

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 remove existing roof over the shower room.

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.

Foundations:
It has been assumed the existing foundation are suitable for the proposed extension as the neighbouring properties have been extended as per the proposed.
To be approved by the Local Authority Building Inspector.

External Walls:
Brickwork to be 102.5mm facing brickwork to match existing bricks as per the planning application, with 100mm cavity, full fill with Knauf Dri-Therm 32 cavity slabs. Inner leaf to comprise 100mm Celcon Hi-7 aerated concrete blocks 7.3N, in class 3 mortar tied to outer leaf using Ancor Starfix RT2 general purpose wall ties at 750mm ctrs horizontally and 450mm vertically, 225mm ctrs to opening jambs, 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**

First Floor construction:
New floor joist to be 47mm x 147mm C16 @ 400mm centres, to be approved by the Local Building Inspector.
Ground floor room to received 12.5mm plasterboard and skim finish to ceiling.
New floor in bedroom to comprise of 22mm P5 Caberflor to be fixed as per manufactures guidance.

Roof Construction:
New gable 40 degree pitched roof, to be the same pitch / height as existing gable roof. New roof to be weathered in Marley Pan Roof tiles to match existing roof and to be fixed in accordance with BS 5534. Windloading to comply with BS 5534 and BS 6399. Install Tvek 'Supro' breathable membrane to top of rafters gently draped max 10mm, with joints lapped 150mm. Provide Redland or equivalent eaves ventilation to give continuous 25mm air flow. Ridge tiles to be dry fix vented giving a min of 10mm air gap. New valley gutter to be constructed from a GRP Dry Fix Valley Trough. Contractor to provide details of prosed valley system and to be approved by Local Building Inspector.
Use pre-manufactured trussed rafters by **Trussform Ltd (01785 282 833)**. Install cavity trays 'Type OFV-25' on fascia board with s/w fillet under membrane. Roof to be insulated at ceiling level using Knauf 'Loft Roll 44' at 100mm thickness between the new trusses and with 170mm 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 gutter, 68mm dia UPVC rainwater pipe, complete with all fittings etc. To be installed as per manufactures instructions.

Lintels:
Window to be removed and opening partial blocked up to form door opening. No requirement for new load bearing lintel.

Internal Doors:
All other doors to be solid wood to the clients approval.

Windows:
UPVC window style and colour as per clients choice.
Windows to be double glazed and incorporate trickle vents to head to provide background ventilation 6000mm² equivalent area as part of Building Regulations Part F. Opening windows with pivots/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 k 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 1.4w/m²k**. Glazing to doors and adjacent side panels in critical locations and to windows in critical locations to be safety glass to BS 6202: 1981 and BS EN 12 150. 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.

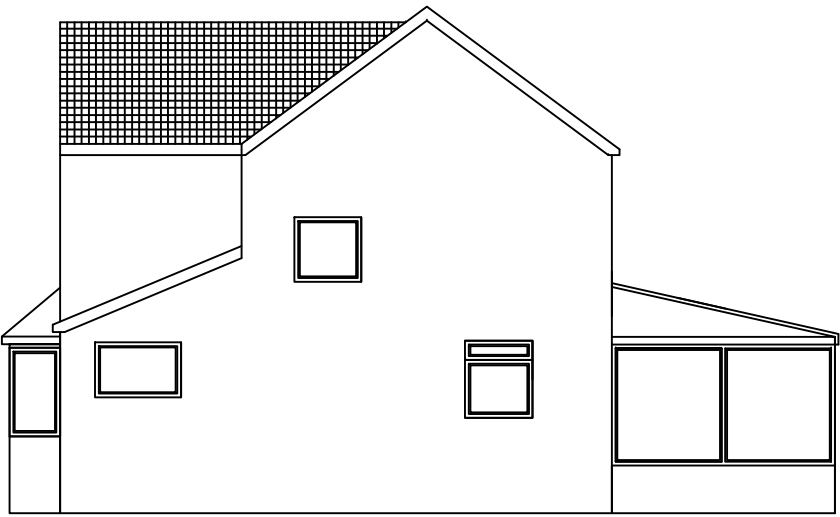
Windows for means of escape:
All windows to habitable rooms, to be suitable for means of escape and to have an unobstructed openable area that is at least 0.33m², the bottom of the openable area should not be more than 1100mm above finished floor level. Window ironmongery is to be suitable for escape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

Heating: Appointed contractors design
Proposed bedroom to have double panel radiator to be installed from existing heating system. Radiator to have TMV.

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



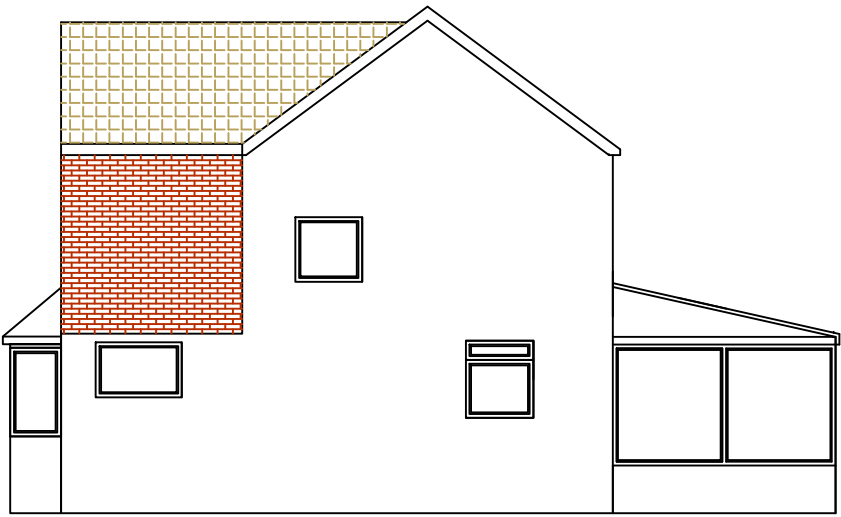
EXISTING FRONT ELEVATION



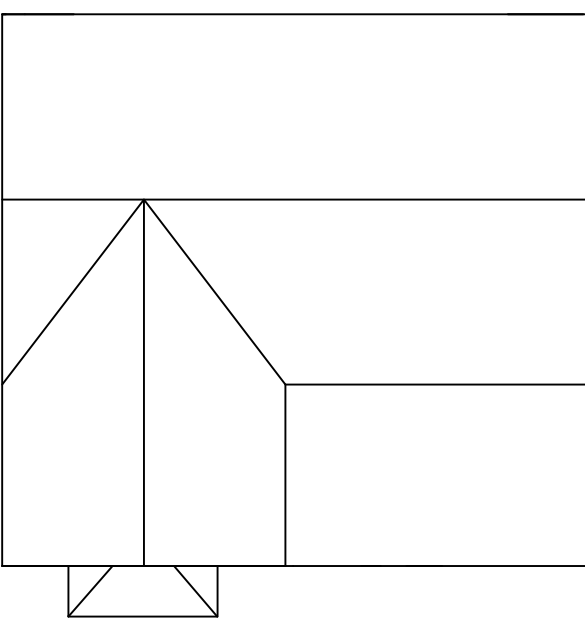
EXISTING R/H ELEVATION



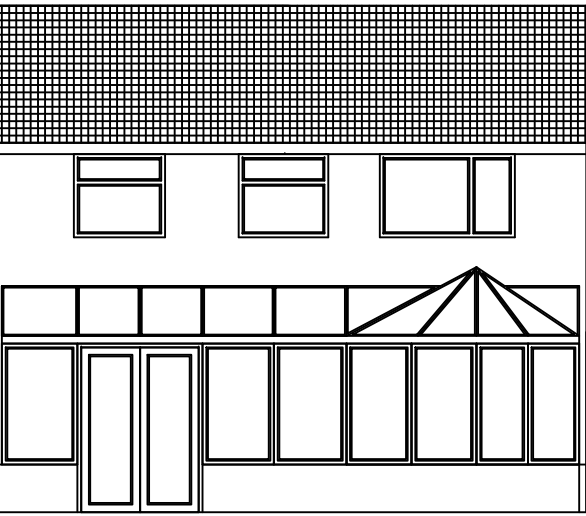
PROPOSED FRONT ELEVATION



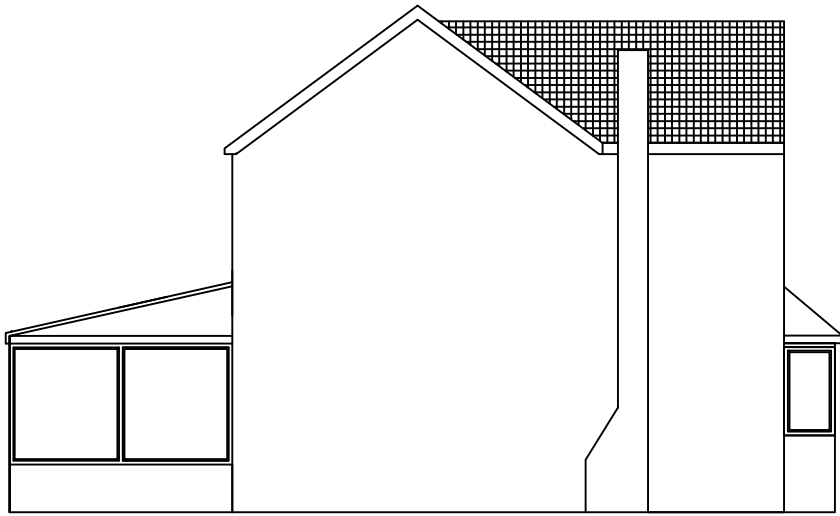
PROPOSED R/H ELEVATION



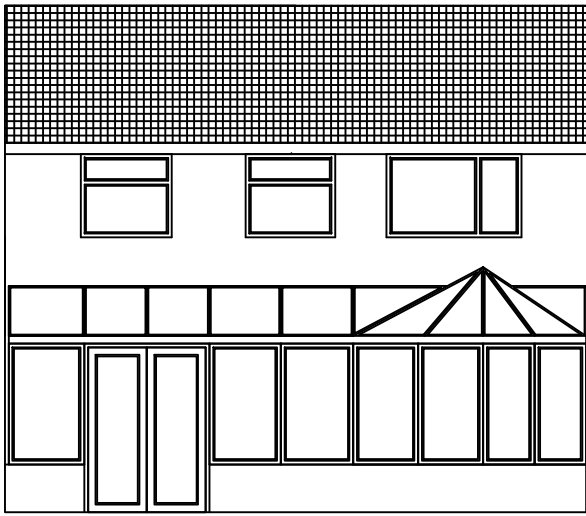
EXISTING MAIN ROOF PLAN



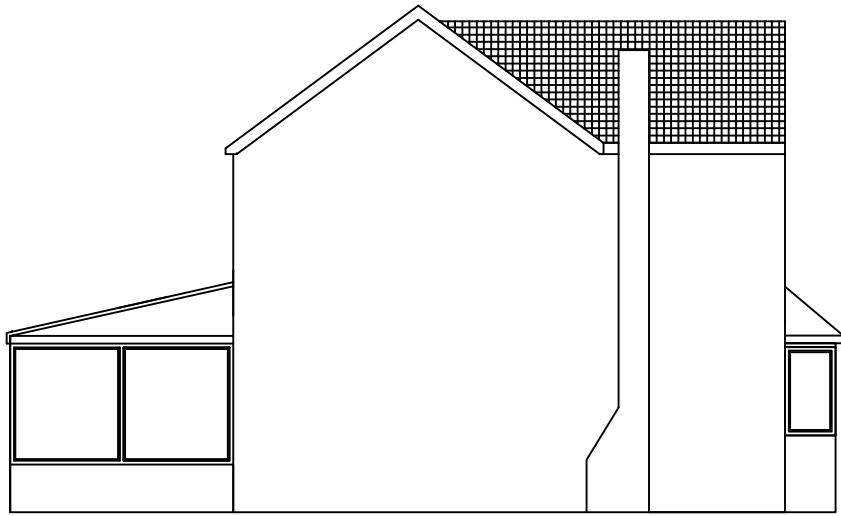
EXISTING REAR ELEVATION



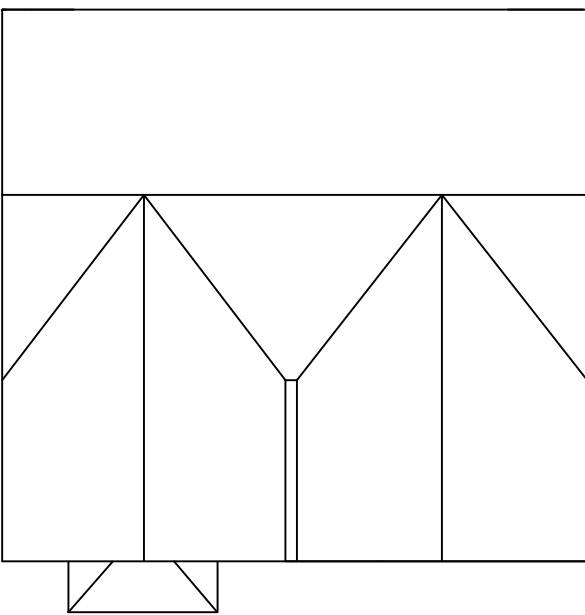
EXISTING L/H ELEVATION



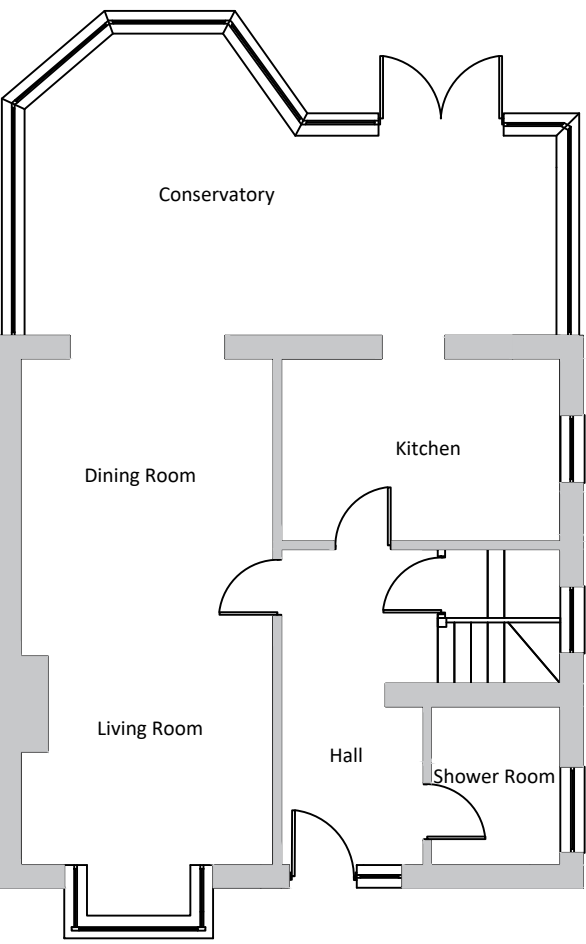
PROPOSED REAR ELEVATION



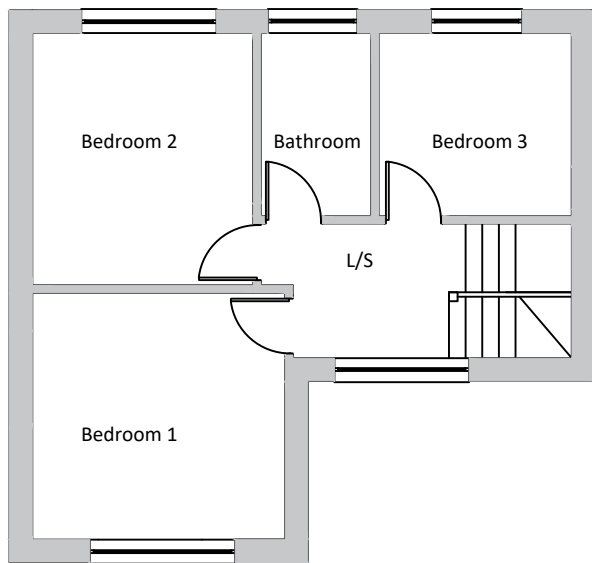
PROPOSED L/H ELEVATION



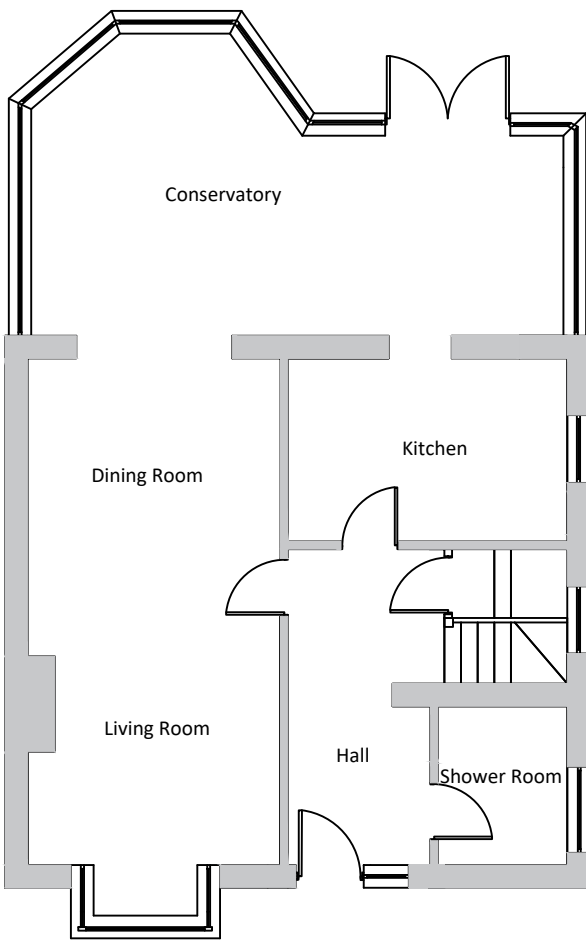
PROPOSED MAIN ROOD PLAN



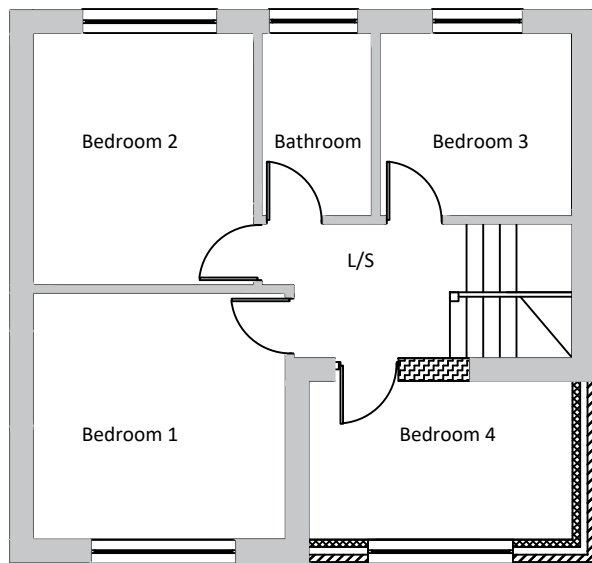
EXISTING GROUND FLOOR PLAN



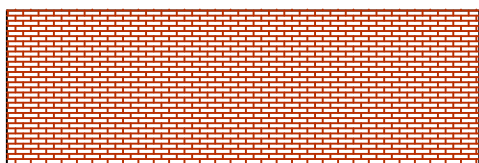
EXISTING FIRST FLOOR PLAN



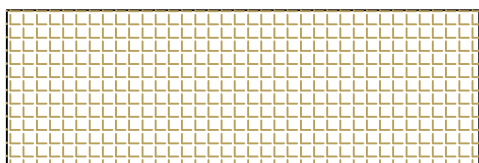
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED BRICKWORK TO MATCH EXISTING



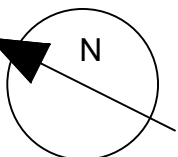
PROPOSED MAIN ROOD PLAN



PROPOSED THERMAL BLOCKWORK



PROPOSED FACING BRICKWORK



ADDRESS: 50 Crossfield Avenue Blythe Bridge Stoke on Trent ST11 9PL	
TITLE: Proposed extension over ground floor shower room to create a bedroom	
DRAWING NO. D101	SCALE: 1:100 @A1
DRAWN BY: Outwards and Upwards	DATE: 01.04.21