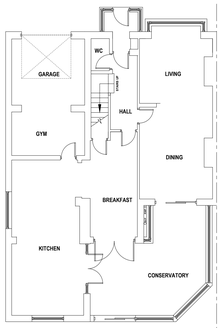


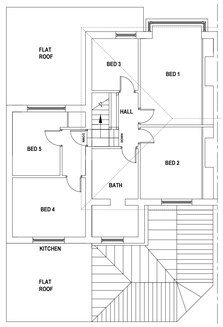
LOCATION PLAN. 1:2500



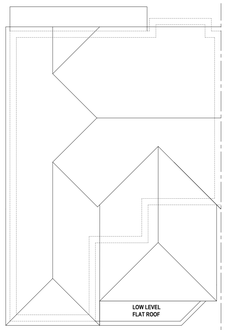
BLOCK PLAN. 1:500. Extension hatched.



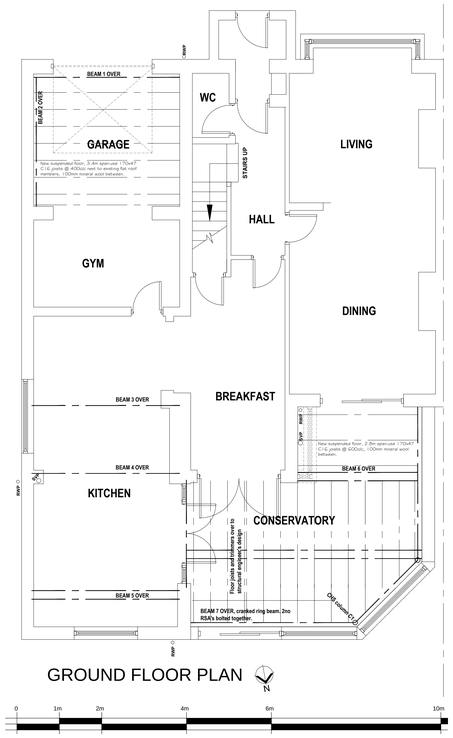
GROUND FLOOR PLAN



FIRST FLOOR PLAN

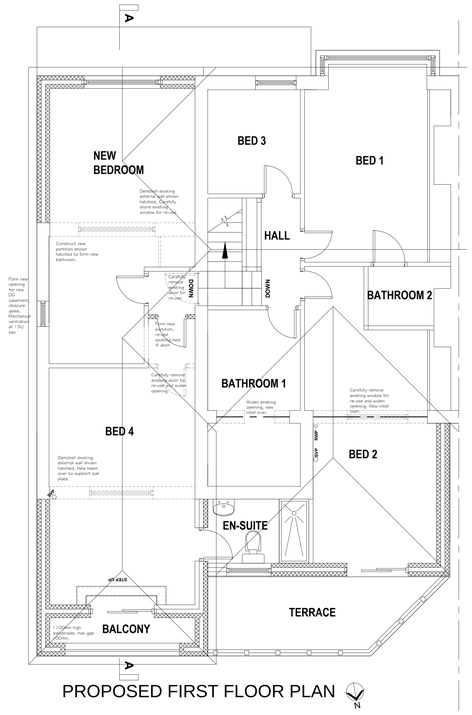


PROPOSED ROOF PLAN



GROUND FLOOR PLAN

SCALE BAR @ 1:50.



PROPOSED FIRST FLOOR PLAN

SANITARYWARE:~
WC to have 100mmØ soil pipe connected to existing or new 100mmØ svp to existing drains.
Sinks and urinals to have 38mmØ upvc waste with 76mm deep seal anti-siphonic traps connected to existing drainage via sealed back inlet gully with rodding access.
Wash hand basins to have 32mmØ upvc wastes with 76mm deep seal anti-siphonic traps all connected into svp.
Soil vent pipe to terminated via cowl not less than 900mm above head height of highest windows/vents within three metres of svp.
Provide rodding access points at all changes in direction.
Refer to Mechanic Engineers drawings / specification for full details.

DISABLED REQUIREMENTS:~
1. All light switches and power sockets are to be fixed between 450mm and 1200mm from finished floor level.
2. All ground floor door openings are to be Min 775mm or wider clear opening width and front entrance door to have clear opening width of 800mm.

ELECTRICAL:~
All new electrical work is to comply with the latest i.e.E regulations and carried out by NICEIC registered contractor.
All Electrical connections are to be full contract so as to minimise line resistance All wiring is to be from suitable consumer unit. Electrical supplies to be by way of vertical drops from ceiling level and all cables are to be encased in G/S conduit where surface mounted.

GENERAL NOTES:~
All works to be carried out in strict accordance with latest building regulations.
All materials used are to be fired in strict accordance with manufacturers recommendations and trade literature.
All structural timbers to be used are to be SC3 (unless otherwise stated) stress grade and pressure impregnated with an approved preservative.
All glazing to windows and doors externally are to be double glazed units and glass it to comply to BS5262 and BS8206 in all critical locations.
All electrical works are to be carried out by an approved contractor and a member of the ECA and all works are to comply with the NIC EIC and the IEE Rules and Regulations 16th Edition.
Any gas works to be undertaken are to be carried out by an Corgi registered installer.
This building is classified as a dwelling house and surface spread of flame to all surfaces is to be class 1.
Provide mastic pointing to all external reveals and openings.
Provide insulated dpc's to all cavity reveals by openings.
Close all cavities at eaves level with fire resistant materials cape masterboard or turned block.

HEATING:~
All new plumbing work is to comply with the latest 'Corgi' regulations heating engineer OT Include for all necessary stop taps, junction and connections to existing water supplies. All plumbing work is to be carried out using best quality copper tube of the appropriate size, all pipe work is to be concealed where practically possible and all pipe runs are to be agreed with the client. All radiators are to be of appropriate size to suit room dimensions and fitted with thermostatic valves.

ROOF CONSTRUCTION:~
The roof covering shall be constructed/fixed in accordance with the roof tile manufacturers specification and recommendations and the requirements of bBS5334-Part1:1990 code of practice for slating and tiling and BS8000/Part 6:1990 workmanship on building sites.
Ridge tiles to be dry ridge ventilation system as recommended by the manufacturer.
Eaves underlay to be dressed into gutter ensuring no water retaining troughs, fix eaves course with 24kn. nails per tile with tails projecting 50mm beyond fascia.
BS lead valley linings, apron flashings, abutment flashings, step and cover flashings, junction saddles etc. to be incorporated at roof intersections, junctions and abutments.
All exposed leadwork to be treated with patination oil to prevent staining of roof covering.
All work to be in accordance with the recommendation of the LDA.
BS lead apron flashings, abutment flashings, step & cover flashings, junctions saddles etc to be incorporated at roof intersections, junction and abutments.
All exposed leadwork to treated with Patination oil to prevent staining of roof covering. All work to be in accordance with the recommendations of the Local Authority.

GARAGE DOOR:~
To front elevation the contractor is to provide and fix standard up and over vertical panel garage door complete with fixtures and fittings.

PAINTING:~
Internally:
All plaster/plasterboard walls and ceilings to receive 1 mist coat, 2 coat emulsion.
all woodwork 1 coat primer, 2 undercoats, 1 coat gloss, alternatively 3 coats approved stain, 1 coat matt polyurethane clear varnish.
Externally:
All new timber 1 coat gloss primer, 2 undercoats, 1 coat gloss or 3 coat approved stain to approval of the Planning Authority.

RAINWATER GUTTERS, DOWNPIPES AND SOAKAWAYS:~
New rainwater goods to be round section upvc 115mmØ half round eaves gutters and 63mmØ rainwater downpipes fixed in positioned shown to discharge into new trapped storm water gullies where required. Rainwater goods to be to BS4514.
new rainwater pipes to connect in new storm gulley with combined rodding access, with stonewares bends and 150mm concrete bed and surround. Fit cast iron grating and frame to gulley.
If storm water does not connect into existing drainage system then provide new via 1100mmØ soak away min 5.0m away from any building or boundary and to be 1000mm deep below lowest incoming invert. To be filled with clean stone or broken bricks with top soil replaced.

MANHOLES:~
If required following exposing of existing drains, all new manholes are to be Marley polypropylene inspection chambers with riser sections, frames and covers, all installed in accordance with the manufacturers recommendations.
All gullies to be Marley yard gullies with cast iron grating and frame. All pipes to be laid with 600mm cover on selected as dug material bedding and surround. Pipes in drive areas to have a 50mm thick concrete paving slab laid 75mm above the pipes in accordance with the manufacturers recommendations all pipes with less than 600mm cover to have 150mm concrete bed and surround with Flexcell collar joints.

CONTINUITY OF INSULATION.
In accordance with Part L and regulation 7, the building fabric should be constructed to a reasonable quality of construction so that:
a. the insulation is reasonably continuous over the whole building envelope;
b. the air permeability is within reasonable limits.

The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation caused by gaps within the various elements, at the joints between the elements, and at the edges of elements such as those around windows and door openings.
Reasonable provision should be made to adopt approved design details such as those in the publication *Limiting thermal bridging and air leakage. Robust construction details for dwellings and similar buildings*. TSO, 2002

DESIGN LIMITS FOR FIXED BUILDING SERVICES.

HEATING AND HOT WATER SYSTEMS
Reasonable provision for the performance of the heating & hot water system would be:
a. The use of an appliance with an efficiency not less than that recommended for its type in the *Domestic Heating Compliance Guide*, i.e. seasonal efficiency of 75% or more and
b. The provision of controls that meet the minimum control requirements in the *Domestic Heating Compliance Guide*, for the particular type of appliance and heat distribution system.

INSULATION OF PIPES, DUCTS & VESSELS.

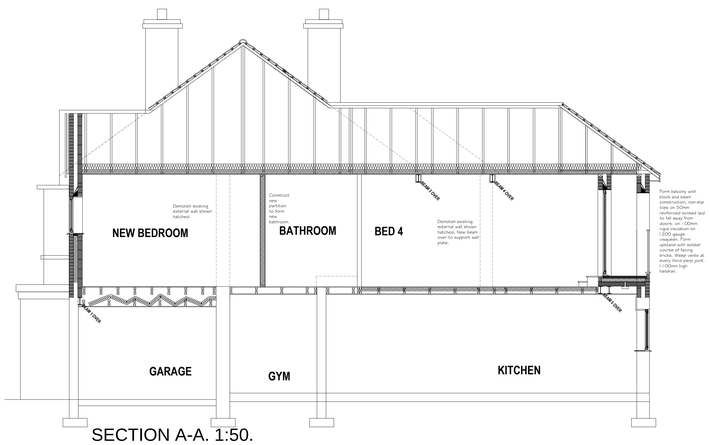
Reasonable provision would be demonstrated by insulating pipes etc. to standards that are not worse than those set out in *Domestic Heating Compliance Guide*, NBS, 2006.

FIRE DETECTION AND ALARM SYSTEM:~
Self contained smoke alarms are to be fitted to ceiling at least 300mm away from any light fitting and within 7m of the kitchen and living room and within 3m from bedrooms which is to be interconnected and permanently wired to a separately fused circuit.
Smoke alarm system to be linked to heat detection in garage.

WINDOWS:~
Window to be manufactured to suit the structural openings, windows to be as existing construction with Pilkington 'K' thermal double glazing.
Opening window casements are to be min 1/20th of floor area of each room with all first floor fire escape habitable escape windows having a minimum of 0.33m ² unobstructed opening and to be a minimum of 450mm wide and 450mm high with bottom of opening max. 1100mm from floor level. Slotted ventilators providing 8000mm ² ventilation and restrictors (max 100mm). Perimeter of windows to be sealed with approved colour mastic sealant. U value of 0.2, achieved by either providing double glazing with 16mm air gap and a soft low E coating or, double glazing with a 12mm air gap. Argon filled and a soft low E coating.

DOORS/FRAMES:~
External:
Doors/Frames to be manufactured to suit the structural openings. Door and frame sections shall be approved doors and frames to match existing. Doors to be complete with 6mm toughened glass vision panels complete with pinned beads. Doors to be fully weatherstripped and to be fitted with good quality ironmongery. Sealbar low threshold to be incorporated at base off all doors.
Perimeter of frame to be sealed with approved mastic sealant.
Internal:
Approved paneled doors.
Frames/Linings to be rebated SW section with SW architrave's to receive paint finish.

SAFETY GLASS:~
Safety glass is to be in all critical locations between floor level and 800mm above that level to windows and between floor level and 1500mm above that level and 300mm to either side of doors and side panels. Glazing is to comply to BS8206.
Obscure glazing is to be provided (style to be agreed) in all bathrooms and WC areas and any other areas agreed with the Client.



SECTION A-A. 1:50.

INTERNAL WALLS:~
Timber Partition Walls:
Walls to be 100x50 C16 studs @400mm c/c clad both sides with 12.5mm Gyproc wallboard with 2mm skim coat finish. Boards to kitchen and bathroom only to be 12.5 Gyproc moisture resistant board mechanically jointed.
Partition to be insulated with 50mm Gyplas 1200 sound insulation roll.
All wallboards to be installed in accordance with the recommendations of British Gypsum in accordance with their current literature.

ROOF CONSTRUCTION:~
1. Cold roof: Plain clay tiles, laid in strict accordance with manufacturers recommendations to BS5534 Part 1 laid on 38x25 softwood battens. Battens to be minimum 1200mm long fixed to a minimum of 3No. rafters, stagger end joints up slopes of roofs. Sarking felt to BS747 lapped minimum 150mm with double layer to ridges, hips and valleys. Eaves weathering appron secured with extra head sopper, aluminum or galvanized nails, lay 100mm thick Rockwool rollbatts between ceiling joists with an additional 150mm laid across to give u value of 0.16W/M.²K cross ventilation roof void achieved using Redland or similar eaves ventilation system in combinations with a ventilated ridge.

LATERAL RESTRAINT:~
Provide restraint straps to floor and roof members. Use 30 x 5 mm galvanised MS to BS -EN 845-1. Straps to be fixed tight to blockwork over a minimum of three members and spaced at not more than 2m centres.

BUILDING REGULATIONS NOTES:

1. All works shall be undertaken in accordance with the Building Regulations 1991 and its latest amendments.
2. All structural works shall be inspected at each stage of the works by the Local Authority Building Inspector and shall comply with his/her recommendations.
3. All elements of structure shall have minimum one hour fire resistance.
4. All walls shall achieve class "0" surface spread of flame characteristics.
5. All ceilings shall achieve class "0" surface spread of flame characteristics.
6. Roof coverings shall have "AA" designation.
7. All structural walls utilised to carry new loading shall be uncovered in the presence of the Building Inspector to determine suitability to carry new loading, and shall be amended if required in accordance with his recommendations.
The Main Contractors attention is drawn to the requirement that all timbers designated shall comply with the timber grades specified in Approved Documents A1/2, tables "B1" and "B2".

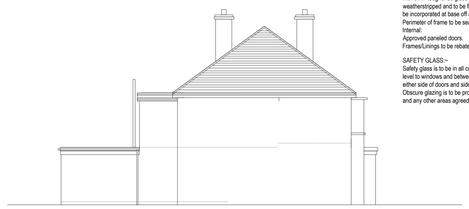
FOUNDATIONS & FOOTINGS:~
All new concrete footings / bases / retaining structures to be to the Structural Engineers details / specifications. All concrete footings / bases to bear onto suitable load bearing strata to the satisfaction of the building control officer and structural engineer.
Any new or existing services passing through or under new structural work to be lintolled over and encased in minimum 150mm concrete all round to Mechanical / Electrical / Structural Engineers detail / advice.

LINTOLS:~
Refer to Structural Engineers drawings and details for sizes, type and method of fixing new lintels and beams.
Provide insulated lintels over external wall openings, with dpc cavity trays with return ends and weep holes every fourth perpend.

DAMP PROOF COURSE:~
All cavities to be closed with vertical dpc. All new openings to incorporate horizontal and vertical dpc.
FLOOR SLAB CONSTRUCTION:~
All works to ground floor slab and infill / trimming sections to first floor slab to Engs detail / advice.

NEW STRUCTURAL ELEMENTS:~
Any new steel columns and beams to have a minimum fire resistance achieved by either 1hr fr board, 12.5mm plasterboard and skim on 15mm fireline board or intumescent paint. Steelwork which is to be left exposed to be painted with intumescent paint, spray applied.

FIRE BARRIER:~
The contractor is to provide and place Rockwool fire barrier which is to achieve minimum of one hour fire resistance between existing dwelling and new main extension at abutment of new and existing roofs.



Existing WEST ELEVATION. 1:100.

GROUND FLOOR:~
Provide a 75mm thick sand and cement screed laid to BS8204: Part 1 onto 150mm concrete floor slab with 1 layer of A252 fabric.
provide 45mm Celotex GA3000 insulation, with 25mm at perimeter. To ensure that the slab meets the required U value of 0.25 the manufacturer may assist in the configuration of the insulation to meet part L1 of the current building regulations.
provide 1200mm visqueen dpm.
Min 150mm well compacted type 1 hardcore.
U value of floor is to be Max 0.25W/M.²K.

EXTERNAL WALL:~
To be 302mm wide cavity comprising outer leaf of 102mm facing brickwork to match existing, 100mmCavity partially filled with filled with 50mm CELOTEX CW3000 insulation. Inner leaf to be 100mm thick 7N/mm ² blockwork. Walls to be drylined internally with 12mm thick plasterboard on dabs with a 3mm thick plaster skim finish.
U value of cavity wall construction to achieve 0.25W/M.²K. Horizontal dpcs to be 2000g hyload or similar and to be a minimum of 150mm above external ground level. Wall ties to be galvanised mild steel and to be provided at a maximum of 750mm centres horizontally and 450mm centres vertically staggered to give a diamond pattern, ties adjacent to openings to be a maximum 300mm vertical centres 150mm back from reveals. Cavities to be closed at eaves and top edges of gable walls with non-combustible cavity barriers. Insulation batts to be used at door and window reveals with vertical and horizontal dpc's to BS6515 provided at all openings.
All new cavity wall construction is to be tied back to existing walls using 'Catnic Stronghold' stainless steel ties fixed strictly in accordance with manufacturers instructions. With the exception of the level facing brickwork to elevation where it is to be toothed in every other course.

DPC's:~
Dpc's to be provided at Heads, Jambs and Cills of all openings in cavity brickwork. dpc's and preformed cavity trays to be manufactured by rubenoid building products Ltd. Hyload pitch free range and to be installed in accordance with the manufacturers instructions.
Note! : Preformed stop ends to be installed at ends of all cavity trays. Joints to lap Min 100mm and to be sealed with hyload adhesive or mastic.
Dpc to be included over cavity wall steel lintels. all dpc's to be laid on mortar bed. generally installation procedure to comply with BS5268 Part 3:1989 and BS8215.
peepholes to be provided by omitting perpends at 900 centres, completely open above steel lintels, Min of 2No. weepholes above all openings. Weepholes to be fitted with approved Polypropylene cavity weep/ventilator.

ROOF VENTILATION:~
Provide Glidevale roof ventilation to all roofs with insulation at ceiling level. Ref: RV along full length equivalent to a 10mm opening. All fixed in accordance with manufacturers literature and guidance.
Where there are no sloping insulated ceilings provide glidevale Ref: RV between rafters and Glidevale Ref: FV250 continuous ventilation along top of eaves equivalent to a 25mm opening. Provide Glidevale Ref: MR50 at roof abutments with cavity Ref: G ridge ventilators installed at 2.4m centres to all ridges where roof is insulated.

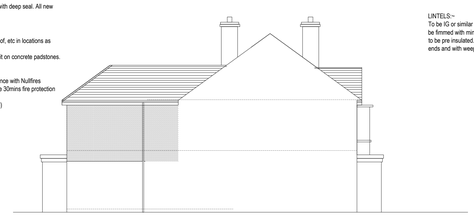
CEILINGS:~
Ceilings to US of new floor to be British Gypsum MF or similar proprietory sytem. Allow gap for services.

DRAINAGE:~
Existing drainage network to be exposed prior to any works. All new drains to be 100mmØ Hepworth supasleeve vitrified clay pipes lain in straight lines 1 in 40m falls on trimmed trench bottoms with flexible joints, backfilled with selected as dug materials.
Provide 150mmØ sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork.
New 100mmØ drains laid to falls and surrounded with 150mm concrete where they pass under building.

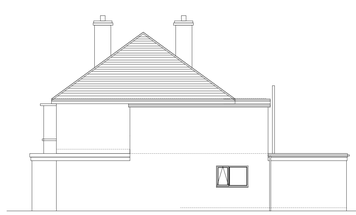
SANITARY GOOD AND WASTE FITTINGS:~
All sanitary ware to be from Twyfords or similar approved range.
Waste pipes: Lavatory Basin 40Ø.
W.C. 100Ø.
Sink 40Ø.
Bath 40Ø
All wastes to be upvc, all traps to be 75 upvc anti-syphon step with deep seal. All new internal foul drainage to connect into new 100mmØ svp.

STRUCTURAL STEELWORK:~
Structural steel beams to be installed to support floors, walls, roof, etc in locations as shown on the drawings.
Ends of beams built into masonry walling to be restrained and sit on concrete padstones.
Size 450x215x100wide.
Calculations and details to be approved by Local Authority.
Steelwork to be degreased, shot blasted and primed in accordance with Nullfires specification and S835 basecoat to a D.F.T of 0.5mm to achieve 30mins fire protection (2No. coats required brush application) applied.
Overcoat with Nullfire S619 to a D.F.T. of 0.5mm (brush applied)
System to comply with BS8202 Part2:1992.

LINTELS:~
To be IG or similar galvanized ms lintels with minimum bearing of 150mm. Box lintels to be firmed with mineral wool insulation quilt to provide minimum U value of 1.2WM.²K or to be pre insulated. Lintels in outer walls to have cavity trays over, complete with stop ends and with weepholes provided in outer leaf.



PROPOSED WEST ELEVATION. 1:100.



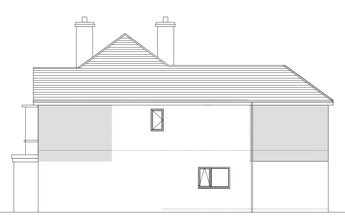
EAST ELEVATION. 1:100.



NORTH ELEVATION. 1:100.



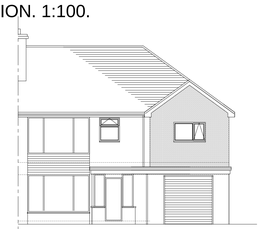
SOUTH ELEVATION. 1:100.



PROPOSED EAST ELEVATION. 1:100.



PROPOSED NORTH ELEVATION. 1:100.



PROPOSED SOUTH ELEVATION. 1:100.

Notes:

1. Do not scale off this drawing. All dimensions are in mm & are to be checked on site prior to manufacture & construction. This drawing is the property of P.A. Taylor Plans & should not be reproduced without permission. All discrepancies to be brought to the attention of the P.A. Taylor immediately. This drawing shall be read in conjunction with all relevant specialist drawings & specifications.
2. The Contractor is to check and verify all building and site dimensions, levels and service locations including sewer invert levels at connection points before work commences. Materials and workmanship are to comply with current British Standards, British Standards Code of Practice, Building Regulations & Building Standards.

THIS DRAWING IS FOR PLANNING PERMISSION AND BUILDING REGULATION APPROVAL ONLY

Rev:	Date:	Status/Amendments:	By:
C	11-05-16	First floor revised	SMB

P.A.TAYLOR PLANS
Extensions, Loft Conversions, Local New Builds & Building Surveys.
Sand Quarry, Hougher Wall Road, Audley, Staffordshire. ST7 8JA.
Tel: (01782) 721111
Mob: (07714) 690927
Qualified & Indemnified Building Surveyor

Client:
MR & MRS WORTHEN
Proposed front and rear extension
aat first floor over existing garage and kitchen.

Project:
167 Ash Bank Road
Werrington

Drawing Title:
Existing and Proposed plans and elevations

Scale:	Paper Size:	Date Created:
1:50 1:100	A0	Sept 2015
Drawing Number: 6608.01		Drawing Revision: C