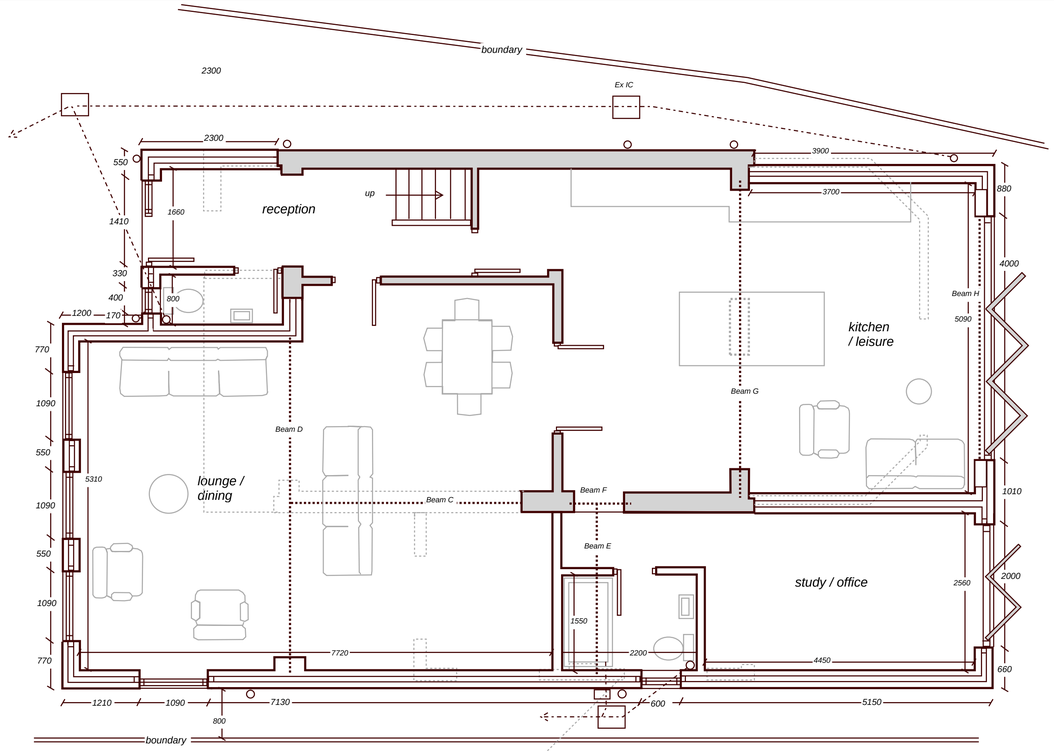


proposed ground floor layout plan

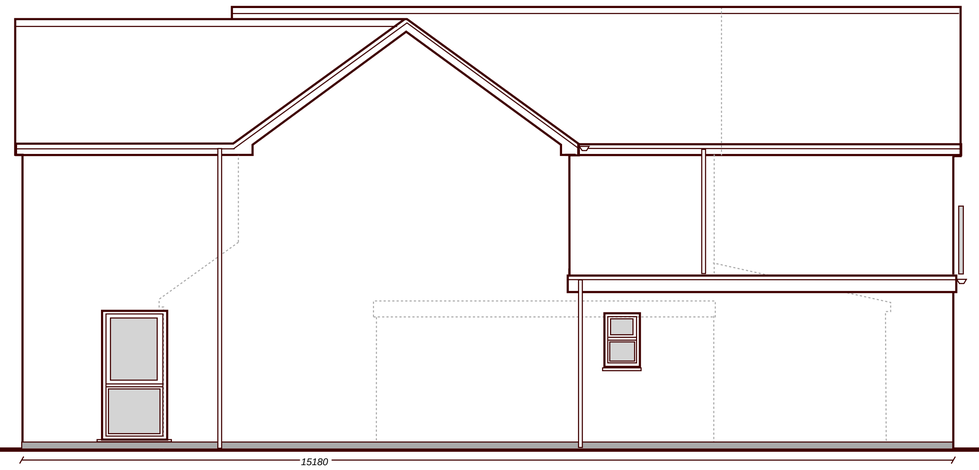


proposed front elevation

*Form feature Juliet type balcony at first floor shown with glazed guarding shown by specialist company supply and fix comprising safety glass and robust stainless steel clamps and anchor points set at minimum 1100mm height above first floor and no opening at perimeter to exceed 100mm all in compliance with current Building Regulations for guarding and resistance to impact etc.

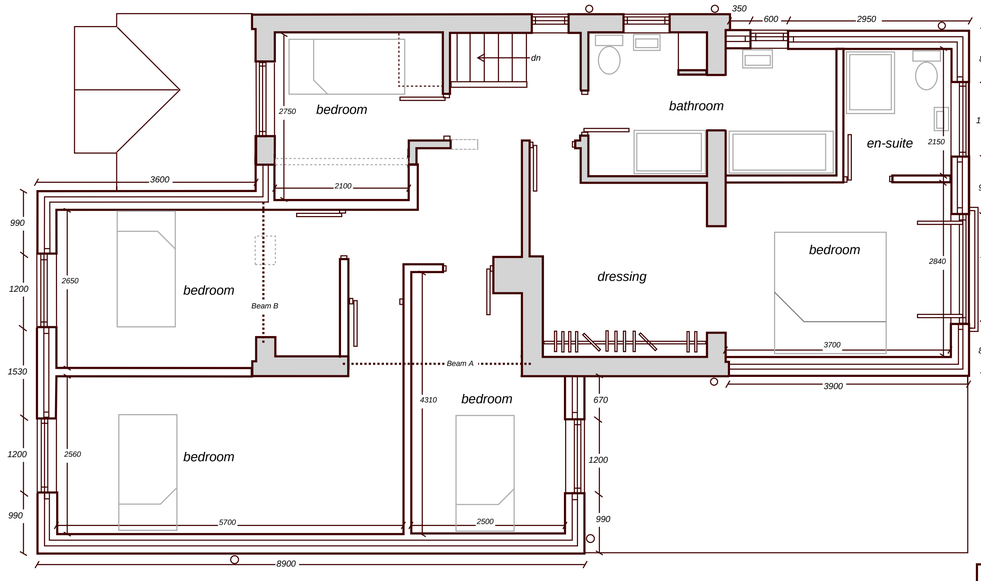


proposed rear elevation

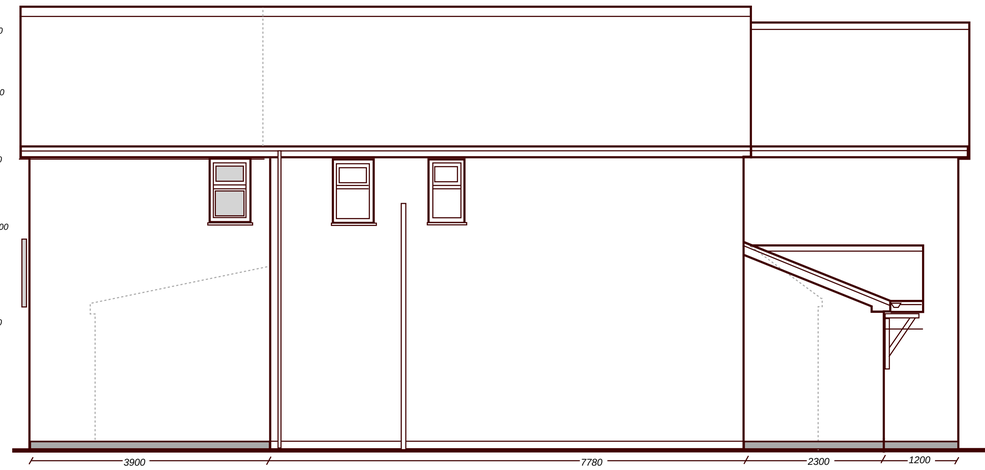


proposed side elevation to drive

*Note - dotted line indicates notional 45 degree splay from centre line of neighbour first floor bedroom window to ensure that proposed new first floor extension falls outside this zone for planning purposes.



proposed first floor layout plan



proposed side elevation

General Specification:

Preliminary Works:
Examine existing drainage runs at site to assess falls and lines and verify new drainage layout .
Strip back existing single storey leisure room, conservatory and porch etc and prepare walls etc for removal and disposal.
Remove all rubble from site to an authorised and licensed tip facility.
Check existing foundations to assess ground bearing conditions etc. and assess soil type to verify new foundation type.

Walls (External):
Selected white waterproof monocouche or similar render finish above dpc to match existing property on100mm load bearing concrete block min 100mm cavity enclosing Dritherm 32 insulation fill to manufacturer specification and internal leaf of approved 100mm load bearing thermal block work (maximum 0.15W/mK) faced internally with 52.2mm PIR plasterboard finish (40mm PIR+12.5mm plasterboard) on treated battens or cement dabs.This or similar construction to achieve max 0.18W/m2 k U-Value
Install Thermabate or similar insulated cavity closures at all opening jambs.
**Note: new walling to be effectively bonded to existing structure to satisfaction of local authority surveyor and wall ties to be stainless steel suitable for 100mm cavity width and compliant with DD140. set at 5 per m2 and at each block course at jambs.*

Internal Walls (non load bearing):
100x47 sw timber stud faced on 100x75mm sole plate and dpc faced with plasterboard incorporating vapour check and enclosing 100mm rockwool acoustic grade insulation.

Main New Roof:
Concrete single lap tiles to match existing fixed in place in accord with manufacturer specification and BS5534 on treated battens on approved breathable membrane over prefabricated trussed rafter units by specialist design and supply compliant with BS5268 secured with purpose made steel clips to continuous 100x75mm sw wall plate anchored to supporting walls by approved galvanised ms straps at maximum 1000mm centres.
Ensure all necessary handling, bracing and lateral restraint strapping to roof frame and adjacent structure is completed in accordance with manufacturer specification and compliant with BS5268.
Horizontal ceilings to have 150mm rock wool between joists and a further 150mm thickness laid across joists.
Note: This or similar construction to achieve max 0.15 w/m2k U-Value

Lintels:
Install Catnic or similar combined steel lintels over new window etc openings with minimum 150mm end bearings to manufacturer spec. Carefully form new access doorway to bathroom extension as indicated and install precast concrete lintels over to manufacturer spec. Make good to all disturbed surfaces.

Single Storey Extension Flat Roof:
Approved AA rated single ply membrane by specialist contractor on min 18mm ext ply deck over Celotex GA4000 (150mm) or similar approved insulation board and composite deck incorporating vapour control layer and bonded 5mm deck ply face. Ensure all joints are tight with vapour sealant to manufacturer spec. Secure TD4000 with helical fixings to correct spec. and lay to fall 1:60 across 190x50mm sw C16 joists at 450mm max centres built in to walls to 90mm end bearings or supported off heavy duty steel joist hangers to manufacturer spec. Joists to be anchored to external supporting walls with galvanised ms straps at 1500mm max centres.
**This or similar construction to achieve max 0.15W/m2K U-Value.*

New Entrance Porch Roof:
Plain concrete double lap tiles to match colour of main roof on treated battens on approved breathable membrane over 125x47mm rafters and ties at 400mm centres with head of rafters notched and screwed to 150x63mm pole plate rawl-bolted to brickwork at max. 600mm centres.
100x47mm sw C16 ceiling ties at 400mm centres screwed to rafter feet and 100x75mm sw wall plate.
**Ensure that where the roof abuts new brickwork Code 4 stepped lead flashing and soakers are installed plus the flashing is linked to a continuous 2000g dpc cavity tray at abutment with new fist floor extension wall.*
Horizontal ceilings to have 150mm rock wool between joists and a further 150mm thickness laid across joists.
Note: This or similar construction to achieve max 0.15 w/m2k U-Value

Ground Floor Slab:
Extension floor slabs to comprise floor finish to client requirement on min 60mm screed or power float finish to 100mm concrete slab reinforced with A193 steel mesh on 1200g dpm over Celotex GA 4000 (100mm) or similar approved insulation board turned up in 25mm thickness at floor perimeter to avoid cold bridge. Lay further dpm over well blinded 150mm min. compacted natural stone sulphate free hardcore.
**U-Value max 0.18W/m2k*

Foundation Detail:
Subject to prior exposure of existing house foundation lay 600x300mm deep concrete strip foundations to new walls at depth to to suit site conditions and to satisfactory bearing strata to approval of inspecting authority. Reinforce throughout with 2 no layers B503 steel mesh.
**New foundation to create no surcharge on drainage lines at any point.*
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.

Drainage:
**Note - ensure that all surface water drainage at front of property (including drive area) is collected through channel drain system and/or trapped gullies to connect to existing system on site.*
Lay new 100mm pvc drains on granular bed at min 1:40 falls to connect to existing system on site.
Ensure adequate support and protection to all drains passing through walls and building footprint.
Upvc rainwater goods to match existing carried to existing system as required.
Internal waste plumbing to satisfy BS5572 with 75mm deep seal traps as required. Wastes to discharge to 100mm stub stack fitted with Durgo or similar air admittance valve positioned above flood level of fittings to full satisfaction of inspecting authority surveyor.

Fenestration:
Install high performance double glazed upvc window units to match existing style 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 8000mm2 trickle ventilators to head of frame.
**Escape Window: Where required provide opening casements to habitable rooms capable of safe egress in emergency i.e. min 0.33m2 clear opening (say 800x450mm) set within 1100mm 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.

Floor - First:
*21mm t&g boarding across 190x50mm sw C16 joists at max 450mm centres supported off heavy duty galvanised ms joist hangers fixed to comply with manufacturer specification. Provide suitable strutting at mid span with end wedges as necessary. Under draw joists with plasterboard to achieve min 30 minutes fire resistance incorporating vapour control membrane where required and enclosing 200mm Rockwool Flexi between joists to achieve maximum 0.18W/m2k. *Note any notching of floor joists for services to be minimal and compliant with BS5268 part 2-1991.*
Install double joists beneath partition line bolted together with M16 bolts and steel dog tooth washers at 600mm max centres.

Ventilation:
Natural ventilation from opening casements plus install mechanical extract fan to new shower rooms etc 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 mech vent to new wc operated by light switch with over ride and set at 6litres/sec extract rate

Heating:
All boiler alterations and flue discharge criteria plus any extended space heating to be to the full requirements of a suitably qualified heating engineer and assessment of existing heating system plus compliant with current Part J Building Regulations. Install thermostatic control valves as necessary throughout.

Electrical Work:
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 to extension area to requirements of client and provide co-axial and satellite ports as 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.*

Important Note:
This drawing has been prepared for submission to the Inspecting Authorities for necessary Statutory Approvals. Nominated 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 Two Storey Front and Single Storey Rear Extensions at 213, Uttoxeter Road, Blythe Bridge ST11 9HQ

Scale 1-50 (A1) proposed layout Dwg ref UR2d April 2022

Geoff Rouane C.Build.E, MCABE, MRICS.
Chartered Surveyor Chartered Engineer
Tel 07946517767
Email: geoffrouane@btinternet.com

RICS chartered cabe building engineer