

proposed rear elevation

*Note This drawing has been prepared for submission to the local authority for necessary statutory approvals. Nominated contractor to verify all dimensions either written or scaled together with drainage lines and inverts etc. prior to commencement of formal

proposed side elevation at rear

Ensure that all work adjacent to the boundary lines are carried out to completion with full agreement of affected parties and any disturbance to have satisfactory reinstatement.

*Preliminary Works

*General Specification

Carefully demolish existing lean to kitchen outbuilding shown. Grub up existing foundation if unsuitable for retention and floor slab and remove all rubble from site to approved tip facility. Ensure full protection to exposed party wall and make good all disturbance to satisfaction of adj. owner.

Expose existing drain lines as necessary to establish position in relation to new work area.

*Remove small shrub trees to rear garden and grub up all root growth and remove from site.

Approved single ply membrane by specialist contractor on min 18mm ext ply deck over Celotex TD4000 (126mm) insulation and composite deck incorporating vapour control layer and bonded 5mm deck ply face. Ensure all joints are tight with vapour sealant to manufacturer spec. Secure Td 4000 with helical fixings to correct spec. and lay to fall 1:60 across 195x75mm sw C24 joists at 400mm max centres . Joists to be anchored to supporting walls with galv ms straps at 1500mm max centres
*This or similar construction to achieve max 0.18 w/m2K U-Value

*Note install built up fascia shown to side in v-joint lapped pvc cladding.

**See Engineers design sheets for details of trimmer joist arrangement to form wells for lantern lights. * bolt 100x75mm sw plate to top flange of support Beam A at max 1000mm centres to receive roof joist end *Note new roof membrane to be carried up behind adj roof tiling min 300mm on rigid 18mm ext ply deck to

ensure robust weather tight seal to satisfaction of inspecting authority.

Selected plain clay double lap tiles to match existing property on treated sw battens on approved breathable membrane over 100x47mm sw C16 rafters at 400mm centres bolted to flat roof joists carried through. 150x38mm sw ridge board.

Form valley at intersection with existing tiled roof over shower room with jack rafters supported off 150x38mm lay board across existing roof spars. If practical install plain clay valley tiles at junction otherwise form new valley in continuous Code 5 lead sheet dressed over 18mm ext. ply deck carried up min 300mm behind adj. roof tile finishes.

Selected facing brick to match existing, min 100mm cavity enclosing Dritherm 32 insulation fill to manufacturer specification and internal leaf of 100mm load bearing thermal blockwork (eg: Celcon Solar) faced internally with plasterboard on treated battens or cement dabs. This or similar construction to achieve *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. Install recon. stone cills to new window openings and brick on edge feature soldier coursing to heads of openings as shown.

*Foundation Detail:

lay new 600mm x 225mm concrete strip to abut adjacent foundations reinforced with 2 no layers B503 steel fabric at depth to suitable bearing strata as indicated on section view. *note prior to laying foundation due regard to be made to any evidence of tree root growth from trees to higher garden level in relation to ground bearing strata type and any alteration to foundation design to be to full satisfaction of inspecting authority surveyor.

Floor finish to client requirement on min 60mm screed or power float finish to 100mm concrete slab on 1200g dpm over Celotex GA 4000 (70mm) insulation board turned up in 25mm thickness at floor perimeter to dpc to avoid cold bridge. Lay further dpm linked to dpc over well blinded natural stone, sulphate free hardcore compacted in maximum 150mm layers. U-Value max 0.22 w/m2k - P/A ratio 0.32

*Drainage - External: Rainwater to discharge to existing gullies and drainage system where practical otherwise create new garden soak away chambers to satisfaction of inspecting authority. Ensure adequate protection and support to all drainage found passing beneath new extension footprint. Kitchen area wastes to discharge to trapped, accessible sealed gulley with screw down cover with 100mm pvc drain on granular bed at 1:40 falls to connect to new access chamber shown to receive existing shower room drain on existing system. *All new drainage to be agreed and assessed by inspecting authority as required.

Natural vent as above plus install mechanical ventilation to achieve the following extract rates: Kitchen – 60 litres/sec (or 30 litres/sec over cooker hood) Utility - 30 litres/sec

*Note - See Engineers detail of Beam B over main door frame and provide Catnic or similar combined steel

All notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved

national body. A formal completion certificate to be issued in compliance with current Part P building regulations and to satisfaction of local authority surveyor Note: all lighting to be low energy type

Install high performance double glazed window and door uinits by specialist supplier and to client requirements. Install high performance double glazing using Pilkington Low E 'k' glass and min 25mm cavity or similar to achieve maximum 1.40 w/m2 k U-Value. Openings to represent minimum 5% of adjacent floor as natural vent plus min 10000mm2 trickle ventilators

Ensure that all doors and critical glazing areas are fitted with laminated or toughened safety glazing compliant with current BS:EN:12150.

*Install double hip type lantern lights (1800x1200mm to client requirement) in aluminium frame by specialists with thermally broken frame arrangement and double glazed safety glass as general spec. above. Form aperture to receive lantern frames with double joist trimmers bolted together with M12 steel bolts and dog tooth connector washers at 600mm max. centres. and heavy duty steel joist hangers to trimmed members. Follow manufacturer spec. for installation and weathered up-stand from roof membrane.

**See Engineers design sheets for details of trimmer joist arrangement to form wells for lantern lights

*Structural Works

*Install steel column and beams all encased in gyproc fire line board to achieve min. 30 minutes fire resistance. See Engineer's design sheets for all structural beam etc information.

*Beam schedule (All steel grade S355)

Beam A - 203x133x25kg UB

Beam B - 152x89x16kg UB *Note: weld 6mm x 280mm steel plate to bottom flange of Beam B to support outer

leaf of brickwork painted with rust inhibitor or galvanised to satisfaction of inspecting authority. Plate size to be verified prior to order of fabricated unit.

Trimmer Beams to lantern well (long side) - 195x75mm C24 sw timber Roof Beams to support Trimmer Beam to lantern well short side - 2no 195x75mm C24 sw timber bolted

Column 1 - 70x70x5mm HF SHS 19.97kg/m

* Refer to engineers design sheets for details of end bearings including spreader plates to column base and

Proposed Single Storey Extension at Rear of 97, Leek Road, Stockton Brook, Staffs. ST9 4NJ

Scale 1-50 at A1 - October 2017 proposed layout dwg ref LR1e

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