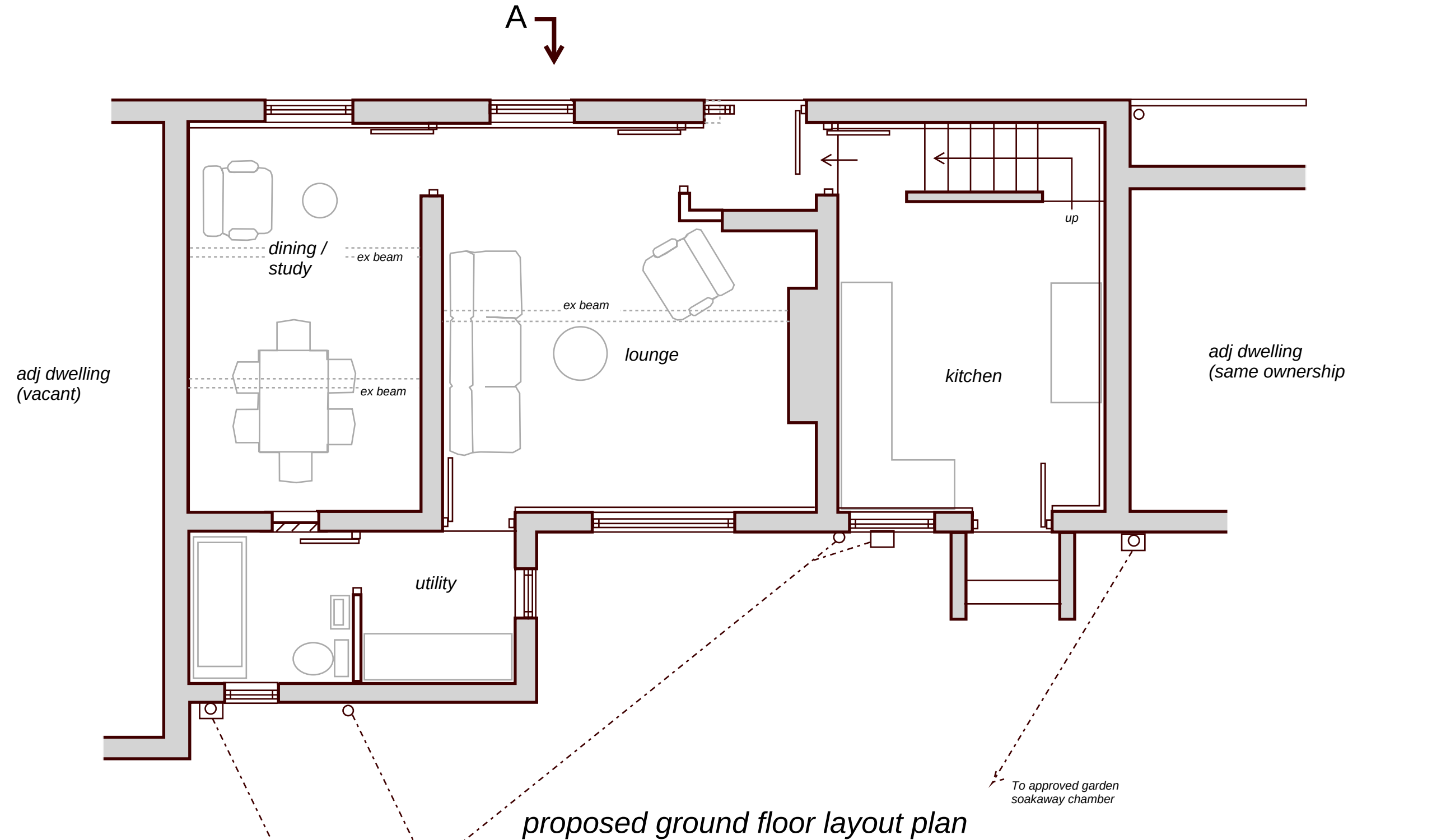
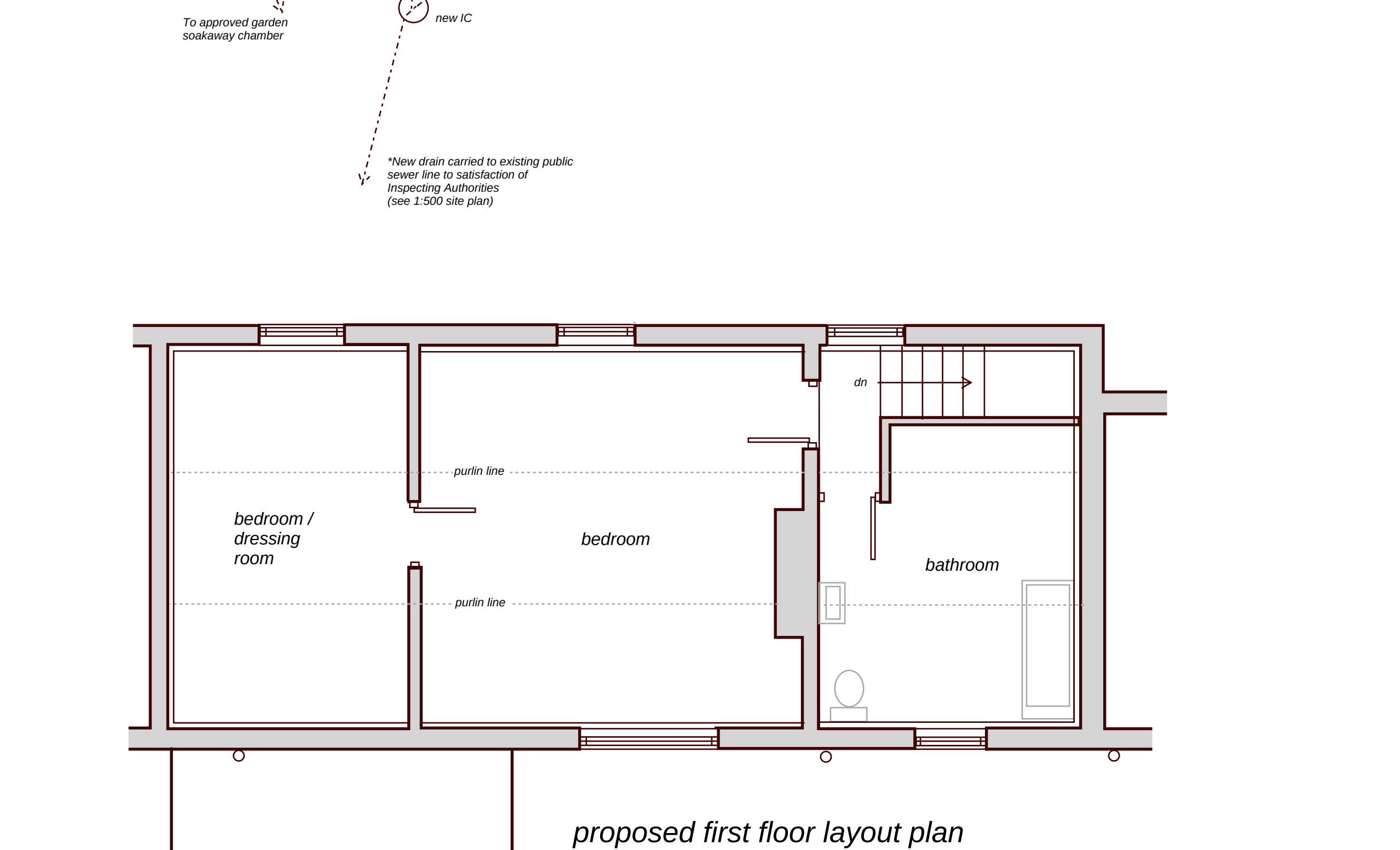


***Important Note:**
This drawing has been prepared for submission to the Inspecting Authorities for necessary Statutory Approvals. Nonvoided contractor to verify all dimensions either written or scaled together with drainage lines and inverts etc. prior to commencement of formal construction work on this site and any discrepancies to be referred to the Client and Agent. All works to be carried out with full agreement of client and adjoining neighbours and any disturbance to existing structures to be made good to satisfaction of all parties.
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proposed ground floor layout plan



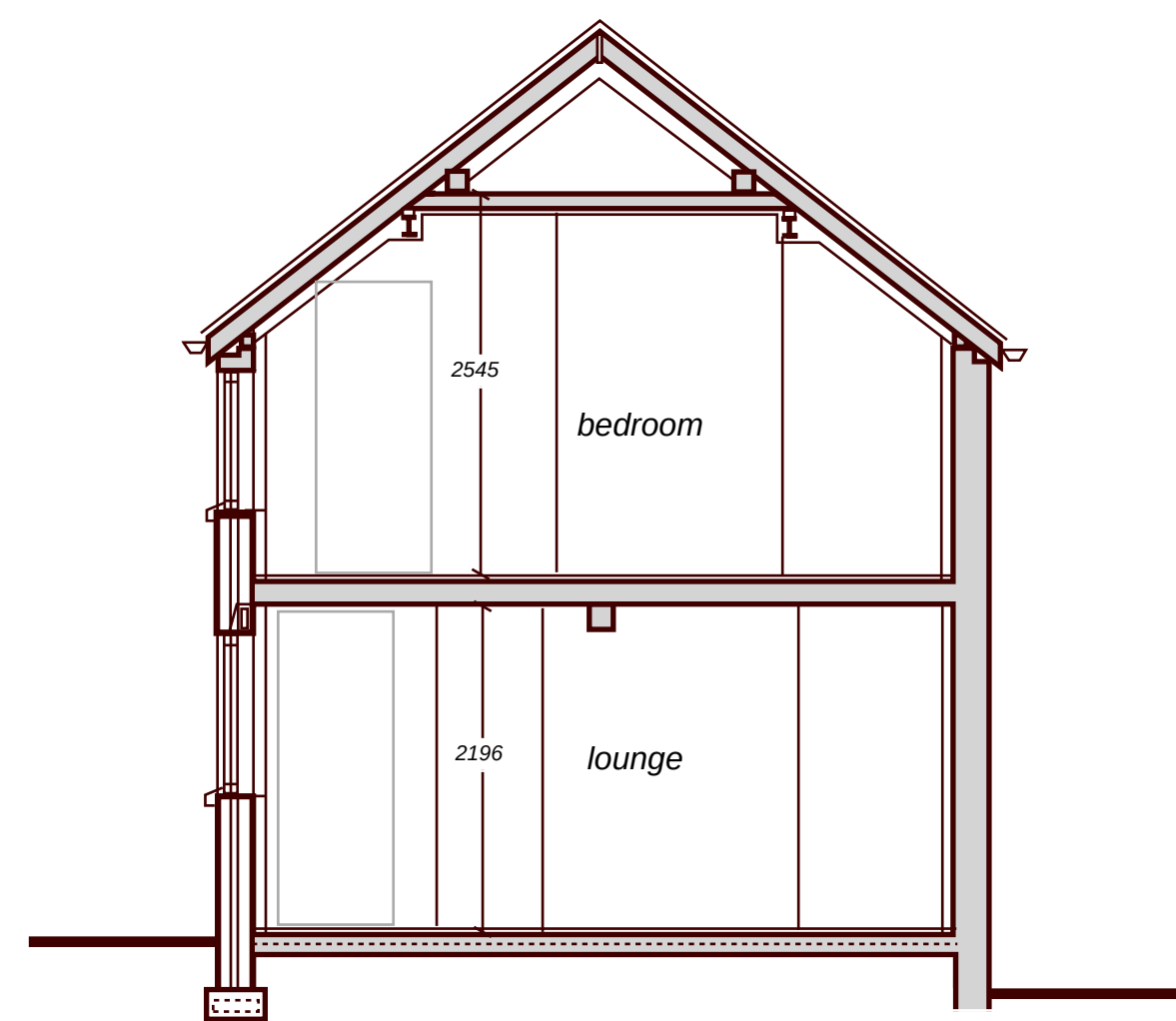
proposed first floor layout plan



proposed front elevation to road



proposed rear elevation to garden



proposed section view at A

Proposed Change of Use of Vacant Building to Dwelling
at Bank Farm, Roughcote Lane, Caverswall ST11 9ET

Scale 1-50 (A1) - proposed layout Dwg ref BF2a November 2021

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***General Specification**

***Preliminary Work and General Repair**

Strip back existing roof tiles and felt etc. and store tiles carefully for re-use. Closely examine existing timber condition for evidence of distress, movement and decay. Replace any timber members with like for like new stress graded timber (C16), and replace defective purlins with new steel beams as required - see separate notes. Remove all timbers affected by wood worm and rot beyond structural repair and remove from site to a licensed tip. Make good all historic nail fixings between key members and reinforce with new screw fixings wherever possible. Examine wall plate fixings/bearings of rafter feet as above and make good as necessary to all connections. Provide galvanised ms restraint straps at maximum 900mm centres screened to wall plates or with vertical ties to secure to either sides throughout. NB Straps to be secured to masonry with resin bonded fixings if required. After thorough check of necessary remedial repairs prepare all timber members to be treated against wood worm and rot using specialist products in accord with manufacturer specifications. Treated rafters to receive approved breathable membrane under treated battens laid at gauge to receive reclaimed tiles from original roof - any replacement tiles to match existing.

*Replace existing roof purlins as necessary with new steel beams to Engineer design. Beam A - 203 x 102 x 23 UB S355 (100kN/m) wall plate bolted to top flange at max 600mm centres) *Note: Contractor to assess bearing capacity of existing retained masonry to receive ends of new beams and where necessary rebuild in bonded 7N/mm² engineering quality concrete brick/ block to required bearing capacity beneath spreader pad stones to full satisfaction of inspecting authority.

***Roof Insulation**

Insulated ceiling to maintain minimum 50mm air gap behind membrane and batten under rafters as necessary to install Celotex GA400 (100mm) or similar approved insulation between members then under draw with Celotex TB600 (30mm) or similar insulation backed plasterboard incorporating a vapour check membrane - U Value max 0.18w/m²K.

***Existing External Walls :**

Carefully strip existing building superstructure to allow part removal and rebuilding of distressed wall sections to front elevation using original dressed brickwork or matched reclaimed brick fully bonded throughout to retained brickwork and tied with stainless steel ties to OD140 to inner lining wall of load bearing thermal block work. Subject to inspection and assessment of existing foundation base lay new 225mm concrete strip foundation reinforced with 2 no layers of B503 steel mesh - all to satisfaction of Inspecting Authority Surveyor. *Note - ensure that internal walls are re-bonded to new external walls as necessary throughout to maintain lateral restraint and that party wall in particular is closely examined before work commences to ensure that full restraint and support can be maintained during demolition and rebuild in that area of wall. Ensure all existing loose mortar joints are repaired and filled in accord with good practice. Line out all external walls with approved breathable membrane and treated 254x75mm or batters at 600mm centres (or independent timber frame subject to wall levels) with internal room finish of Celotex TB-4000 (7.5mm) or similar approved insulation board incorporating 12.5mm bonded plasterboard finish, ensure all tightly butted joints with taped vapour sealed finish to manufacturer specification. - This or similar construction to achieve max 0.28 w/m² K U-value.

*Ground Floor Slab: Assess existing ground floor throughout as fit for purpose to retain in situ and as necessary replace with new floor to comprise floor finish to client requirements on min 60mm screed or power float finish to 100mm concrete slab reinforced with A193 steel mesh on 1200g dpm over Celotex GA 4000 (70mm) or similar approved insulation board turned up in 25mm thickness at floor perimeter to avoid cold bridges. Lay further dpm over veil blanded 150mm min. compacted natural stone sulphate free hardcore. *U-value max 0.22 w/m² K.

***Party Walls:**

Ensure that full 60 minutes fire break is maintained throughout party wall with walls carried up tightly to underside of roof finish and packed with dense mineral wool as fire stopping.

***Fenestration:**

Install high performance double glazed units to match existing style and to client requirements using Pilkington Low E 'k' glass and min 25mm cavity - max 1.60 w/m² K U-Value. Opening casements to represent minimum 5% of adjacent floor as natural vent plus min 10000mm² trickle ventilators to head of frame. *Escape Window: provide opening casement to new windows capable of safe egress in emergency (i.e. min 0.3m² clear opening (say 800x500mm) set within 1200mm of internal floor level. Ensure that all doors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS EN 12150.

***Electrical Work:**

Electric supply to property to be installed to statutory undertaker requirements and all notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved national body. A formal completion certificate to be issued in compliance with current Part P building regulations and to satisfaction of Inspecting Authority Surveyor. *Note: all lighting to be low energy type to client spec. *Install sockets in extension area to requirements of client and provide co-axial and satellite ports if needed. *Install a mains operated inter-linked smoke alarm system with battery back up to circulation areas and critical locations in compliance with BS5839 and to satisfaction of inspecting authority surveyor.

***Heating:**

All new space and water heating to be to the full requirements of a suitably qualified heating engineer and in accord with supplier and national standards including Building Regulations Part J. Install thermostatic control valves as necessary throughout.

***Ventilation:**

Natural ventilation from opening casements plus install mechanical extract fan to new bathroom set to achieve min 15 litres/sec extract rate. Also install mechanical extract fan to kitchen area set to achieve min 60 litres/sec extract rate (30 litres/sec if over cooker hood). Similarly provide extract vent to utility (30 litres/sec).

***Drainage:**

Lay new 100mm pvc drains on granular bed at 1:40 falls to connect to existing sewer at rear garden of property to be installed with water authority requirements and with approval of inspecting Authority Surveyor. New wastes to discharge to 100mm pvc soil and vent stack with branch to new access chambers shown. Wastes generally to comply with BS5572 with 75mm deep seal traps as required to satisfaction of inspecting authority and external gullies to be accessible. *Note: contractor to replace existing rainwater goods throughout to match house and if necessary connect discharge points to new garden soakaway chambers steel and constructed to satisfaction of inspecting Authority and subject to preliminary percolation test to assess if fit for purpose.

***Water Supply:**

A commissioning certificate is to be provided for the water supply and a wholesome water calculation to be produced prior to formal completion. *Hot Water to all feet bath / showers to be regulated below 48 degrees C or as required using an inline bleed valve. The mains incoming water service is to be extended to serve all domestic requirements detailed within this specification and including all cisterns, basins, sinks, water heaters and the like, as necessary. The incoming main is to be provided with a main isolation valve, sterilisation injection point, drain cock and check valves as required including drain cock and isolation valve. all devices shall be provided with unions or flat seats for easy maintenance. The cold water service is to be installed in copper pipework with soldered copper fittings unless otherwise agreed. Water connections shall be provided with the relevant back flow prevention valves for the water category of outlets being connected. Draw-off points shall be fitted with chrome plated ballcocks or similar approved valves for maintenance.