Remove existing Canopy roof and provide new Lean to roof consisting of (reused where possible) Plain Clay roof tiles to match style of existing laid @ 35 degree pitch (to match garage pitch) with min' 65mm headlap on 38 x 25mm battens @ 100mm max' gauge on 1 layer Tyvec breather membrane or similar. All on 100 x 47mm C16 grade rafters at 450mm centres fixed to existing supporting Beam. Retain underside of canopy.

Provide ventilation to new roof by means of fitting Gildevale SV604 soffit ventilators to give equivalent of 10mm continuous air space and where new roof abuts existing walls provide 5mm continuous air space by the means of abutment ventilators.



Proposed Front Elevation

Where new roof abuts existing walls provide code 4 lead flashing and stepped cavity trays where new extension abuts existing walls. All cavity trays (to BS6515) to be provided with weep-holes in brickwork every 3 perpends.

100mm half-round U.P.V.C. eaves gutter, fixed to UPVC fascia, to 68mm dia. Rainwater pipe, to existing drainage system via 100mm dia supersleeve drain (to be bed & surround in pea gravel).

Carry on Plinth Detail to Front Elevation on Garage.



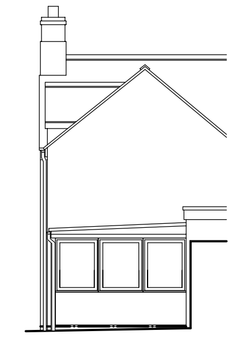
Proposed Side Elevation



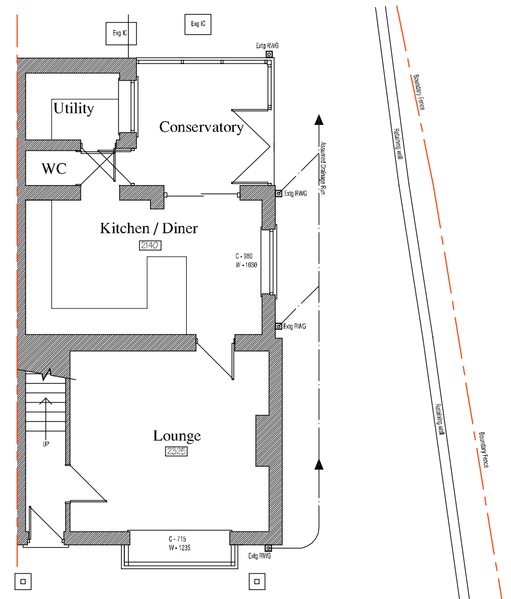
Proposed Rear Elevation



Existing Front Elevation



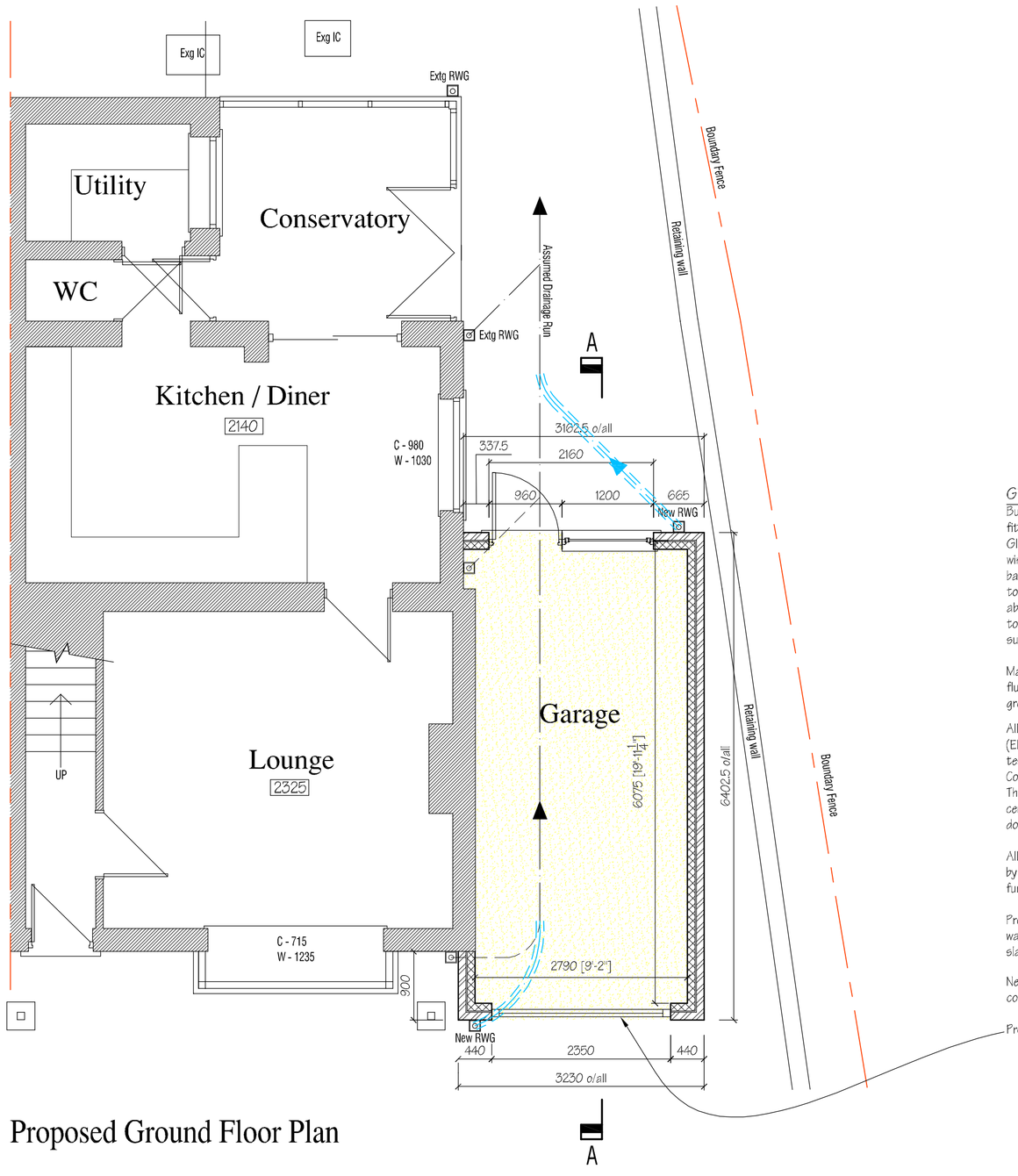
Existing Rear Elevation



Existing Ground Floor Plan



Existing Side Elevation



Proposed Ground Floor Plan

GENERAL

Build in new / reused doors and windows to clients specification fitted with 24mm (4mm Clear float:16mm Cavity:4mm Pilkington K Glass) double glazing units and draught proofed, also ensure that windows are fitted with trickle vents to provide min' 8000mm² background ventilation. Safety glazing to BSEN 12150, in 6mm toughened or laminated glass to all entrance doors up to 1500mm above ffl and any glazing within 300mm of doors. Safety glazing to windows between ffl and 800mm above that level. Provide suitable solid wall lintels over with min' 150mm end bearings.

Main usage lighting where practicable to be by compact fluorescent energy efficient lamps, which have a luminous efficiency greater than 40 lumens per circuit-watt.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

All drainage runs to be confirmed on site before work commences by appointed contractor. JPK Design Ltd to be contacted should further input be required.

Provide concrete lintel over where existing drains pass through wall construction below D.P.C. Pipes encased in concrete under slab. Foundations taken down below drain invert, where applicable.

New foundations and concrete floor slabs to consist of C35 concrete unless otherwise stated by Structural Engineer

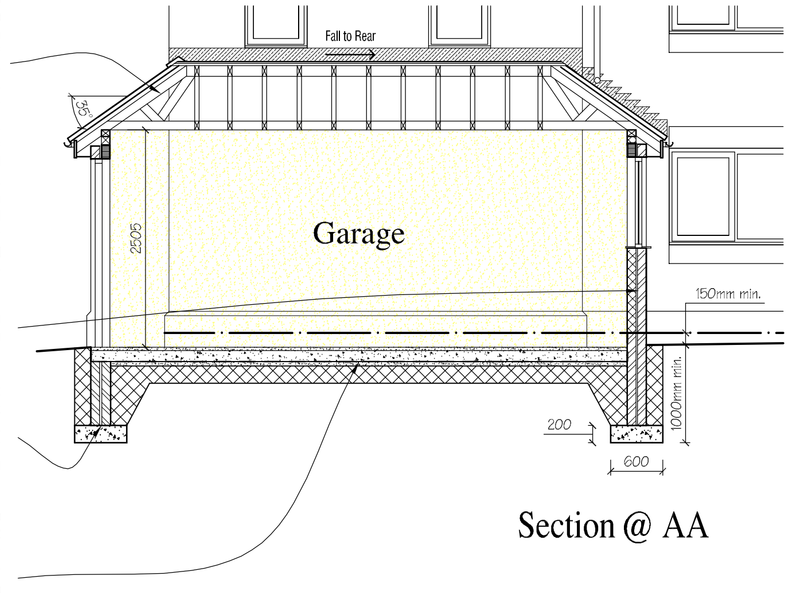
Provide new Garage door to Clients specification.

Mansard Roof construction to consist of plain clay tiles to match type and style of existing with 65mm headlap laid at a 35 degree pitch on 38mm x 25mm timber battens at a maximum of 100mm gauge on 1No. layer tyvek or similar breathable roofing membrane. Flat section to be constructed from either code 5 lead sheet, GRP or high performance rubber roofing membrane, installed by specialist on 21mm exterior grade Plywood Decking and firings laid to fall to rear. All on Trusses designed by specialist to BS5268, which is to be birdmouthed over 100mm x 75mm timber wall plate fixed to new cavity wall. Wall plate strapped down at 1800mm centres by means of 30mm x 5mm galvanised mild steel straps. Measurements to be checked on site before ordering Trusses.

Solid Wall construction to consist 102mm brickwork facings to match existing and 100mm Durox Supabloc blockwork internally.

Walls below DPC to consist of F.L. class brickwork or dense concrete blockwork built off of 600 x 200mm concrete strip footings reinforced with 2 layers B503 fabric and taken to a min' depth of 1.0m or to a depth deemed to satisfy L.A. Building Inspector.

Floor construction in garage to consist of 125mm concrete slab reinforced with 1No. layer of A142 fabric which inturn is to be laid on 1No layer of 1200 gauge Visqueen DPM (lapped under horizontal DPC in wall) all of which to be laid on 50mm of sand blinding laid over a minimum of 150mm thoroughly compacted sulphate free hardcore.



Section @ AA

REV.	DATE	NOTE

THIS DRAWING / DESIGN IS NOT TO BE REPRODUCED WITHOUT PRIOR CONSENT. TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL OR OTHER SPECIALIST DRAWINGS / DETAILS AND IS NOT TO BE SCALED. ALL CONTRACTORS ARE TO CHECK GIVEN DIMENSIONS AND VERIFY ANY DISCREPANCY WITH JPK DESIGN LTD PRIOR TO CONSTRUCTION.
COMMENCEMENT OF WORKS PRIOR TO FULL PLANNING / BUILDING REGULATIONS APPROVAL IS AT CONTRACTORS OWN RISK.

THE PARTY WALL ETC ACT 1996 IS EFFECTIVE IF ANY OF THE FOLLOWING CIRCUMSTANCES APPLY:
A. THE WORK IS BEING CARRIED OUT TO OR ON THE PARTY WALL
B. A NEW PARTY WALL/STRUCTURE IS BEING ERECTED
C. ANY NEW FOUNDATIONS PROJECT OVER/O OR BELOW THE NEIGHBOURS LAND
D. NEW EXCAVATIONS (WITHIN 6M) ARE DEEPER THAN THE NEIGHBOURING FOUNDATIONS.

IF APPLICABLE, THE PERSON OWNING THE BUILDING UPON WHICH THE PROPOSED WORK IS TO BE CARRIED OUT (BUILDING OWNER) WILL HAVE A DUTY TO INFORM THE LEGAL OWNER(S) OF THE ADJOINING PREMISES (ADJOINING OWNER(S)) OF THE WORK TO BE UNDERTAKEN AND OBTAIN CONSENT FOR THAT WORK. NOTIFICATION OF UP TO 2 MONTHS PRIOR TO COMMENCEMENT OF WORKS ON SITE MAY BE REQUIRED IN SOME CIRCUMSTANCES AND THEREFORE YOU ADVISED TO OBTAIN FURTHER INFORMATION AS CONTAINED WITHIN THE PARTY WALL ETC ACT 1996 - EXPLANATORY BOOKLET FROM THE GOVERNMENT WEBSITE, WWW.COMMUNITIES.GOV.UK, TO ESTABLISH YOUR RESPONSIBILITIES AND OBTAIN CONSENT PRIOR TO SITE WORKS COMMENCING.

JPK DESIGN ARE NOT THE APPOINTED PRINCIPAL DESIGNER AS DESCRIBED IN THE CDM REGULATIONS 2015. AS SUCH, ALL BUILDING WORK MUST BE CARRIED OUT BY A SINGLE CONTRACTOR WHO MUST TAKE ON THE CLIENT'S DUTIES AS WELL AS THEIR OWN AS THE PRINCIPAL CONTRACTOR. FOR WORK WITH MORE THAN ONE CONTRACTOR OR COMMERCIAL WORK, IT IS THE CLIENT'S DUTY TO APPOINT A PRINCIPAL DESIGNER AND / OR PRINCIPAL CONTRACTOR TO FULFIL THE ROLE AND DUTIES UNDER THE HSE CDM REGULATIONS 2015.

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in **Architectural Design**
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

DRAWING TITLE
Working Drawing

PROJECT
Proposed Side extension to form Garage at 2 Holly Cottage,
Winterfield Lane, Hulme Village, Stoke-on-Trent. ST3 5BG

CLIENT
Mr Chris Jones

SCALE @ A1	DRG. No.
1:100 & 1:50	JPK/18/3956/1
DATE: January 2018	
DRAWN BY: Mitch J Cracknell	