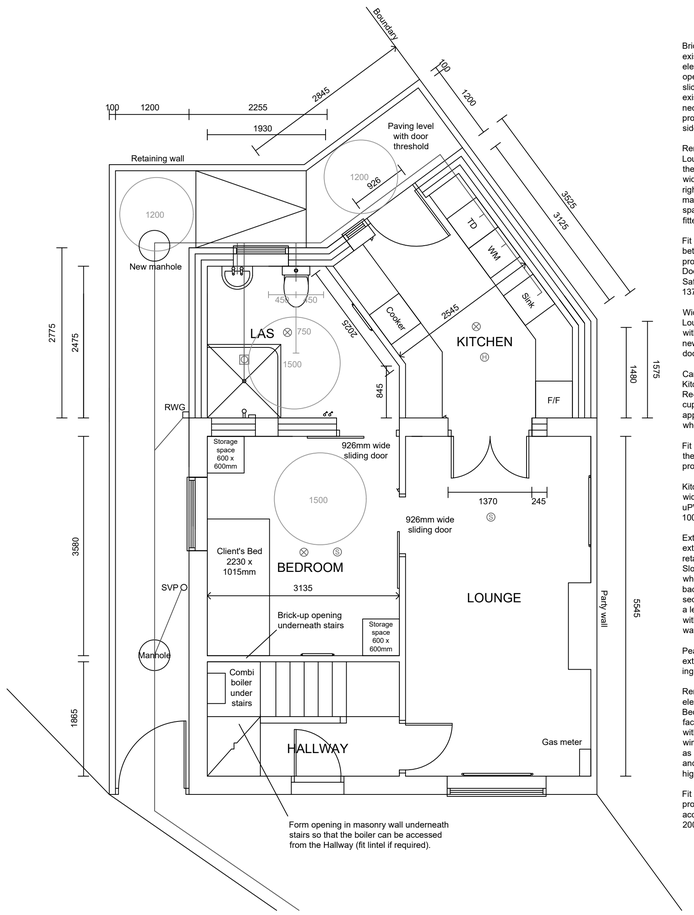

PROPOSED GROUND FLOOR PLAN (1:50)

Brick-up both windows in the existing Kitchen to the rear elevation. Widen the doorway opening to fit a 926mm wide sliding internal door. Check the existing lintel for suitability and if necessary fit a new lintel to provide adequate bearing each side.

Remove the window in the Lounge to the rear elevation and the brickwork below. Reduce the width of the opening on the right-hand side with brickwork to match existing, to provide wall space for the Kitchen units to be fitted in the extension.

Fit glazed internal double doors between Lounge and Kitchen to provide natural light to Lounge. Doors to comply with Part B Fire Safety. Door measurements 1370mm wide x 1990mm high.

Widen the doorway between the Lounge and proposed Bedroom with a suitably sized lintel and fit new 926mm wide internal sliding door.

Carefully remove the existing Kitchen fixtures and fittings. Re-use existing kitchen units, cupboards, worktops and appliances in the new Extension where possible.

Fit 3no. outdoor security lights (at the rear, side and front of the property), positions to suit client.

Kitchen external door 926mm wide low threshold in white uPVC, with 500mm wide x 1000mm high side window.

Extend the path around the extension as shown and build retaining wall, height as original. Slope the paving to provide level wheelchair access to the new back door, with the ramped section no steeper than 1:12, with a level platform at the back door with a 1:60 gradient for surface water run-off.

Pea gravel strip around the extension to prevent water ingress.

Remove existing window to side elevation in the proposed Bedroom and brick up opening, facing bricks to match existing with toothed brickwork. Form new window opening in new position as shown with suitably sized lintel and fit 1200mm wide x 1000mm high window in white uPVC.

Fit canopy over new back door to provide weather cover when accessing property. Canopy to be 2000mm wide and 700mm deep.



PROPOSED FRONT (WEST/NORTH WEST) ELEVATION (1:100)



PROPOSED SIDE (NORTH/NORTH EAST) ELEVATION (1:100)



PROPOSED REAR (EAST/SOUTH EAST) ELEVATION (1:100)

BUILDING REGULATIONS NOTES

Materials and Workmanship
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc.

Foundations
Strip concrete footings min 150mm deep x 600mm wide to a min of 1000mm below ground level onto suitable load bearing strata, below the invert levels of any adjacent drainage system - to the satisfaction of the Building Control officer. Trench fill foundations may be used as an alternative to strip foundations.

Ground Floor (U-value max 0.22W/m²K)
100mm concrete on 80mm Celotex GA4000 with 25mm thick upstand and 1200g polythene DPM turned up brickwork and built into DPC installed on 100mm sand blinded, well-compacted Type 1 hardcore with a vapour control layer to manufacturer's spec between Celotex and concrete.

External Walls (U-value max 0.28W/m²K)
External skin of 102mm facing bricks to match existing. 50mm clear cavity, 50mm Xtratherm XT/CW T&G insulation or similar installed to manufacturer's instructions. Internal skin of 100mm thick Thermalite Turbo blocks or similar.
Internally dry lined with 12.5mm plasterboard on adhesive dabs with continuous ribbons of adhesive along board edges, tape all joints and apply 6mm plaster skim finish.
Fill cavity below DPC with a lean concrete mix to 225mm below floor level with a beveled fall towards the outer skin.
Stainless steel vertical twist type retaining wall ties built-in at 750mm horizontal and 450mm vertical spacing and 225mm at reveals and corners.
New internal and external walls to be connected using mechanically fixed system installed to manufacturer's instructions.
Insulation to be taken to edges of doors and window reveals. Close all cavities with insulated cavity closures containing a vapour barrier.
Install a 2000g polymer DPC min 150mm above ground level.
All lintels are to be catnic or similar with a min end bearing of 150mm, form cavity trays with weep vents above all new cavity lintels to every third joint. Horizontal cavity tray to be fitted between the old and new construction to prevent water ingress, fitted above level of extension roof.

Internal Partition Wall
12.5mm plasterboard with plaster skim finish both sides on 100mm thick Thermalite Turbo blocks or similar, Level Access Shower Room to have foil backed plasterboards.

Flat Roof (U-value max 0.16W/m²K)
New flat roof constructed with rubber roof system fitted to manufacturer's instructions. The first layer of felt to be type 3G to BS747 or other approved flat roof sealing system with installer's/ manufacturer's guarantee to the satisfaction of customer and Building Control officer, on 126mm Celotex TD4000, on 0-50 firing strips on 50x200 C24 grade joists at 400 centres. Joists tied to walls with galvanized mild steel straps in accordance with BS5628. 9.5mm foil backed plasterboard and skim; ensure all insulation is continuous to avoid cold bridging. Fit 250mm uPVC fascia and soffit with 25mm air-gap with vermin proof screen.

Drains
Foul - shower waste 50mm, hand basin 32mm with integral deep seal anti siphon trap and strainer, W/C 100mm with integral deep seal trap all discharging into foul water gully.100mm uPVC pipes laid at 1:80 min gradient, connected with flexible joints, bedded and surrounded in pea gravel and connected into existing manhole. Fit new manhole if required to ensure rodding access to all drains.
Where drains pass through new walls ensure a clear gap of 50mm with walls supported on concrete lintels, all openings to be closed with a non-decaying material to prevent rodent access. All gullies not directly connected to an inspection chamber to have rodding access. Any drains found to be under the proposed extension to be re-laid and protected as necessary. Storm-uPVC gutters and downpipes all discharging into sewer. Fit Aco surface water drain around the extension to prevent water ingress, connected to existing drainage.

Heating
Brick / block up wall to combi boiler in existing kitchen. Open wall to hallway for boiler access. Extend existing central heating system, new radiators to have thermostatic valves, heating and hot water systems not less than stated in the 'Domestic Heating Compliance Guide' and installed by a Gas Safe registered contractor.

Electric & Lighting
Extension/LAS room to be fitted with light fitting with a luminous efficiency greater than 40 lumens per circuit watt. Extractor fan to be fitted giving 30 liters per second extraction, to be compliant with Part F, vented through soffit. Electric supply to new electric shower unit required. Pull cords for light, extractor fan and shower to be sited to the left of the door on entrance for ease of access. All electrical work is to be compliant with Part P and is to be carried out by a member of the competent person's scheme, a signed installation certificate to be lodged with Building Control on completion of the relevant work. All new lighting to be low-energy type. Fit 3no. outdoor security lights (at the rear, side and front of the property), positions to suit client.

Windows (U-value max 0.14W/m²K)
New window to have a non-locking escape opening 450x750 minimum with height of the opening between 800 and 1100 over floor level or fitted with a guardrail or child proof catch, double glazed with low-K, obscured glass (to shower room) and trickle vents. Opening area of windows to be min 1/20th floor area. The window and door manufacturer/installer is to provide a WER declaration to Building Control.

Internal Doors
Internal doors to be softwood, painted in two coats of undercoat and one coat of gloss paint, to be at least 30mm thickness, and conform to Building Regulations Parts P, E and M.

External Doors (U-value max 1.8W/m²K)
External doors to be low-threshold, uPVC, triple glazed toughened glass. Kite marked and certified to BS EN 1279 Parts 2 and 3. Part L and M compliant.

Level Access Shower Room
1200 x 1200mm level access shower area to be formed in the concrete floor using 22mm thick resin shower former. Supply and lay Altro Aquarius flooring as per manufacturer's instructions. Seal to skirting. Hot weld all joints leaving the floor completely sealed. Any penetration to the Altro, i.e. pipework to the radiator etc. to be sealed using colour coordinated sealant from Altro. Colour to be selected by the client. All flooring to be laid to BS 8203 code of practice for the installation of resilient floor coverings and according to manufacturer's instructions with their recommended sealants. Prepare levels of floor to ensure all water runs in shower gully. Supply and install new threshold strip to door, colour to be agreed with client. Supply portable shower screen. AKW Smart Care thermostatic shower unit. 2 x 450mm grabrail in shower area - position to suit client - reinforce stud partition walls where necessary. WHB to be wall mounted - size 500x400 (height 600mm above floor level). W/C pan height to client's choice (approx. 300mm above floor level), positioned with 450mm clear space either side as shown on drawing. Radiator size to be 1600mm high x 400mm wide. Shower area to be tiled full height, extending at least 50mm wider than shower area. Splash area of WHB to be tiled. Walls and ceiling to be decorated with two coats of vinyl emulsion. IP rated bulk head light. 12V humidity extractor fan, vented through soffit.

Background & Purge Ventilation
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to bathrooms, WCs and utility rooms at a rate of 2500mm². Purge ventilation - New windows to have openable area in excess of 1/20th of the floor area if the window opens more than 30°, or 1/10th of the floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

Extract to LAS Room
LAS room to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Fire Detection System
Extend existing fire detection system to Kitchen, Bedroom and LAS Room. Mains operated inter connected smoke detectors and alarm system including a rechargeable battery back up fusible linked BS5446 1990 detectors. Fit new smoke detectors to the existing system or provide new system if applicable. Provide heat detector to kitchen.

Proposed Kitchen
Carefully remove the existing Kitchen units, cupboards, worktops and appliances to re-use in new extension. Re-fit existing kitchen units from the existing kitchen where possible. Additional new work tops, doors, drawers, panels and sink unit to be funded by client. Provide four number double power sockets. Provide a cooker point on its own dedicated supply gas and electrics. Provide a new radiator fitted to the existing central heating system. Provide a 60l/sec mechanical extractor fan. Provide an external bulk head wall mounted light and switch. Decorate the ceiling and walls in three coats of emulsion and all timber and metal work to have two under coats and one coat of gloss finish, include making good to all new and existing surfaces (i.e. filling /sanding down uneven and painting to match). Plaster board dry line and skim finish to the existing external walls inside the new kitchen. Tile splash-area of kitchen worktop with standard 200x200 ceramic tiles, colour to client's preference. Prepare the new floor surface to receive a new floor covering and provide and lay to the whole floor Altro safety flooring with a slip resistance, laid over a self-leveling compound. Provide timber skirting to all visible areas and include for decoration. Decorate the ceiling and walls that are not tiled in three coats of emulsion and all timber and metal work to have two under coats and one coat of gloss finish include making good to all new and existing surfaces (i.e. filling /sanding down uneven and painting to match). Room to be provided with adequate ventilation. All installations to comply with Part 1 of the building regulations and carried out by a gas safe registered engineer. Provide new drainage / waste pipework for sink and to accommodate washing machine as indicated. Kitchen sink / waste to be sited adjacent to window to kitchen. Waste / gulley required on opposite wall to accommodate washing machine. Re-fit cooker and extractor fan, connect to services.

Bedroom
Provide a new pendant light and wall mounted two way light switch. Provide four number double power sockets. Provide a new radiator to the new bedroom connected up to the existing central heating system. Ensure all pipe work and metal fittings are earth bonded in accordance with current regulations. All electrical work to be carried out by an NICEIC or ECA registered electrician who is qualified to certify / compliance with part P of the Building Regulations 2002 (electrical installations). Decorate the ceiling and walls in two coats of emulsion and all timber and metal work to have two under coats and one coat of gloss finish, include making good to all new and existing surfaces (i.e. filling /sanding down uneven and painting to match). Prepare the floor surface to receive a new floor covering. Provide timber skirting to visible areas and decorate as previously described. Box in existing electric meter / consumer unit above doorway.

Paving
Lay paving around extension in concrete slabs to match existing. Extend the path around the extension as shown and build retaining wall, height as original. Slope the paving to provide level wheelchair access to the new back door, with the ramped section no steeper than 1:12, with a level platform at the back door with a 1:60 gradient for surface water run-off. Pea gravel strip around extension to prevent water ingress.

Canopy
Fit canopy over new back door to provide weather cover when accessing property. Canopy to be 2000mm wide and 700mm deep.

NOTES

1. All building work is to conform with 2010 Building Regulations. All subsequent revised documents should be to the satisfaction of the building control officer. The builder is to check all dimensions and conditions on site before commencing. Figured dimensions shall be preferred to scaled dimensions. It is intended that this drawing has been produced and issued for sole purpose noted within the title block. It is not intended that this drawing be used by any other person or for any other purpose.
2. The contractor is responsible for checking and verifying all dimensions prior to commencement of work on site and any discrepancies must be brought to the attention of Millbrook Healthcare.
3. All electrical work must comply with the current I.E.E. Regulations.
4. All work must be carried out by a contractor who is on the Gas Safe Register and all gas installations must comply with the current regulations.
5. All plumbing work to conform to local water authority by-laws.

This drawing is to be read in conjunction with the Schedule of Works. This drawing and the attached Schedule of Works are the property of Millbrook Healthcare.

Proposed Extension - Scheme 1

Master Freddie Malkin
23
Furmston Place
Leek
ST13 6PB

Designer: Daniel McKenna
Case no: 101713581
Paper size: A1
Drawing number: 7b
(redundant door size removed from description)
Date: 11th March 2020
(amended 13/08/2020 GD)

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