EXTENSION
...ATED AS A WORKING ARRANGEMENT

PROPOSED EXTENSION.
1000
APPROVED PLAN
DETAILED DRAWING

roof tiles to match existing.
line of existing gable end
dormer roof tiles to match existing
F.E.
WF 02
WF 01
proposed new dormer to match existing
existing roof unaltered.
existing window cut up min 1000 from pavement opening height.
ex window
ex window
ex window
existing canopy.
ex window
ex window
ex doorway and existing oriel window
facing brickwork to match existing.
Lintel design over garage door by structural engineer
WG 01
ex window
ex front door
DG 01
KENTMOOR GARAGE DOOR by KENMOOR Ltd.
proposed garage door opening 2895 WIDE x 2044 HIGH
Colour to be chosen
new window to match WG 01
cast stone cill

PROPOSED FRONT ELEVATION FACING ACCESS DRIVE.

600 WIDE x 215 DEEP mass concrete strip footing taken down 1000 below ex ground level. (assuming good ground.)

* NOTE: FOUNDATION/FLOOR SLAB UNDER GARAGE TO BE SUBJECT TO STRUCTURAL ENGINEERS DETAIL & CONC DESIGN TO ACCOMMODATE EXISTING FOUL DRAINAGE RUNWORK RUNNING DIAGONALLY ACROSS THE CORNER OF THE MAKING END.
NO WORK TO BE COMMENCED UNTIL THIS DEPOSITED PLANS WORK HAS BEEN SUBMITTED TO & APPROVED BY STAFFORDSHIRE MOORLANDS BUILDING CONTROL

* NOTE: 'U' value of dormer window roof to comply with spec 1 & 2.
* or to structural engineers recommendations
DORMER
100X50 C16 sw roof spars.
roof void
195x75 (6"x3") sw ridge beam max clear span 4315.
TYVEK breathable felt. on
125x50 (C16) roof rafters
insulation to flat part of first floor ceiling 2 No layers of rockwool insulation quilt to give a total thickness of 270 mm. glasswool laid between & over ceiling joists.
12.5mm plasterboard & skim.
Steel beam to structural engineers design to have 1 1/2 HR fire protection with 12.5 plasterboard & skim.
max clear span 4315.
WF 03.
2400
PROPOSED NEW MASTERBEDROOM 5
Cavity Lead flashing
insulated 75x50 sw stud frame.
19 mm Weyrock screw fixed to 200x50 sw stud.
200x150x30 Zeds @ 400 ctrs
200x50 (C16) joists @ 400 ctrs underdrawn with 12.5 mm fire linerboard & skim. voids filled with glasswool quilt
Catnic lintels over new window opening
garage lintol to structure engineers specification.
...100x50 (C16) @ 400.
PROPOSED REPLACEMENT GARAGE.
125 smooth finished concrete.
1200 Wetherby dpm. on 25 sand blinding on.
150 mm sulphate free consolidate hardcore.
F.G.L.
600x215 wide. mass conc strip footings
* NOTE
foundation design + depth to structural engineers design + detail to be approved by staffordshire moorlands bc prior to construction.

TYPICAL SECTION A - A.

roof falls
roof falls
roof falls
roof falls
roof falls

EXISTING ROOF PLAN SCALE 1:100

BUILDING REGS NOTES & OUTLINE SPECIFICATION.

1. ROOF CONSTRUCTION:
to achieve a 'U' value of 0.16 W/M²/°C to the flat soffit of first floor ceiling as follows.
concrete roof tiles to match existing on tanalised treated sw 38x25 battens on
TYVEK 'Supro' breathable roofing membrane on
125x50 mm C16 roof rafters @ 400 ctrs. with 75 KINGSPAN TP10 insulation between rafters.
225x75 mm ceiling binder and
125 x 50 mm ceiling joists @ 400 ctrs.
To THE SLOPING SECTION OF ROOF/CEILING a 'U' value of 0.20 W/M²/°C to be achieved as follows.
75 mm TP10 KINGSPAN inserted between roof rafters followed by one layer of K18 62.5 mm + 5mm insulated plasterboard laid across the sloping face of the roof rafter.
& Rockwool
2 layers of glasswool insulation quilt to give a total thickness of 270 mm laid between the bottom section of ceiling joists (100 mm between timbers, & 170 mm over the top. loose laid.

2. EXTERNAL WALLS:
to achieve a 'U' value of 0.3 W/M²/°C as follows.
103 outer leaf of approved facing brick
75 cavity with full fill cavity 'Bat' insulation by Rockwool
125 thermalite Turbo inner leaf with
12.5 plasterboard + skim.
blockwork secured to outer leaf with stainless steel cavity ties @ 900 ctrs horizontally & 450 ctrs vertically staggered.

3. INTERNAL FIRST FLOOR PARTITIONS:
75x50 sw stud framing @ 600 ctrs with noggings @ 900 ctrs vertically
12.5 mm plasterboard + skim both sides. void filled with acoustic insulation quilting to give a min density of 10 kg/m³. in accordance with approved document.

4. GLAZING & VENTILATION:
Any new habitable rooms formed must have 1/20 of floor area served with natural ventilation
where new external doors or windows are formed include ventilation slots are to be fitted in the head of all windows/doors to give a minimum of 8000 mm² per room / door.
All new windows formed shall be constructed in white upvc to accept double glazed units with a 'U' value of 1.8 W/M²/°C. Double glazed units shall consist of an outer pane of 6 mm laminated safety glass, 20 mm argon filled space, inner pane of Pilkington's low emissivity 'K' glass, all to comply with BS 6262

5. SECONDARY MEANS OF ESCAPE / SMOKE DETECTORS
All new habitable rooms formed must be capable of secondary means of escape in the event of fire. Minimum clear opening width & height to be 450 Minimum clear area 0.33 m². Cill height of any escape window must be between 1100 & 800 mm above finished floor level.
SMOKE DETECTORS: ⊙SD must be fitted at the bottom & top of the existing staircase, and shall be interlinked & mains hardwired into the mains consumer unit with a separate fuse & provided with separate battery backup

6. MECHANICAL VENTILATION:
Shower to be provided with mechanical ventilation by vent axia to provide 30 litres/sec extract activated by pull switch with a 15 min delay cut off.

7. LATERAL STABILITY: to be achieved by galvanised Bat straps 30x5x1200 long screw fixed every alternate floor & roof rafter to inner face of inner block work leaf.

8. CENTRAL HEATING & NEW ELECTRICAL WORK:
Minimum of 80% of all electric light fittings shall be Low Energy / High efficiency fittings
Any new radiators to be fitted with Thermostatic valves.
ELECTRICAL WORK: All new electrical work must be carried out by a competent electrician as recognised by STAFFORDSHIRE MOORLANDS B.C. If required by the Local authority an 'electrical safety cert' will be provided in accordance with BS 767

9. GROUND FLOOR CONSTRUCTION:
To achieve a 'U' value of 0.25 W/m²/°C as follows
125 mm concrete finished concrete to receive cleanly approved floor finish on 150 mm Sub floor/materials regfill finish hardcore on 1200 gauge polythene dpm with 150 mm Expanded polystyrene insulation on 25 sand blinding on 150 sulphate free consolidated hardcore. over existing

10. FIRST FLOOR CONSTRUCTION (U value 0.22)
19 mm Weyrock screw fixed to 200x50 (C16) floor joists @ 400 ctrs max clear span 3315 voids filled with glasswool insulation quilt underdrawn with 12.5 fireline board, to give 1/2 HR fire resistance to garage ceiling.

11. STRUCTURAL STEELWORK: to be encased with 12.5 Plasterboard & skim to give 1/2 HR fire resistance

12. DPC's & EXTERNAL LINTELS:
DPC to be thylamex, or similar approved, placed 150 above ext. finished levels & to be colour of similar appearance, with min 150 overlap at each end.

MR & MRS IAN HOLLAND

PROPOSED EXTENSIONS & ALTERATIONS TO 4 GLEBE GARDENS CHEADLE STO 3RW

General arrangement drawing for detailed planning consent & building regs approval.

⊙SD = interlinked smoke detector.

1:50 & 1:100 OCTOBER '06 PY

PETER YOUNG RIBA
CHARTERED ARCHITECT
50 DICKENS LANE
POYNTON
CHESHIRE SK12 1NT
TEL 01625 850160.

2006 T 12

roof tiles to match existing
fascia & soffit to match existing.
new dormer to match existing
new rustic facing cavity brickwork to match existing
existing roof
existing facing cavity brickwork

PROPOSED GABLE END ELEVATION FACING NORTHWEST.

EXISTING GABLE END FACING SOUTHEAST. (UNCHANGED)

proposed new extension.
WF 03
WG 01
DG 02
DG 01

PROPOSED REAR ELEVATION FACING NORTHEAST. SCALE 1:100.

roof falls
roof falls
roof falls
roof falls
roof falls

SCALE 1:100
PROPOSED ROOF PLAN:

PROPOSED EXTENSION (APPROVED)
1000
3600
ADDITION PROPOSED EXTENSION.
DG 09
DG 08
DG 10
UTILITY.
EXISTING KITCHEN.
EX DINING ROOM.
PROPOSED HOME OFFICE.
100 blockwork 12.5 plaster + skim both sides
existing staircase unaltered
UP
SD
DG 07
DG 05
DG 04
DG 03
existing cavity brickwork
PROPOSED. EXTENDED STUDY.
existing plan?
EXISTING STUDY.
WG 01
EX WC.
DG 02
Whb
DG 01
EX. LOUNGE.
PROPOSED GARAGE
clear span 4815
new steel RSJ to structural engineers design with 1 1/2 HR FIRE PROTECTION & CALC
125 mm fireline board. screw fixed to 200x50 sw joists @ 400 max clear span.
FLOOR: smooth finished 125 concrete with light weight mesh reinforcement (A142) on 1200 gauge dpm on 25 sand blinding on 150 sulphate free consolidated hardcore.
GRA... KENTMOOR ... by Garador
2044 HIGH x 2895 WIDE
finished
3.965
2300
215
600 WIDE
usc 203x133x30 UB as per calcs
200x50 (C16) joist spacing
215x457 brick pier if required at mid span by building control
200x50 (C16) joist @ 400
existing plan?
2No new Cleard Steel beams, 152x152x23 kg/m & 2No 152x89x16 kg/m UB max clear span 2190.
Existing 6m Floor opening 2100 wide.
PROPOSED GROUND FLOOR PLAN

PROPOSED REVISED DIMENSION. 4600
WF 03
DF 02
PROPOSED DRESSING ROOM.
WC
Whb
bath
BATHROOM
EX BEDROOM 5.
EX BEDROOM 3.
DF 01
950
acoustically treated new 75x50 sw stud walls 12.5 mm plaster/board each side
DF 04
PROPOSED NEW MASTERBEDROOM 5.
19mm Weyrock screw fixed to 200x50 (C16) floor joists @ 400 ctrs span 3315 clear.
break out new door opening to sill 2'6" x 2'3" door & frame. Newcastle linn...
existing staircase unaltered
SD
(REMOVED)
ENSUITE 2
new matching glazed window FF.
WF 02
WF 01
EX. BEDROOM 4
bath.
Whb
WC
EN SUITE 1.
EX BEDROOM 1.

PROPOSED FIRST FLOOR PLAN

Revision B 23-01-2007
Roof plans added
as existing &
as proposed.
Existing side and gable elevations added.

Revision A. 27-12-06
Two storey extension increased by 600mm length
Structural steel beam detail added

10700122 / REM 9 FEB 2010

[redacted]