

grey cladding to first floor wall

114 mm square white upvc upvc guttering & white upvc fascia and downpipe

1350 high x 2600 mm wide white upvc double glazed window with opening sidelight to match existing

boundary fence to no 10 Crockenhall Way

coloured upvc door within white upvc door screen with glazed panels over and either side

pointed rendered blockwork to match existing 100 mm fully filled cavity wall & blockwork plastered inner skin

114 mm square upvc rainwater downpipes taken to new soakaway 5000 from any building in garden 1 metre below in ver of pipe Crate system wrapped in Geo Tech type material

150 min no 5 lead soaker flashings between new and existing wall & new roof and provide a continuous cavity tray dpc above the flashing

cut back rainwater downpipe fit rainwater shoe

dark brown concrete roof tiles at 18 degree pitch

114 mm square white upvc upvc guttering downpipe & white upvc fascia

pointed roller shutter door

pointed rendered blockwork to match existing 100 mm fully filled cavity wall & blockwork plastered inner skin

114 mm square upvc rainwater downpipes taken to new soakaway 5000 from any building in garden 1 metre below in ver of pipe Crate system wrapped in Geo Tech type material

boundary fence to no 10 Crockenhall Way



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 compressive 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 foundations 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 line through with existing floor finish) :

65 mm screed on 100 mm concrete slab on 500 gauge polythene dpm on 80mm Celotex polystyrene insulation board laid across and turned up at perimeter on 1200 gauge polythene dpm lapped with dpc on 25 mm sand blinding on 200 mm well consolidated hardcore. To achieve 0.22W/m²k

Cavity wall construction : to achieve 0.28W/m²k

Below dpc 2 skins of s.p. brickwork (fill cavity with weak mortar up to ground level) above dpc 100 blockwork 100 mm fully filled cavity with 100 mm Dritherm 32 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 spacing at reveals to be at 225 mm centres. 13 mm plaster finish internally and 13 mm smooth waterproof render to BS5262 Tie in all new walls where abut existing with stainless steel Firfixers.

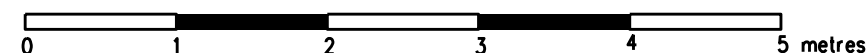
Doors and windows glazing not to exceed 1.6 W/m² K or WER Band C or better
Double glazed white aluminium bi-fold doors & white upvc window double glazing to be in Low E glass with 16 mm argon gas filled gap between glass.
Doors to have trickle vents at a minimum of 1700 mm above ffl and toughened glass.

Areas of trickle ventilation per room are:

Habitable rooms	8000 m ²
Kitchen	4000m ²
Bathroom	4000m ²

Lintols :

IG insulated lintolref 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.



C. Roof tiles and first floor wall amended.
04/07/22

B. Roof tiles and first floor wall amended.
21/05/22

A. Amended as planners requirements
20/12/21

ARCHITECT

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

JOB

PROPOSED GROUND FLOOR
REAR & FRONT EXTENSIONS
AT 10 CROCKENHALL WAY
ISTEAD RISE DA13 9DB

DRAWING

PROPOSED FRONT ELEVATION

SCALE
1:50 AT A3

DATE
OCT 2021

DRAWING NO.

SK/05 C