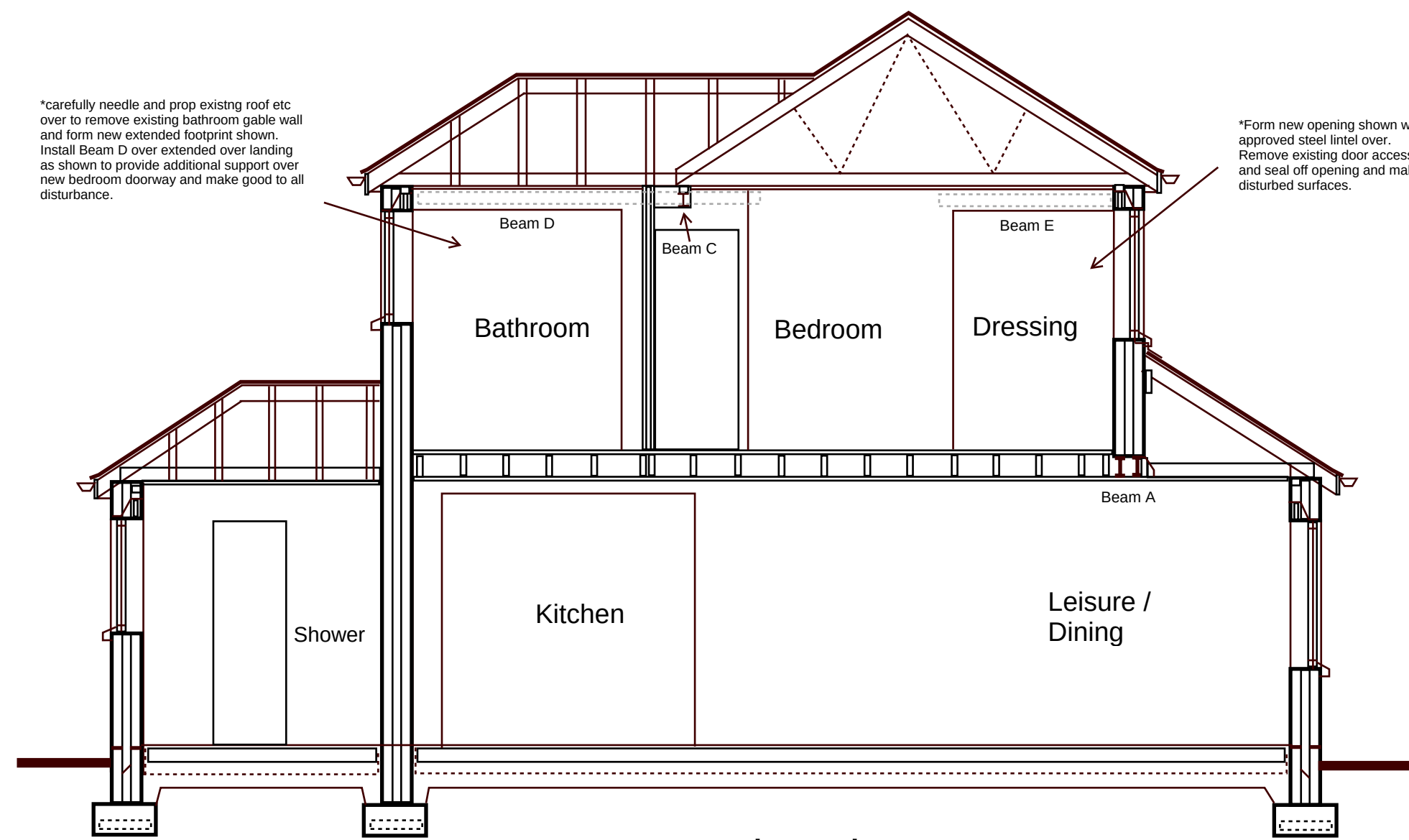
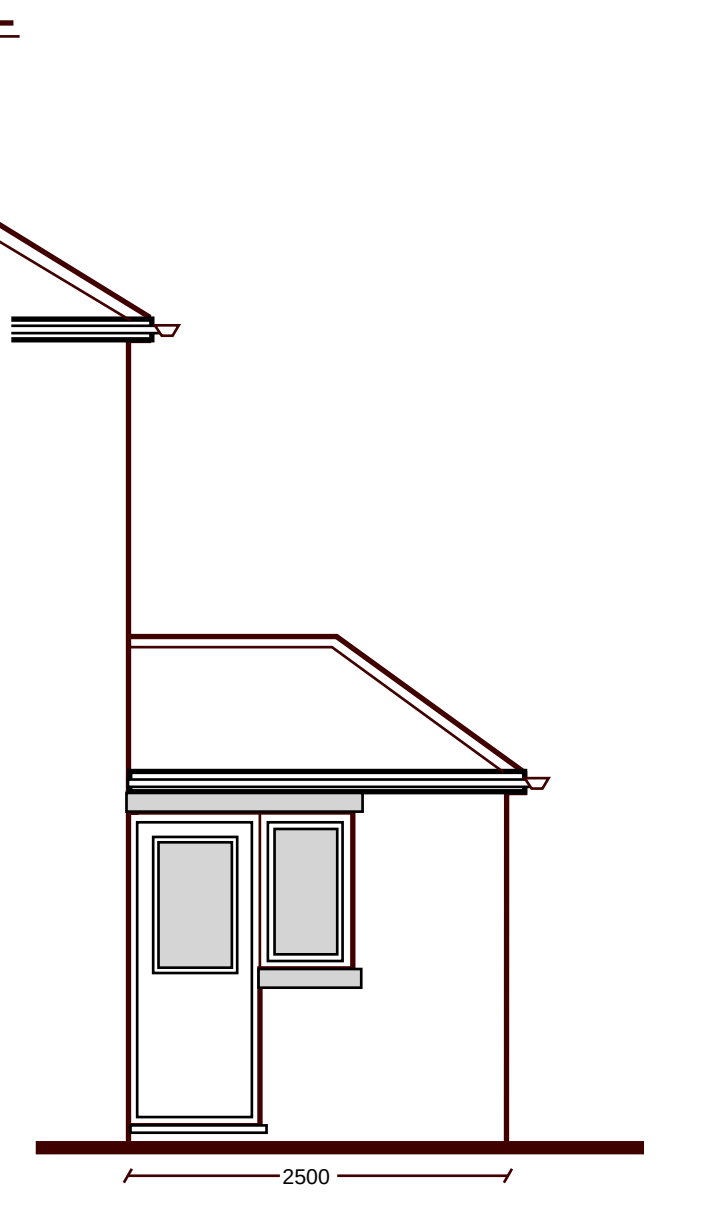
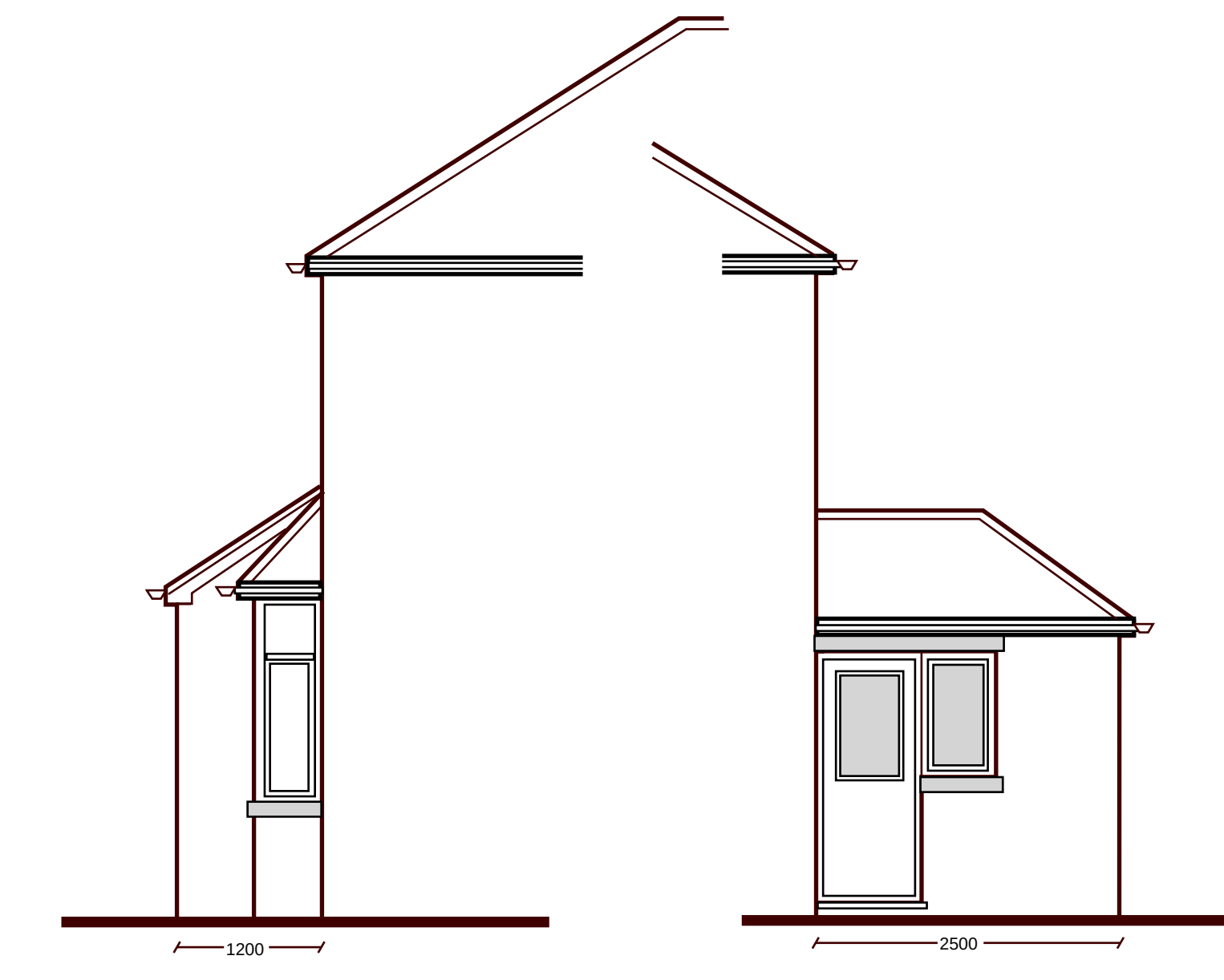
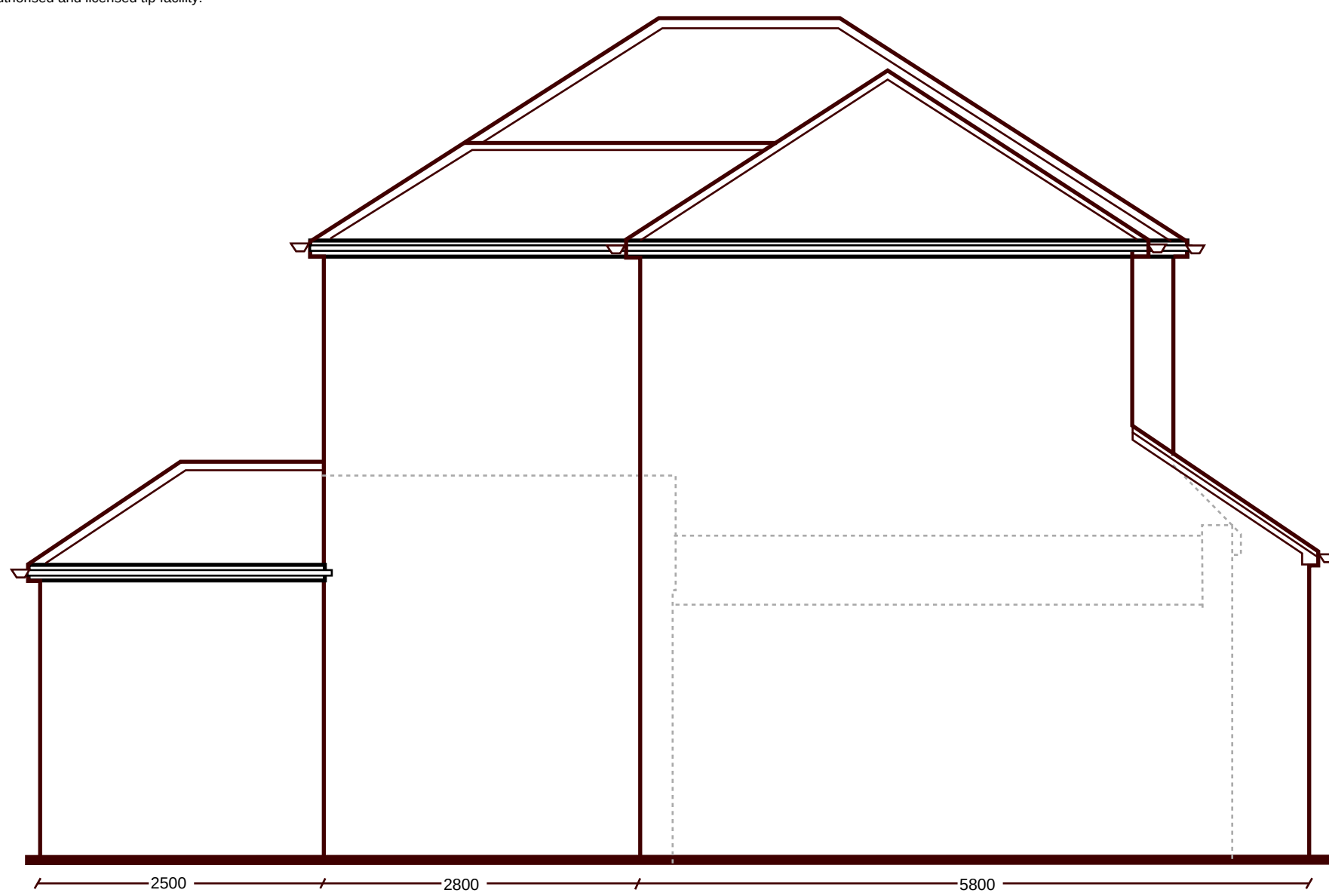
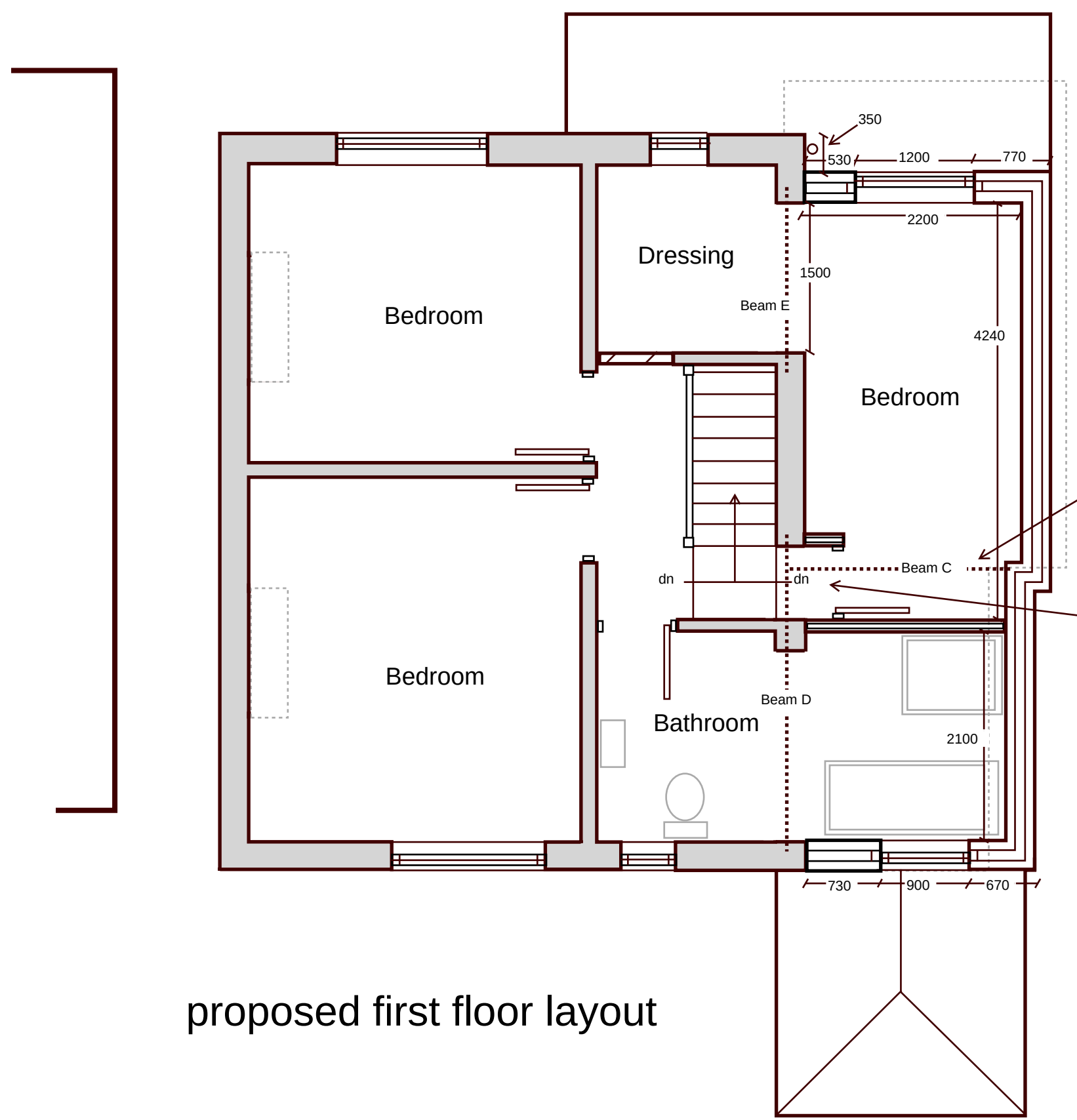
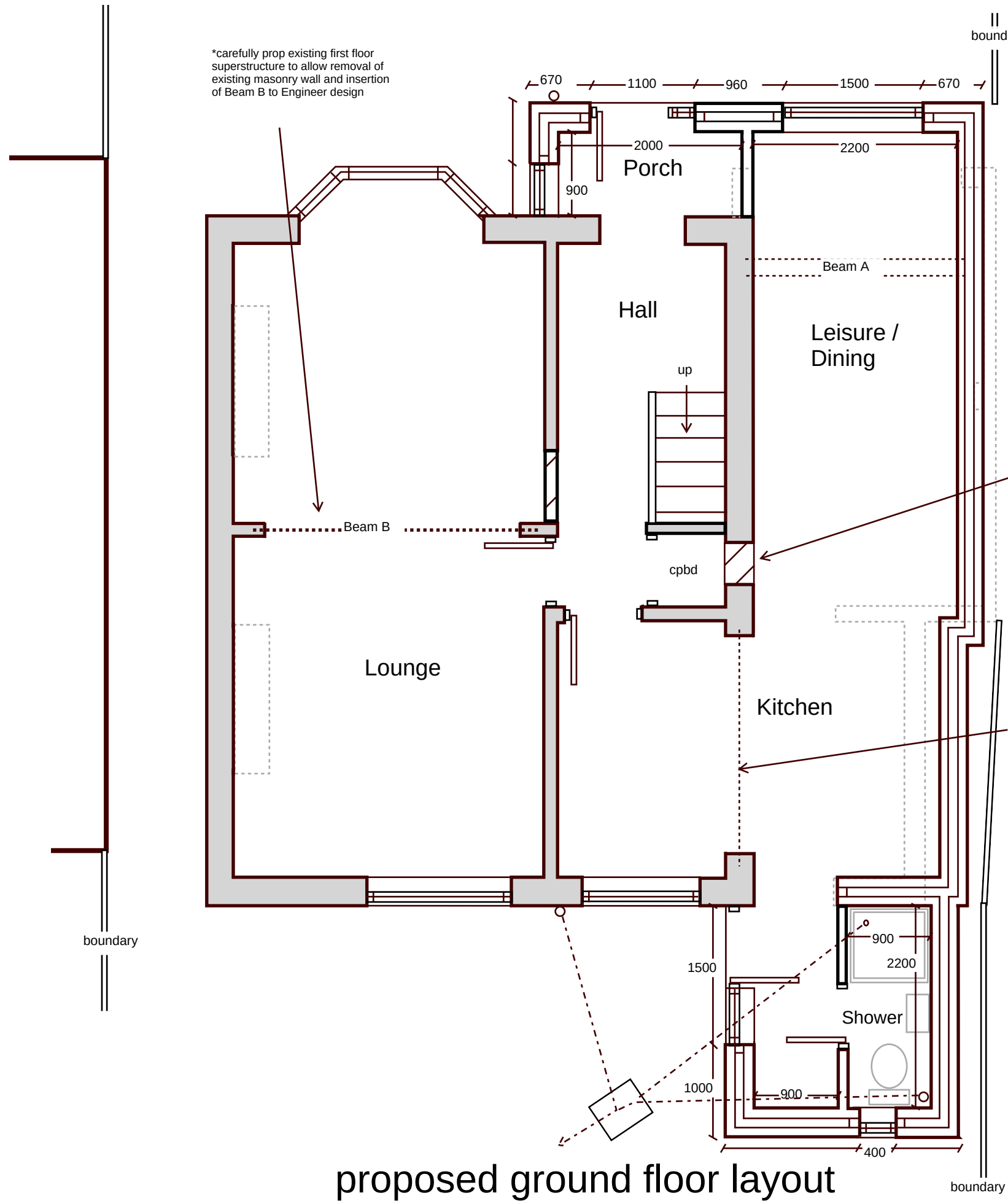




- *General Specification:**
- *Preliminary Works:**
- *NOTE - Prior to any work on site check existing drainage runs at site to assess falls and lines and verify new drainage layout .
 - Carefully demolish existing single storey garage and utility room plus redundant chimney shown dotted and maintain boundary lines throughout.
 - *Contractor to expose existing beam in situ over kitchen (dotted) and verify as fit for purpose to remain.
 - *NOTE - Contractor to set out building and check all written and scaled dimensions to ensure that angled boundary line is accounted for correctly allowing for minimum 150mm foundation spread and also line of rainwater gutter and soffit at first floor to ensure no boundary overlap by new structure
 - Prepare for setting out and excavation at rear and removal of all spoil from site to an authorised and licensed tip facility.
 - Check existing foundations to assess ground bearing conditions etc. and assess soil type to verify new foundation type.
- *Walls (External):**
- Selected facing brick outer leaf to match existing dwelling 100mm cavity filled with an approved insulation enclosing 90mm Kingspan Kooltherm K106 Cavity Board and 100mm thermal block inner leaf (max thermal conductivity 1.13 W/m.K) and 12.5mm plasterboard finish
 - This or similar construction to achieve max 0.18W/m2k U-Value.
 - Install recon. stone lintels and sills to match main dwelling features.
 - *Note: new walling to be effectively bonded to existing structure to satisfaction of inspecting authority surveyor and wall ties to be stainless steel suitable for 150mm cavity width and compliant with D3140, set at 5 per m2 and at each block course joints.
 - Install Thermabate or similar insulated cavity closures at all opening joints
- *Internal Walls (non load bearing):**
- 100x47 sw timber stud faced on 100x75mm sole plate and dpc faced with plasterboard incorporating vapour check and enclosing 100mm rockwool acoustic grade insulation.
- *Lintels:**
- Install Camic or similar combined steel lintels over new external openings with minimum 150mm end bearings to manufacturer spec.
- *First Floor and Rear Extension Roof:**
- Double lap clay or concrete tiles to match existing fixed in place in accord with manufacturer specification and BSS534 on treated battens on approved breathable membrane over prefabricated trussed rafter units by specialist design and supply compliant with BSS268 secured with purpose made steel clips to continuous 100x75mm sw wall plate anchored to supporting walls by approved galvanised ms straps at maximum 1000mm centres.
 - Ensure all necessary handling, bracing and lateral restraint strapping to roof frame and adjacent structure is completed in accordance with manufacturer specification and compliant with BSS268.
 - Horizontal ceilings to have 150mm rock wool between joists and a further 150mm thickness laid across joists.
 - Note: This or similar construction to achieve max 0.15 wlm2k U-Value.
- *First Floor:**
- 21mm f4g boarding across 170x50mm sw C16 joists at max 450mm centres supported off heavy duty galvanised ms joist hangers fixed to comply with manufacturer specification. Install double joists bolted together at 600mm max centres under partition lines. Provide suitable strutting at mid span with end wedges as necessary. Under draw joists with plasterboard to achieve min 30 minutes fire resistance incorporating vapour control membrane where required and enclosing 200mm Rockwool Flexi between joists to achieve maximum 0.18W/m2k. *Note any notching of floor joists for services to be minimal and compliant with BSS268 part 2-1991.
- *Foundation Detail:**
- Subject to prior exposure of existing house foundation lay 600x300mm deep concrete strip foundations to new walls at depth to to suit site conditions and to satisfactory bearing strata to approval of inspecting authority. Reinforce throughout with 2 no layers B503 steel mesh.
 - *New Foundation to create no surcharge on drainage lines at any point.
 - All works to be carried out with full agreement of client and adjoining neighbours and any disturbance to existing structures to be made good to satisfaction of all parties.
- *Fenestration:**
- Install high performance double glazed upvc window units to match existing style using Pilkington Low E K glass and min 25mm cavity – max 1.40 wlm2k U-Value.
 - Opening casements to represent minimum 5% of adjacent floor as natural vent plus min 10000mm2 trickle ventilators to head of frame.
 - Note : Combined openings to new leisure room and Kitchen to represent minimum 5 % of combined floor areas.
 - *Escape Window: Where required provide opening casements to habitable rooms capable of safe egress in emergency i.e. min 0.33m2 clear opening (say 800x500mm) set within 1100mm of internal floor level.
 - Ensure that all doors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS EN12150.
- *Ventilation:**
- Natural ventilation from opening casements as above plus install mechanical extract fan to new bathroom set to achieve min 30 litres/sec extract rate and new wc 6 litres/sec both in conjunction with continuous 2mm air gap at base of wc door to maintain air flow.
 - Similarly install mechanical extract fan to kitchen area set to achieve min 60 litres/sec extract rate (30 litres/sec if over cooker hood).
- *Drainage:**
- See preliminary work notes to identify and locate existing drain runs on site prior to commencement of works.
 - Ensure adequate support and protection to all drains passing through walls and building footprint.
 - Upvc rainwater goods to match existing carried to existing system as required.
 - Internal waste plumbing to satisfy BS5572 with 75mm deep seal traps as required.
 - Wastes to discharge to 100mm stub stack fitted with Durgal or similar air admittance valve positioned above flood level of fittings to full satisfaction of inspecting authority surveyor.
 - Shower to discharge to accessible 100mm running trap as shown.
- *Heating:**
- Existing or new boiler to be repositioned subject to client requirements and all boiler alterations and flue discharge criteria plus any extended space heating to be to the full requirements of a suitably qualified heating engineer and assessment of existing heating system plus compliant with current Part J Building Regulations.
 - Install thermostatic control valves as necessary throughout.
- *Electrical Work:**
- All notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved national body. A formal completion certificate to be issued in compliance with current Part P building regulations and to satisfaction of inspecting authority surveyor.
 - Note: all lighting to be low energy type to client spec.
 - *Install sockets to extension area to requirements of client and provide co-axial and satellite ports as needed.
 - *Install a mains operated inter-linked smoke alarm system with battery back up to circulation areas and critical locations in compliance with BS5839 and to satisfaction of inspecting authority surveyor.
- *New Lean To Roof over Porch and Leisure Area:**
- Tiles to match main roof on treated battens on approved breathable membrane over 170x47mm rafters and ties at 400mm centres with head of rafters notched and screwed to 170x63mm pole plate rawl-bolted to brickwork at max. 600mm centres.
 - 125x47mm sw C16 ceiling ties at 400mm centres screwed to rafter feet and 100x75mm sw wall plate.
 - *Ensure that where the roof abuts new brickwork, Code 4 stepped lead flashing and soakers are installed plus the flashing is linked to a continuous 2000g dpc cavity tray at abutment with new flat floor extension wall.

Proposed Two Storey Side Extension and Alterations
at 77 Mill Road Cheadle Staffs. ST10 1NG

Scale 1-50 (A1) proposed layout Dwg ref MR2d February 2025

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***Important Note:**

The author of this drawing may be considered the Principal Designer only in so far as obtaining formal statutory approvals including Building Regulation consent. The Designer will not inspect, supervise or instruct the works on site and such responsibility must not be inferred, assumed or supposed from the drawings and any supporting documents.

The Client and their Principal Contractor as Duty Holders have a responsibility to verify all dimensions either written or scaled from the drawings and identifying existing covered foundation and drainage lines on site and any discrepancies or changes in the design or specifications are to be referred to the Designer to check for compliance.

The construction of the development in accordance with this drawing does not constitute or imply any guarantee, latent defect assurance or warranty. The Client and the Principal Contractor must understand and accept their responsibilities in their role as Duty Holders under The Building Regulations 2010 (as amended) and The Building Safety Act 2022.

Relevant requirements of CDM or Health and Safety Legislation are the responsibility of the Principal Contractor.

All works are to be carried out with full agreement of the Client and any disturbance to existing structures or boundary features are to be made good to satisfaction of all parties.

This drawing is not to be reproduced without prior consent and where applicable should be read in conjunction with Consultants Drawings or Specifications.