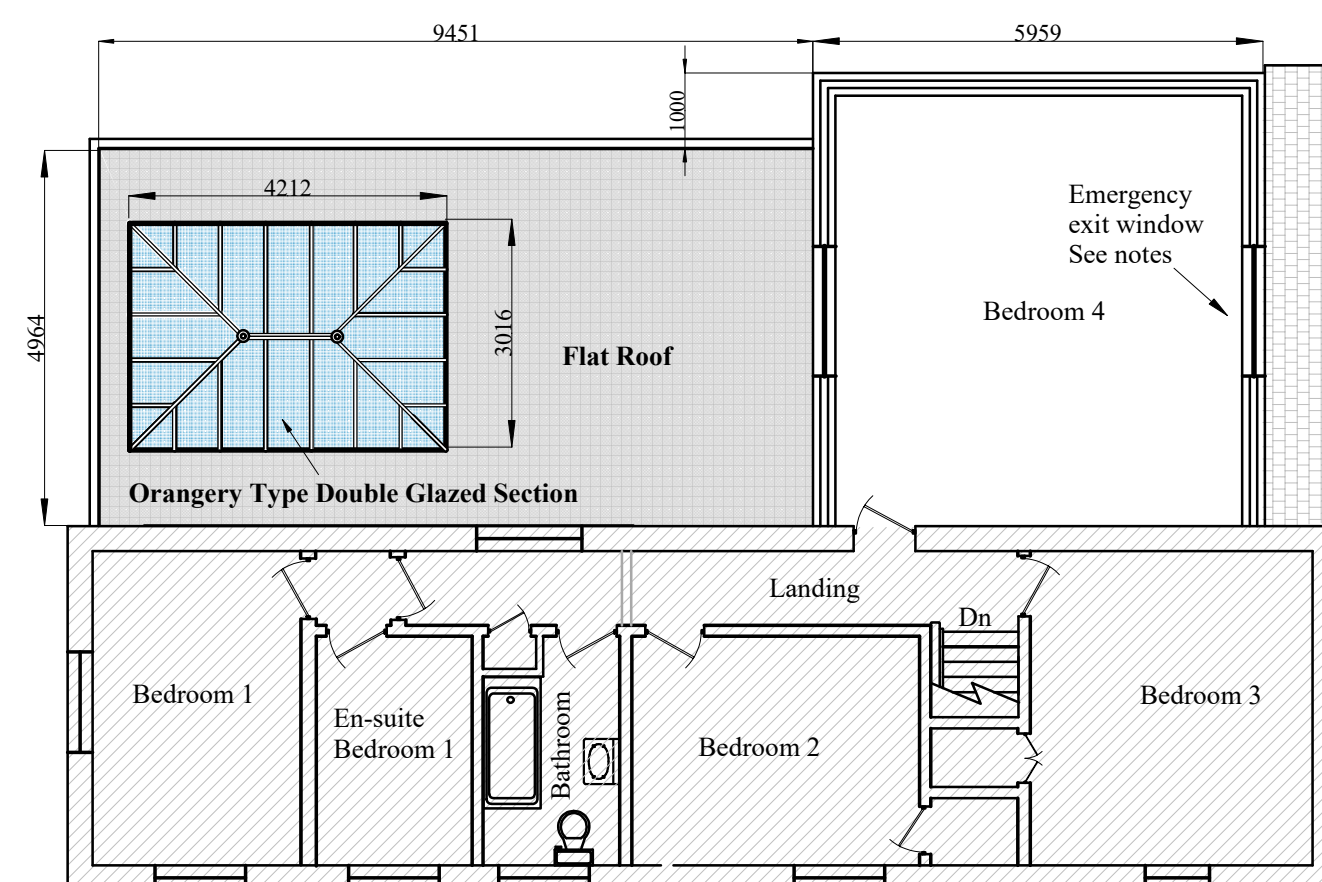
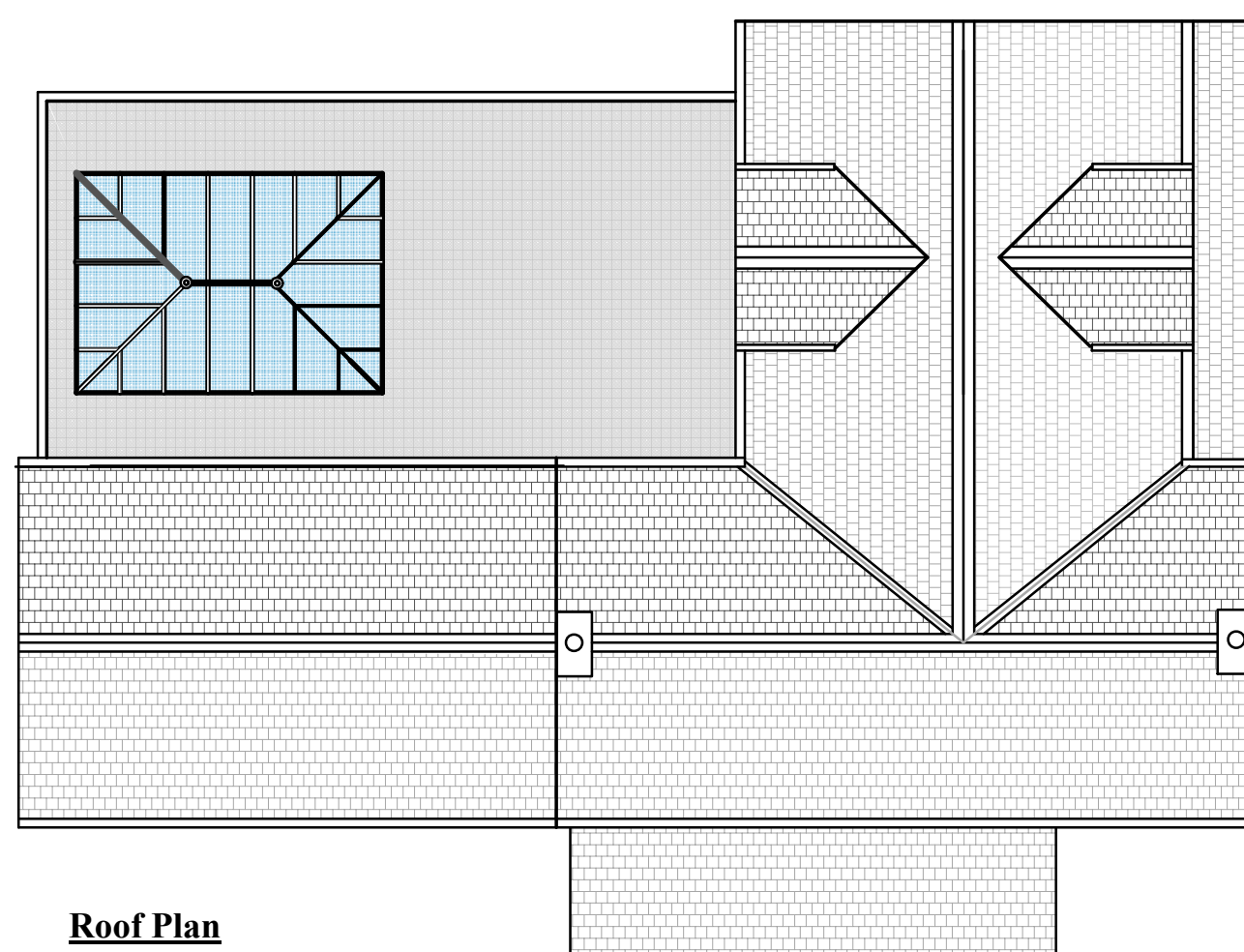
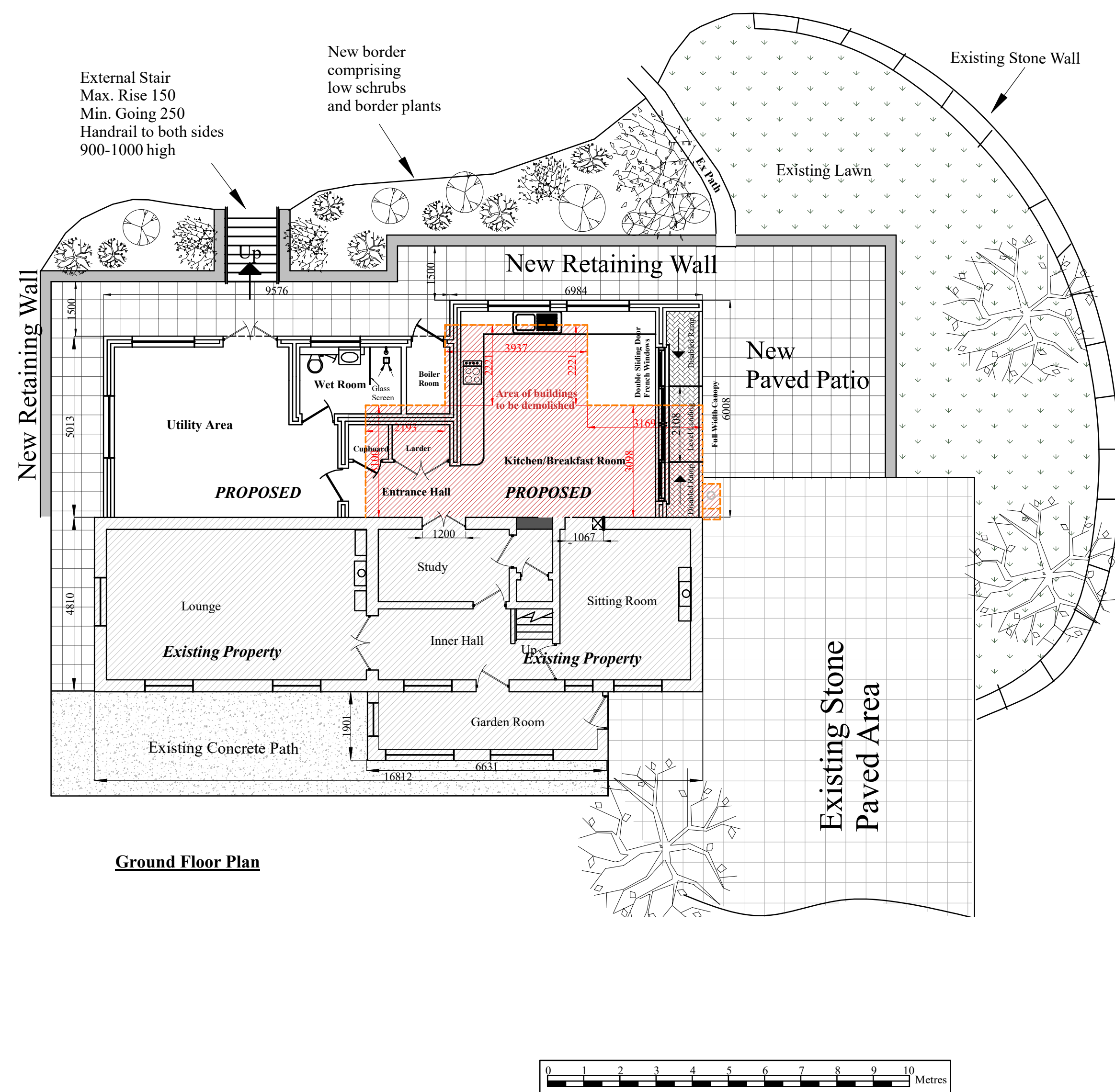




First Floor Plan



Roof Plan



Ground Floor Plan



General Notes

Scope of Works

Modernise two story property-
Demolish existing kitchen, shower room,
and entrance vestibule.
Replace with Ground Floor Kitchen Breakfast
room, Wet Room, Boiler Room and
Utility Area.
Add First Floor bedroom.
Add external landscaping and planting.

Existing and proposed floor area

Existing property GF	115sq m
FF	67sq m
Total	182sq m
Less to be demolished	38sq m
Original area retained	144sq m
Proposed new area	107sq m
Revised total area	251sq m

Site Preparation

Existing buildings as indicated to be removed and site cleared
Strip foundations to be excavated min 600 below GL or
in any case down to firm load bearing strata

Outline Specification

Walls: Double cavity block, external cement render and painted. Colour to be approved by LPA.

Pitched Roof: Staffordshire blue clay tiles to match existing.
Timber roof trusses to be designed and manufactured by specialist company. Manufacturer to provide structural calculations to support design and must provide copies to Building Control before manufacture.
PVC gutters with PVC fallpipes.

Flat Roof: to be designed generally in accordance with BS: 6229 2018. Manufactured and fitted by specialist company. Manufacturer to provide structural calculations to support design and must provide copies to Building Control before manufacture.
PVC gutters with PVC fallpipes.

Windows: All external doors and windows
to be PVC double glazed and comply with current British Standards
First floor windows in habitable rooms to provide a means of escape
with an unobstructed opening of at least 0.32sq metres at least
750mm high and 450mm wide.
Windows as shown minimum 0.32 m sq clear opening and
greater than 750 high and 450 wide therefore ok.
Window sills to be no more than 1100 above floor level.
Lintels and sills to be cut stone to match existing.

Double glazed windows throughout designed by specialist.
Glazing within 800mm of floor to be toughened or
safety glass to BS EN 12150

Doors: PVC framed doors with double glazed panels.
Standard ironmongery and finishes.

Electrical & Mechanical

Intermittent ventilation fans to BS EN13141-4

Electrical works to be carried out by NIC/EIC approved electrician.

Plumbing works to be carried out by registered plumber

Means of warning and escape:

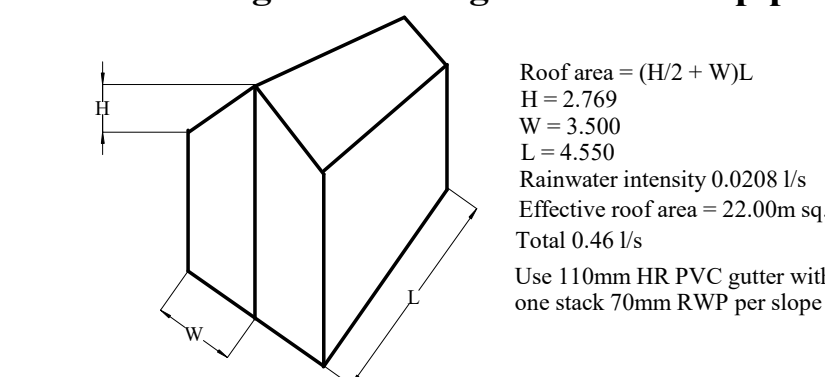
Fire detection and alarm system to be installed, to be Grade D2 Category LD3 standard in accordance with the relevant recommendations of BS 5839-6.

Smoke alarms should be mains operated and conform to BS EN 14604, with heat alarms to conform to BS-5446-2 (also mains operated), and all alarms should have a standby power supply (battery or capacitor) to conform to BS5839-6. Smoke alarms should be provided to circulation spaces at all levels to satisfy requirement B1. Fire detection and alarm systems to be designed and installed by qualified engineer.

U Values

Roof $< 20W$ m sq. K
Walls $< 25W$ m sq. K
Floor $< 25W$ m sq. K

Rainwater goods: PVC gutters and fallpipes.



Roof area = $(H/2 + W)L$
 $H = 2.769$
 $W = 3.500$
 $L = 4.550$
 Rainwater intensity 0.0208 l/s
 Effective roof area = 22.00m sq
 Total 0.46 l/s
 Use 110mm HR PVC gutter with
 one stack 70mm RWP per slope

A	Dimensions added	20/06/22	ijc
REV	REVISION	DATE	BY
Ivan J. Cooper Architectural & Engineering Design Cauldon Lowe, Stoke on Trent, ST10 3ET. Tel: 01538 702738			
CLIENT			
Mr & Mrs G Moore			
CONTRACT Proposed Extension & Alterations at:- Cabbage Hall Farm Stoney Lane Cauldon Stoke on Trent ST10 3ES			
TITLE Proposed Plans & Notes			
CONTRACT No			
SCALES	1:100		
DATE	26/04/22	DRAWN	ijc
DRAWING NUMBER			
3620-03A		Original A1	