

Architectural floor plan of a residential property, showing various rooms, structural elements, and annotations. The plan includes a dining room, kitchen, living room, formal living room, family room, entrance hall, and a garage. It also shows a platform lift, stairs, and various doors and windows. Annotations include 'Section AA 508-16 4000', 'Section CC 508-16 4002', and 'Section BB 508-16 4001'. A red dashed line highlights a new timber stair with 3 steps. A red box contains text: 'Further details refer to the live Section 73 planning application and listed planning application (ref. 2020/5118/P and 2020/5121/L) for the amendments to the consented rear extension (ref. 2019/0319/P and 2019/0374/L) following the removal of the non-original bay window.'

Floor & Ceiling Specifications (Compliant to Building Regulations Part B, E & L)

Ground Floor to Extensions (J Value 0.22W/m²K):
Finished floor build up requires, refer to 5000 Series details for information. 65mm SR1 Screed on Vapour Control Layer on 80mm Celotex GA3080 insulation (or similar or equal approved) on Visqueen High Performance DPM (or similar or equal approved) on 150mm Reinforced Concrete Slab (Side Extension to Garage) or 300mm Reinforced Concrete Slab (Rear Extension) to Structural Engineers details and specification. Void below to be ventilated. Refer to M&E Specification for underfloor heating requirements. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Upgrade to Existing First Floor:
Carefully remove and safely retain existing floorboards and install Gyproframe SIF Floor Channel and felt strip to top of existing joists to take 19mm Gyproc Plank. Install chicken wire over and between joists to take 100mm Isover Spacedown Ready-Cut insulation. Refer to M&E Specification for underfloor heating requirements. For Suspended ceiling treatment see below. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Side Extension - First Floor:
Allow for 20mm Floor Finish zone on 17mm DECKlock MDF 172 composite acoustic overlay board on 22m T&G Chipboard Flooring screw fixed to 150x50mm Timber Joists at 900mm C/Cs (TBC by Structural Engineer) with 100mm Isover APR 1200 acoustic insulation between and 1No. Layer of Gyproc Fireline Plasterboard and 1No. Layer of Gyproc SoundBloc Plasterboard. Joints to be staggered. Refer to M&E Specification for underfloor heating requirements. For Suspended ceiling treatment see below. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Plasterboard to be taped and skimmed.

Suspended ceiling - Ground and First Floor:
Service zone to suit M&E requirements provided by CasoLine MF ceiling system on acoustic hangers and 25mm Isover APR 1200 acoustic insulation laid over 1No. Layer 15mm Gyproc SoundBloc Plasterboard (to kitchen/side extension) or 1No. Layer 15mm Gyproc Moisture Resistant Plasterboard (Bath). NOTE: All works to be in strict accordance with manufacturer's written recommendations. Plasterboard to be taped and skimmed.

Upgrading to existing Pitched and Flat Roof (J Value 0.18W/m²K):
All roof timbers to be inspected for suitability. Existing roof felt to be inspected for suitability and if required to be replaced then existing tiles to be carefully removed and stored securely for reinstallation at a later date. Remove old battens and install a new EBA approved draped breather membrane over 70mm Celotex GA3070 rigid insulation between rafters (or similar or equal approved) with 50mm Celotex GA3050 rigid insulation between rafters (or similar or equal approved) with taped joints acting as a VPL. Depth of rafters TBC. Install new 50mm tanalised battens and re-install original roof tiles. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Same insulation treatment to be given to the flat roof portion of the existing main roof.

New Dormer Cheeks and Roof (J Value 0.18W/m²K):
Side hung roof tiles to match existing roof on 25mm tanalised battens on 25mm tanalised counter battens with Kingspan Nivent breathable membrane on 9mm OSB sheathing board fixed to 100x50mm studs (TBC by SE) with 100mm Kingspan Kooltherm K107 Pitched Roof Board between timber studs with 42.5mm Kingspan Kooltherm K118 Insulated Plasterboard with taped joints acting as a VPL. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Same insulation treatment to be given to the dormer roof.

Side Extension Flat Roof 0.7' fall (U-value = 0.18W/m²K):
Covered EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/upstands on 25mm Kingspan Thermafoam TR27 LPC/CM on Kingspan Opti-M-R Roofing System with Protection Layer on Vapour Control Layer on 18mm WBP Plywood with staggered joints screwed and glued to 150x100mm timber joists @ 300mm C/Cs as per Structural Engineers specification with 1No. Layer 15mm Gyproc Wallboard Plasterboard to Dressing Room or 1No. Layer 15mm Gyproc Moisture Resistant Plasterboard to Master Bathroom. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Garage (U-value = 0.18W/m²K):
Covered EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/upstands on 120mm Celotex Crown-Bond on Vapour Control Layer on 18mm WBP Plywood with staggered joints screwed and glued to 150x100mm timber joists @ 300mm C/Cs as per Structural Engineers specification with 1No. Layer 15mm Gyproc Wallboard Plasterboard. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.



Do not scale this drawing All dimensions must be checked on site
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