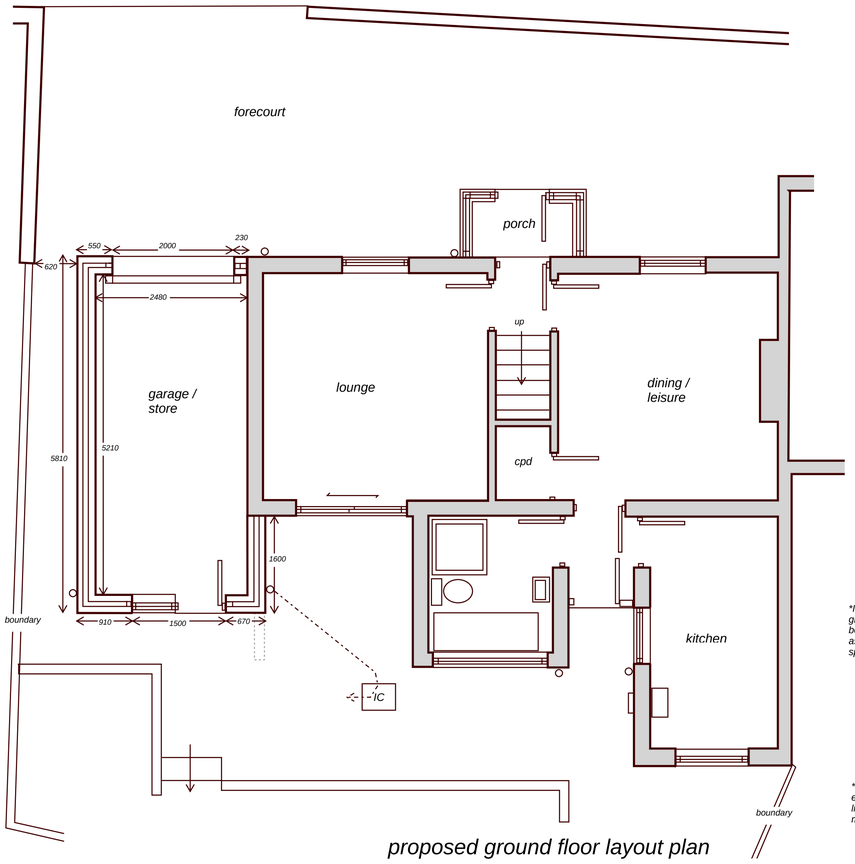


proposed ground floor layout plan



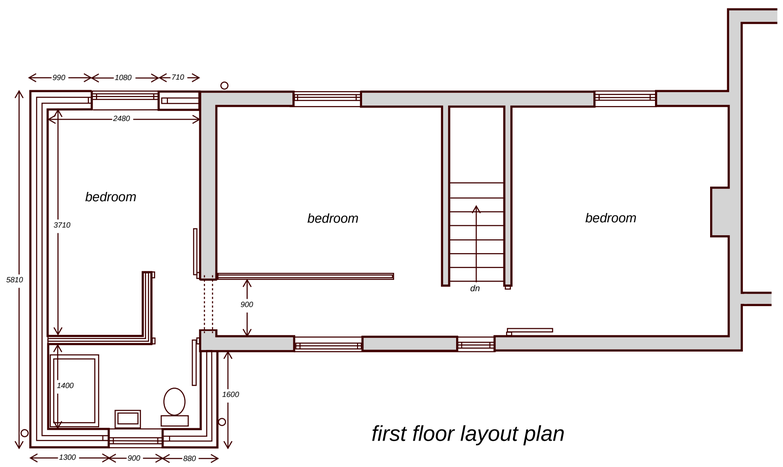
proposed front elevation

*Install valley tiles or preformed grp valley system at intersection between roof lines fully weathered as required to manufacturer specification.

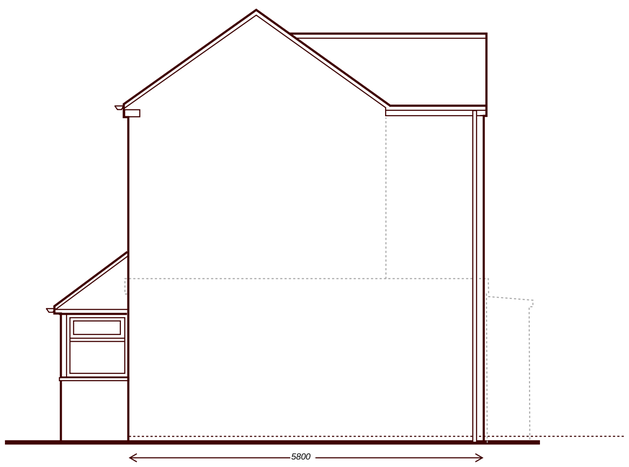
*Repeat brick corbel feature at eaves and also recon. stone lintels and cills to openings to match main dwelling.



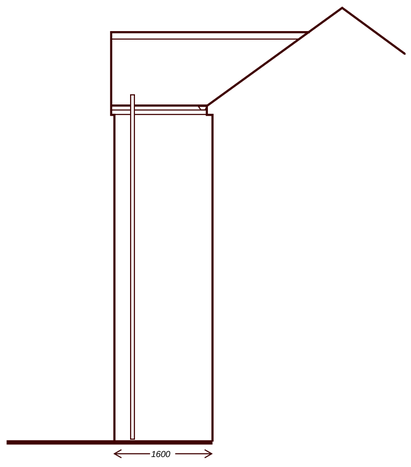
proposed rear elevation



first floor layout plan



proposed side elevation



proposed side elevation at rear

Important Note:
This drawing has been prepared for submission to the Inspecting Authorities for necessary Statutory Approvals. Nominated contractor to verify all dimensions either written or scaled together with drainage lines and inverts etc. prior to commencement of formal construction work on this site and any discrepancies to be referred to the Client and Agent. All works to be carried out with full agreement of client and adjoining neighbours and any disturbance to existing structures to be made good to satisfaction of all parties.
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General Specification:

Preliminary Works:
Carefully dismantle existing conservatory, demolish garage and grub up base and foundation as required to prepare for new extension footprint and remove all rubble from site to approved licensed tip facility.
Examine existing drainage runs at site to assess falls and lines and verify drainage layout
Check existing foundations to assess type to match and ground bearing conditions etc.

Walls (External):
Selected faced brickwork to match existing property min 100mm cavity enclosing Dritherm 32 insulation fill to manufacturer specification and internal leaf of approved 100mm load bearing thermal block work faced internally with plasterboard on treated battens or cement dabs.This or similar construction to achieve max 0.28 w/m2 k U-Value.
**Note: new walling to be effectively bonded to existing structure to satisfaction of inspecting authority surveyor and wall ties to be stainless steel suitable for 100mm cavity width and compliant with DD140. Install Thermabate or similar insulated cavity closures at all opening jambs.*

Internal Walls (non load bearing):
100x47 sw timber stud on 100x75mm sole plate and dpc faced with plasterboard incorporating vapour check and enclosing 100mm acoustic rockwool insulation.

Main Roof:
Plain double lap tiles to match existing fixed in place in accord with manufacturer specification and BS5534 on treated battens on approved breathable membrane over prefabricated trussed rafter units by specialist design and supply compliant with BS5268 secured with purpose made steel clips to continuous 100x75mm sw wall plate anchored to supporting walls by approved galvanised ms straps at maximum 1000mm centres. Install girder truss support to rear at roof change in strict accord with truss design details.
Ensure all necessary handling, bracing and lateral restraint strapping to roof frame and adjacent structure is completed in accordance with manufacturer specification and compliant with BS5268.

Floor - Ground:
Note - insulation of floor is optional client choice for garage use only.
If required by client 60mm reinforced screed or power float finish to 125mm concrete slab reinforced with 1 layer A193 steel mesh on 1200g dpm over Celotex GA 4000 (75mm) or similar approved insulation board turned up in 25mm thickness at floor perimeter to avoid cold bridge. Lay further dpm over well blinded compacted natural stone sulphate free hardcore laid in max.150mm layers .
Incorporate flexible work/expansion joints as required to allow for separate concrete pours.
**U-Value max 0.22 w/m2k*

Floor - First:
*21mm t&g boarding across 170x50mm sw C16 grade joists at max 400mm centres set to level with existing first floor supported off heavy duty galvanised ms joist hangers fixed to comply with manufacturer specification or built in to walls with solid packing and minimum 90mm bearing. Provide suitable strutting at half span with end wedges as necessary. Under draw joists with 12.5mm plasterboard to achieve min 30 minutes fire resistance incorporating vapour control membrane where required and enclosing 150mm dense acoustic quality Rockwool between joists. *Note any notching of floor joists for services to be minimal and compliant with BS5268 part 2-1991.*
Install double joists beneath partition line bolted together with M18 bolts and steel dog tooth washers at 600mm max centres.

Foundation Detail:
Subject to prior exposure of existing house foundation lay 600mm wide trench filled concrete strip foundations to new walls at depth to suit site conditions and to satisfactory bearing strata and to approval of Inspecting Authority. Reinforce throughout with 2 no layers B503 steel mesh.
**New foundation to create no surcharge on drainage lines at any point.*

Drainage etc:
Expose existing drains throughout new footprint and check available falls to ensure that new replacement layout shown will achieve self cleansing. Lay new 100mm pvc drains on granular bed at min 1:40 falls to connect to existing system on site to satisfaction of Inspecting Authority.
Ensure adequate support and protection to all drains passing through walls and building footprint.
Internal waste plumbing to generally satisfy BS5572 with 75mm deep seal traps as required.
Bathroom and shower wastes to discharge to 100mm external pvc soil and vent stack shown and connect at 1:40 falls to existing IC at rear.
Pvc rainwater goods to match existing carried to existing system as required throughout.

Electrical Work:
All notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved national body. A formal completion certificate to be issued in compliance with current Part P Building Regulations and to satisfaction of Inspecting Authority Surveyor
Note: all lighting to be low energy type to client spec.
** Note install sockets to extension area to requirements of client and provide co-axial and satellite ports if needed.*
**Install a mains operated inter-linked smoke alarm system with battery back up to circulation areas and critical locations in compliance with BS5839 and to satisfaction of Inspecting Authority Surveyor.*

Fenestration:
Install high performance double glazed upvc window / door units to client requirements using Pilkington Low E 'k' glass and min 25mm cavity – max 1.60 w/m2 k U-Value.
Opening casements to represent minimum 5% of adjacent floor as natural vent plus min 10000mm2 trickle ventilators to head of frame.
**Escape Windows: provide opening casements to habitable rooms and inner rooms capable of safe egress in emergency i.e. min 0.33m2 clear opening set within 1100mm of internal floor level.*
Ensure that all doors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS:EN:12150.

Lintels:
Install Catnic or similar combined steel lintels over new external openings with minimum 150mm end bearings to manufacturer spec. Approved single leaf reinforced concrete or steel lintels over internal openings.
Make good to all disturbed surfaces.

Ventilation:
Natural ventilation from opening casements plus install mechanical extract fan to new en-suite and wc set to achieve min 15 litres/sec extract rate.

Heating:
All boiler alterations and flue discharge criteria plus any extended space heating to be to the full requirements of a suitably qualified heating engineer and assessment of existing heating system plus compliant with current Part J Building Regulations. Install thermostatic control valves as necessary throughout.

Proposed Two Storey Side Extension at 64, Cheadle Road, Forsbrook ST11 9AS

Scale 1-50 (A1) - proposed layout

Dwg ref CR2b September 2020

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