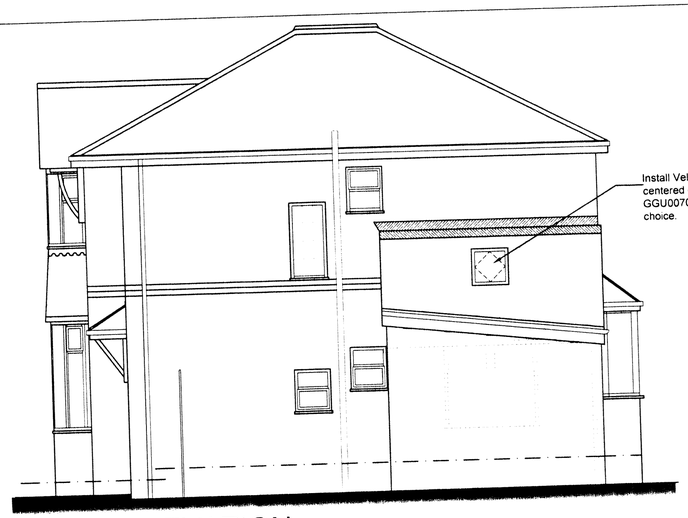


FIRST FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION

RAINWATER GOODS
New rainwater guttering and downpipes to match existing into trapped gulley connected into the existing combined drainage system

ELECTRICAL WORK
All electrical works to be by an approved NICEIC contractor and to be in accorance with IEE rules and regulations.
The design installation. inspection and testing of the electrical installation will be carried out in accordance with BS7671 2001 and approved document part 'P'.

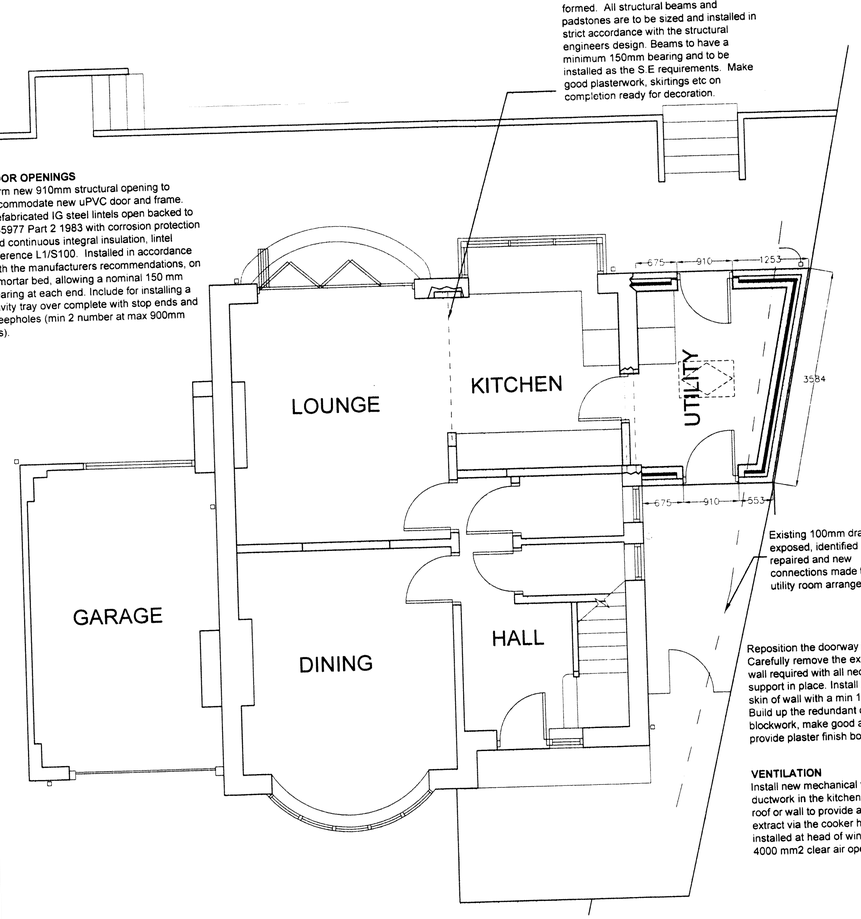
Interconnected fire detection and alarm system , mains operated to be installed to the new areas and the existing dwelling to approval of Building Control.

New fixed internal lighting to be installed in strict accordance with Part L1B. Light fittings to have an energy efficiency rating greater than 40 lumens per circuit watt and at a rate of (1 in 4) or (1 for each 25m sq floor area created).

PLUMBING WORK
All plumbing work to be in accordance with BS5572.

STRUCTURAL DESIGN
Using all necessary temporary propping carefully remove the section oif internal wall between the kitchen and the Lounge and remove debris off site.
Position new reinforced padstones and steel beams to support the existing structure above where the openings are formed. All structural beams and padstones are to be sized and installed in strict accordance with the structural engineers design. Beams to have a minimum 150mm bearing and to be installed as the S.E requirements. Make good plasterwork, skirtings etc on completion ready for decoration.

DOOR OPENINGS
Form new 910mm structural opening to accommodate new uPVC door and frame. prefabricated IG steel lintels open backed to BS5977 Part 2 1983 with corrosion protection and continuous integral insulation, lintel reference L1/S100. Installed in accordance with the manufacturers recommendations, on a mortar bed, allowing a nominal 150 mm bearing at each end. Include for installing a cavity tray over complete with stop ends and weepholes (min 2 number at max 900mm cts).



Existing 100mm drain to be exposed, identified repaired and new connections made to suit utility room arrangement

Reposition the doorway into the utility room. Carefully remove the extent of the main house wall required with all necessary temporary support in place. Install over lintels to each skin of wall with a min 150mm end bearing. Build up the redundant opening in 100mm blockwork, make good all disturbances and provide plaster finish both sides.

VENTILATION
Install new mechanical ventilation and ductwork in the kitchen directed through the roof or wall to provide a min 30lts per sec extract via the cooker hood. Trickle ventilation installed at head of windows capable of min 4000 mm2 clear air opening.

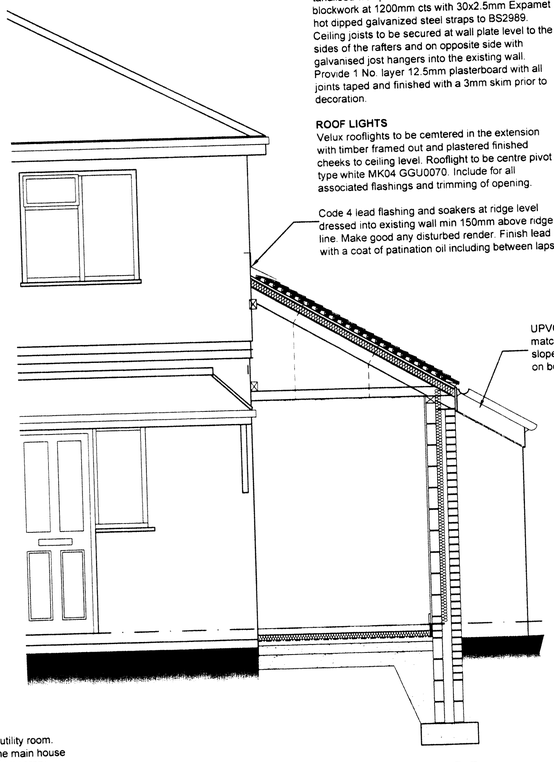
GROUND FLOOR PLAN

NEW ROOF CONSTRUCTION
Carefully remove the existing tiled roof and retain tiles on site for reuse. Construct new pitched roof consisting of reused roofing tiles and matching new tiles as required on 38x25mm softwood battens tanalised gauged to suit on one layer of untearable roofing felt which is to conform to BS747 laid on 25 x 50mm counter battens on 100mm Kingspan board insulation on 125mm C16 rafters all to achieve minimum U Value of 0.16w/m²K. Secure the rafters to the 100mm x 75mm softwood tanalised wall plate fixed to top of inner skin of blockwork at 1200mm cts with 30x2.5mm Expamet hot dipped galvanized steel straps to BS2989. Ceiling joists to be secured at wall plate level to the sides of the rafters and on opposite side with galvanised jost hangers into the existing wall. Provide 1 NO. layer 12.5mm plasterboard with all joints taped and finished with a 3mm skim prior to decoration.

ROOF LIGHTS
Velux rooflights to be cemtered in the extension with timber framed out and plastered finished cheeks to ceiling level. Rooflight to be centre pivot type white MK04 GGU0070. Include for all associated flashings and trimming of opening.

Code 4 lead flashing and soakers at ridge level dressed into existing wall min 150mm above ridge line. Make good any disturbed render. Finish lead with a coat of patination oil including between laps

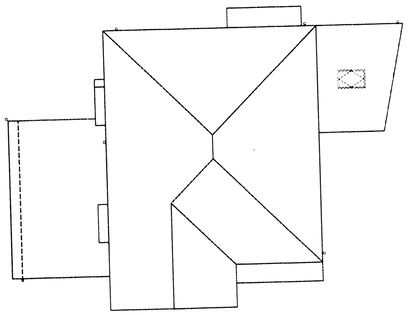
UPVC white fascia board to match the existing dwelling, slopes to suit wall alignment on boundary side



SECTION A:A SCALE 1:20



EAST ELEVATION



ROOF PLAN

GROUND FLOOR
Break up and carty off site the existing concrete slab to the utility room and prepare the sub-base to an agreed level to accommodate new ground floor slab of sulphate free hardcore to the formation level with 50mm sand blinding with a 1200 gauge visqueen dpm laid over and dressed up the edges to link to dpc. Joints in the visqueen are to be lapped to a min 300mm and taped. Over the visqueen lay a 100mm concrete slab covered with a 85mm Celotex GA4000 insulation board or equal approved with a 20mm perimeter upstand. Over the insulation lay a 500 gauge visqueen prior to laying a 65mm sand / cement screed all flush with the existing levels of the adjacent ground floor room.

Cavity to be closed where required with Damcor or equal approved insulated cavity closer to maintain a min 0.28W/m2K wall construction.

All disturbances to the extg building are to be made good upon completion.

Close all cavities at eaves level with a fire resistant material.

Provide mastic to all external reveals of openings in cavity walls.

All materials specified are to be fixed in accordance with manufacturers recommendations

WALL CONSTRUCTION
New cavity walls are to be constructed of external skin of client approved facing brickwork to match the existing with 100mm cavity containing a 50mm Celotex Kooltherm CW400 wall insulation board or equal approved to achieve a min U Value of 0.25 W/m2k tied to an internal skin of 100mm medium density blockwork leaving a minimum 50mm cavity between insulation and brickwork, internal face of blockwork is to receive a 12mm plasterboard and dab finish with a 3mm skim. All joints to be taped.

Provide 150mm vertical insulated 18mm damcor DPC around all openings.

Cavity trays with stop ends to be provided above all proprietary steel lintels extending beyond the end of the steel lintel itself. A cavity tray is to be provided above all air bricks, vents and service entry boxes passing through the cavity wall above DPC level. all to be as the general construction notes.

Mortar mix to be 1:1:6 cement, lime sand

Provide 10mm continuous movement joint with silicone joint where new wall construction abuts the existing house wall with ties where new wall starts from existing at 90°, use a continuous stainless steel Furfix wall extension profile to tie new to extg.

Where new facing brickwork runs flush with the existing on the rear elevation the new / reclaimed brickwork is to be carefully toothed into the existing with mortar joints to match

New rainwater pipe connection to cover extension brickwork joint.

SKIRTINGS
Provide new softwood / MDF timber skirtings and architraves as required all to match the period style of the existing dwelling.

DRAINAGE
Contractor to identify and record extg drainage runs prior to works. Existing drainage run to be exposed and repairs undertaken as required.
All new below ground drainage to be carried out in accordance with CP301 and BS8301.
Amend drains locally to allow for adapted connections into the existing drainage run.
Provide 150 mm dia sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork.
All drains laid to be surrounded with 150 mm concrete where they pass under building.

ABOVE GROUND DRAINAGE
Provide new sink connection to suit clients proposed layout within the Utility with 40mm dia pvc waste pipe with a 76mm dia deep seal trap connected via a sealed 100mm dia drain connected into extg mains foul drainage system.
Provide rodding access to drain via access point or via inspection chamber to Building Inspectors approval.
Extg sink drain and water feeds to be adapted to accommodate new sink positions in the utility room

MR & MRS N SELLERS

PROPOSED INTERNAL ALTERATIONS
STANLEY ROAD, STOCKTON BROOK

SCHEME PROPOSALS

JUNE 2018	1:50 @ A1	NS-02