FOUNDATIONS 650mm wide x 225mm deep C25 concrete foundations to cavity walls reinforced with 2 layers of B503 mesh laid in trenches to a minimum depth of 1000mm from finished ground level onto load bearing strata to the satisfaction of the Building Control Body. 350mm thick wall comprising two skins of concrete common bricks with 150mm wide cavity, facing bricks to outer skin where exposed from 150mm below ground level up to dpc. Cavity to be filled with weak concrete 1:10 to within 150mm of dpc. Hyload polymer dpc laid to each masonry skin 150mm minimum above ground level.
Trees within influencing distance of the foundations in clay soil, are to be designed by a Specialist or Structural Engineer accordingly and approved by the Building Control Body prior to commencing construction. All costs for the alternative foundation designs by a Specialist or Structural Engineers will be the responsibility of the person(s) owning the property, Or, all foundations designs and depths are subject to an approved depth by the inspecting Building Control Body.

GROUND FLOOR SLABS Approved floor finish on 125mm thick concrete slab reinforced with 1 layer of A193 mesh, over Visqueen damp proof membrane (minimum 300 microns/1200 gauge polythene) taken up and lapped under damp proof course in external wall on 100mm thick 'Kingspan K103' insulation or equal and approved comprising CFC/HCFC-free rigid urethane insulation core with low emissivity composite foil facings on both sides, laid on 50mm thick well compacted sand blinding on 150mm thick minimum well consolidated sulphate free hardcore (MOT1). 30mm thick rigid perimeter insulation to full depth of bed to prevent cold bridging. Construction to achieve minimum "U" Value of 0.18W/m2K.

DRAINAGE 100mm diameter foul and storm drains laid to falls, minimum 1:40 gradient. Pipes to be laid with even gradients and any change of gradient/direction should be combined with an access point. Drainage to incorporate measures to eliminate the possibility of rodent access. Concrete lintels to be used in foundation brickwork where drains pass through walls with all voids filled with rigid sheet material to prevent the entry of vermin. 100mm thick granular or other flexible filling around the pipe when running under buildings. A drain trench should not be excavated lower than the foundations of any nearby building unless either, where the trench is within 1m of the foundation, the trench is filled with concrete up to the lowest level of the foundation, or where the trench is further than 1m from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.

EXTERIOR WALL CONSTRUCTION 350mm structural thickness overall comprising 100mm thick facing brick outer leaf, 150mm wide cavity fully filled with 150mm thick Dritherm 32 cavity insulation, 100mm thick Thermalite 'Shield' blockwork or equal approved inner leaf with a minimum compressive strength of 4.0N/mm2, to give a 'U' value of 0.18W/m2K. Continue wall insulation at least 150mm below top of perimeter insulation and support on row of ties. Minimum compressive strengths (unless specified otherwise by Structural Engineer):- 1 or 2 storeys:- Bricks-5.0N/mm2 and Blocks-2.8N/mm2. Walls internally finished with 12.5mm tapered edged plasterboard, bedded in plaster dabs with taped joints and 3mm plaster skim coat, edges of plasterboard sealed where they abut external walls. Cavity insulation to be continuous at eaves level with roof insulation. All openings in external walls to be constructed to reduce thermal bridging. DPCs and weather checks to heads, jambs and sills of all openings in external walls. Cavity trays, weepholes and DPCs over all lintels to external cavity walls. Cavity trays, weepholes @ 450mm c/c's minimum 150mm wide insulated DPC to vertical window and door frame openings or RMC Thermabate type cavity closers in all external walls to avoid cold bridging, installed strictly in accordance with manufacturer's instructions. 30x 5mm galvanised mild steel anchor straps @ 2000mm intervals maximum to wallplates for lateral restraint. Stainless steel 'double drip' type wall ties (capable of spanning 150mm cavity width), BBA approved to BS1243:1978 @ 750mm c/c's maximum horizontally and staggered at 450mm c/c's maximum vertically and at every blockwork course to reveals to external cavity wall. Catnic galvanised steel lintels or similar approved with a minimum end bearing of 150mm (unless otherwise specified by Manufacturer). All lintels to external walls to have insulation to prevent cold bridging.

INTERIOR WALL CONSTRUCTION Timber studding comprising 75x50mm softwood infilled with 25mm thick "Isowool" (or equal and approved) sound deadening quilt density 10kg/m3 to voids faced with 12.5mm tapered edged plasterboard density 10kg/m2 with taped joints and 3mm plaster skim to both sides. **Studding to be secured to existing screeded floor with underfloor heating. Care to be taken when securing sole plate to locate underfloor heating pipes to avoid damage to pipework**

DOORS AND WINDOWS / GLAZING Existing UPVC door and window carefully removed from existing location and refixed in new extension. Door and window fitted with draught seals throughout to achieve minimum U value of 1.4W/m2K, i.e. 'Optiwhite' outer pane, 16mm argon filled cavity with aluminium spacer bar and K-Glass inner pane. Opening lights to habitable rooms to be minimum 1/20th floor area, part of which is over 1750mm above floor level plus trickle ventilation of minimum 10000mm2.
Glazing in critical locations ie up to 800mm above ffl in internal doors, screens and windows, and up to 1500mm above ffl in external doors and side panels, within 300mm of door to be either laminated or toughened glass or in panes with a maximum width of 250mm and area not exceeding 0.5m2 and minimum 6mm thickness. All external frames to be draught sealed and to have polythene foam fixed around the perimeter junction with the facing brickwork, and then sealed with mastic sealant. Drained and vented beads to be fixed to timber windows.
All glazing to comply with CP152.

STRUCTURAL STEELWORK All new structural steelwork supporting the 'structure' to be designed by Structural Engineer and calculations to be provided to substantiate sizes of steel sections and padstones for approval by Building Control Body. All steel beams supporting the structure to be painted with red oxide primer and encased in 12.5mm plasterboard and skim.

ROOF CONSTRUCTION All timbers to be minimum C24 grade;
100x47mm rafters @ 450mm max c/c's spiked to 100x75mm treated wallplate bedded in cement mortar at eaves,220x47mm ceiling joists @ 450mm max c/c's, 225x50mm ridge board, 175x75mm purlins, 225x50mm hip rafters secured at corners with dragon ties. Rafters to be tied across 3no ceiling joists running perpendicular to ceiling joists with 100x47mm cross ties to prevent spread. Insulation to ceiling comprising 150mm 'Rockwool Roll' insulation between ceiling joists and additional 150mm layer over joists at 90deg to first layer with12.5mm tapered edged plasterboard with taped joints and 3mm plaster skim. Cross ventilation to roof void formed with continuous eaves vent rafter roll and overfascia vents = 10mm continuous slot and ridge tile vents = 5mm. Overall construction to achieve "U" value of 0.15 W/m2K.
Concrete pantiles 35deg pitch type and colour to match existing dwelling.
All roof tiles to comply with Local Authority Planning Approval. All roof tiles to be fixed in accordance with manufacturer's recommendations/specifications taking into account roof pitch, local conditions and site exposure, on 38x 25mm softwood treated battens, on breathable membrane (Tyvek). Valley formed with GRP preformed valley sections or Code 5 milled sheet lead on 12.5mm thick WBP plywood lay boards.

ELECTRICS Electrical installation to be designed and installed in accordance with the latest amendments to the NICEIC and by a competent person as defined in Approved Document P of the Building Regulations.
Install mains powered self-contained and interconnected smoke alarms and heat detector to BS5839 and BS5446 Part 1 i.e. within 3m of bedroom doors within 7m of living room/kitchen doors. Extract ventilation fan to Ensuite to be 30 litres/second extract rating. Fans to discharge direct to outside. Energy light fitting to be fitted which only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Fluorescent lamps are suitable.

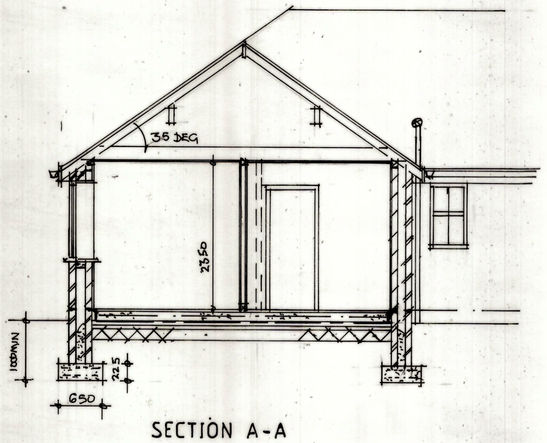
PLUMBING Foul drainage to connect to existing system subject to approval from the Building Control Body. Bath waste to have 40mm diameter trap and washbasin to have 35mm diameter trap all with 75mm depth of seal (mm of water or equivalent) to discharge into new trapped roddable gully. Gutters to be 115mm diameter with 63mm diameter downpipes or to client's requirements to connect to existing system. A branch discharge pipe should not discharge into a stack lower than 450mm above the invert of the tail of the bend at the foot of the stack. 100mm diameter pvc soil and vent stack to be relocated to new drain position and terminated, minimum 900mm above any adjacent openings (within 3m), with a wire mesh guard or other perforated cover and weathered with a Code 4 lead slate..

HEATING INSTALLATION Existing underfloor heating in Bedrooms 2 and 3 to be retained and additional room space to be heated with new radiators. Existing gas central heating and hot water boiler to be checked for suitability to provide energy efficient heat and hot water to additional rooms. Extend existing heating system and install thermostatic radiator valves to new radiators.
All gas installations to be carried out by a GASSAFE registered Heating Engineer.

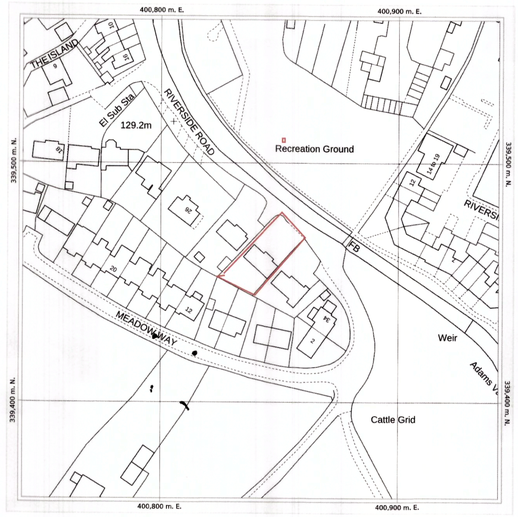
GENERAL This specification has been prepared for the purpose of attaining Building Regulation Approval Only. The Contractor is to check and verify all building and site dimensions/levels prior to commencement of site works and is to comply with all Building Regulation Legislation, British Standards, Manufacturers BBA Certificates and NHBC Standards etc whether or not specifically stated in this specification.

STATUTORY UTILITY SERVICES The person(s) owning the property will be responsible for notifying any Statutory Utility Service where a connection and/or alterations of any Statutory Utility Service is proposed. Where a public sewer is within 3m of any proposed or existing building, it will be the responsibility of the person(s) owning the property to obtain written approval for any 'build over agreement ', prior to works commencing on site. Severn Trent Water Ltd, Regis Road, Wolverhampton, WV6 8RU tel. 0345 2667930 email www.stwater.co.uk/sewerownership.

PARTY WALL etc ACT 1996 The above act is effective if any of the following circumstances apply:
a. The work is being carried out to or on the Party Wall
b. A new party wall / structure is being erected
c. Any new foundations project onto or below the neighbours land
d. New excavations (within 6m) are deeper than the neighbouring foundations
If applicable, the person owning the building upon which the proposed work is to be carried out (the Building Owner) will have a duty to inform the legal owner(s) of the adjoining premises (the Adjoining Owner(s)) of the work to be undertaken and obtain consent for that work. Notification of up to 2 months prior to commencement of works on site may be required in some circumstances and therefore you are advised to obtain further information as contained within the Party Wall etc Act 1996 - Explanatory Booklet from the Government website, www.communities.gov.uk, to establish your responsibilities and obtain consent prior to works commencing on site.



SECTION A-A



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Order Licence Reference: SP15717

0 m 10 20 30 40 50 60 70 m

Ground Scale: 1:1250
Bottom Left: 400742 339360 Top Right: 400942 339560
Center: 400842 339460
Area: 200m x 200m

30, RIVERSIDE ROAD, TEAN,
STOKE-ON-TRENT, ST10 4EE

Stanfords EST. 1853

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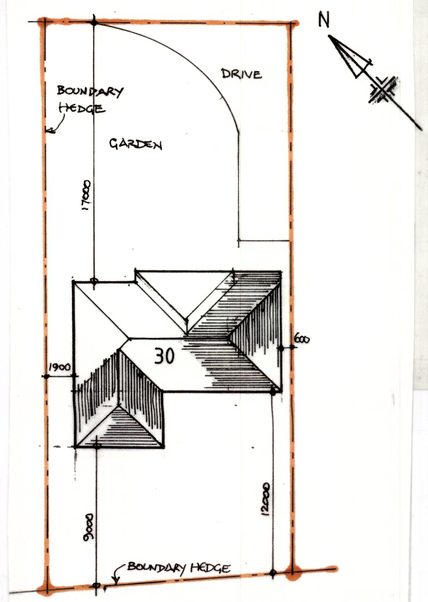

SITE BLOCK PLAN

TUDOR

BUILDING DESIGN AND SURVEYING SERVICES

36 LINNBURN ROAD

MEIR HAY

STOKE-ON-TRENT ST3 5RW

Project Description:

Single Storey Rear Extension at
30 Riverside Road, Tean, Staffordshire, ST10. 4EE

Client: Mr. & Mrs. M. Carr

Date: 24/07/2023

Scale: 1-50, 1-200, 1-1250

Drawing: Section, Site Plan, O/S Map and Specification

DRWG. No. T - 90 - 003 **Revision**

Revision