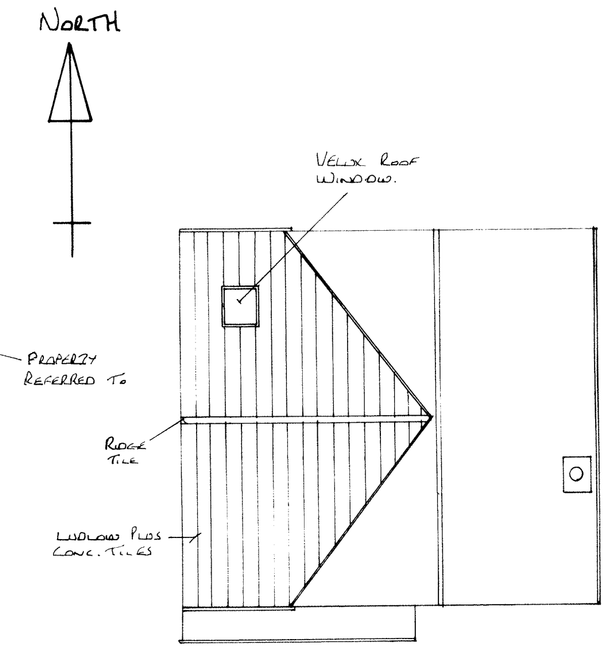


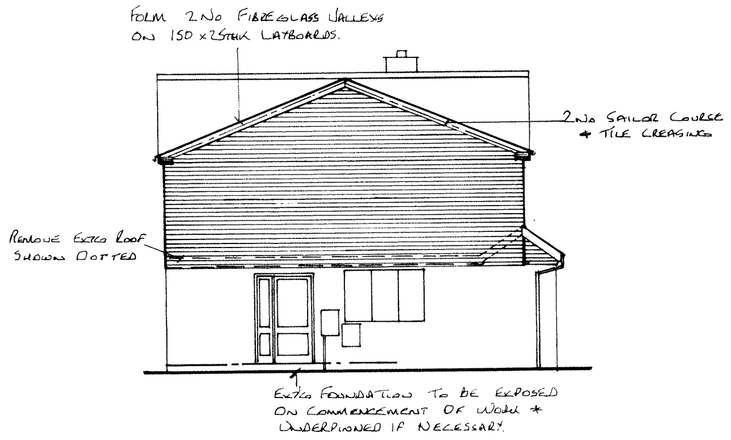
Location Plan
1:1250



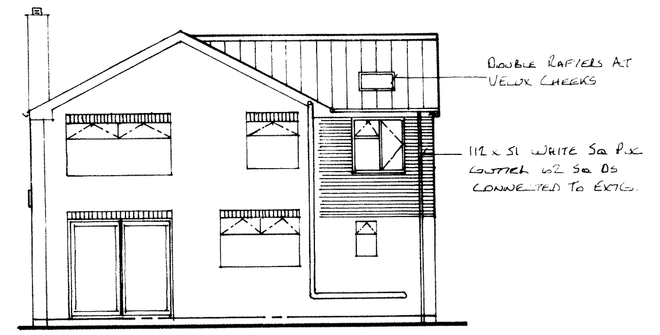
Roof Plan



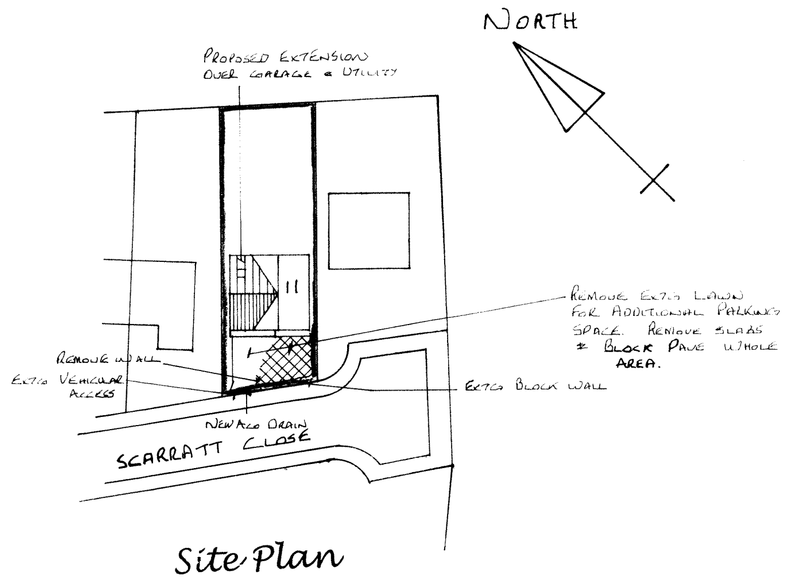
Front Elevation



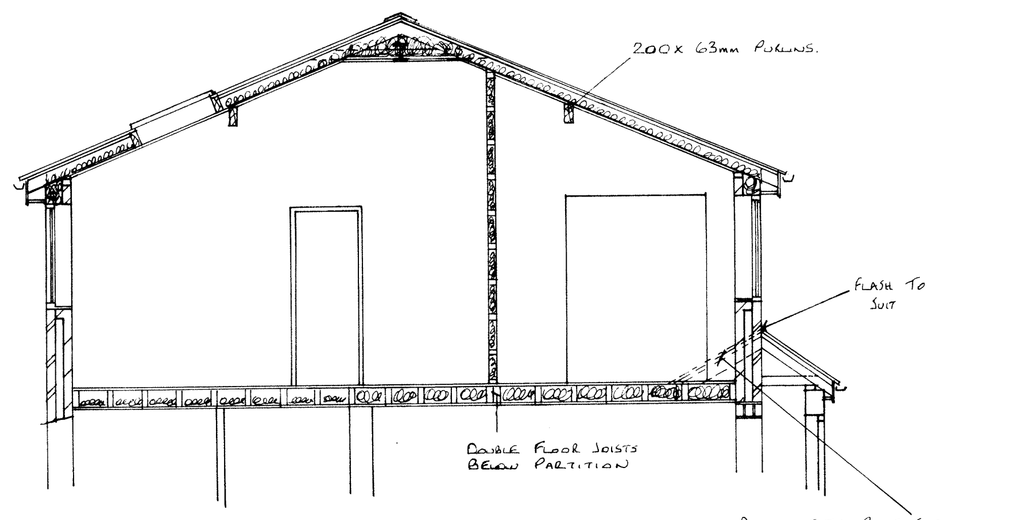
Side Elevation



Rear Elevation



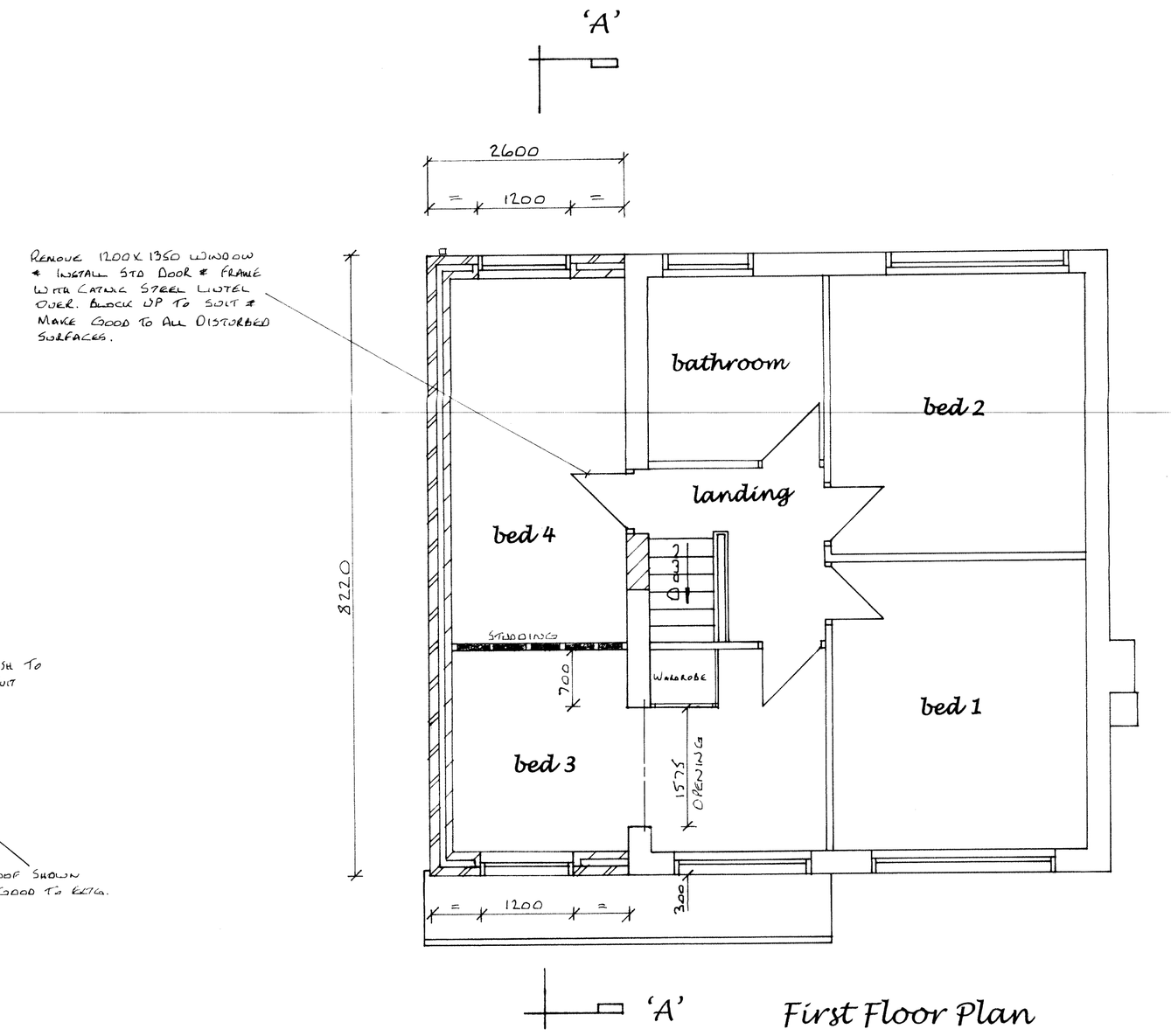
Site Plan
1:500



Section 'A-A'

Window Details.
All new windows to be white upvc double glazing with minimum opening lights of 450 x 750 for means of escape.
Glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.6w/m²k.

Bed 3 :- 1200 x 1200 georgian type window CGE90/100 lintel.
Bed 4 :- 1200 x 1200 window CGE90/100 lintel.



First Floor Plan

Construction Notes.
Smooth brown Ludlow plus concrete interlocking tiles on 38mm x 25mm thk tanalized battens on 1 layer of 1000 gauge or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 38mm C16 rafters at 22.5° pitch at 400mm centres on 2no 200 x 63mm purlins. Rafters to be birdsmouthed to 100 x 75mm thk wallplate which is to be strapped down at 2 metre crs with 30 x 2.5mm galvanised steel straps. Each rafter strapped to brickwork using 30 x 5mm galvanised steel straps and turned over walls. Steel ridge beam to size specified by structural calculations with 100 x 75mm timber wallplate bolted to top flange.
Lateral support to AD Part 1 para 1C37.
2no sailor course with tile creasing to gable end.
Fit 1no 980 x 780mm Velux roof window 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 with a further 25mm insulated plasterboard and skim below.
Visqueen sheets between plasterboard and joists.
"U" value of roof =0.16w/m²k.
1st floor construction :- 22mm thk weyroc sheets on 145 x 44mm C16 grade floor joists at 400 crs on restraint type galvanised steel joist hangers with herringbone strutting at mid span.Joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls. Joists to have 100mm mineral wool between for sound insulation above utility and 100mm celotex insulation with 25mm celotex to underside joists and 2 layers of 13mm pink plasterboard and skim with taped and staggered joints to give 30 mins fire resistance. Floor joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls. 100mm london red facing brickwork , 90mm cavity totally filled with rockwool cavity batts to be linked to roof insulation. 100 thk celcon solar blocks or similar with 12.5mm plasterboard dry lining and skim.
"U" value of external walls = 0. 28w/m²k.
Existing foundations to be exposed prior to commencement of work and underpinned if necessary.

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. Internal walls to be 75mm x 50mm timber studding with 12.5mm plasterboard and skim both sides with 100mm mineral wool in between for sound insulation.
6. All lintels over ground floor openings to be exposed and replaced if deemed to be unsuitable to carry additional loadings.
7. Structural timber to be of C16 grade except where stated otherwise.
8. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
9. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
10. Non habitable rooms to have background ventilation of at least 5000mm.
11. External lintels to be filled with fibre glass insulation.
12. Glass in critical locations to comply with BSEN12150.
13. All new external frames to be pointed in mastic internally and externally.
14. All new double glazed windows 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.
15. Rapid ventilation should be at least ¼ of the floor area of all habitable rooms.
16. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
17. All new radiators to be fitted with thermostatic valves.
18. Provide energy efficient lighting to para 1.54 Approved Document L1.
19. 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.
20. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.

Proposed Bedroom And Bedroom Extension Over Existing Garage And Utility At No 11 Scarratt Close, Forsbrook, Staffs Moorlands For Mr. & Mrs. D. Glover.

Drg No 115 A 89-1

Date :- September 3rd 2020.

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