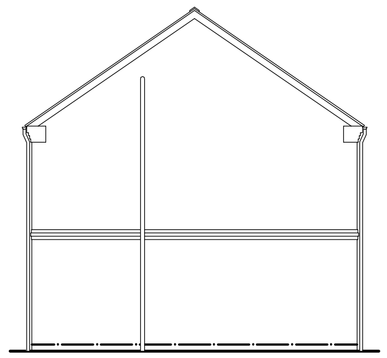


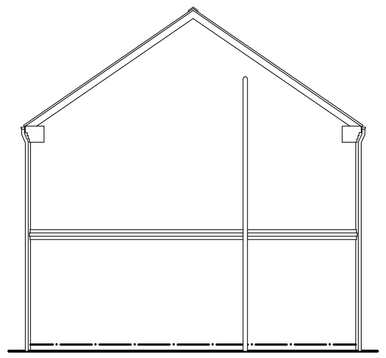
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

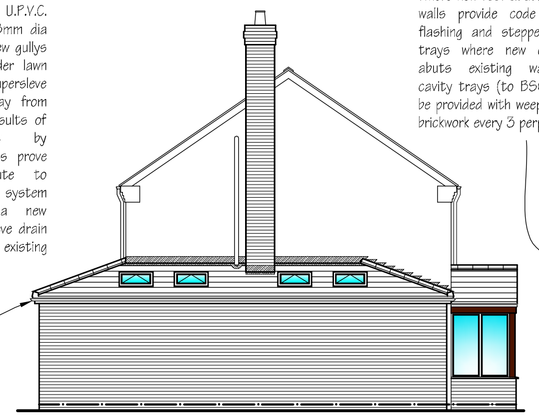


Existing Side Elevation



Proposed Front Elevation

100mm half round U.P.V.C. eaves gutter to match existing, fixed to U.P.V.C. fascia board, to 68mm dia rainwater pipe, to new gullys and soak away under lawn via 100mm dia Supersleve drain, min' 5m away from dwelling, following results of percolation test by Inspector. If Results prove unsatisfactory route to combined drainage system as illustrated, via new 100mm dia Supersleve drain to intercept at existing inspection chamber.



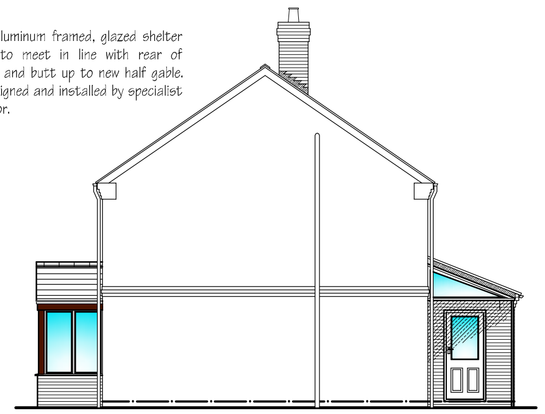
Proposed Side Elevation

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.

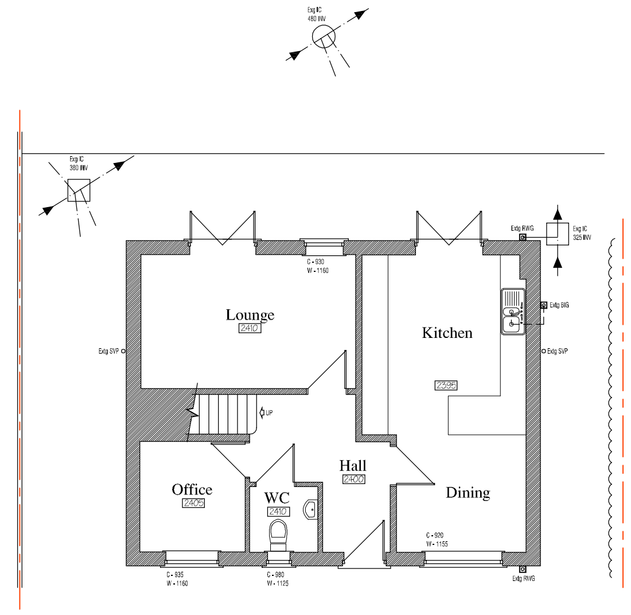


Proposed Rear Elevation

Provide Aluminum framed, glazed shelter to rear to meet in line with rear of extension and butt up to rew half gable. To be designed and installed by specialist contractor.



Proposed Side Elevation



Existing Ground Floor Plan

0 5 10 15 20

SCALE BAR 1:100

0 1 2 3 4 5 10

SCALE BAR 1:50

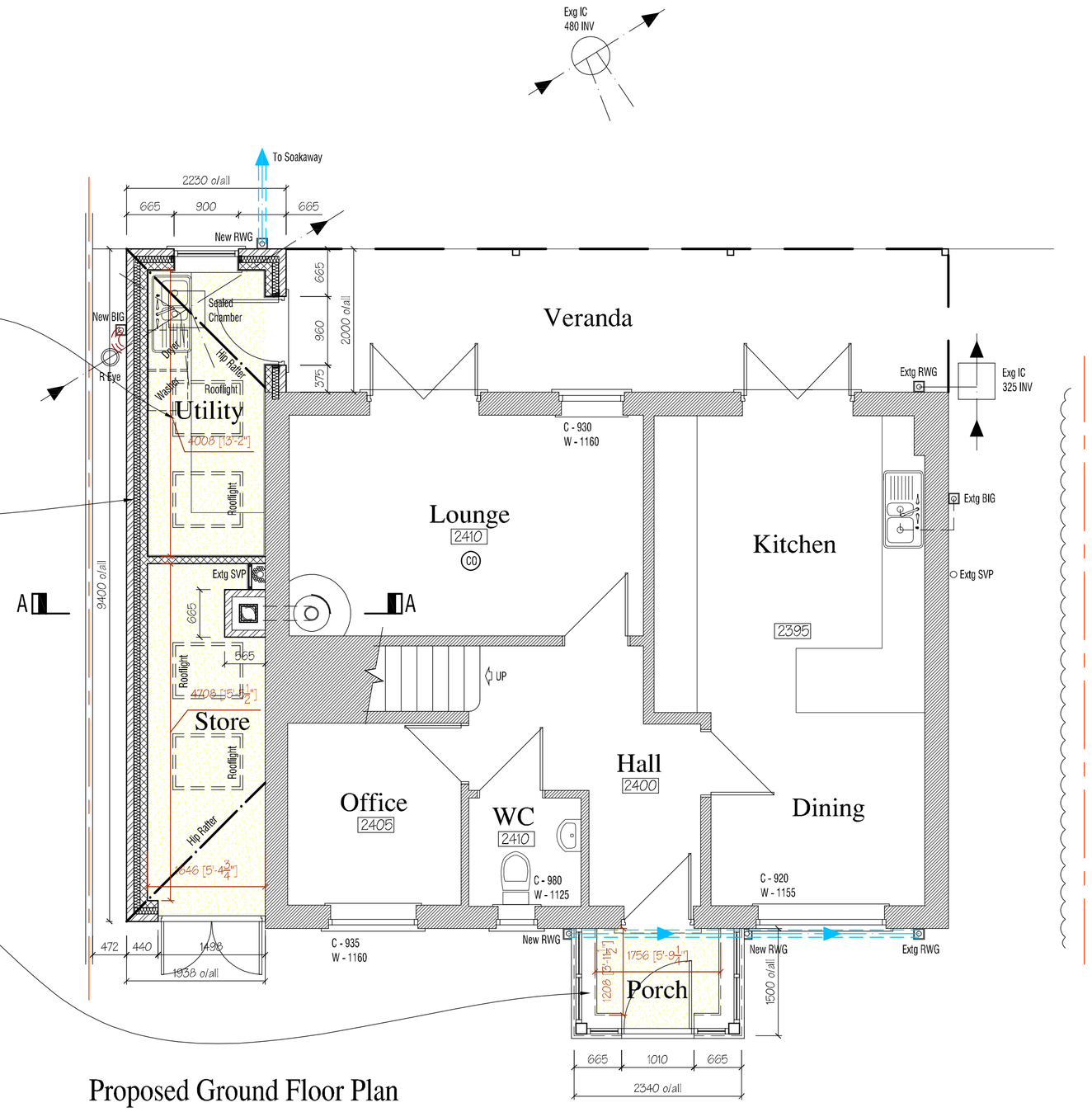
Fit new 4Nos. 780mm x 980mm remote controlled Velux roof windows or similar to provide natural lighting. Provide double rafters and trimming joists around openings. roof windows to be installed in accordance with manufacturers specifications. Provide 12.5mm plasterboard and skim finish around opening. Roof window to be fitted with permanent trickle vent to provide 8000mm sq background ventilation.

Wall construction consists Brickwork facing with 90mm cavity filled with 85mm Glass mineral 'Earthwool DriTherm 32 ultimate' cavity slab, 100mm Durox Supabloc blockwork internally faced with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) on dabs and skim finish. Use stainless steel cavity wall ties to BD40 Type 4, and use Catnic 'Stronghold' connectors or similar to B.S. 1449, where new walls abut existing. Wall ties to be positioned approx' 6No./m². Wall construction achieves 'u'-value of 0.26 W/m²K.

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.

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.

Form new Oak Framed porch to clients specification. Provide Plain roof tiles to match style of existing laid @ 35 degree pitch with min' 65mm headlap on 38 x 25mm battens @ 100mm max' gauge on 1 layer Tyvec breather membrane or similar. All on Oak rafters and Columns as designed by specialist manufacturer. Wall base, foundation & floor to be constructed to match side extension.



Proposed Ground Floor Plan

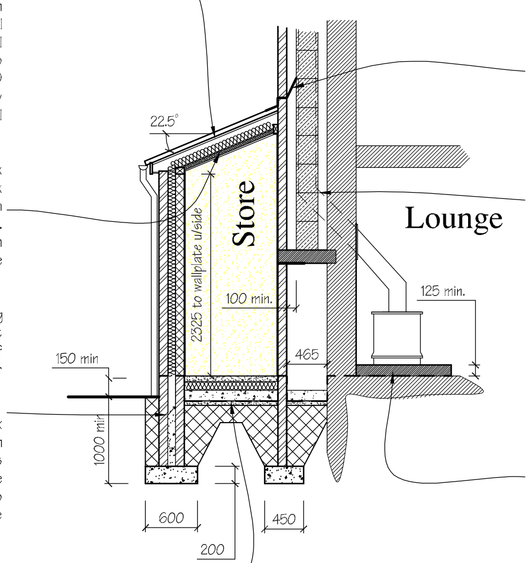
Vaulted Hipped Lean to roof over proposed Utility & Store extension to consist of Ashmore Roof Tile to match style of existing laid @ 22.5 degree pitch with min' 77mm headlap on 38 x 25mm battens @ 302mm max' gauge on 1 layer Tyvec breather membrane or similar. All on 150 x 44mm C16 grade rafters at 400mm centres fixed to 100 x 75mm wall plate fixed to new wall and supported down @ 1.8m centres by means of 30 x 5mm galvanised mild steel straps, and trussed clipped to 100 x 75mm wall plate bolted to existing wall at 1.2m ctrs. Provide hip rafters supported by 100 x 75mm dragon tie @ corner, built into new cavity wall to support new rafters. Hip rafters to be designed by structural engineer.

Provide Celotex insulation boards: 100mm Celotex GA4100 between rafters and 45mm Celotex TB4000 insulation underneath rafters finished with 12.5mm plasterboard and skim to raked ceilings. Ensure a min' 50mm air gap above insulation between rafters. Roof section achieves min' required 'u'-value of 0.18W/m²K.

Provide ventilation to new roof by means of fitting Gildevale SV6018 soffit ventilators to give equivalent of 25mm continuous air space and where new roof abuts existing walls provide 5mm continuous air space by the means of abutment ventilators.

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.

Floor construction to consist of 65mm sand & cement screed reinforced with light mesh/chickenwire on 75mm Knauf Polyfoam Floorboard Standard boards, with 25mm boards turned up at edges on 125mm concrete oversite reinforced with 1No. layer A142 fabric on 1No. layer 1200 gauge Visqueen DPM (lapped under horizontal DPC in wall), on 50mm sand blinding, all on min' 150mm thoroughly compacted sulphate free hardcore. Floor achieves min' required 'u'-value of 0.22 W/m²K.



Section A-A

Code 4 lead flashing and cavity tray where roof abuts chimney/wall.

As part of the works provide a new log burner to the clients specification as illustrated. New chimney to be constructed to service the Log burner as illustrated, all work to be carried out by a qualified and competent installer, to fully comply with Approved Document J. Flue to be designed by Dunbrik or similar specialist, design to be approved by LA before work commences. Masonry to new chimney to have a minimum density of 1500Kg/m3. Installation, Testing and Commissioning certificate to be completed and submitted by HETAS registered installer.

New hearth to comply to Approved Document J with a min. 25mm change in level to mark perimeter and constructed from non combustible material min' constructional dimensions 840 x 840mm to a minimum thickness of 125mm. 300mm away from the front an open appliance & 150mm from the sides.

REV.	DATE	NOTE
A.	03/10/19	Amended following meeting with Client.

THIS DRAWING / DESIGN IS NOT TO BE REPRODUCED WITHOUT PRIOR CONSENT. TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL OR OTHER SPECIALIST DRAWINGS. ALL CONTRACTORS ARE TO CHECK GIVEN DIMENSIONS AND VERIFY ANY DISCREPANCY WITH JPK DESIGN LTD PRIOR TO CONSTRUCTION.
COMMENCEMENT OF WORKS PRIOR TO **FULL** PLANNING / BUILDING REGULATIONS APPROVAL IS AT CONTRACTORS OWN RISK

THE PARTY WALL ETC ACT 1996 IS EFFECTIVE IF ANY OF THE FOLLOWING CIRCUMSTANCES APPLY:
A. THE WORK IS BEING CARRIED OUT TO OR ON THE PARTY WALL
B. A NEW PARTY WALL/STRUCTURE IS BEING ERECTED
C. ANY NEW FOUNDATIONS PROJECT ONTO OR BELOW THE NEIGHBOURS LAND
D. NEW EXCAVATIONS (WITHIN 6M) ARE DEEPER THAN THE NEIGHBOURING FOUNDATIONS.

IF APPLICABLE, THE PERSON OWNING THE BUILDING UPON WHICH THE PROPOSED WORK IS TO BE CARRIED OUT (BUILDING OWNER) WILL HAVE A DUTY TO INFORM THE LEGAL OWNER(S) OF THE ADJOINING PREMISES (ADJOINING OWNER(S)) OF THE WORK TO BE UNDERTAKEN AND OBTAIN CONSENT FOR THAT WORK. NOTIFICATION OF UP TO 2 MONTHS PRIOR TO COMMENCEMENT OF WORKS ON SITE MAY BE REQUIRED IN SOME CIRCUMSTANCES AND THEREFORE YOU ADVISED TO OBTAIN FURTHER INFORMATION AS CONTAINED WITHIN THE PARTY WALL ETC ACT 1996 - EXPLANATORY BOOKLET FROM THE GOVERNMENT WEBSITE. WWW.COMMUNITIES.GOV.UK, TO ESTABLISH YOUR RESPONSIBILITIES AND OBTAIN CONSENT PRIOR TO SITE WORKS COMMENCING.

JPK DESIGN ARE NOT THE APPOINTED PRINCIPAL DESIGNER AS DESCRIBED IN THE **CDM REGULATIONS 2015**. AS SUCH, ALL BUILDING WORK MUST BE CARRIED OUT BY A SINGLE CONTRACTOR WHO MUST TAKE ON THE CLIENT'S DUTIES AS WELL AS THEIR OWN AS THE PRINCIPAL CONTRACTOR. FOR WORK WITH MORE THAN ONE CONTRACTOR OR COMMERCIAL WORK, IT IS THE CLIENT'S DUTY TO APPOINT A PRINCIPAL DESIGNER AND / OR PRINCIPAL CONTRACTOR TO FULFIL THE ROLE AND DUTIES UNDER THE HSE CDM REGULATIONS 2015.

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DRAWING TITLE
Working Drawing

PROJECT
Proposed Porch and side extension to form Store & Utility with chimney to side and covered area to rear at 160a Froghall Rd, Cheadle, Staffordshire. ST10 2DN

CLIENT
Mrs Sheila Dicken

SCALE @ A1
1:100 & 1:50

DRG. No.
JPK/19/4336/1

A

DATE
September 2019

DRAWN BY
Mitch J Cracknell