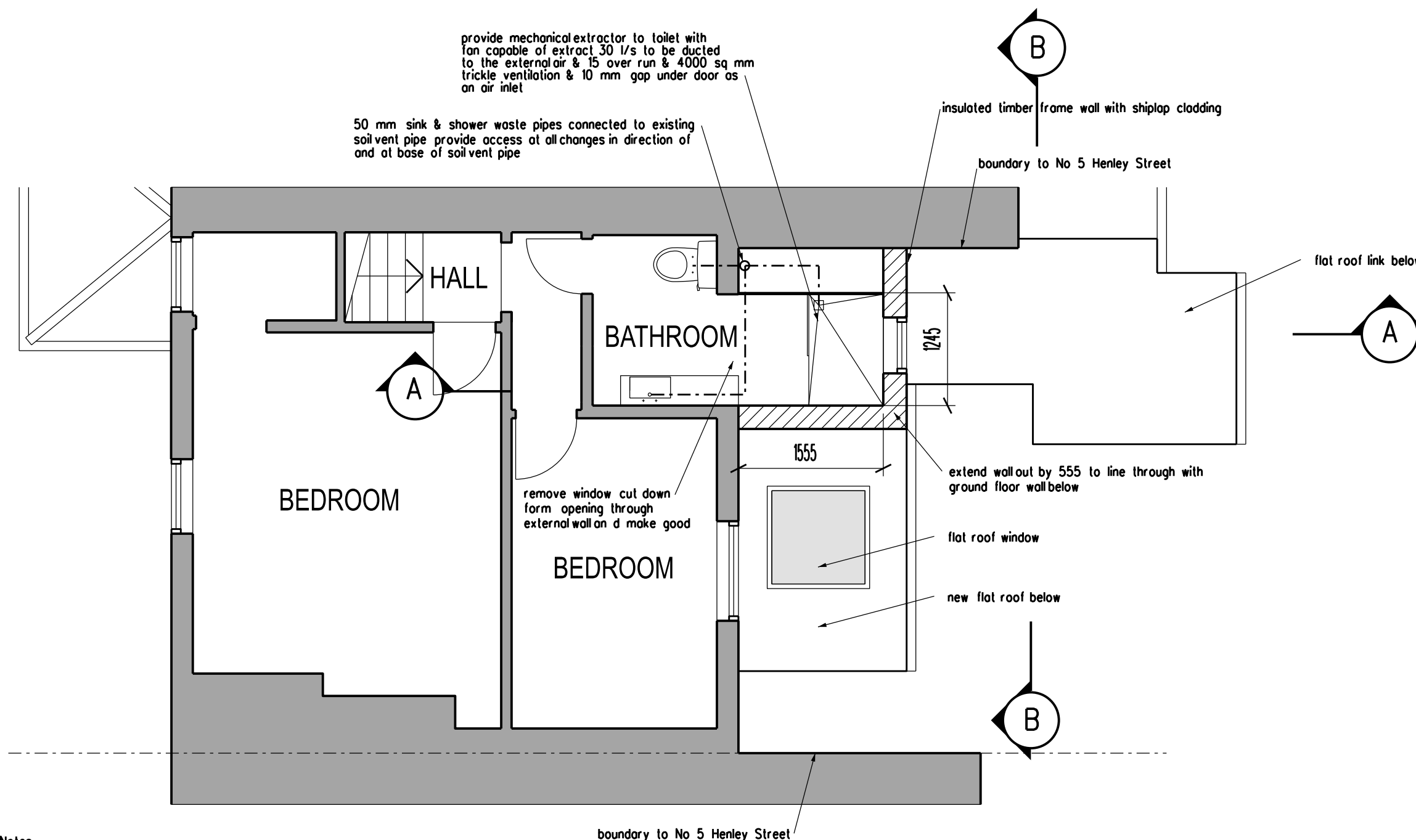




Construction Notes

Conservatory wall timber framed wall construction to achieve a UValue 0.18W/m2k:

Brown composite 125 mm ship lap cladding with extended tongue and groove legs nailed to 19 x 38 mm battens on bituminous building paper with 75 mm horizontal laps and 150 mm vertical laps.

Start the installation at the base with a starter trim, two part edge trim to finish a cladding length. Corners to be formed with 90 degree two part angle trims and drip trims on top of window frames. 12 mm exterior quality plywood

(plus 12 mm masterboard within 1000 mm of the boundary) mechanically fixed to 38 x 140 mm C24 softwood studs @ 400 mm c/c's with noggins @ 600 mm staggered centres. 100 mm Celotex GA400 fixed between studs and 50 mm internally 12.5 mm moisture resistant plasterboard taped and jointed with plaster skim.

No 5 lead flashings, soakers and trays to fixed at junctions with roof, window perimeters to wall face, at fascia level & at corners.

Flat Roof Construction : to achieve 0.15W/m2K

3 layers of high performance roofing felt using 3G base partially bonded to roof deck complying with B.S. 747 & laid in accordance with CP 144.

19mm plywood decking laid on 150 mm thick Kingspan Thermarof TR27 LPC//FM laid on vapour controllayer on 12 mm structural plywood decking on firrings to a minimum 1:60 fall on joists 50 x 150 @ 400 c/c's with struts at mid span and 30 x 5 galvanised mild steel restraining straps @ 1200 mm c/c's.

2 x 50 x 150 mm trimmers bolted together either side of roof window openings

Ceiling construction :

12.5mm foilbacked plasterboard ceiling with tape & fill and plaster skim.

First floor timber framed wall construction : to achieve a UValue 0.18W/m2k:

Brown composite 125 mm ship lap cladding with extended tongue and groove legs nailed to 19 x 38 mm battens on bituminous building paper with 75 mm horizontal laps and 150 mm vertical laps.

Start the installation at the base with a starter trim, two part edge trim to finish a cladding length. Corners to be formed with 90 degree two part angle trims and drip trims on top of window frames. 12 mm exterior quality plywood

(plus 12 mm masterboard within 1000 mm of the boundary) mechanically fixed to 38 x 140 mm C24 softwood studs @ 400 mm c/c's with noggins @ 600 mm staggered centres. 100 mm Celotex GA400 fixed between studs and 50 mm internally 12.5 mm moisture resistant plasterboard taped and jointed with plaster skim.

No 5 lead flashings, soakers and trays to fixed at junctions with roof, window perimeters to wall face, at fascia level & at corners.

First floor construction :

19 mm tongued & grooved floor boarding on 50 x 150 mm softwood floor C24 joists @ 400 c/c's on galvanised mild steel restraint type joist hangers fixed into inner skin of walls with x 225 mm noggins @ 1200 c/c's, provide double joists under stud partitions where they occur.

Locate 100 mm 16kg/m3 glasswool between joists.

Use P5 grade chipboard or similar moisture resistant flooring to wet areas.

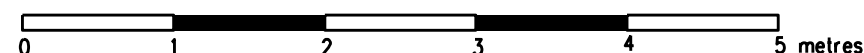
Floors parallel to walls to be laterally restrained as shown in structural engineers calculations

Light Fittings:

In areas affected by building work provide 100 % low energy light fittings.

All electrical work required to meet the requirements of Part P Electrical Safety must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of work, the council must be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical certificate to be issued for the work by a person competent to do so.

Install thermostatic control valves to any new radiators in new rooms and lagging of hot water pipes.



A. Amended. 20/09/2025

BUILDING REGS APPLICATION

REVISION ARCHITECT DATE

TA ARCHITECTS
11 JOYDENS WOOD ROAD BEXLEY
KENT DA5 2HS Tel 07905 130591
ta140256@googlemail.com

JOB
PROPOSED DOUBLE STOREY
REAR EXTENSION AT
VINE COTTAGE 5 HENLEY STREET
LUDESDOWN KENT DA13 0XB

DRAWING
PROPOSED FIRST FLOOR PLAN

SCALE 1:50 AT A3 DATE MAR 2025

DRAWING NO. AE/05 A