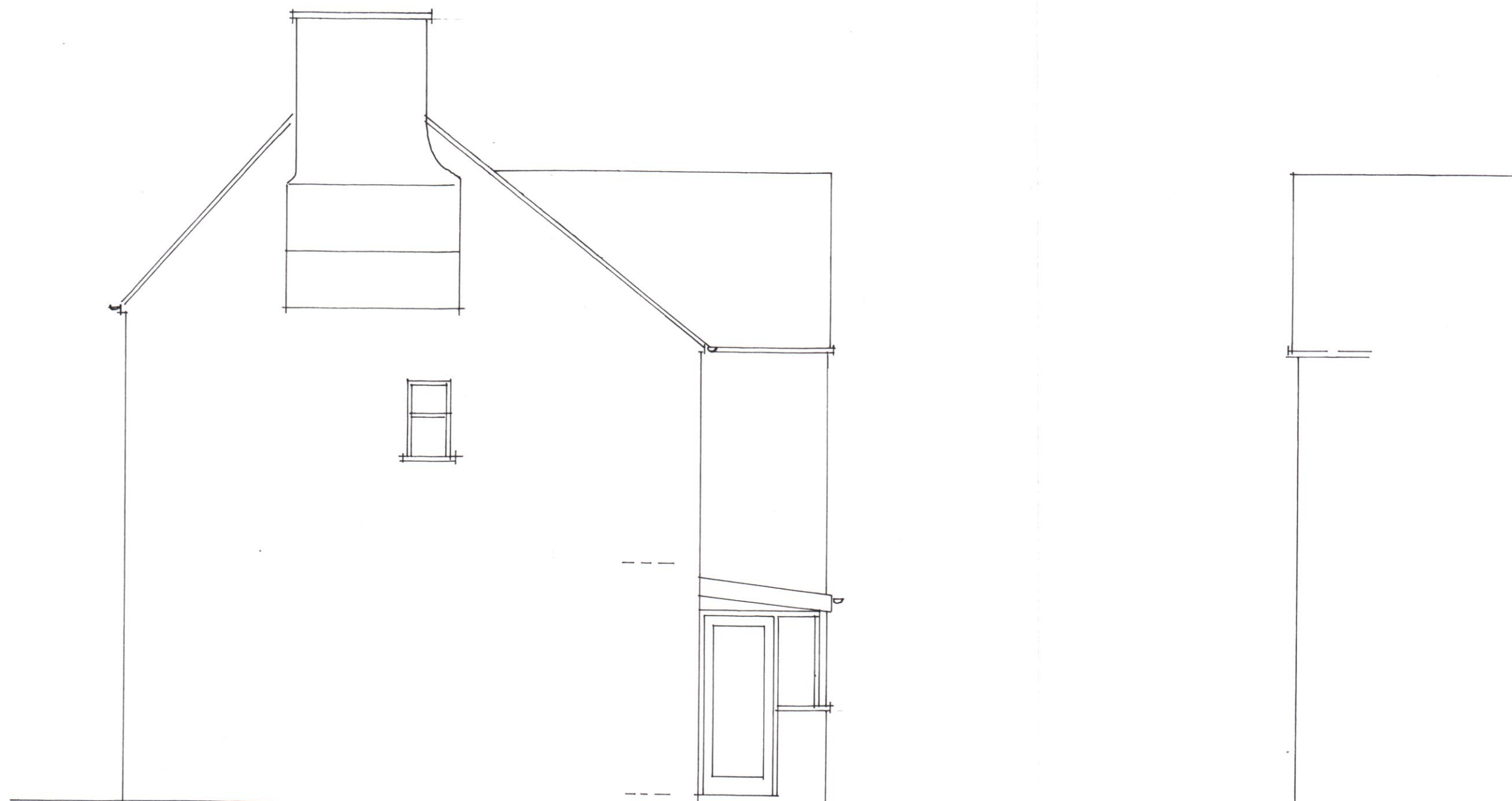
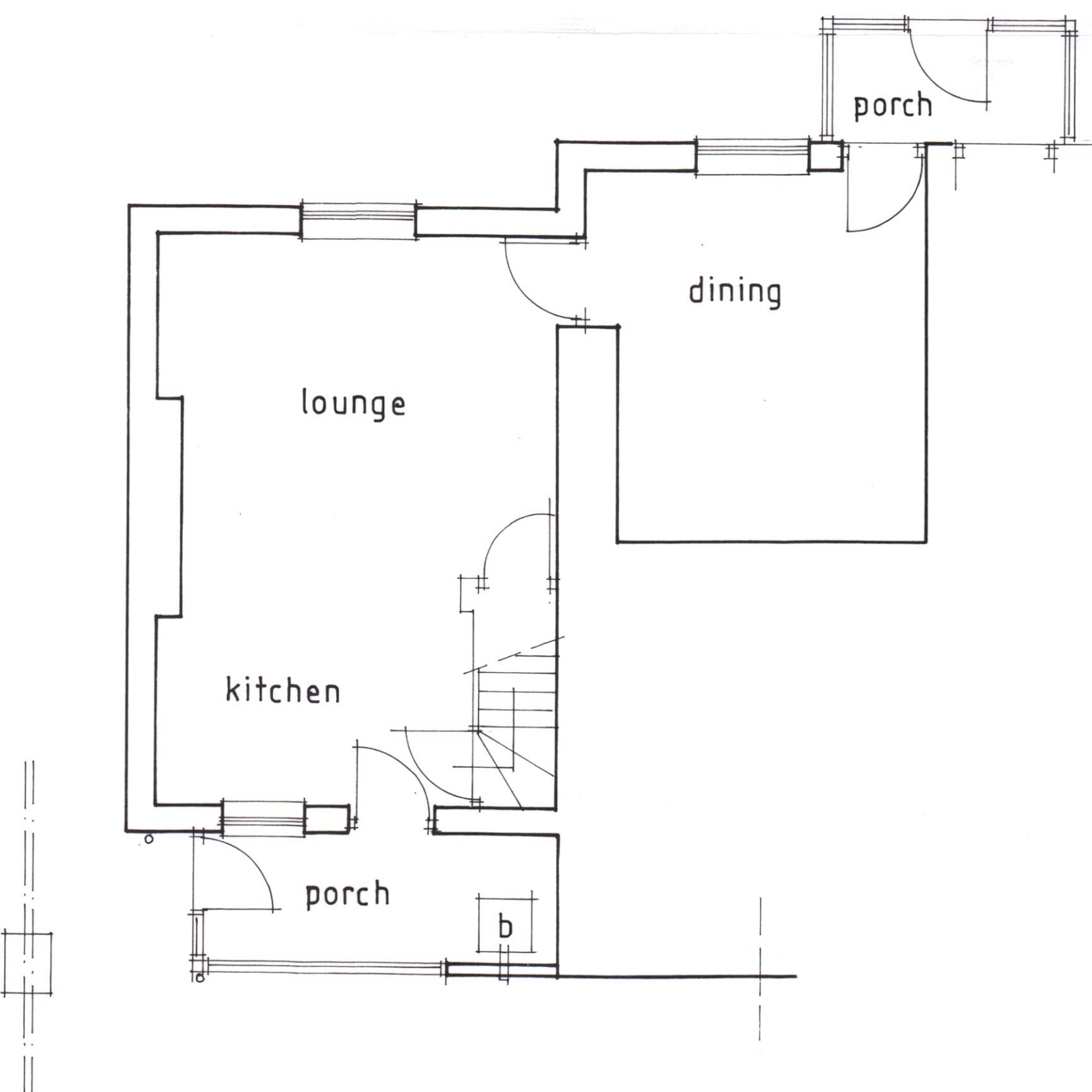


North west elevation.

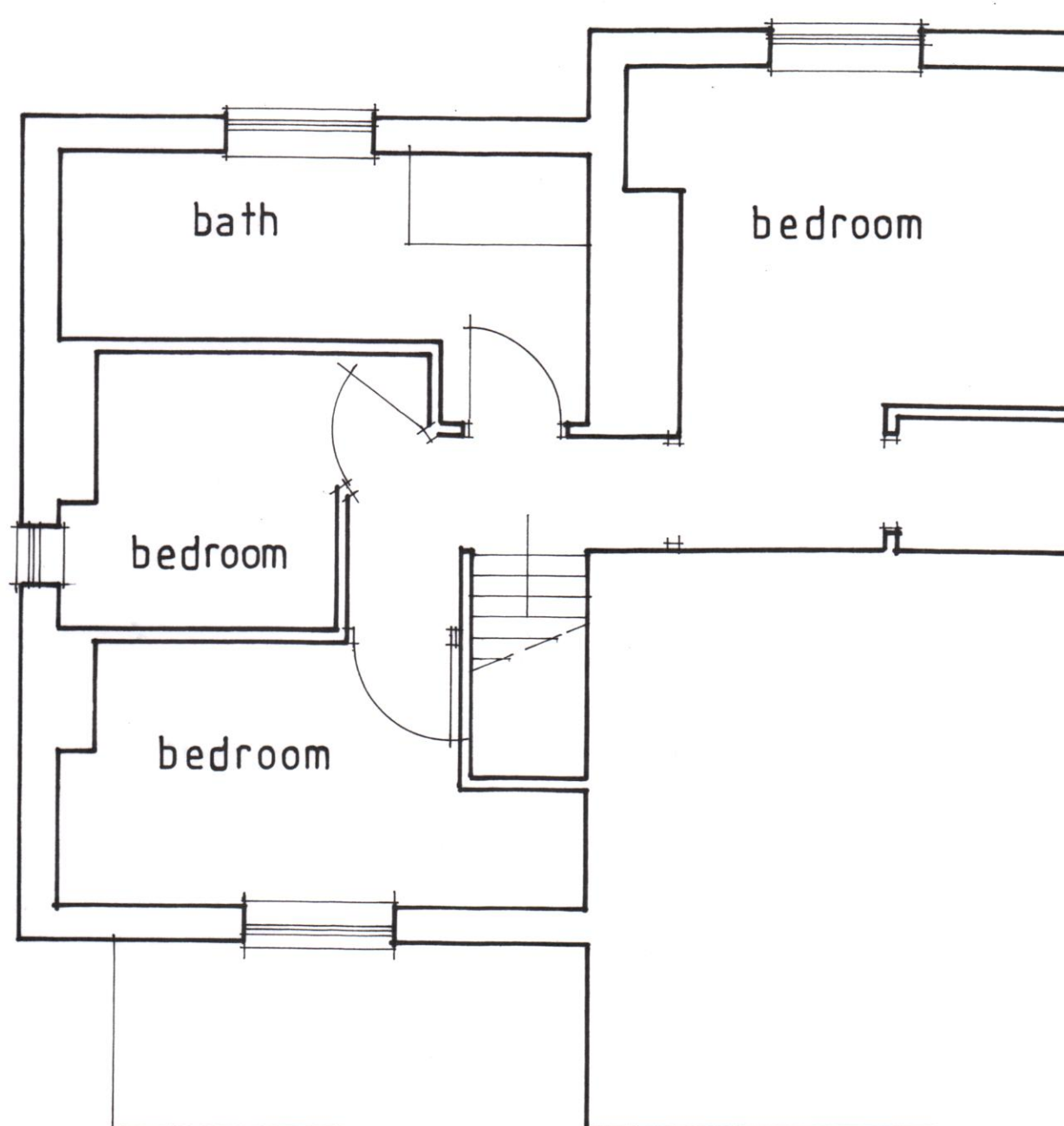


North east elevation.

South west elevation.



Ground floor plan.



First floor plan.

**NOTES**

Prop for and cut plain opening into Bedroom extension, build in 178 x 102 x 19kg/m<sup>3</sup> UB under wall plate to support roof and ceiling above, ends to be set on 225 x 100 x 65mm padstones. Beam to be encased where exposed with 2 layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster on softwood framework, squin up jambs and make good. Take out window to Kitchen and build up opening in blockwork, make good. Take out existing door and lining to rear Bedroom, remove wall between Bedrooms, make good to walls, floors, ceilings and skirtings. Remove existing Kitchen fittings complete with services and wastes, disconnect and cut back services, make good. Remove eaves gutter and cut back eaves construction as necessary, strip off roof tiles, battens and underfelt as necessary where new roof intersects existing, set aside sound roof tiles for possible re-use, de-nail timbers, and make good new roofing to existing on completion.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter. Foundation to walls to be minimum of 1 metre deep below finished external ground levels, or to such additional depths as requested by the Local Authority and Building Control Officer. Concrete foundations (Grade C25) are to be 600mm wide x 225mm thick. Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Cavity walls to be filled solid to 150mm below damp proof course level with fine concrete (1:3:6). Build in 100 x 65mm prestressed concrete lintels above drainage and service pipes passing through foundation walls. 'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels. Ground floors to be constructed of minimum 150mm sulphate free compacted hardcore, 25mm sand blinding, 1200G polythene membrane well lapped and turned up at edges into DPC, 100mm Kingspan Kooltherm K3 or similar floor insulation with upstands at external perimeters, 500G polythene separating layer, 100mm tamped concrete bed (Grade C25), 50mm cement and sand (1:3) floor screed, finishes by Client.

External cavity walls to be constructed of outer skin of 100mm dense concrete blockwork with two coats rendering externally, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm dense concrete blocks, dry lined internally with 12.5mm foil-backed plasterboard on dabs and skimmed in plaster. Cavity insulation to commence 150mm below d.p.c. level and to be taken to the top of the gable walls. Stainless steel cavity wall ties to D1140 Type 4, not butterfly type, to be built in at 750mm centres horizontally, 450mm centres vertically and at 225mm centres to openings. Wall insulation to be linked to roof insulation at eaves. Cavities of hollow walls to be closed with Thermabre PVCu cavity closers at jambs and sills to openings. Build in 225 x 150mm air bricks to give air intake for central heating boiler with cavity liner and fit fly proof vents internally. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in 'Catic' lintels CG90/100 over external door and window openings, all with minimum 150mm end bearings. Internal stud partition walls to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced both sides with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fill cavities with 100mm fibreglass insulation quilt.

First floors to be constructed of 50 x 175mm sawn softwood C16 grade joists at maximum 400mm centres, with minimum 90mm end bearings, covered with 22mm T. & G. flooring grade chipboard, 100mm mineral wool with a minimum density of 10 kg/m<sup>3</sup> to be laid in floor void, ceiling of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Where joists are supported on external walls, joists are to be supported on galvanized steel joist hangers built into walls or built in with Manthorpe or similar approved joist seats fitted at ends. Double joists to be provided beneath stud partition walls. Where joists

Flat roof to be of 12mm mineral spa chippings on 3 layers built up felt roofing, 60mm 'Kingspan Kooltherm K11 Roofboard' on 60mm 'Kingspan Thermafoam TR27 on 18mm WBP plywood roof decking softwood firings to 1 in 80 fall on 50 x 175mm C16 grade sawn softwood, roof joists at 400mm maximum centres. Where joists are supported on external walls, joists are to be supported on galvanized steel joist hangers built into walls. Row of 38 x 38mm herringbone strutting to be fixed at mid span. Dress flat roofing up existing roof slope on plywood boarding with tilting fillet. End three joists running parallel with external walls to be strapped down with 30 x 5mm galvanized straps at maximum 1800mm centres. Ceiling of vapour barrier, 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fit softwood fascias and verges to flat roof with check kerfs and eaves drips. Gutters and rainwater pipes to be in UPVC. Gutters to be 'Hepdrain' 112mm half round gutters laid to 1 in 600 falls, with 60mm diameter rainwater pipes discharging into trapped gullies.

Fit softwood skirtings, architraves and quadrants to match existing and 25mm softwood rounded window boards.

Windows to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating and draught proofing should attain a 'U' value of 1.60 W/m<sup>2</sup> K. Windows to Kitchen and En-Suite to be fitted with trickle vents to give a minimum of 5000mm<sup>3</sup> of background ventilation. Window to Bedroom to be fitted with trickle vents to give a minimum of 10000mm<sup>3</sup> of background ventilation and to have an unobstructed opening at least 450mm wide and 750mm high, and the bottom of the window opening is not to be more than 1100mm and not less than 800mm above the floor as a means of escape, fitted with restrictors to limit the opening of casements with override device which can be activated in an emergency. External door and frame is to be UPVC minimum 775mm clear width, draught stripped and double glazed in 4mm toughened glass units and fitted with brass effect ironmongery to Client's choice and having a U-value of no more than 2.2 W/m<sup>2</sup> K. Glazing to comply with the European equivalent of BS EN 12150, and shall be fire rated flush door to Client's choice with any glass opening glazed in Georgian wired glass, with 'FIRE DOOR KEEP SHUT' signage to both sides, set in fire-check frame and fitted with overhead door closer and fitted with hinges made of material having a melting point of at least 800°. All ironmongery to be to Client's choice.

Kitchen fittings to be to Client's choice.

Resite existing boiler with horizontal RSF flue solution through wall. Provide and fix sink unit, shower, basin and WC suites all to Client's choice. WC suites to have dual flush facility and cisterns not to exceed 6 litres capacity. All wastes to be fitted with 75mm deep seal traps, sink and shower wastes to be 38mm, basin wastes to be 32mm diameter. Floor joists are not to be cut out for wastes, these are either to run in floors between the joists, or to be above the floors and be boxed in with softwood framing and plywood, or below the floors and be boxed in with softwood framing, plasterboard and skimmed in 'Thistle' board finish plaster. Soil and vent stacks to have roddable access doors and to be carried up above windows within 3 metres of pipe by at least 1 metre and fitted with suitable bird cage. Central heating to be extended as necessary. New radiators to have thermostatic valves fitted and to be installed in Kitchen, Bedroom and En-Suite. Installation, testing and commissioning certificates are to be provided for the gas installation, heating and plumbing systems completed by suitably qualified and competent persons in a recognized industry format indicating compliance with the requirement of Regulation L1. The calculated output of radiators shall be sufficient to maintain the following temperatures when the atmospheric temperature is -1°C :-  
 Kitchen 18°C En-Suite Bathroom 21°C  
 Cloakroom 21°C Bedroom 18°C

Carry out electrical works all to Client's choice with lighting points in all new rooms. At least 1 energy efficient lighting point to be provided in accordance with regulation L1 Paragraph 1.54. Any external lighting is to be automatically extinguish when there is enough daylight, and when not required at night. Provide and fix power points to Client's requirements. All new electrical sockets to be sited between 450mm and 1200mm above floor levels. Any downlights in ceilings are to be fitted with Tenmat FF109 or similar downlight covers. Electrical works to comply with Building Regulations Approved Document P in respect of Safety which encompasses Design, Installation, Inspection & Testing of Electrical Installations. The Electrical Contractor carrying out work on this scheme must be competent and registered with a Part P self-certification scheme to provide a self-certification certificate to the occupier and a notice to that effect (or a copy of the certificate) to the Local Authority not more than 30 days after completion of the work. All electrical works to conform to the latest safety guidelines from the B.S.I. and the I.E.E. as codified in BS 7671, Requirements for Electrical Installations. Installation, testing and commissioning certificates are to be provided for the installation, completed by suitably qualified and competent persons in a recognized industry format. Mains operated interconnected self-contained smoke alarms to conform to BS 5446 Part 1 with back-up power supply to be installed in Landing and permanently wired to a separate fused circuit at the distribution board in accordance with Section 1 of Approved Document B Vol. 1 2006 Edition. Mains operated heat detector alarm to be installed in Kitchen and permanently wired to a separate fused circuit at the distribution board. Alarms to be fixed to ceilings at least 300mm from any wall or light fitting, and not over a stair shaft. Fan capable of extracting air at a rate of not less than 15 litres per second to be fitted in En-Suite Bathroom, and fan capable of extracting air at a rate of not less than 15 litres per second and to give at least 3 air changes per hour to be fitted in internal WC with duct and grille to external air, and linked to light switch with 15 minute overrun.

Dry line any existing external walls now falling within extension with 12.5mm Plasterboards on adhesive dabs and finished with Thistle board skim, plaster.

Robust Standard Details to be incorporated to meet the requirements of Part L of the Building Regulations.

Paint or stain all new woodwork on completion. Carry out all other decoration works to Client's requirements.

All drainage works to be in 100mm Hepworth's 'Supersleeve' or 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. All storm drainage gullies to be trapped and fitted with galvanized grating. Gully picking up kitchen sink waste to be trapped back inlet and fitted with galvanized grating. Internal gully picking up kitchen sink waste to be trapped back inlet and fitted with galvanized sealing plate. Storm drainage to be connected to existing system or to run to soakaway 1200 x 1200 x 1200mm below incoming invert, and to be filled to within 300mm of surface with clean limestone, covered with 1200 gauge polythene sheeting and topsoil. Soakaway to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the size of the soakaway is adequate. All inspection chambers to be in 475mm diameter polypropylene set on minimum 150mm thick concrete bases, comprising base unit, raising pieces as required and ductile iron covers and frames.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

**MR. P. WILSHAW**

DATE April 15

**PROPOSED EXTENSION**

AT  
 MILL COTTAGE,  
 TEANFORD, TEAN,  
 STOKE-ON-TRENT,  
 STAFFS. ST10 4ER

**SCALES:**  
 PLANS 1:50  
 ELEVATIONS 1:50

DRAWN BY  
 MALCOLM SALES  
 QUANTITY SURVEYORS, DESIGNERS  
 & BUILDING COST CONSULTANTS AS EXISTING

CHURCHILL SUITE,  
 LULWORTH HOUSE,  
 51, HIGH STREET,  
 CHEADLE, STOKE-ON-TRENT,  
 STAFFS. ST10 1AR  
 TEL: 01538 75233  
 MOB: 07889 225437  
 E-MAIL Malcolm.Sales@salesqs.co.uk

FOR PLANNING & BUILDING  
 REGULATIONS APPLICATIONS

DRAWING NR. 1504/12/01