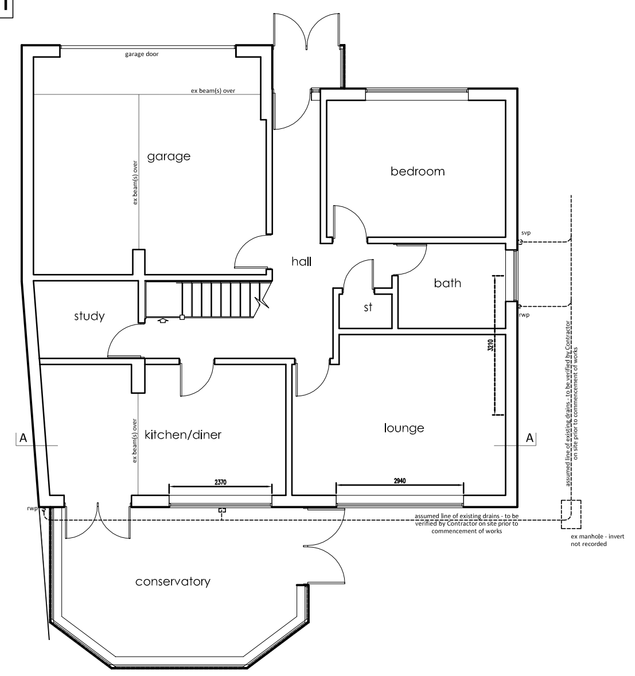
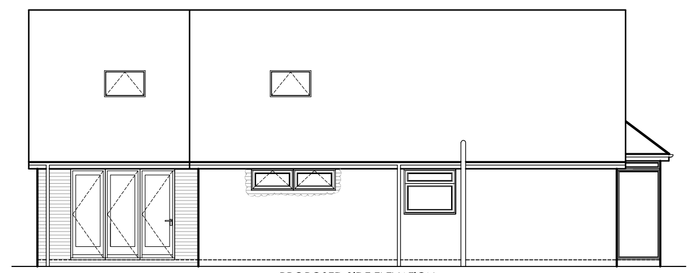
A1



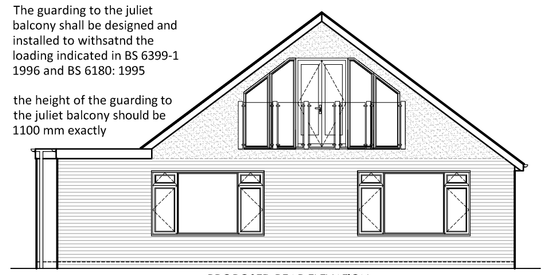
EXISTING GROUND FLOOR PLAN
scale 1:100



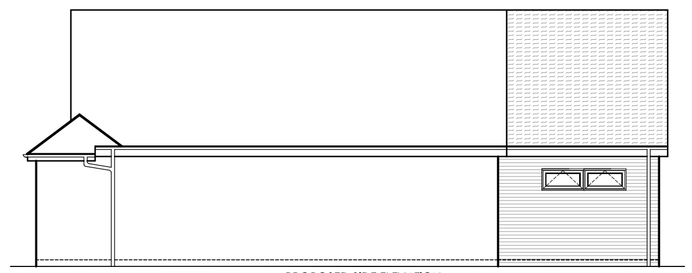
PROPOSED SIDE ELEVATION
scale 1:100

The guarding to the juliet balcony shall be designed and installed to withsatnd the loading indicated in BS 6399-1 1996 and BS 6180: 1995

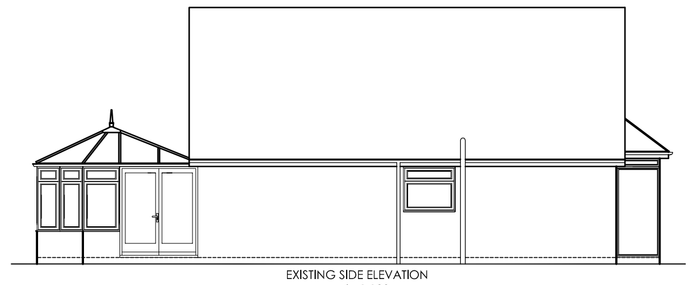
the height of the guarding to the juliet balcony should be 1100 mm exactly



PROPOSED REAR ELEVATION
scale 1:100



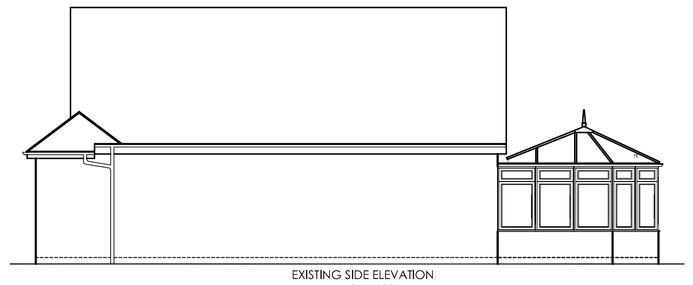
PROPOSED SIDE ELEVATION
scale 1:100



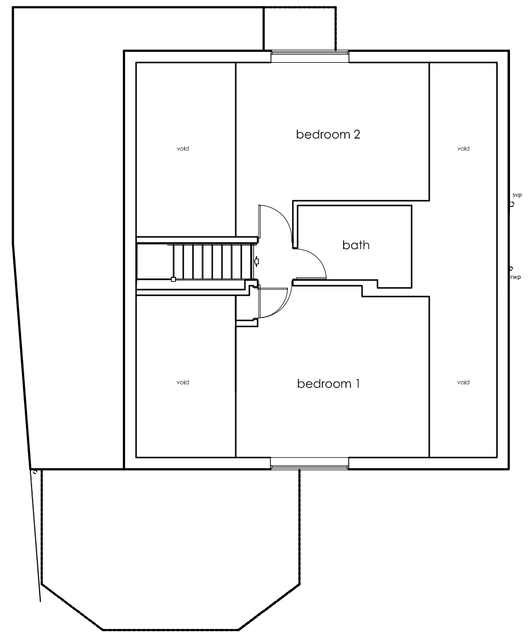
EXISTING SIDE ELEVATION
scale 1:100



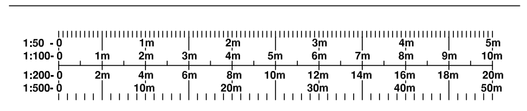
EXISTING REAR ELEVATION
scale 1:100

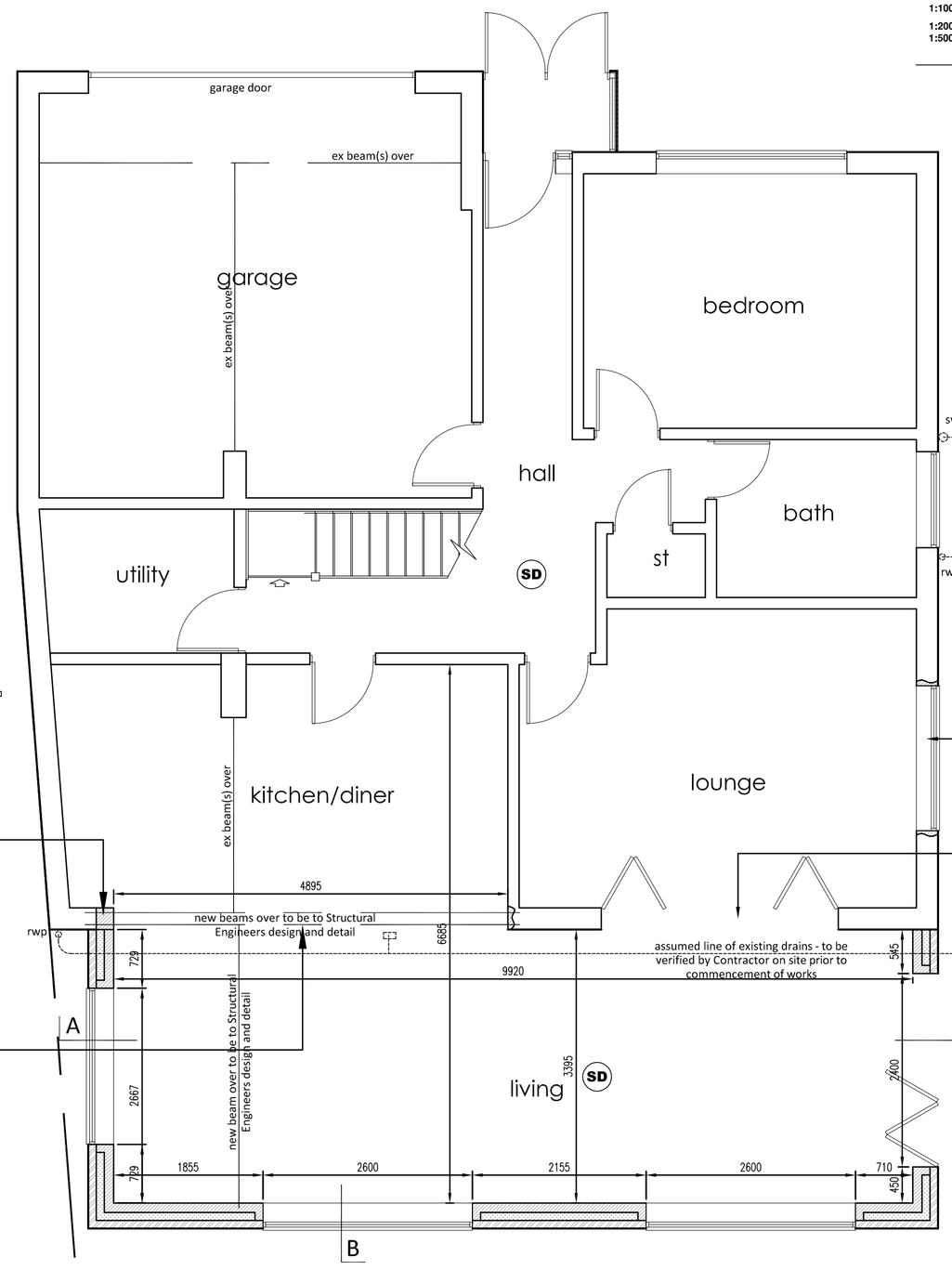


EXISTING SIDE ELEVATION
scale 1:100



EXISTING FIRST FLOOR PLAN
scale 1:100





PROPOSED GROUND FLOOR PLAN
scale 1:50

HD Heat Detector

SD Smoke Detector

Movement joints in brickwork and blockwork to be as recommended by the brick and block manufacturers.

Cavities are to be closed using 'Thermabate 100 cavity closers' built in as work proceeds, in strict accordance with the manufacturers instructions.

convert existing study into utility room – layout to be as directed by Client

Utility room to have an extractor fan capable of extracting 30 litres/second, operated by the light switch and fitted with a 15 minute over ride facility – extract fan to be ducted to the outside air

Kitchen to have an opening light, 4000 mm2 back ground ventilation and an extractor fan capable of extracting 60 litres/second or 30 litres/second using a cooker hood.

All habitable room to have back ground ventilation equal to 8000 mm2 in addition to an opening light equal to 1/20th the floor area.

increase the size of the existing pier as dictated by the proposed extension running square off the existing building BUT avoiding the boundary

ensure the new brickwork is adequately tied into the existing structure to ensure stability

make good to all disturbed surfaces

remove the existing doors, window, brick and block work as indicated and insert steel beams to support the existing structure

connection detail of existing to new beam to be designed by Structural Engineer

All new beams and lintels to have a minimum 150 mm end bearing from edge of brickwork

New steel beams to have a minimum finish of one layer 15 mm 'Glasroc S' plasterboard and skim, to achieve 30 minutes fire resistance

Beams to be set on dense concrete padstones

make good to all disturbed surfaces

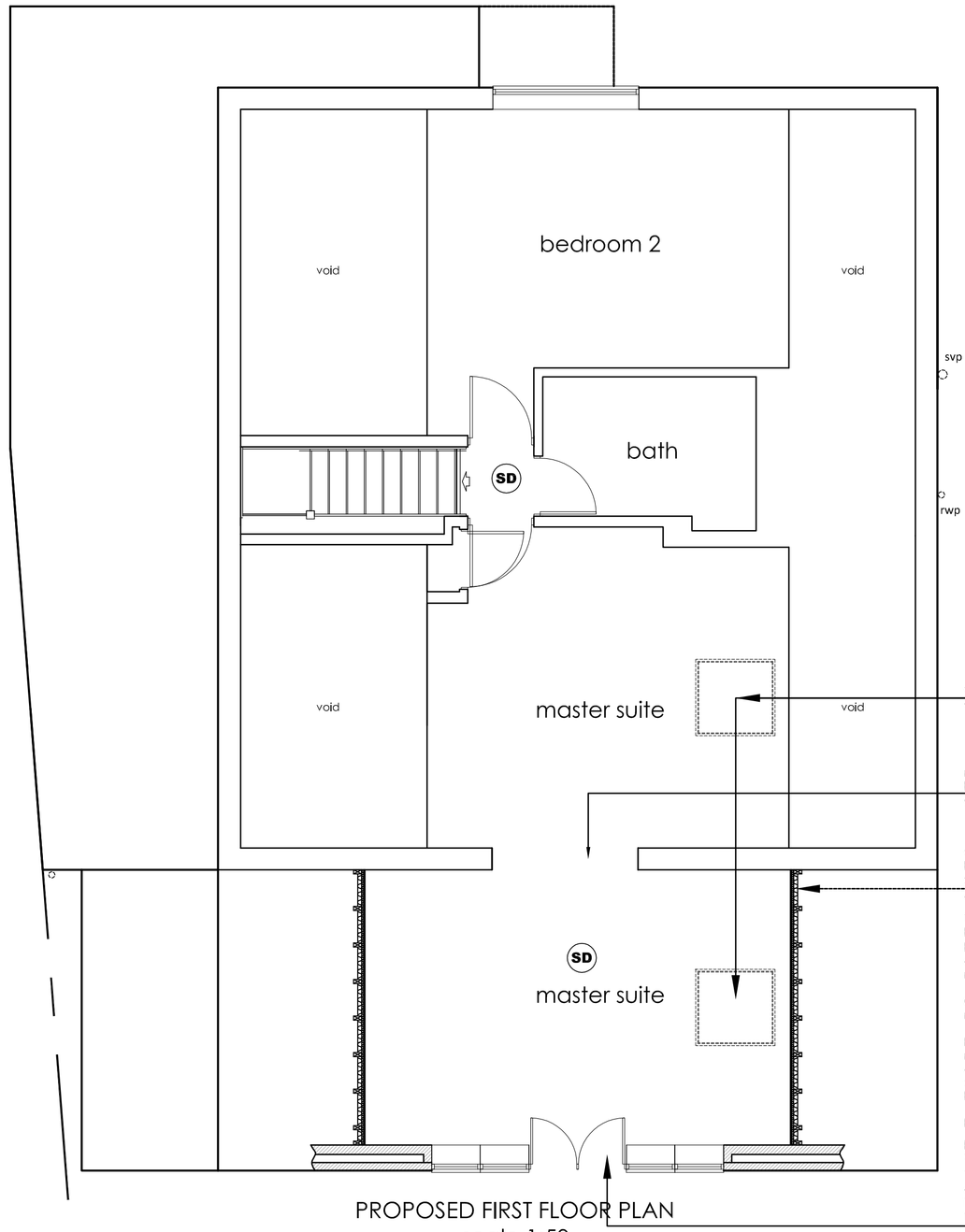
form new opening in existing wall and insert suitably approved lintel over making good to all disturbed surfaces

provide new upvc double glazed window to match existing

remove existing window and cut down brick and block work below making good to all disturbed surfaces

provide new doors and frame to Clients specification – doors to match existing

WINDOWS – All windows are to be double glazed units and should achieve a 'U' value 1.6 W/m2k – all glazed doors are to be double glazed units and should achieve a value of 1.8 W/m2k – Window manufacturer to provide details to Local Authority if necessary. Full draught proofing/seals are to be provided to all units. All glazing in critical locations to be to BS 6206. Windows are to be to the clients choice and the satisfaction of the Local Planning Authority. WINDOWS (L1) – Windows should be uPVC or wood and contain a double glazed unit with a U value of 1.6 W/m2k. Window manufacturer to be registered with F.E.N.S.A. – an approved installer.



velux or similar approved roof lights over

remove existing window and cut down brick and block work below making good to all disturbed surfaces

vertical member of the attic truss to be insulated as per detail – TYPICAL SECTION dwarf wall construction (loft conversion) U value 0.25 W/m2k

125 x 23 mm tongue and groove boarding/floor grade chip board (floor boarding to comply with BS 1297 1987) on attic trusses at centres specified by manufacturer.

Ceiling below to be finished using 12.5 mm plasterboard and skim.

Provide 30 x 5 mm galvanised mild steel restraint straps fixed across three joists at a maximum 1800 mm centres and turned down the cavity and built into the blockwork.

Floor levels to match existing

provide new windows, doors and frame to Clients specification

The guarding to the juliet balcony shall be designed and installed to withsatnd the loading indicated in BS 6399–1 1996 and BS 6180: 1995

the height of the guarding to the juliet balcor should be 1100 mm exactly

PROPOSED FIRST FLOOR PLAN
scale 1:50

KAD
ARCHITECTURAL DESIGN & SURVEYING SERVICES

52 Parkway
Trentham
Stoke-On-Trent
Staffordshire
ST4 8AG

tel: 07974 243439

www.kadarchitectural.co.uk
jon@kadarchitectural.co.uk

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THE PARTY WALL ACT 1996 - The Client's attention is drawn to the Party Wall Act 1996 which requires notification and agreement to be made with adjoining owners, where the building owner undertakes any building works on, adjacent to or near to the party wall line between the properties, the Client shall ensure that all legal obligations in this regard are complied with.

REVISIONS & PUBLICATION DATES

Planning & Building Regulation Purposes Only

PROJECT NUMBER / DRAWING NUMBER

CLIENT
Mr & Mrs M Goodwin
4 Park Lane Close
Cheadle
Stoke On Trent
ST10 1PE

DRAWING TITLE

Existing & Proposed Details

FIRST PUBLICATION DATE
July 2017
Jon Bennett

SCALE :-
1:50; 1:100
printed @ A1

PROJECT
Proposed Rear Extension at
4 Park Lane Close
Cheadle
Stoke On Trent
ST10 1PE