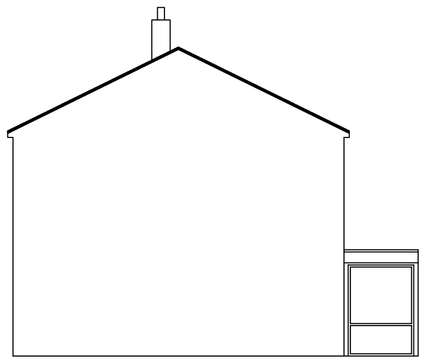
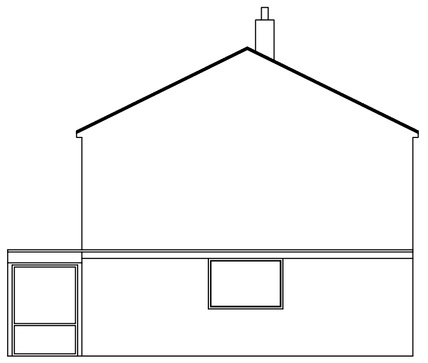
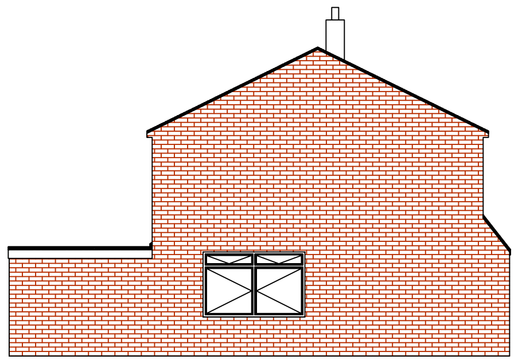


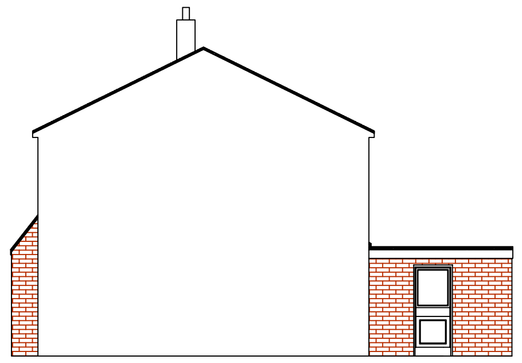
EXISTING RIGHT HAND ELEVATION



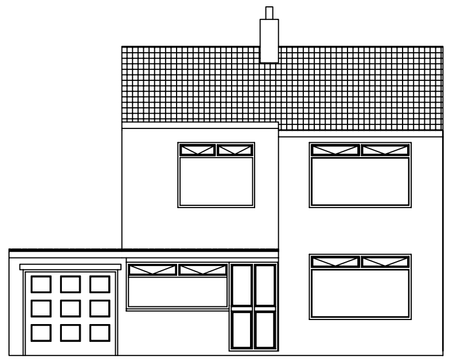
EXISTING LEFT HAND ELEVATION



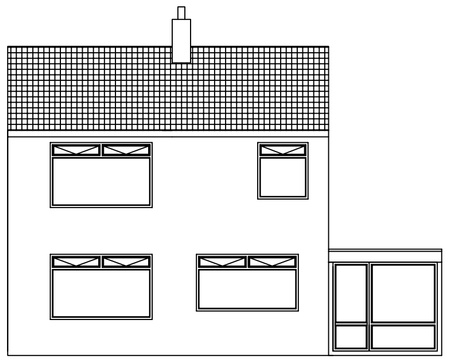
PROPOSED LEFT HAND ELEVATION



PROPOSED RIGHT HAND ELEVATION



EXISTING FRONT ELEVATION



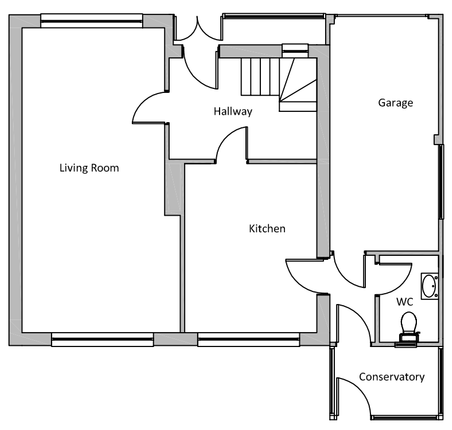
EXISTING REAR ELEVATION



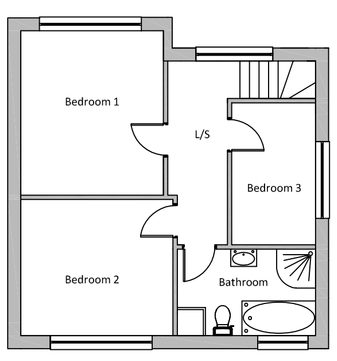
PROPOSED FRONT ELEVATION



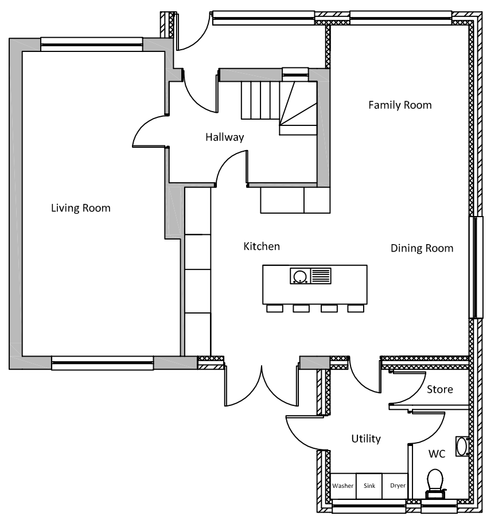
PROPOSED REAR ELEVATION



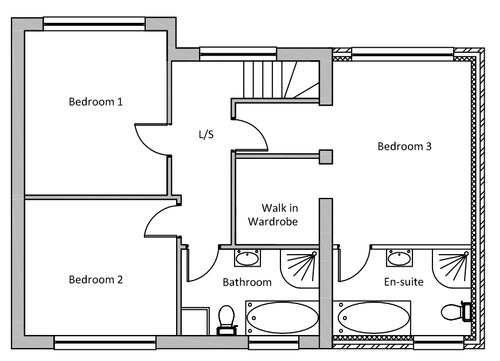
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SPECIFICATION - FOR BUILDING REGULATIONS

DEMOLITION
Demolish the front porch and existing garage and rear conservatory and remove from site. Prepare ground ready for excavations.

FOUNDATIONS
Excavate required foundations. Carefully excavate to a minimum depth of 1000mm. Mass fill with Concrete for strip foundations in C20 concrete, depth 1000mm - or down to load bearing sub-soil and below invert of any adjacent drains - to the satisfaction of the Building Inspector.

DRAINAGE
New drains to be 100mm flexible jointed Supersleeve laid to fall 1 in 40 surrounded and bedded in pea-gravel. Any drains that pass below new building to be protected by concrete lintels through foundation walls (and, if within 300mm of floor slab, surounded by 150mm of concrete). All connections to be to the satisfaction of the Building Inspector.

CAVITY WALLS
FACING BRICK ELEVATIONS
215 x 102.5 x 65mm facing brickwork (to match existing), 100mm Celcon High 7 inner leaf, with 75mm Kingspan insulation. D.P.C minimum 150mm above ground level. Class B engineering brickwork below d.p.c to outer leaf down to two courses below ground level. Cavity filled to 150mm below d.p.c with lean mix concrete. Catnic insulted Cavity Closers to all vertical and horizontal external reveals. Galvansied m.s. wall tie to be spaced 900mm horizontally, 450mm vertically in staggered formation. New walls bonded to existing or use Furfix Profiles. Proposed external walls to achieve a maximum thermal transmittance value of 0.35 W/m²K.

FLOOR
New floor - constructed with 60mm sand/cement based screed on 100mm concrete slab, 1200 gauge polythene DPC isolated membrane, on 100mm Rockfloor insulation, 1200 gauge polythene to meet BS EN 13967: 2012 DPM, sand binding, formed and layed upon 150mm compacted suplate-free hardcore.

INTERNAL WALL & CEILING FINISHES
New internal blockwork to be finished with 12.5mm plasterboard dot and dabbe, finished with finishing plaster. Gyproc wallboard to ceilings with finishing plaster. board finish.

VENTILATION
Windows to habitable rooms to have opening vents not less than 5% floor area of room. Bathroom to have 4000mm² controllable trickle ventilation.

LINTELS
Provide Catnic lintels (CN7 upto 1800mm span, CN8 above 1800mm span) over external openings. R.C. lintels over internal door openings. OR Standard Duty CTF9 timber framed cavity wall catnic lintel.

MECHANICAL VENTILATION
Mechanical ventilation ducted to outside air to be provided to give the following extraction rate:

En-suite - 15 l/s intermittent.
WC - 15 l/s intermittent.
Kitchen - 60 l/s intermittent or 30 l/s cooker hood.
Utility - 60 l/s intermittent or 30 l/s cooker hood.

SERVICES
Plumbing heating and electrical installations to be carried out as instructed by client by suitably qualified installers to all current relevant standards and regulations.

WINDOWS/DOORS
New UPVC double glazed windows to new window openings. New double UPVC doors to front and rear elevations and UPVC bifold set to existing window opening. Outside edge of frames to be sealed with mastic. Draught seals to be fitted to all openings.

ELECTRICAL
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E Wiring Regulations 16th Edition). The works are to be undertaken by an installer registered under a suitable self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

PLUMBING
New sanitary appliances to be fitted with deepseal traps with the following waste sizes; Basin 32mm, sink 40mm. Soil waste pipe; PVC-u fittings; 110mm nominal diameter.

RAINWATER
Gutters 112mm half round. RWP's 63mmØ to connect into existing drains via trapped gullies.

ROOF
Breathable Felt prior to being tiled. Marley Interlocking concrete pan tiles or similar (to match existing). Tiles to be fixed in accordance with BS 5534. Windloading to comply with BS 5534 and BS 6399. 10mm airgap to provide adequate ventilation. Thermal insulant with a thickness of 284mm with a thermal conductivity of 0.025 to achieve 0.2w/m2k.
Flat Roof
Warm roof to be constructed from 50mm x 195mm C24 Timber joists, fixed down to 100mm x 100mm timber wall plate with galvanised steel straps every 1000mm.
Mechanically fix OSB3 Timber decking board to the timber joists and apply GF35 Primer for Alutrix. Install Alutrix self adhesive vapour membrane and insta-stix PU glue battens. Install 100mm Rigid Insulation. Apply adhesive (depending on insulation board type and membrane system) and install EPDM roofing membrane OR similar approved roofing membrane system.

LATERAL RESTRAINT
Ceiling and joists of 47mm x 147mm @ 400 centres. Roof trusses to be designed and supplied by Truss Form ltd.

Proposed brickwork to match exisitng

Proposed roof tiles to be Marley concrete plain tiles to match exisitng

N

ADDRESS: **33 Moorland Avenue**
Werrington
Stoke on Trent
ST9 0EQ

TITLE. **Proposed double storey side extension and single storey rear extension**

DRAWING NO. **D101**

SCALE: **1:100 @A1**

DRAWN BY. Ouwards & Upwards

DATE. **20.05.2020**