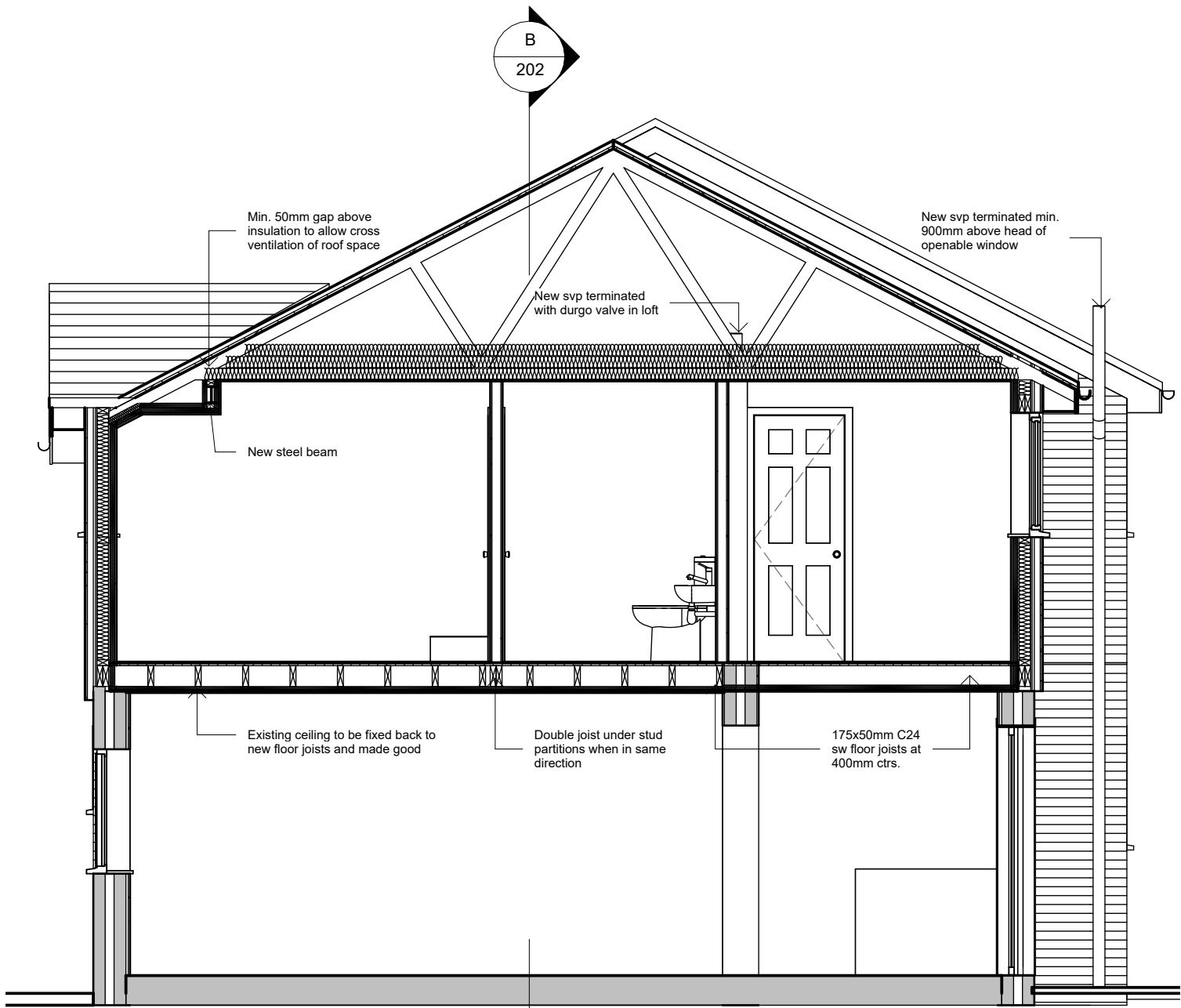
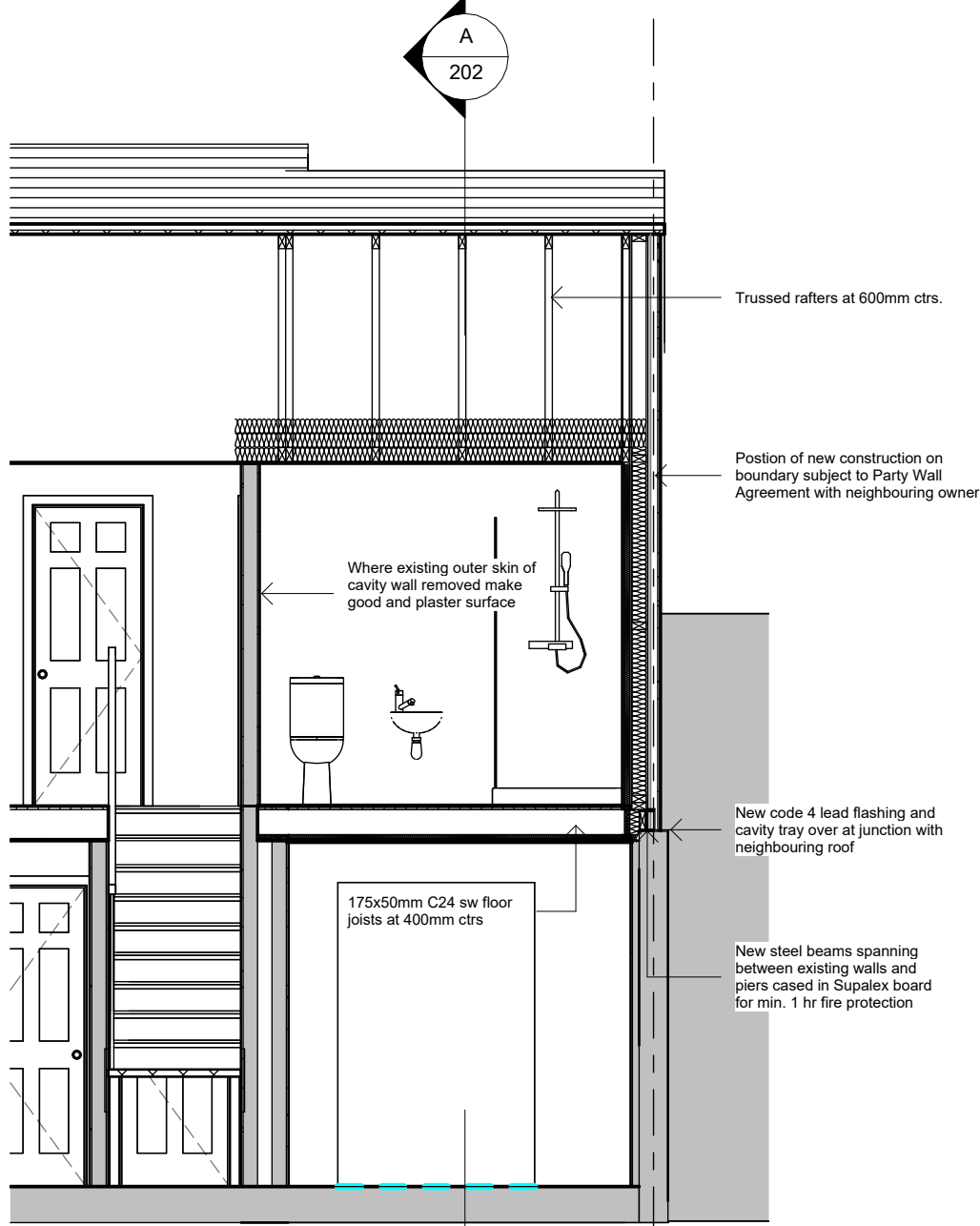
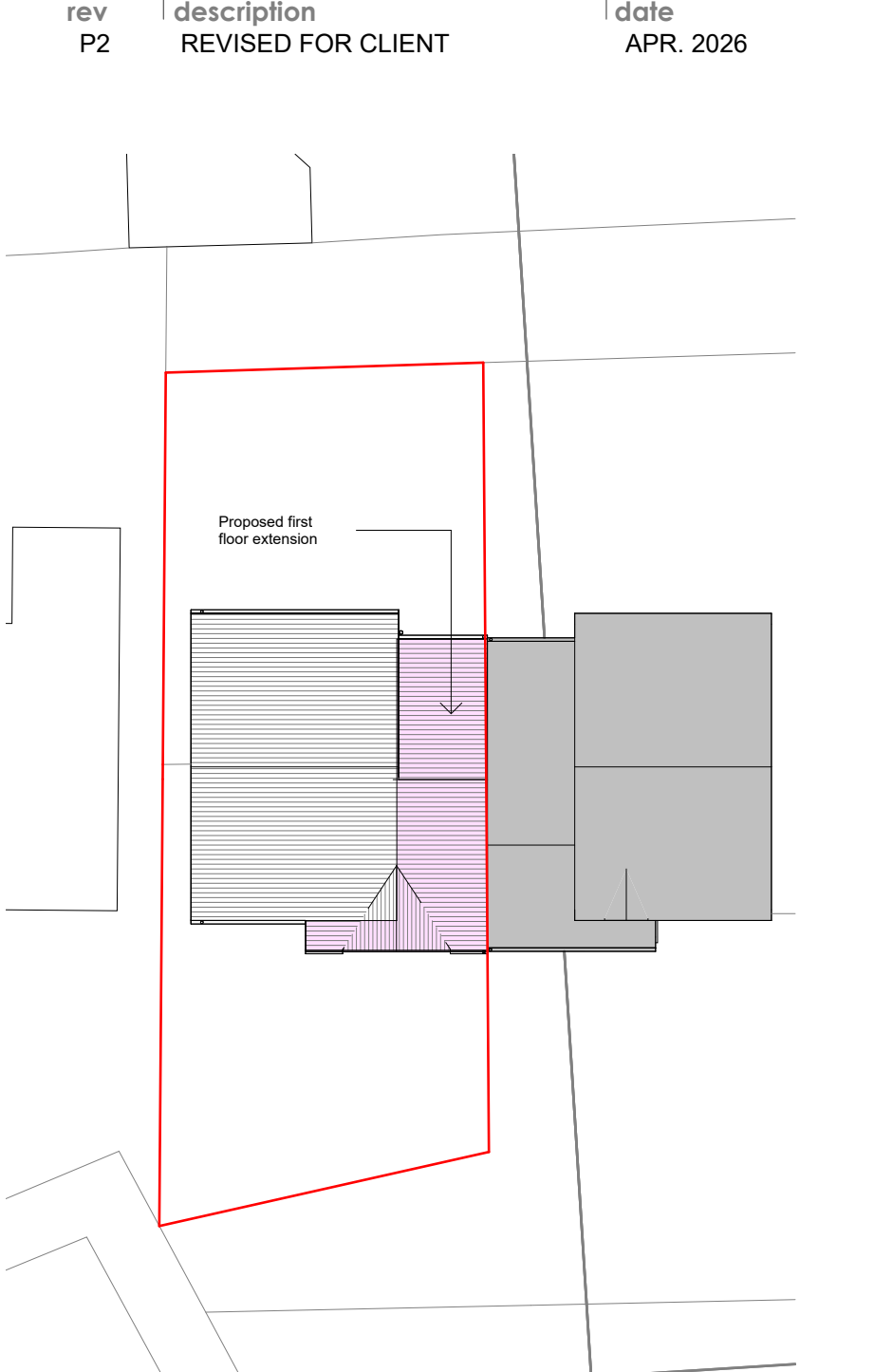




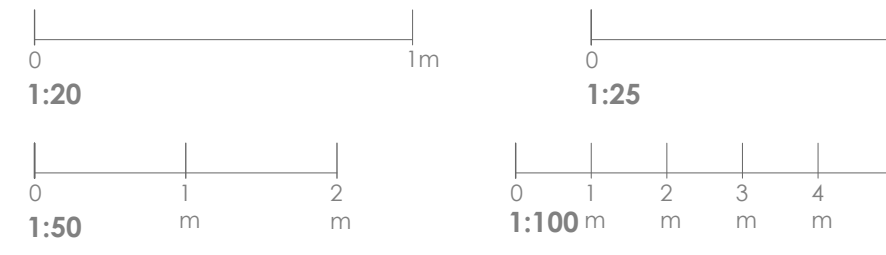
Section A
1 : 50



Section B
1 : 50



Block Plan
1 : 200



widi

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client	
Ms. A. Prosser	
project	
Proposed first storey side extension	
site	
16 Blossom Close, Langstone, Newport, NP18 2LT	
title	
Proposed sections, notes and block plan	
scale	date
As shown @ A2	April 2026
dwg no	revision
W260413_202	P2
drawn	checked
DW	
drawing status	
Preliminary	
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Roof
Concrete interlocking tiles to match existing.
50x25mm tanalised battens.
One layer untearable breathable roofing felt.
Roof to be formed from treated sw trussed rafters at 600mm ctrs.
Struts & braces to be 100 x 50mm, wall plates to be 100 x 50 fixed to inner skin of cavity wall using 32 x 5mm stainless steel straps at max 2m ctrs.
300mm mineral quilt insulation between & over ceiling ties. Min. 50mm clear air gap to be maintained above insulation at junction with sloping soffit.
Roof to be cross ventilated by continuous over fascia vents.
12.5mm foil backed plasterboard ceiling with plaster skim finish.
Roof construction to achieve max. 0.13 W/m²K U value.
Soffits, fascias and barge boards to match existing.
Roof pitch to match existing.
New gutters to be connected to storm sewer via existing rainwater downpipes subject to approval of building control.

External Walls
Calcium silicate carrier board & render to match existing on treated vertical battens with ventilated cavity.
Breathable membrane.
18mm external plywood sheathing.
9mm Supalux fire insulation board.
70mm Kingspan Kooltherm K112 foil faced cavity insulation board with stop batten between 100x50mm treated C24 studs at 400mm ctrs - new timber framed walls to be designed by structural engineer and calculations submitted to and approved by Building Control prior to commencement on site.
9mm Supalux fire insulation board.
52.5mm Kingspan Kooltherm K118 foil faced insulated plasterboard with plaster skim finish.
Wall construction to achieve max. 0.18 W/m²K U value and min. 1/2 hr fire resistance.
Ensure all gaps & all voids are sealed to prevent any air leakage.
Non proprietary beams/columns including pad stone to be fabricated and installed in compliance with details and structural calculations carried out by a suitably qualified and experienced person, which must be approved by Building Control before works commence on site. Beams to be clad in Supalux insulation board to afford min. 1 hour fire protection.
Walls to be restrained at intermediate floor, ceiling and gable walls by 30x5x1000mm stainless steel lateral restraint straps at maximum 2m centres carried across at least 3 joists/rafters with a minimum of 38mm wide x ¾ depth noggins.
Proprietary acoustic/insulated fire stop cavity closers to be provided to all cavity openings/closings and tops of walls.

First Floor
18mm flooring grade moisture resistant t&g chipboard.
Floor joists as indicated.
Double joists under stud partition when running in same direction.
50mm mineral wool sound insulation between joists.
Existing ceiling fixed back to new floor joists where necessary.

Windows & doors
New windows to be UPVC double glazed with K glass to inner pane, to achieve max. 1.4 W/m²K U value fitted with nightvent.
First floor windows to incorporate escape facility - window to have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor.
Doors and adjacent sidelights/windows in critical locations within 1500mm of ground and floor level, and 300mm of doors and windows within 800mm of floor/ ground to be safety glazed to BS EN 12150, BS EN 14179, BS EN 14449.
Background ventilation to be provided as follows -
Bedroom - vent to provide 10,000mm² min. equivalent area.

Heating
Existing heating system to be extended into new extension. All new radiators to be fitted with thermostatic radiator valves.

Fire Alarm
All floors to be provided with mains operated interconnected fire detection and fire alarm system to BS 5446 & installed in accordance with BS 5839– 6: 2004 to min. Grade D Category LD3 standard.
Self contained mains operated smoke alarms with battery back up to be fixed at ceiling level in all circulation areas at each storey level, within 7.5m of all doors to habitable rooms.

Electrics
All electrical work to be carried out by IEE registered contractor and be certified in accordance with BS7671:2008.
Min. 75% of new light fittings to be fitted with low energy lamps.
All switches and sockets including the consumer unit, ventilation & service controls, door bells, entry phones, telephone points & tv/computer sockets etc, should be fixed between 450-1200mm above floor level.
Accessible consumer units should be fitted with a child proof cover.

Ventilation
Fans to be installed in en suite to provide min. 15 l/s ventilation to outside air.

Plumbing & Drainage
Sink & shower wastes to be 44mm dia., basin wastes 32mm dia. fitted with anti-vac deep seal traps.
Ensure all gaps & all voids are sealed to prevent any air leakage.
Where waste pipe runs exceed 4m air admittance valves are to be fitted above appliance spill over level.
Internally all waste pipes to have rodding access/eyes at changes of direction and be adequately clipped/supported.