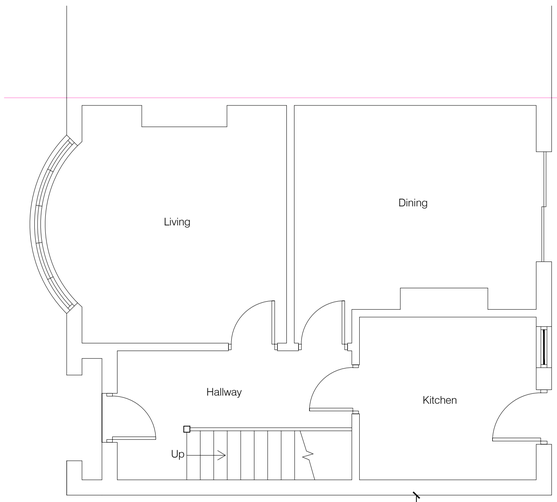
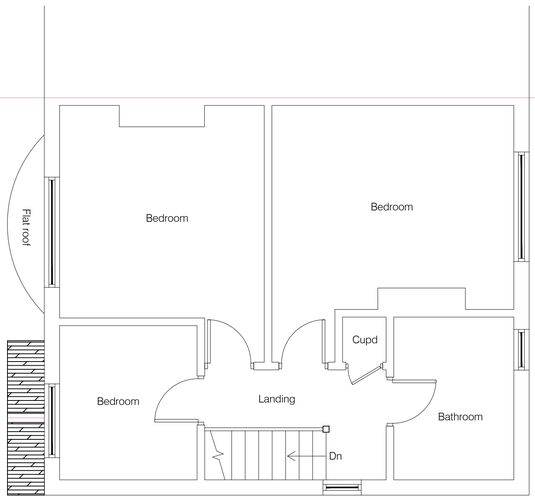
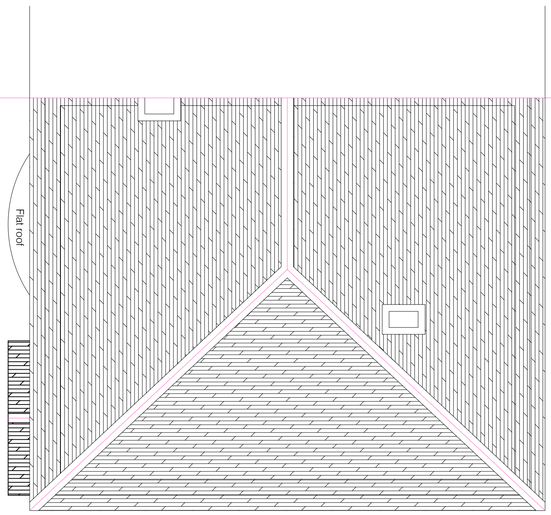



EXISTING GROUND FLOOR PLAN




EXISTING FIRST FLOOR PLAN




EXISTING ROOF PLAN

1:100
0 1 2 4 7

1:50
0 0.5 1 2 3.5



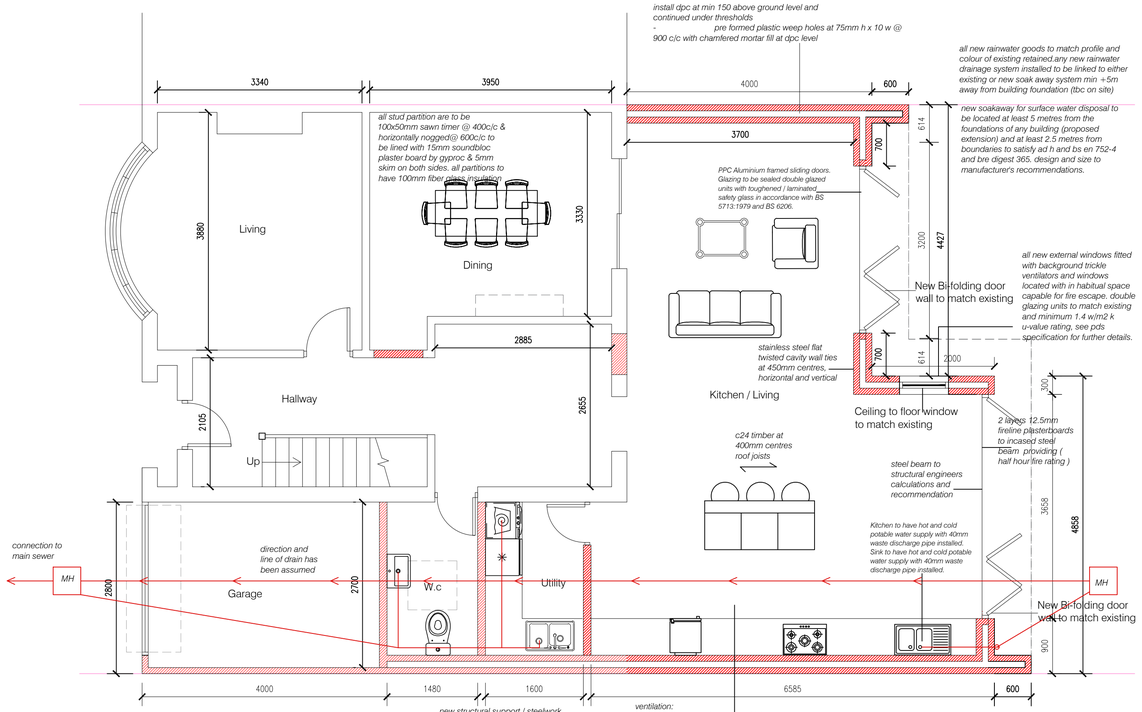
ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION.

**CLIENT:**

**PROJECT:** SINGLE STORY REAR & SIDE EXTENSION

**TITLE:** EXISTING FLOOR PLANS

**DATE:** 10/03/2026 **SCALE:** 1:50 @ A1 **DRAWING NUMBER:** 01

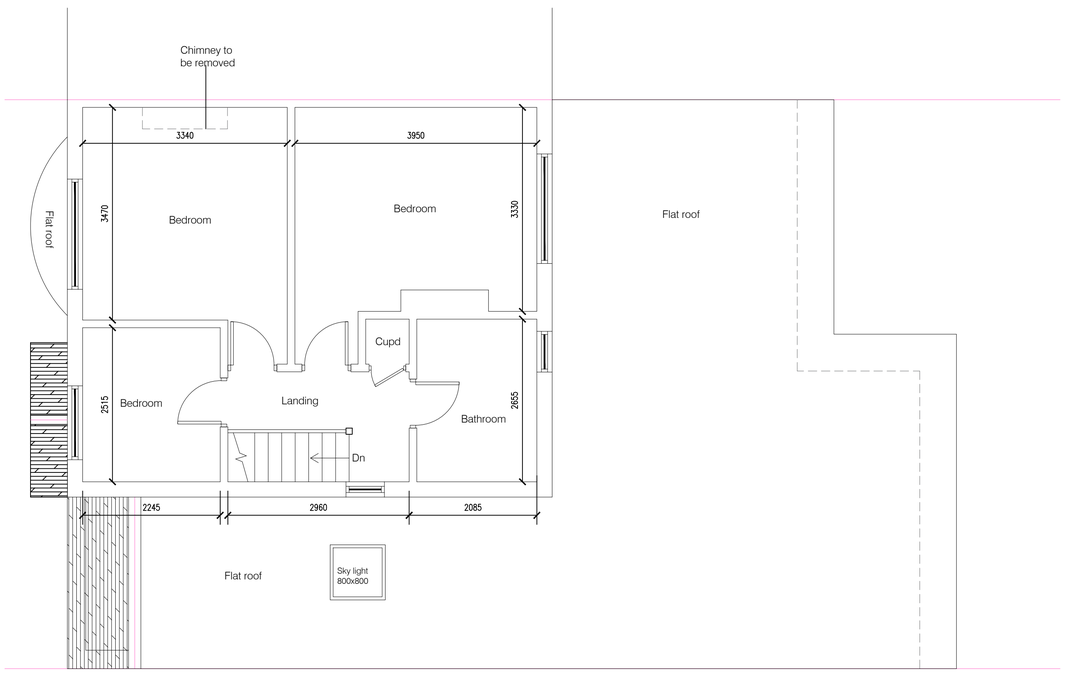



PROPOSED GROUND FLOOR PLAN

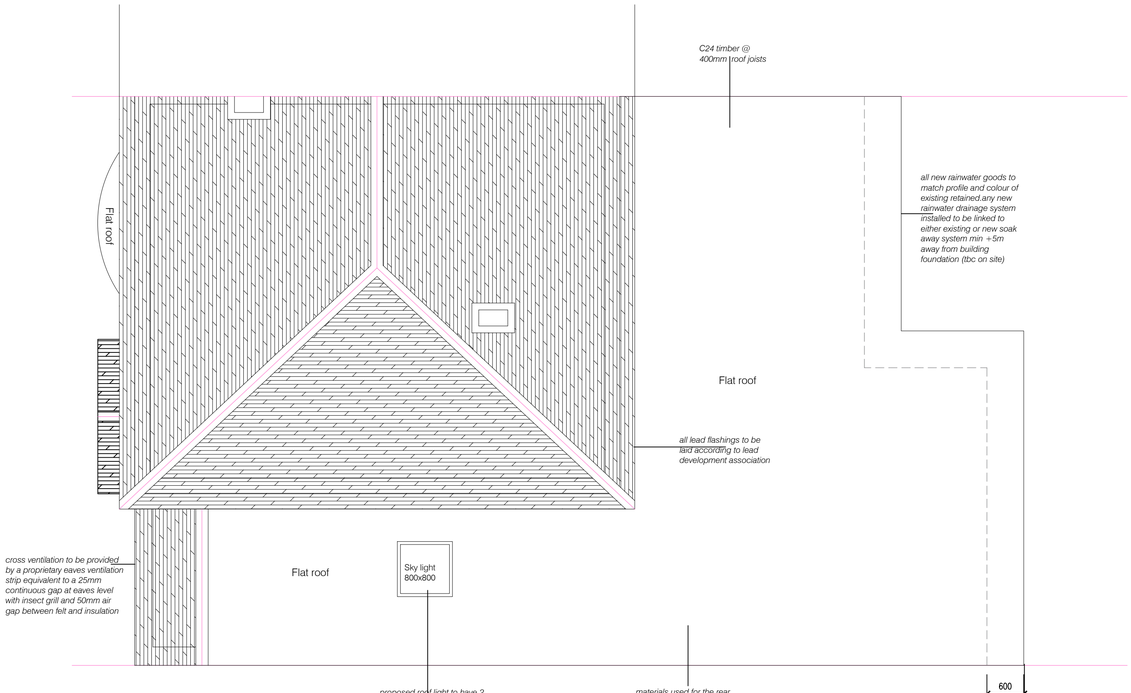
new structural support / steelwork shown indicative only, refer to s.e details. all steelwork to be fire protected to minimum 30 minutes all new structural support / steelwork shown indicative only, and is subject to structural engineer's design and to building control approval.

ventilation:
kitchen to have mechanical ventilation @ 60 litres per second or @ 30 litres per second if incorparated into cooker hood
shower to have mechanical ventilation @ 15 litres per second provide 3nos 8000mm² background ventilation to kitchen+living & 4000mm² to bathrooms

all foul drainage to be connected into existing




PROPOSED FIRST FLOOR PLAN




PROPOSED ROOF PLAN

proposed roof light to have 2 nos of 150x50 timber joists bolted together either side and double noggin top & bottom

materials used for the rear ext will match the materials on the host dwelling

all new rainwater goods to match profile and colour of existing retained

new free foam pvc soffit and fascias, colour: to match existing

1:100
0 1 2 4 7

1:50
0 0.5 1 2 3.5



CLIENT:

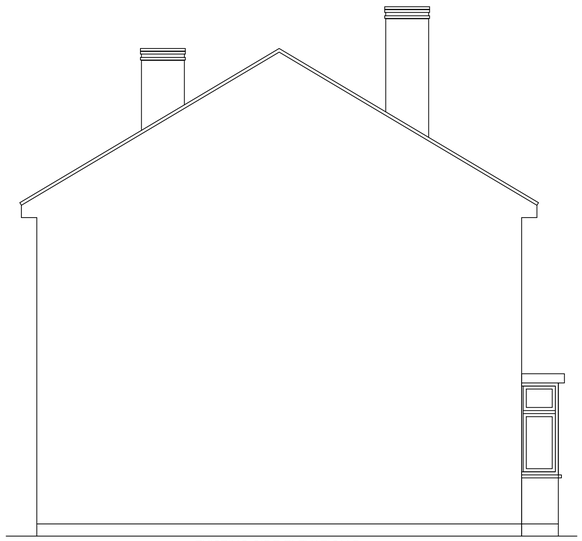
PROJECT: SINGLE STORY REAR & SIDE EXTENSION

TITLE: PROPOSED FLOOR PLANS

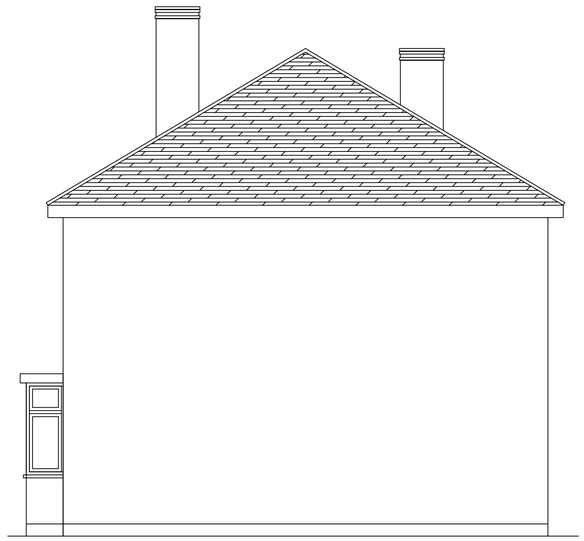
DATE: 10/03/2026 SCALE: 1:50 @ A1 DRAWING NUMBER: 02

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION B



EXISTING SIDE ELEVATION A

1:100

0 1 2 4 7

1:50

0 0.5 1 2 3.5



**CLIENT:**

**PROJECT:** SINGLE STORY REAR & SIDE EXTENSION

**TITLE:** EXISTING ELEVATIONS

**DATE:** 10/03/2026 **SCALE:** 1:50 @ A1 **DRAWING NUMBER:** 03

PROPOSED EXISTING FRONT ELEVATION

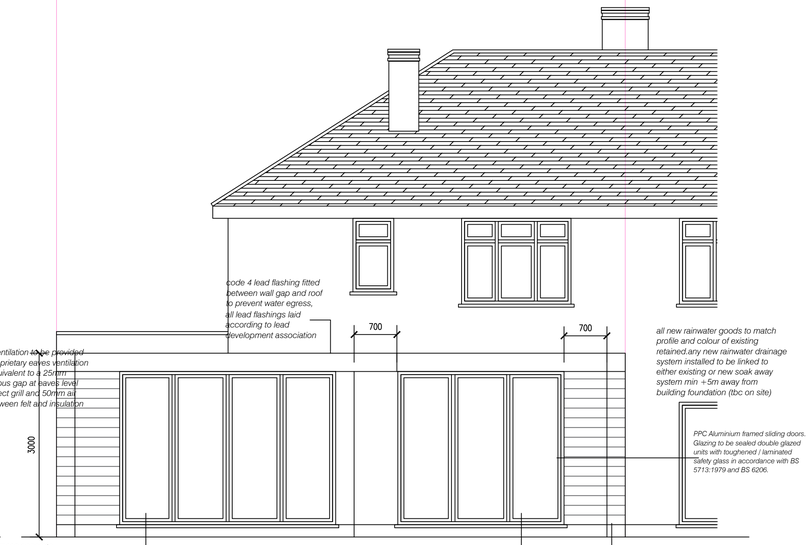
*new structural support / steelwork shown indicative only, refer to s.e details*
*all steelwork to be fire protected to minimum 30 minutes*
*all new structural support / steelwork shown indicative only, and is subject to structural engineer's design and to building control approval.*

*cross ventilation to be provided by a proprietary eaves ventilation strip equivalent to a 25mm continuous gap at eaves level with insect grill and 50mm air gap between felt and insulation*

3352

3000

*600 wide mass concrete taken down to load bearing sub-soil a with a minimum 1000mm depth (to be confirmed by buidling control)*



*code 4 lead flashing fitted between wall gap and roof to prevent water egress, all lead flashings laid according to lead development association*

700

700

*all new rainwater goods to match profile and colour of existing retained.any new rainwater drainage system installed to be linked to either existing or new soak away system min +5m away from building foundation (tbc on site)*

*PPC Aluminium framed sliding doors. Glazing to be sealed double glazed units with toughened / laminated safety glass in accordance with BS 5713:1979 and BS 6206.*

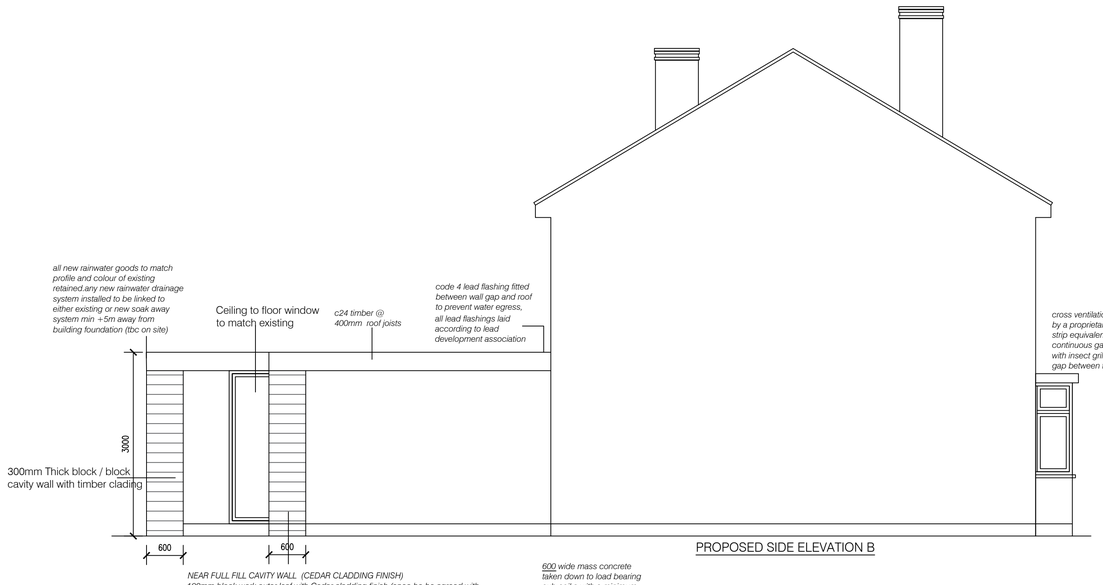
New Bi-folding door wall to match existing

PROPOSED REAR ELEVATION

New Bi-folding door wall to match existing

*NEAR FULL FILL CAVITY WALL (CEDAR CLADDING FINISH)*
*100mm block work outer leaf with Cedar cladding finish (spec be be agreed with client)*
*10 cavity / air space*
*90mm thermaclass cavity wall21 - Celotex insulation*
*100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m3, k-value 0.11 w/mk)*
*galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal, all spacing reduced to 225cc within 300mm of openings*
*12.5 foil-backed plasterboard on dabs + skim coat*
*over all u-value calculated = 0.18 w/m2k*

*install dpc at min 150 above ground level and continued under thresholds*
*- pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level*



*all new rainwater goods to match profile and colour of existing retained.any new rainwater drainage system installed to be linked to either existing or new soak away system min +5m away from building foundation (tbc on site)*

Ceiling to floor window to match existing

*c24 timber @ 400mm roof joists*

*code 4 lead flashing fitted between wall gap and roof to prevent water egress, all lead flashings laid according to lead development association*

*cross ventilation to be provided by a proprietary eaves ventilation strip equivalent to a 25mm continuous gap at eaves level with insect grill and 50mm air gap between felt and insulation*

3000

300mm Thick block / block cavity wall with timber cladding

600

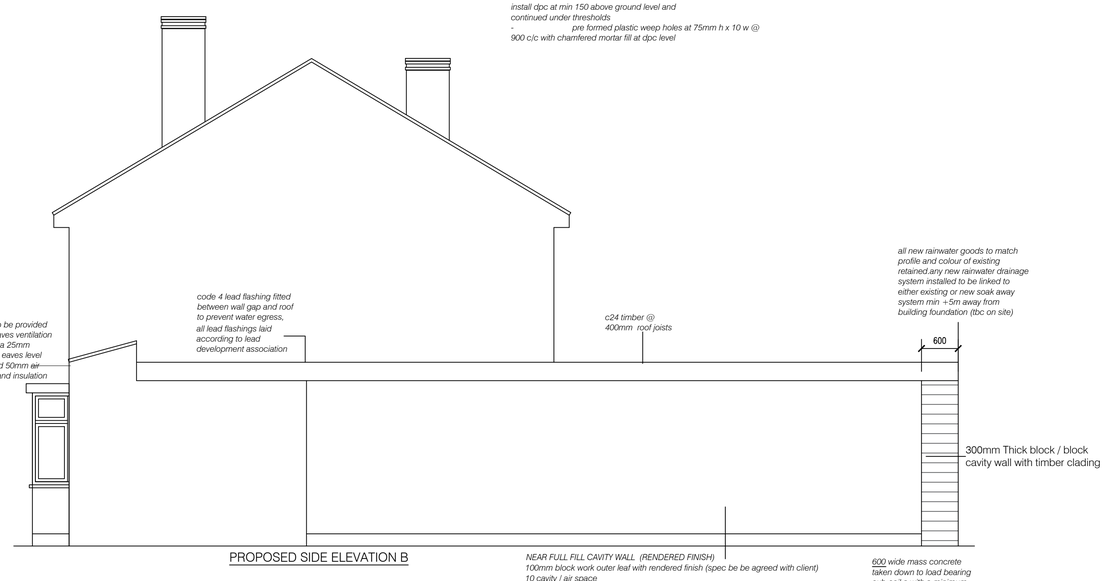
600

PROPOSED SIDE ELEVATION B

*NEAR FULL FILL CAVITY WALL (CEDAR CLADDING FINISH)*
*100mm block work outer leaf with Cedar cladding finish (spec be be agreed with client)*
*10 cavity / air space*
*90mm thermaclass cavity wall21 - Celotex insulation*
*100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m3, k-value 0.11 w/mk)*
*galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal, all spacing reduced to 225cc within 300mm of openings*
*12.5 foil-backed plasterboard on dabs + skim coat*
*over all u-value calculated = 0.18 w/m2k*

*install dpc at min 150 above ground level and continued under thresholds*
*- pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level*

*600 wide mass concrete taken down to load bearing sub-soil a with a minimum 1000mm depth (to be confirmed by buidling control)*



*code 4 lead flashing fitted between wall gap and roof to prevent water egress, all lead flashings laid according to lead development association*

*c24 timber @ 400mm roof joists*

*all new rainwater goods to match profile and colour of existing retained.any new rainwater drainage system installed to be linked to either existing or new soak away system min +5m away from building foundation (tbc on site)*

600

300mm Thick block / block cavity wall with timber cladding

PROPOSED SIDE ELEVATION B

*NEAR FULL FILL CAVITY WALL (RENDERED FINISH)*
*100mm block work outer leaf with rendered finish (spec be be agreed with client)*
*10 cavity / air space*
*90mm thermaclass cavity wall21 - Celotex insulation*
*100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m3, k-value 0.11 w/mk)*
*galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal, all spacing reduced to 225cc within 300mm of openings*
*12.5 foil-backed plasterboard on dabs + skim coat*
*over all u-value calculated = 0.18 w/m2k*

*install dpc at min 150 above ground level and continued under thresholds*
*- pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level*

*600 wide mass concrete taken down to load bearing sub-soil a with a minimum 1000mm depth (to be confirmed by buidling control)*

1:100

0 1 2 4 7

1:50

0 0.5 1 2 3.5



**CLIENT:**

**PROJECT:** SINGLE STORY REAR & SIDE EXTENSION

**TITLE:** PROPOSED ELEVATIONS

**DATE:** 10/03/2026 **SCALE:** 1:50 @ A1 **DRAWING NUMBER:** 04



NORTH

1:1250
0 25 50 75 125

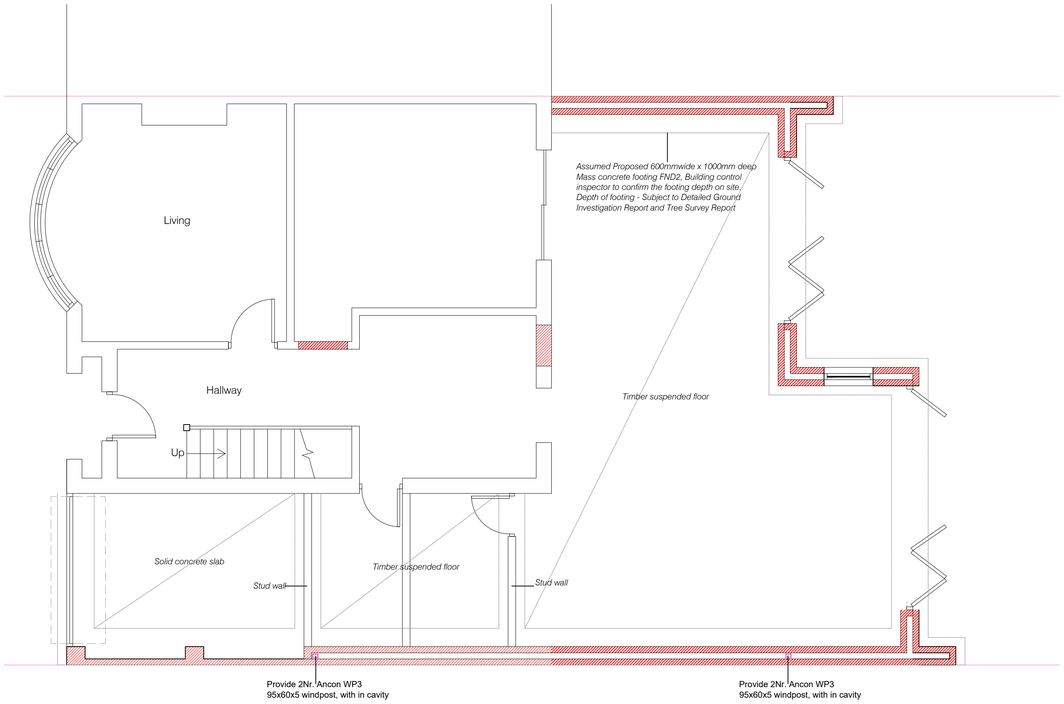
1:500
0 10 20 30 50

CLIENT:

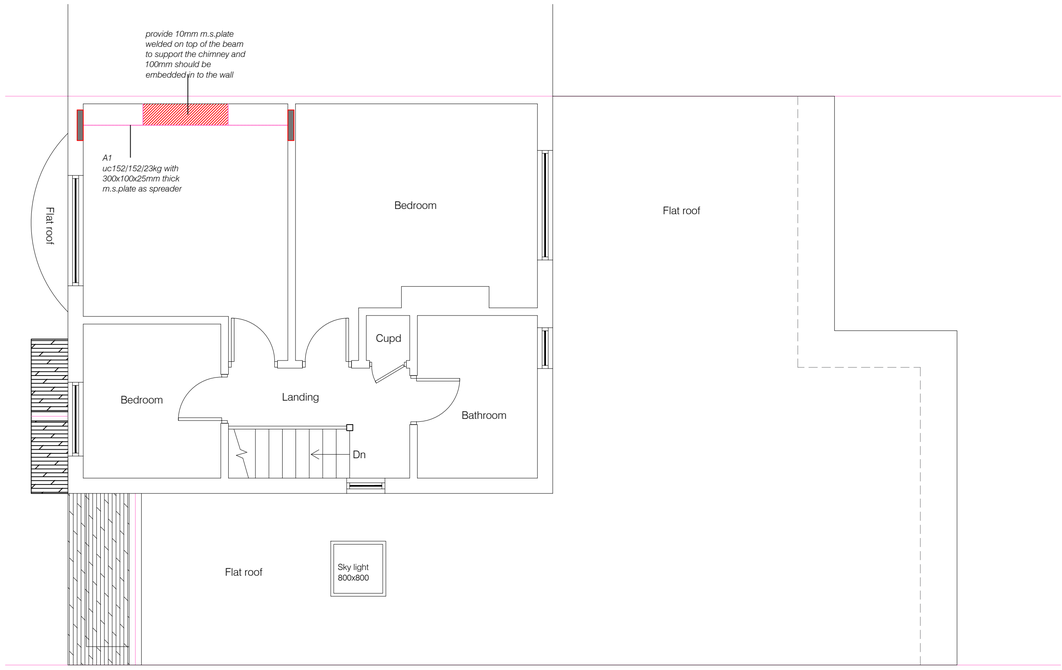
PROJECT: SINGLE STORY REAR & SIDE EXTENSION

TITLE: BLOCK & LOCATION PLANS

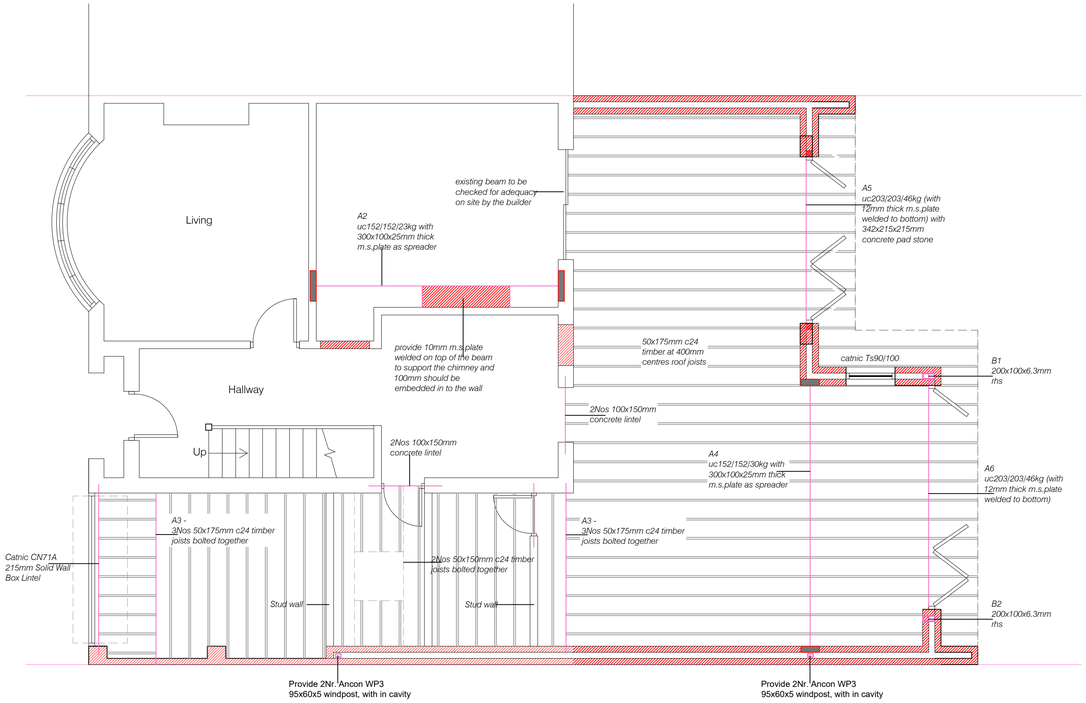
DATE: 10/03/2026 SCALE: 1:500,1250 @ A3 DRAWING NUMBER: 05



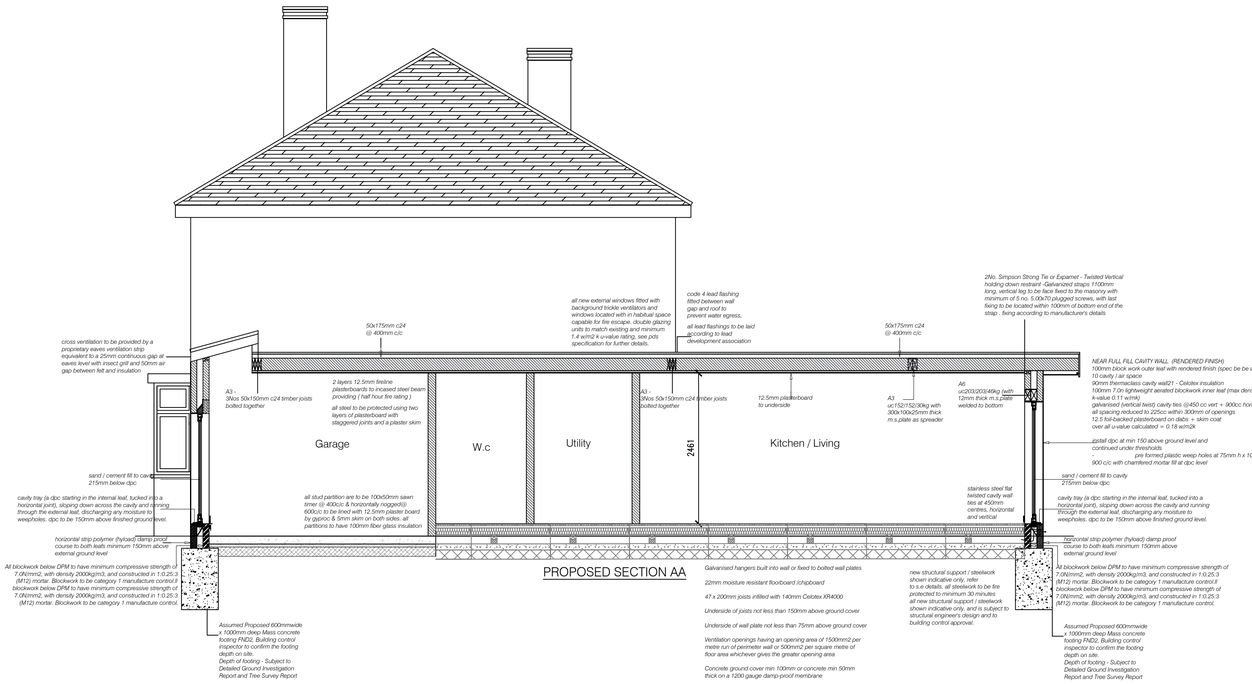

STRUCTURAL LAYOUT (FOUNDATION)




STRUCTURAL LAYOUT (CEILING LEVEL)




STRUCTURAL LAYOUT (FIRST FLOOR)




PROPOSED SECTION AA

1:100
0 1 2 4 7

1:50
0 0.5 1 2 3.5

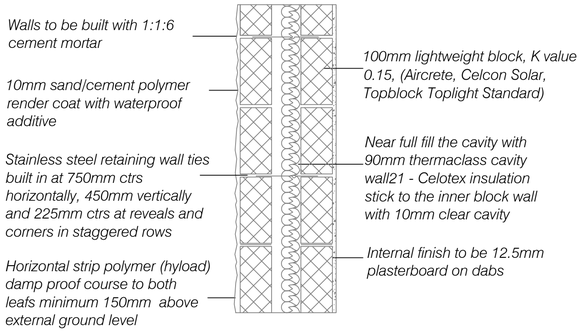


CLIENT:

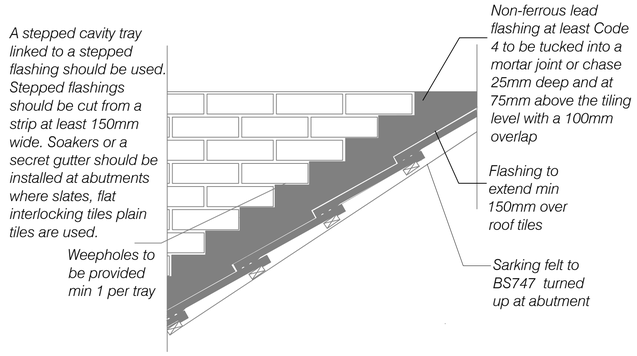
PROJECT: SINGLE STORY REAR & SIDE EXTENSION

TITLE: STRUCTURAL LAYOUT

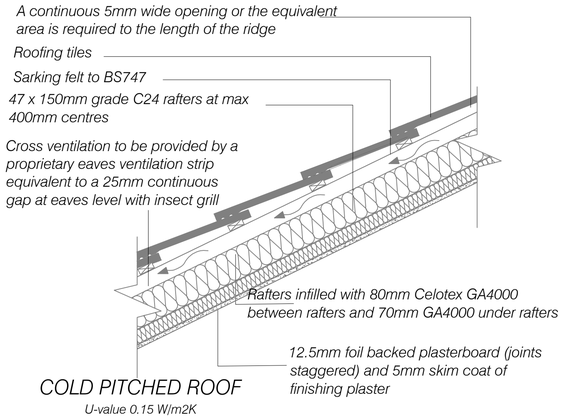
DATE: 10/03/2026 SCALE: 1:50 @ A1 DRAWING NUMBER: 06




NEAR FULL FILL CAVITY WALL (RENDERED)
U-Value - 0.18




PITCHED ROOF ABUTMENT WITH CAVITY WALL

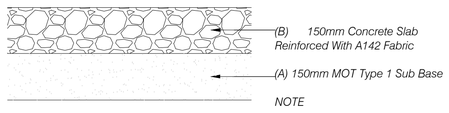



COLD PITCHED ROOF
U-value 0.15 W/m2K

Top 150mm thick slab of C25/30 or C30/ST3 grade concrete Reinforced With 2 Layers A142 mesh

\+ 150mm compacted Type 1 hardcore sub-base - MOT Type 1 Sub Base

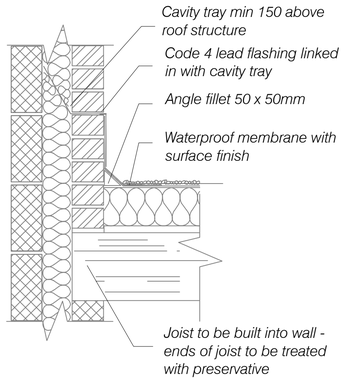
\+ a damp-proof membrane (DPM) with 1200 gauge (minimum) polythene sheet



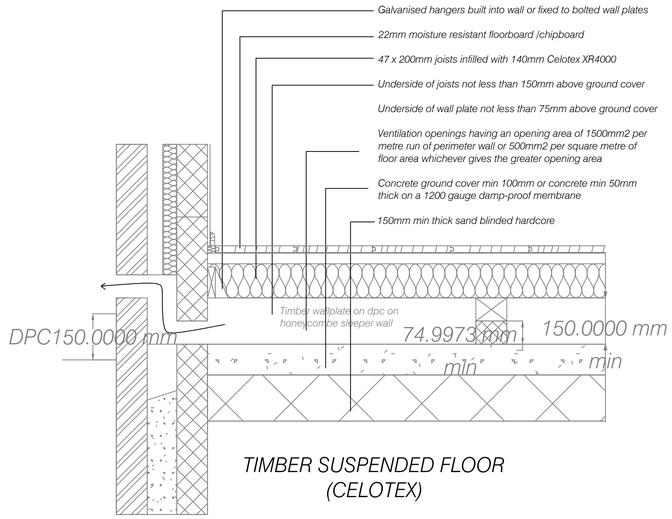

NOTE

STEPS TO BE PROVIDED AS REQUIRED.

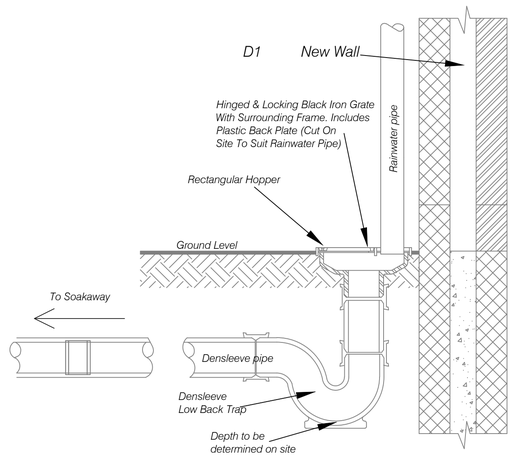
Garage base

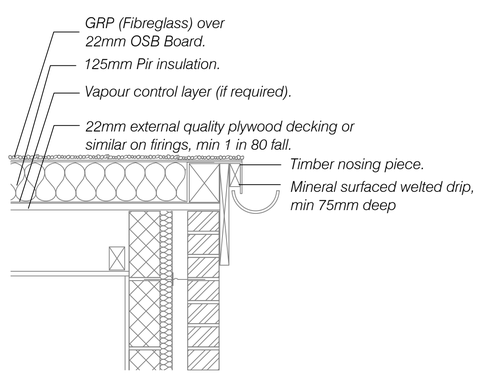



FLAT ROOF / WALL ABUTMENT

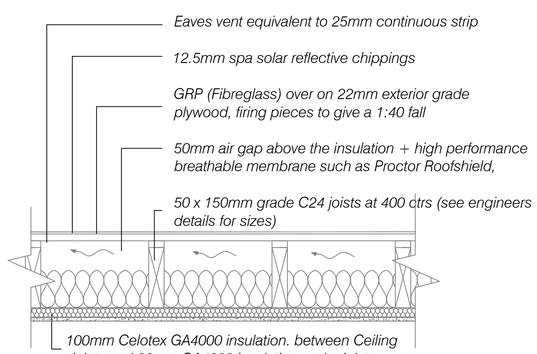



TIMBER SUSPENDED FLOOR
(CELOTEX)

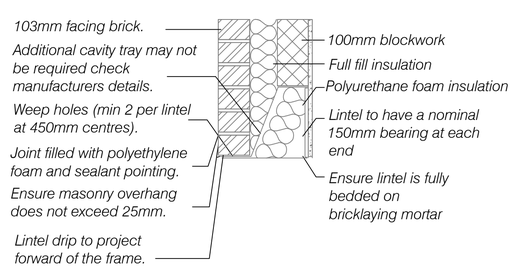



WELTED DRIP TO EXTERNAL GUTTER




COLD FLAT ROOF
U-Value - 0.15




LINTEL WITH SLOPE WITHIN THE CAVITY

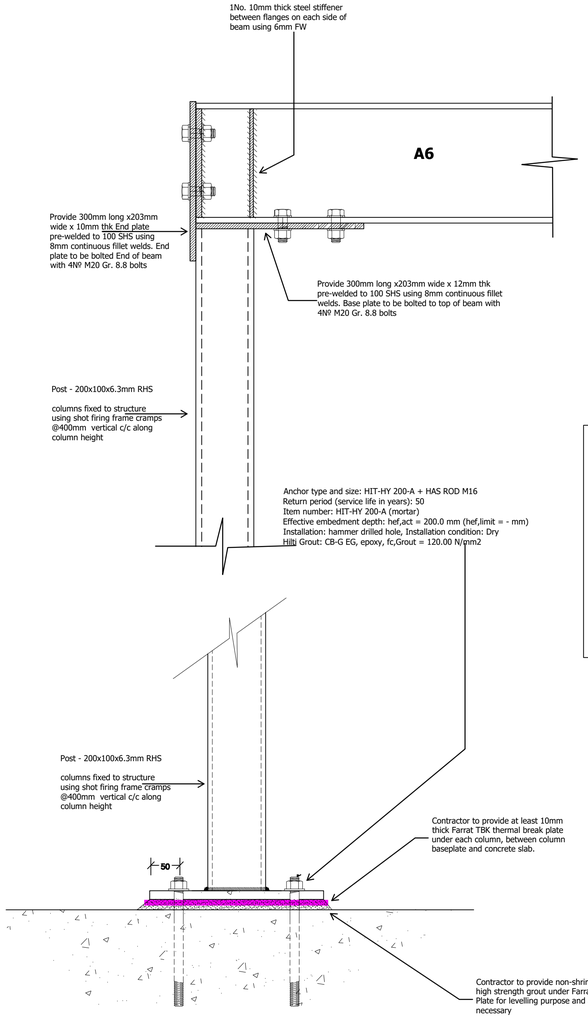


CLIENT:

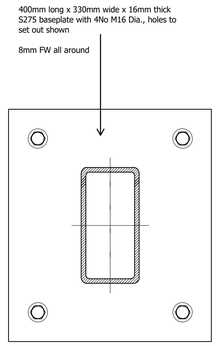
PROJECT: SINGLE STORY REAR & SIDE EXTENSION

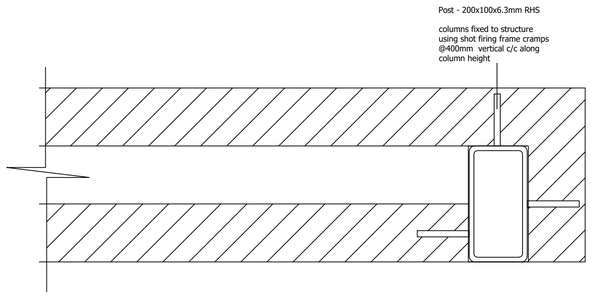
TITLE: B.R.DETAILS

DATE: 10/03/2026 SCALE: NTS @ A1 DRAWING NUMBER: 07

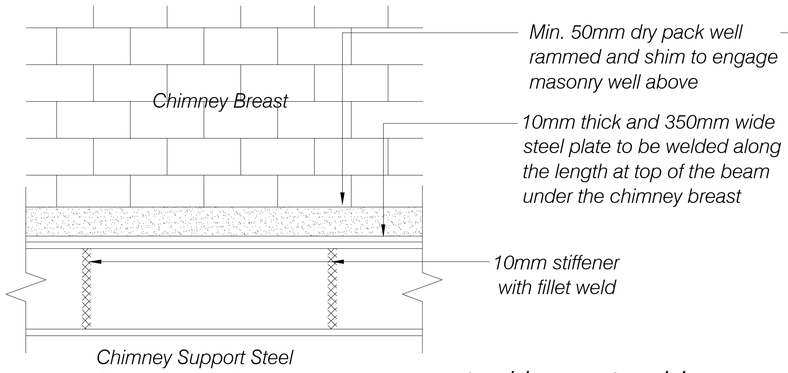



**Steel Beam to Steel Column Connection**

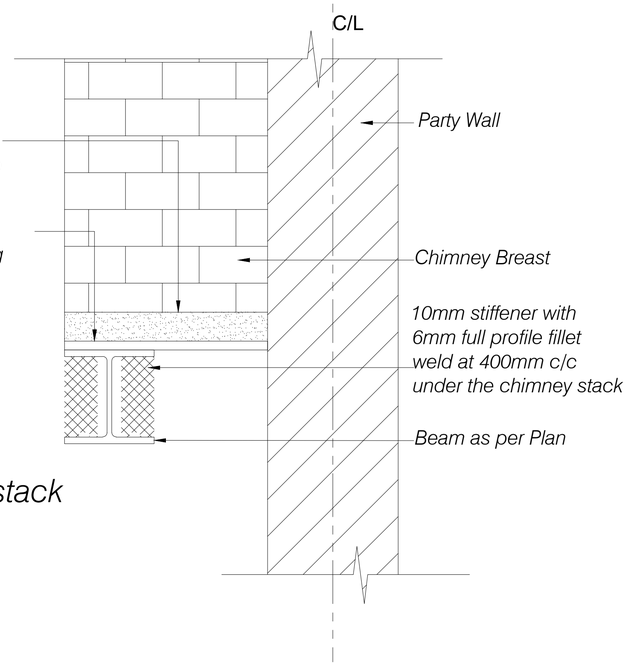



**Steel Column Restraint Connection**

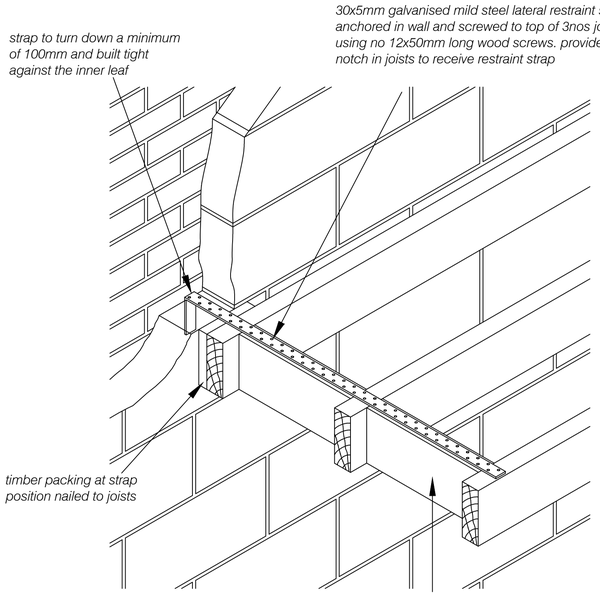



*steel beam to chimney stack support detail*

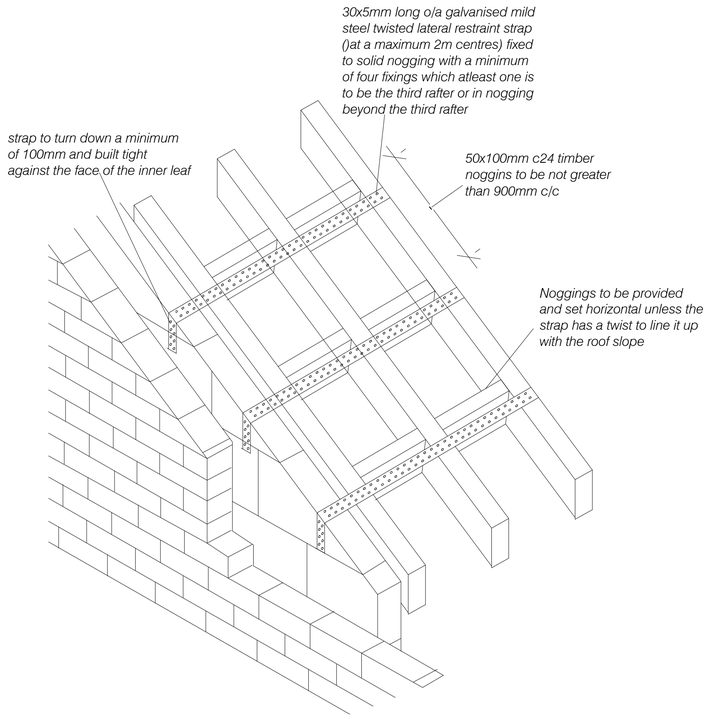


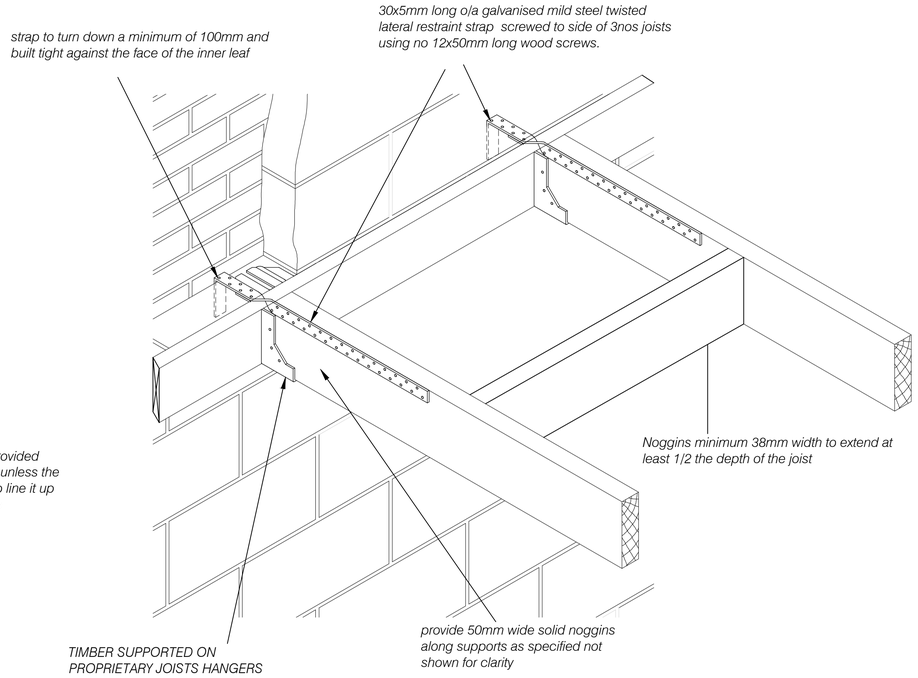



**CLIENT:**
**PROJECT:** SINGLE STORY REAR & SIDE EXTENSION
**TITLE:** CONNECTIONS
**DATE:** 10/03/2026 **SCALE:** NTS @ A1 **DRAWING NUMBER:** 09

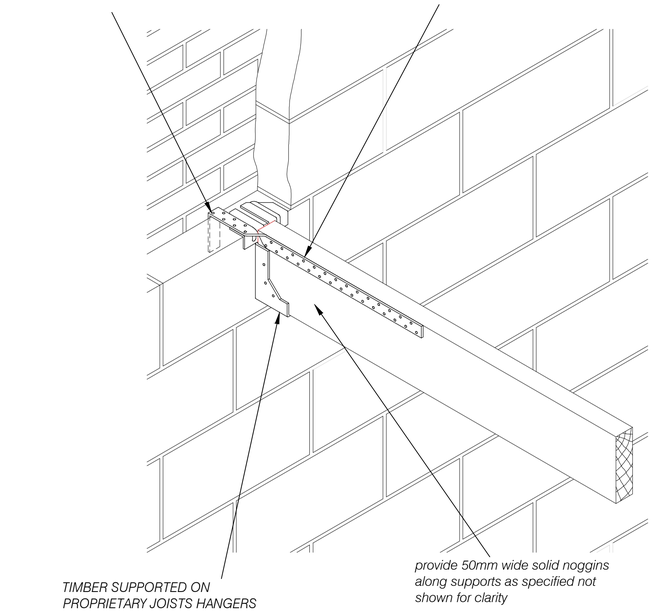



*LATERAL RESTRAINT TO NEW CAVITY WALL PARALLEL TO JOISTS*

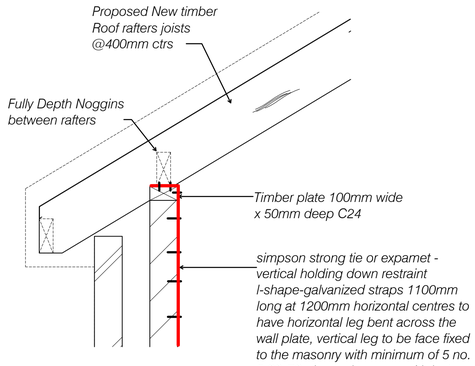


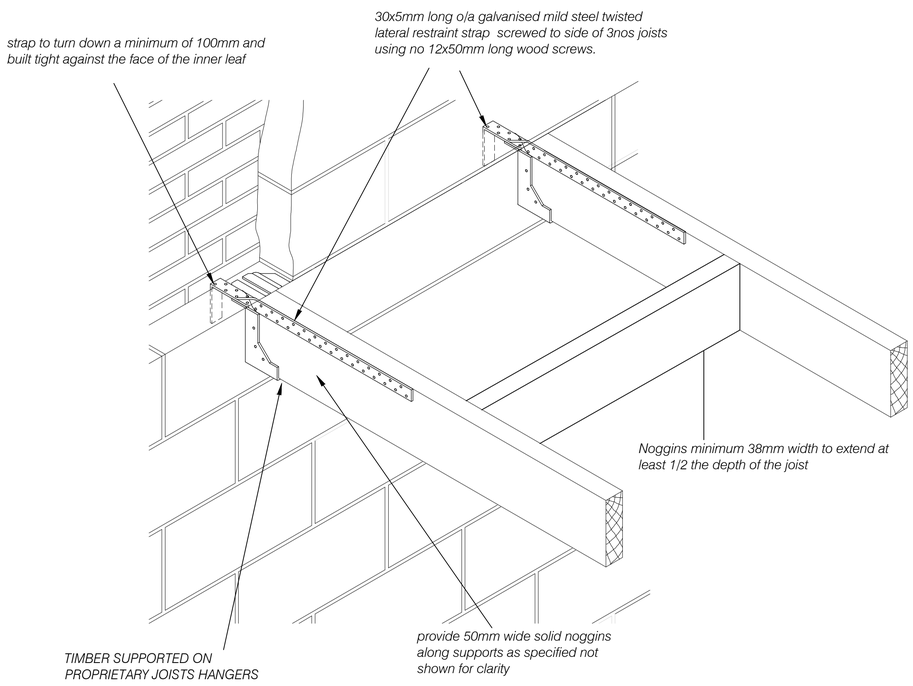




*LATERAL RESTRAINT TO NEW CAVITY WALL PERPENDICULAR TO JOISTS*




*LATERAL RESTRAINT TO NEW CAVITY WALL PERPENDICULAR TO JOISTS*




*LATERAL RESTRAINT TO NEW CAVITY WALL PERPENDICULAR TO JOISTS*



| | | | |
|---|---|---|---|
| **CLIENT:** | | | |
| **PROJECT:** SINGLE STORY REAR & SIDE EXTENSION | | | |
| **TITLE:** CONNECTIONS | | | |
| **DATE:** 10/03/2026 | **SCALE:** NTS @ A1 | **DRAWING NUMBER:** | 10 |