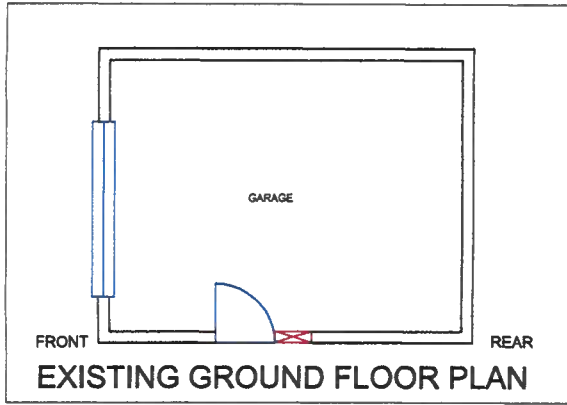


# DRWG.03



## SPECIFICATION

### 1. PITCHED TILED ROOF

PITCHED TILED ROOF WITH INTERLOCKING ROOF TILES (TYPE & COLOUR TO MATCH EXISTING) LAID ON 25mm \* 50mm SPECIALIST BATTENS ON HIGH PERFORMANCE ROOFING FELT TO BS747. ROOF TRUSS RAFTERS TO BE 50mm \* 150mm SOFTWOOD JOISTS LAID AT 600mm CENTRES. ADDITIONAL BRACING TO BE PROVIDED IN ACCORDANCE WITH CURRENT BRITISH STANDARDS. TILES BEDDED ON MORTAR WITH 50mm OVERHANG OR BRICK CORBELLING. 10mm AIR SPACE FORMED AT EAVES WITH PROPRIETARY VENTILATORS. VENTABLE ROOF FELT TO BE USED TO COMPLY WITH VENTILATION REQUIREMENTS.

### 2. EXTERNAL WALLS & OPENINGS

350mm THICK CAVITY WALL. OUTER LEAF 100mm THICK BRICKWORK (TO MATCH EXISTING IN COLOUR & TEXTURE) 150mm THICK KINGSPAN INSULATION (OR EQUIVALENT). INNER LEAF TO BE 100mm THICK BLOCKWORK. CAVITY TIES TO BE PROVIDED AT 900mm HORIZONTAL & 450mm VERTICAL CENTRES AND 300mm CENTRES AT REVEALS. STAINLESS STEEL WALL TIES TO BE USED TO THE NEW BUILDING INTO EXISTING PROPERTY. ALL CAVITIES TO BE CONTINUOUS AND TO BE CONTINUED 225mm BELOW GROUND LEVEL. DPC TO BE MINIMUM OF 150mm ABOVE GROUND LEVEL. WALL CAVITIES TO BE CLOSED AT OPENINGS AND CILLS WITH CAVITY CLOSING BLOCKS AND OPENINGS TO OVERLAP BRICKWORK BY 20mm TO PREVENT COLD BRIDGING. INNER BLOCKWORK TO BE RENDERED AND SKIM FINISH (OR PLASTERBOARD AND SKIM).

### 3. INTERNAL STUD WALLS

150mm THICK STUD WALL CONSISTING OF 85mm THICK CLS TIMBER WITH FIBREGLASS INSULATION & 12.5mm PLASTERBOARD SKIM AND FINISH.

### 4. FIRST FLOOR JOISTS

180mm \* 50mm SOFTWOOD JOISTS LAID @ 450mm CENTRES (SIDE WALL TO SIDE WALL). UNDERSIDE (GROUND FLOOR CEILING) TO RECEIVE 12.5mm PLASTERBOARD & SKIM FINISH. FIRST FLOOR TO RECEIVE 18mm THICK CHIPBOARD WITH FLOORING ABOVE.

### 5. FOUNDATIONS - 2No Options

#### REPLACE ALL BRICKWORK @ GROUND FLOOR

850mm WIDE, MINIMUM 750mm DEEP CONCRETE STRIP FOUNDATIONS. DEPTH TO BE AGREED WITH BUILDING CONTROL OFFICER AND IN ACCORDANCE WITH CURRENT REGULATIONS. IF ANY DRAINAGE IS FOUND WITH EXTENTS OF THE WORKS CAUTION MUST BE TAKEN TO ENSURE PIPES ARE FULLY PROTECTED.

#### USE EXISTING FOUNDATIONS

EXISTING FOUNDATIONS TO BE INVESTIGATED AND UNDERPINNED. TO BE AGREED WITH BUILDING CONTROL OFFICER AND IN ACCORDANCE WITH CURRENT REGULATIONS.

### 6. HEATING & ELECTRICAL WORKS

ALL WORKS UNDERTAKEN MUST BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS STANDARDS

### 7. DRAINAGE

**SURFACE WATER** - SOAKAWAY TO BE BUILT FOR NEW ROOFWATER (MINIMUM OF 5 METRES AWAY FROM ALL BUILDINGS) AND PERCOLATION TESTS TO BE CARRIED OUT IN ACCORDANCE WITH BRE DIGEST 365 REQUIREMENTS. ALL NEW PIPEWORK TO BE 100mm DIAMETER WITH PEA GRAVEL SURROUND AND BACKFILL (MINIMUM 1:4 GRADIENT). REFER TO PROPOSED GROUND FLOOR PLAN AND SIDE & REAR ELEVATIONS FOR LOCATIONS.

### 8. WINDOWS, DOORS, FASCIAS, GUTTERING AND DOWNPIPES (ALL BROWN UPVC)

#### WINDOWS

FRONT (WEST FACING) 1.2m W \* 1m D  
SIDE ELEVATION (WEST FACING) 0.8m W \* 0.8m D  
SIDE ELEVATION (EAST FACING) 0.8m W \* 0.8m D

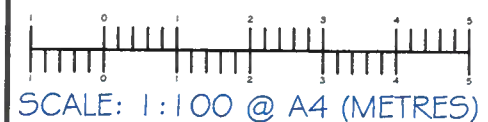
#### FASCIAS, GUTTERING AND DOWNPIPES

25mm \* 25mm UPVC FASCIA BOARDS, UPVC GUTTERING @ HEXAGONAL, 75mm @ UPVC DOWNPIPE

43 LYDBROOK ROAD  
SCUNTHORPE  
NORTH LINCOLSHIRE  
DN16 1LP

PROPOSED FIRST FLOOR EXTENSION  
ABOVE EXISTING GARAGE

EXISTING & PROPOSED PLANS



DATE: 20/10/2024