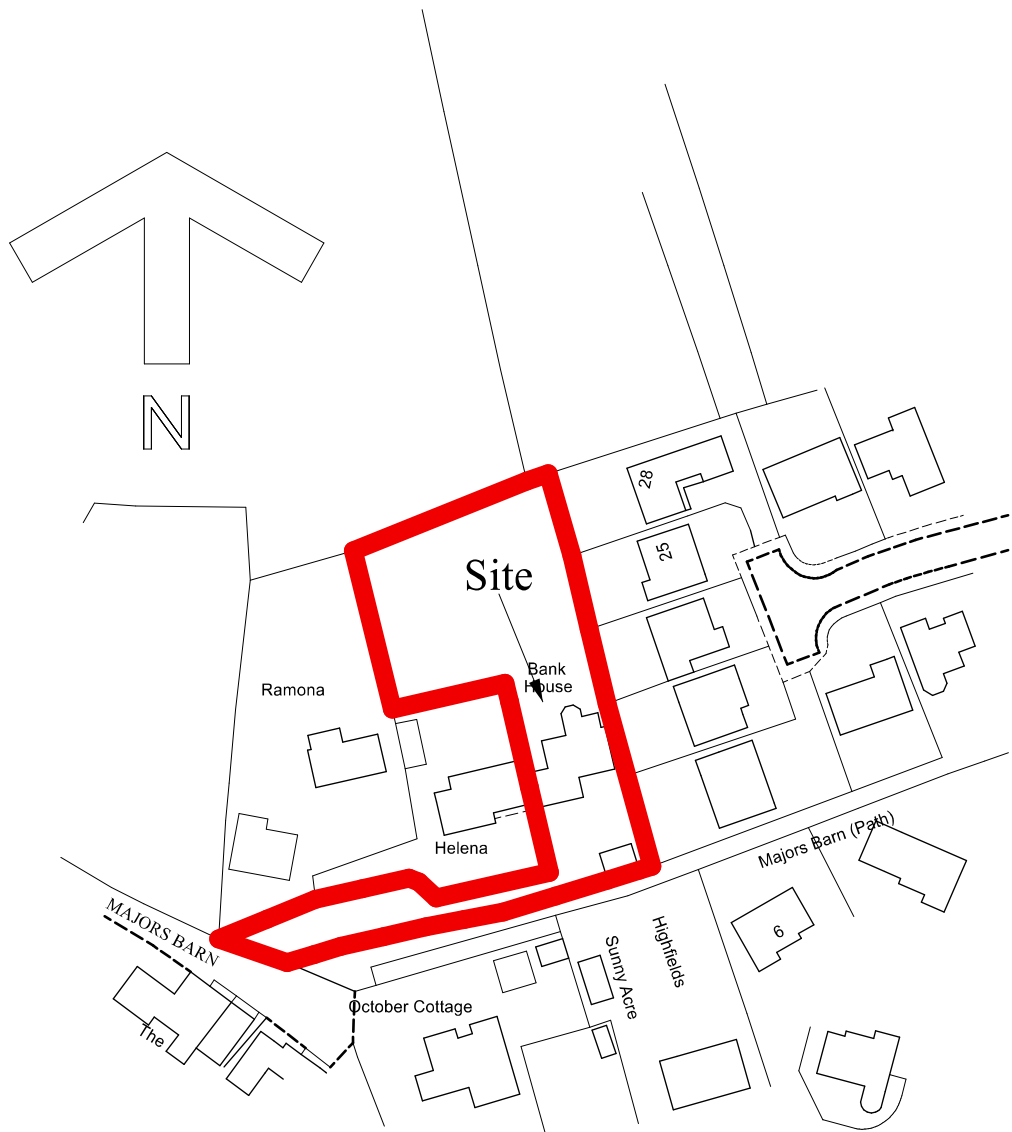
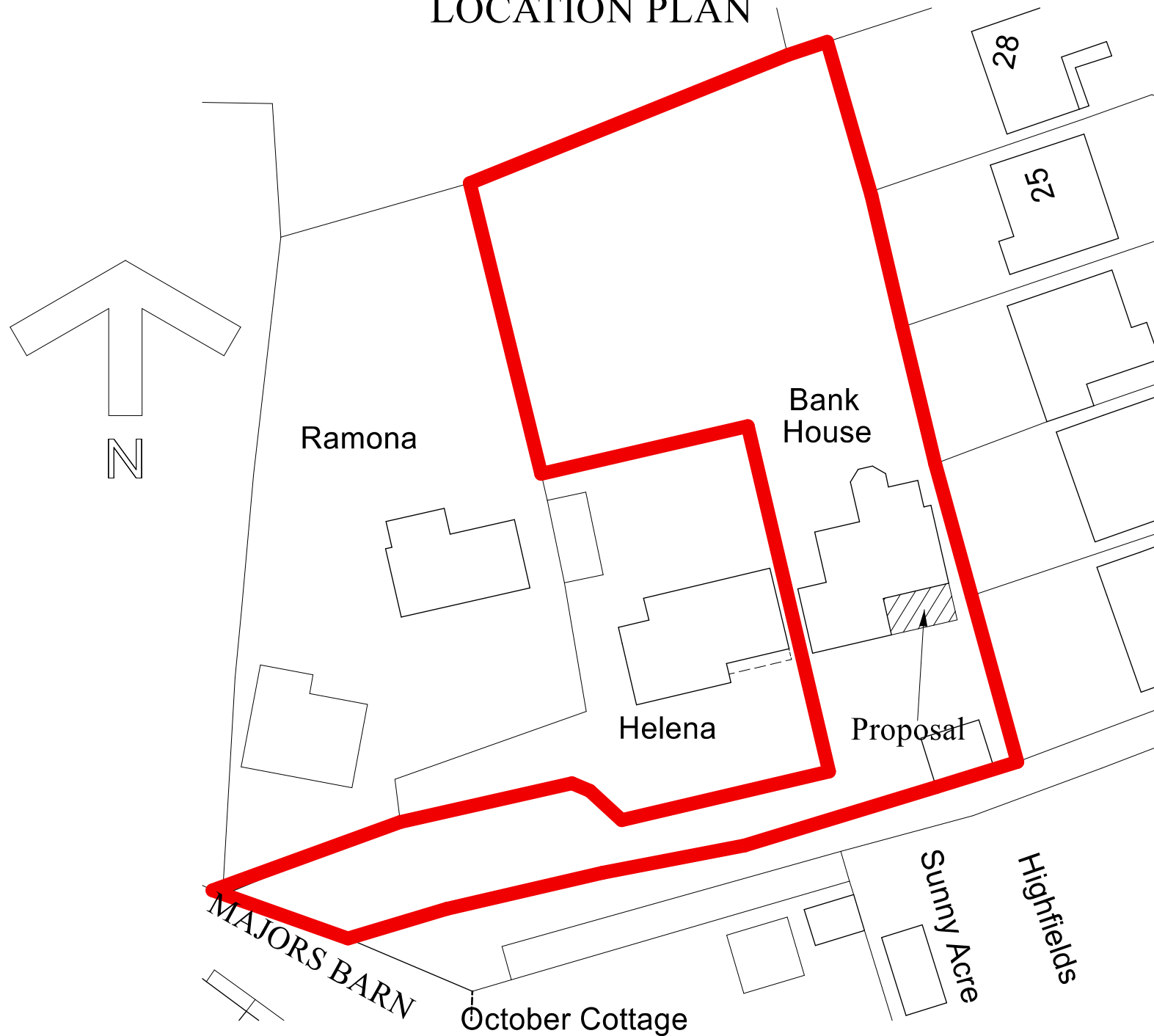




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LOCATION PLAN



BLOCK PLAN

NOTES

Take out existing door to Hall, prop for and enlarge to form plain opening, build in 2 Nr. Catnic CN5XC lintels over, quoin up jambs & make good. Prop for and cut door opening to Store, build in prestressed concrete lintel over, quoin up jambs & make good. Take out window to Lounge, prop for and enlarge to form plain opening between Lounge and extension, build in 2 Nr. 203 x 133 x 25kg/m UB's over, beams to be bolted together at maximum 600mm centres with 12mm bolts and fitted with spacer tubes, ends to be set on 625 x 100 x 215mm padstones. Beams to be encased where exposed with 2 layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster on softwood framework, quoin up jambs and make good. Take out door to Store, block up opening in cavity blockwork and make good. Take out window to Store, block up opening in blockwork and make good. Take out window to Hall, block up part of opening in cavity blockwork and make good. Remove barge board and cut back roof and verge construction as necessary, strip off roof tiles, battens and underfelt as necessary where new roof intersects existing, set aside sound roof tiles for possible re-use, de-nail timbers, and make good new roofing to existing on completion.

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 225mm thick, stepped as necessary, to the following widths:

100mm Block Walls 450mm
300mm Cavity Walls 600mm

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 floors 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 and gable 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. Wall insulation to be linked to roof insulation at eaves. Cavities of hollow walls to be closed with Thermabate PVCu cavity closers at jambs and sills to openings. Internal block walls to dwelling to be constructed of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined both sides with 12.5mm plasterboard on dabs and skimmed in plaster. 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 'Catnic' lintels CG90/100 over external door and window openings, all with minimum 150mm end bearings. Build in 100 x 65mm prestressed concrete lintel to opening in 100mm walls.

Internal stud partition walls between Dining & Lounge to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced both sides with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fill cavities with 100mm fibreglass insulation quilt.

Lean-to roof to be of interlocking tiles to match existing on 38 x 19mm sawn battens, to existing gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane, sawn softwood C16 grade construction to be of 50 x 175mm rafters at maximum 400mm centres birdsmouthed over 50 x 100mm pole plates securely rawlbolted to walls staggered at 900mm maximum centres, 100 x 75 wall plates, 50 x 175mm ceiling joists at maximum 400mm centres. Provide and fix code 4 lead flashings at intersections of roof with walls. Wall plates to be strapped down at maximum 2 metre centres with 30 x 2.5mm galvanized straps. Verges and ceilings to be strapped down at minimum 2 metre centres with 30 x 5mm galvanized straps spanning 3 rafters or ceiling joists and turned down over walls. Ceilings to dwelling of 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. 'Fibreglass Crown 75' or similar insulation, 100mm thick, laid between joists with 170mm thick insulation laid over this, and a further 100mm layer on top of this, all layers at 90o to each other. Pack insulation between final roof trusses and the wall. Fit UPVC fascias, barge boards and soffits with boxed ends at intersection of fascia and barge board on timber bearers or gable ladder framework. Gutters and rainwater pipes to be in UPVC. Gutters to match existing laid to 1 in 600 falls.

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. External doors and frames are to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice and having a U-value of no more than 1.8 W/m2.K. Glazing to door and side panel within 1500mm above floor levels, glazing to 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.

Internal doors to be to Client's choice minimum 750mm clear width, set in softwood rebated linings or frames. All ironmongery to be to Client's choice.

Central heating to be extended as necessary. Any new radiators to have thermostatic valves fitted. Installation, testing, and commissioning certificates are to be provided for the heating system completed by suitably qualified and competent persons in a recognized industry format indicating compliance with the requirement of Regulation L1. The calculated output of radiators shall be sufficient to maintain the following temperatures when the atmospheric temperature is -1 oC :-

Lounge	21oC	Dining Room	21 oC
Hall	18 oC	Study	21 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. and installed in all new rooms & Hall. Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night. Provide and fix power points to 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. Mains operated interconnected self-contained smoke alarm to conform to BS 5839 Part 1 with back-up power supply to be installed in Hall and permanently wired to a separate fused circuit at the distribution board in accordance with Section 1 of Approved Document B Vol. 1 2006 Edition. Alarm to be fixed to ceilings at least 300mm from any wall or light fitting, and not over a stair shaft.

Dry line remaining external 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.

Any existing drainage passing under new extension to be exposed and encased in minimum 150mm concrete.

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.

MR. & MRS. J. HEATH

DATE SEPTEMBER 2021

PROPOSED EXTENSION & ALTERATIONS

AT
BANK HOUSE,
MAJORS BARN,
CHEADLE,
STOKE-ON-TRENT,
ST10 1PY

SCALES (at A2):
LOCATION PLAN 1:1250
BLOCK PLAN 1:500

DRAWN BY:

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FOR PLANNING & BUILDING
REGULATIONS APPLICATIONS

DRAWING NR. 2104/17/05