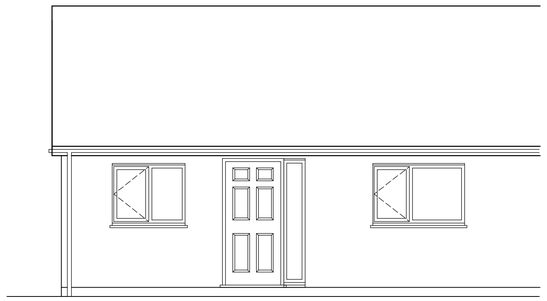
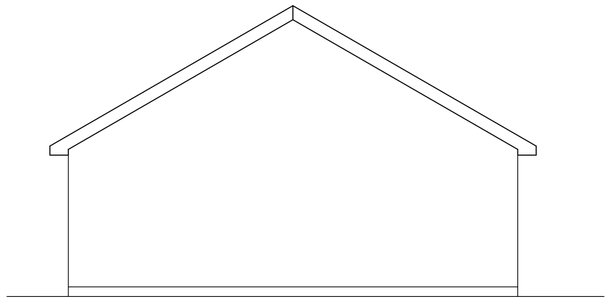
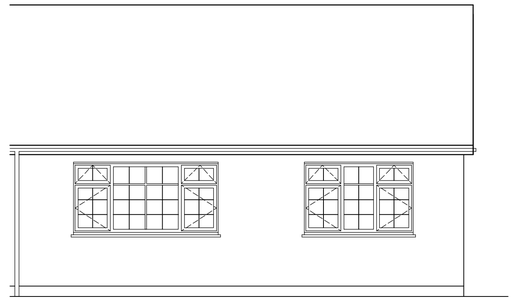


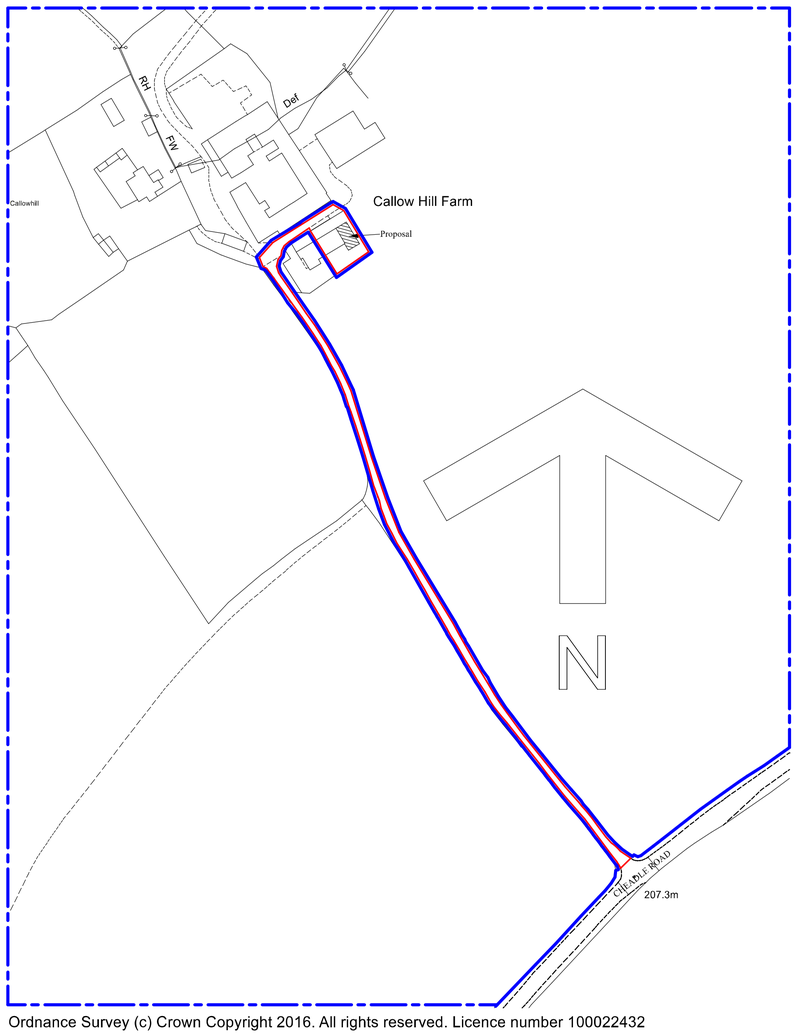
REAR ELEVATION (NORTH)



END ELEVATION (EAST)



FRONT ELEVATION (SOUTH)



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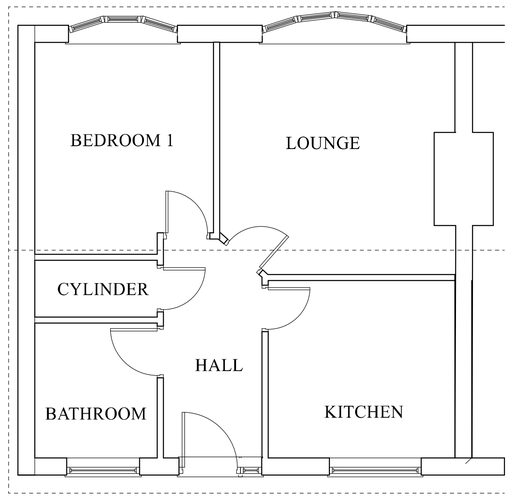
LOCATION PLAN



PLAN

NOTES

Prop for and cut plain opening into extension, build in prestressed concrete lintels over, (one per 112mm thickness of wall), quoin up jambs & make good. Remove barge board and cut back verge 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 225mm thick, stepped as necessary, to the following widths:
Half Brick Walls450mm
300mm Cavity Walls600mm
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 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. Where brick and block returns are less than 550mm wide (measured internally) reinforce wall with layer of brick reinforcement in every other brick course and in every block course. 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 '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 roofs to be of interlocking tiles to match existing and to Planning Officer's approval on 50 x 25mm sawn battens, to recommended gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane; on specialist designed trussed rafters at 600mm c/c to BS5268 Part 3, with 100 x 25mm bracings as recommended by suppliers fix 100 x 75 wall plates. Girder truss to be installed over Bedroom 2 to support main trusses. Set of diminishing trusses to be installed at intersection of roofs. Provide code 4 lead saddle at intersection of ridge with roof slope. 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, barge boards and soffits with boxed ends at intersection of fascias and barge boards on timber bearers or gable ladder framework. Gutters and rainwater pipes 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, architraves and quadrants to match existing and 25mm softwood rounded window boards.

Windows 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. Window to WC to be fitted with trickle vent to give a minimum of 5000mm of background ventilation. Windows to Bedrooms to be fitted with trickle vents to give a minimum of 10000mm of background ventilation. Windows to Bedrooms to have an unobstructed opening at least 450mm wide and 750mm high, and the bottom of the window opening is not to be more than 1100mm and not less than 800mm above the floor as a means of escape. 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 750mm clear width, set in softwood rebated linings or frames. All ironmongery to be to Client's choice.

Provide and fix basin and WC suite all to Client's choice. WC suite to Basin waste to be fitted with 75mm deep seal trap and 32mm diameter pipework.

Central heating to be extended into extension. All new radiators to have thermostatic valves fitted and to be installed in all rooms, Hall and Landing. Installation, testing and commissioning certificates are to be provided for the 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 oC :- WC21 oCBedrooms18 oC

CLAIRE BENNISON

DATE SEPTEMBER 2016

PROPOSED EXTENSION TO DWELLING

AT
CALLOW HILL FARM,
CHEADLE ROAD,
BLYTHE BRIDGE,
STOKE-ON-TRENT.
ST10 2NY

SCALES:
PLAN 1:50
ELEVATIONS 1:50
LOCATION PLAN 1:1250

DRAWN BY:

MALCOLM SALES
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AS EXISTING

FOR PLANNING APPLICATION

DRAWING NR. 1608/08/01