

Internal electrical and plumbing specifications have not yet been shown. Client to confirm positions of existing / proposed and agreed between client, contractor and architect.

Install new skirting boards to extension, skirting's to match those existing white in colour.

Note: Foundations (shown thus) to existing walls to be exposed and inspected by Building Inspector to confirm suitability of additional loading from new first floor construction.

Remove and cart away sections of existing internal walls / ribs shown dashed (---) and install new steelwork over (shown thus ---) to suit structural engineers calculations / details. Ensure existing structure is securely propped prior to removal of existing materials.

50mm Vented air space.
4x150mm Timber framework with a strip of EPDM Membrane applied behind each stud.
100mm Kingspan Kooltherm K112 Foiled back insulation between studs.
100mm Asbestos concrete block inner leaf (k-value = 0.19W/mK).
Minimal cavity as per existing footprint / masonry, internally finished with 37.5mm Kingspan Kooltherm K118 Insulated plasterboard and skim.
102.5mm Facing brick outer leaf to match existing.

PLAN VIEW OF NEW EXTERNAL WALLS OVER EXISTING

New internal wall key:

- Facing brick wall
- Blockwork wall
- Stud partition wall
- Materials removed
- Existing walls retained

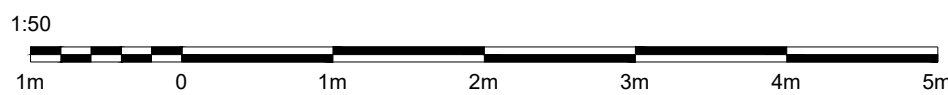
Contractor to expose existing on site drainage to determine current runs and whether existing drainage is combined or on a separate system prior to commencement of works. Current proposals show a combined system, should existing be a separate system then the drainage proposals will need to be revised to suit.

Proposed external works, patio etc to be discussed between client and contractor.

Neighboring Dwelling

Existing inspection chambers to side elevation to be exposed by contractor to determine / familiarise surfaces with the existing setup prior to commencement of works.

GROUND FLOOR PLAN (as proposed)



NOTE:

NB. all dimensions to be checked on site prior to commencement of work and not to be scaled from this drawing, where specific materials have been specified these can be substituted for alternative approved materials with the same performance criteria to the specification of the local authority, nb these materials must have obtained a bba certificate.

GENERAL NOTES

All work to be carried out in accordance with current Building Regulations Approved Documents, together with all relevant British Standards and Codes of Practice to the satisfaction of the respective Building Control Officer.

It remains the responsibility of the Building Contractor to ensure that all components and materials used are of specification and size etc. appropriate to the proposed application and are installed/used in strict accordance with the relevant manufacturer's recommendations.

Positions of any services and drains etc. are assumed only. The investigation/research and excavation of the same remains the responsibility of the Building Contractor.

Contractor to expose existing drainage to confirm existing set up, proposed drainage is based on a combined system as shown on the drawings. Remove and replace existing drains where required, install new external drainage system to approx layout shown on drawings, should an alternative proposal be a better solution following commencement on site / exposing existing then this should be agreed between client, design team and building control.

INTERNAL DOORS

Internal Doors: 38mm NFR, paneled doors (or similar, TBC with client). Doors to come with an internal, 3Pc assembled, NFR SW door frame 45x103F. Doors hung using 3no. H105 lift off hinges. Ironmongery: To clients specification.

DECORATION (INTERIOR FINISH)

Walls and plasterboard ceilings: Three coat emulsion paint throughout.
Woodwork: Three coat gloss finish / matt varnish as required.
Wall tiles, floor tiles and carpet specification to be confirmed by client.

FITTINGS

Heights of all switches and sockets outlets for lighting and other equipment in habitable rooms should be confirmed by client.
Contractor to ensure that all components and materials used are of specification and size etc. appropriate to the proposed application and are installed/used in strict accordance with the relevant manufacturer's recommendations.

FIRE PROTECTION TO STRUCTURAL STEELWORK

All structural steel beams supporting walls and floors to be encased in one No. layer of 15mm Gyproc Firecase protection board fixed with Gyproc screws and staples to provide minimum 30mins fire resistance. Three sided beam protection to incorporate timber soldiers fitted between beam flanges at max 1200mm centres. Boards to be installed in strict accordance with the manufacturers recommendations. Boards to receive 2.5mm plaster skim coat finish or to be coated in intumescent paint to provide 30mins fire resistance in accordance with manufacturers recommendations

MISCELLANEOUS JOINERY

(interior finish):

Mouldings to clients specification, including: skirting, architrave & bullnose window boards.

INTERNAL LIGHTING

A minimum 3 of 4 new light fittings within the proposed development to be energy efficient. Internal fixtures and fittings to be agreed between client and contractor.

CEILINGS

Ceiling constructions to be fully imperforate throughout, any penetrations to be suitably fire stopped with appropriate proprietary system to the satisfaction of Building Control. Ceilings to achieve 1/2 hour fire resisting construction as detailed above. Vapour check layers to be provided as necessary.

ELECTRICAL SAFETY

(TO BUILDING REGULATIONS, PART P 2005, ELECTRICAL SAFETY)

NB All work LABC notifiable. Electrical certificate shall be issued to Building Control on completion of works. All electrical installations to be in strict accordance with: (including design, installation, inspection and testing) BS 7671:2018+A1:2020 requirements for electrical installations. IEE wiring regulations. (BS 7671:2001), (AMD 13628) & (AMD 14905).

Internal switches / socket outlets in habitable rooms to be positioned between 450mm and 1200mm from finished floor level.

Fire detection and alarm system to be installed, to be grade D2 Category LD3 standard in accordance with the relevant recommendations of BS 5839-6. Smoke alarms should be mains operated and conform to BS EN 14604, with heat alarms to conform to BS 5445-2 (also mains operated), and all alarms should have a standby power support (battery or capacitor), to conform to BS 5839-6. Smoke alarms should be provided to circulation spaces at all levels, to satisfy Requirement B1

PLASTERING WORKS

All joints in boards to receive self adhesive Gyproc joint tape. Plaster skim coat to be applied in two even coats to a maximum thickness of 3mm. The manufacturers instructions should be followed at all times in respect of storage, preparation, application and finishing. All internal plaster works is to be in accordance with BS EN 13914-2:2016.

STRUCTURAL STEELWORK

Structural steelwork to be in accordance with BS EN 1994-1-1:2004 and installed to support walls and floors in locations indicated on the drawings. Ends of beams built into masonry walling to be restrained and sit on concrete padstones. Calculations and details to be approved by the local authority. See Structural Engineers drawings and calculations for details. Steelwork to be clad in 12.5mm gypsum plasterboard.

FLAT ROOF CONSTRUCTION TO REAR

Roof finish to comprise of Polyroof cold applied liquid roofing membrane on 18mm WBP grade Polyroof approved plywood laid over minimum 70mm softwood firings to minimum 1:80 falls supported on 47x170mm C24 joists with 150mm Kingspan Kooltherm K107 insulation on Polyroof approved vapour control layer.

Polyroof membrane and all associated construction is to be installed by a Polyroof certified installer in strict accordance with the manufacturers instructions, details and recommendations.

Fall

Flat Roof

PITCHED ROOF CONSTRUCTION TO FRONT OF GARAGE

Pitched roof over front section of garage to be a Trussed Rafter style roof, designed by specialist manufacturer. Design to be forwarded to building control for approval. New roof tiles to match and align with those existing. New roof pitch to match and align with rear slope to existing dwelling.

Cedral Click Composite cladding panel installed as per manufacturers specification / guidelines.
38mm (min32mm) Vented air space.
50x20mm Timber battens with a strip of EPDM Membrane applied behind each batten.
TLX UV25 Heavy Duty Breathable Membrane to BS EN 13889-1: 2014.
100x50mm Timber framework forming dormer cheeks.
100mm Kingspan Kooltherm K107 Foiled back insulation between studs with 62.5mm Kingspan Kooltherm K118 Foiled back insulated plasterboard to inside face with 3mm skimmed finish.

PLAN VIEW OF DORMER CHEEK WITH CLADDING

FLAT ROOF CONSTRUCTION: (cold roof over dormer roof)

62.5mm Kingspan Kooltherm K118 foiled back insulated plasterboard and skim under on vapour control layer on new 47x150mm C24 grade timber flat roof joists at 400mm centers, strutting between joists should be used if the span exceeds 2.4m to restrict joist movement and twisting. 100mm Kingspan Kooltherm K107 foiled back insulation between joists maintaining a 50mm air gap between insulation top of joist. Fix firing pieces of diminishing depth (min 1x80 fall) over joists to create fall to the roof weathering surface / towards gutter position position (see elevations). Install 18mm exterior marine grade ply or OSB3 (TG4) Polyroof approved board over firing strips with Polyroof 185 GRP Waterproofing System over incorporating Poly Mat Fibreglass reinforcement in the first coat to manufacturers details. Provide Polyroof GRP Drip Edge Trim mechanically fixed in situ. Note: 150mm Polyroof GRP Drip Trim requires additional face fixings. Gidevale FV250 Ventilator used over fascia board to allow continuous ventilation.

GRP carried vertically min 150mm up roof slope on 18mm exterior marine grade ply or OSB3 board fixed to face of rafters.

U Value of roof achieves 0.14w/m2K

FIRST FLOOR PLAN (as proposed)

2No. singular garage doors, door closest to dwelling to have built in personnel access door, final door spec to be discussed and agreed between client and contractor.

Structural engineer to assess cracking within existing external masonry to side elevation facing driveway and confirm these works do not require any additional remediation works.

Install new aco drain to full extent of garage / pathway across front elevation to prevent water egress into garage from slopping driveway. Aco to discharge into new surface water drain installed to side of existing garage.

Existing garage to be lined with new internal blockwork skin, built off existing garage floor slab (to be confirmed by structural engineer), wall tied onto existing external skin and strapped at head to allow for new 100mm fully filled cavity using 100mm Knauf Ultimate 32 Insulation Batts.

Driveway

CONSTRUCTION NOTES

These construction notes should be read in conjunction with the plans, sections, elevations and details produced by Tom Withers Architecture Ltd, Structural Engineer's details and calculations and all relevant u-value calculations and SAP calculations. The site is an area considered to have a moderate exposure rating, all materials and components have been designed accordingly.

EXTERNAL WALLS

Read in conjunction with plans, sections and elevations;

External Walls To Garage

New external walls to be to garage extension to comprise of 302.5mm cavity wall, supported off new concrete strip foundations (subject to existing conditions, to be checked on site by contractor).

Cavity walls forming new garage extension to comprise of 102.5mm facing brick to match and align with those existing, 100mm clear cavity with 100mm Knauf Ultimate 32 insulation batt (full fill) insulation, inside leaf to be solid dense concrete blocks. (new masonry construction to BS 5628:2005). Internal leaf to be pointed to allow for decorative internal finish to clients specification.

Retained Section Of Existing Garage to have new inner leaf installed to full extent of garage consisting of a solid dense concrete block, wall built off existing concrete slab (subject to structural engineers advice). Wall fully tied onto existing existing external leaf and strapped at head.

New Walls To Sun Room built off existing masonry forming current conservatory (subject to exposing existing foundations and receiving confirmation from building control that the additional loads will be ok over). Walls to be a facing brick outer leaf to match those existing with an inside leaf of a min. 7.3N 100mm AERATED BLOCK (k-value = 0.15 W/mK). Existing walls to sun room have no cavity, insulation values will be achieved via a timber stud lining fully insulated as per large scale detail shown on this drawing, walls to sun room to achieve a k-value = 0.16 W/mK

Mortar to be strength class 4 to BS EN 998-2. Wall ties to be min. 225mm long double triangle or vertical twist ties to BS EN 845-1 or Technical Requirement R3 laid at 900mm horizontal and 450mm vertical centres (min. 2.5 ties/m²). Ties to be of austenitic stainless steel. Embedment in both leaves to be min. 50mm. Provision of additional ties within 225 mm of reveals of unbonded openings and at the vertical reveals of unsupported masonry in every course. Cavity trays with stop ends are to be provided above all lintels with weep holes at 900mm centres or a minimum of 2 weep holes; weep holes to include extension tubes projecting through stone facings. Cavity to be closed around window and door openings using Thermabate thermally broken cavity closers and vertical DPCs. DPC to be provided min. 150mm above external finished ground level. Wall insulation to lag floor insulation by min. 150mm. Masonry below DPC to be F2/S2 classification to comply with BS EN 771 and laid using appropriate mortar designation (i). DPCs and cavity trays to be visqueen or equal approved complete with all proprietary joints, seals, stop ends etc).

Notes

This drawing is not to be used on site unless issued for construction.

All dimensions to be verified on site prior to the commencement of any work or the production of any fabrication drawings.

All setting out is to be checked and confirmed on site.

All levels are to be checked and confirmed on site.

All discrepancies to be reported to the Architect.

All building work is to comply with the full planning approval, including satisfaction of any stipulated conditions to the satisfaction of the Local Authority Planning Department.

This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

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C1	Proposals revised.	20.09.24
C0	Construction Issue.	25.07.24
P3	Changes to suit councils comments.	17.05.24
P2	Client Proposal.	01.02.24

P1	Client Proposal.	31.01.24
No.	Revision/Issue	Date:

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Project Details:

Proposed single storey rear extension, extension of existing double garage and alterations to first floor.

For: Mr & Mrs P Baskerville

33 Church Road, Brown Edge, Stoke on Trent, ST6 8RA

Status:	As Proposed	Sheet No:
Date:	January 2024	Planning Drawings 190124-003-C1
Scale:	1:50 Plans @ A1	Drawn By: TW