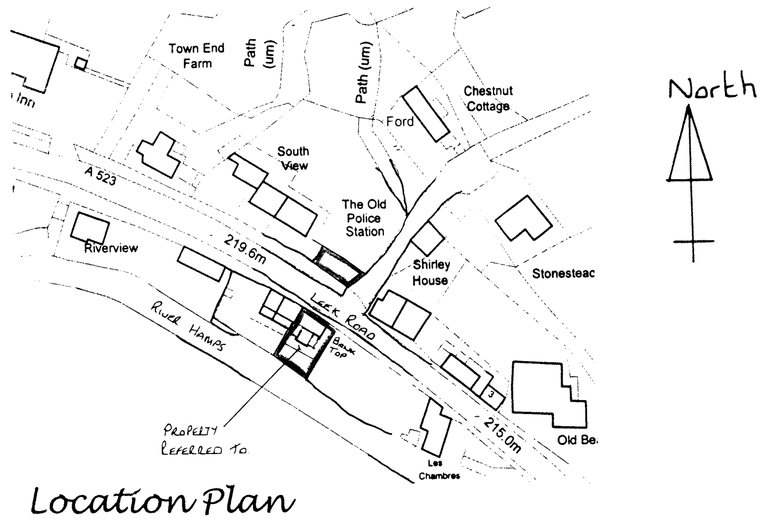
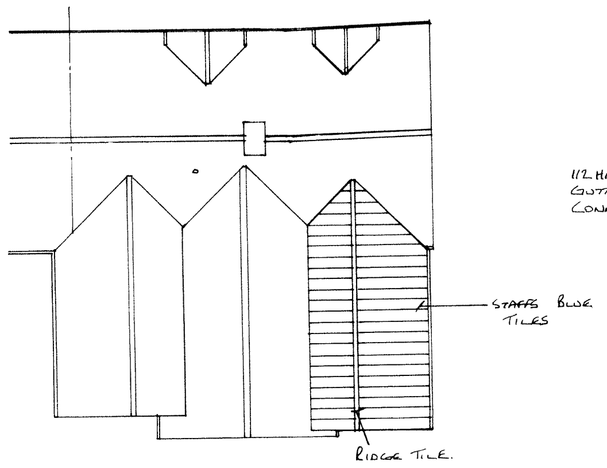
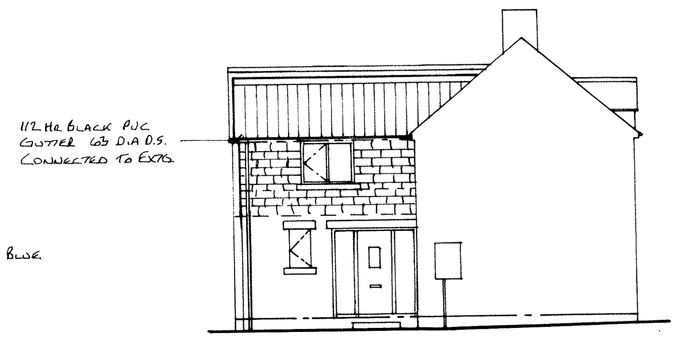


North

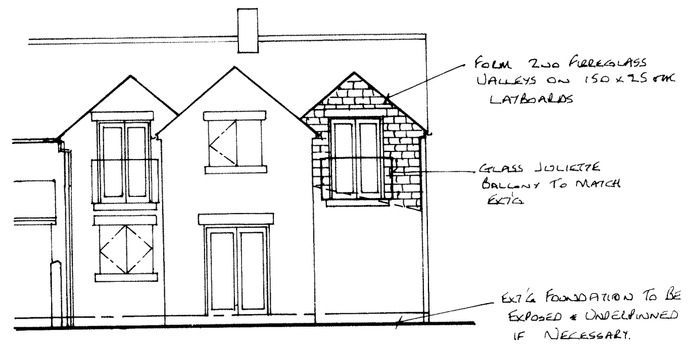
Location Plan
1:1250



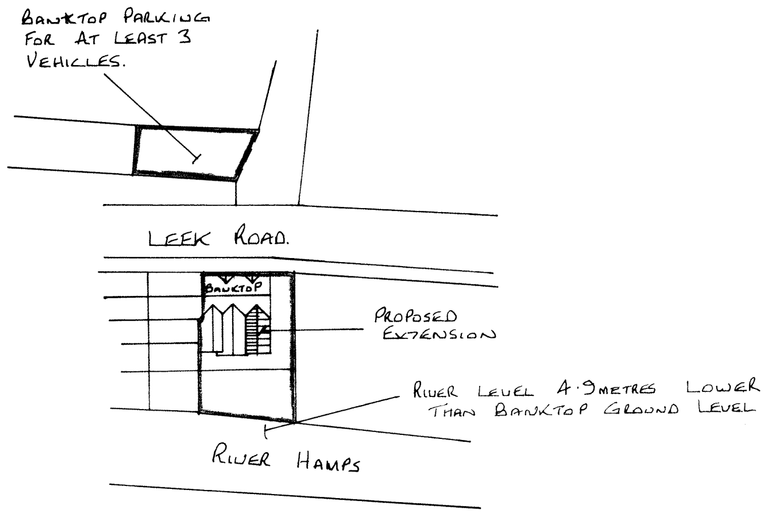
Roof Plan



Side Elevation

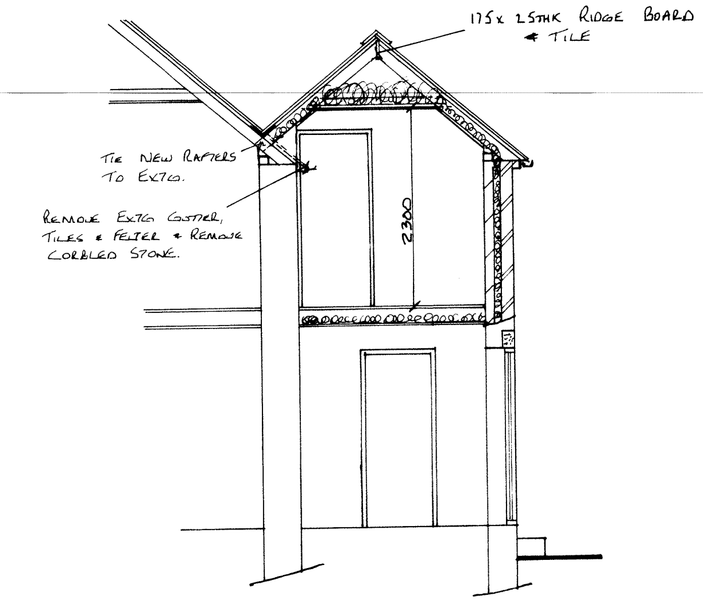


Rear Elevation

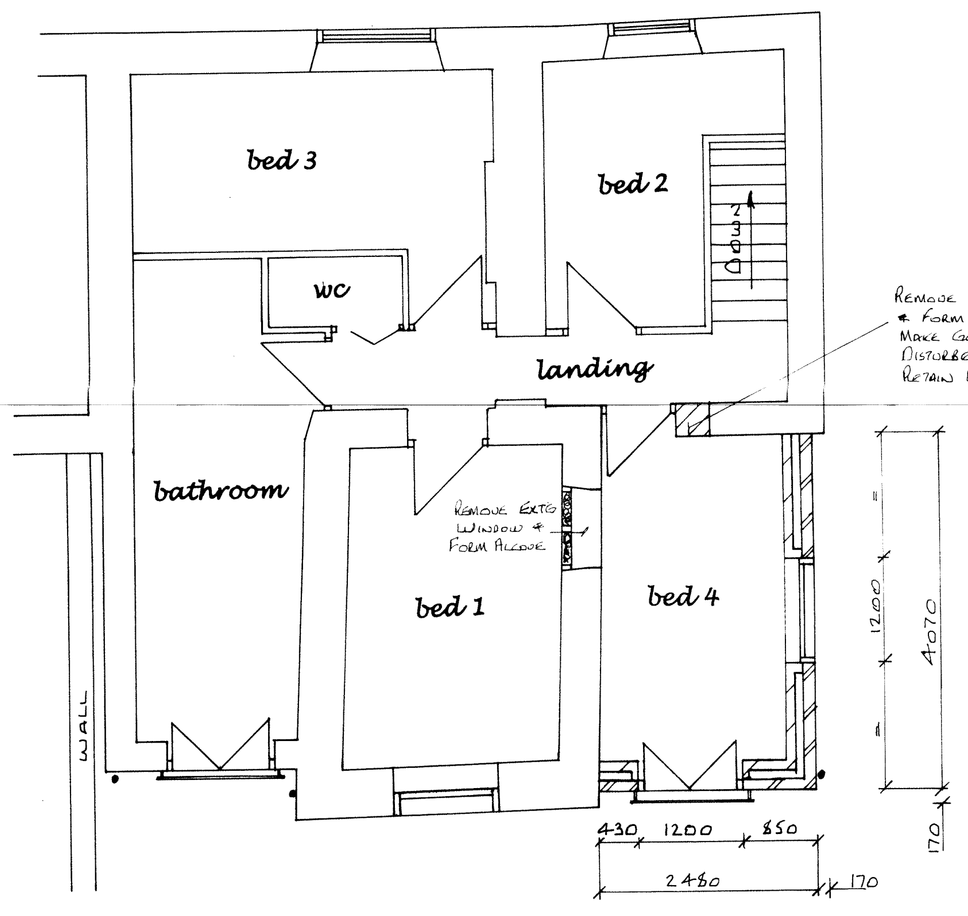


Window And Door Details.
Windows and doors to be white upvc double glazed with stone lintels over with minimum opening lights of 450 x 750. 1100mm max from floor level to window bottom where applicable for means of escape.
Glazing to be "A" rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.6w/m²k.

Bed 4 :- 1200 x 2050 french doors with glass juliette balcony.
1200 x 1050 window both with stone lintels and cills



Typ Section



First Floor Plan

Construction Notes.
Staffordshire blue tiles to match existing dwelling 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 40° pitch at 400mm centres, 120 x 38mm ceiling joists at 400mm crs on 100 x 75mm wallplate strapped down at 2 metre crs with 30 x 2.5mm galvanised steel straps. Each rafter strapped to stonework using 30 x 5mm galvanised steel straps and turned over walls.
Lateral support to AD Part 1 para 1C37.
300mm thk rockwool rollbatts in 1 layer of 150mm laid between ceiling joists and 1 layer of 150mm at 90° to each other. Visqueen sheets between plasterboard and joists. 10mm thk foil backed plasterboard and skim. Insulation to sloping ceiling comprising 125mm thk celotex insulation between rafters underdrawn with 25mm insulated plasterboard and skim below. 1200 visqueen between plasterboard and joists.
"U" value of roof =0.16w/m²k.
1no corbled stone at eaves level to match existing.
150mm thk gritstone to match existing 2015 extension, 90mm cavity totally filled with rockwool cavity batts to be linked to roof insulation, 100 thk 650kg/m thermalite blocks or similar with 10mm plasterboard dry lining and skim. "U" value of external walls = 0. 28w/m²k.
First 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.
Existing foundations to be exposed prior to commencement of work and underpinned if necessary.

General Notes
1. Drains laid to falls & to the satisfaction of the building inspector. Where drains pass close to foundations the foundation should be taken down to the lowest level of the existing adjacent drains or the drains should be encased in conc. to the underside of the foundation concrete.
2. U value of extension to achieve a max of 0.28w/m²k for external walls, 0.16w/m²k for roof.
3. Cross ventilation to roof in accordance to reg F2, diagram 6.
4. 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.
5. Walls & ceiling finishes to reg B2.
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 ½₀of 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.

Proposed Bedroom Over Ext'g Porch And Store At Banktop, Leek Road, Waterhouses, Staffs Moorlands For Mr. & Mrs. M. Price.

Drg No 115 A 90-1

Date :- September 18th 2020.

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