

NOTES

Prop for and cut plain opening between Dining/Kitchen & Lobby, build in 2 Nr. 'Catnic' lintels CN5XA lintels over, quoin up jambs & make good. Prop for and cut away outer leaves of cavity walls to Dining/Kitchen including removing any insulation and cutting off wall ties, set aside stone for re-use, build in 178 x 102 x 19kg/m UB's over (UB2 & UB3), ends to be set on 225 x 100 x 65mm padstones. Beams to be encased where exposed with 2 layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster on softwood framework, quoin up jambs and 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 225mm thick, stepped as necessary, to the following widths:

Half Brick Walls	450mm
300mm Cavity Walls	600mm

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 and gables to be constructed of outer skin of natural stonework to match existing and to Planning Officer's approval, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation 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 DD140 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 Thermabate PVCu cavity closers at jambs and sills to openings. Internal block walls to be constructed of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined both sides with 12.5mm plasterboard on dabs and skimmed in plaster. 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 natural stone cill to window to match existing and natural stone lintels to door and window openings to match existing. Build in 178 x 102 x 19kg/m over Sitting/Bedroom (UB1) to support roofs 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. Build in 'Catnic' lintels CG90/100 over external door and window openings, all with minimum 150mm end bearings. Build in 100 x 65mm prestressed concrete lintels to openings in 100mm walls.

Pitched roof to be of plain tiles to match existing and to Planning Officer's approval on 38 x 19 sawn battens, to 100mm gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane, sawn softwood C16 grade construction to be of 38 x 150mm rafters at maximum 400mm centres, 75 x 250mm ridge beams with rafters birdsmouthed over these, 100 x 75 wall plates, 50 x 100mm ceiling joists over part of Sitting/Bedroom & Store at maximum 400mm centres, Sloping ceiling over Wet Room to be insulated with 100mm thickness of Kingspan Thermapitch TP10 rigid urethane insulation fitted between rafters and underside of rafters lined with Kingspan Kooltherm K18 insulated dry lining board 62.5mm thick, scrimmed and skimmed in 'Thistle' board finish plaster. Provide and fix code 4 lead flashings with soakers to at intersections of roof with walls. Form valley between new roof and existing wall of Code 5 leadwork complete with all welts, seams and drips on 19mm WBP plywood base and ller boarding minimum 250mm up roof slope, on softwood bearers fixed to rafter feet and existing wall and fit angle fillets at eaves of tiling, all to suitable falls. Form junction between new pitched roof and new flat roof of 19mm WBP plywood ller boarding minimum 250mm up roof slope fixed to rafters, fit angle fillets at eaves of tiling and dress felt roofing up under roof tiling. Wall plates to be strapped down at maximum 2 metre centres with 30 x 2.5mm galvanized straps. Verges and ceilings to be strapped down at minimum 2 metre centres with 30 x 5mm galvanized straps spanning 3 rafters or ceiling joists and turned down over walls. Flat ceilings to be of 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. 'Fibreglass Crown 75' or similar insulation, 100mm thick, laid between joists with 170mm thick insulation laid over this, and a further 100mm layer on top of this, all layers at 90° to each other. Flat roof to be of 12mm mineral spa chippings on 3 layers built up felt roofing, 60mm 'Kingspan Kooltherm K11 Roofboard' on 60mm 'Kingspan TherमारooF 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. Where joists are supported on existing walls, joists are either to be securely cut and pinned to existing walls or a 50 x 175mm softwood plate is to be bolted to the existing walls at 600mm centres and joists supported on galvanised steel joist hangers. Row of 38 x 38mm herringbone strutting to be fixed where spans of joists exceed 2.50 metres. 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. Form corbelled eaves to pitched roof in natural stone. Form corbelled verges with course of projecting natural stonework set to rake of roof. Fit softwood fascias and verges to flat roofs with check kerbs 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 68mm diameter rainwater pipes discharging into trapped gullies.

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

Window to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'-value of 1.60 W/m².K fitted with trickle vents to give a minimum of 10000mm. of background ventilation and to have opening areas minimum 5% of floor areas. External doors and frames are to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice and having a U-value of no more than 2.2 W/m².K. Glazing to doors and side panels within 1500mm above floor levels, glazing to windows within 800mm of floor level to comply with the European equivalent of BSEN12150, and shall either break on impact so as not to cause injury, or resist impact without breaking and must be safety glazed as defined in Building Regulations N1. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant. Internal doors to be to Client's choice minimum 926mm wide, set in softwood rebated linings or frames. All ironmongery to be to Client's choice.

Provide and fix DOC M pack disabled facility and shower all to Client's choice. WC suite to have dual flush facility and cistern not to exceed 6 litres capacity. Basin waste to be 32mm diameter fitted with 75mm deep seal trap. Stub stack to be fitted with air admittance valve 1200mm above floor level. Box in soil and vent stack with softwood framing, and 2 layers of 12.5mm plasterboard and skimmed in 'Thistle' board finish plaster to achieve 30 minutes fire protection, and pack around pipe with fibreglass insulation.

Central heating to be extended into Lobby, Wet Room & Sitting/Bedroom. New radiators to have thermostatic valves fitted. 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 :-

Sitting/Bedroom	21 °C	Lobby	18 °C
Wet Room	21 °C		

Carry out electrical works all to Client's choice with lighting points in all new rooms & Lobby. At least 2 energy efficient lighting points to be provided in accordance with regulation L1 Paragraph 1.54. Any external lighting is to 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 alarm to conform to BS 5446 Part 1 with back-up power supply to be installed in Lobby 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. Alarm to be fixed to ceilings at least 300mm from any wall or light fitting. 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 Wet Room with duct and grille to external air, and linked to light switch with 15 minute overrun. Emergency pull cord system to be fitted in Wet Room. Pull cord to be located as close to a wall as possible, and have 2 red 50mm diameter bangles, one set at 100mm and the other set between 800 and 1000mm above the floor.

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

Supply and fix full height glazed wall tiles to Wet Room to Client's choice. Prepare floors as necessary and supply and lay Altro Designer 25 safety flooring or similar flooring to Client's choice to Wet Room fixed in accordance with the manufacturer's instructions. Form 150mm high skirting coves in Altro to Toilets with tile cap trim.

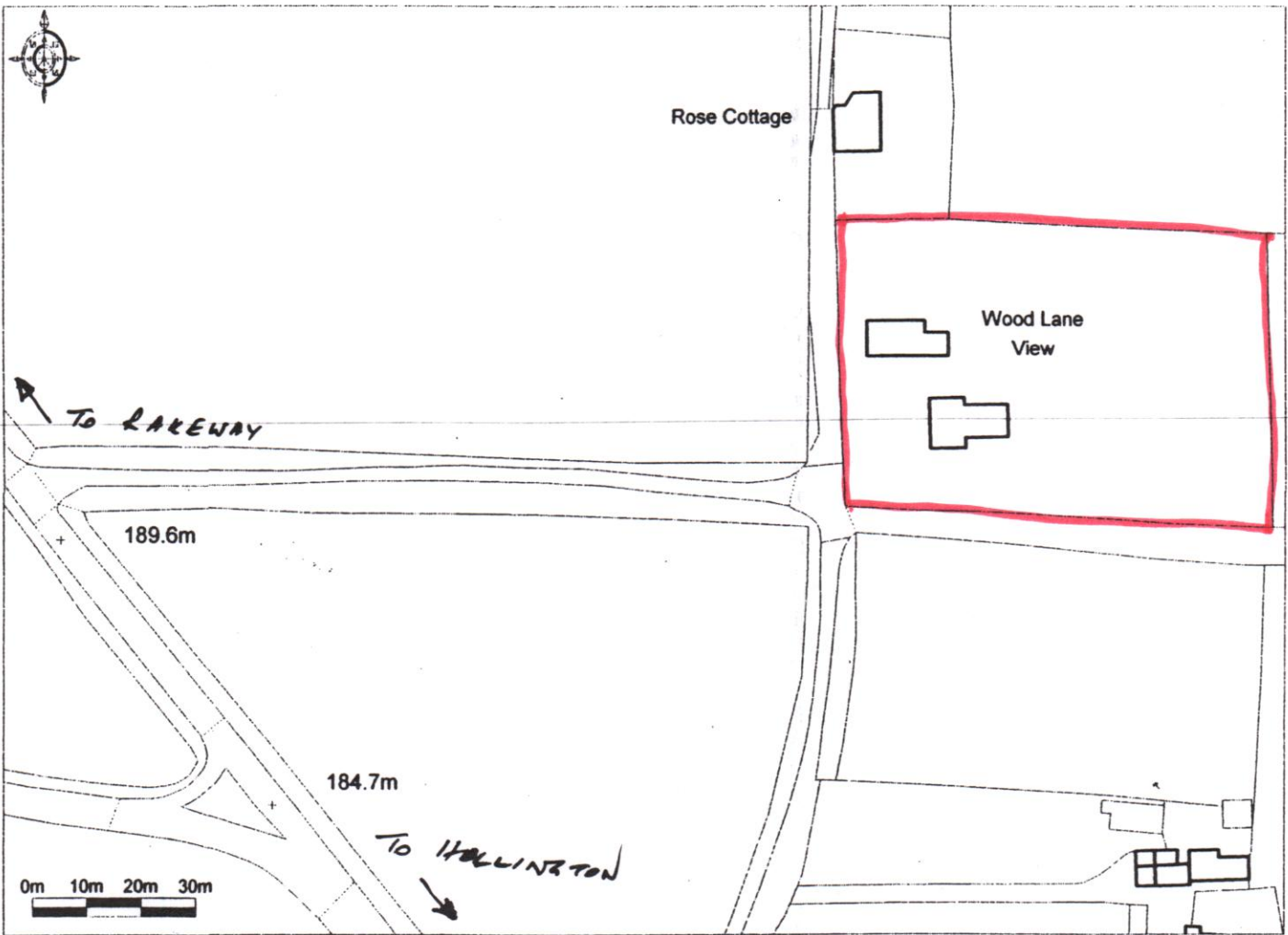
Robust Standard Details to be incorporated to meet the requirements of Part L of the Building Regulations.

Carry out all decoration works to Client's requirements.

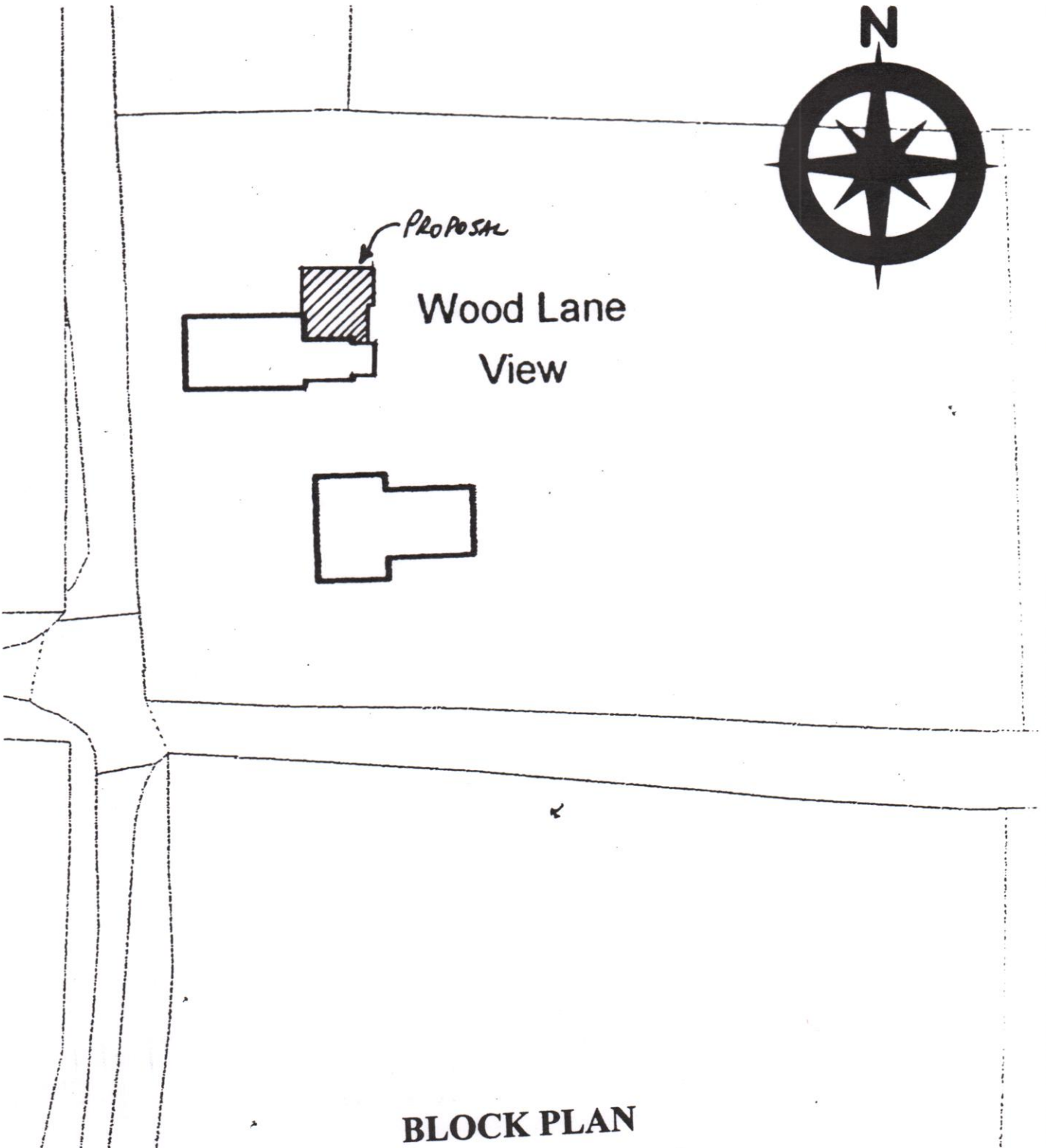
All drainage works to be in 100mm Hepworth's 'Supersleeve' or 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. All storm drainage gullies to be trapped and fitted with galvanized grating. Internal gully to Wet Room to be trapped and fitted with stainless steel grating and frame. Any existing drainage passing under new extensions to be exposed and encased in minimum 150mm concrete. Foul drain to be connected to existing. Storm drainage to be connected to existing or to run to soakaways 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. Soakaways to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate. All new 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.

Retaining walls to be built around extension as necessary and to be constructed of concrete foundations (Grade C25) 225mm thick, stepped as required and 450mm wide, projections of piers to have a minimum concrete spread of 150mm. 215mm thick walls and piers up to ground level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks or natural stone where exposed above finished ground levels. Form pavings around extension with pavings to Client's choice on minimum 150mm thickness of limestone hardcore.

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.



LOCATION PLAN



BLOCK PLAN

MR. R. SAMPSON

DATE July 15

PROPOSED DISABLED ADAPTATION EXTENSION
AT
WOOD LANE VIEW,
WINNETHDALE, NR. TEAN,
STOKE-ON-TRENT,
STAFFS. ST10 4HB

SCALES:
BLOCK PLAN 1:500
LOCATION PLAN 1:1250

DRAWN BY
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
CHURCHILL SUITE,
LULWORTH HOUSE,
51, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS. ST10 1AR
TEL: 01538 757233
MOB: 07889 225437
E-MAIL Malcolm.Sales@salesqs.co.uk

FOR PLANNING & BUILDING
REGULATIONS APPLICATIONS

DRAWING NR. 1505/07/04