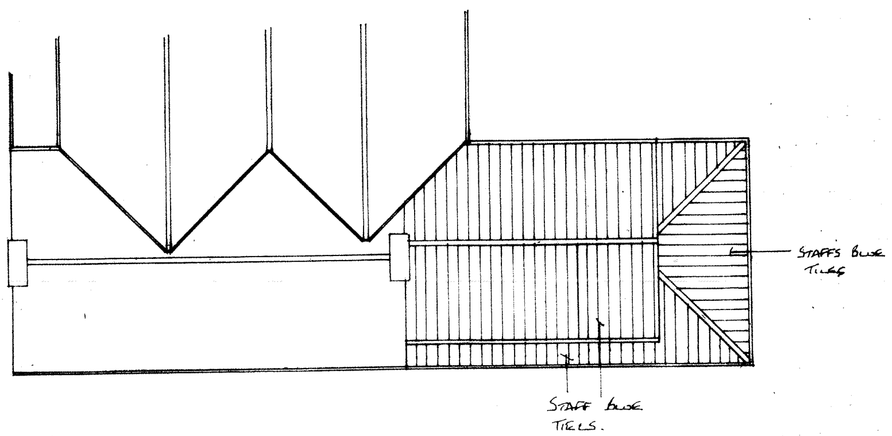
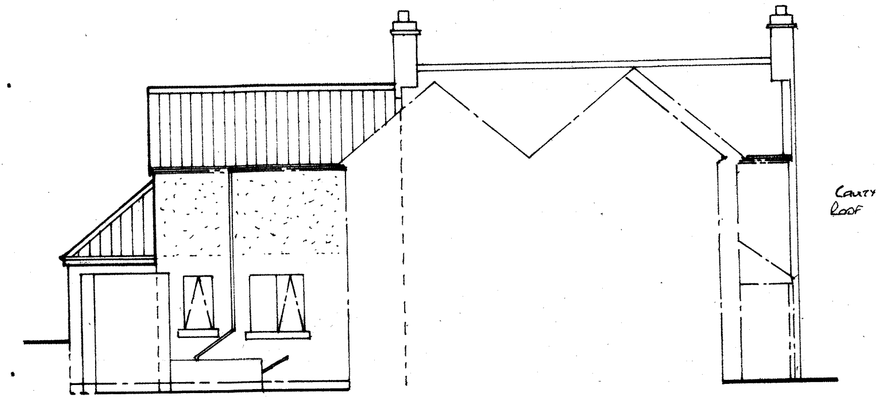
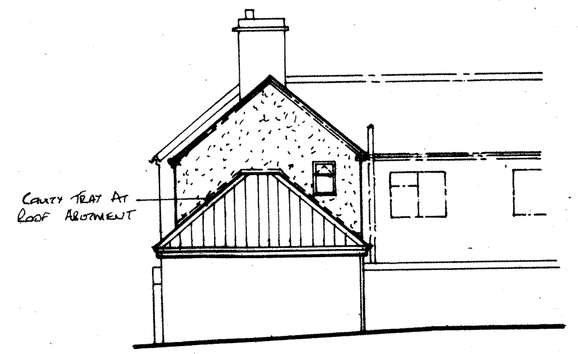


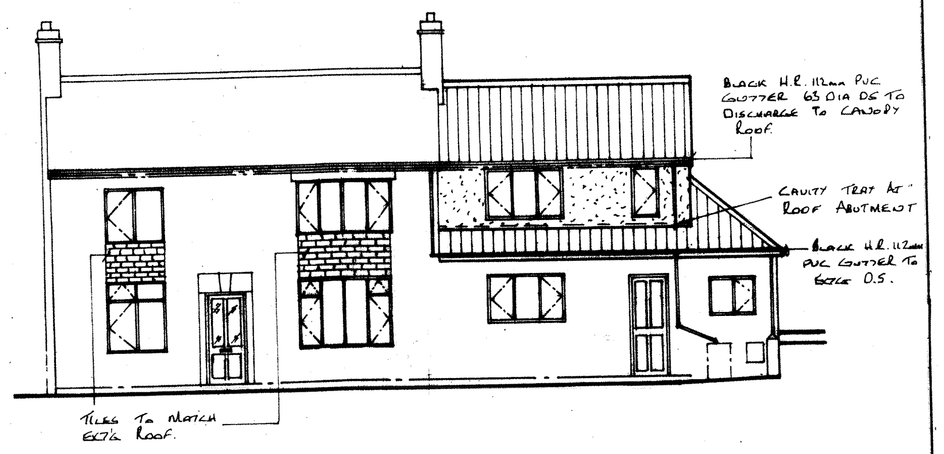
Roof Plan



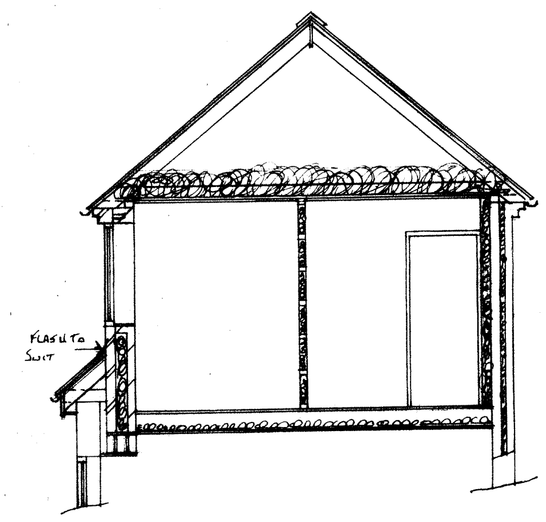
Rear Elevation



Side Elevation



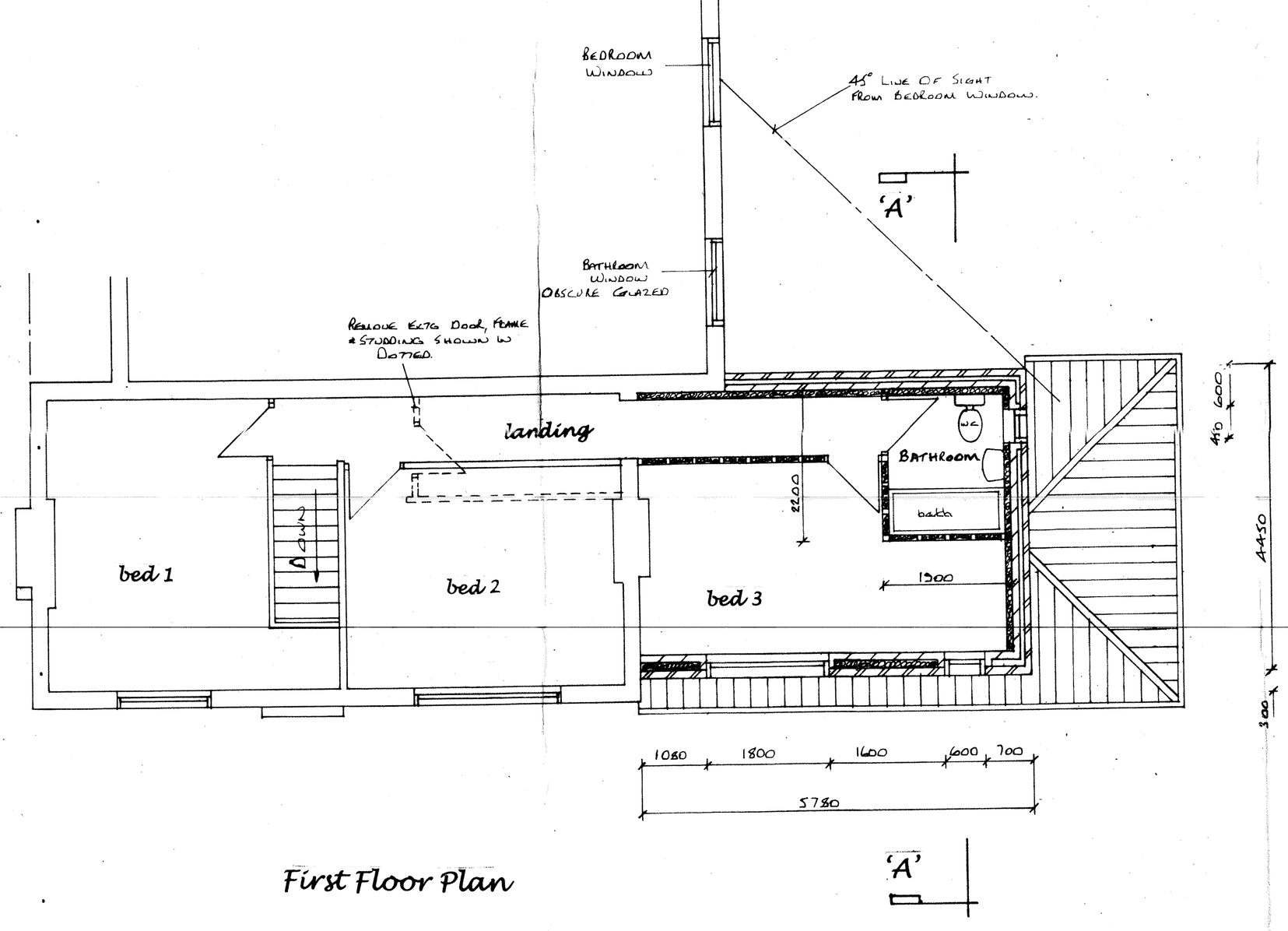
Front Elevation



Section 'A-A'

Window Details.
New window to be off white upvc double glazed with catnic steel lintel over with minimum opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape.
Glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.4w/m²k.

Bed 3 :- 1800 x 1200 & 600 x 1200 windows CG150/100 lintel.
Bathroom :- 450 x 750 obscure glazed window C'G90/100 lintel.



First Floor Plan

Plumbing Notes.
Internal pipework and associated fittings to be UPVC by Marley or similar approved manufacturer to BS.5255:1976 or BS. 5572:1978.
All joints to be of 'O' ring type. Minimum branch sizes and seal depths to be as follows:- Wash hand basin – 32mm dia, 75mm seal min, Bath – 40mm dia, 75mm seal min, Wc. – 100dia, 50 seal min.
Water supply to bathroom to comply with regs G1 and G3.

Construction Notes.
Staffordshire blue interlocking 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 120 x 47mm C16 rafters at 40° pitch at 400mm centres, 170 x 63mm C16 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.
400thk rockwool rollbatts in 1 layer of 150mm laid between ceiling joists and 1 layer of 150mm 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.
Cement render and pebbledash on 100mm concrete blockwork to match extg dwelling, 150mm cavity totally filled with dense cavity wall slab 32 insulation to be linked to roof insulation, 100 thk celcon solar blocks or similar with 12.5mm plasterboard dry lining and skim to front elevation only built off steel beams to be designed by structural engineer. Side and rear walls to be 275mm cavity construction built off existing walls with 65mm rigid board insulation to internal skin with 12.5 insulated plasterboard and skim. "U" value of external walls = 0. 18w/m²k.
170 timber fascia board and 6mm plywood soffit.
1st floor construction :- 22mm thk weyroc sheets on 170 x 72 C16 floor joists at 400 crs on restraint type galvanised steel joist hangers. Floor joists to be laid between existing kitchen ceiling joists and tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.
100 quilt fibreglass laid between floor joists for soundproofing.
Existing foundation to be exposed prior to commencement of work and underpinned if necessary.

Canopy Construction Notes.
Staffordshire blue interlocking tiles to match existing dwelling on 38mm x 25mm thk tanalized battens on 1 layer bitumen felt on 95 x 38mm C16 rafters at 40° pitch at 400mm centres, 72 x 38mm C16 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 blockwork using 30 x 5mm galvanised steel straps and turned over walls.
150 timber fascia board and 6mm plywood soffit.

General Notes
1. U value of extension to achieve a max of 0.18w/m²k for external walls, 0.15w/m²k for roof.
2. Cross ventilation to roof in accordance to reg F2, diagram 6.
3. 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.
4. Walls & ceiling finishes to reg B2.
5. All lintels over existing ground floor openings to be exposed and replaced if deemed to be unsuitable to carry additional loadings.
6. Structural timber to be of C16 grade except where stated otherwise.
7. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
8. Bathroom to have mechanical extract ventilation of at least 30 litres/sec.
9. Water supply to bathroom to comply with regs G1 and G3.
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. Rapid ventilation should be at least ⅛of the floor area of all habitable rooms.
17. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
18. All new radiators to be fitted with thermostatic valves.
19. Provide energy efficient lighting to para 1.54 Approved Document L1.
20. 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.
21. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.

Proposed Bedroom & Bathroom Over Extg Kitchen, Hip Roof To Replace Flat Roof On Extg Utility & Front Canopy At 76 The Green, Cheadle, Staffs Moorlands For Mr R. Brassington.

Drg No 115 A 92-1

Date :- June 16th 2023.
Scale :- First Floor Plan 1:50, Elevations 1:100.