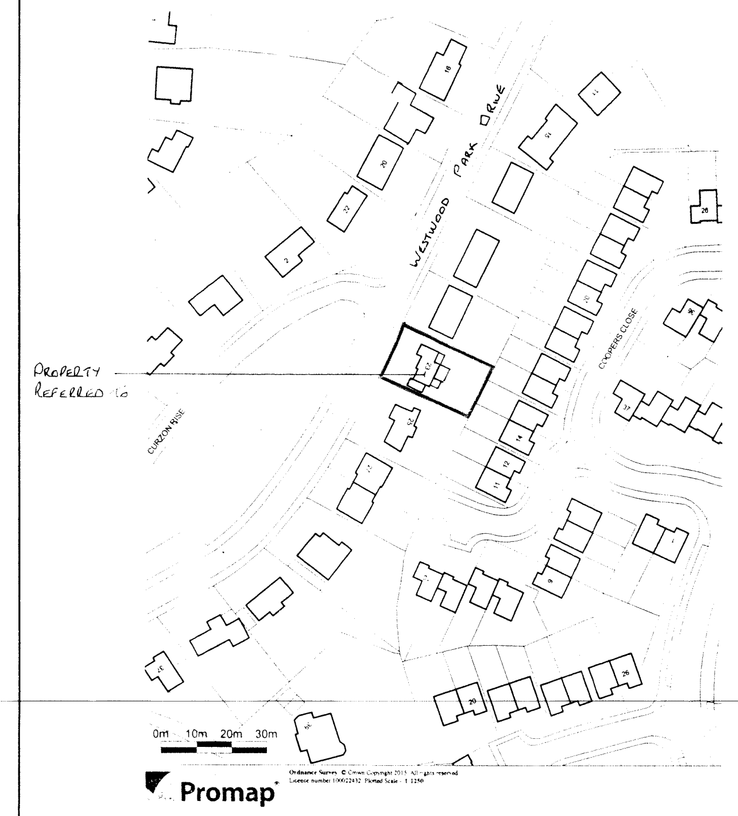
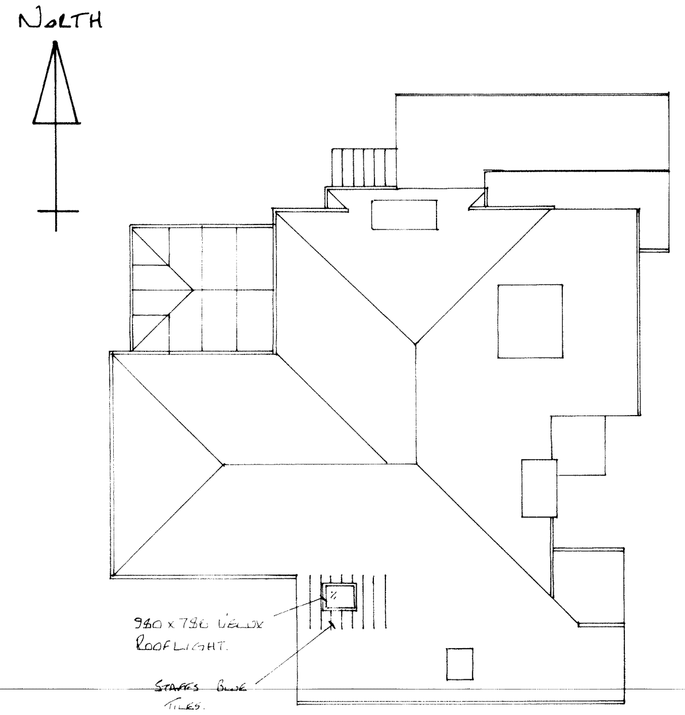
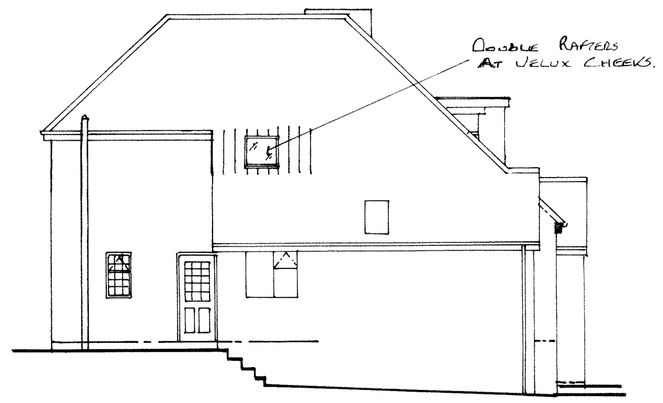


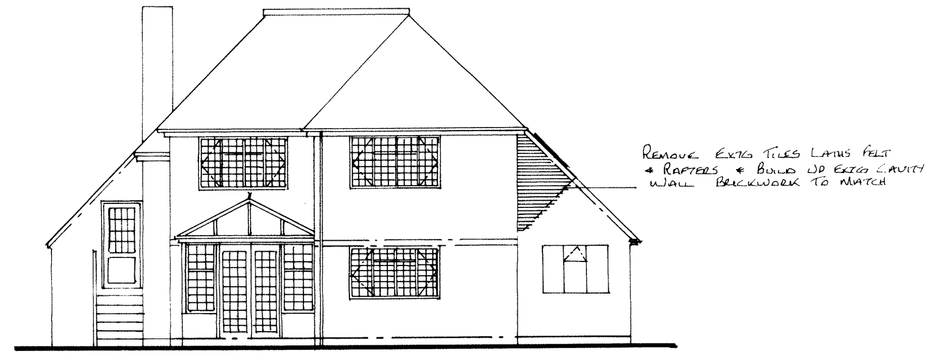
Location Plan
1:1250



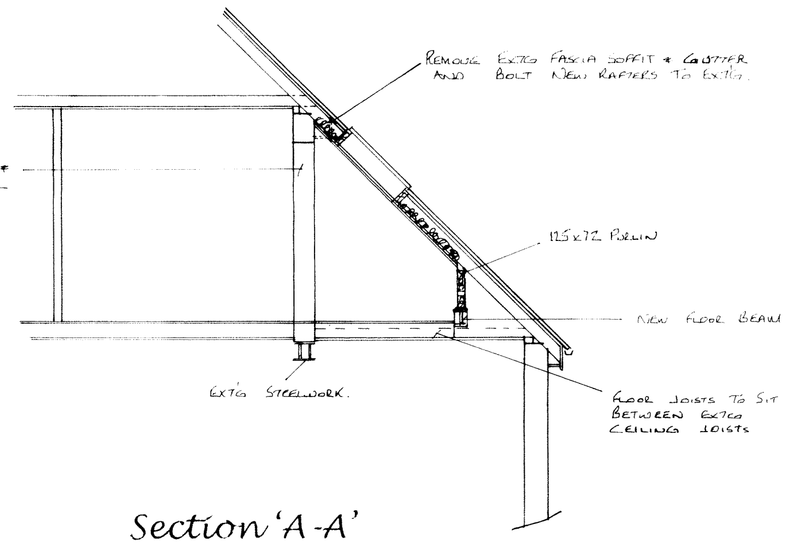
Roof Plan



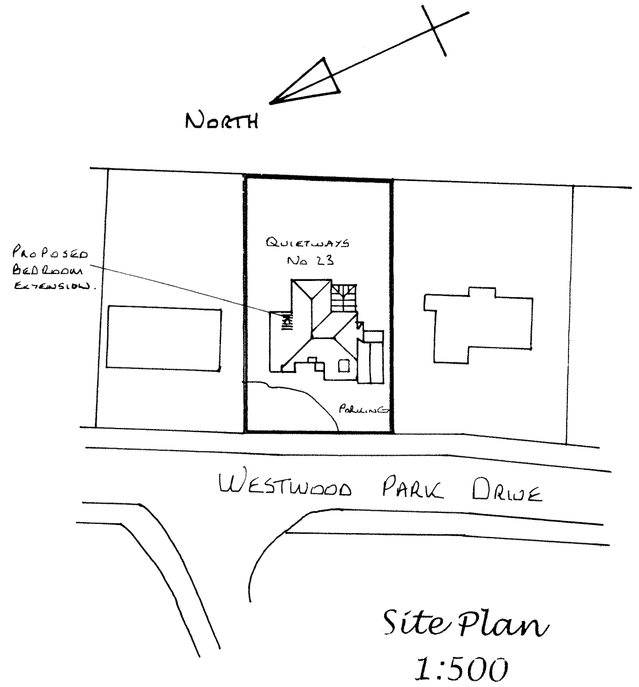
Side Elevation



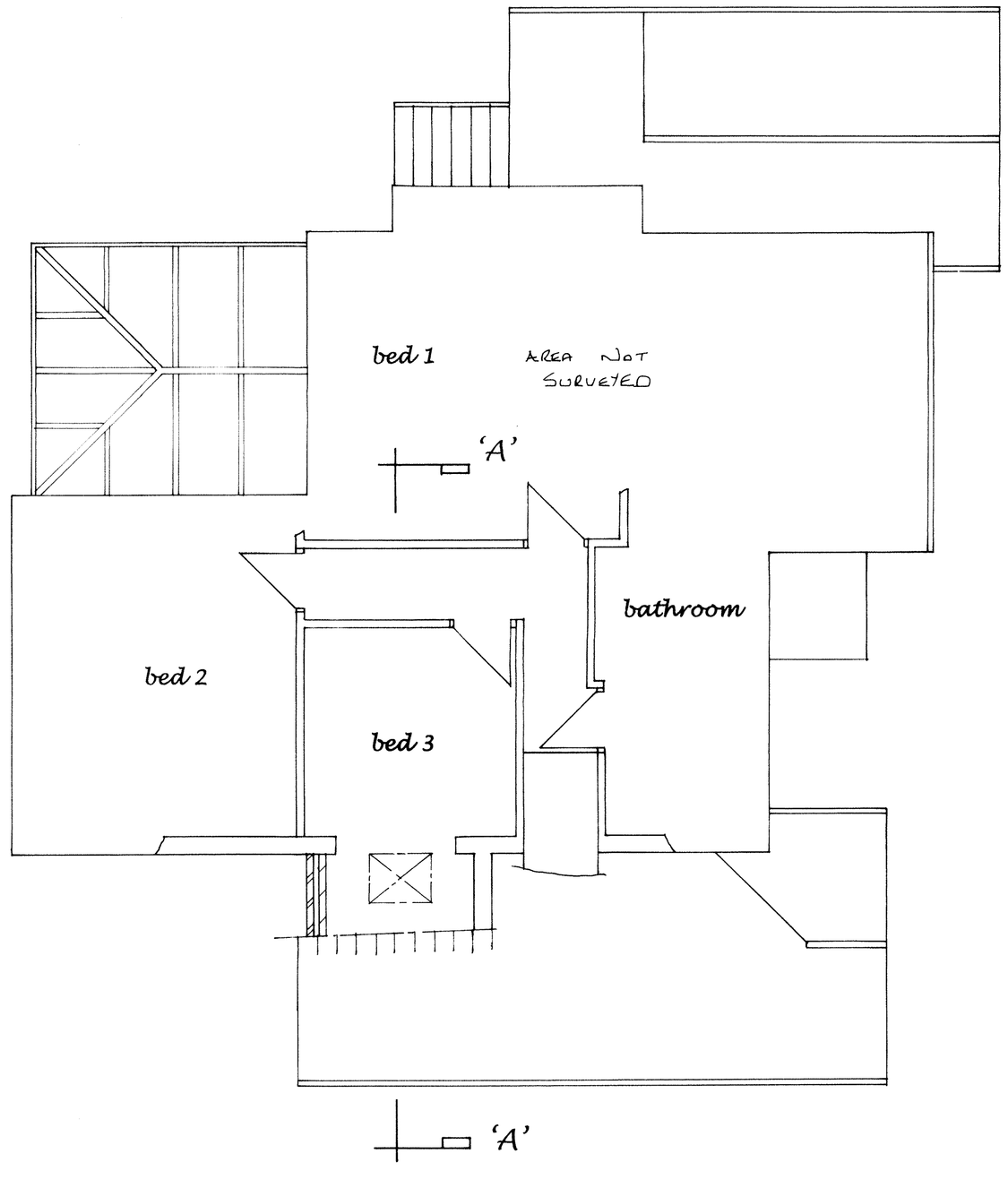
Rear Elevation



Section 'A-A'



Site Plan
1:500



First Floor Plan

Construction Notes.

Staffs blue tiles to match existing roof on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 38mm C16 rafters at 45° pitch at 400mm centres with rafters birdsmouthed to existing house 100 x 75mm wallplate and 125 x 72 purlin. Lateral support to AD Part 1 para 1C37.
Fit 1no 980 x 780mm Velux roof windows or similar to provide natural lighting positioned between doubled up rafters, box around opening using 75 x 50 timber incorporating 75mm celotex and finished with 25mm insulated plasterboard and skim. Roof windows to be fitted with permanent trickle vent to provide 10000mm sq background ventilation. Provide vent tile to top and bottom of window.
125mm thk celotex insulation between rafters wrs with a further 25mm insulated plasterboard and skim below. Visqueen sheets between plasterboard and joists.
"U" value of roof =0.16w/m²k.
Brickwork:- 100mm thk red facing brickwork to match extg dwelling , 100mm cavity totally filled with rockwool cavity batts to start 150mm below dpc and to be linked to roof insulation and to continue to full height of gable walls, 100 thk thermalite blocks or similar with 12.5mm plasterboard dry lining and skim.
"U" value of external walls = 0. 28w/m²k.
1st floor construction :- 22mm thk weyroc sheets on 120 x 38mm floor joists at 400 crs on restraint type galvanised steel joist hangers. Joists to lie between existing ceiling rafters and use existing kitchen ceiling insulation. Floor joists tied to extg wall where possible using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.

General Notes

1. U value of extension to achieve a max of 0.28w/m²k for external walls, 0.16w/m²k for roof.
2. Cross ventilation to roof in accordance to reg F2, diagram 6.
3. Electrical work to IEE standards with the design, installation, inspection and testing of the electrical installation to be carried out in accordance with BS7671:2001 and the certification to prove this.
4. Walls & ceiling finishes to reg B2.
5. Structural timber to be of C16 grade except where stated otherwise.
6. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
7. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
8. Non habitable rooms to have background ventilation of at least 5000mm.
9. Glass in critical locations to comply with BSEN12150.
10. All new double glazing to comprise 2no 4mm panes with a 20mm air space incorporating Low E glass to achieve a U value of 1.6w/m²k. windows to be "A" rated.
11. Rapid ventilation should be at least 1/20 of the floor area of all habitable rooms.
12. All new radiators to be fitted with thermostatic valves.
13. Provide energy efficient lighting to para 1.54 Approved Document L1.
14. Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category LD3 to be mains operated with a battery back up to hall and landing.
15. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.

Proposed Bedroom Extension At Quietways' 23 Westwood Park Drive, Leek, Staffs Moorlands For Mr. & Mrs.P. Nixon.

Drg No 115/88/1

Date :- July 30th 2020.

Scale :- Floor Plan & Section 1:50, Elevations & Roof Plan 1:100.