*General Specification (PLANNING APPLICATION STAGE)

*Preliminary Works
Expose existing drains,, foundations and elements of superstructure to assess fit for purpose to sustain any new structure / drainage loads.

*New Walls (External):
Selected brickwork finish to match existing, min 100mm cavity enclosing Dritherm 32 insulation fill to manufacturer specification and internal leaf of 100mm load bearing thermal blockwork (egg: Celcon Solar) faced internally with plasterboard on treated battens or cement dabs. This or similar construction to achieve max 0.28 w/m2 k U-Value
*Note: new walling to be effectively bonded to existing structure to satisfaction of local authority surveyor and wall ties to be stainless steel suitable for 100mm cavity width and compliant with DD140.
*Ensure that party wall line through building is carried up to underside of roof finish and fully fire stopped throughout to maintain minimum 60 minutes fire break between dwellings.

*Roof
Selected concrete tiles to match existing on treated battens on approved breathable membrane over prefabricated trussed rafter units by specialist design and supply to comply with BS5268. See structural timber etc details for house extension roof.

*Drainage - External:
Lay new 100mm pvc drains as required on granular bed at min 1:40 falls to connect to existing system on site. Ensure adequate support and protection to all drains passing through walls and building footprint. Provide trapped accessible gullies as shown and allow for full inspection by inspecting authority surveyor.
Upvc rainwater goods to match existing carried to existing system as required

*Fenestration:
Install high performance double glazed units to match existing style using Pilkington Low E 'k' glass and min 25mm cavity – max 1.60 w/m2 k U-Value
Opening casements to represent minimum 5% of adjacent floor as natural vent plus min 10000mm2 trickle ventilators to head of frame.
Ensure that all doors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS:EN:12150.

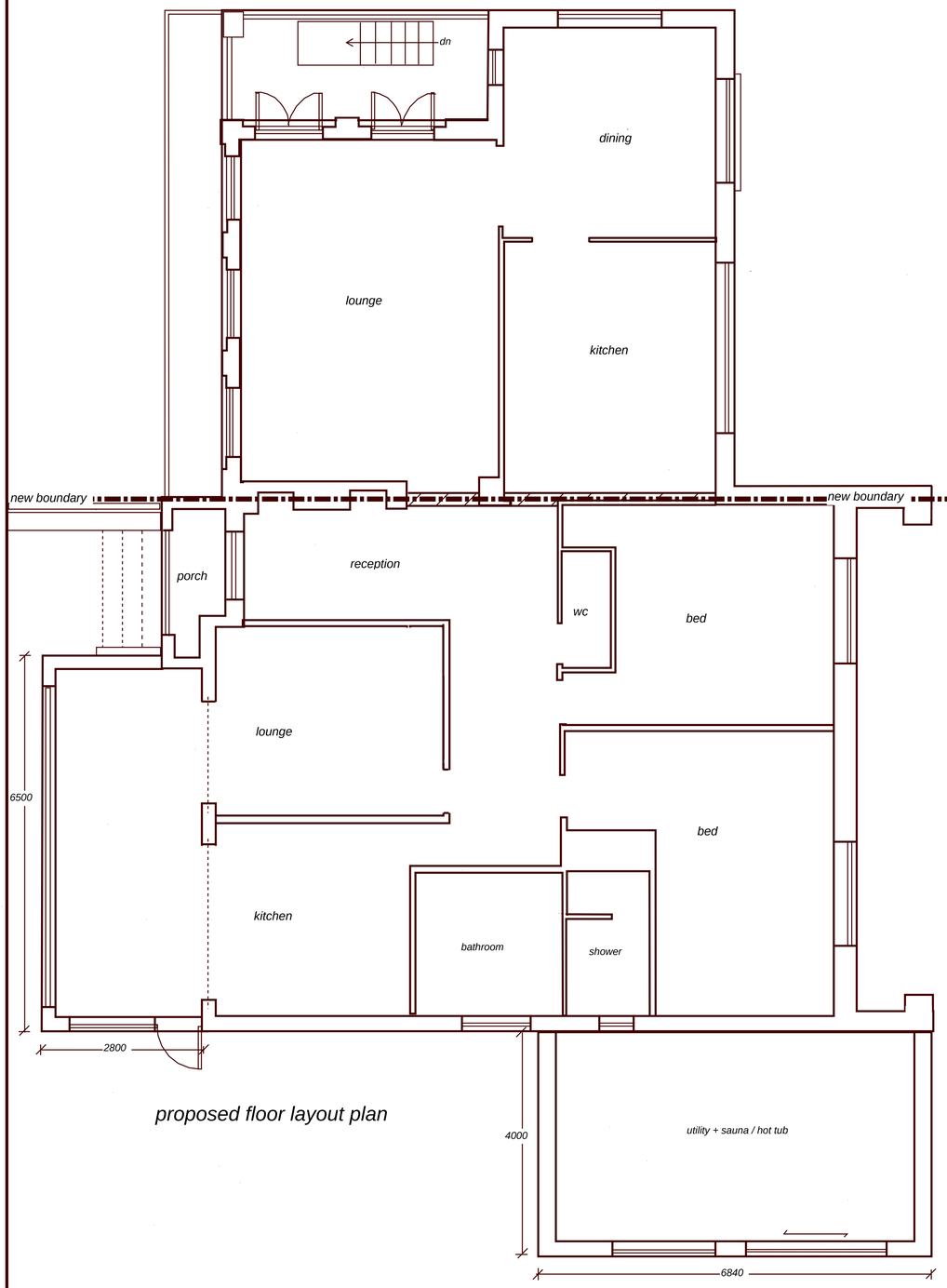
*Ventilation:
Natural vent as above plus install mechanical ventilation as required

*Escape Window:
Where required provide opening casements to habitable rooms capable of safe egress in emergency i.e. min 0.33m2 clear opening (say 800x450mm) set within 1100mm of internal floor level.

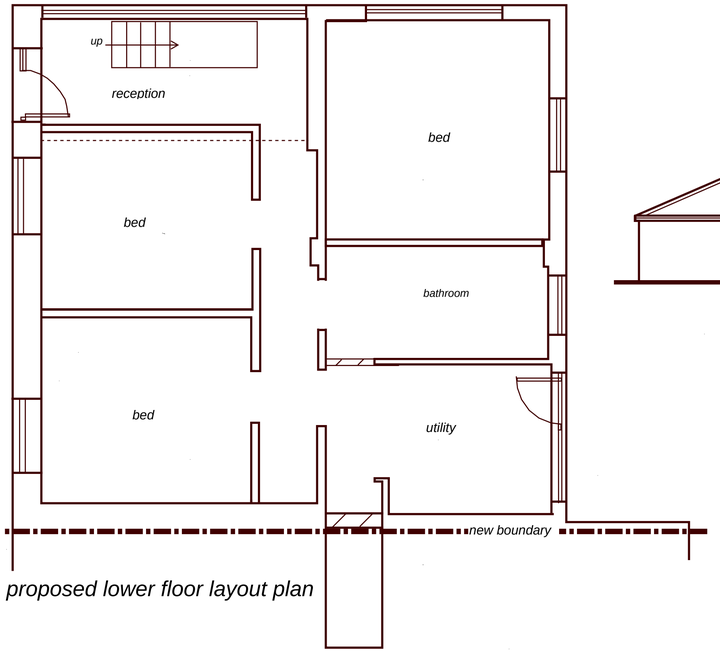
Proposed Change of Use from Single Dwelling to Two Separate Dwellings at Tall Pines, Birchall Lane, Leek, ST13 5RA

Scale 1-50 + 1:100 (A1) - proposed layout
Dwg ref TP1b September 2017

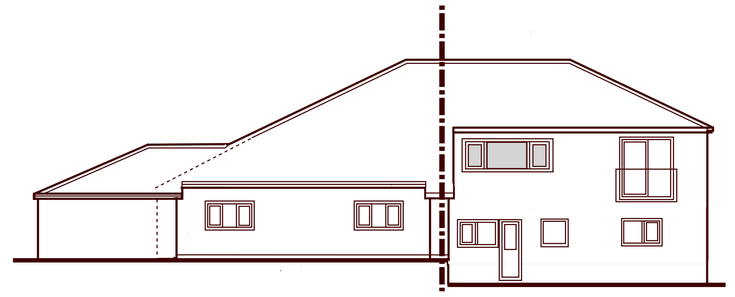
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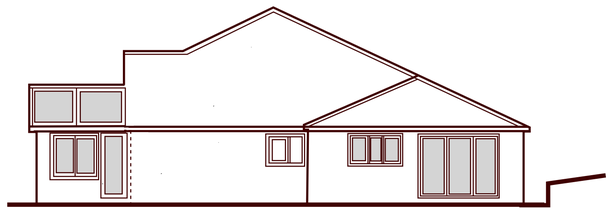
proposed floor layout plan



proposed lower floor layout plan



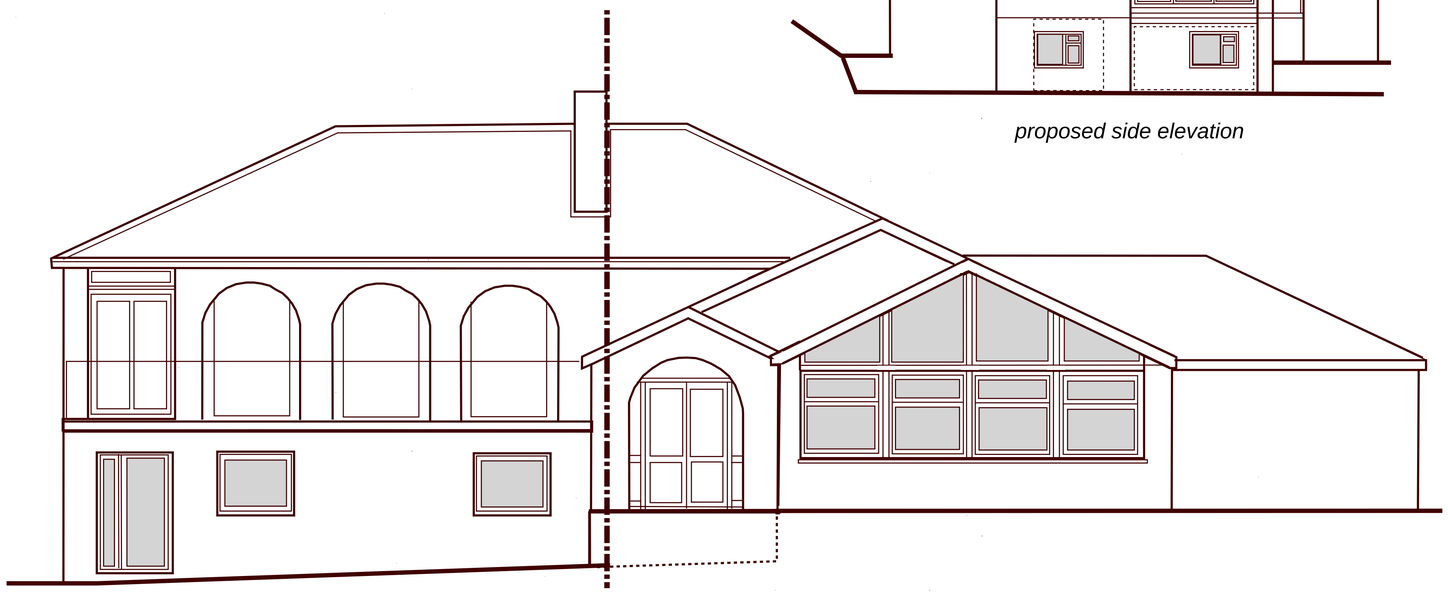
proposed rear elevation



proposed side elevation



proposed side elevation



proposed front elevation