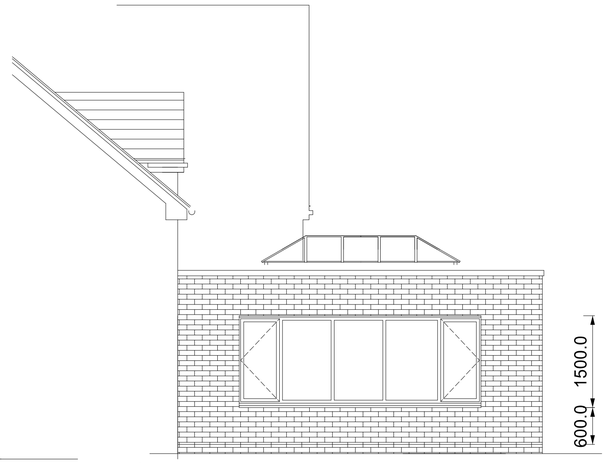
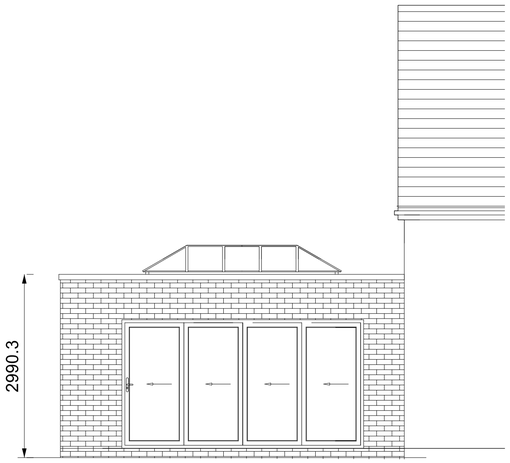


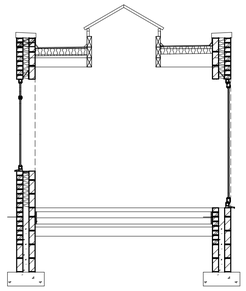
REAR ELEVATION



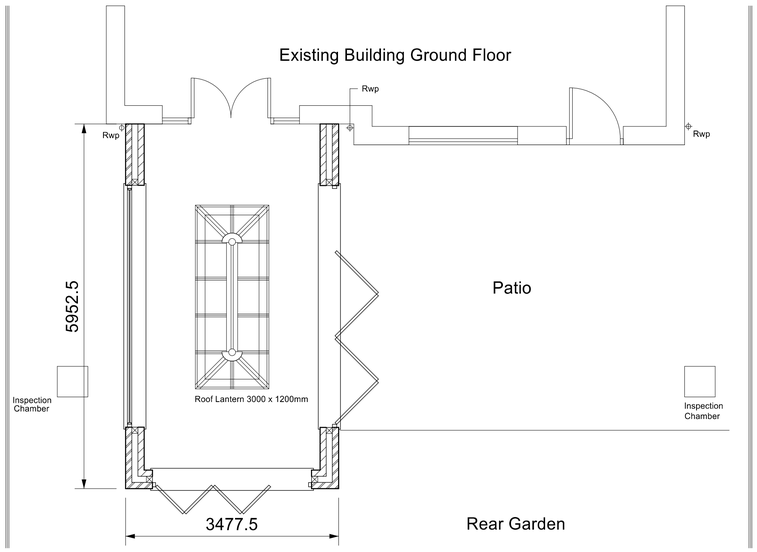
SIDE ELEVATION



SIDE ELEVATION



SECTION



PLAN

NOTES

Completely demolish Conservatory, grub up floors and foundations as necessary, seal off drains, disconnect any services, and remove all materials.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter. Foundation to walls to be minimum of 1 metre deep below finished external ground levels, or to such additional depths as requested by the Building Control Inspector. Concrete foundations (Grade C25) are to be 600mm wide x 225mm thick, stepped as necessary. Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Cavity walls to be filled solid to 300mm below damp proof course level with fine concrete (1:3:6). Build in 100 x 65mm prestressed concrete lintels above drainage and service pipes passing through foundation walls. 'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels.

Ground floor to be constructed of minimum 150mm sulphate free compacted hardcore, 25mm sand blinding, 1200G polythene membrane well lapped and turned up at edges into DPC, 100mm tamped concrete bed (Grade C25), 100mm Kingspan Kooltherm K3 or similar floor insulation with upstands at external perimeters, 500G polythene separating layer, 65mm cement and sand (1:3) floor screed, finishes by Client.

External cavity walls to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined internally with 12.5mm plasterboard on dabs and skimmed in plaster. Cavity insulation to commence 225mm below top of concrete floor slab and to be taken to the top of the gable walls. Stainless steel cavity wall ties to DD140 Type 4, not butterfly type, to be built in at 750mm centres horizontally, 450mm centres vertically and at 225mm centres to openings. Cavities of hollow walls to be closed with Thermabate PVCu cavity closers at jambs and sills to openings. Where brick and block returns are less than 550mm wide (measured internally) reinforce wall with layer of brick reinforcement in every other brick course and in every block course. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in reconstructed stone parapet wall cappings 330 x 90 to 75mm. Build in 'Catnic' lintels CG90/100 over external door and window openings all with minimum 150mm end bearings.

Flat roof to be of 12mm mineral spa chippings on 3 layers built up felt roofing or single layer of fibreglass roofing system, 70mm 'Kingspan Kooltherm K11 Insulation board on 18mm plywood, softwood firrings to 1 in 80 falls on 50 x 175mm C16 grade sawn softwood, roof joists at 400mm maximum centres. 50 x 75mm walls, joists are to be supported on galvanized steel joist hangers built into walls. Fit 75 x 175mm C16 joists to sides of lantern light and 2 Nr. 50 x 175mm C16 joists bolted together at maximum 600mm centres at ends of lantern light with trimmers supported off galvanised steel joist hangers. Row of 38 x 38mm herringbone strutting to be fixed where spans of joists exceed 2.50 metres. Dress flat roofing up walls with tilting fillet. End three joists running parallel with external walls to be strapped down with 30 x 5mm galvanized straps at maximum 1800mm centres. Ceiling of vapour barrier, 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Rainwater pipe to be in UPVC. with hopper head and 68mm diameter rainwater pipe discharging into trapped gully.

Fit softwood skirtings, and quadrants to match existing and 25mm softwood rounded window boards.

Windows to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'- value' of 1.60 W/m2 .K. Windows to be fitted with trickle vents to give a minimum of 10000mm of background ventilation. Lantern lights to comprise UPVC frames double-glazed with laminated solar control tinted glass, with pole operated hit and miss vents on 2 sides complete with base kerb including trimming out roof joists and lining opening in 62.5mm Kingspan K118 insulation backed plasterboard and skim. External doors and frames are to be UPVC minimum, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice and having a U-value of no more than 2.2 W/m2.K. Glazing to doors and windows within 800mm of floor level to comply with the European equivalent of BSEN12150 and shall either break on impact so as not to cause injury, or resist impact without breaking and must be safety glazed as defined in Building Regulations N1. All external doors to be draught stripped. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant.

Central heating to be extended as necessary. Any new radiators to have thermostatic valves fitted. The calculated output of radiators shall be sufficient to maintain a temperature of 21 oC when the atmospheric temperature is –1 oC Carry out electrical works all to Client's requirements. All new lighting to be energy efficient lighting points provided in accordance with regulation L1B; 2B Paragraph 45. Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night. Provide and fix power points as Client's requirements. All new electrical sockets to be sited between 450mm and 1200mm above floor levels. Any downlights in ceilings are to be fitted with Tenmat FF109 or similar downlight covers. Electrical works to comply with Building Regulations Approved Document P in respect of Safety which encompasses Design, Installation, Inspection & Testing of Electrical Installations. The Electrical Contractor carrying out work on this scheme must be competent and registered with a Part P self-certification scheme to provide a self-certification certificate to the occupier and a notice to that effect (or a copy of the certificate) to the Local Authority not more than 30 days after completion of the work. All electrical works to conform to the latest safety guidelines from the B.S.I. and the I.E.E. as codified in BS 7671, Requirements for Electrical Installations. Installation, testing, and commissioning certificates are to be provided for the installation, completed by suitably qualified and competent persons in a recognized industry format.

Dry line remaining walls now falling within extension with 12.5mm Plasterboards on adhesive dabs and finished with Thistle board skim, plaster.

Robust Standard Details to be incorporated to meet the requirements of Part L of the Building Regulations.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

AMENDMENTS
A 15-04-21 Minor amendments to Cient's requirements
B 16-04-21 Section added, elevations amended to show parapet
C 19-05-21 Extension increased in size.
D 02-06-21 Notes added
E 15-07-21 Height to top of copings reduced to less than 3 metres above ground levels.

MR. D. MALLINSON

DATE APRIL 2021

PROPOSED EXTENSION

AT
75, CHEADLE ROAD,
TEAN,
STOKE-ON-TRENT,
STAFFS. ST10 4DR

SCALES (at A1):
PLAN 1:50
SECTION 1:50
ELEVATIONS 1:50

DRAWN BY:
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
CHURCHILL SUITE,
LULWORTH HOUSE,
51, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS. ST10 1AR
TEL: 01538 757233
MOB: 07889 225437
E-MAIL: Malcolm.sales@salesqs.co.uk

AS PROPOSED

FOR PLANNING & BUILDING REGULATIONS APPLICATIONS

DRAWING NR. 2102/15/02/E