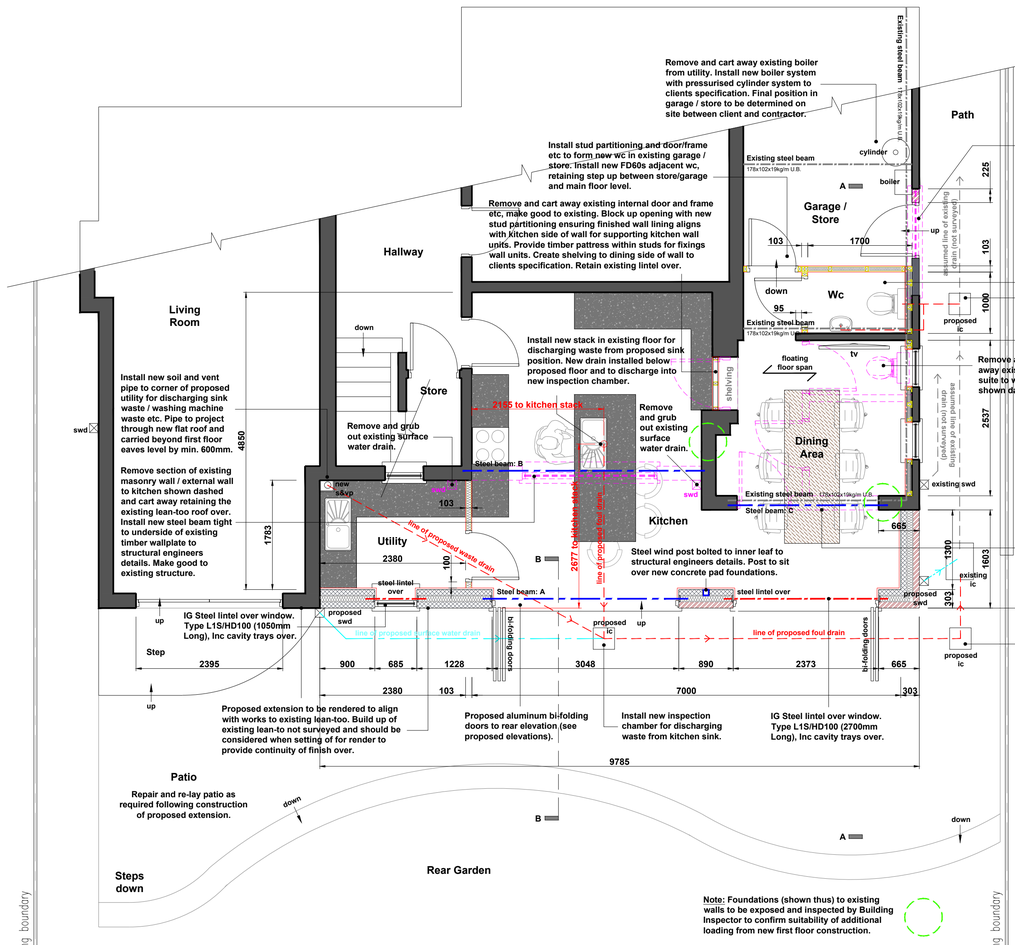


Proposed kitchen fit out / design to be agreed between client and contractor.

Finished floor level between existing dwelling and new kitchen to align. See section drawing for build up.

EXTERNAL WALL CONSTRUCTION (refurb of existing single storey lean-too) :

Remove and cart away existing stone tiles to existing lean-too. Install new timber battens over internal leaf to suit facing brickwork line to proposed extension (thickness of stone tiles not surveyed). Include for Kingspan Kooltherm K108 Cavity Board insulation between studs to suit. Install 18mm blue board over or OSB board ready for receiving 18mm o/a Through colour roughcast render over (K Rend SIL Roughcast or similar approved), fully installed as per manufacturers requirements (stop/corner beads to be PVCu colour to suit render).

HEATING:

Heating to be provided by extension to existing central heating system, client to confirm position of new radiators. All new radiators to be fitted with thermostatic valves. Any alterations to boiler / flue or repositioning of boiler will require Gas Safe engineer and self certification certificate.

COLD WATER:

System to be extension of existing cold water system.

HOT WATER:

System to be extension of existing hot water system.

Internal Doors: 38mm NFR, paneled doors (or similar, t.b.c with client). Doors to come with an internal, 3Pc assembled, NFR S/W door frame 45x103F. Doors hung using 3no. H105 lift off hinges. Ironmongery: To clients specification.

ELECTRICAL SAFETY: (TO BUILDING REGULATIONS, PART P 2005, ELECTRICAL SAFETY)

NB All work labc notifiable. Electrical certificate shall be issued to Building Control on completion of works.

All electrical installations to be in strict accordance with: (including design, installation, inspection and testing) bs 7671: 2001 requirements for electrical installations. iee wiring regulations. (amd 13628) (amd 14905).

Internal switches / socket outlets in habitable rooms to be positioned between 450mm and 1200mm from finished floor level.

Proposed steelwork to suit structural engineers calculations / design. Proposed steelwork shown thus: ——— .

DECORATION (interior finish) :

Walls and plasterboard ceilings: Three coat emulsion paint throughout.

Woodwork: Three coat gloss finish / matt varnish as required.

Wall tiles, floor tiles and carpet specification to be confirmed by client.

MISCELLANEOUS JOINERY (interior finish) :

Mouldings to clients specification, including: skirting, architrave & bullnose window boards.

INTERNAL LIGHTING:

A minimum 3 of 4 new light fittings within the proposed development to be energy efficient.

Note: Foundations (shown thus) to existing walls to be exposed and inspected by Building Inspector to confirm suitability of additional loading from new first floor construction.

FIRE:

Dwelling to be provided with a suitable number of smoke alarms in circulation areas, smoke alarms to be within 7m of doors to kitchen and living rooms. Interlinked smoke detection with battery back-up required to circulation areas in accordance with BS5839 pt 6. All new ceilings to be min 1/2 hour fire resisting.

INTERNAL WALLS:

Lightweight internal stud partitions to be 75mmx50mm studs at 600c/s with: 75mm x 50mm head plate fixed to underside of ceiling joists, 75mm x 50mm sole plate bolted to floor, 1no.row of 75mm x 50mm noggins, 75mm x 50mm head piece and jambs to door openings. stud partitions to be finished both sides with 12.5mm plasterboard and skim. Provide 1200 Isowool APR 50mm thick (or similar) in all stud partitions.

Patresess: Provide 12mm ply fixed within stud or dab zone to allow for direct fixing through plasterboard. Areas to be agreed with client and shall be installed to suit the approved kitchen and bathroom design etc.

Provide wall starters / crocodile clips where new masonry abuts existing.

Lintels to be IG steel lintels (types noted on the plans) or similar approved. All lintels to have min 150mm end bearings, provide cavity tray over each lintel spanning on external leafs using 600mm wide DPC and turned up at ends. Plastic weep vents required to each external lintel @ max 450mm centres with one at each end of the tray.

Lintels over internal walls to be IG box 100 lintels (or similar approved) (if required).

Provide 15mm fireline board to vertical & soffit faces of all lintels for the full extent of lintel to provide 60min fire protection when supporting floor over.

EXTERNAL WALLS:

Sub-ground level walling to be celcon foundation 4 concrete blocks (maintaining 525mm between dpc and top of block) or common bricks incorporating weak mix cavity fill to finish 225mm below dpc.

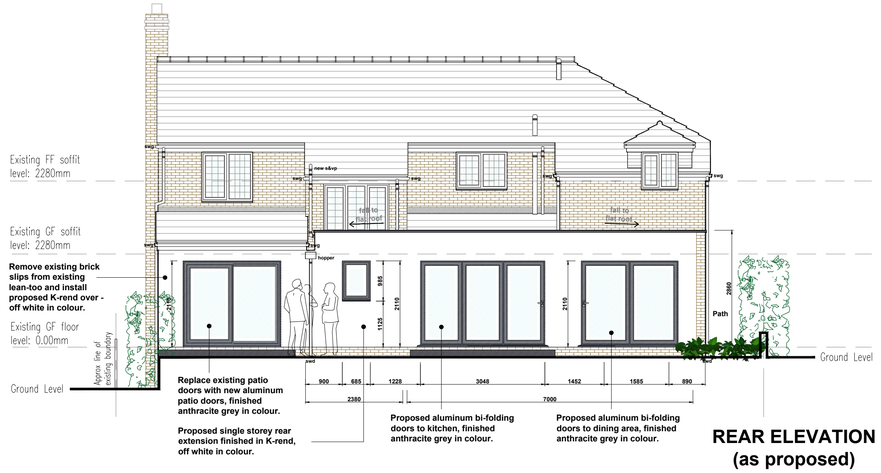
Render:

New external walls constructed using 100mm solid concrete blocks, min 7.0kn. Appropriate strength coursing blocks or engineering brick to be utilised to achieve appropriate levels at junctions and openings etc (if required). 100mm Cavity (or suit existing cavity width where in-filling existing openings), 100mm full fill 'Crown Dritherm 32' cavity wall slab insulation (or similar approved). Inside leaf to be 100mm solid concrete blocks, min 7.3kn. Internal finish to be 12.5mm BG wallboard (or similar approved) with 2.5mm skim finish on 15mm dabs (continuous ribbon of adhesive around all openings, along top and bottom of the wall and internal / external corners, with all perimeter joints appropriately sealed). Construction to achieve 0.16w/m²K. U-value.

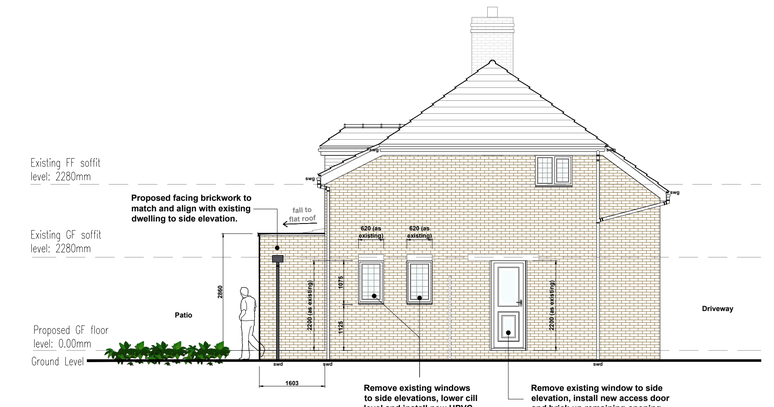
NOTE:

NB. all dimensions to be checked on site prior to commencement of work and not to be scaled from this drawing. where specific materials have been specified these can be substituted for alternative approved materials with the same performance criteria to the specification of the local authority. nb these materials must have obtained a bba certificate.

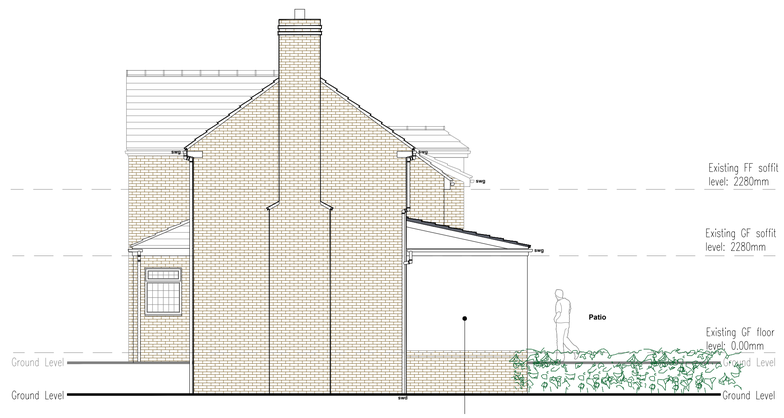
GROUND FLOOR PLAN (as proposed)



REAR ELEVATION (as proposed)



SIDE ELEVATION (as proposed)



SIDE ELEVATION (as proposed)

Revisions

No.	Revision/Issue	Date:
C4	Scheme reduced in size, additional info added.	14.11.19
C3	Proposed window heights added.	17.10.19
C2	Colour of proposed doors and windows to the rear elevation of the extension revised from white to anthracite grey. Existing steelwork shown. Steel beam G noted on the plans.	23.09.19
C1	Kitchen layout revised around existing door opening.	23.07.19
C0	Construction Issue.	19.07.19
P2	Render colour changed from grey to off white.	19.06.19
P1	Sitting area extension reduced in size by 450mm. Proposed render colour revised from off white to dark grey. New window/door colours revised from anthracite grey to white.	18.06.19
P0	Client Proposal Issue.	02.04.19

TOM WITHERS ARCHITECTURE

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Project Details:

Proposed single storey rear extension to:

12 Hillswood Drive
Endon, Stoke on Trent, ST9 9BL

For: Mr S Bates

Status: As Proposed	**Sheet No:** Planning Drawings 110319-002-C4
Date: March 2019	
Scale: 1:50 Plans & 1:75 Elevations @ A1	**Drawn By:** TW