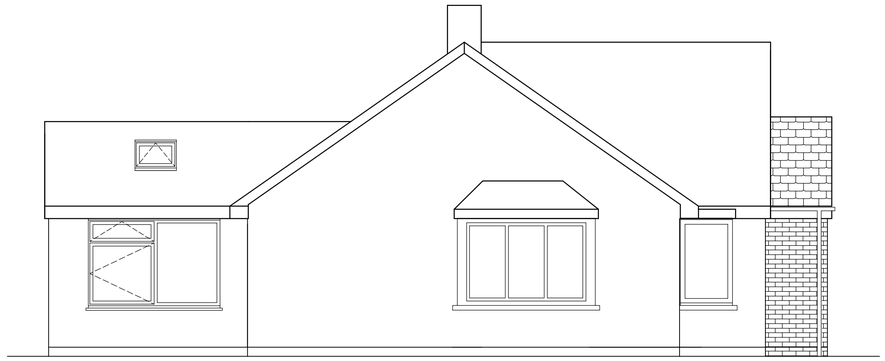
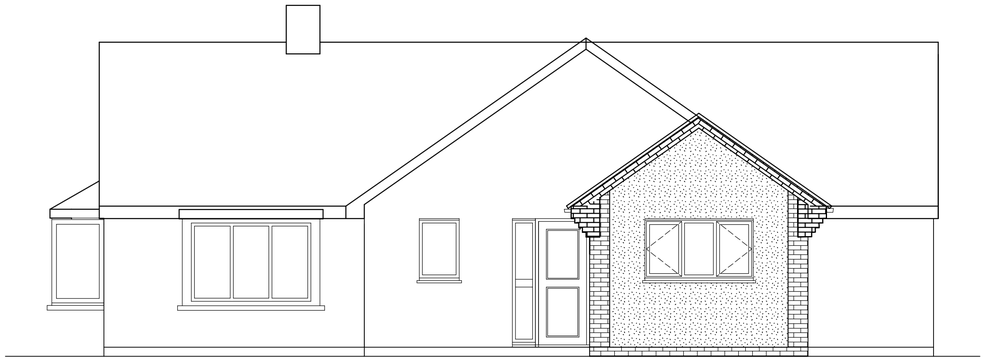
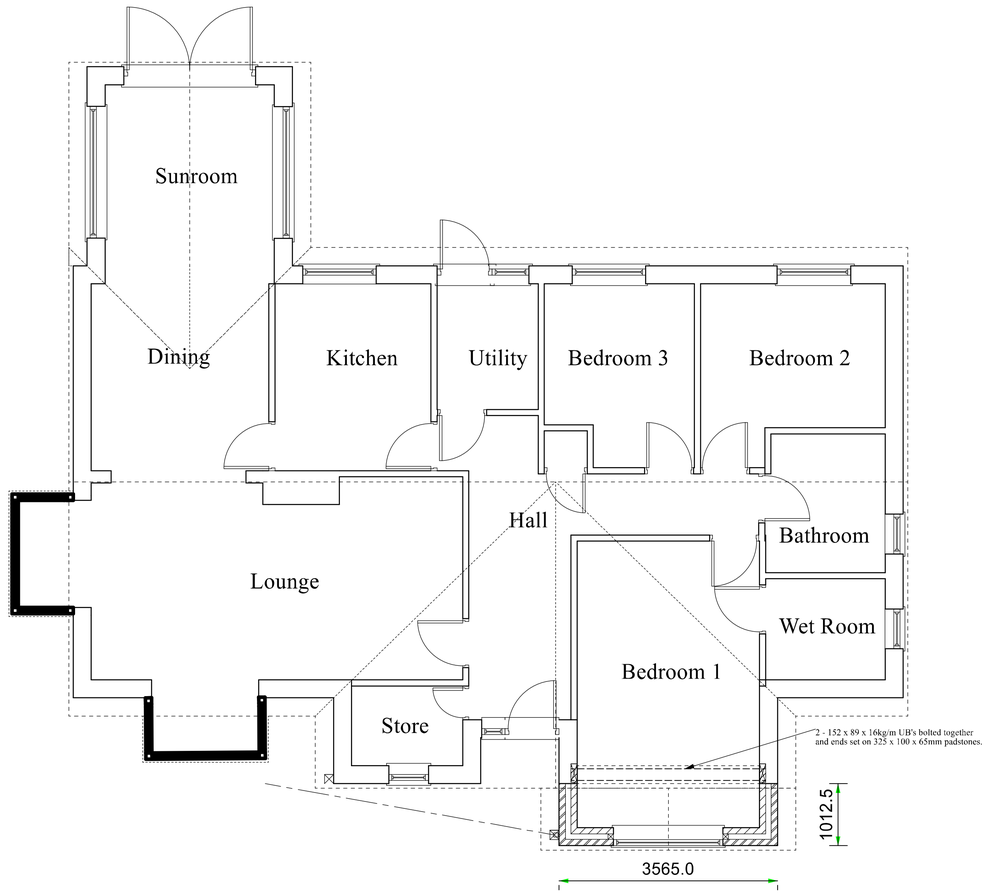


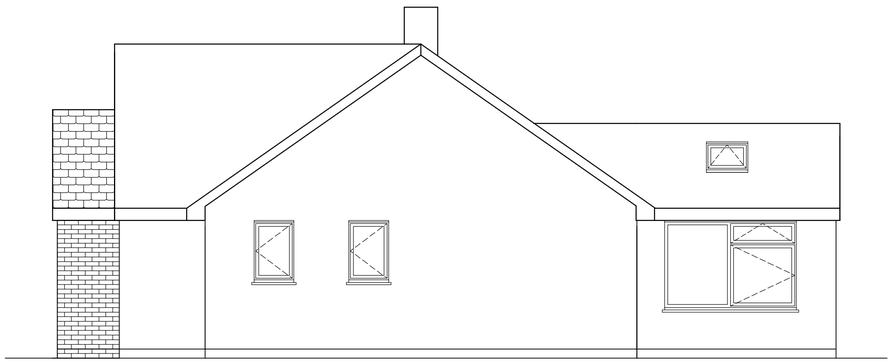
SIDE ELEVATION (SOUTH)



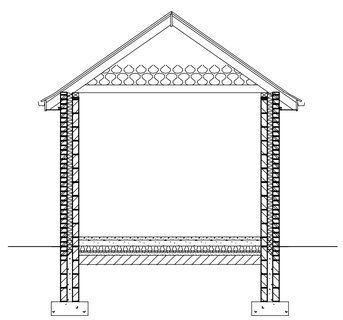
FRONT ELEVATION (EAST)



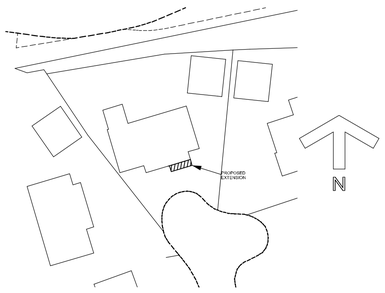
PLAN



SIDE ELEVATION (NORTH)



SECTION



BLOCK PLAN

NOTES

Take out window to Bedroom and cut away to form plain opening as shown, build in 2 Nr. 152 x 89 x 16kg/m UB's over to support wall above, beams to be bolted together at minimum 600mm centres with 12mm bolts and fitted with spacer tubes, ends to be set on 350 x 100 x 65mm padstones, quoin up jambs and make good. 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 Building Control Inspector. 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.

Floor to be constructed of minimum 150mm sulphate free compacted hardcore, 50mm 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 facing bricks 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. 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 'Catnic' lintel CG90/100 over window opening with minimum 150mm end bearings.

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 125mm rafters at maximum 400mm centres, 25 x 200mm ridge, 100 x 75 wall plates, 50 x 150mm ceiling joists at maximum 400mm centres. Provide and fix code 4 lead flashings with soakers at intersections of roof with walls. 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. 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 90o to each other. Fit UPVC fascias and soffits on timber bearers. Form verges with two courses of contrasting facing brickwork to match existing, set to rake of roof. Gutters and rainwater pipe to be in UPVC. Gutters to be Marley Flowline Rectilinear 112 x 60mm gutters laid to 1 in 600 falls, with 65mm square rainwater pipes discharging into trapped gullies.

Fit softwood skirtings to match existing and 25mm softwood rounded window board.

Window to be either salvaged from removal of existing or 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. New silicone sealant.

Central heating to be altered and extended as necessary. Any new radiator to have thermostatic valve fitted. Installation, testing and commissioning certificate is to be provided for the heating system completed by suitably qualified and competent persons in a recognized industry format indicating compliance with the requirement of Regulation L1. The calculated output of the radiator shall be sufficient to maintain a temperature of 18 oC when the atmospheric temperature is –1 oC.

Carry out electrical works all to Client's requirements. 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.

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 '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. Storm drainage gully to be trapped and fitted with galvanized grating. Storm drainage to be connected into existing storm system.

Alter existing access drive as necessary and reinstate in 65mm thick block paviors vibrated onto 50mm sand on minimum 150mm thickness of limestone hardcore all to match existing, edgings to be 150 x 50mm concrete on 150 x 75mm concrete foundations and haunching.

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 18-08-16 Section added and minor amendments made. Block Plan added.

MR. M. KETTRICK

DATE AUGUST 2106

PROPOSED EXTENSION
TO BEDROOM

AT
4, RAWLE CLOSE,
CHEADLE,
STOKE-ON-TRENT.
STAFFS. ST10 1UX

SCALES:
PLAN 1:50
ELEVATIONS 1:50
BLOCK PLAN 1:500

DRAWN BY:

MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
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LULWORTH HOUSE,
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AS PROPOSED

FOR PLANNING &
BUILDING REGULATIONS
APPLICATIONS

DRAWING NR. 1607/07/02/A