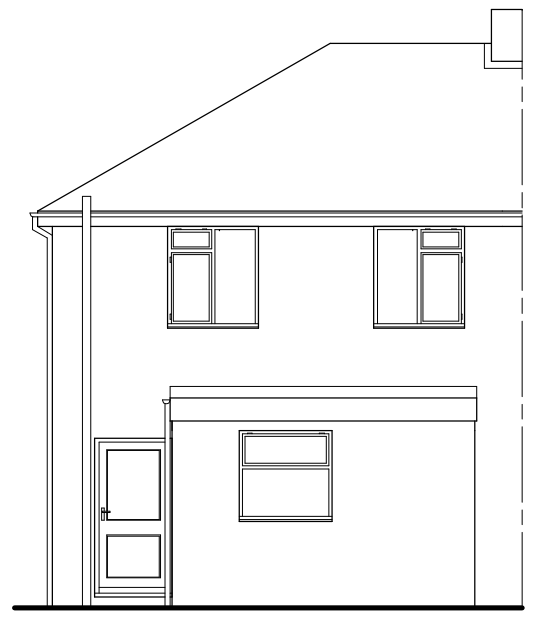


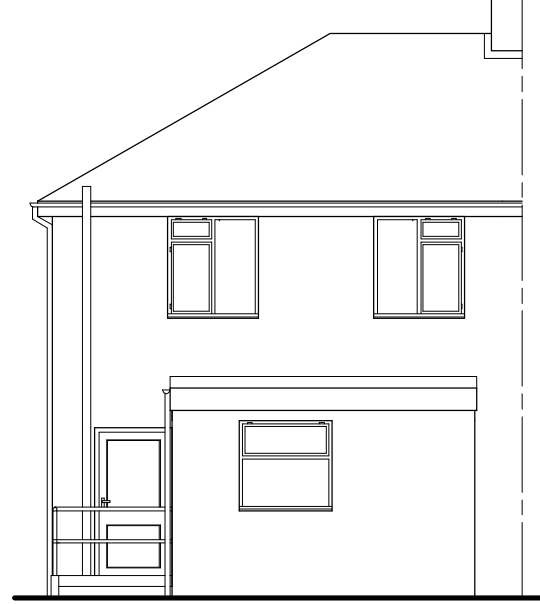


Produced on 20 May 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 397904 356154, 398046 356154, 398046 356296, 397904 356296, 397904 356154
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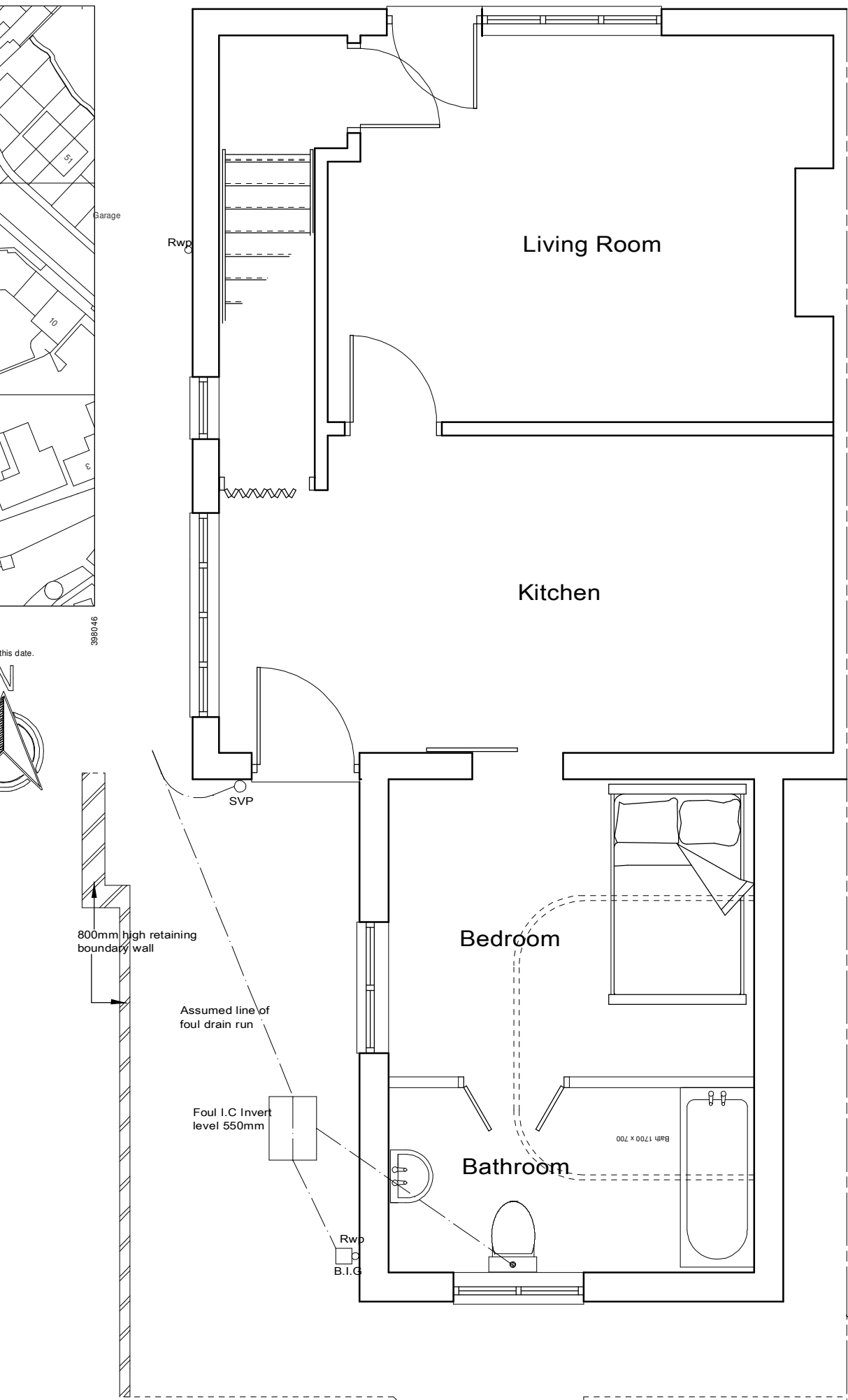
LOCATION PLAN 1:1250



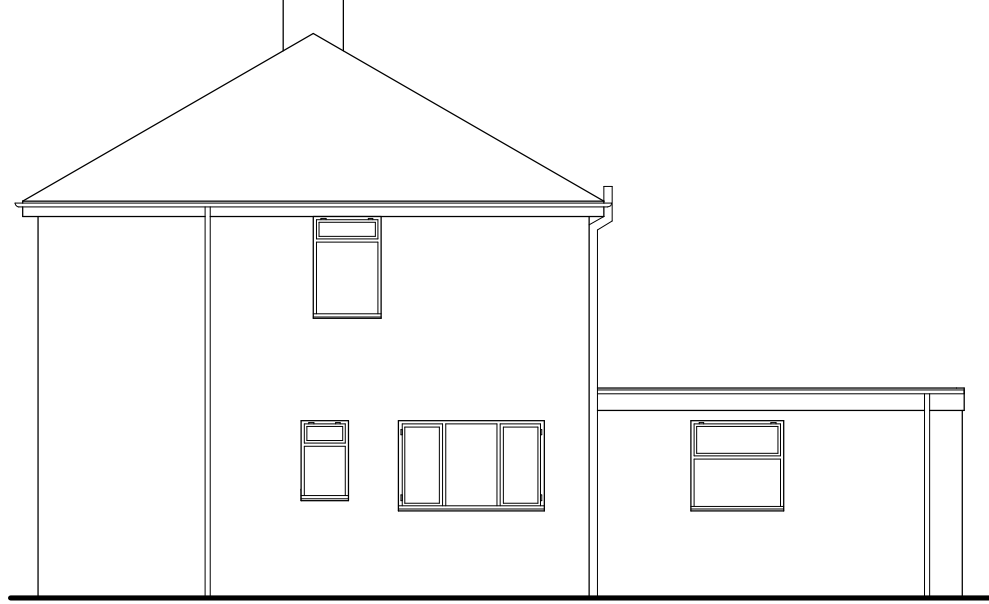
EXISTING REAR ELEV



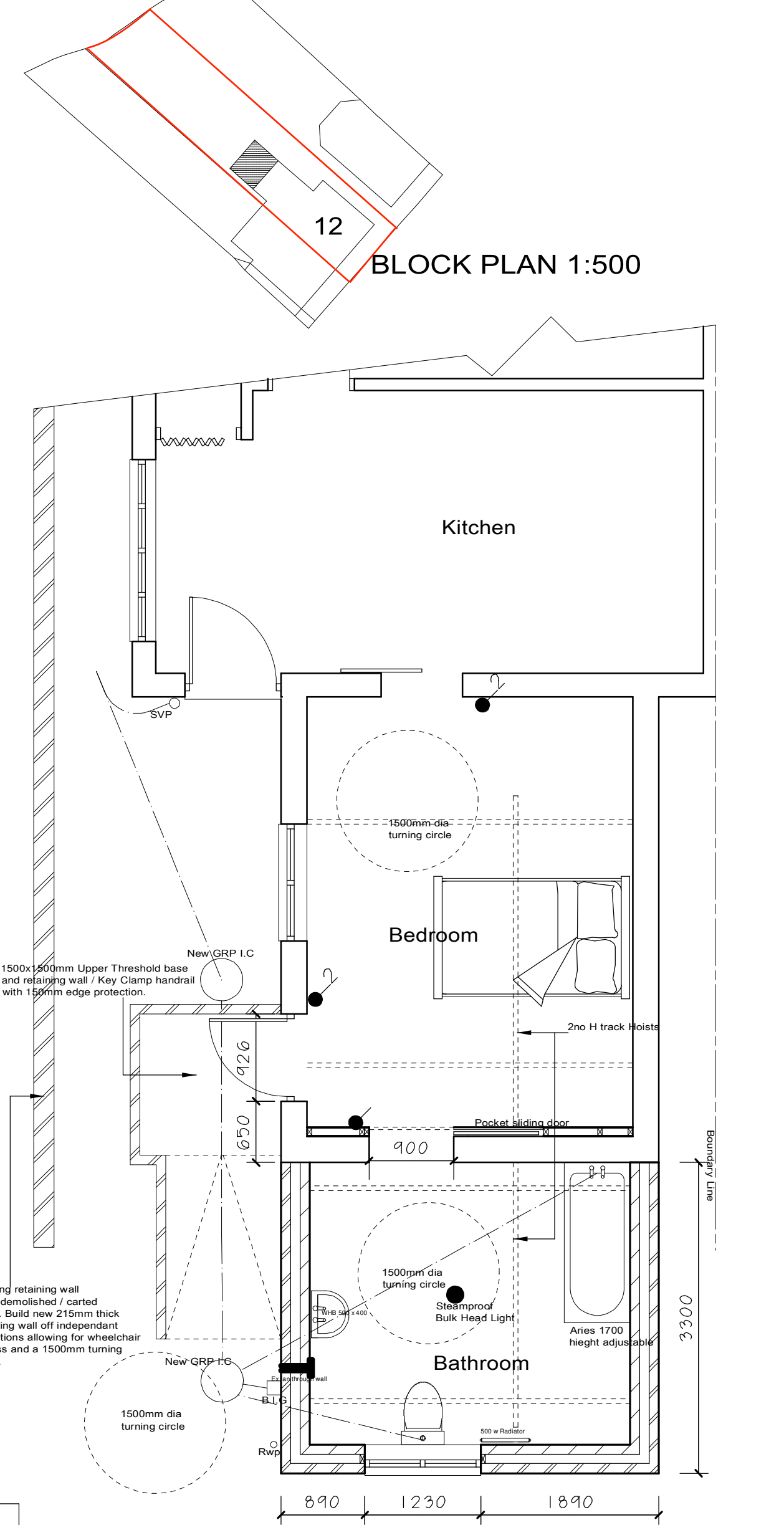
PROPOSED REAR ELEV



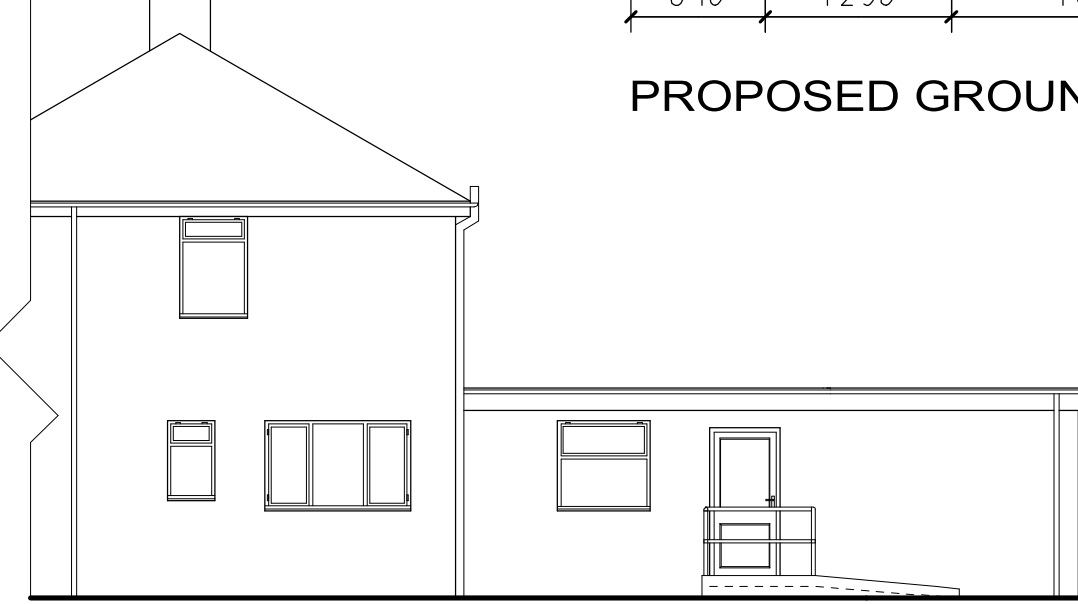
EXISTING GROUND FLOOR PLAN



EXISTING SIDE ELEV



PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE ELEV

NOTES

1. The contractor is responsible for checking and verifying all dimensions prior to commencement of work on site and any discrepancies must be brought to the attention of Millbrook Healthcare.

2. All electrical work must comply with the current I.E.E. Regulations.

3. This drawing is to be read in conjunction with the Schedule of Works.

4. This drawing and the attached Schedule of Works are the property of Millbrook Healthcare.

BUILDING REGULATIONS NOTES MATERIALS AND WORKMANSHIP All works are to be carried out in a workman like manner.
All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc.

FOUNDATIONS / GROUND FLOOR (U value max 0.22W/m²K). 70mm sand / cement on Celotex tuff Rtm GA3080 insulation slabs on 1200 gauge PVC DPM on 25mm sand blinding on 150mm C20P reinforced concrete slab on 150mm consolidated hardcore. Provide 1 layers A193 mesh reinforcement in top of slab with min 40mm cover. 12mm dia Z bars at 400mm cc's in foundation with 4 no T16 bars (1no in top and 3no in bottom of foundation). Provide Celotex GA3035 insulation to perimeter edges of floor (the up-stand thickness should not exceed the combined thickness of the wall plaster and the skirting board). Suitability of foundations, size and depth to be agreed by Building Control.

EXTERNAL WALLS (U-value max 0.28W/m²K) External skin of 102mm facing bricks to match existing. 50mm clear cavity. 50mm Xtratherm XT/CW T&G insulation or similar installed to manufacturer's instructions. Internal skin of 100mm thick Thermalite Turbo blocks or similar. Internally dry lined with 12.5mm plasterboard on adhesive dabs with continuous ribbons of adhesive along board edges. Tape all joints and apply 6mm plaster skin finish. Fill cavity below DPC with a lean concrete mix to 225mm below floor level with a beveled fall towards the outer skin. Stainless steel cavity wall ties at 900mm horizontal and 450mm vertical spacing reduced to 300mm vertical spacing within 225mm of openings. New internal and external walls to be connected using mechanically fixed system installed to manufacturer's instructions. Insulation to be taken to edges of doors and window reveals. Close all cavities with insulated cavity closures containing a vapour barrier. Install a 2000g polymer DPC min 150mm above ground level. All lintels are to be catnic or similar with a min end bearing of 150mm, form cavity trays with weep vents above all new cavity lintels to every third joint. Horizontal cavity tray to be fitted between the old and new construction to prevent water ingress, fitted above level of extension roof.

CAVITIES Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments.
All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 600mm centres.

WALL TIES All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003.

LINTELS For uniformly distributed loads and standard 2-storey domestic loadings only. Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings, provide proprietary reinforced steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, dpc trays and weep holes to be provided above all externally located lintels.

FLAT ROOF (U-value max 0.16W/m²K) New flat roof constructed with rubber roof system fitted manufacturer's instructions. The first layer of felt to be type 3G to BS747 or other approved flat roof sealing system with installer's manufacturer's guarantee to the satisfaction of customer and Building Control officer, on 126mm Celotex TD4000, on 0-50 firing strips on min 63x170 C16 grade joists at 450 center's. Joists tied to walls with galvanized mild steel straps in accordance with BS5628. 12.5mm foil backed plasterboard and skim; ensure all insulation is continuous to avoid cold bridging. Fit 300mm uPVC fascia and soffit with 25mm air-gap with vermin proof screen.

DRAINS Foul - Bath waste 50mm, hand basin 32mm with integral deep seal anti siphon trap and strainer, W/C 100mm with integral deep seal trap. 100mm uPVC pipes laid at 1:80 min gradient, connected with flexible joints, bedded and surrounded in pea-gravel and connected into new manhole. Where drains pass through new walls ensure a clear gap of 50mm with walls supported on concrete lintels, all openings to be closed with a non-decaying material to prevent rodent access. All gullies not directly connected to an inspection chamber to have rodding access. Any drains found to be under the proposed extension to be re-laid and protected as necessary. Storm-uPVC gutters and downpipes all discharging into sewer. Surface water drain around extension discharging into sewer or soakaway. Any public access point (i.e. manhole, inspection chamber or rodding eye) will be a minimum of 500mm horizontal clearance from the proposed structure.

HEATING Extend existing central heating system, new radiators to have thermostatic valves, heating and hot water systems not less than stated in the 'Domestic Heating Compliance Guide' and installed by a Gas Safe registered contractor.

ELECTRIC & LIGHTING Extension/wet room to be fitted with light fitting with a luminous efficiency greater than 40 lumens per circuit watt. Extractor fan to be fitted giving 30 liters per second extraction, to be compliant with Part F, vented through soffit. Electric supply to new electric shower unit required. Switches for light, extractor fan and shower to be sited to the left of the door on entrance for ease of access. All electrical work is to be compliant with Part P and is to be carried out by a member of the competent person's scheme, a signed installation certificate to be lodged with Building Control on completion of the relevant work.

WINDOW (U-value max 0.14W/m²K) New bedroom window to have a non-locking escape opening 450x750 minimum with height of the opening between 800 and 1100 over floor level or fitted with a guardrail or child proof catch, double glazed with low-K, obscured glass and trickle vents. Opening area of windows to be min 1/20th floor area.
The window and door manufacturer/installer is to provide a WER declaration to Building Control.

INTERNAL DOORS Internal doors to be softwood, painted in two coats of undercoat and one coat of gloss paint, to be at least 30mm thickness, and conform to Building Regs Parts P, E and M.

BATHROOM Supply and lay Altro Aquarius flooring as per manufacturer's instructions. Seal to skirting.
Hot weld all joints leaving the floor completely sealed. Any penetration to the Altro, i.e. pipework to the radiator etc. to be sealed using colour coordinated sealant from Altro. Colour to be selected by the client. All flooring to be laid to BS 8203 code of practice for the installation of resilient floor coverings and according to manufacturer's instructions with their recommended sealants. Supply and install new threshold strip to door, colour to be agreed with client. WHB to be wall mounted - size 600x400. Large Close-coupled W/C, positioned with 450mm clear space either side of the center and fitted with a soft close lid. Radiator size to be 600 x 500mm.

BACKGROUND AND PURGE VENTILATION Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to bathroom at a rate of 2500mm³.
Purge ventilation - New windows to have openable area in excess of 1/20th of the floor area if the window opens more than 30D, or 1/10th of the floor area if the window opens less than 30D. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT TO BATHROOM To have mechanical ventilation ducted to external air with an extract rating of 15/s manually operated. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

FIRE DETECTION SYSTEM Extend existing fire detection system to bathroom.
Mains operated inter connected smoke detectors and alarm system including a rechargeable battery back up fusible linked BS5446 1990 detectors. Fit new smoke detectors to the existing system or provide new system if applicable.

PAVING Lay concrete paving around extension 900mm wide to match existing.

*** GROUND CONTIONS TO BE CHECKED ON SITE.*** ASSUMED TO BE POOR MADE UP GROUND HENCE A RAFT FOUNDATION HAS BEEN SPECIFIED ON THE EXTENSION.

Project Title
PROPOSED GROUND FLOOR REAR
EXTENSION ADAPTATIONS BATHROOM
ROOM FOR DANIEL FINNEY
AT No 12 STATION STREET LEEK
ST138BP

Scale : 1:50 1:100	Plan No : MK / 011/21- MHC CA001792
Date : 2021	Revised
Paper Size - A2	Drawn By: Myk Kaszuba