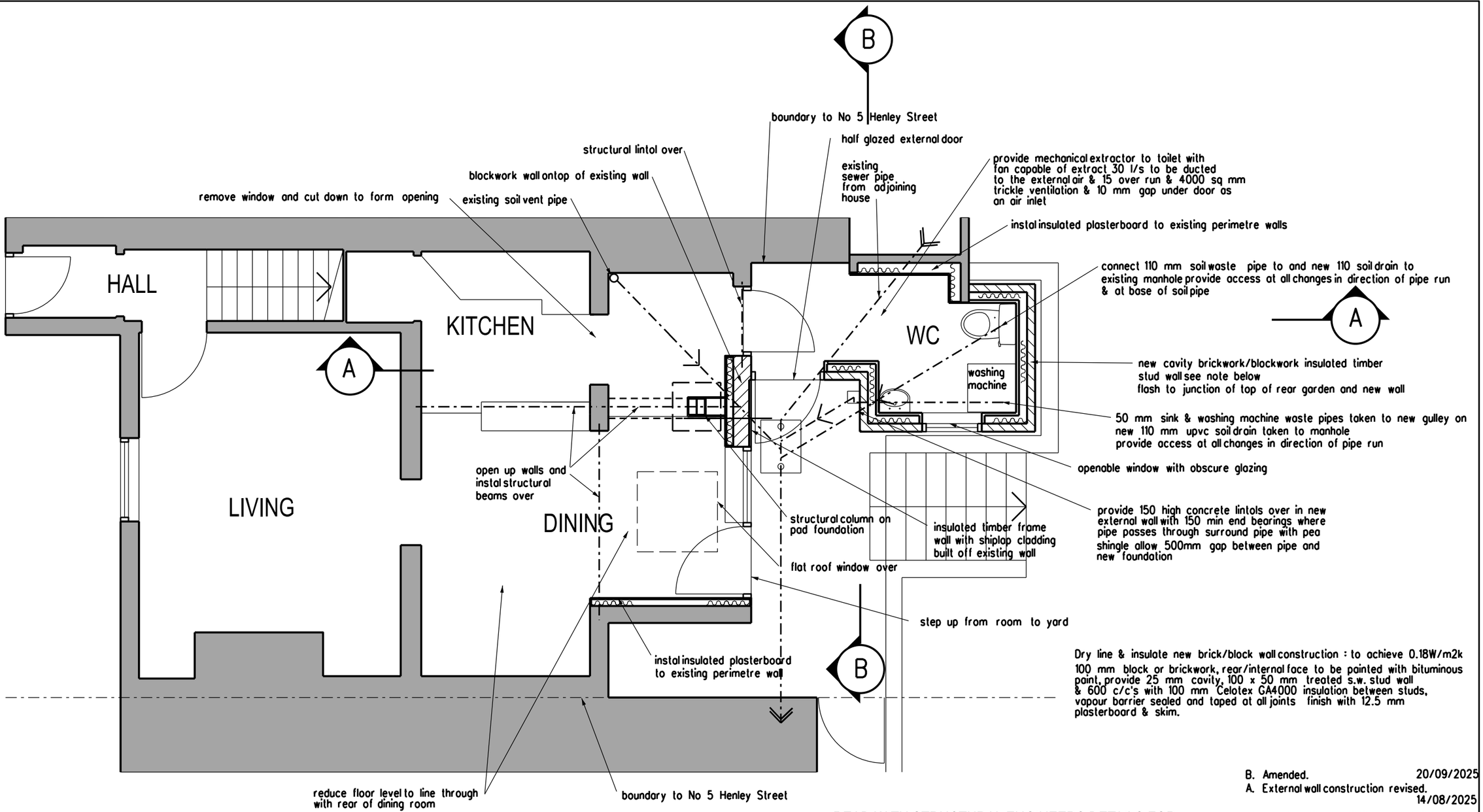

Dry line & insulate new brick/block wall construction : to achieve 0.18W/m2k
100 mm block or brickwork, rear/internal face to be painted with bituminous paint, provide 25 mm cavity, 100 x 50 mm treated s.w. stud wall & 600 c/c's with 100 mm Celotex GA4000 insulation between studs, vapour barrier sealed and taped at all joints finish with 12.5 mm plasterboard & skim.

B. Amended. 20/09/2025
A. External wall construction revised. 14/08/2025

Construction Notes

1. Prior to undertaking works the contractor will be required to visit the building and fully understand the extent of project and adaptation of the existing building to suit the extension.

2. Whilst dimensions are given on site checking will be required to ensure wall configuration is achieved.

3. All new block walls to have a minimum compessive strength of 7 N/mm2 .

4. All foundations to be founded on approved ground and/approved by the Building Inspector.

Foundation construction :
750 deep x 600 wide trench fill concrete foundation to be founded a minimum of 1000 mm below ground level to be agreed on site with Building Control.

All foundations within 3 meters of the sewer to be excavated to the underside of the drain.

Ground floor construction : to achieve a U-value of 0.18 W/m K.

100 mm Celotex GA4000 insulation on the existing slab on a damp proof membrane. A vapour barrier is to be laid under the boarding. The damp proof membrane is to be dressed continuous with the damp proof course in new & existing walls. Apply 50 mm concrete screed over the insulation.

Cavity wall construction : to achieve 0.18W/m2k
Below dpc 2 skins of s.p. brickwork (fill cavity with weak mortar up to ground level) above dpc 100 brick & blockwork 100 mm fully filled cavity with 90mm of Celotex Thermaclass Cavity wall 21 with a 10mm cavity and with stainless steel wall ties vertically at 450 mm centres and 750 mm horizontally staggered and tied into both skins of brick & 100 mm Celcon Solar blockwork. Wall ties to be increased to 225mm centres at reveals to openings 13 mm plasterboard and skim finish internally
Tie in all new walls where abut existing with stainless steel Fir fixers.
Instal dpc 150 mm above ground floor level
Lean mix cavity fill to be minimum 225mm below DPC

Dry line & insulate existing brickwall construction : to achieve 0.18W/m2k
Existing brickwork, rear/internal face to be painted with bituminous paint, provide 25 mm cavity, 100 x 50 mm treated s.w. stud wall & 600 c/c's with 100 mm Celotex GA4000 insulation between studs, vapour barrier sealed and taped at all joints finish with 12.5 mm plasterboard & skim.

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Doors and windows glazing not to exceed 1.4 W/m 2K or WER Band C or better
Double glazed white upvc doors & white upvc window double glazing to be in Low E glass with 16 mm argon gas filled gap between glass.
Doors to have trickle vents at a minimum of 1700 mm above ffl and toughened glass.
Areas of trickle ventilation per room are:

Habitable rooms	8000 m2
Kitchen	4000m2
Bathroom	4000m2

Lintols :
IG insulated lintol ref L1/S 100 with 150 mm min end bearings above window and door opening. Provide insulated dpcs or Thermabate cavity closers to all window or door openings.

0 1 2 3 4 5 metres

BUILDING REGS APPLICATION

REVISION DATE

ARCHITECT
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 LUDDESDOWN KENT DA13 0XB

DRAWING
PROPOSED GROUND FLOOR PLAN

SCALE 1:50 AT A3
DATE MAR 2025

DRAWING NO. AE/04 B