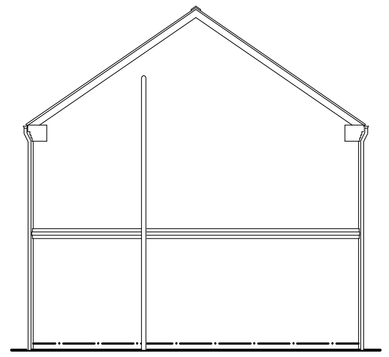


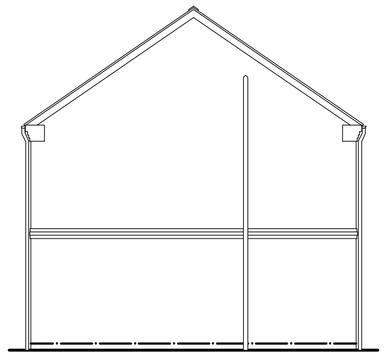
Existing Front Elevation



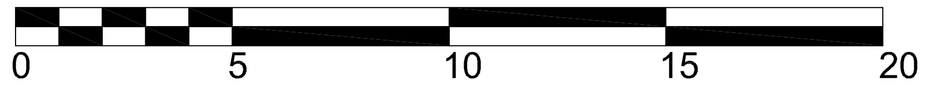
Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation



SCALE BAR 1:100



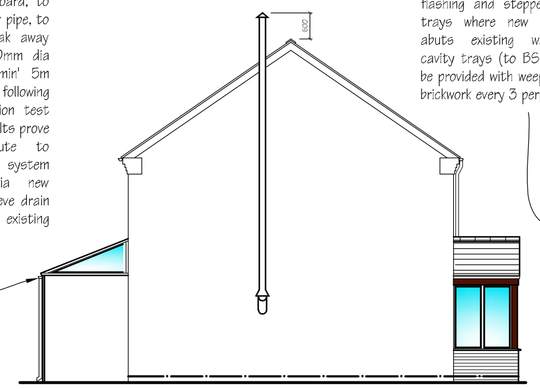
SCALE BAR 1:50



Proposed Front Elevation

100mm half round U.P.V.C. eaves gutter to match existing, fixed to U.P.V.C. /Aluminum 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.

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.

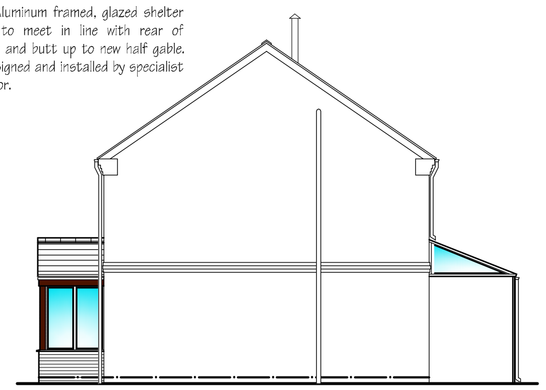


Proposed Side Elevation



Proposed Rear Elevation

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



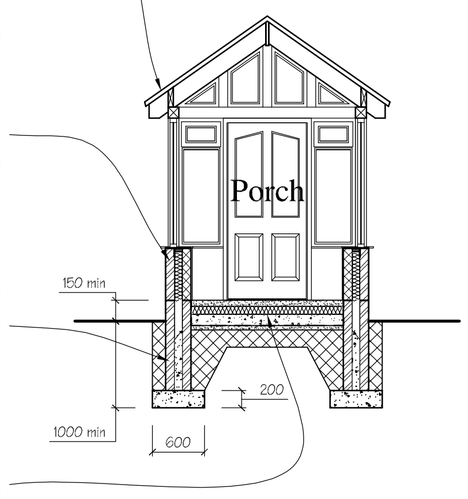
Proposed Side Elevation

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 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 DD140 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.

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.

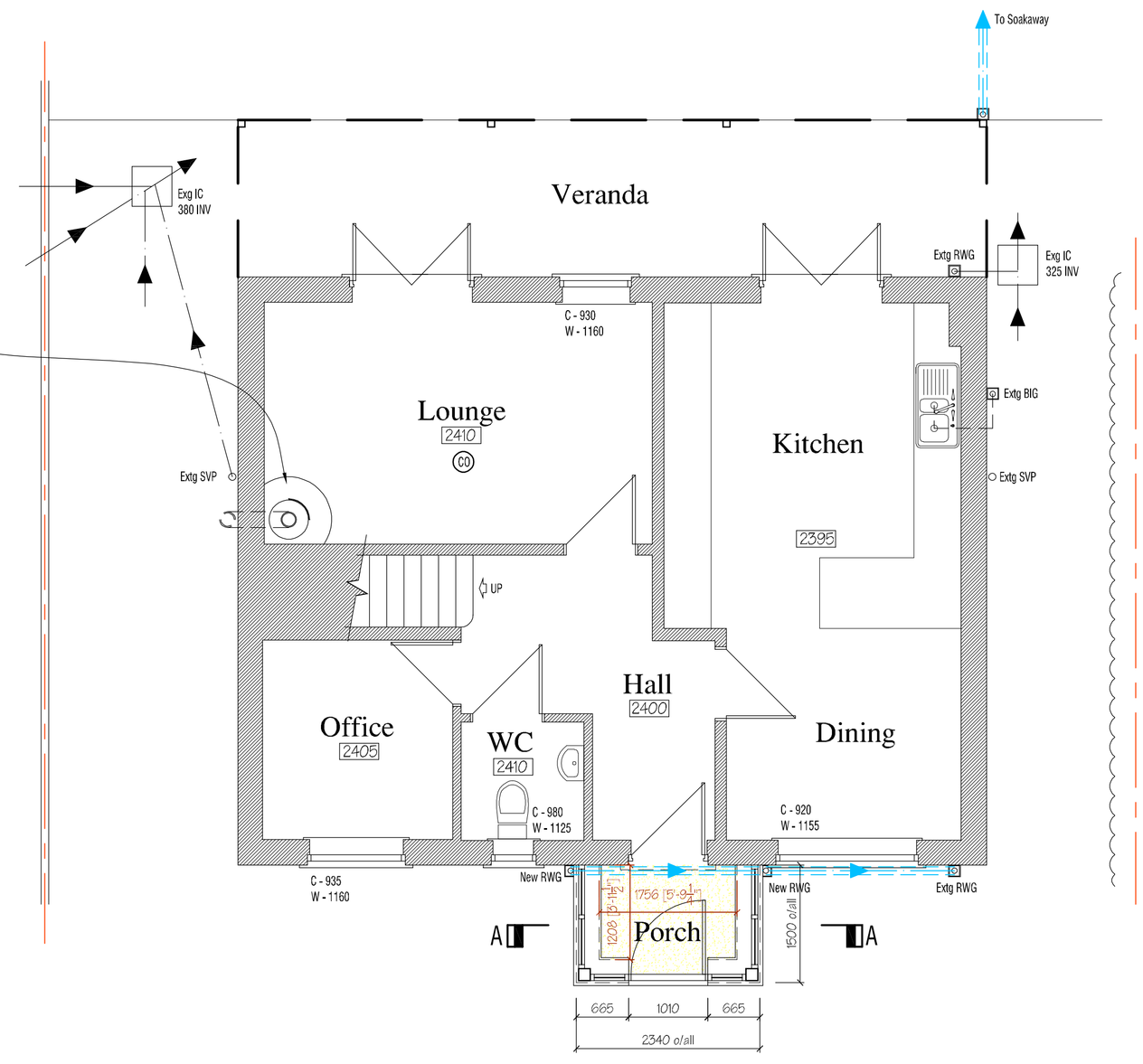


Section A-A

As part of the works provide a new log burner to the clients specification 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 specialist, design to be approved by LA before work commences. 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.

Provide a Carbon Monoxide (CO) Alarm in the room where a solid fuel appliance is installed. The CO alarm should conform to BS EN 50291:2001 and be powered by a 'lifetime' battery, including a warning device to alert users on expiry of the working life of the alarm.
Mains operated CO alarms may be used provided they include for a sensor failure warning device. The siting of the CO alarm should be as high as possible, ceiling mounted preferred, and between 1-3m from the appliance.
A notice plate is required which gives essential information for the correct application and use of the flue or chimney. The notice should convey the following information;
1. The location of the hearth, fireplace (or flue box) or the location of the beginning of the flue.
2. The category of the flue and generic types of appliances that can be safely accommodated.
3. The type and size of the flue (or its liner if it has been relined) and the manufacturers name.
4. The installation date.
The notices should be robust, indelibly marked and securely fixed to an unobtrusive but obvious position within the building such as; next to the electricity consumer unit or next to the chimney or hearth described or next to the water supply stop cock. (Clause 1.56 to 1.58 of approved document J 2002 edition gives further advice on this matter).
The new flue requires installing, commissioning and certifying by a suitably qualified person.
A spillage test should be carried out as part of the commissioning pro.



Proposed Ground Floor Plan

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.

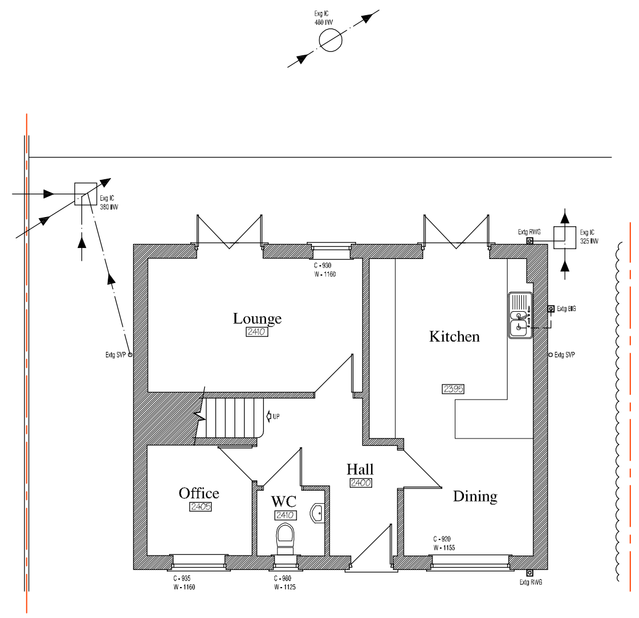
Main usage lighting where practicable to be by compact fluorescent energy efficient lamps, which have a luminous efficiency greater than 40 lumens per circuit-watt.

All 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. JPK Design Ltd to be contacted should further input be required.

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.

New foundations and concrete floor slabs to consist of C35 concrete unless otherwise stated by Structural Engineer.



Existing Ground Floor Plan

REV.	DATE	NOTE
C.	21/11/19	Scheme amended as requested by Planning Officer.
B.	11/11/19	Drainage amended to satisfy Severn Trent.
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 covered area to rear
at 160a Froghall Rd, Cheadle, Staffordshire. ST10 2DN

CLIENT
Mrs Sheila Dicken

SCALE @ A1
1:100 & 1:50

DATE
September 2019

DRAWN BY
Mitch J Cracknell

DRG. No.
JPK/19/4336/2

A B C