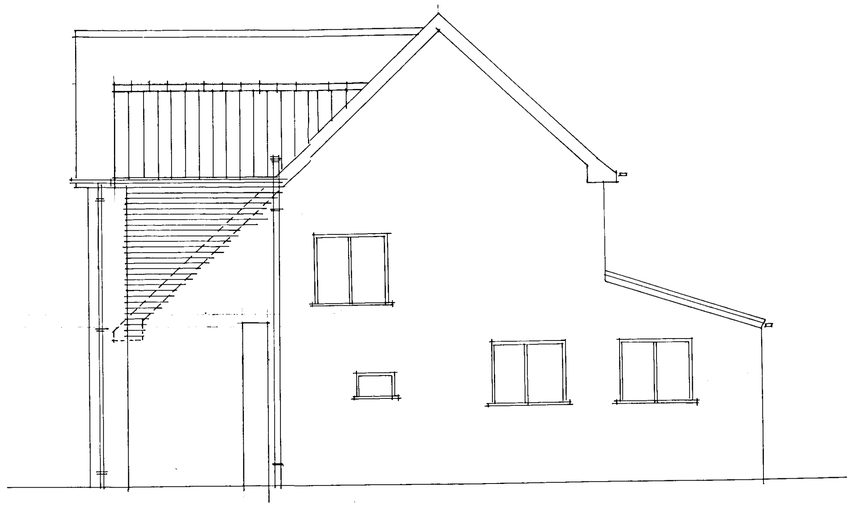
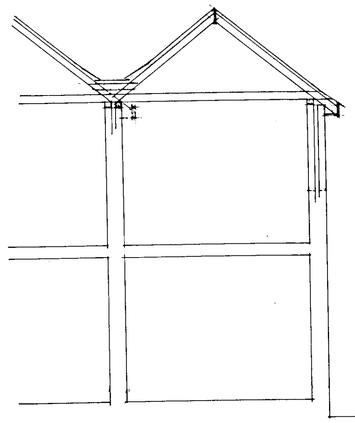


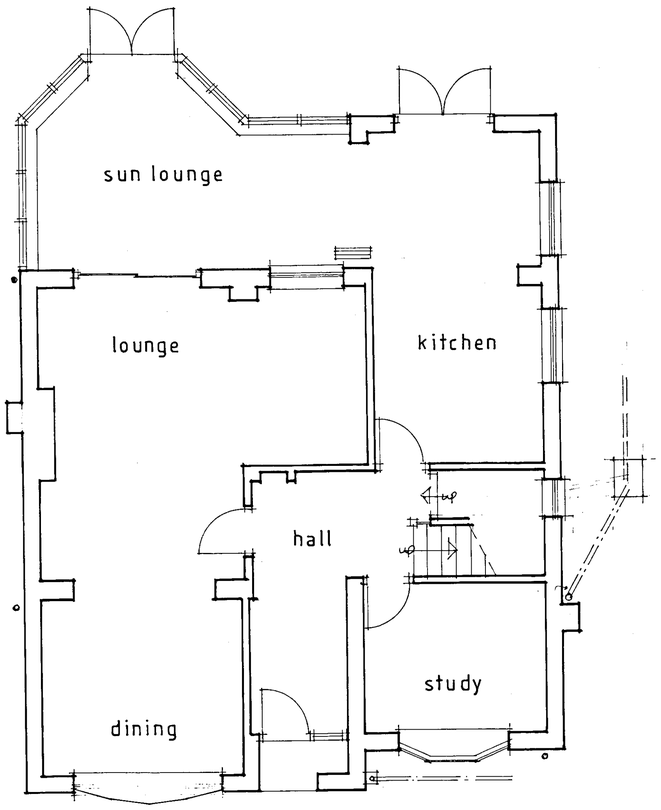
NORTH ELEVATION.



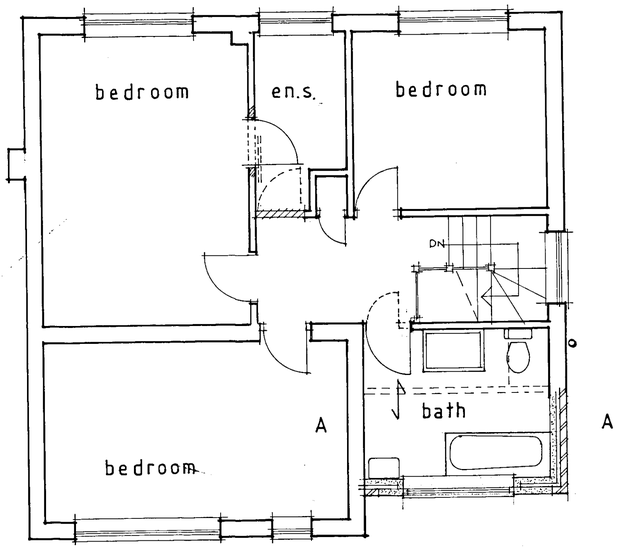
WEST ELEVATION.



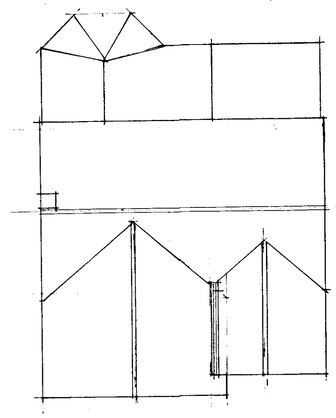
SECTION A.A.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



ROOF PLAN. 1:100

Remove existing door and lining, prop for and enlarge door opening to Bathroom, build in prestressed concrete lintel over, quoin up jambs, make good and build in new door and lining. Prop for and cut door opening between Bedroom and En-Suite, build in prestressed concrete lintel over, quoin up jambs, make good and build in new door and lining. Take out door and lining to En-Suite and build up opening in blockwork bonded to existing, make good to walls and skirtings.

Remove wall to existing Shower Room, make good to walls, floors, ceilings and skirtings. Remove existing shower complete with services and waste, disconnect and cut back services, make good.

Remove eaves construction, verge construction, gutter and rainwater pipework, strip off roof as necessary for extension including tiles, battens, felt, rafters, purlins, hangers etc., set aside roof tiles for possible re-use and remove all other materials, make good new roofing to existing on completion, take down as necessary and prepare existing walls for raising.

Where new cavity walls are to be built up off existing, these walls to be exposed for inspection by Building Control Officer and if necessary suitable appraisal or calculations to be made to the satisfaction of the Building Control Officer before any corbelling is carried out. External brick faced cavity walls to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, 75mm 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. External rendered cavity walls and gable to be constructed of outer skin of 100mm aerated concrete blockwork with two coat rendering externally, 75mm 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 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. Build in 'Xtra-Load Elite' cavity tray to wall above bow window. Wall insulation to be linked to roof insulation at eaves. Cavities of hollow walls to be closed with blockwork and insulated damp proof course at jambs and sills to openings. 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 'Camic' lintels CG70/100 over window openings, all with minimum 150mm end bearings.

First floors to be constructed of 50 x 175mm sawn softwood C16 grade joists at maximum 400mm centres, laid between existing ceiling joists with minimum 90mm end bearings, covered with 22mm T. & G. flooring grade chipboard, 100mm mineral wool with a minimum density of 10 kg/m to be laid in floor void. 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 seals fitted at ends. 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. End three joists running parallel with external walls to be strapped down with 30 x 5mm galvanized straps at maximum 1800mm centres.

Pitched roof to be of interlocking tiles to match existing and to Planning Officer's approval on 38 x 19 sawn battens, to existing gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane, sawn softwood C16 grade construction to be of 50 x 100mm rafters at maximum 400mm centres, 25 x 150mm ridge, 150 x 25mm valley boards, 100 x 75 wall plates, 50 x 150mm ceiling joists at maximum 400mm centres. Ceiling joists to be bolted to rafters with 12mm bolts and double-sided tooth plate connectors. Provide and fix code 4 lead flashings to bow window roof. Provide code 4 lead saddle at intersection of ridge with roof slope. Form valley between new roof and existing of Code 5 leadwork complete with all welts, seams and drips on 19mm WBP plywood base and lier boarding minimum 250mm up roof slopes, on softwood bearers fixed to rafter feet, fit angle fillets at eaves of tiling, all to suitable falls. 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 rhetre centres with 30 x 5mm galvanized straps spanning 3 rafters or ceiling joists and turned down over walls. Ceiling of 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. 'Fibreglass Crown 75' or similar insulation, 150mm thick, laid between joists with 150mm thick insulation laid over this at 90° Fit UPVC fascias and soffits on timber bearers. Fit UPVC barge boards and soffits, boxed ends at intersection with fascias, and sawn timber bearers or gable ladder framework. 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 and draught proofed and should attain a 'U'value' of 1.80 W/m² .K, fitted with trickle vent to give a minimum of 5000mm of background ventilation, fitted with restrictors to limit the opening of casements. New external frame to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant. New internal door and ironmongery to be to Client's choice minimum 750mm clear width, set in softwood rebated linings or frames. Existing door and lining to be refitted to En-Suite.

Provide and fix bath, shower, basin and WC suite all to Client's choice. All wastes to be fitted with 75mm deep seal traps, bath and shower wastes to be 38mm, basin waste 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 stack to be carried up above windows within 3 metres of pipe by at least 1 metre and fitted with suitable bird cage.

External gas pipework to be re-routed as necessary. Central heating to be extended into Bathroom. The calculated output of radiator shall be sufficient to maintain a temperature of 21 °C when the atmospheric temperature is –1 °C. Existing radiator to En-Suite to be relocated. New radiator to have thermostatic valve. 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. :-

Carry out electrical works all to Client's choice. Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night. 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. Fan capable of extracting air at a rate of not less than 15 litres per second to be fitted in Bathroom.

Dry line remaining walls now falling within Bathroom 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 storm drainage gullies to be trapped and fitted with galvanized grating. Foul drain to be connected to existing manhole. Storm drainage to be connected to existing storm system.

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.

Amendments:
A 27-05-10 Notes added.

MR. B. MORETON

DATE **May 10**

PROPOSED EXTENSION
AT
16, AYNSLEY CLOSE,
CHEADLE,
STOKE-ON-TRENT,
STAFFS. ST10 1DP

SCALES	
PLANS	1:50
SECTION	1:50
ELEVATIONS	1:50
ROOF PLAN	1:100

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FOR SUBMISSION TO LOCAL AUTHORITY FOR PLANNING AND BUILDING REGULATIONS APPLICATIONS

DRAWING NR. 1005/10/02/A