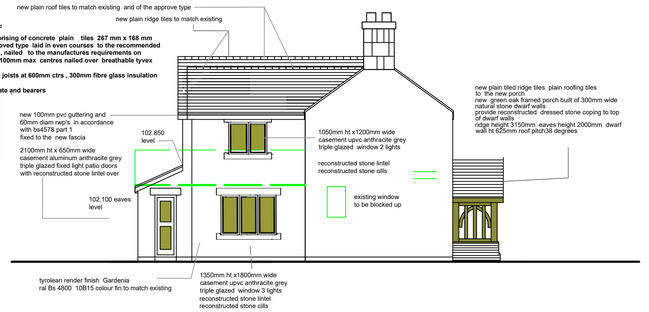


proposed east end elevation 1:100



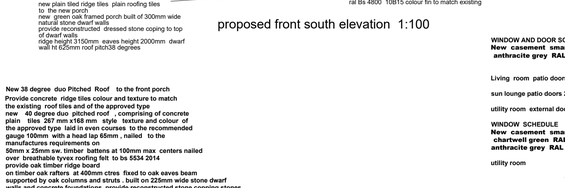
proposed north rear elevation 1:100



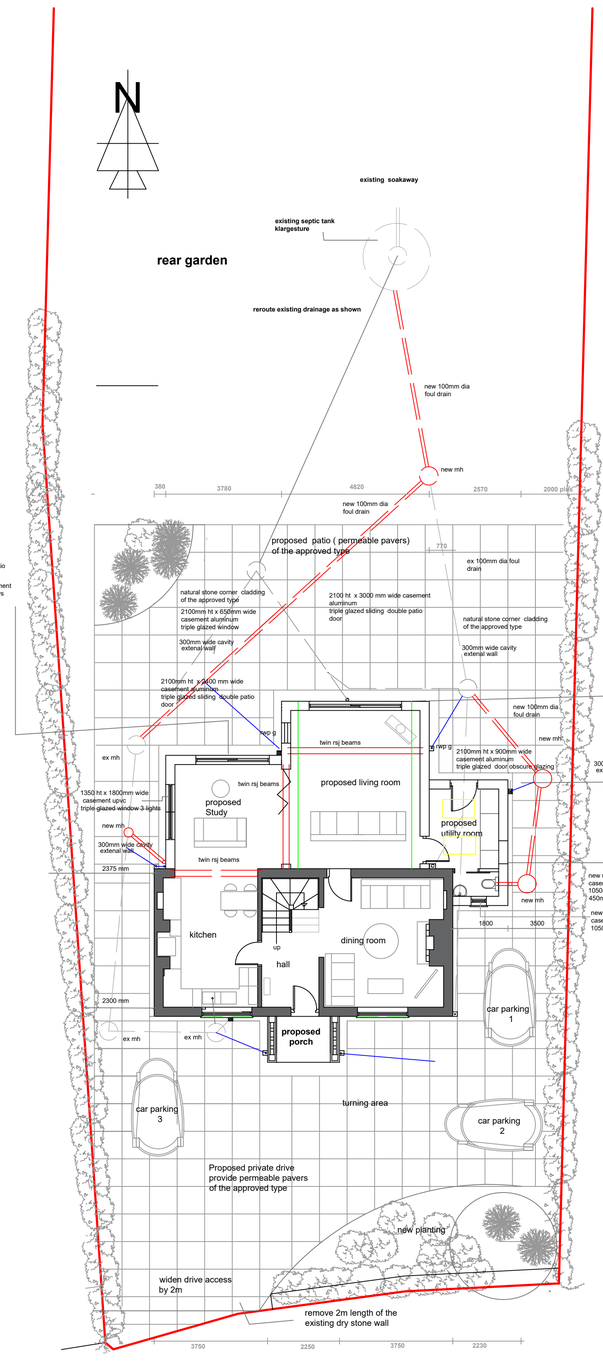
proposed west end elevation 1:100

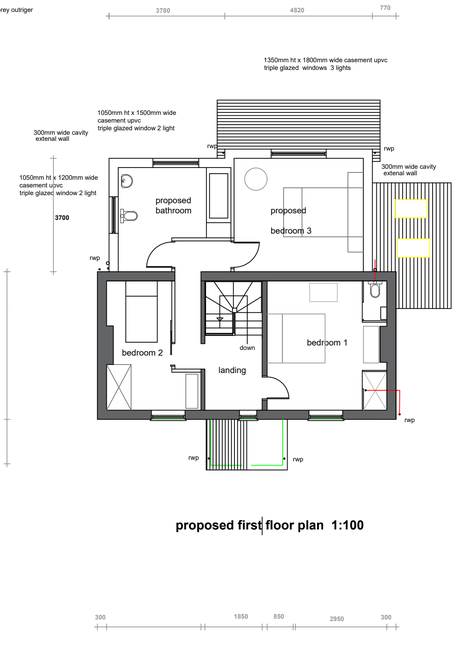


proposed section a - a 1:100

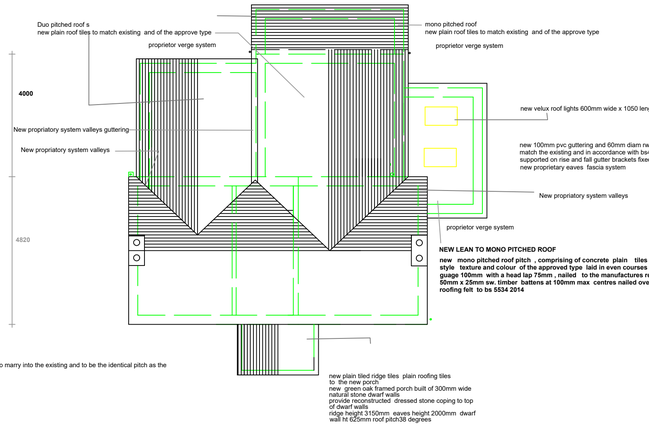


proposed front south elevation 1:100





proposed first floor plan 1:100



proposed roof plan 1:100

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

scale bar

SPECIFICATIONS

DEMOLISH
Demolish existing single storey rear extension

NEW DUO PITCHED ROOF S TO THE TWO STOREY REAR EXTENSIONS
Provide concrete ridge tiles colour and texture to match the existing roof tiles and of the approved type

new 40 degree duo pitched roofs , comprising of concrete plain tiles 267 mm x168 mm style texture and colour of the approved type laid in even courses to the recommended guage 100mm with a head lap 65mm , nailed to the manufactures requirements on
50mm x 25mm sw. timber battens at 100mm max centres nailed over breathable tyvex roofing felt to bs 5534 2014
on standard gang nailed roof truss's at max 600mm ctrs to bs5268
truss bracing in accordance to bs5268 part 3 truss clipped to the wall plate
provide 300mm fibre glass insulation in 150mm layers between and over truss bottom ceiling cord 12mm plasterboard and skim finish to provide a u value of 0.16 w/m2 o c

provide lateral restraint anchors to both gable ends @ 1500mm ctres
provide anchor straps fixed to the trusses's at ceiling and rafter level and hooked over the new wall plates and fixed to the masonry walls at nmt 1.5m centres

NEW LEAN TO MONO PITCHED ROOF to the single storey rear side extension

new mono pitched roof pitch , comprising of concrete plain tiles 267 mm x 168 mm style texture and colour of the approved type laid in even courses to the recommended guage 100mm with a head lap 75mm , nailed to the manufactures requirements on
50mm x 25mm sw. timber battens at 100mm max centres nailed over breathable tyvex roofing felt to bs 5534 2014
on 38mm x 150mm grade s3 timber rafters at max 600mm ctrs
nailed and bird mouth joint to the 75mm x 100mm timber wall plate at eaves level and built into the wall and rij web at the upper ends
provide 150mm kingspan insulation to the roof 100mm thick k7 laid between the rafters and 50mm k18 insulated plaster board and skim finish to the under side of the rafters , to provide a u value of 0.16w/m2 oc
provide lateral restraint anchors to both gable ends @ 1500mm ctres
provide anchor straps fixed to the rafter level and hooked over the new wall plates and fixed to the masonry walls at nmt 1.5m centres

VERGE
provide a ladder beam support , studs at 600mm ctres
provide a proprietary verge system projecting 150mm
supalux boarded under cloaking to underside of the tiles
cement mortar jointing as work proceeds

EAVES
new eaves proprietary system projecting 150mm
provide code 4 lead strip flashing's and soakers , lead apron covered flashing where new roof butts up to existing walls
provide proprietary system valleys to new roof
provide proprietary system central valley guttering
new 100mm pvc guttering and 60mm diam rwp's to match the existing and in accordance with bs4578 part 1 supported on rise and fall gutter brackets fixed to the new fascia

EXTERNAL WALL
the new external walls to comprise of 100mm blockwork outer leaf with a tyrolean render finish to match the existing and of the approved colour and texture finish .Bs4800 10b15
100mm cavity between partially filled with 50mm foiled back rigid urethene insulation thermal conductivity 0.023 w/mk and a 100mm 7.3 n/mm2 concrete block inner skin .
denlight dense blocks 3 percent moisture content 0.42wmk thermak conductivity ,1600kg density and tied to gether with steel wired ties complying with plastic retainers compliance with EN845BBA CERT NO 0314072
plaster board dry lining and skim finish all to provide a u value of 0.28 w/m2 degree c
provide therma bate cavity closures and cavity trays to openings in the cavity walls
provide horizontal dpc nlt 150mm above finish ground levels

GROUND FLOOR
75mm sand and cement screed on
125mm concrete reinforced floor slab grade c35 on 1200guage visqueen water proof membrane on 150mm rigid foiled back urethene insulation on made up 50mm sand and150mm layers of hardcore , u value 0.25w/m2 k

New 38 degree duo Pitched Roof to the front porch
Provide concrete ridge tiles colour and texture to match the existing roof tiles and of the approved type
new 40 degree duo pitched roof , comprising of concrete plain tiles 267 mm x168 mm style texture and colour of the approved type laid in even courses to the recommended guage 100mm with a head lap 65mm , nailed to the manufactures requirements on
50mm x 25mm sw. timber battens at 100mm max centers nailed over breathable tyvex roofing felt to bs 5534 2014
provide oak timber ridge board
on timber oak rafters at 400mm ctres fixed to oak eaves beam
supported by oak columns and struts , built on 225mm wide stone dwarf walls and concrete foundations provide reconstructed stone copping stones to the top of the dwarf walls
rafters to be oak t and g board finish

provide sand and cement floor screed to receive natural stone flags
built on conc floor as previously described

provide code 4 stepped flashing where new roof butts upto the existing wall

WINDOW AND DOOR SCHEDULE
New casement smart aluminium type door frames anthracite grey RAL 7016 FIN

Living room patio doors 2100mm x 3000 sliding 2 lights

sun lounge patio doors 2100mm x 2400 sliding 2 lights

utility room external door 2100mm x 900mm obscure glazing

EXTERNAL WINDOWS AND DOORS refer to window and door schedule
New casement smart aluminium upvc type window and door frames anthracite grey RAL 7016 FIN made from standard sections rebated to recieve 28mm k glass double glazed units comprising of 4mm glass with 20mm sealed cavity between filled with argon gas Glazing also to be toughened glazing to comply with part n of the building regulations and where the floor to cill height is less than 800mm U value 1.6 w/m2k

WINDOW SCHEDULE
New casement smart upvc type window frames chartwell green RAL 6021 anthracite grey RAL 7016

utility room	1050mm x 600mm velux roof lights	2 no
	1050mm x 450mm high level chartwell green	
	1050mm x 500mm window chartwell green	
Study	1350mm x 1800mm	3 light anthracite grey
living room	patio window 2100mm x 650mm fixed one light anthracite grey aluminium frame	
bedroom3 windows	1350mm x 1800mm anthracite grey	3 lights
bathroom	1050mm x1200mm	2 light anthracite grey
	1050mm x 1500mm	3 light anthracite grey

Means of escape from a window where required provide a minimum of 450mm wide x 750mm height window opening and the cill height to be less than 1100mm above finished floor level
Provide window boards , draft excluders linings, level access door thresholds and aluminium cills
provide ground floor doors and windows frames and panels to comply with PAS24-2012 Security to resist opportunist attack,
provide velux double glaze safety glass roof lights in positions shown 600mm x 1050mm include for lead flashing around the window

DRAINAGE ABOVE GROUND Waste pipes above ground to be in accordance with part H of the building regulations and to BS 454
Provide 75mm deep sealed traps
32 mm diameter waste pipes to the hand basin and a 40mm diameter shower waste pipe discharging into existing soil stack via a collar boss
New wc trap connection discharging into a existing 100mm branch drain via the existing soil and vent stack and boss connection in position shown .

DRAINAGE BELOW GROUND LEVEL
Provide new hepworth super slave 100mm diam surface and foul independant drains, fittings to BS 65198.
Laid to falls of nqt 1;40 on a granular bed , connecting to the new and existing manholes and soakaways as shown
New inspection chamber upto 1200mm deep in polypropylene (using a proprietry system) provide light weight covers and frames 450mms 600mm heavy duty frames on driveways Provide a concrete base and weak mix surrounds frames to be set into paving
Provide 150mm x 150mm cast iron water gullies where shown 100mm outlet discharging into new drain discharging into existing soil stack via a collar boss
provide 150mm x 150mm back inlet gulley collecting kitchen waste 100mm outlet discharging into new foul drain discharging into new manhole
New inspection chamber collecting wc, bath and hand basin waste as shown via a 100mm dia foul drain

All drains passing under buildings to be surrounded in 150mm gravel drainage media
All drains passing through walls to be provide with lintels over
Provide roding guillies and roding access where shown

VENTILATION
provide rapid ventilation to all habitable rooms 1;20 th of the floor area
Provide 10000mm/sq trickle vents to the new habitable rooms bedroom windows
Light emittance to all habitable rooms 1;10 of the floor area
Provide humidity sensitive ceiling mounted mechanical extractor fans bathroom 15 lt/sec operated via the light switch three air changes per hour , ducted to the outside via a roof ventilater tile 15lt/per sec extractor fans to the utility room

FIRE PROTECTION
Every cavity barrier should be constructed to give at least 1/2hr fire resistance which is to be provided in all cavities

Smoke detectors to be Grade A Category LD3 located in all circulation spaces that form part of escape routes in accordance with BS 5839-6:2004 and to comply with BS 5446-1:2000.
Heat detector to be located in kitchen and to be linked to smoke detectors and to conform to BS 5446-2:2003.
Provide detection in rooms open plan with a standby power supply.
For surface spread of flame, walls and ceilings to be class 1 in escape areas to achieve class 'O'.
All other areas to achieve class '1'.Surface spread of flame to conform to BS 476-7:1997)

hot and cold water supply
mains cold water takes from the existing supply
New hot and cold water supply takes from the existing supply to the new bathroom and utilitiity room
provide thermostatic control mixer taps and showers set at a max of 48 degree c
ensure all pipe work and metal fittings are earth bonded in accordance with current regulations

All electrical work to be carried out by an NICEIC or ECA registered electrician who is qualified to certify / compliance with part P of the building regulations 2002 (electrical installations)

ELECTRICS
Provide low energy light bulbs with lamp holders toat least three habitable rooms.

HEATING AND HOT WATER supply from existing heating system
provide new radiators fitted with thermostatic valves and the heating system is to be thermostatic controlled.

All materials and workmanship to be in accordance with
Building regulations ? BS8000 and all relevant British Standards and Codes of practise including to comply with CDM regulations
On completion leave the site clean and tidy free from all builders rubble and redundant materials All details dimensions to be verified and agreed prior to ordering and construction of materials
refer to spot items on the drawing
this drawing to be read in conjuction with drg no 10/11/1 d, 3d, 4d and 5d
refer to details mechanical engineering and electrical drawings by others
refer to details and specifications by others
refer to truss suppliers for truss design

Planning Drawing

Proposed rear extension forming ground floor living room and study, first floor bedroom and bathroom single storey utility side extension and front porch

Nettlebeds House off Woodhouse Lane Biddulph Moor

Staffordshire Moorlands st8 7rn

Messrs Mr and Mrs R & S Valentine

drawing no 10/11/02/d Scale 1;100 metric A1 paper size

Date 10th Nov 2022
rev a 12/12/2022 introduced north point and scale bar
rev b 24/12/2022 bedroom two storey extension to be a vaulted ceiling introduced parallel cord truss's , bedroom window size alterations
rev c 04/04/2023
rev d 04/09/2023 revised layout supercedes all other drawings