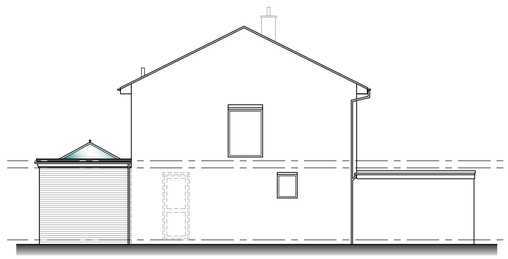
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Contractor to check site for any utility locations that may affect any proposals prior to commencement on site
Contractor to check any site dimensions prior to commencement on site

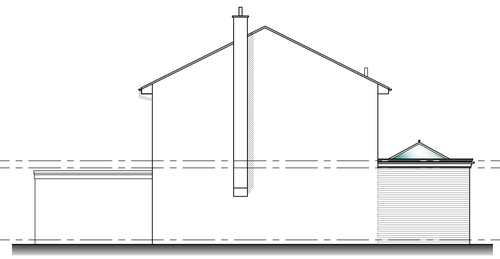
Rev.	Drawn	Comments	Date



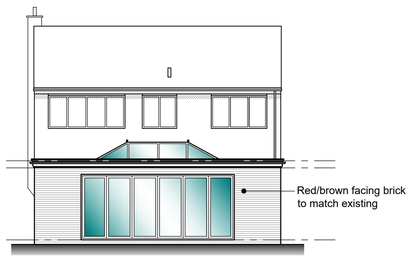
Proposed side elevation
Scale 1:100



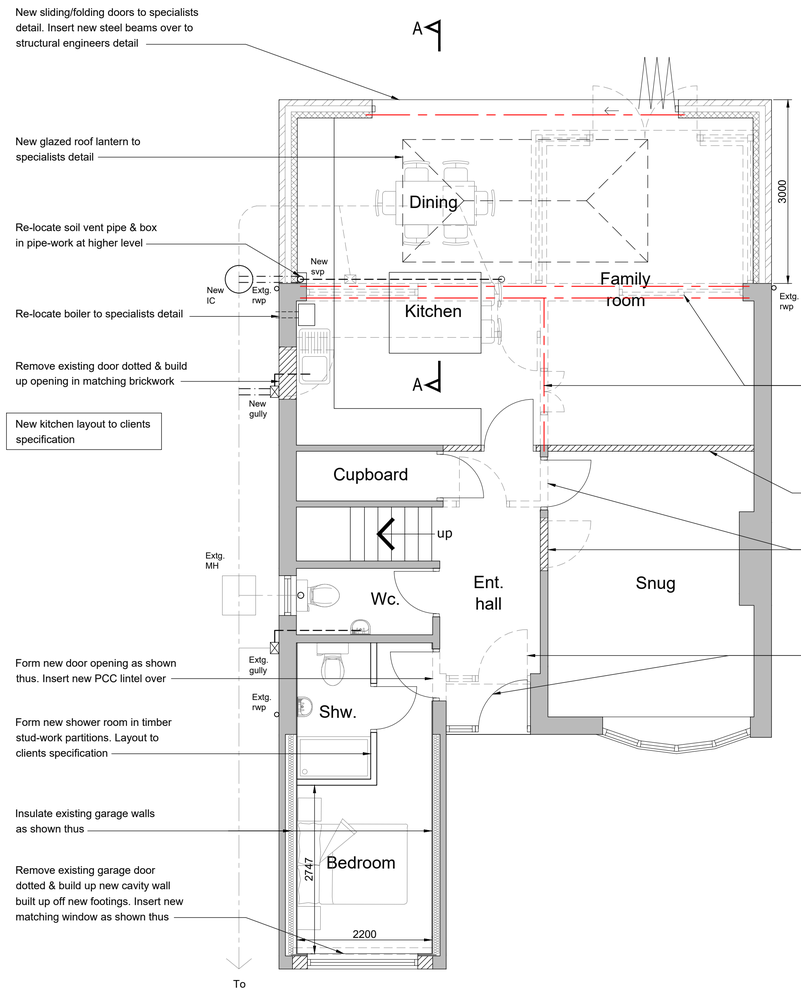
Proposed front elevation
Scale 1:100



Proposed side elevation
Scale 1:100



Proposed rear elevation
Scale 1:100



Proposed ground floor plan
Scale 1:50

WINDOWS
All new windows to be glazed to achieve a max U value of 1.4 w/m2k in accordance with BS6262 and for safety glazing BSEN 12150.

REGULATION K4 (Safety Glazing)
Glazing in critical locations should be in accordance with the requirements outlined in Approved Doc. K4

RAINWATER
New rainwater goods where necessary to be round section upvc 115 mm dia half round eaves gutters and 63 mm dia rainwater downpipes fixed in positions shown to discharge into new trapped storm water gullies where required. Rainwater goods to be BS4514. New rainwater pipes to connect in new storm gulley with combined rodding access, with stoneware bends and 150 mm concrete bed and surround. Fit cast iron grating and frame to gulley.
If storm water does not connect into existing drainage system then provide new via 1100 mm dia soakaway min 4.6 m away from any building or boundary and to be 1000 mm deep below lowest incoming invert. To be filled with clean stone or broken bricks with top soil replaced.

EXISTING DRAINAGE
All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

NEW DRAINAGE
All new drains to be 100 mm dia Hepworths supasleeve vitrified clay pipes laid in straight lines at 1 in 40 m falls on trimmed trench bottoms with flexible joints, backfilled with selected as dug materials.

GENERAL NOTES
All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work.
All structural timber shall be C16 stress graded and pressure impregnated with an approved preservative.

All new electrical work is to be designed installed, inspected and tested in accordance with BS7671:2001 or an equivalent standard.
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.

Allow for altering & extending existing heating, plumbing & electrical installations as required for proposed works all carried out in accordance with latest regulations & standards. All new light, socket & radiator positions to be agreed with client

FOUNDATIONS
Concrete strip foundations under external walls to be 600 x 225 mm. If ground conditions at foundation level are unsuitable then foundations should be laid at an increased depth or the use of one layer b503 reinforcement mesh with min 50 mm concrete cover in foundations to approval of Local Authority Building Control.
Build internal walls in positions shown to be of 100 mm concrete blocks built up off concrete commons below ground off 450 x 225 mm foundations, where shown. Walls to be plastered both sides as required with lightweight Gypsum plaster. Provide 3 no. courses of facing brickwork below ground level and concrete common brickwork for all walls below ground level with a weak mix concrete up to 150 mm below dpc in cavity. Non load bearing internal walls that are not taken down to foundation level are to be built up off thickened out floor slab 400 x 225 mm.
New foundations shown on this drawing have been shown at the minimum required depth of 1000 mm below ground level. If upon excavation it is found that ground conditions at this level are unsuitable then foundations shall be laid at an increased depth on adequate load bearing strata. Final depth of foundations to be approved by Local Authority Building Control Department & shall take into account any influencing effect of tree roots on or adjacent to site.

SANITARY
New sanitaryware to be Clients choice of wash hand basin and WC. Wash hand basin to have 32 mm dia pvc waste pipe with a 76 mm dia deep seal trap and WC to have 100 mm dia pvc waste pipe with a 50 mm deep seal trap. All to be connected into svp back inlet gulley or manhole. See drawing for position and runs of pipework.
Also shower tray to have 75 mm deep seal trap with 50 mm dia upvc waste pipe.
Provide 40 mm upvc waste pipe to new kitchen sink to be connected to a back inlet gulley via 76 mm deep seal trap.

Provide new 100 mm svp in position shown to collect waste from sanitaryware. Connection of bath waste pipe into svp to be min 200 mm below connection of WC, svp to connect into main drains via slow radius curve (min 300 mm radius) and to cease 900 mm above head height of nearest window - head of pipe to be connected to a tile terminal with flexible hose connector. Provide lead collar at junction of roof where svp terminates roof structure. Box in svp as shown with 12.5 mm plasterboard, filled and taped joints with skim finish, provide glass fibre insulation to lag pipe.
Air admittance valves to be fitted to soil pipe in a position not liable to freezing, above the flood level of the highest sanitary fitting being served.

VENTILATION
Provide mechanical extract ventilation in kitchen capable of extracting at a min rate of 60 litres per second and trickle ventilation installed at head of windows capable of min 4000 mm2 clear air opening. Also provide mechanical extract ventilation to en-suite capable of extracting at a min rate of 15 litres per second. Where no opening light is available operated intermittently with light switch with a 15 min overrun facility. Provide 100 mm dia upvc pipe terminating with grille built into external wall.

CEILINGS
12.5 mm plasterboard and skim, taped and filled joints with plaster skim finish.

GROUND FLOOR
Ground floor construction is to comprise of 50 mm sand/cement screed laid on separating layer of polythene DPM on 100mm rigid board PIR insulation and 25mm thk insulation turned up at edge of slab to avoid cold bridging on damp proof membrane lapped into DPC all over 100 mm concrete ground floor slab on 1200 guage viqueen all laid on 50 mm sand blinding on 150 mm well compacted sulphate free hardcore.Ground floor to be constructed to achieve a maximum U value of 0.18 w/m2k.

STEELWORK
See Structural Engineer's drawing for all steelwork calculations and details if provided otherwise, all steelwork to sit on three course deep RC padstones min 450 mm long and encased in 12.5 mm plasterboard and skim. All beams as purlins in roof space to have 100 x 75 mm wall plate bolted at max 900 mm cts to beam.

LINTELS
Provide prefabricated Catnic Cougar steel lintels open backed to BS5977 Part 2 1983 with corrosion protection and continuous integral insulation. Installed in accordance with the manufacturers recommendations, on a mortar bed, allowing a nominal 150 mm bearing at each end. Provide weep vents to lintels outer leaf complete with stop ends.

EXTERNAL WALLS
New cavity wall construction to comprise of 102.5mm facing brick with a 100mm structural cavity. Fix 90mm thk rigid board insulation (Thermaclass Cavity Wall 21 or similar) - inner skin of 100mm thick Tarmac Hemelite or similar approved, plastered with 13mm lightweight Gypsum plaster. Provide min. 6 no/m2 (750mm c/c horizontally & 450mm c/c vertically closing to 225mm at reveals) DD140-2 stainless steel wall ties complete with insulation retaining clips.
External walls to be constructed to achieve a maximum U value of 0.18 w/m2k. cavity tray dpcs to be built into walling over all vents, air bricks, lintels, service boxes and anything that crosses the cavity with weep holes every third perpend. Provide cavity tray to top of cavity wall insulation in gables. Close cavity at eaves with a fire resistant material.

DAMP PROOF COURSE
Provide and fix new vertical and horizontal dpcs to all jamb and cill losers.
DPC to BS743 to all walls min 150 mm above ground level. Alreflex 2L2 or other approved insulated cavity closer to all cavity returns at external openings or similar to eliminate cold bridging.

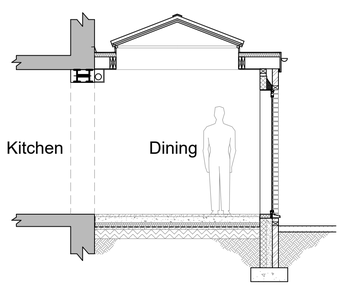
CONCRETE
Shall be in accordance with NHBC standards of as required by an Engineer or Control Officer.

TIMBER PARTITIONS
Construct new partition walls in positions shown to be of 75 x 50 mm softwood vertical studs at max 450 cts. 75 x 50 mm softwood noggins fixed horizontally at max 600 mm cts. Provide 25 mm thick isowool acoustic partition roll (1200) insulation quilt between and finish both sides with 12.5 mm thick gyproc wallboard ten plasterboard with filled and taped joints and skim finish.

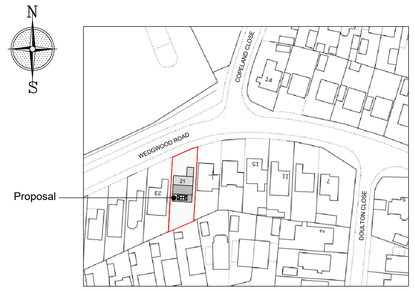
The internal wall between bedrooms or a bedroom containing ensuite & any other room to be sound insulated in accordance with Approved Doc. E. Provide 2 or more layers of plasterboard (each layer having 10kg/m2) on each side of the frame with a min distance between linings of 75mm. Alternatively provide 100mm mineral wool batts (10kg/m3) or quilt in the cavity with a single layer of plasterboard (10kg/m2) each side of the frame.

WARM ROOF
EDPM roofing finish to specialists detail on celotex GA4000 on firrings laid to falls on C16 50mm x 150mm flat roof joists (or deeper pending steel calculation depth) spaced at max 450mm cnts,-12.5mm foil backed plasterboard & skim ceiling finish.
Boards fixed in accordance with manufacturers recommendations, where boards butt together bed onto twin beads of vapour sealant boards laid with plywood uppermost with staggered joints.

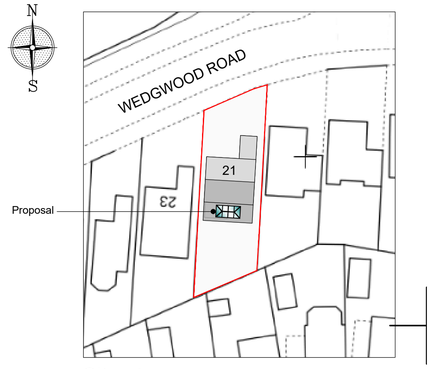
Roof to be constructed to achieve 0.15 w/m2k



Proposed section A-A
Scale 1:50



Site location plan
Scale 1:1250



Site plan
Scale 1:500

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PLANS & EXTENSIONS

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Client
MR & MRS TRANTER

Project
PROPOSED ALTERATIONS & EXTENSION TO
21 WEDGWOOD ROAD,
CHEADLE,
ST10 1LD

Title
PROPOSED PLANS

Status
PLANNING PERMISSION

Date SEPTEMBER 2023 Drawn ME

Scale @A1 AS SHOWN Checked

Project No 100-02 Drawing No. Rev

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