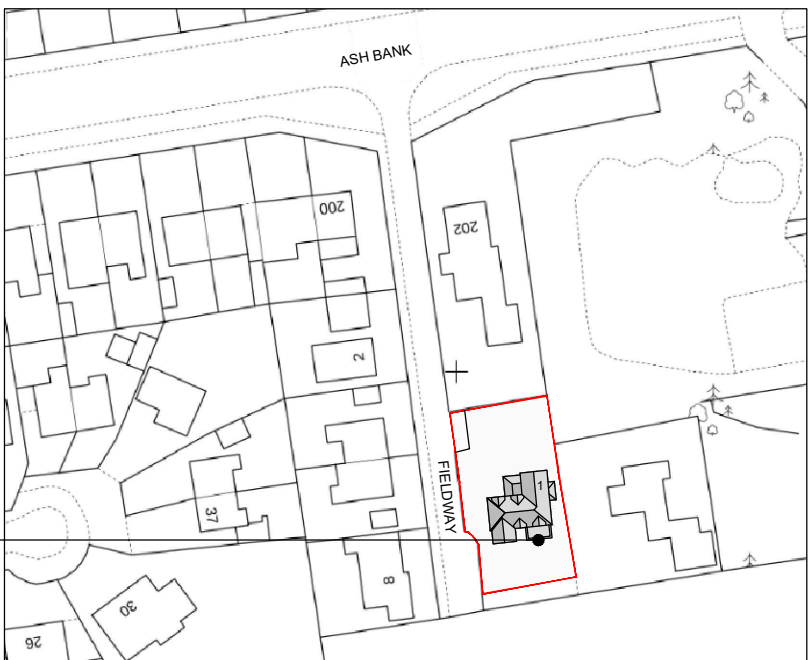
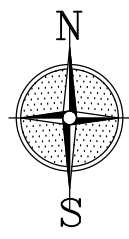


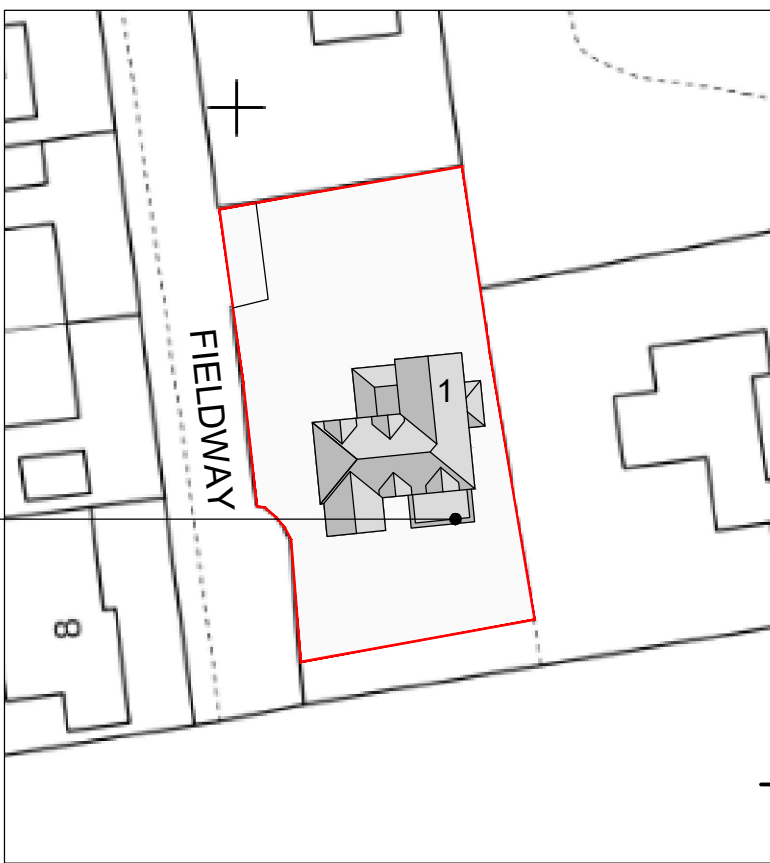
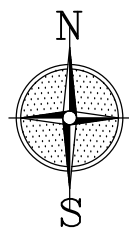
Copyright of this drawing is vested in the Designer and it must not be copied or reproduced without consent.
Contractor to check site for any utility locations that may affect any proposals prior to commencement on site
Contractor to check any site dimensions prior to commencement on site

Rev. Drawn Comments Date



Site location plan

Scale 1:1250



Site plan

Scale 1:500

Reproduced from the
Ordnance Survey map with the permission of Ordnance
Survey on behalf of The Controller of Her Majesty's
Stationery Office
Licence No. AL 100001834

ME DESIGN SOLUTIONS
PLANS & EXTENSIONS

Tel: 07391714290
Email: info@MEDesignsolutions.co.uk
www.MEDesignsolutions.co.uk

Client
MR & MRS LEIGH

Project
**PROPOSED ALTERATIONS &
EXTENSION TO
1 FIELDWAY,
ASH BANK,
ST2 9ED**

Title
PROPOSED PLANS

Status
PLANNING PERMISSION

Date
MAY 2024

Drawn
ME

Scale @A1
AS SHOWN

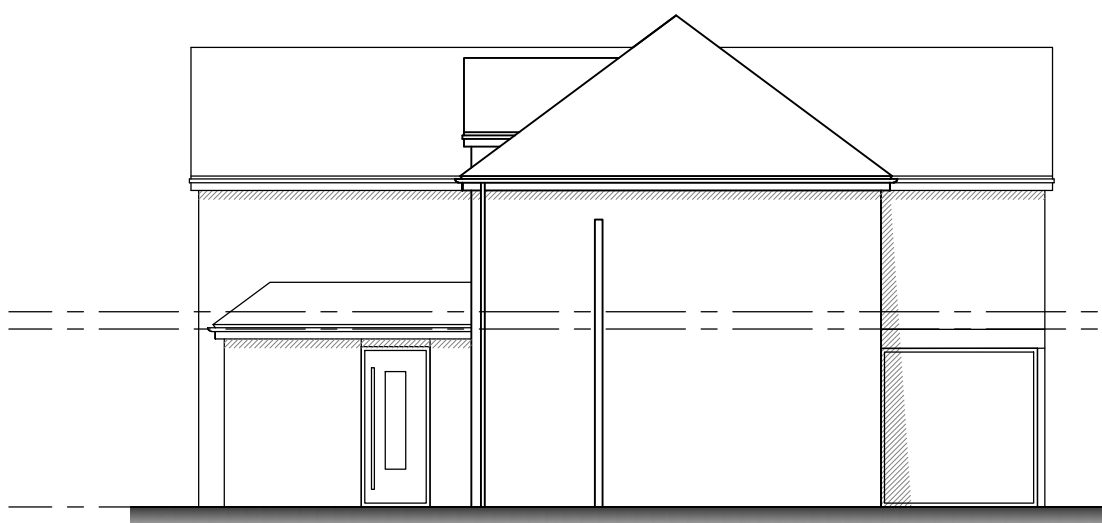
Checked

Project No
100-02

Drawing No.

Rev

Copyright ©ME Design Sol. 2019. All rights reserved.



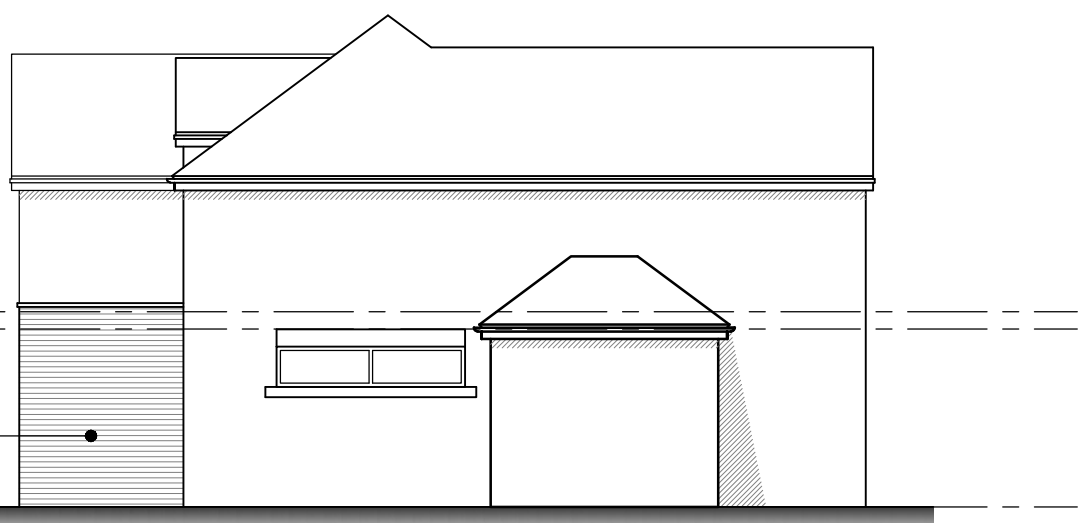
Proposed side elevation

Scale 1:100



Proposed rear elevation

Scale 1:100



Proposed side elevation

Scale 1:100

Red/brown facing brick
to match existing

WINDOWS

All new windows to be glazed to achieve a max U value of 1.4 w/m2k in accordance with BS6282 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 gully with combined rodding access, with stoneware bends and 150 mm concrete bed and surround. Fit cast iron grating and frame to gully. 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

VENTILATION

Provide trickle ventilation installed at head of windows capable of min 4000 mm2 clear air opening.

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.

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.

DAMP PROOF COURSE

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

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 thick 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 gauge viqueen all laid on 50 mm sand blinding on 150 mm well compacted subgrade free hardcore Ground floor to be constructed to achieve a maximum U value of 0.18 w/m2k.

EXTERNAL WALLS

New cavity wall construction to comprise of 102.5mm facing brick with a 100mm structural cavity. Fix 90mm thick 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.

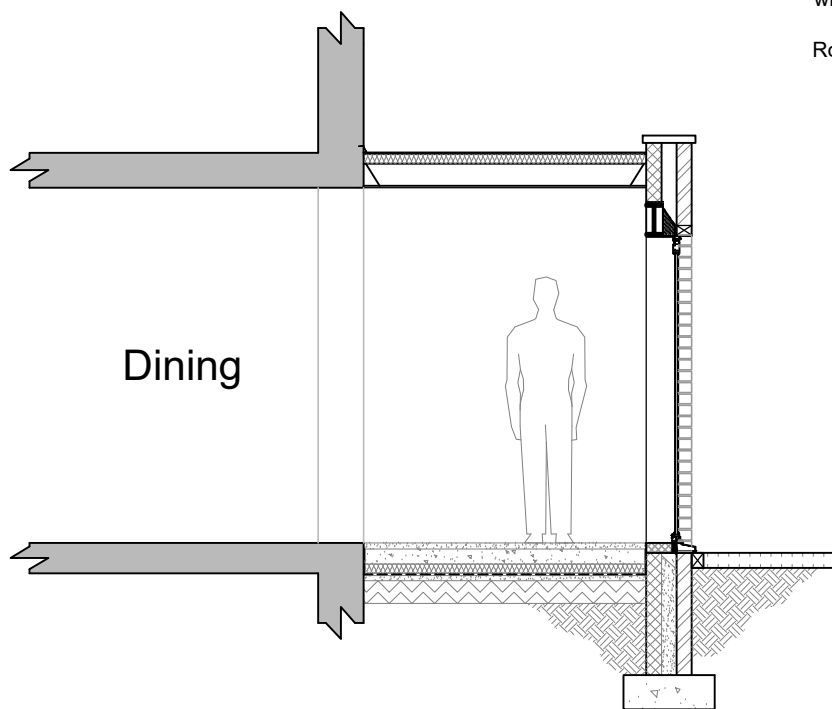
CONCRETE

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

WARM ROOF

EDPM roofing finish to specialists detail on celotex GA4000 on firings laid to falls on C16 50mm x 145mm 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



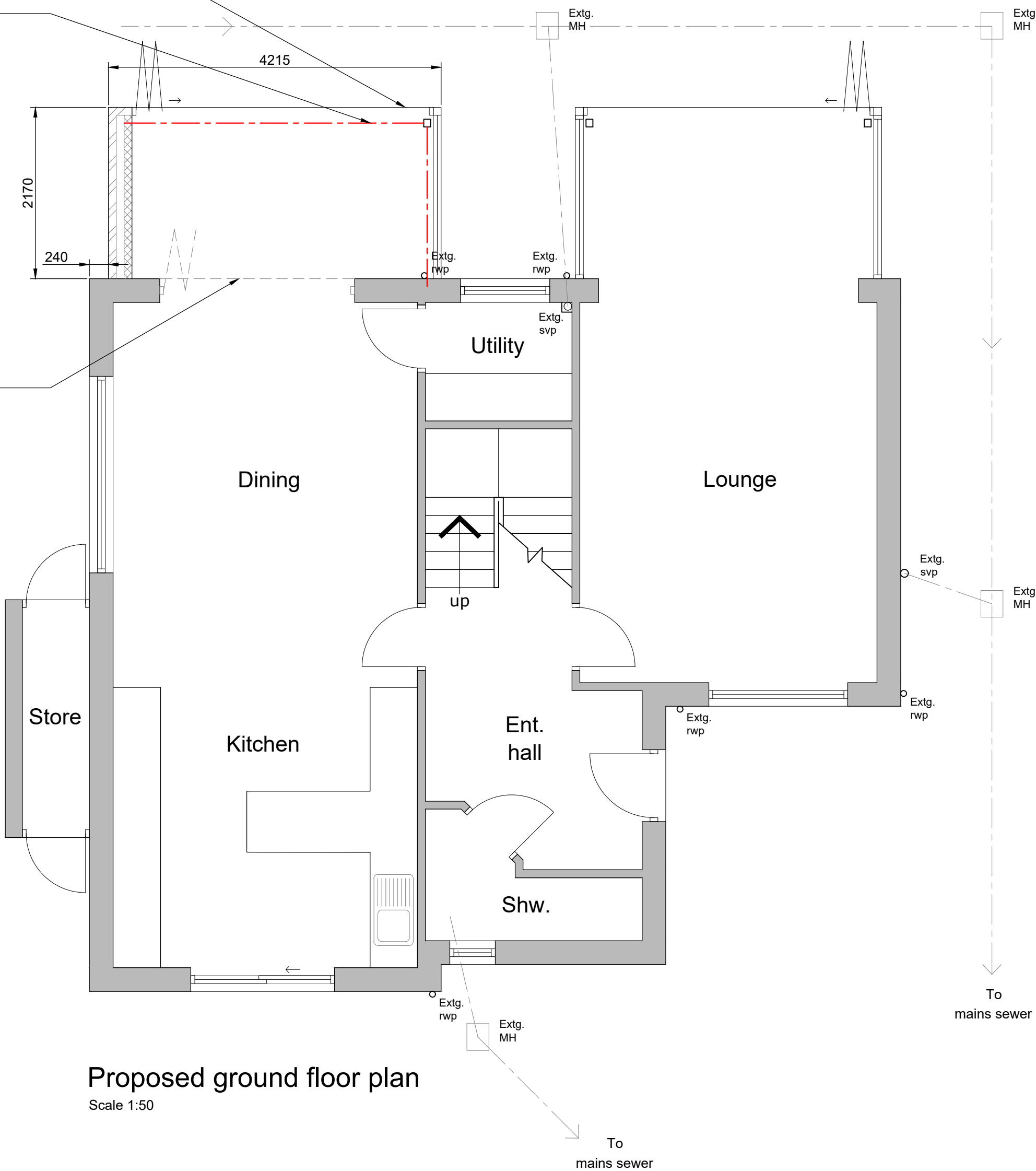
Proposed section A-A

Scale 1:50

New glazing to specialists detail.
Glazing to have flush thresholds and
new perimeter drainage to be fitted to
manufacturers recommendations

New steel post & beams over to
structural engineers detail

Remove existing patio
sliding/folding doors shown dotted



Proposed ground floor plan

Scale 1:50