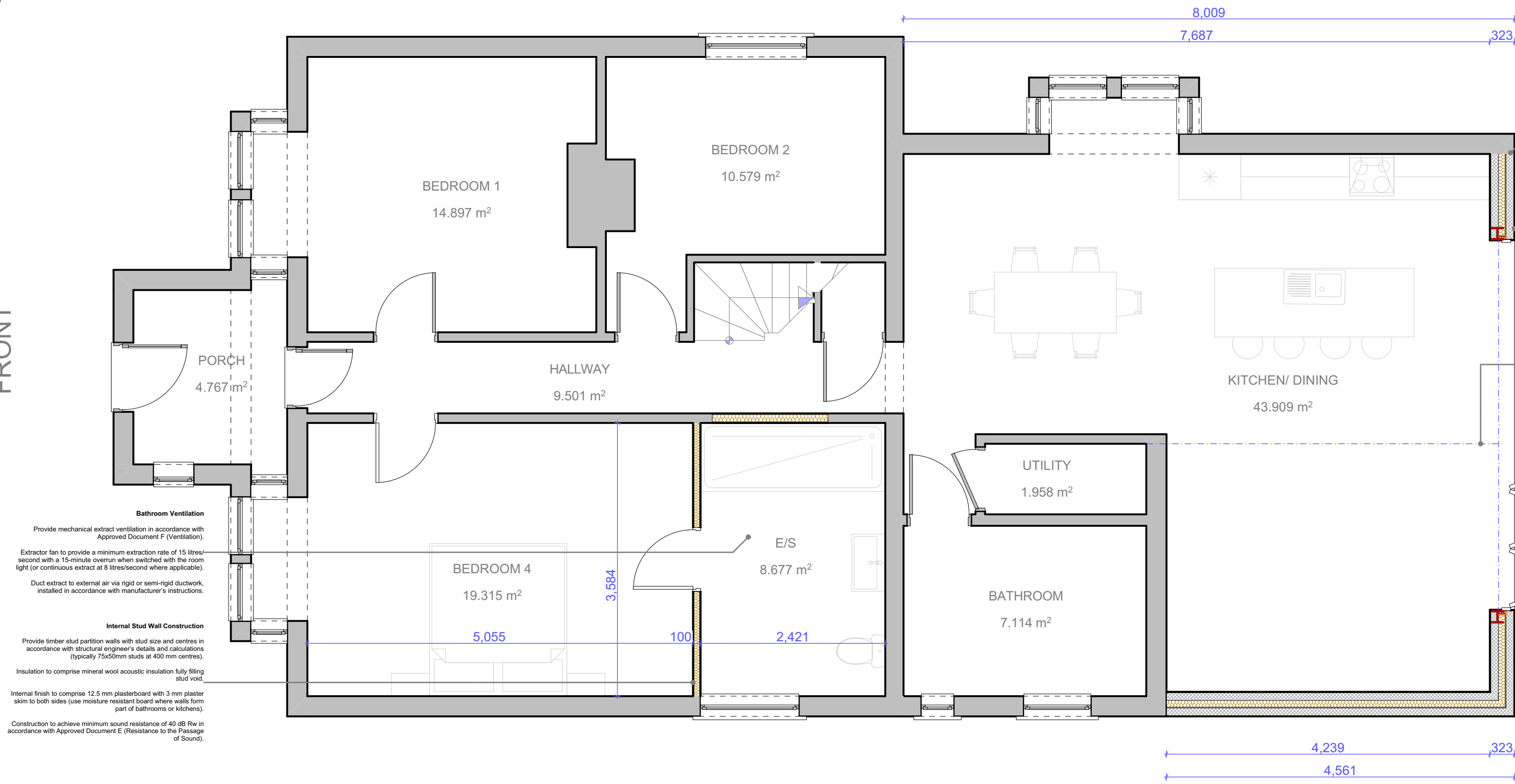


FRONT

SIDE 2



Bonding of Existing and Proposed Walls
Provide bonding between existing and proposed masonry walls by cutting out existing bricks/blockwork and interlocking with new work, ensuring bond is carried through full wall thickness.

Where bonding is not practicable, provide stainless steel mechanical wall tie system (e.g. Ancon or similar) securely fixed to existing wall, with ties at max. 225 mm vertical centres and embedded into mortar joints of new wall in accordance with manufacturer's instructions.

All bonding to be carried out in accordance with structural engineer's details and to achieve compliance with Approved Document A (Structure).

External Wall Construction
Render to match existing.
150 mm dense concrete block outer leaf (minimum 3.6 N/mm²) laid in 1:2 cement/sand mortar (refer to structural engineer's details for block strength).
100 mm cavity with 50 mm EcoTherm Eco-Cavity partial fill insulation, held in position by stainless steel double-clip wall ties with retaining discs in accordance with manufacturer's instructions.
Maintain 10 mm residual cavity clear between insulation and outer leaf.
150 mm lightweight concrete block inner leaf (minimum 3.6 N/mm²) laid in 1:2 cement/sand mortar (refer to structural engineer's details for block strength).
Internal finish to comprise 12.5 mm Gyproc Wallboard on plaster dabs with 3 mm plaster skim.
Construction to achieve a U-value of 0.17 W/m²K in accordance with BS EN ISO 10456:2007.

Roofed Steel Joists (RSJ)
Provide steel beams (RSJs) span, detailed and located in accordance with structural engineer's drawings and calculations.
Beams to be installed with adequate bearing onto padstones or structural supports as specified, with all connections, restraints and end bearings in accordance with engineer's details.
All steelwork to be protected to achieve the required fire resistance (minimum 30 or 60 minutes as specified).

New Folding Doors
Provide new double-glazed windows and doors with a minimum overall performance of U-value 1.4 W/m²K or better, in accordance with the requirements of Approved Document L (Conservation of Fuel and Power).
All to be installed in accordance with manufacturer's instructions and to achieve compliance with Building Regulations.
Provide background ventilation in accordance with Approved Document F (Ventilation), using trickle vents sized to meet minimum equivalent area requirements.
Glass to be toughened in accordance with Approved Document K.
Provide suitable structural links over new and altered window openings, sized and installed in accordance with structural engineer's details and manufacturer's recommendations.

REAR

SIDE 1

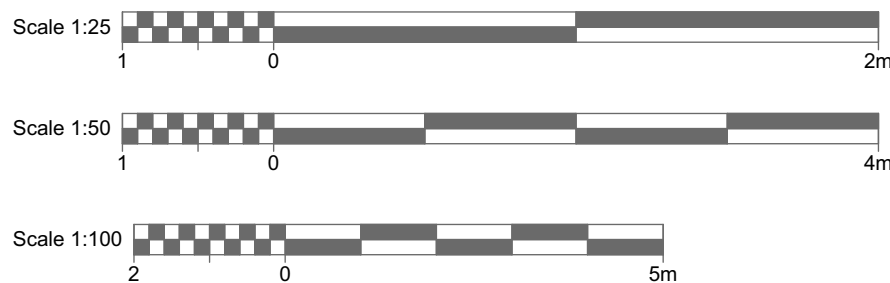
+00-Ground Floor Plan - Proposed

1:50

All Dims in millimeters unless otherwise stated.
Do not scale except for planning purposes.
If in doubt - Ask

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