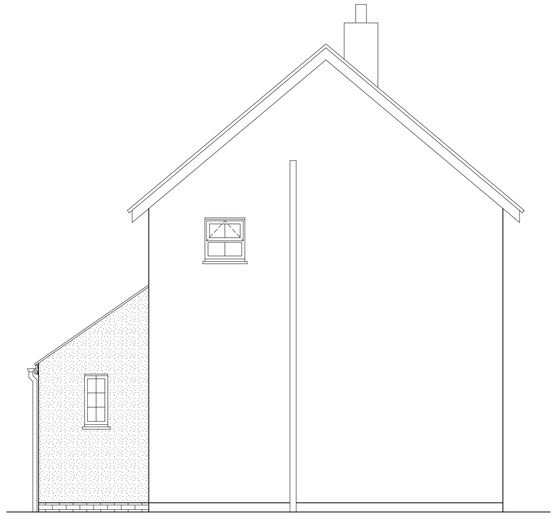
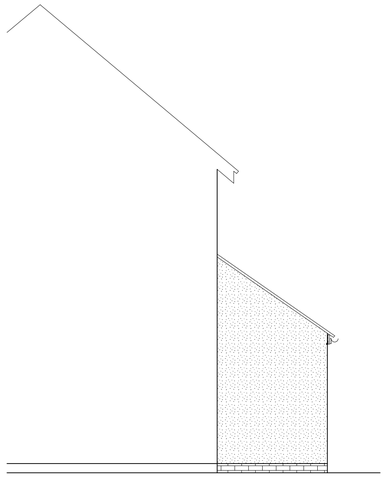


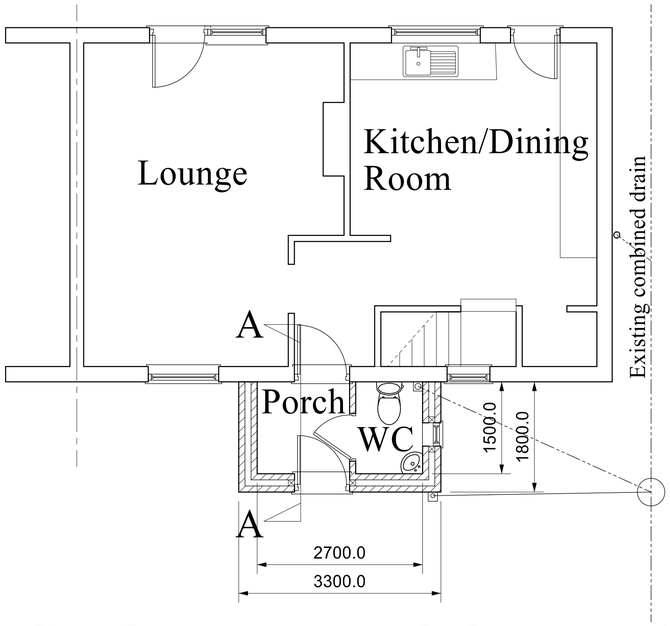
FRONT ELEVATION (EAST)



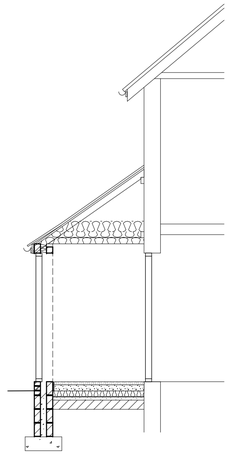
SIDE ELEVATION (NORTH)



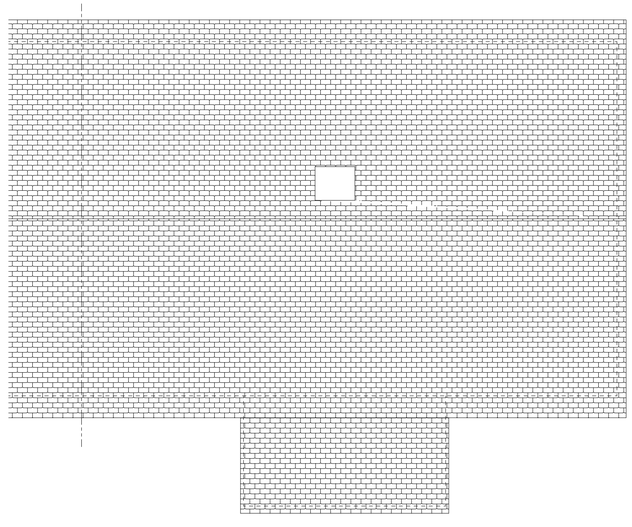
PART SIDE ELEVATION (SOUTH)



GROUND FLOOR PLAN



SECTION A - A



ROOF PLAN

CONSTRUCTION NOTES

Completely demolish Porch building, grub up floors and foundations as necessary, seal off drains, disconnect any services, set aside sound roof tiles for possible re-use and remove all other materials. Carefully take out inner door and frame and one window to Porch and set aside for re-use. Break up existing paths and pavings as necessary.

Foundation to walls to be minimum of 1 metre deep below finished external ground levels, or to such additional depths as requested by the Building Control Inspector. Concrete foundations (Grade C25) are to be 600mm wide x 225mm thick. Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Cavity walls to be filled solid to 150mm below damp proof course level with fine concrete (1:3:6). Build in 100 x 65mm prestressed concrete lintels above drainage and service pipes passing through foundation walls. 'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels.

New ground floor to be constructed of minimum 150mm sulphate free compacted hardcore, 25mm sand blinding. 1200G polythene membrane well lapped and turned up at edges into DPC, 100mm Kingspan Kooltherm K3 or similar floor insulation with upstands at external perimeters, 500G polythene separating layer, 100mm tamped concrete bed (Grade C25), 50mm cement and sand (1:3) floor screed, finishes by Client. Concrete bed to be thickened out to 225mm under non-load bearing wall to WC for a minimum of 450mm, including sinking sand and hardcore and dressing polythene membrane into sinking.

External cavity walls and gables to be constructed of outer skin of 100mm aerated concrete blockwork with pebble dashed two coat rendering externally to match existing, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined internally with 12.5mm foil-backed plasterboard on dabs and skimmed in plaster. Cavity insulation to commence 150mm below d.p.c. level and to be taken to the top of the gable walls. Stainless steel cavity wall ties to DD140 Type 4, not butterfly type, to be built in at 750mm centres horizontally, 450mm centres vertically and at 225mm centres to openings. Wall insulation to be linked to roof insulation at eaves. Cavities of hollow walls to be closed with Thermabate PVCu cavity closers at jambs and sills to openings. Where brick and block returns are less than 550mm wide (measured internally) reinforce wall with layer of brick reinforcement in every other brick course and in every block course. Internal block walls to be constructed of 100mm aerated concrete blocks, dry lined both sides with 12.5mm plasterboard on dabs and skimmed in plaster. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in 'Catnic' lintels CG90/100 over external door and window openings, all with minimum 150mm end bearings. Build in 100 x 65mm prestressed concrete lintel to opening in 100mm walls.

Lean-to roof to be of plain tiles to match existing and to Planning Officer's approval on 38 x 19mm sawn battens, to 100mm gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane, sawn softwood C16 grade construction to be of 50 x 100mm rafters at maximum 400mm centres birdsmouthed over 50 x 100mm pole plates securely rawlbolted to walls staggered at 900mm maximum centres, 100 x 50mm wall plates, 50 x 100mm ceiling joists at maximum 400mm centres. Provide and fix code 4 lead flashings at
intersections of roof with walls. Wall plate to be strapped down at maximum 2 metre centres with 30 x 2.5mm galvanized straps. Verges and ceilings to be strapped down at minimum 2 metre centres with 30 x 5mm galvanized straps spanning 3 rafters or ceiling joists and turned down over walls. Ceilings to be of 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. 'Fibreglass Crown 75' or similar insulation, 100mm thick, laid between joists with 170mm thick insulation laid over this, and a further 100mm layer on top of this, all layers at 90o to each other. Fit UPVC fascia and form pointed verges. Gutter and rainwater pipe to be in UPVC. Gutters to be 'Hepdrain' 112mm half round gutters laid to 1 in 600 falls, with 68mm diameter rainwater pipes discharging into trapped gully.

Fit softwood skirtings, architraves and quadrants to match existing and 25mm softwood rounded window boards.

Salvaged window to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'- value' of 1.60 W/m2 .K, fitted with trickle vent to give a minimum of 5000mm of background ventilation. Salvaged external door and frame to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice and having a U-value of no more than 2.2 W/m2.K. draught stripped. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant. Internal door to be to Client's choice minimum 750mm clear width, set in softwood rebated frame, with ironmongery to Client's choice.

Provide and fix basin and WC suite all to Client's choice. WC suite to have dual flush facility and cistern not to exceed 6 litres capacity. Waste to basin to be 32mm, fitted with 75mm deep seal trap. Stub stack to WC to be fitted with air admittance valve 1200mm above floor level. Box in soil and vent stack with softwood framing, and 2 layers of 12.5mm plasterboard and skimmed in 'Thistle' board finish plaster to achieve 30 minutes fire protection, and pack around pipe with fibreglass insulation.

Central heating to be extended as necessary with all new radiators to have thermostatic valves fitted and to be installed in Porch & WC. Installation, testing and commissioning certificates are to be provided for the heating and plumbing systems completed by suitably qualified and competent persons in a recognized industry format indicating compliance with the requirement of Regulation L1. The calculated output of radiators shall be sufficient to maintain the following temperatures when the atmospheric temperature is –1 oC :-
Porch18 oCWC21 oC

Carry out electrical works all to Client's choice with lighting points in Porch & WC fitted with energy efficient lights in accordance with regulation L1B; 2B Paragraph 45. Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night. Provide and fix double power points to Porch. All new electrical sockets to be sited between 450mm and 1200mm above floor levels. Any downlights in ceilings are to be fitted with Tenmat FF109 or similar downlight covers. Electrical works to comply with Building Regulations Approved Document P in respect of Safety which encompasses Design, Installation, Inspection & Testing of Electrical Installations. The Electrical Contractor carrying out work on this scheme must be competent and registered with a Part P self-certification scheme to provide a self-certification certificate to the occupier and a notice to that effect (or a copy of the certificate) to the Local Authority not more than 30 days after completion of the work. All electrical works to conform to the latest safety guidelines from the B.S.I. and the I.E.E. as codified in BS 7671, Requirements for Electrical Installations. Installation, testing and commissioning certificates are to be provided for the installation, completed by suitably qualified and competent persons in a recognized industry format. Fan capable of extracting air at a rate of not less than 15 litres per second to be fitted in WC.

Hack off existing render as necessary and dry line remaining walls now falling within extension with 12.5mm Plasterboards on adhesive dabs and finished with Thistle board skim, plaster.

New floors to be tiled with tiles selected by Client adhesive fixed and grouted in accordance with CP202; 1972.

Robust Standard Details to be incorporated to meet the requirements of Part L of the Building Regulations.

Paint or stain all new woodwork on completion. Carry out all other decoration works to Client's requirements.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. Storm drainage gully to be trapped and fitted with galvanized grating. Drain to be connected to existing drain as shown. New Inspection chamber built on line of existing to be 475mm diameter polypropylene set on minimum 150mm thick concrete bases, comprising base unit, raising pieces as required and ductile iron covers and frames.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

MR. & MRS. D. BILTON

DATE MARCH 2018

PROPOSED EXTENSION

AT
82, MILL ROAD,
CHEADLE,
STOKE-ON-TRENT,
STAFFS.
ST10 1NE

SCALE:
PLAN 1:50
ROOF PLAN 1:50
SECTION 1:50
ELEVATIONS 1:50

DRAWN BY:

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AS PROPOSED

FOR PLANNING & BUILDING REGULATIONS APPLICATIONS

DRAWING NR. 1803/05/02