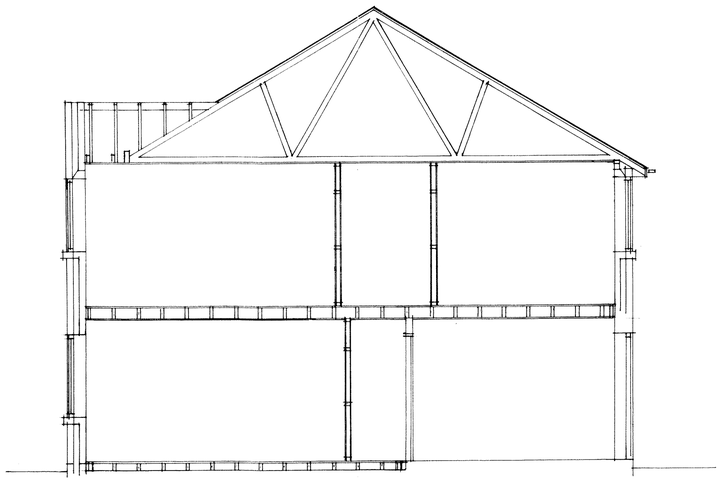
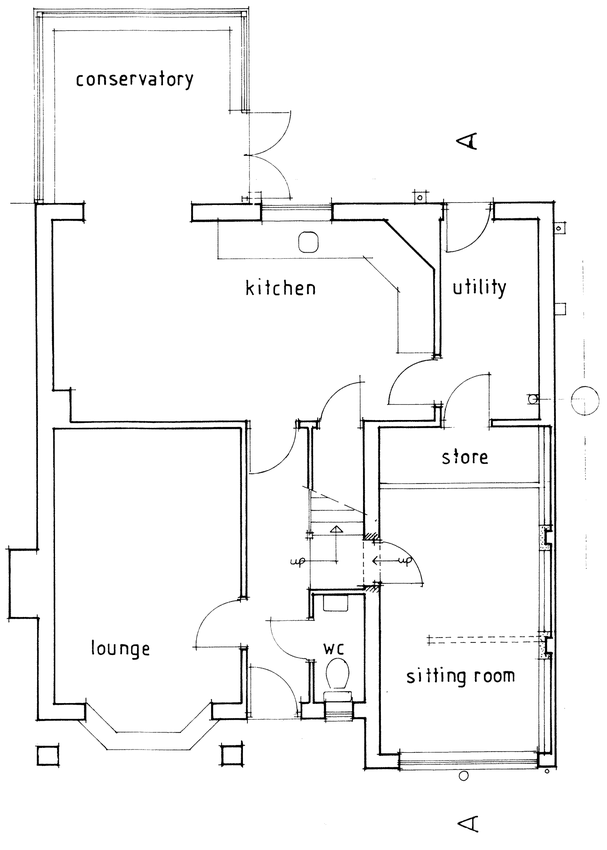
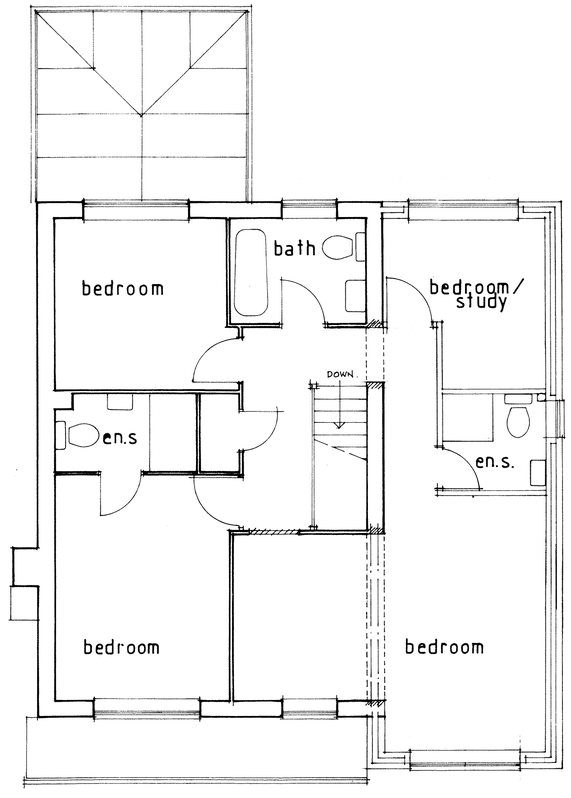


Section A.A.



Ground floor plan.



First floor plan.

Carry out electrical works all to Client's choice with lighting points in all new or extended rooms, Landing, Roof space. All new lighting points are to be energy efficient provided 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 power points to Client's requirements. 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. Mains operated interconnected self-contained smoke alarm to conform to BS 5839 Part 1 with back-up power supply to be installed on Landing and permanently wired to a separate fused circuit at the distribution board in accordance with Section 1 of Approved Document B Vol. 1 2006 Edition. Alarm to be fixed to ceiling at least 300mm from any wall or light fitting, and not over a stair shaft. Fan capable of extracting air at a rate of not less than 15 litres per second and to give at least 3 air changes per hour to be fitted in internal En-Suite with duct and grille to external air and linked to light switch with 15-minute overrun.

Dry line remaining unplastered walls now falling within dwelling with 12.5mm Plasterboards on adhesive dabs and finished with Thistle board skim, plaster.

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

Carry out all 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. All storm drainage gullies to be trapped and fitted with galvanized grating. Foul drain to be connected to existing drain with new inspection chamber as shown. Storm drainage to be connected to existing. New Inspection chamber built on line of existing drain to be in 475mm diameter polypropylene set on minimum 150mm thick concrete base, comprising base unit, raising pieces as required and ductile iron cover and frame.

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.

NOTES

Prop for and cut plain opening on Landing, build in prestressed concrete lintels over, (one per 112mm thickness of wall), quoin up jambs & make good. Prop for and cut plain opening into Bedroom extension, build in 2 Nr. 152 x 89 x 16kg/m UB's over to support wall above, beams to be bolted together at minimum 600mm centres with 12mm bolts and fitted with spacer tubes, ends to be set on 275 x 100 x 65mm padstones. Beams to be encased where exposed with 2 layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster on softwood framework, quoin up jambs and make good. Take out door and frame to existing Bedroom and infill opening in partition work to match existing and make good.

Strip off roofs completely to Stores, Utility and part of Kitchen including ceilings and rainwater goods, set aside roof tiles for possible re-use and remove all other materials, make good existing roofing up to new construction on completion. Take down existing walls to gable as necessary and prepare for raising.

Existing foundations to be exposed for inspection by Building Control Officer and if necessary to be underpinned with concrete (Grade C25) down to suitable load bearing strata. Where new cavity walls are to be built up off existing, these walls to be exposed for inspection by Building Control Officer and if necessary suitable appraisal or calculations to be made to the satisfaction of the Building Control Officer before any corbelling is carried out.

Break out existing floors as necessary and form foundations to pier encasements a minimum of 1 metre deep below finished floor levels, or to such additional depths as requested by the Building Control Inspector. Reinstate floors to match existing on completion. Concrete foundations (Grade C25) are to be 225mm thick with 175mm spread beyond wall faces. Foundation walls to piers 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. '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.

External cavity walls and gables to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, 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 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. Form brick-on-end flat cill under rear window in contrasting facing bricks. 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. Build 100mm blockwork around existing piers in Store rooms tied to existing walls and dry lined internally with 12.5mm foil-backed plasterboard on dabs and skimmed in plaster where exposed. 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 reconstructed stone cill to front window to match existing. Build in 152 x 89 x 16kg/m UB's to Sitting Room and Store to support inner leaf of cavity gable wall, ends to be set on 175 x 100 x 65mm padstones. Beams to be encased where exposed with 2 layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster on softwood framework. Build in 'Catnic' lintels CG90/100 over external window openings all with minimum 150mm end bearings.

Internal stud partition walls to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced both sides with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fill cavities with 100mm fibreglass insulation quilt. Internal stud partition walls between dwelling and roof spaces to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced one side with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fit 100mm thick Kingspan Kooltherm K18 framing board between studs.

Ground floor to existing Stores to be constructed of 50 mm thick sawn softwood C16 grade joists at maximum 400mm centres, packed up as necessary to level through with existing floor to Utility, covered with 22mm T. & G. flooring grade chipboard, with 100mm thick Kingspan Kooltherm K18 framing board between joists. First floors to be constructed of 50 x 175mm sawn softwood C16 grade joists at maximum 400mm centres, with minimum 90mm end bearings, covered with 22mm T. & G. flooring grade chipboard, 100mm mineral wool with a minimum density of 10 kg/m to be laid in floor void, ceiling of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Where joists are supported on external walls, joists are to be supported on galvanized steel joist hangers built into walls or built in with Manthorpe or similar approved joist seals fitted at ends. Double joists to be provided beneath stud partition walls. Where joists are supported on existing walls, joists are either to be securely cut and pinned to existing walls or a 50 x 175mm softwood plate is to be bolted to the existing walls at 600mm centres and joists supported on galvanised steel joist hangers. Row of 38 x 38mm herringbone strutting to be fixed at midspan. End three joists running parallel with external walls to be strapped down with 30 x 5mm galvanized straps at maximum 1800mm centres.

New pitched roofs to be of interlocking tiles to Planning Officer's approval on 50 x 25mm sawn battens, to recommended gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane; on specialist designed trussed rafters at 600mm c/c to BS5268 Part 3, with 100 x 25mm bracings as recommended by suppliers fix 100 x 75 wall plates. Girder truss to be installed over Bedroom to support main trusses. Set of diminishing trusses to be installed at intersection of roofs. Provide and fix code 4 lead flashings with soakers at intersections of roof with walls. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roofing. Provide code 4 lead saddle at intersection of ridge with roof slope. Wall plates 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 wallb: ard, 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 fascias, barge boards and soffits with boxed ends at intersection of fascias and barge boards on timber bearers or gable ladder framework. Gutters and rainwater pipes 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 gullies.

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

Windows 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/m^2.K. Windows to be fitted with trickle vents to give a minimum of 10000mm of background ventilation, to have opening areas minimum 5% of floor areas, have an unobstructed opening at least 450mm wide and 750mm high, and the bottom of the window opening is not to be more than 1100mm and not less than 800mm above the floor as a means of escape and to be fitted with restrictors to limit the opening of casements. Escape windows are not to be fitted with any locks. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant.

Internal doors to be to Client's choice minimum 750mm clear width, set in softwood rebated linings or frames. All ironmongery to be to Client's choice.

Provide and fix shower, basin and WC suite all to Client's choice. WC suite to have dual flush facility and cistern not to exceed 6 litres capacity. All wastes to be fitted with 75mm deep seal traps, shower waste to be 38mm, basin waste to be 32mm diameter. Floor joists are not to be cut out for wastes, these are either to run in floors between the joists, or to be above the floors and be boxed in with softwood framing and plywood, or below the floors and be boxed in with softwood framing, plasterboard and skimmed in 'Thistle' board finish plaster. Soil and vent stacks to have roddable access doors and to be carried up above windows within 3 metres of pipe by at least 1 metre and fitted with suitable bird cage. 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. All new radiators to have thermostatic valves fitted and to be installed in all new rooms and Landing. 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 :-

Landing	18 ºC	En-suite	21 ºC
Bedroom/Study	21 ºC	Bedroom	18 ºC
Sitting Room	21 ºC		

MR. S. SALES

DATE **April 18**

PROPOSED ALTERATIONS & EXTENSION
AT
1, MILLERS VIEW,
CHEADLE,
STOKE-ON-TRENT,
STAFFS. ST10 1XP

SCALES:
PLANS 1:50
SECTION 1:50

DRAWN BY:
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS & BUILDING COST CONSULTANTS
CHURCHILL SUITE,
LULWORTH HOUSE,
51, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS. ST10 1AR
TEL: 01538 757233
MOB: 07889 225437
E-MAIL Malcolm.Sales@salesqs.co.uk

AS PROPOSED

FOR PLANNING & BUILDING REGULATION APPLICATIONS

DRAWING NR. 1801/08/03