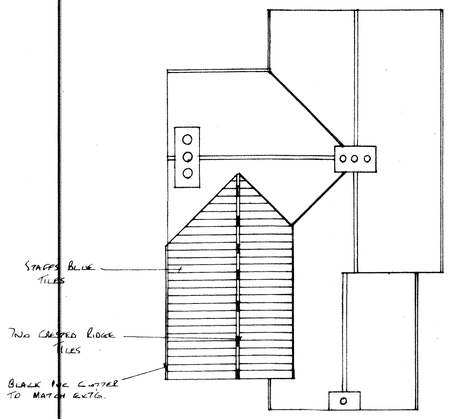
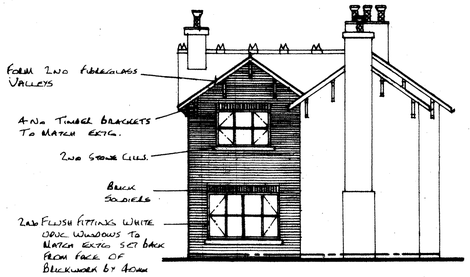
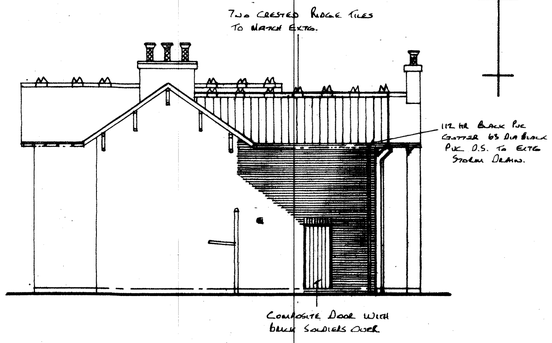


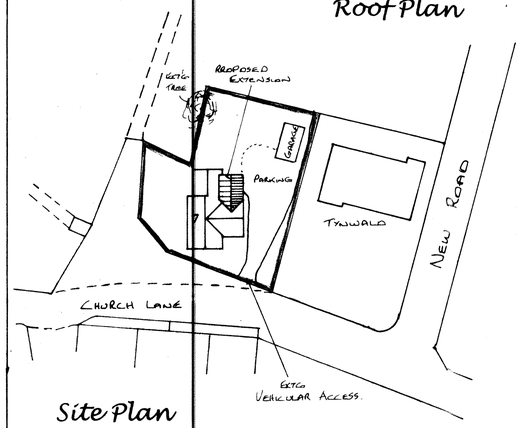
Roof Plan



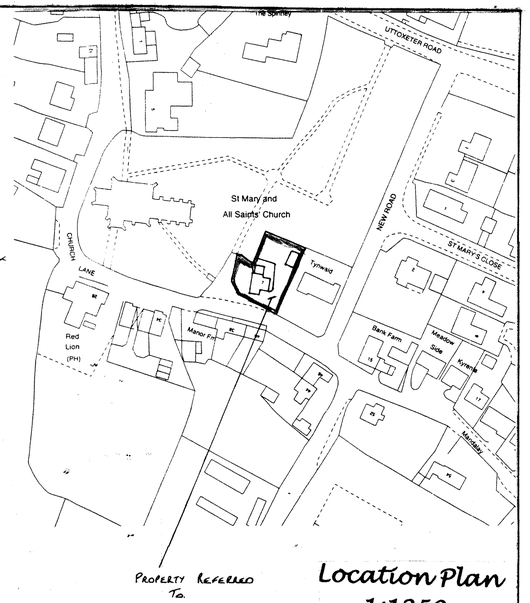
Rear Elevation



Side Elevation



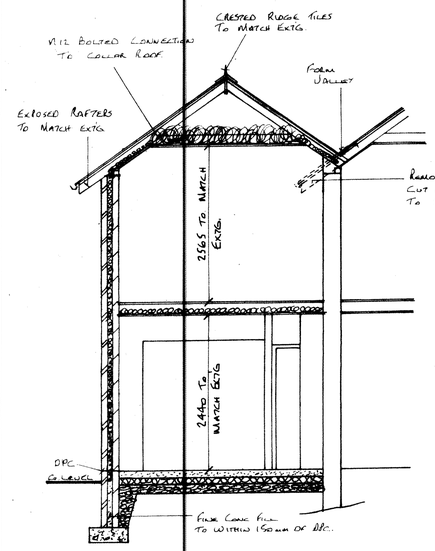
Site Plan
1:500



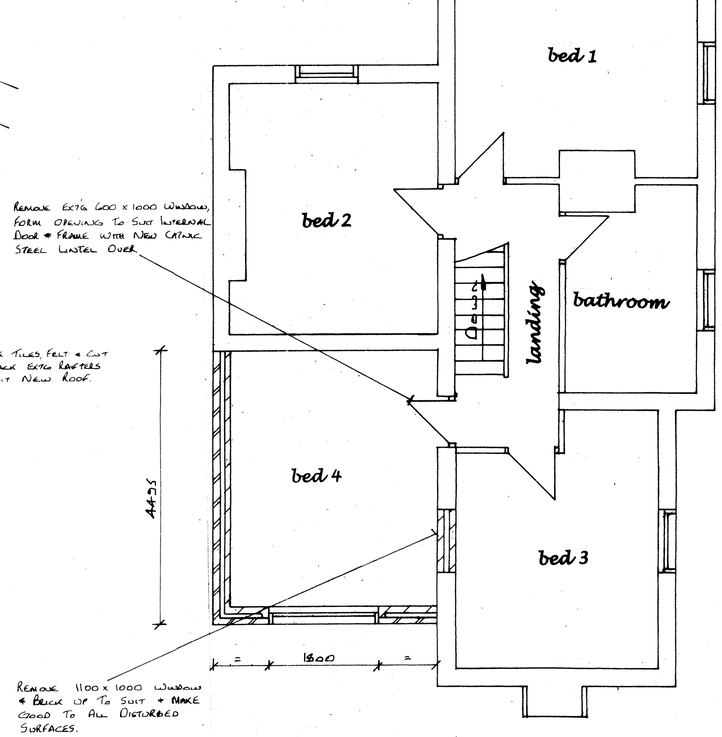
Location Plan
1:1250

Window And Door Details.
All new windows to have flush fitting casements in white upvc double glazed with brick soldiers and catnic steel lintels over all to be set back from face of brickwork by 40mm with minimum opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape.
Black composite door with white upvc frame set back from brickwork by 40mm with brick soldiers and catnic steel lintel over.
Glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.8/m²k.

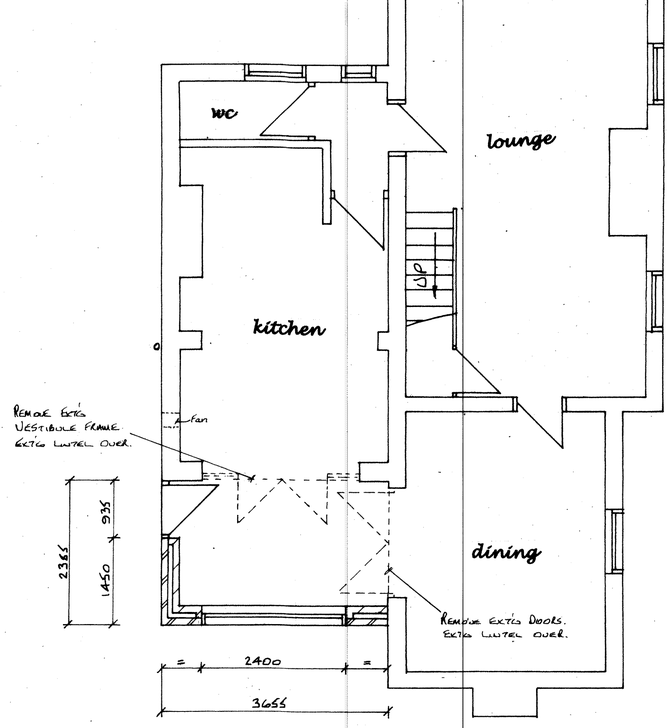
Kitchen :-935 x 2050 door, 2400 x 1500 window CG150/100 lintels over
Bed 4 :-1800 x 1200 window CG150/100 lintel over.



Typ Section



First Floor Plan



Ground Floor Plan

Construction Notes.
Staffordshire blue tiles to match existing dwelling on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 47mm rafters at 35° pitch at 400mm centres. Rafters to be exposed at eaves level to match existing roof. 145 x 38mm ceiling joists at 400mm crs. on 100 x 75mm wallplate strapped down at 2 metre crs with 30 x 2.5mm galvanised steel straps. Each rafter strapped to brickwork using 30 x 5mm galvanised steel straps and turned over walls.
125mm thk celotex insulation between rafters to sloping ceiling with a further 25mm insulated plasterboard and skim below. Lateral support to AD Part 1 para 1C37.
400mm thk rockwool rollbatts in 1 layer of 200mm laid between ceiling joists and 1 layer of 200mm at 90° to each other. Visqueen sheets between plasterboard and joists. 13mm thk foil backed plasterboard and skim.
"U" value of roof =0.15w/m²k.
1st floor construction :- 22mm thk weyroc sheets on 170 x 63mm floor joists at 400 crs on restraint type galvanised steel joist hangers. Joists to have 100mm mineral wool between for sound insulation. Floor joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.
Walls:-100mm thk multi red reclaimed brickwork to match existing dwelling, 150mm cavity totally filled with dense cavity wall slab 32 insulation and to be linked to roof insulation, 100 thk celcon solar blocks or similar with 12.5mm plasterboard dry lining and skim.
"U" value of external walls = 0. 18w/m²k.
Floor:- superior floor finish on 50mm sand/cement screed on 100thk conc on 500 gauge vapour barrier above 100mm thk kingspan floor grade insulation board with 25mm kingspan upstand at perimeters of ground floor slab on 1200gauge visqueen damp proof membrane linked to inner leaf dpc on 50mm thk sand on 150mm layer of sulphate free hardcore.
Fine conc fill to within 150mm of dpc.
Foundation :- 600 x 230mm thk concrete strip foundation minimum 1 metre below ground level.
Existing foundation where building above existing kitchen to be exposed and underpinned if deemed necessary by Building Iinspector.

General Notes
1. Drains laid to falls & to the satisfaction of the building inspector. Where drains pass close to foundations the foundation should be taken down to the lowest level of the existing adjacent drains or the drains should be encased in conc. to the underside of the foundation concrete.
2. U value of extension to achieve a max of 0.18w/m²k for external walls, 0.15w/m²k for roof.
3. Cross ventilation to roof in accordance to reg F2, diagram 6.
4. Electrical work to IEE standards with the design, installation, inspection and testing of the electrical installation to be carried out in accordance with BS7671:2001 and the certification to prove this.
5. Walls & ceiling finishes to reg B2.
6. All lintels over ground floor openings to be exposed and replaced if deemed to be unsuitable to carry additional loadings.
7. Structural timber to be of C16 grade except where stated otherwise.
8. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 225mm vertically.
9. Kitchen to have mechanical extract ventilation of at least 60 litres/sec (30 litres/sec if in cooker hood)
10. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
11. Non habitable rooms to have background ventilation of at least 5000mm.
12. External lintels to be filled with fibre glass insulation.
13. Glass in critical locations to comply with BSEN12150.
14. All new external frames to be pointed in mastic internally and externally.
15. All new double glazed windows to comprise 2no 4mm panes with a 20mm air space incorporating Low E glass to achieve a U value of 1.4w/m²k. windows to be "A" rated.
16. Rainwater goods to be black pvc to match existing.
17. Windows to have flush fitting casements and to be set back from brickwork by 40mm.
18. Rapid ventilation should be at least ⅛th of the floor area of all habitable rooms.
19. All new radiators to be fitted with thermostatic valves.
20. Provide energy efficient lighting to para 1.54 Approved Document L1.
21. Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category LD3 to be mains operated with a battery back up to hall and landing.
22. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.

Proposed Kitchen Extension With Bedroom Over At 7 Church Lane, Checkley, Staffs Moorlands For Mr. & Mrs. R. Taylor.

Drg No 125 A 186-1A

Date :- January 25th 2019. Notes modified to suit new insulation regs. Rev A 20.2.23 PB

Scale :- Floor Plans & Sections 1:50, Elevations 1:100.