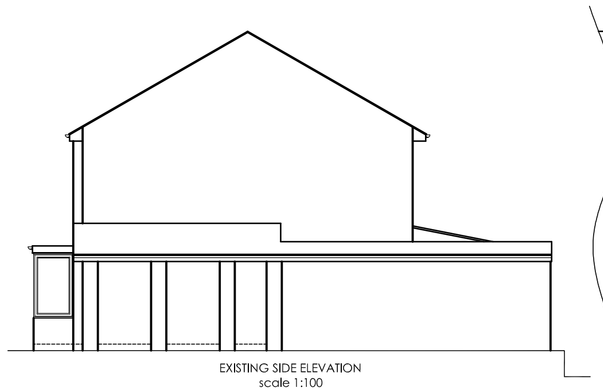
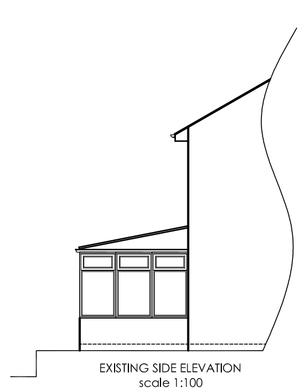
A1



EXISTING SIDE ELEVATION
scale 1:100



EXISTING FRONT ELEVATION
scale 1:100



EXISTING SIDE ELEVATION
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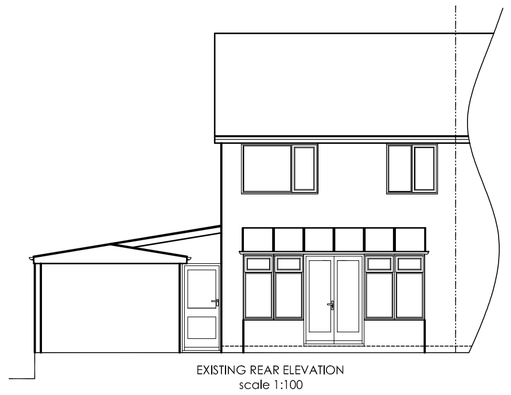


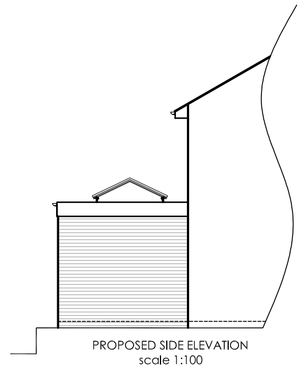
EXISTING REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
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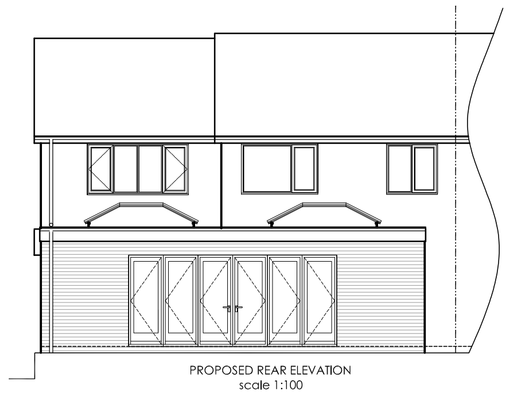
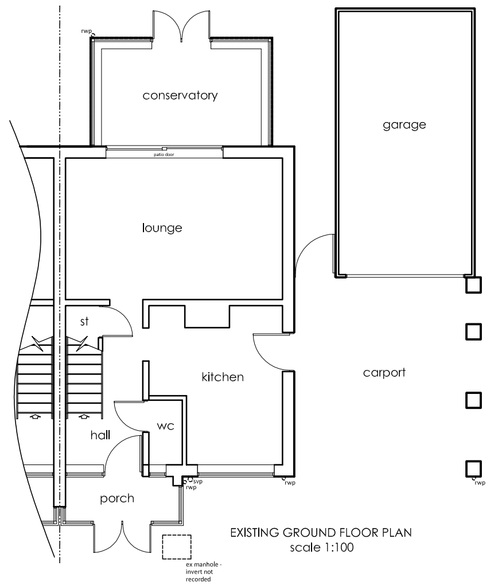
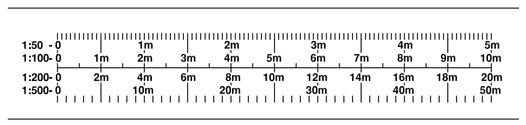
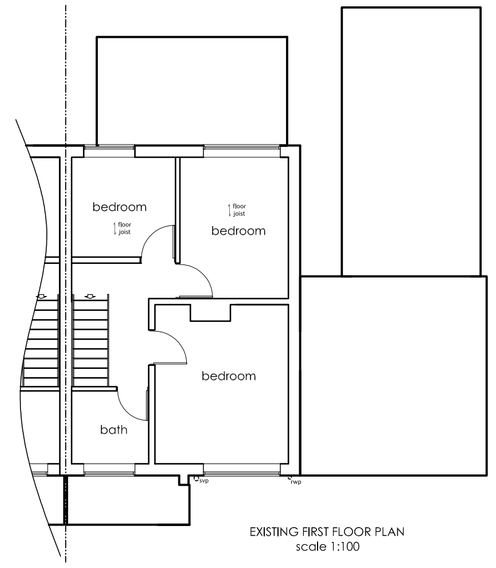


PROPOSED REAR ELEVATION
scale 1:100

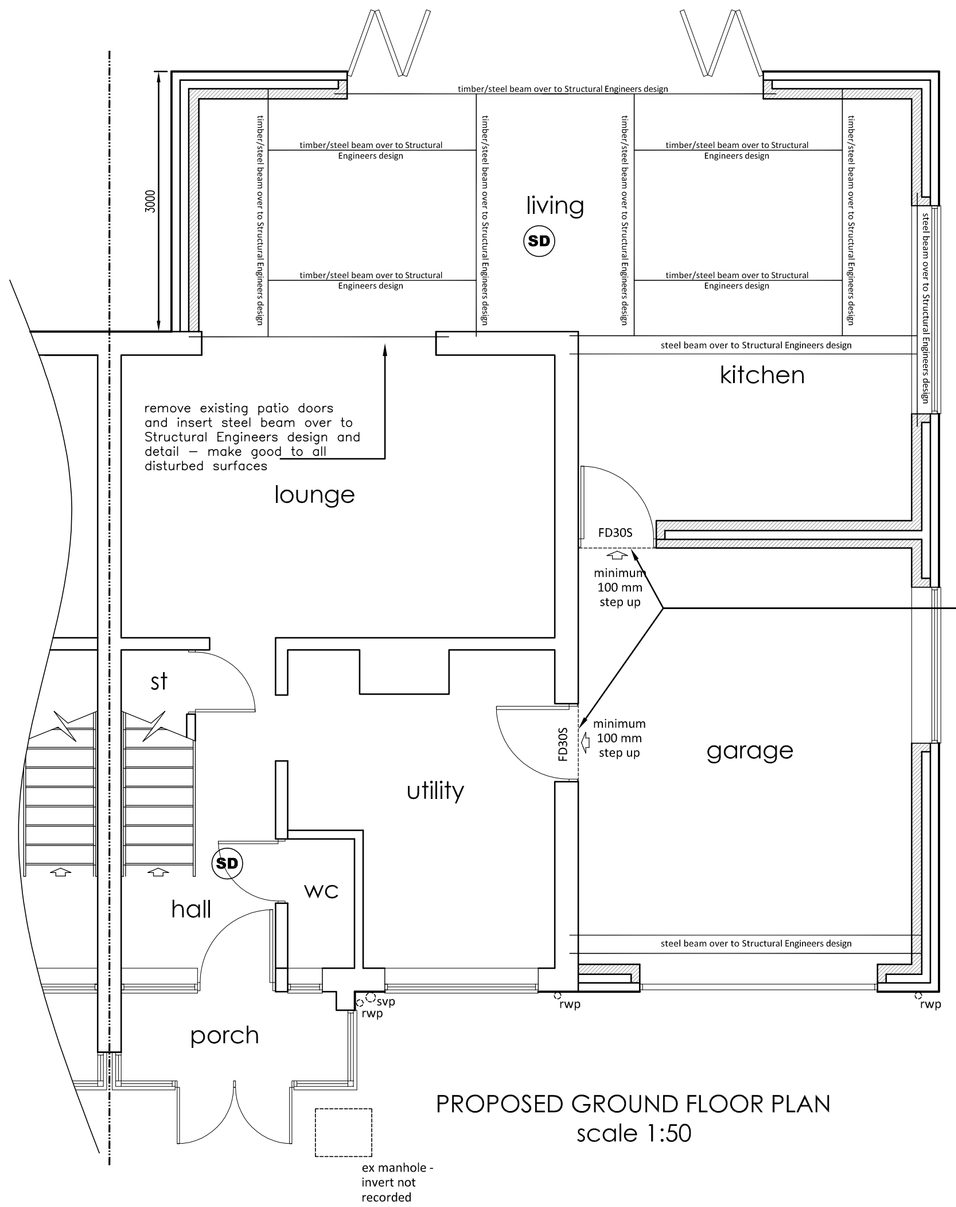


EXISTING GROUND FLOOR PLAN
scale 1:100





EXISTING FIRST FLOOR PLAN
scale 1:100



PROPOSED GROUND FLOOR PLAN
scale 1:50

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 'U' value 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.

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.

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

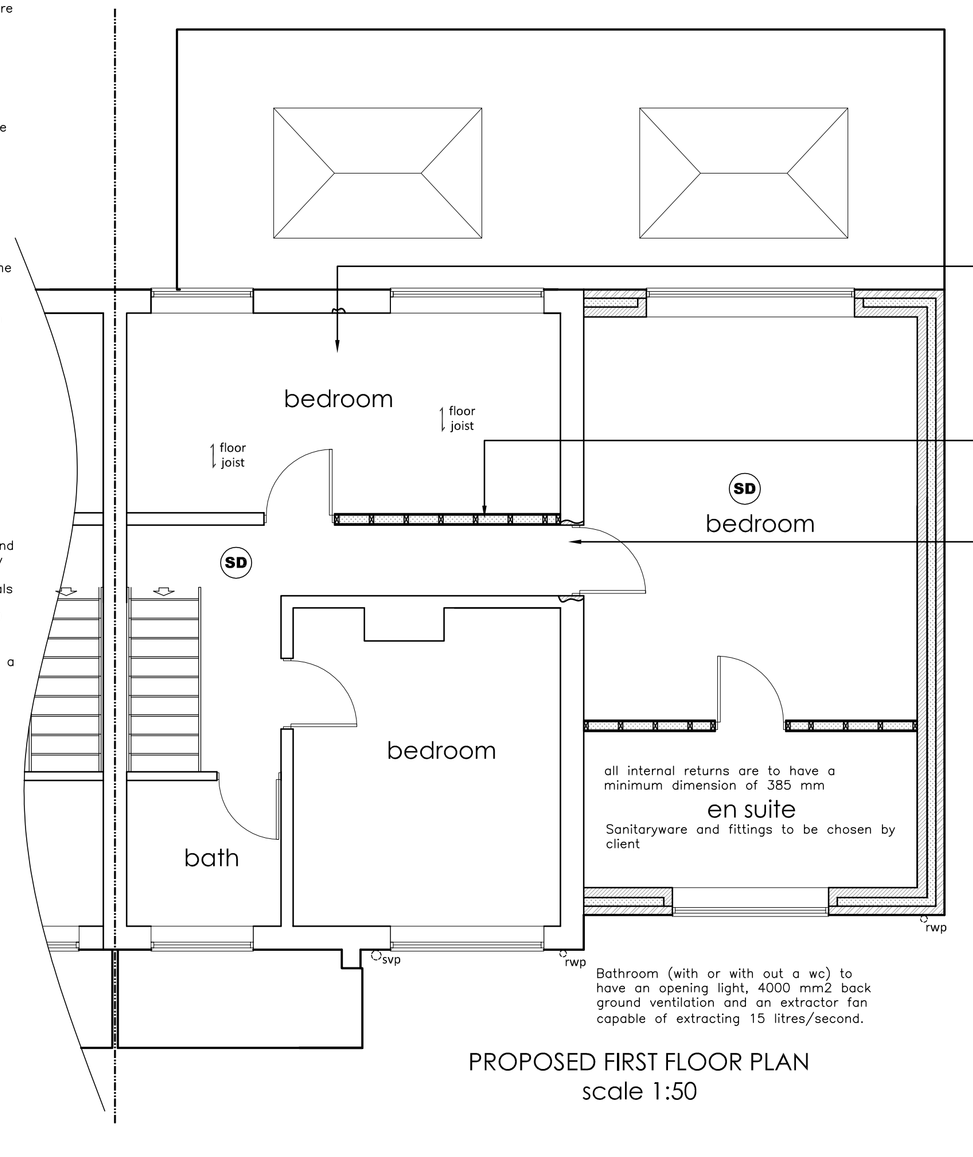
Beams to be set on dense concrete padstones

provide 30 minute fire resisting door and frame – door to be fitted with suitably approved self closing device and appropriate smoke and intumescent seals

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.

HD Heat Detector

SD Smoke Detector



PROPOSED FIRST FLOOR PLAN
scale 1:50

Bathroom (with or with out a wc) to have an opening light, 4000 mm2 back ground ventilation and an extractor fan capable of extracting 15 litres/second.

ESCAPE WINDOWS – An emergency window should be provided to each room at first floor level and should have an unobstructed openable area that is at least 0.33 m2 and at least 450 mm wide(the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100 mm above floor level.

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.

carefully demolish the existing stud wall knocking the two rear bedrooms into one – make good to all disturbed surfaces

build new stud wall as indicated to form a 'corridor' through to the proposed new bedroom extension

Stud walls to be 100 x 50 mm timber framing at 450 mm centres fixed at the head and sole plates with horizontal cross noggins at 600 mm centres. 100 mm thick mineral wool insulation batts are to be fitted between the framing. Timber framing to be faced both sides with 12.5 mm plasterboard and skim.

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

125 x 23 mm tongue and groove boarding/floor grade chip board (floor boarding to comply with BS 1297 1987) on 170 x 63 mm C24 Grade timber floor joists at 400 mm centres.

Joists to be hung off new/existing walls using heavy duty joist hangers. 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 block work.

The garage ceiling is to have one layer 12.5 mm 'fireline' board and skim in order to achieve 30 minutes fire resistance. Where services pass through the garage ceiling they are to be suitably fire stopped. The garage ceiling is to be insulated using 200 mm Crown wool insulation and the joists underdrawn using 37.5 mm Celotex PL 4000 or similar approved to achieve a 'U' value 0.22 w/m2k.

Floor void between joists to be filled with a minimum 150 mm thick Crown Insulation slabs to provide suitable sound insulation measures.

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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

2366/18/02

CLIENT

Mrs S Parker
1 Masefield Close
Cheadle
Stoke On Trent
ST10 1JS

DRAWING TITLE

Existing & Proposed Details

FIRST PUBLICATION DATE
April 2018 Jon Bennett

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

PROJECT

Proposed Extension at
1 Masefield Close
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ST10 1JS