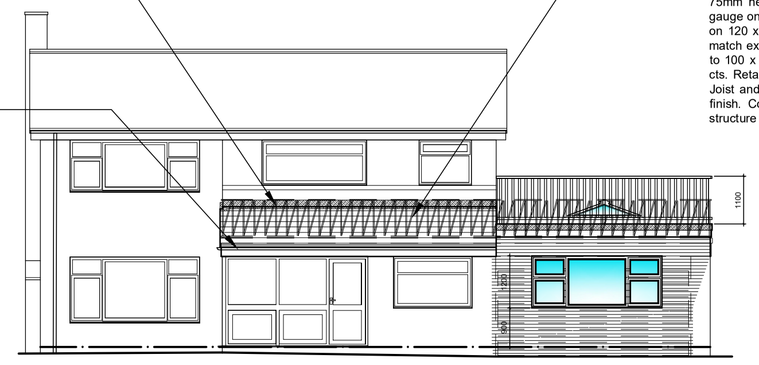


Proposed Side Elevation

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 to match existing, fixed to UPVC fascia, to 68mm dia rainwater pipe, to existing Gullies.



Lean to roof construction over existing Regent roof tiles to match style of existing laid @ 32 degree pitch with min' 75mm headlap on 38 x 25mm battens @ 343mm max' gauge on 1 layer Tyvec breather membrane or similar. All on 120 x 47mm C16 grade rafters at 450mm centres (to match existing joists) fixed to existing wall plate and fixed to 100 x 75mm pole plate bolted to existing wall at 1.2m cts. Retain existing Flat roof Joists and bolt through both Joist and rafter. Joists to be chamfered to allow for roof finish. Contractor to check suitability of porch and wall structure to carry additional loading.

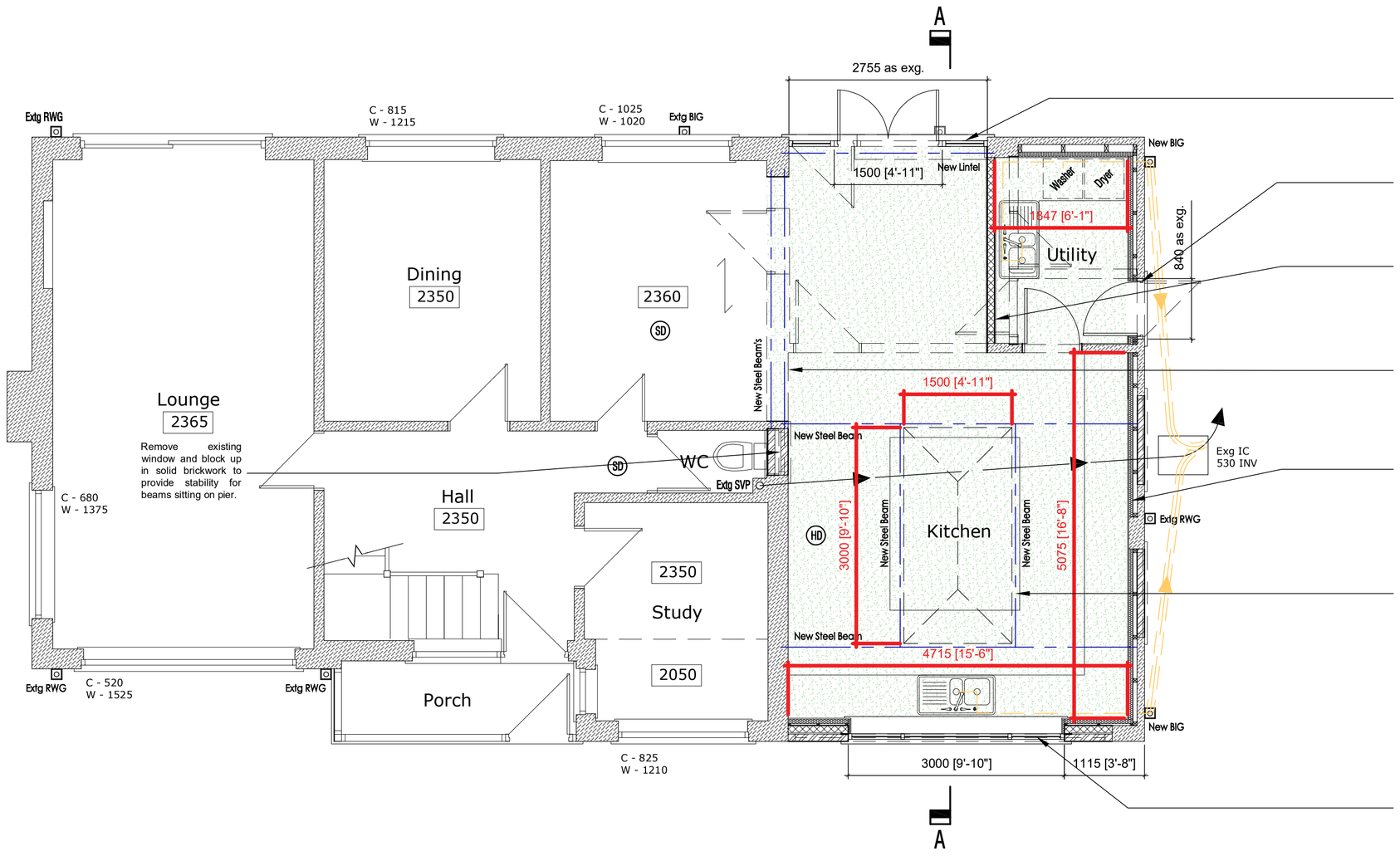
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Remove existing doors to rear of existing Utility and form new opening to suit full height doors and side panels as illustrated, to clients specification. Provide new lintel over as specified by Structural Engineer.

Remove existing coal store door and form taller opening as illustrated on elevation. Provide new door to Utility, to clients specification. Provide Damp course to foot and sides of new door opening. Provide Celotex 12mm PL4000 to new door and window reveals.

New ground floor internal walls to consist 100mm lightweight concrete blockwork built off slab, faced both sides with plasterboard and skim.

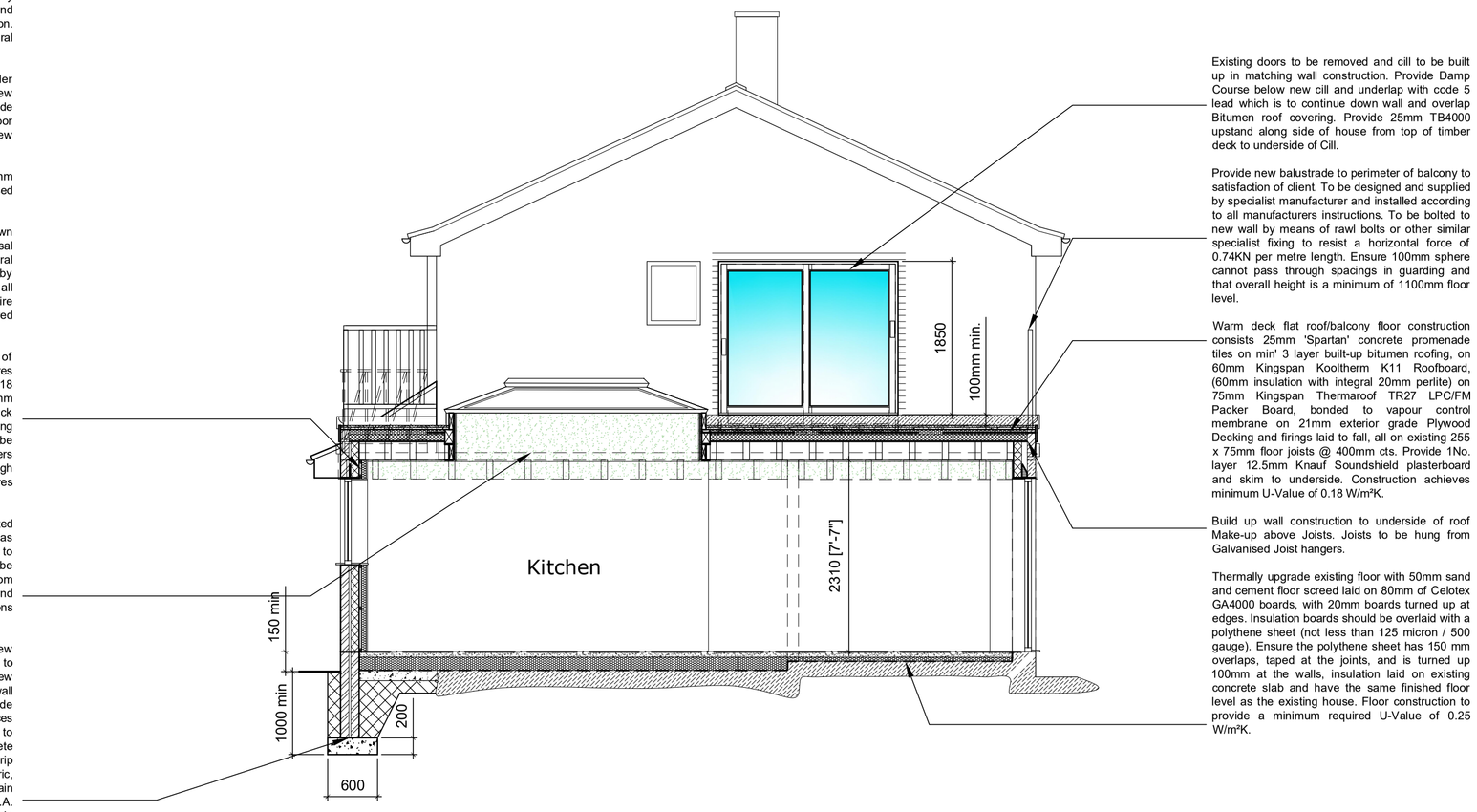
Remove existing wall, doors and window shown dotted on plan and build in over new universal beam/s, designed and specified by structural engineer, design and calcs. to be approved by L.A. before work commences on site. Encase all UB's in 2 layers 12.5mm plasterboard for fire protection. Make good any disturbances incurred by works.

Existing brick wall thermally upgrade by means of fixing 50 x 25mm battens at 600mm max centres to wall, dry lined with Kingspan Kooltherm K18 insulated Dry-lining board comprising 12.5mm plasterboard facing bonded to 60mm thick CFC-free rigid phenolic insulation during manufacturer and then skim finished. To be installed in accordance with all manufacturers instructions. Battens to be fixed to wall through 1no. course of DPC. Wall construction acheives min 'u'-value of 0.28 W/m²K.

Provide new roof lantern as illustrated, supported on new steel Beams as illustrated, installed as designed by Structural Engineer. Existing joists to be be trimmed into new steel beams. Steel to be full timber infill and joists are to be hung from galvanised joist hangers, both from beams and walls. Contractor to expose existing foundations to check suitability to carry additional loading.

Remove existing Garage door and build in new window to satisfaction of the client. Contractor to establish if there is a foundation and provide new as specified if not found. Build up wall construction below to match existing and upgrade as required. Make good to any disturbances incurred by the works. Walls below D.P.C. to consist of F.L. class brickwork or dense concrete blockwork built off 600 x 200mm concrete strip foundations reinforced with 2 layers B503 fabric, taken down below the level of the existing drain as shown or to a depth deemed to satisfy L.A. appointed Building Inspector. provide lean-mix concrete to cavity below ground.

Proposed Partial Ground Floor Plan



Existing doors to be removed and cill to be built up in matching wall construction. Provide Damp Course below new cill and underlap with code 5 lead which is to continue down wall and overlap Bitumen roof covering. Provide 25mm TB4000 upstand along side of house from top of timber deck to underside of Cill.

Provide new balustrade to perimeter of balcony to satisfaction of client. To be designed and supplied by specialist manufacturer and installed according to all manufacturers instructions. To be bolted to new wall by means of rawl bolts or other similar specialist fixing to resist a horizontal force of 0.74KN per metre length. Ensure 100mm sphere cannot pass through spacings in guarding and that overall height is a minimum of 1100mm floor level.

Warm deck flat roof/balcony floor construction consists 25mm 'Spartan' concrete promenade tiles on min' 3 layer built-up bitumen roofing, on 60mm Kingspan Kooltherm K11 Roofboard, (60mm insulation with integral 20mm perlite) on 75mm Kingspan Thermaroof TR27 LPC/FM Packer Board, bonded to vapour control membrane on 21mm exterior grade Plywood Decking and firings laid to fall, all on existing 255 x 75mm floor joists @ 400mm cts. Provide 1No. layer 12.5mm Knauf Soundshield plasterboard and skim to underside. Construction achieves minimum U-Value of 0.18 W/m²K.

Build up wall construction to underside of roof Make-up above Joists. Joists to be hung from Galvanised Joist hangers.

Thermally upgrade existing floor with 50mm sand and cement floor screed laid on 80mm of Celotex GA4000 boards, with 20mm boards turned up at edges. Insulation boards should be overlaid with a polythene sheet (not less than 125 micron / 500 gauge). Ensure the polythene sheet has 150 mm overlaps, taped at the joints, and is turned up 100mm at the walls, insulation laid on existing concrete slab and have the same finished floor level as the existing house. Floor construction to provide a minimum required U-Value of 0.25 W/m²K.

Section A-A

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. Glazing to achieve min' u-value of 1.6W/m²K. Safety glazing to BSEN 12150, in 6mm toughened or laminated glass to all entrance doors and side lights up to 1500mm above ffl and any glazing within 300mm of doors. Safety glazing to windows between ffl and 800mm above that level. Doors fitted with excess of 50% glazing must achieve min' u-value of 1.8W/m²K. Provide Catnic 'Cougar' 90/100 lintels over. min' 150mm end bearings. If attic truss load imposed then use CUB 90/100 lintels. Provide Thermobate cavity closers.

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 new radiators to be fitted with thermostatic radiator valves with the exception of those in the room which contains the room thermostat.

Any alterations to the boiler or gas pipe modifications should be undertaken by a 'Gas Safe' registered engineer and to fully comply with Approved Document J.

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. Architectural Drafting Services to be contacted should further input be required.

SD/HD - Denotes mains operated smoke/heat Detector with battery back up and inter connected sounders, to be positioned min' 300mm away from wall, door opening or light fitting. All to B.S. 5839 part 6.

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.

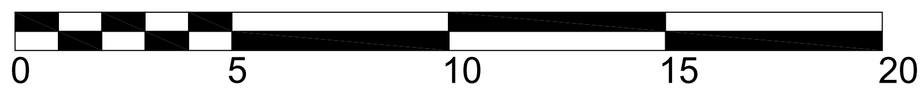
Drainage from new Kitchen to new Back Inlet Gully (BIG) to existing drainage system via 100mm dia Supersleve drain to be bed & surround in pea gravel and new inspection chambers as illustrated. All internal drainage to B.S.5572.

Drainage from new Utility to new Back Inlet Gully (BIG) to existing drainage system via 100mm dia Supersleve drain to be bed & surround in pea gravel and new inspection chambers as illustrated. All internal drainage to B.S.5572.

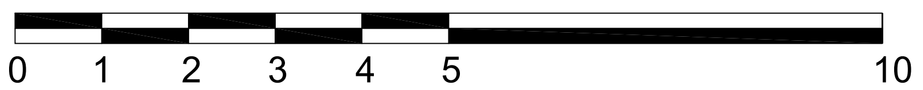
All drainage runs to be confirmed on site before work commences by appointed contractor. JPK Design Ltd to be contacted should further input be required.

Provide ventilation to Kitchen by means of fitting mechanical extractor fan capable of extracting 60 litres per second, alternatively fit cooker hood capable of extracting 30 litres per second, also fit, or ensure windows are fitted with trickle ventilators to provide 8000mm sq background ventilation.

Provide ventilation to new Utility room by means of fitting mechanical extractor fan capable of extracting min' 30 litres per second operated via light switch with 15 minute over-run, also provide background ventilation by means of putting air brick/trickle vent to give min' 4000mm² free area, to external wall.



SCALE BAR 1:100



SCALE BAR 1:50

Rev:	Drawn:	Comments:	Date:
A	MC	Whole ground floor plan illustrated.	06/10/19

CLIENT:
Mr. Ian Doidge

Site:
24 Caverswall Road, Blythe Bridge, Stoke-on-Trent, Staffordshire. ST11 9BG

Project:
Garage Conversion to form new open Kitchen - Dining space, with alterations to existing flat roof / Balcony.

Scale @ A1:	Date:	
1:100/1:50	September 2019	
Drawing No:	Drawing Title:	Revision:
MJC/2/24/2019	Working Drawing - Proposed	A

Dimensions only are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. To be read in conjunction with other specialist drawings and documentation.