

General:
All work to be carried out in strict accordance with the CDM Regulations 2015 and current Building Regulations and British Standard, Codes of Practice and Statutory Authorities bye laws and recommendations. Contractor is to check and verify all dimensions, levels and inverts etc, on site prior to commencing the works.

Site Preparation:
Carefully demolish the current single storey extension and remove from site. Facerate concrete slab and prepare site ready for new foundations.

Drainage:
Prior to any works the contractor is to check the location and invert level of the existing drainage system on the site. All drainage works to be inspected and approved by the Local Authority Building Inspector, prior to being covered up.

All new drains and accessories to be 110mm nominal size Polybipe or similar approved PVC-U underground pipework to BS 4660, laid to falls as indicated on the drainage layout. All works in strict accordance with the manufacturers recommendations. Generally pipework under the building to be laid in class 'S' granular material bed and surrounded and encased in 150mm concrete where within 300mm of the underside of floor slab, benefit to trenches to be selected as dug material and or M/OType 1 stone material to vehicular areas, all subject to the Local Building Inspectors approval. Pipework beyond the building to be laid in class 'S' granular material bed and surround subject to analysis and confirmation of ground conditions / soil types. Generally 110mm diameter drains have less than 450mm cover are to be encased in 150mm concrete. Pre-cast concrete steps to be provided over all drains passing through masonry walls and or protected in accordance with Structural Engineers details where passing through foundations. To allow for possible differential movement provide flexible joint min 150mm away from wall / foundation to form rocker pipe as manufacturers recommendations. All existing drains local to the construction works to be rodded, flushed and dye tested to ensure the integrity of the whole system upon completion.

Polypropylene Inspection Chamber:
380mm x 380mm inspection chamber and base to be installed on 100mm bed of suitable as dug or granular material in accordance to BS5555 part 1 1980 and care should be taken to ensure the bedding material is evenly compacted under the base to the chamber if fully supported. Installed in accordance with manufacturers instructions and recommendations.

Foundations:
Excavate required foundations. Carefully excavate to a minimum depth of 1000mm. Mass fill with Concrete for strip foundations in C20 concrete, depth 1000mm - or down to load bearing sub-soil and below invert of any adjacent drains - to the satisfaction of the Building Inspector. D.P.C minimum 150mm above ground level. Class 8 engineering brickwork below D.P.C to outer leaf down to two courses below ground level. Cavity filled to 150mm below D.P.C with lean mix concrete.

Ground Floor Construction:
To comprise 75mm Sand / Cement Screed on 500 gauge visqueen separation layer topped and taped in accordance with manufacturers recommendations over 70mm Celotex GA400 PIR Insulation (0.22w/m2k, 0.591a) or similar approved, with 25mm upstand of PIR insulation to depth of screed to all exposed edges of floor. 150mm Concrete slab with 1200 gauge visqueen 'DPM' below slab topped and taped as manufacturers recommendations over 30mm sand bedding separating the membrane from Min. 150mm compacted sulphate free graded hardcore. The above construction to give a min U Value of 0.13 w/m2k.

Damp Proof Course:
To be provided at jambis, cills and heads of all apertures, through cavity walls. Horizontal DPC's and cavity trays are to be taken from the Hyload 2 range, manufactured by Ruberoid Building Products Ltd or similar approved and to be installed in strict accordance with the manufacturers instructions. Preformed stop end cloaks, corners cloaks etc to be installed as necessary. Where joints are necessary they should be overlapped by min 100mm and sealed with Hyload contact adhesive or Hyload mastic. DPC should provide continuously to the ground floor external cavity wall at min 150mm above external site levels. Weepholes to be provided by leaving open perpend at 900mm centres immediately above base of cavity, external openings and stopped DPC's to be cavity trays Type W or Europex. Cavity Trays Quickdrier 120 or Cavity insulation cavity closer's / DPC installed to all windows and door jambis and cills, minimum frame lap 30mm, mastic sealant to front and back of frame / cills.

External Walls:
Brickwork below DPC to be class 8 engineering brick, 102.5mm facing brickwork to match existing bricks as per the planning application, with 100mm cavity, full fill with Knaf Dr-Therm 32 cavity slabs. Inver leaf to comprise 100mm Celotex H-7 painted concrete blocks 7.2N, in class 3 mortar tied to outer leaf using Ancon Starfix R7 general purpose wall ties at 750mm c/c's horizontally and 450mm vertically, 250mm c/c's to opening jambis, cills etc. Ties to have a min cross sectional area of 50mm2. To inner face fix 12.5mm plasterboard using wall adhesive and provide 3mm smooth skimmed finish to achieve Min' U Value of 0.28 w/m2k.

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Ground floor Internal Walls:
To comprise 100mm Celotex H-7 blockwork (or similar approved) laid in class 3 mortar to receive 12.5mm plasterboard using wall adhesive and 3mm smooth skimmed finish. Walls to incorporate horizontal DPC lapped into the DPM at ground floor slab level.

Roof Construction:
New hip pitched 29 degree pitched roof to be weathered in Marley, Concrete Pan-Roof tiles (to match existing) to be fixed in accordance with BS 5534. Windloading to comply with BS 5534 and BS 6399. Install 'Tusk' Sapor breathable membrane to top of rafters gently draped max 100mm, with joints lapped 150mm, provide Redlind or equivalent eaves ventilation giving a min of 10mm air gap. Use pre-manufactured trussed rafters by Truslow Ltd (01785 282 833), install cavity trays 'Type QV-25' on fascia board with s/s filled under membrane. Roof to be insulated at ceiling level using Knauf Loft Roll 44, at 100mm thickness between the new trusses and with 150mm laid over the trusses to achieve min U-value of 0.16 w/m2k.

Rainwater Goods:
To comply with H3 of the Approved Document. Gutters and down-pipes to be designed in accordance with tables 1 & 2 of this section.
Gutters to be 110mm dia Half roundsection proprietary UPVC eaves gutters, 68mm dia UPVC rainwater pipe, complete with all fittings etc. To be installed as per manufacturers instructions.

Lintels:
Provide Catic lintels (CN7 upto 1800mm span, CN8 above 1800mm span) over external openings. R.C. lintels over internal door openings. OR Standard Duty CTF9 timber framed cavity wall catic lintel.

Internal Doors:
Door to the garage to be 838mm x 1981mm x 44mm Fire Door (FD 305 with self closer) to have 30 mins fire resistance, with smoke seals.
All other doors to be solid wood to the clients approval.

Encasing Steelwork / Fire Protection:
Provide side beam and post encasement to the garage steelwork to give min 30 minutes Fire Protection using either British Gypsum 'Glasac' F firecase board fixed using 'Glasac' F firecase screws at 150mm centres OR paint using Emvirograff intermittent paint, as per manufacturers guidance and to the satisfaction of the Local Building Control Inspector.

Ventilation:
Provide mechanical extract as follows:
Kitchen rate 30L/s adjacent to hob or 60L/s elsewhere
Utility rate no less than 30L/s (intermittent)
WC / En-Suite rate 6L/s ventilation rate to provide 1 no. air changes per hour. Mechanical extract connected to electric light switch complete with 15 mm over run.
Bathroom rate no less than 15L/s

Windows & External Doors:
UPVC window style and colour as per clients choice.
Windows to be double glazed and incorporate trickle vents to head to provide background ventilation 600mm2 equivalent area as part of Building Regulations Part L. Opening windows with pivot/hinges that allow 30 degree or more, generally to be provided to all rooms and to provide 1 / 20th floor area as natural ventilation to habitable rooms. Glazing to be low emissivity (low E) Pilkington's Glass or similar approved hermetically sealed double glazed to BS 5713: 1979 with min 16mm air gap. Windows, doors and rooflights to achieve a U Value 3.4w/m2k. Glazing to doors and adjacent side panels in critical locations and to windows in critical locations to be safety glass to BS 6002: 1981 and BS6712: 150. Glazing to bathrooms and En-Suites to be obscure. Mastic seal to be provided to front and back of frames and cills. Draught proofing to all new windows and doors.

Windows for means of escape:
All windows to habitable rooms, to be suitable for means of escape and to have an unobstructed openable area that is at least 0.33m2, the bottom of the openable area should not be more than 1100mm above finished floor level. Window (re)opening is to be suitable for escape purposes with hinges through 90 degrees.

Soil & Vent Pipes:
To comprise of 110mm dia Soil Vent Pipe to be connected to 90 degree nest bend via short length of straight pipe at base connection to man foul run via 100mm dia pipework. SVP's at head of runs to be vented above roof level with PVC cowl. SVP to terminate 900mm above any window opening lights, to be fitted with a wire cage or perforated cover which does not restrict air flow.

Sanitary White Goods and Waste:
Internal pipework and associated fittings to be UPVC Marley fittings or similar approved to BS 5255 1976 and BS 5572 1978. All joints to be 'O' ring seal type. Minimum branch size and seals to be as follows:
WHD 32mm dia 75mm seal
Sink 40mm dia 75mm seal
WC 100mm dia 50mm seal
Shower 40mm dia 75mm seal
Bath 40mm dia 50mm seal
Washing machine / Dishwasher 40mm dia 75mm seal
SVP's 100mm dia All traps to be anti-siphon deep seal type. Marley multi boss connectors to be provided to all main toilet / SVP connections. Sub slabs (AAV) 100mm dia UPVC and fitted with proprietary air admittance valve fitted in strict accordance with manufacturers instructions. Rodding access points to be provided to all AAV and SVP's.

Heating: Appointed contractors design
The new heating and hot water will be supplied by a condensing type boiler with a minimum SEDBUK vale of 86%.

Electrical Installation:
Electrical work will be carried out by a competent contractor registered under or of the new self-certification schemes. E.g A person registered by BRC Certification Ltd, (a) British Standards Institution (b) ELECA Limited (c) NICEIC Certification services Limited (d) Zurich Certification Limited, in respect of that type of work. Sockets to be 450mm above floor level and 150mm above worktop level and light switches 1200mm above floor level.

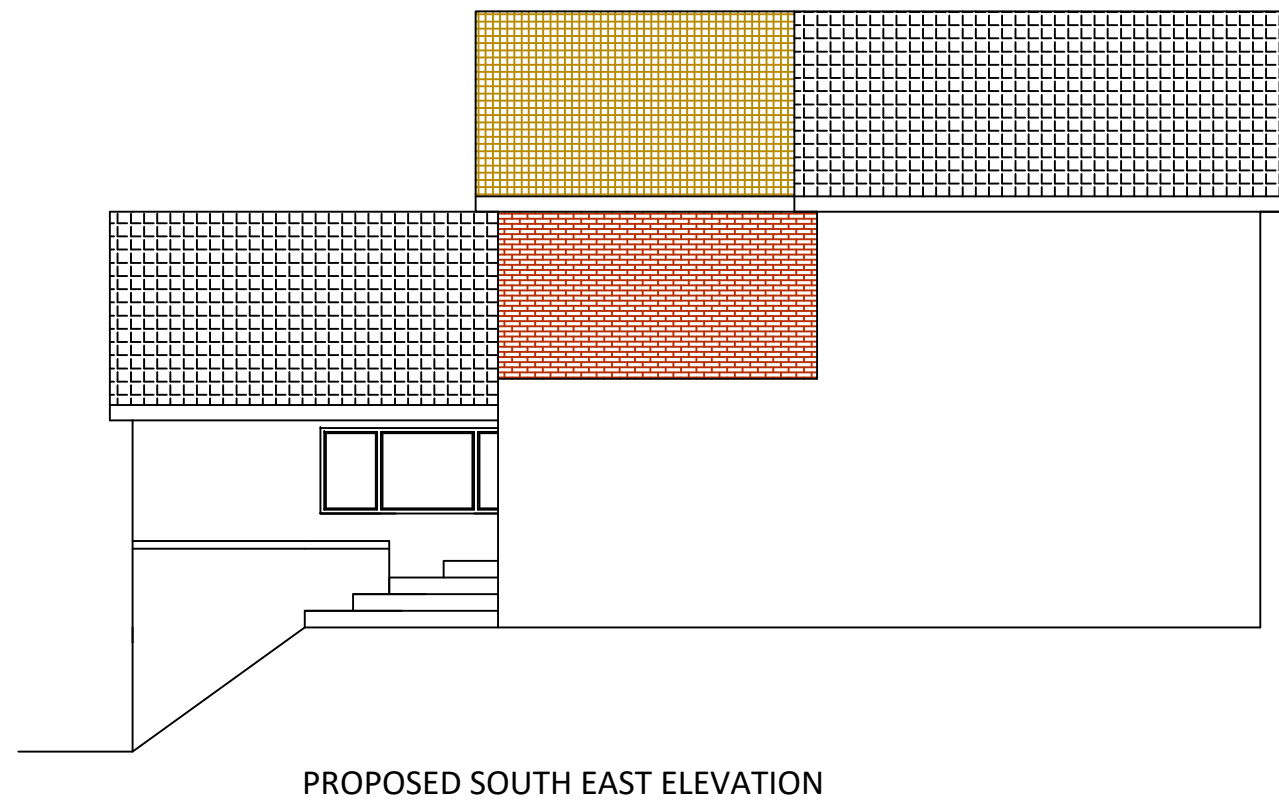
Smoke Detectors:
Provide and fix self-contained smoke alarms fixed to the ceiling at least 300mm away from any wall. Detector to be within 7000mm of kitchen and living room and provided within 300mm of all bedrooms. At least one detector will be provided to each floor and to be interconnected and permanently wired to a separately fused circuit. If a smoke detector is wall mounted this will be placed terminate 150mm - 300mm below ceiling level and not above a radiator.



EXISTING SOUTH EAST ELEVATION



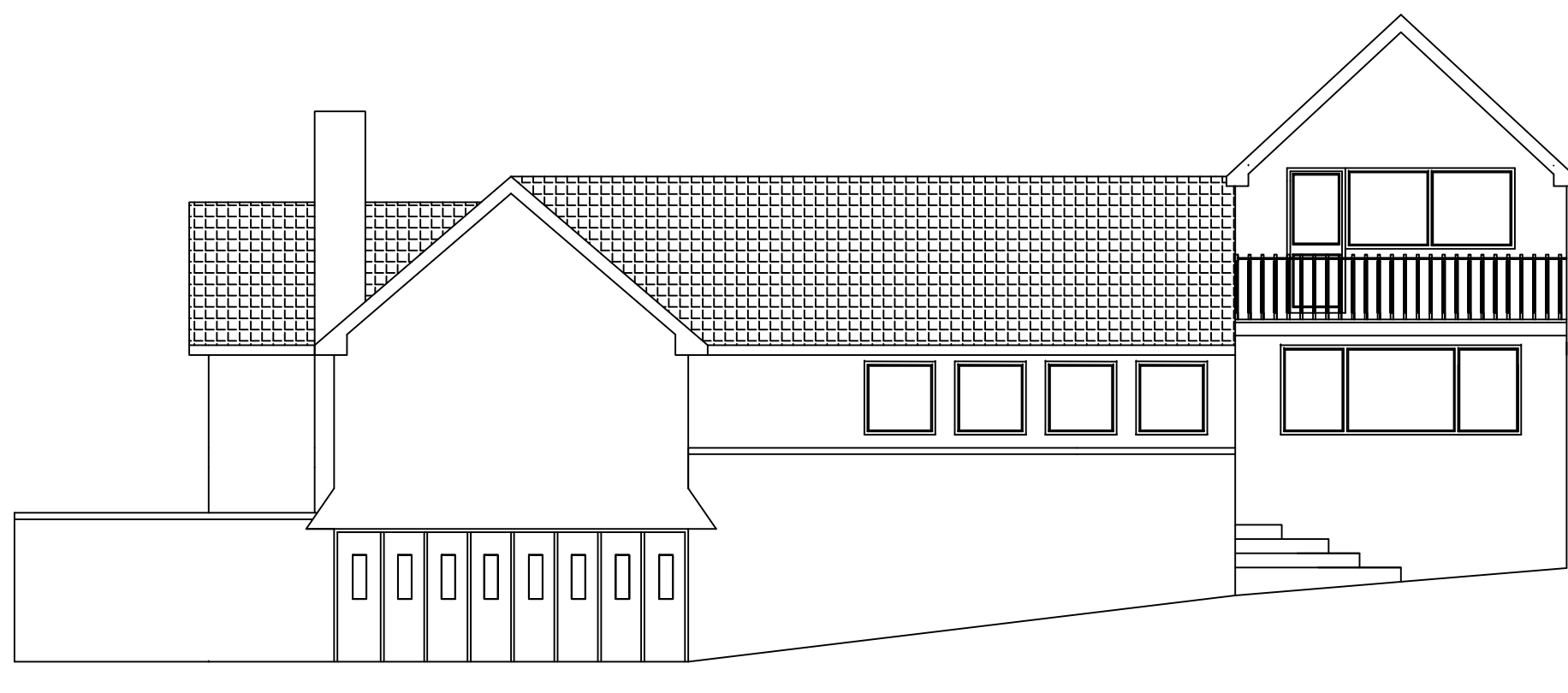
EXISTING NORTH WEST ELEVATION



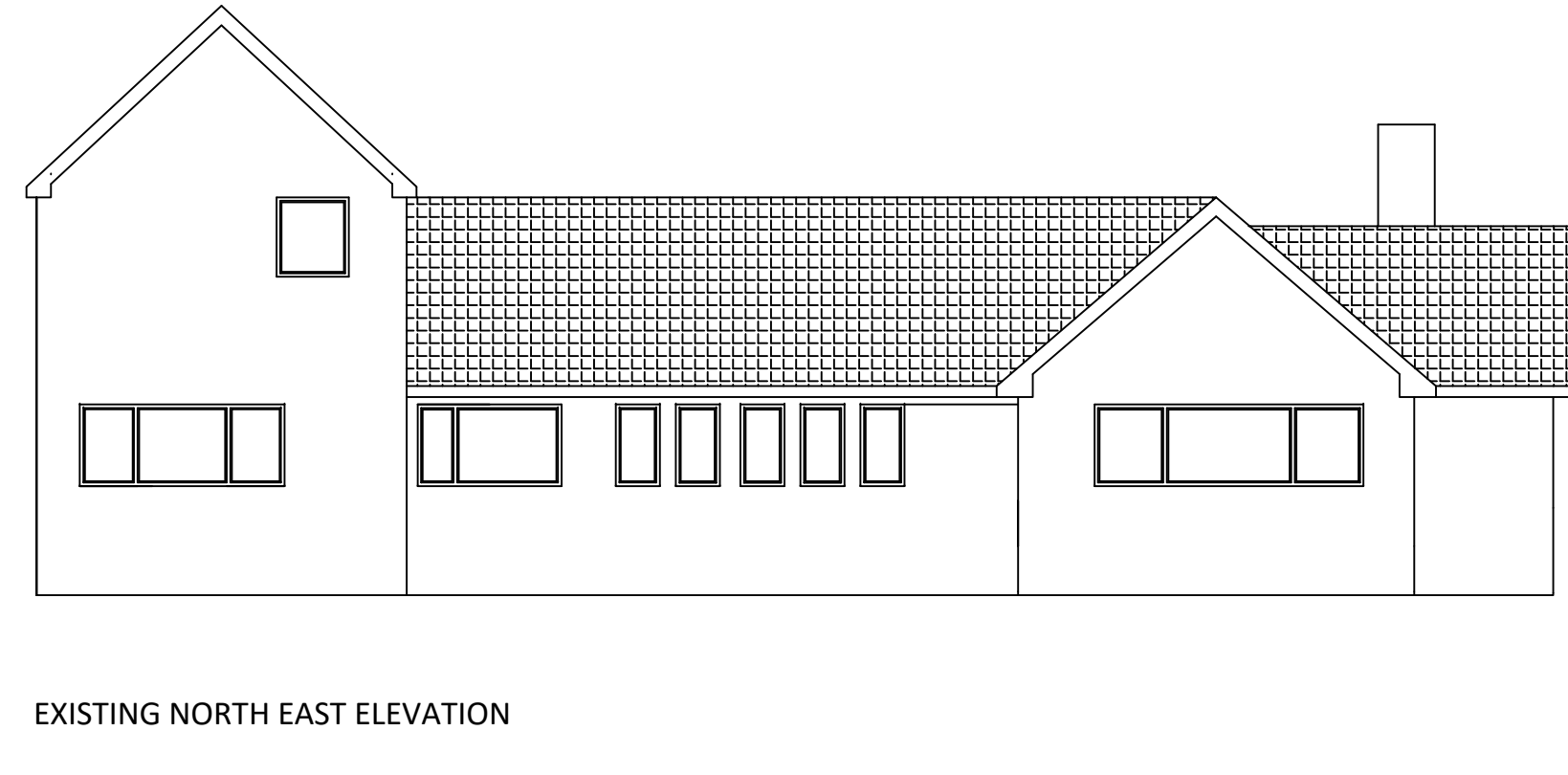
PROPOSED SOUTH EAST ELEVATION



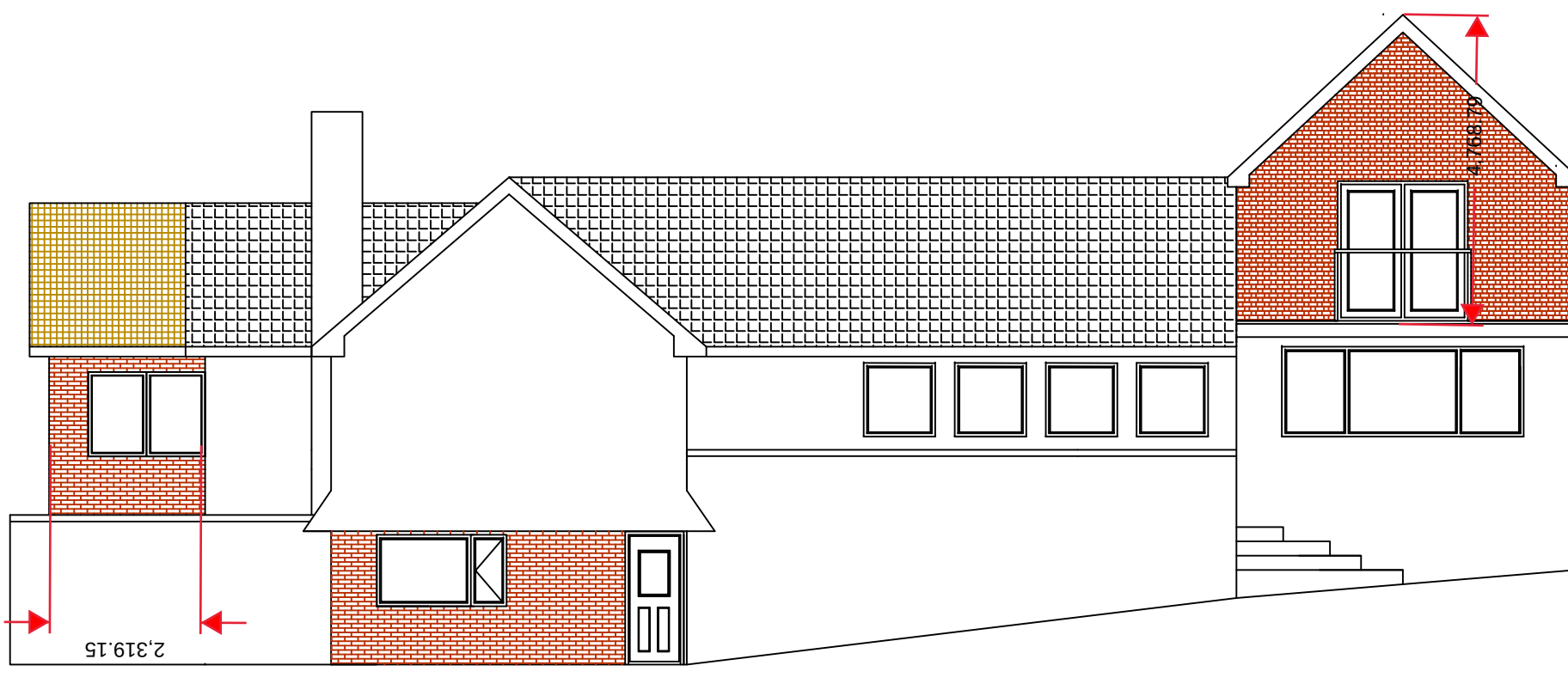
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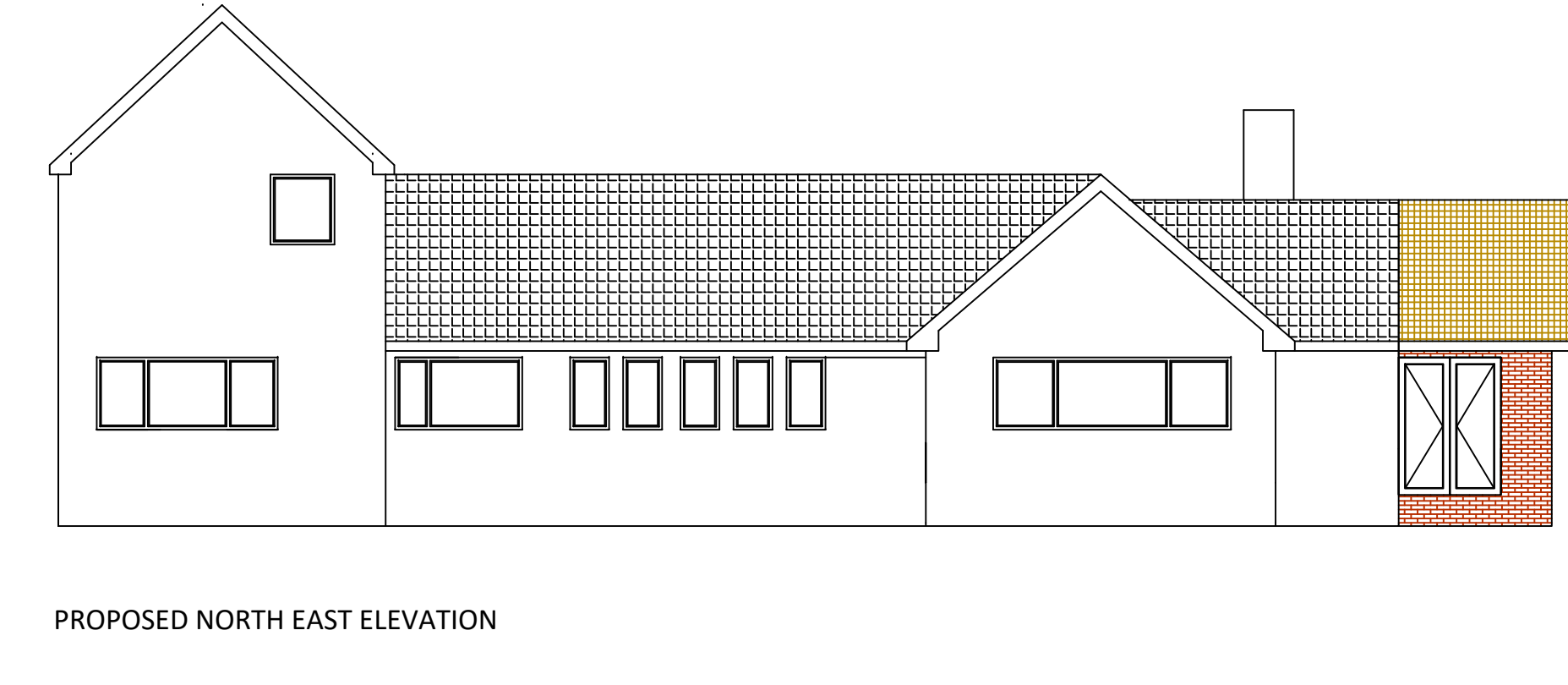
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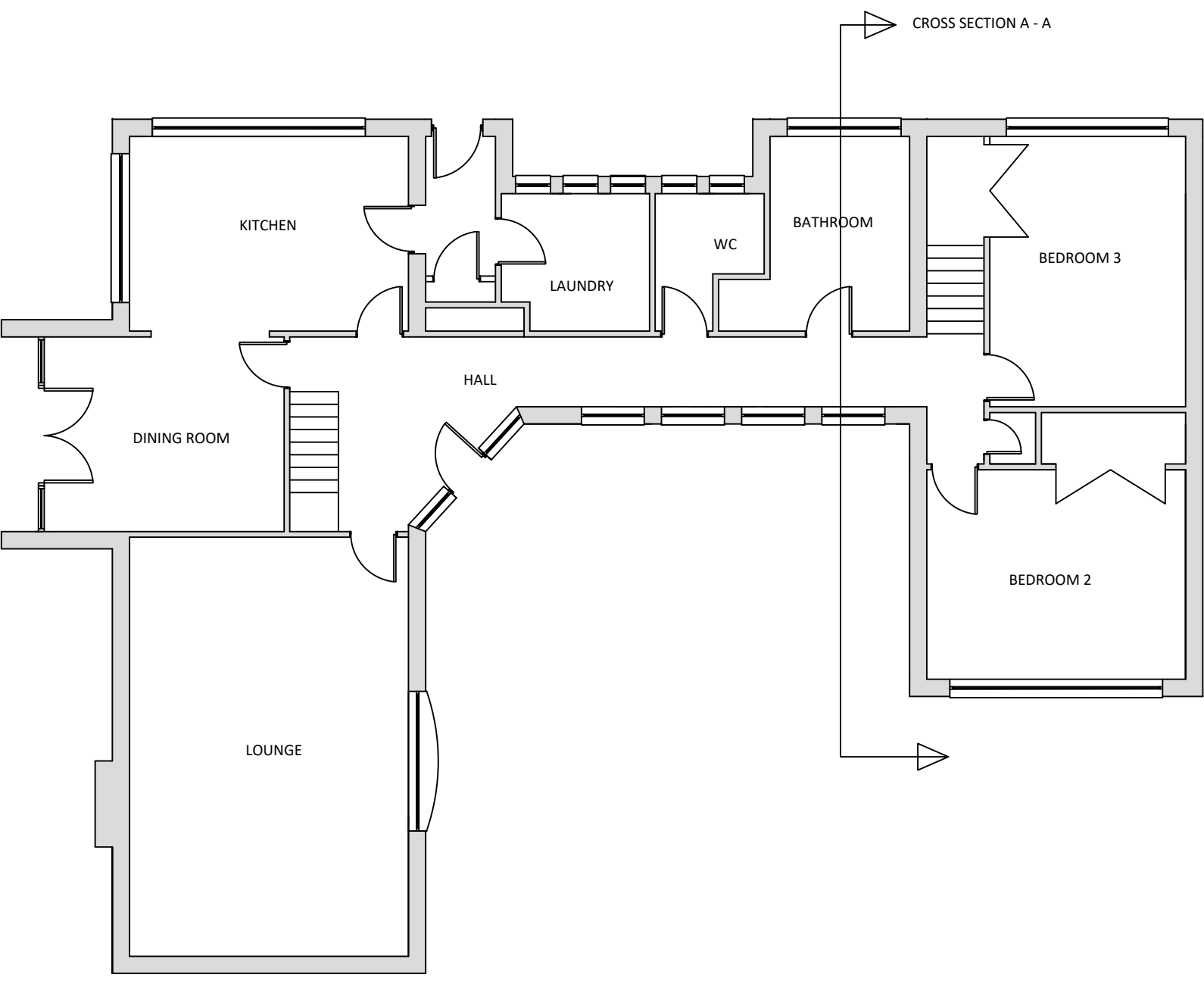
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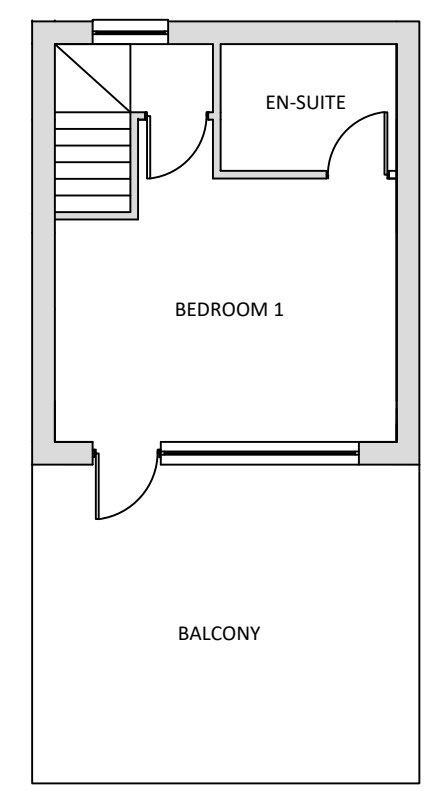
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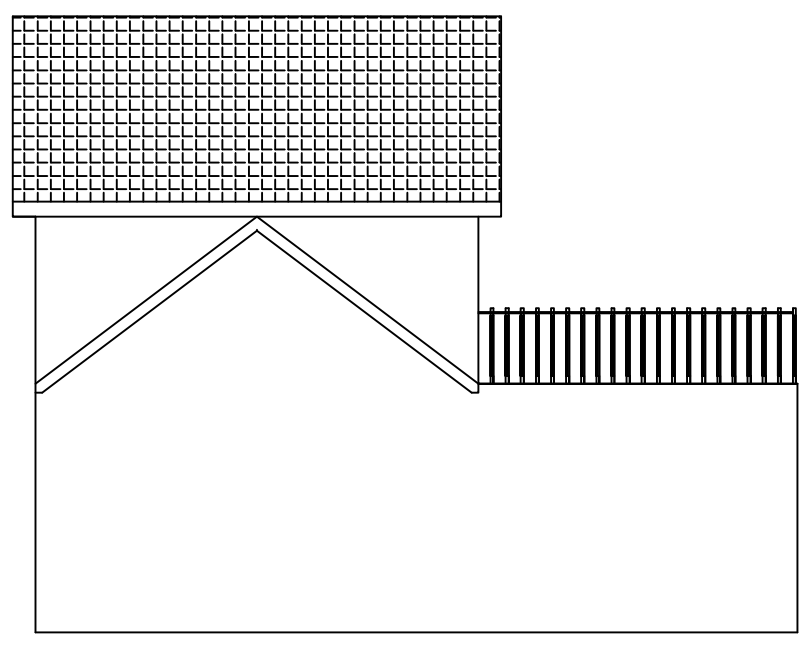
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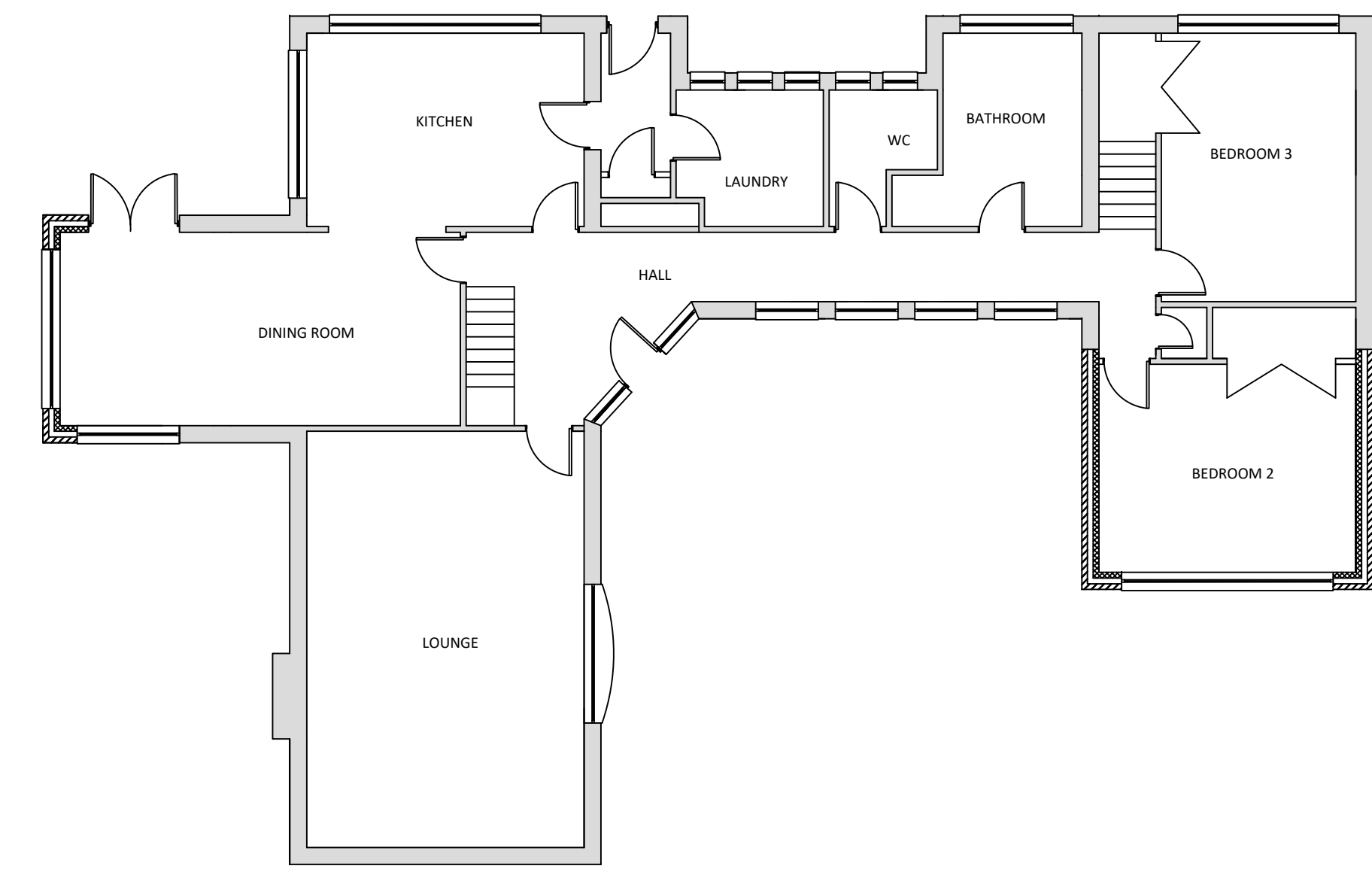
EXISTING GROUND FLOOR PLAN



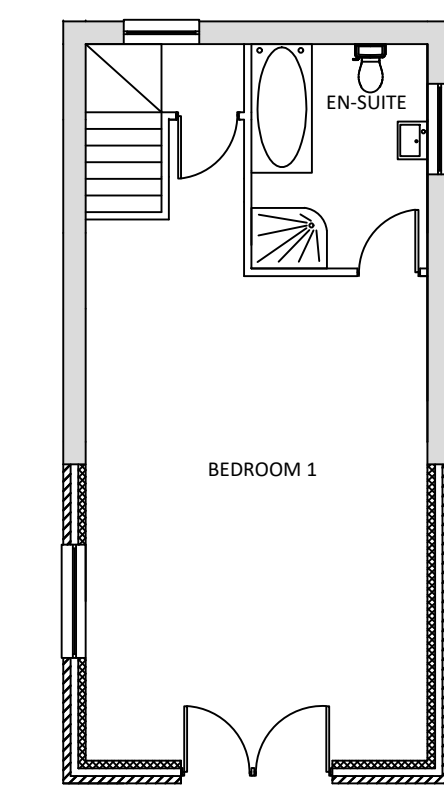
EXISTING SECOND FLOOR PLAN



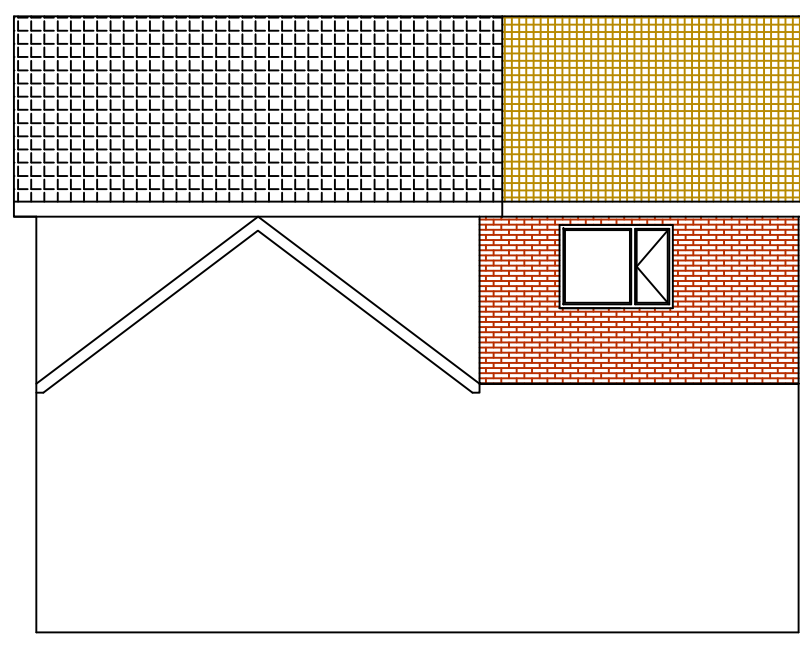
EXISTING CROSS SECTION A - A



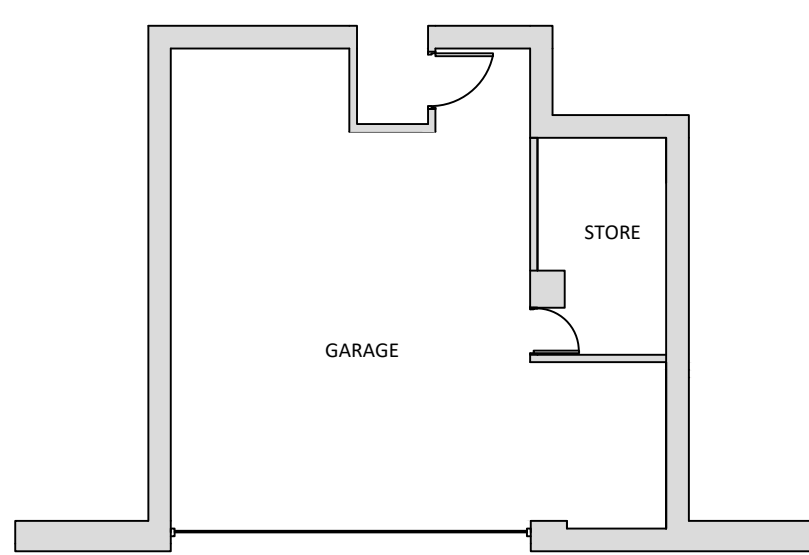
PROPOSED GROUND FLOOR PLAN



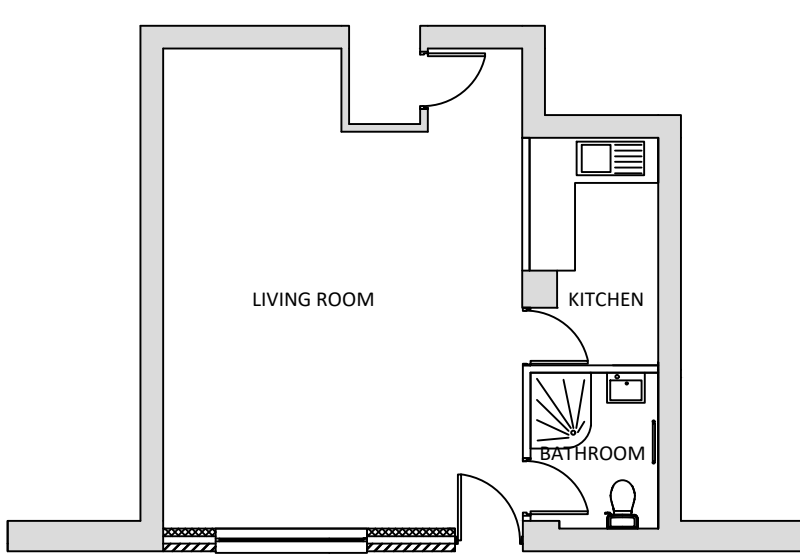
PROPOSED SECOND FLOOR



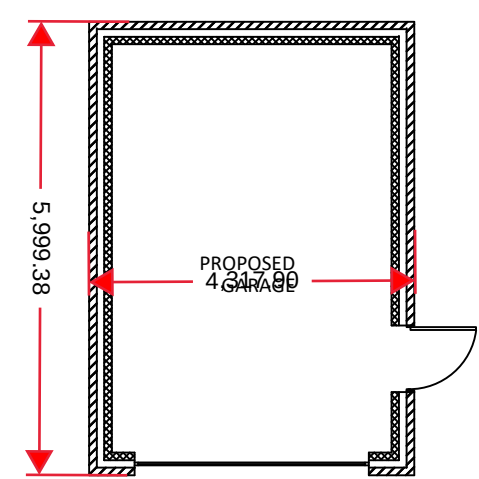
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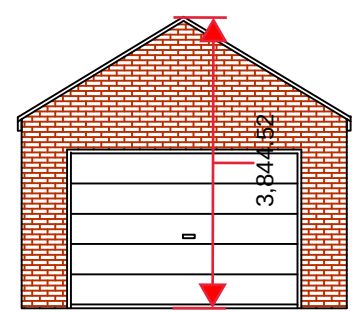
EXISTING LOWER FLOOR GARAGE



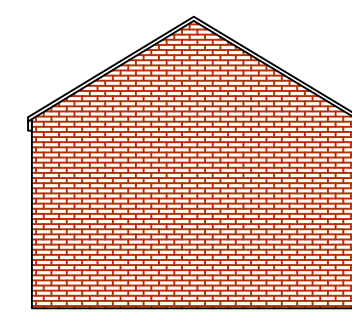
PROPOSED GARAGE LAYOUT



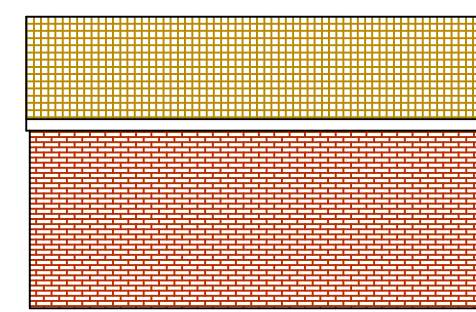
PROPOSED NEW GARAGE PLAN



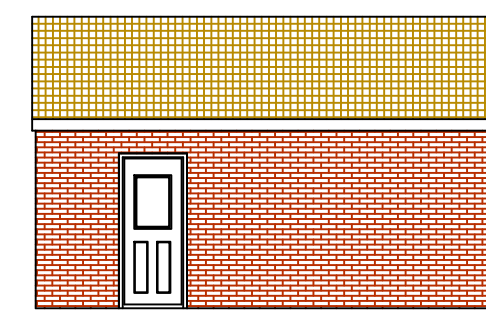
PROPOSED FRONT ELEVATION GARAGE



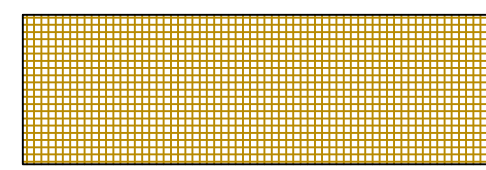
PROPOSED REAR ELEVATION GARAGE



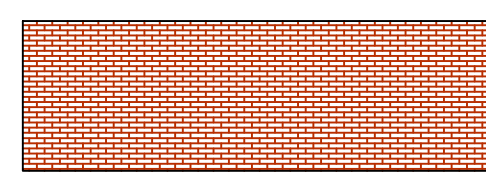
PROPOSED SIDE ELEVATION GARAGE



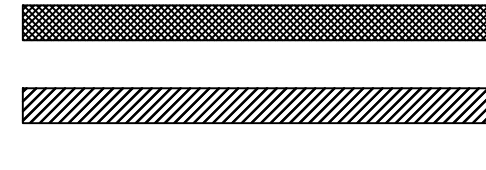
PROPOSED SIDE ELEVATION GARAGE



PROPOSED ROOF TILES TO MATCH EXISTING



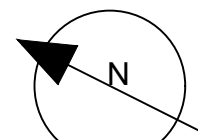
PROPOSED BRICKWORK TO MATCH EXISTING



PROPOSED THERMAL BLOCKWORK



PROPOSED BRICKWORK TO MATCH EXISTING



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ADDRESS:	Woodside Cheddleton Rd Birchall Leek ST13 5QZ
TITLE:	Conversion of existing garage, second storey extension over existing balcony erection of detached garage and single storey extension to dining room
DRAWING NO.:	D181
SCALE:	1:100 @A3
DRAWN BY:	Outwards and Upwards
DATE:	21.03.21