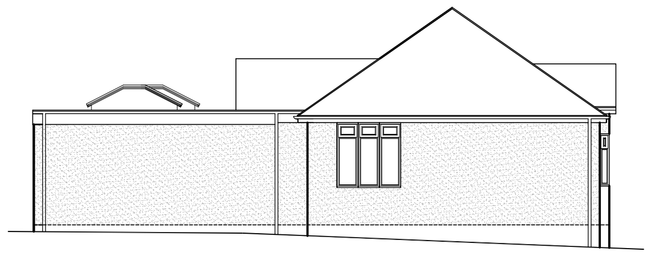
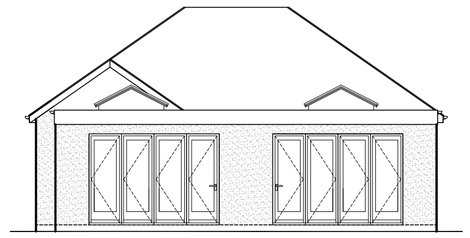
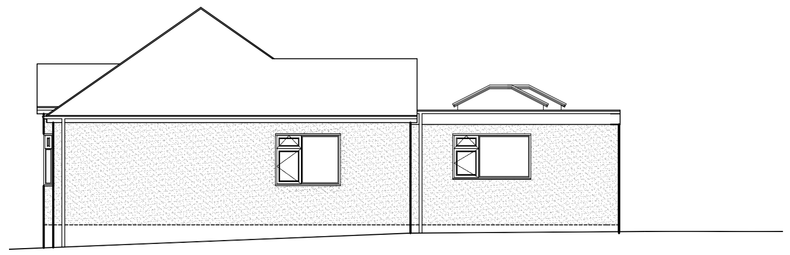
A1



PROPOSED SIDE ELEVATION
scale 1:100



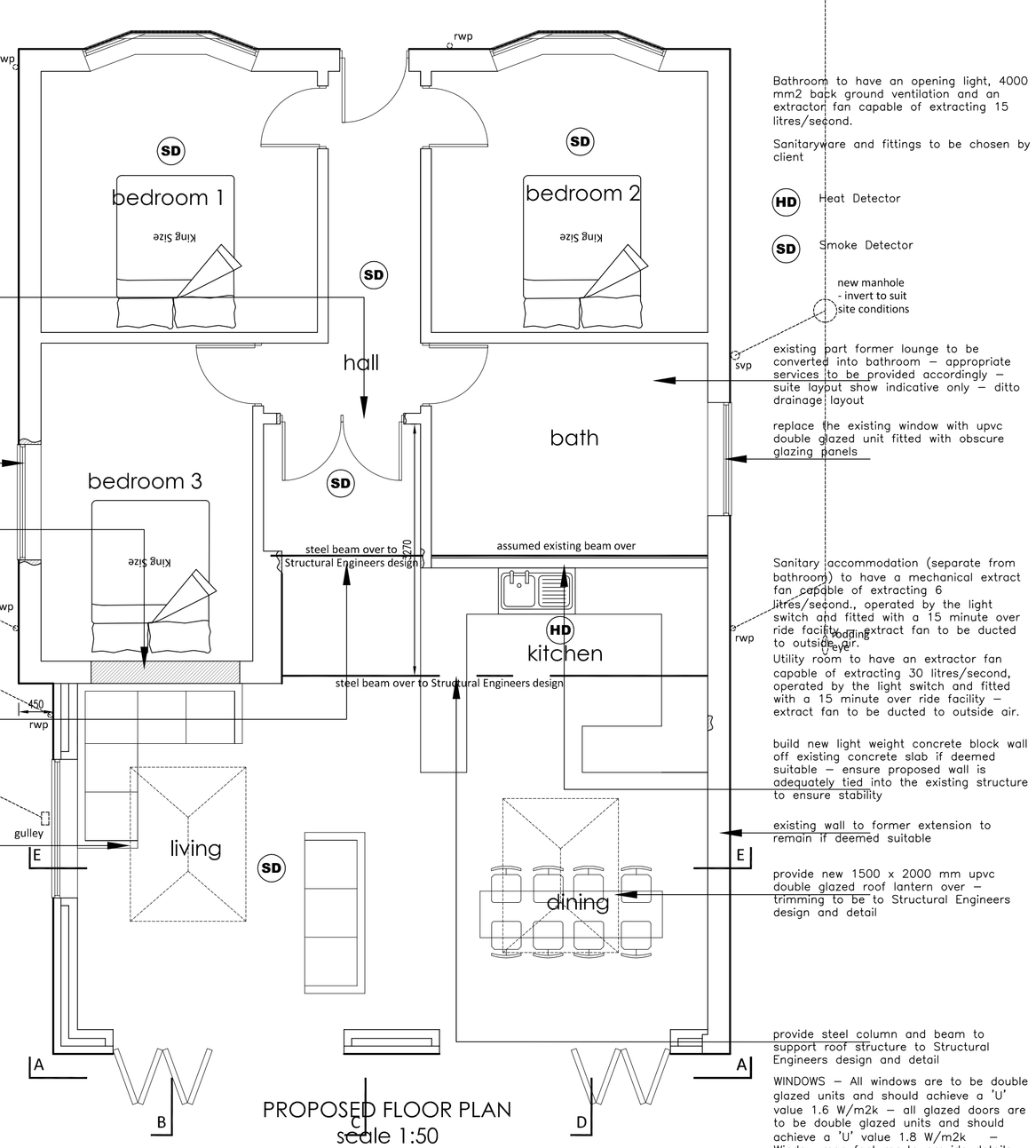
PROPOSED REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED FRONT ELEVATION
scale 1:100



Stud walls to be 100 x 50 mm timber framing at 450 mm centres fixed at the head and sole plates with horizontal cross noggins at 600 mm centres. 100 mm thick mineral wool insulation batts are to be fitted between the framing. Timber framing to be faced both sides with 12.5 mm plasterboard and skim.

remove the existing bathroom door and frame and increase the width of the opening as indicated and provide suitably approved lintel over – provide new glazed doors and frame to Clients specification – make good to all disturbed surfaces

form new opening in the existing wall structure and insert suitably approved lintel over – insert new upvc window to match existing – make good to all disturbed surfaces

remove the existing door and window combination and block up opening using materials to match the existing structure – ensure all new brick/block work is adequately tied into the existing to ensure stability – make good to all disturbed surfaces

remove the existing former bathroom window, increase the width of the existing opening and insert steel beam to Structural Engineers design and detail – cut down brick and block work below making good to all disturbed surfaces

All new beams and lintels to have a minimum 150 mm end bearing from edge of brickwork. New steel beams to have a minimum finish of one layer 15 mm 'Glasroc S' plasterboard and skim, to achieve 30 minutes fire resistance. Beams to be set on dense concrete padstones

provide new 1500 x 2000 mm upvc double glazed roof lantern over – trimming to be to Structural Engineers design and detail

Movement joints in brickwork and blockwork to be as recommended by the brick and block manufacturers.

Cavities are to be closed using 'Thermabate 100 cavity closers' built in as work proceeds, in strict accordance with the manufacturers instructions.

Kitchen to have an opening light, 4000 mm2 back ground ventilation and an extractor fan capable of extracting 60 litres/second or 30 litres/second using a cooker hood.

All habitable room to have back ground ventilation equal to 8000 mm2 in addition to an opening light equal to 1/20th the floor area.

Expansion/movement joints to proposed floor slab to be as per Structural Engineers design and detail.

Bathroom to have an opening light, 4000 mm2 back ground ventilation and an extractor fan capable of extracting 15 litres/second.

Sanitaryware and fittings to be chosen by client

HD Heat Detector

SD Smoke Detector

new manhole - invert to suit site conditions

existing part former lounge to be converted into bathroom – appropriate services to be provided accordingly – suite layout show indicative only – ditto drainage layout

replace the existing window with upvc double glazed unit fitted with obscure glazing panels

Sanitary accommodation (separate from bathroom) to have a mechanical extract fan capable of extracting 6 litres/second, operated by the light switch and fitted with a 15 minute over ride facility – extract fan to be ducted to outside air.

Utility room to have an extractor fan capable of extracting 30 litres/second, operated by the light switch and fitted with a 15 minute over ride facility – extract fan to be ducted to outside air.

build new light weight concrete block wall off existing concrete slab if deemed suitable – ensure proposed wall is adequately tied into the existing structure to ensure stability

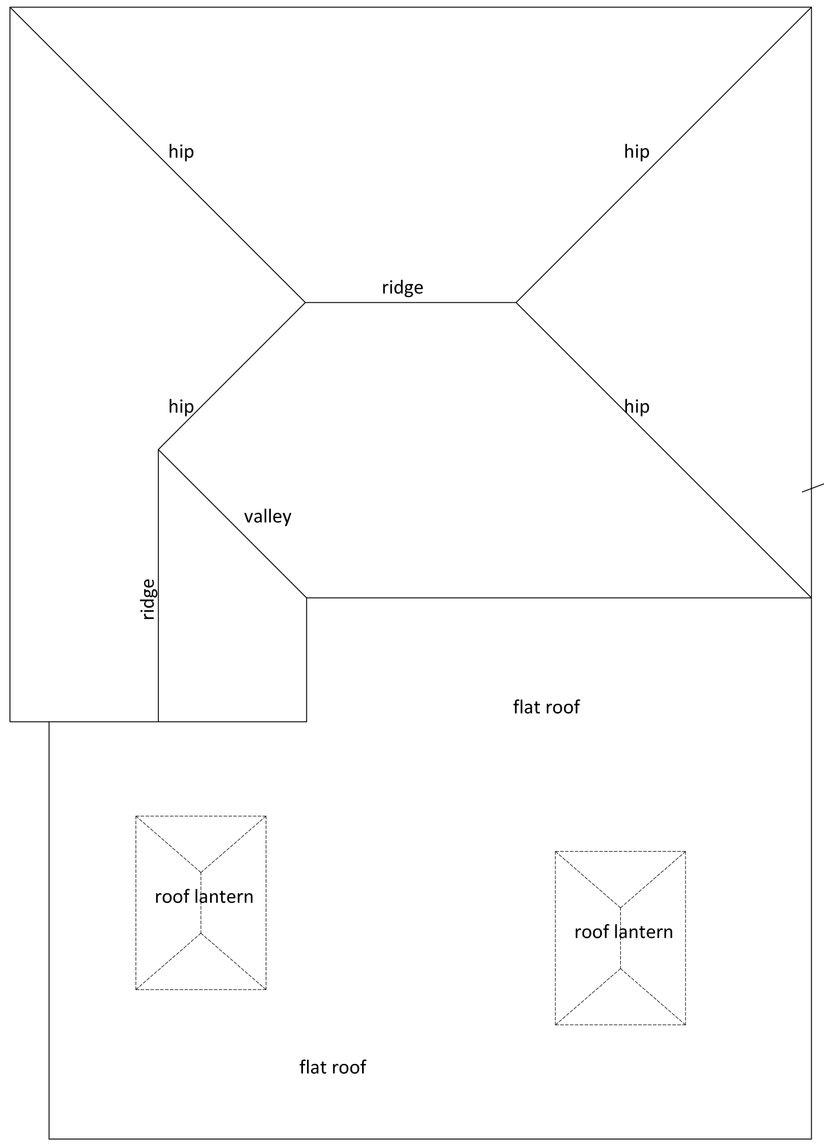
existing wall to former extension to remain if deemed suitable

provide new 1500 x 2000 mm upvc double glazed roof lantern over – trimming to be to Structural Engineers design and detail

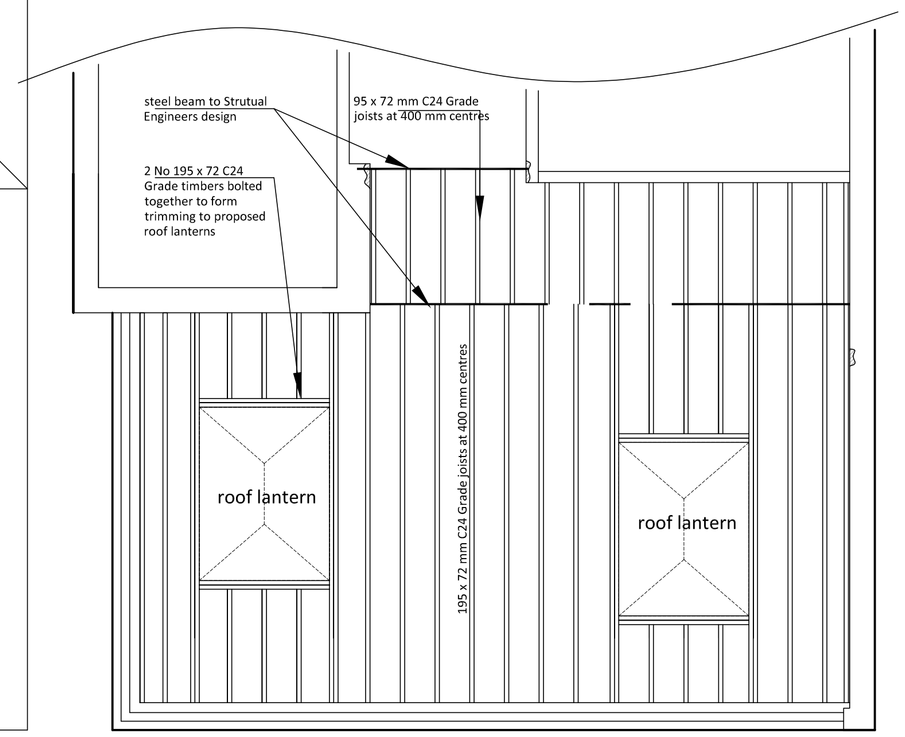
provide steel column and beam to support roof structure to Structural Engineers design and detail

WINDOWS – All windows are to be double glazed units and should achieve a 'U' value 1.6 W/m2k – all glazed doors are to be double glazed units and should achieve a 'U' value 1.8 W/m2k – Window manufacturer to provide details to Local Authority if necessary. Full draught proofing/seals are to be provided to all units. All glazing in critical locations to be to BS 6206. Windows are to be to the clients choice and the satisfaction of the Local Planning Authority. WINDOWS (L1) – Windows should be uPVC and contain a double glazed unit with a U value of 1.6 W/m2k. Window manufacturer to be registered with F.E.N.S.A. – an approved installer.

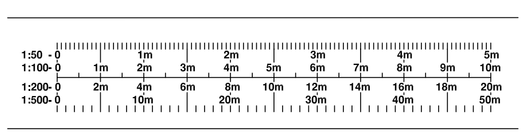
PROPOSED FLOOR PLAN
scale 1:50



PROPOSED ROOF PLAN
scale 1:50



PROPOSED ROOF JOIST PLAN
scale 1:50



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THE PARTY WALL ACT 1996 - The Client's attention is drawn to the Party Wall Act 1996 which requires notification and agreement to be made with adjoining owners, where the building owner undertakes any building works on, adjacent to or near to the party wall line between the properties. the Client shall ensure that all legal obligations in this regard are complied with.

REVISIONS & PUBLICATION DATES

04 01 2020 - amended in line following Planning issues

16 01 2020 - ceiling height to proposed extension reduced by 280 mm

05 06 2020 - extension reduced by 1.0 metre

20 11 2020 - extension reduced in height and length

30 11 2020 - dimensions added

27 03 2021 - amended in line following Planning issues

Planning & Building Regulation Purposes Only

PROJECT NUMBER / DRAWING NUMBER

2426/19/03F

CLIENT

Masutoso
'Lake View'
12 Lakes Edge
Stone
ST15 0BF

DRAWING TITLE

Proposed Details 1

FIRST PUBLICATION DATE
October 2019 Jon Bennett

SCALE :-
1:50; 1:100 **printed @ A1**

PROJECT
Proposed Extension and Refurbishment at
48 Ash Bank Road
Werrington
Stoke On Trent
ST2 9DR