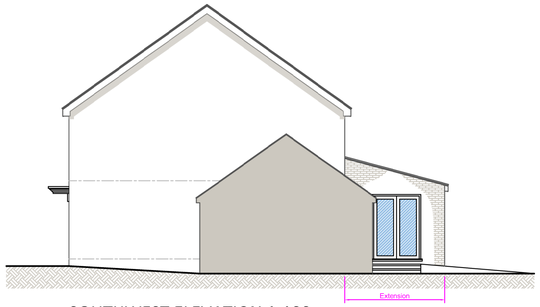
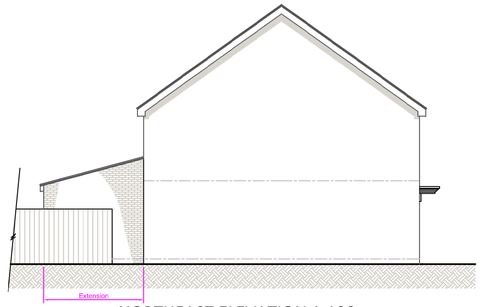


SOUTHWEST ELEVATION 1:100



SOUTHEAST ELEVATION 1:100



NORTHEAST ELEVATION 1:100



LOCATION PLAN 1:1250

Ordnance Survey
Ukmapcentre.com ®

Serial number: 247563

©Crown copyright and database right 2022
Ordnance Survey licence 100048957
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey

Location of services
Locate and identify the positions o' all inccming and outgoing services and make note for future reference.
Include for forming all temporary supplies and service connections as required, leaving ready for works to take place.

Disconnect and strp out existing outside tap, allowing to re-site. New position to be confirmed.

Access Scaffolding
Provide all access scaffolding, trestles and working platforms to allow safe execution of the works.

Trial Pits
Excavate and form new trial pits to rear of house, digging down to expose and enable assessment of type and construction of existing foundations. Depending on findings, a structural engineer may need to be employed, to design the foundations for the new extension.

Groundworks and site preparation
Allow for lifting existing paving slabs and setting aside for re-use.

Allow for carefully reducing ground levels 'o work area, breaking up and carting away all materials.

Foundations
Contractor to note, the site is believed to have been constructed on made-up ground. For pricing purposes, assume new foundations will need to be mini-piles - all to be designed and installed by specialist. Exact type/size/depth to be confirmed.

External Walls below ground
Build new walls up off foundations using minimum 7N concrete blocks and M6 (grade ii) mortar. Blocks to have minimum density of 1500kg/m³. External walls to be constructed with 100mm block to outer skin, 100rrm clear cavity with weak sand/cement mix well tamped down and 100mm internal skn. Where the external walls extend up above ground level, include for building external skin up in red facing brick, to match existing. Form new H-load or similar DPC, minimum 150mm above ground level, ensuring connection to existing.

Ground Floor Construction
To footprint of extension provide and lay geotextile membrane and 100mm clean, broken hardcore, well rolled and consolidated. Form new concrete beam and block floor system by specialist. Assume 150mm deep concrete beams with block infill and slurry mix finish.

1200 gauge polythene as DPM, 10mm celotex GA4000 with perimeter upstands. 1000 gauge polythene separation layer and 75mm sand/cement screed.

External Walls above ground
External walls to comprise 100mm celcon solar to internal skin, 100mm cavity with 90mm celotex thermaclass cav wall 21 insulaton and 100mm facing brick to match existing. Stainless steel double-triangle wall-ties throughout. Catnic CH90/100 lintels over openings, with cavity trays, stop ends and weep vents.

100 x 50 softwood wall plate, well spiked down on gauged mortar and strapped in place with stainless steel straps.

Roof Construction
47 x 150 C24 rafters at 400mm centres, supported on wall plate and 50 x 150 pole plate, coach bolted to rear wall of existing house. Trim out for 2no. rooflights.

Tyvek or similar breather membrane laid over rafters, with slight drape. Eaves carrier tray along eaves line. 25 x 38 treated timber battens.

100mm celotex GA4000 between rafters. 25 x 47 batten to underside of rafters. Celotex PL4050 insulated plasterboard to underside.

Leadwork
Code 5 lead flashings to weather junction between wall and roof, laid in strict accordance with leadwork association details and latest codes of practice.

Fasicas & Soffits
uPVC soffits and fasicas at eaves level, to match existing

Rainwater Goods
Half-round uPVC gutters and downpipes on matching brackets, all in black to match existing.

Windows and Doors
New uPVC double glazed window and french doors, to match style and appearance of existing. 24mm dcuble glazed units with low-E glass. Tricle vents to head of windows.

Rooflights
2No. velux MK06 centre-pivot rooflights (1180 x 780), installed in strict accordance with manufacturers details, including low-pitch flashing kit.

Existing French Doors
Remove and dispose of existing french doors to kitchen

Wall Linings
Line internal face of new exterior walls with 12.5mm plasterboard on dabs, leaving ready to receive plaster skim coat.

Plastering
Apply plaster skim coat to all new walls and ceilings

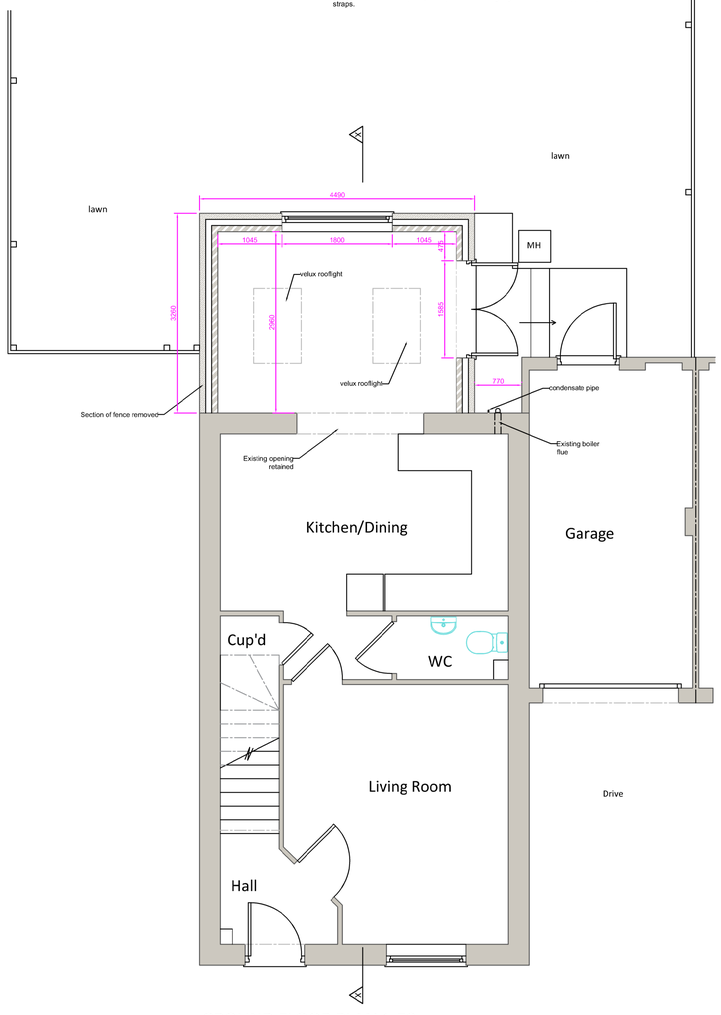
Internal Joinery
Provide and fit new internal joinery (skirting boards and window cills) to match existing - all to be in pre-primed MDF, glued, screwed and pelleted.

Floor Finishes
Provide and lay new floor finishes throughout extension. Exact type/spec to be confirmed by client.

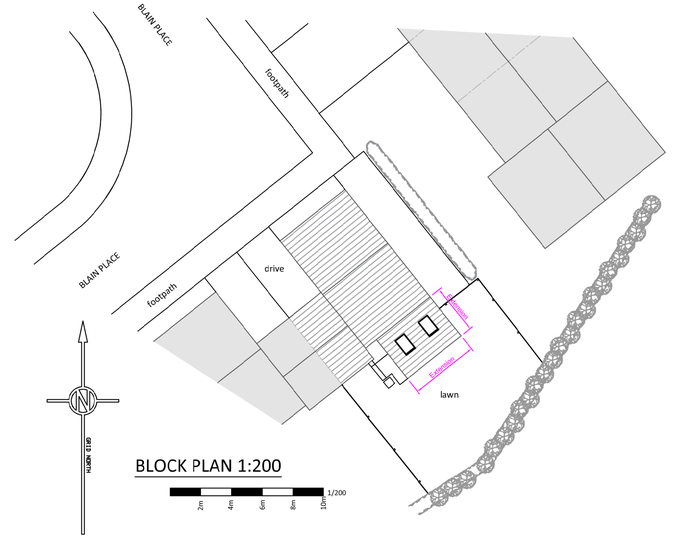
Internal Decorations
Apply mist coat to all freshly plastered surfaces - new internal partitions and new ceilings. Decorate with minimum 2 coats of dulux trade or similar emulsion - colour to be confirmed by client. Decorate all new internal joinery. Rub down, and bring forward. Prime and apply 2 coats of undercoat. Finish with two top coats of dulux or similar trade paint. Colour and finish to be confirmed by client.

Electrics
Alter and extend existing power and lighting circuits to suit extension.

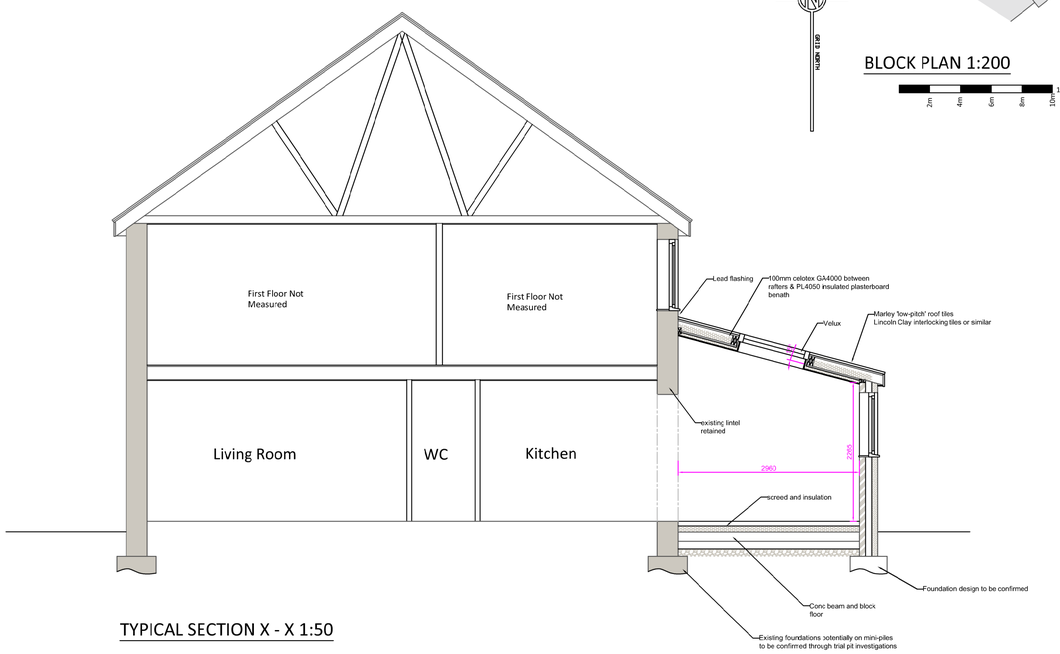
Heating
Alter and extend existing heating system to serve extension. Provide and install new radiator (size to be confirmed by heating engineer



GROUND FLOOR PLAN 1:50



BLOCK PLAN 1:200



TYPICAL SECTION X - X 1:50

Revisions:

AL ASSOCIATES
CHARTERED SURVEYORS & ARCHITECTURAL DESIGNERS
Bowman House, Whitehill Lane, Royal Wootton Bassett, Wilts, SN4 7DB
T: 01793 686118 E: info@alassociatesltd.co.uk

Client:	Mr & Mrs Softley
Title:	Proposed Extension - Plans, Sections & Elevations
Site:	97 Blain Place, Royal Wootton Bassett, Wilts, SN4 8FF
Drawing No:	22-031-06
Rev:	
Scale:	As stated @ A1

1/50 1m 2m 2m 3m 4m 1/100

RICS