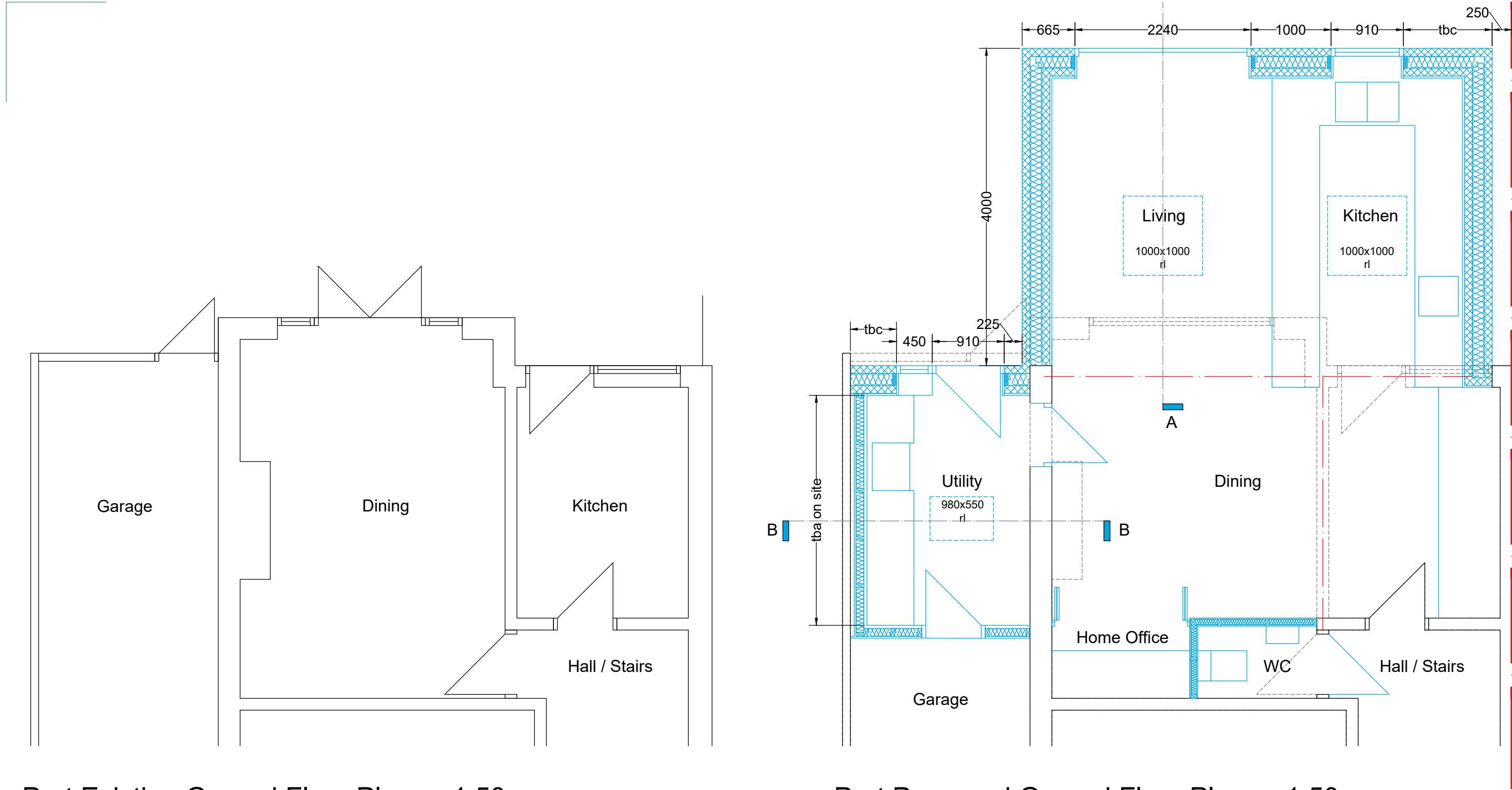
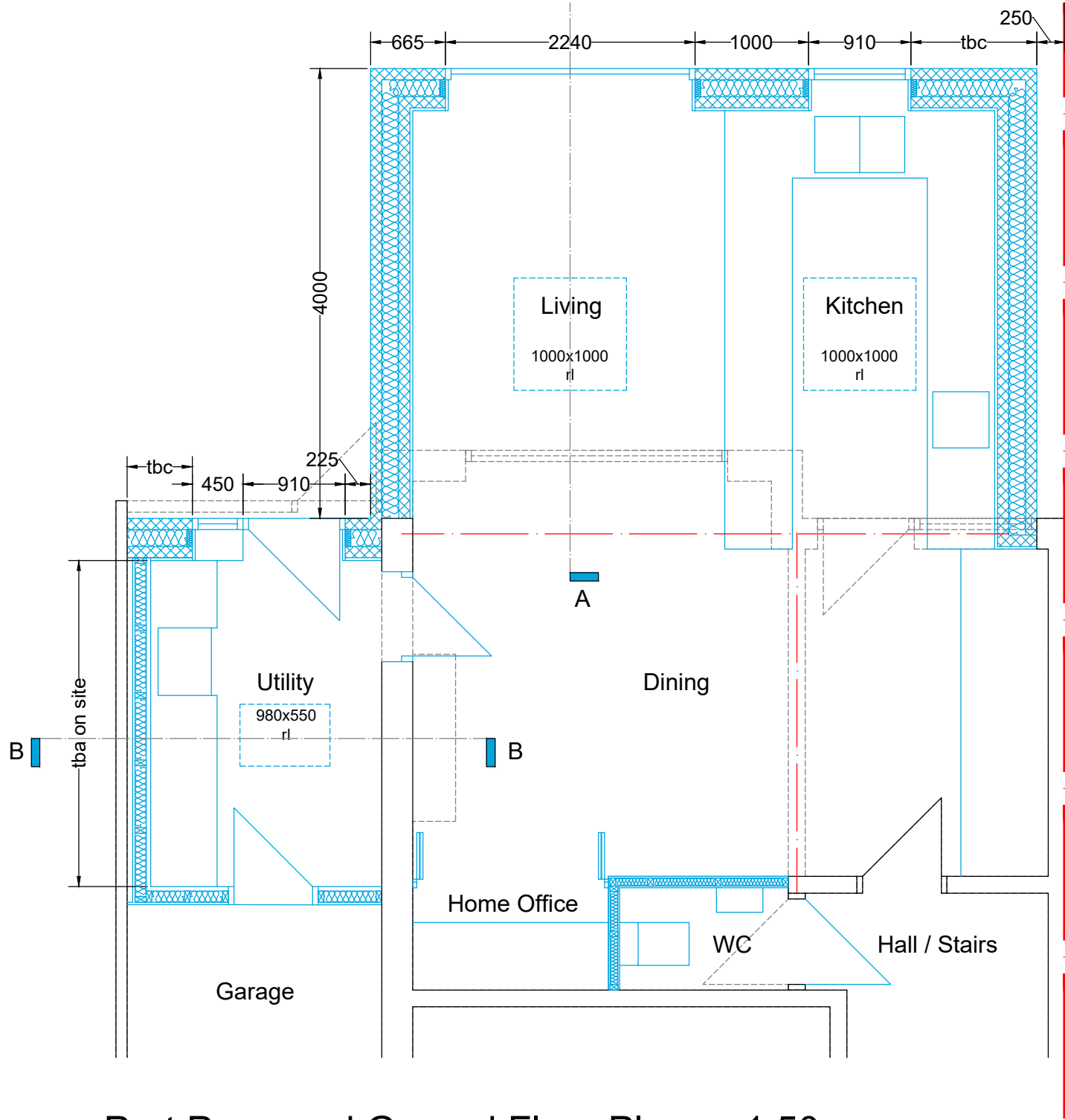
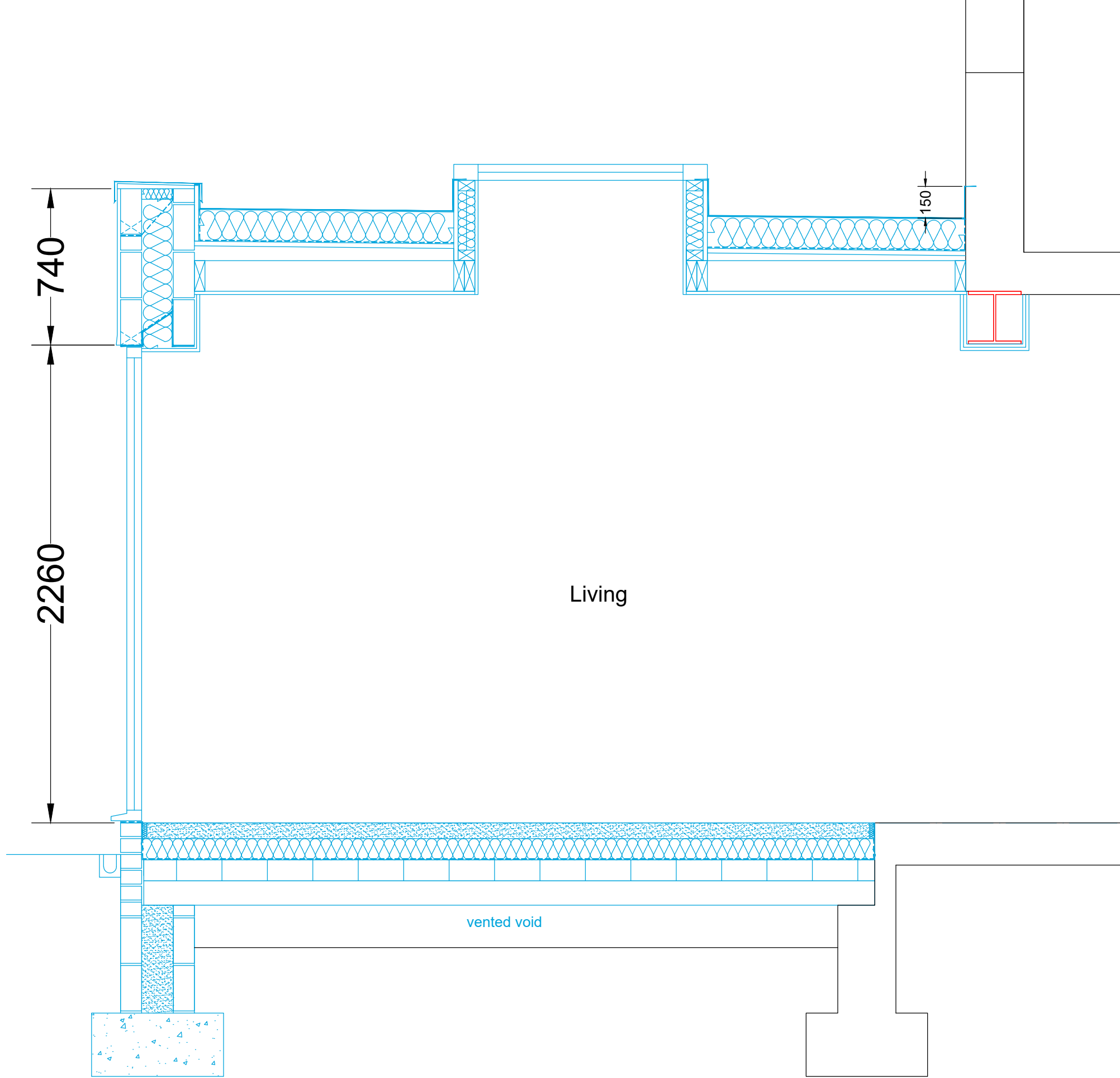




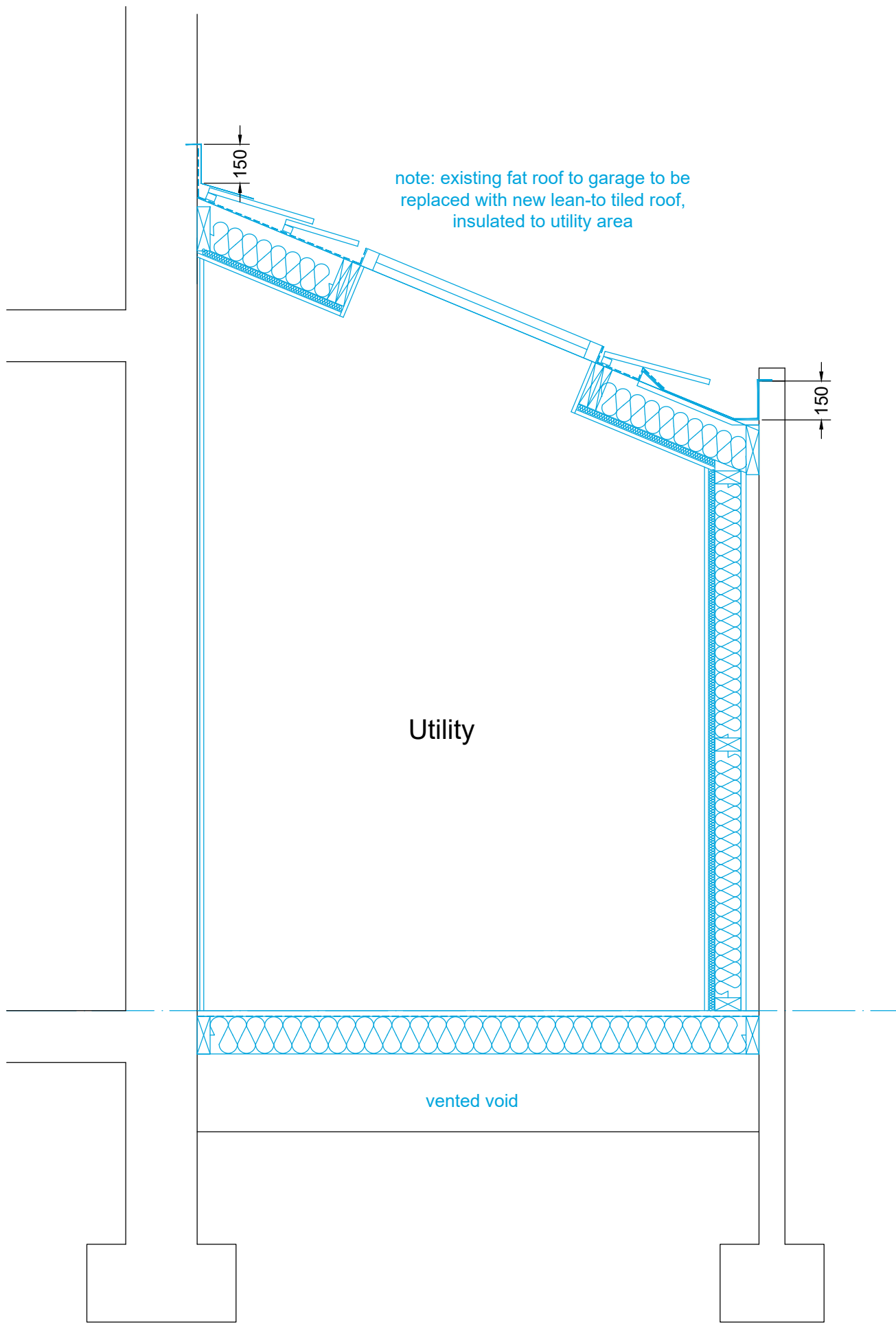
Part Existing Ground Floor Plan - 1:50



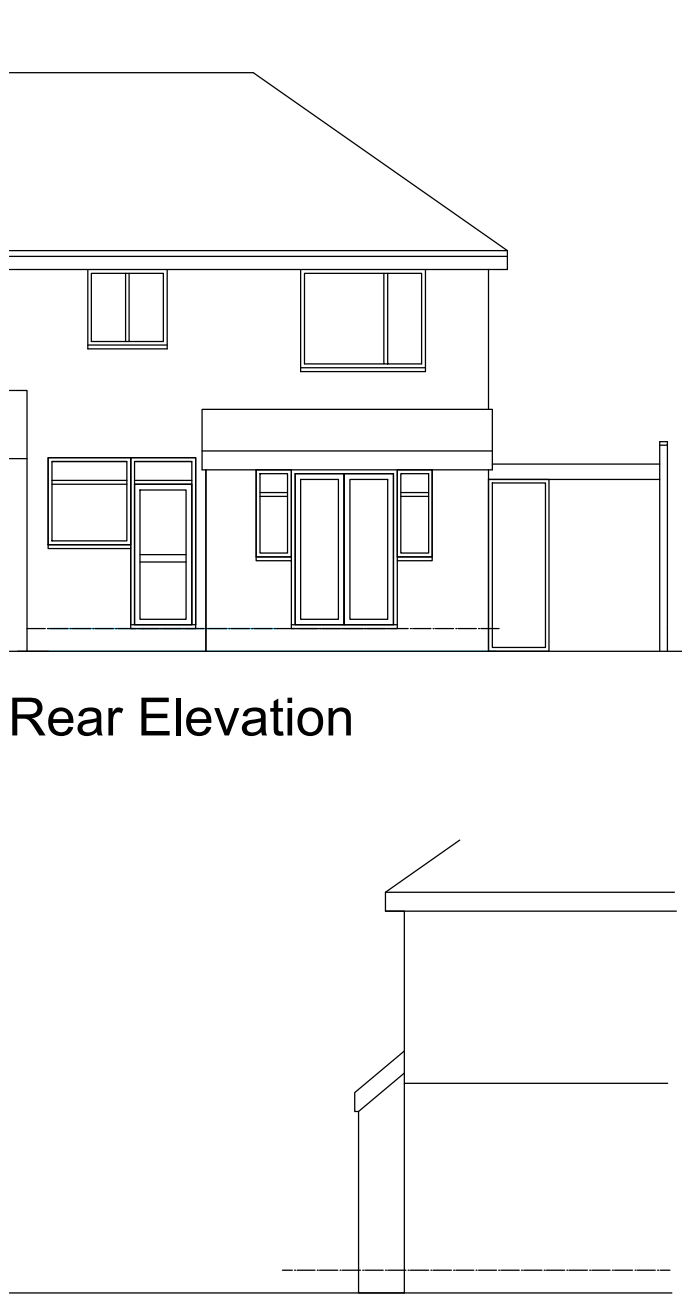
Part Proposed Ground Floor Plan - 1:50



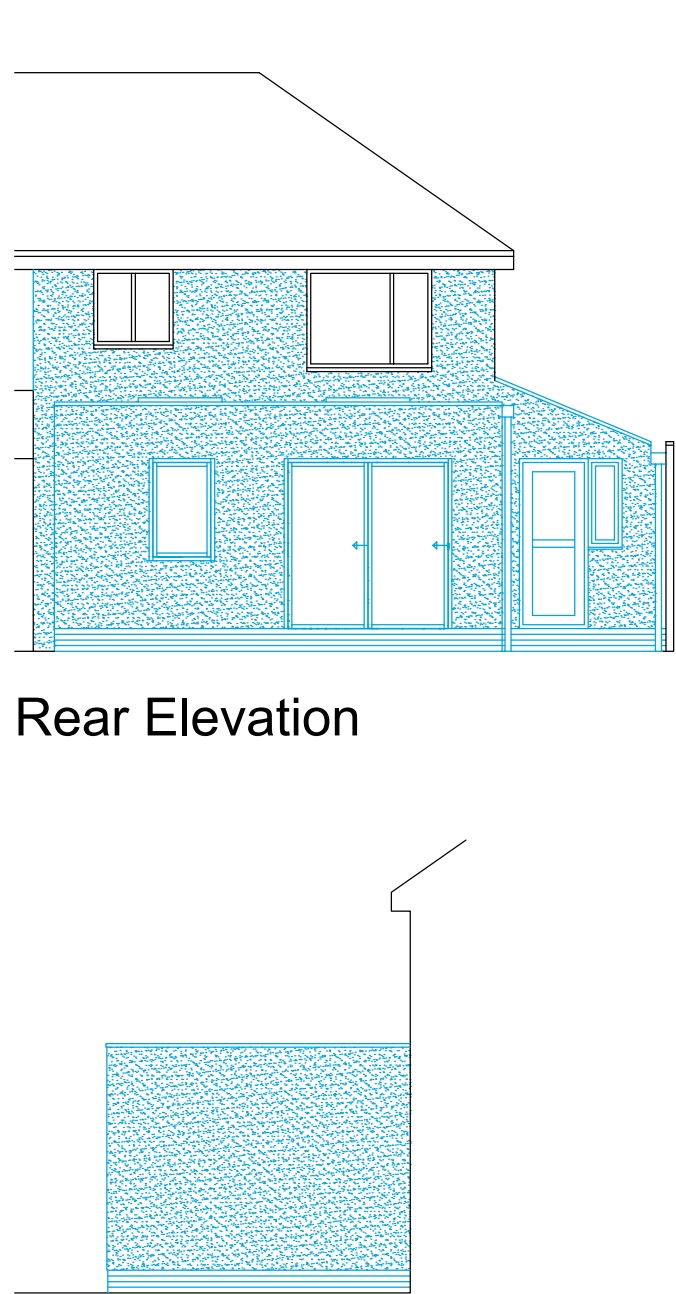
Proposed Section A-A - 1:20



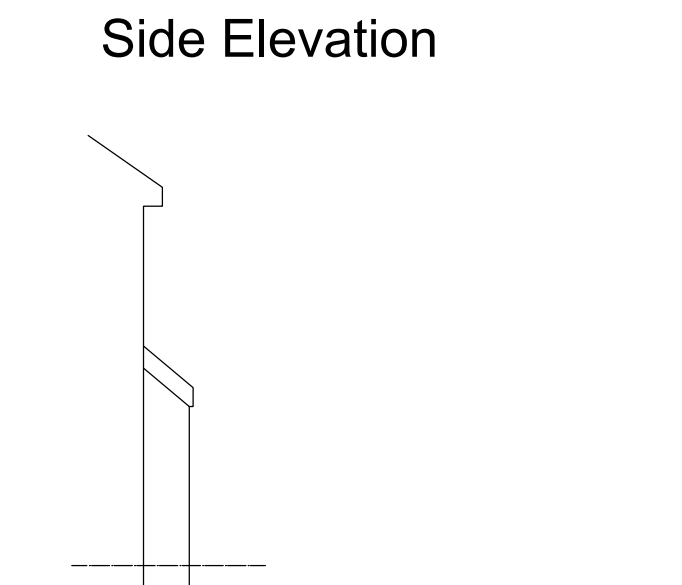
Proposed Section B-B - 1:20



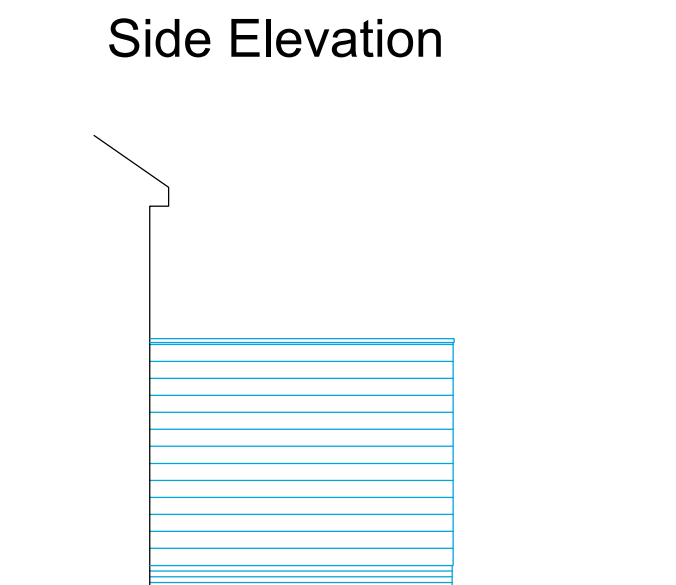
Rear Elevation



Rear Elevation



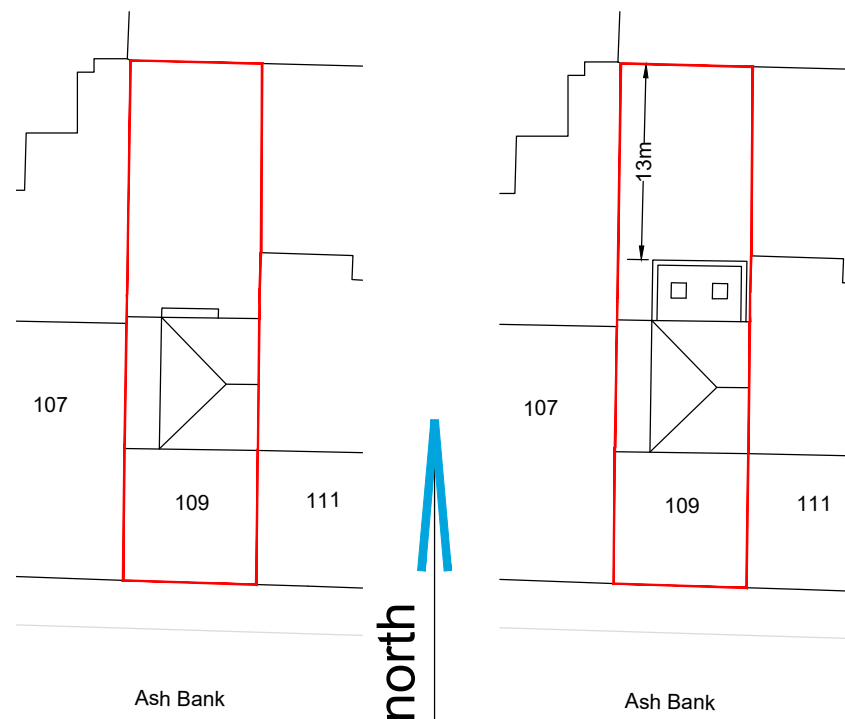
Side Elevation



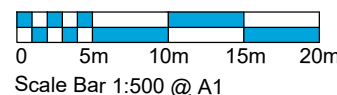
Side Elevation

Side Elevation
Existing Elevations - 1:100

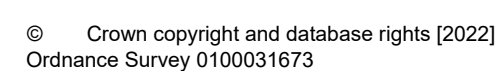
Side Elevation
Proposed Elevations - 1:100



Existing Block Pan
- 1:500



Proposed Block Pan
- 1:500



Location Pan - 1:1250

CONSTRUCTION NOTES:

1 - Foundations and Ground Floor:

New concrete strip foundations to be 600 x 300 mm. If ground conditions at foundation level are unsuitable then foundations should be as specialist design / to Building Control approval. Provide 3 no. courses of engineering 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. New foundations to be at a minimum required depth of 1000 mm below ground level. Allow for new foundation to new rear wall of garage.

Extension - Ground floor build up of 75mm screed on 1000 gauge visqueen on min. 100mm Celotex GA4000 insulation board and 25mm at edge, laid on 1200 gauge dpm (which is to be lapped and taped at joints and linked into dpc) over beam and block floor (to specialist design) maintaining min 200mm ventilated void utilising telescopic vents at max 1350 ctrs around perimeter (located to avoid door openings) and max 450mm from corners, with level hardcore sub floor clear of vegetation. Floors to achieve min. U value of 0.18 w/m2k.

2 - Structural Walls (extension and new rear wall to garage):

Provide min. 3 no. courses of facing brickwork below ground level / dpc and concrete common brickwork for all walls below ground level with a weak mix concrete up to 150 mm below dpc in cavity, additional DPC at + 150 to allow for level threshold where required.

New cavity wall construction to comprise of conc. blockwork external leaf (to receive through colour render finish), 100mm arcrite block (0.16W/mk) to inner skin, 150mm o/a cavity, with full fill DriTherm Cavity Slab 32 insulation, with internal finish of 12.5mm wallboard and skim finish on dabs. To achieve min. U value of 0.18 w/m2k.

Provide min. 5 no/m2 type 4 stainless steel wall ties. Cavity tray dpcs to be built into walling over all vents, air bricks, lintels, service boxes and anything that crosses the cavity with vents every third perpend. Provide cavity tray to top of cavity wall insulation in gables and parapets. External walls to achieve min. U value of 0.18 w/m2k.

3 - Horizontal dpc's to be installed to all new walls min 150mm above ground level allowing for level threshold to door openings where req'd.

4 - Vertical dpc's to be provided to all jambs of openings in cavity walls. Cavity to be closed with a FR Thermabate cavity closer along with vertical dpc's to be provided to all jambs of openings in cavity walls. Dpc to lap with window frame of opening and extended into cavity.

5 - Steels to struc. eng's design, indicated by red line and 'I'.

6 - Extension - Single storey flat roof to consist of GRP / single ply membrane on Kingspan Thermaroof TR27 150mm insulation on vapor barrier on external quality 22mm ply on C24 joists 170x38@400trs (or to Struc. Eng's design) inc. firings to 1 degree falls. Allow for abutment flashings with adjacent structures to min 150mm upstand inc. drainage chutes to hoppers, and PPC aluminium parapet copings (inc. cavity trays). This is to achieve U value of 0.15 w/m2k.

Wall plates to be 100mmx75 softwood tanalised (inc. existing where applicable) fixed to top of inner skin of blockwork at 1200mm ctrs with 30x2.5mm expant hot dipped galvanised steel straps to BS2069. Galvanised MS 32 x 2.5 x 600 mm long holding down straps to pitched roofs at 1800 mm maximum centres with 90o twist 125 mm from top fixed to joists and to wall. Galvanised MS 32 x 6 mm lateral support straps at 2 m max centres to timber floors, ceilings and gables fixed to timbers and bend down 100 mm into cavity behind inner leaf. Roof straps 1500 mm long, floor straps 1100 mm long. All straps to have supporting noggins not less than 1/2 the depths of joists/rafters. Allow for all flashing and abutments to existing in line with ILA details.

7 - Garage Conversion -

New suspended ground floor - comprising of 38x145mm C24 joists at 600mm ctrs all to struc. eng's design, with 150mm Celotex XR4000 between, 500 gauge separating layer over / 22mm T&G flooring over. Allow for through ventilation to floor void utilising 2 no. air bricks at front and back, max. 450mm from corners. To achieve U value of 0.18 w/m2k.

New lean to roof to existing garage to consist of selected roofing tiles to suit min. 22.5 degree roof pitch on 9x25mm softwood battens tanalised on one layer of breathable roofing felt which is to conform to BS747 on 38x170mm C24 rafters at 600ctrs / to specialist / struc. eng. design. Allow for min. 150mm flashing / upstand to existing adjacent structures. To utility room install Celotex 120mm Celotex XR4000 insulation between rafters, maintaining a 50mm vented air gap below roofing felt to provide appropriate through ventilation utilising eaves and abutment / in line vents. U/S to receive 37.5mm PL4025 insulated plasterboard and skim finish to internal face. To achieve U value of 0.15 w/m2k.

To utility room existing side elevation allow 50mm clear cavity, timber inner leaf comprising of breather membrane over cementitious board 100x50 stud at 600mm ctrs with 100mm Celotex GA4000 between and 37.5mm PL4025 insulated plasterboard and skim finish to internal face. Utilise above spec for separation / partition wall between new utility room and garage to achieve 30min FR. Above spec. to achieve U value of 0.18 w/m2k.

8 - New windows, doors, and roof light to be double glazed to have a min 16mm cavity and have low emissivity glass with a rating of 0.15 to achieve a max U value of 1.4w/m2k in accordance with BS6262 and for safety glazing EN 12150. Finish / Style to clients choice TBA.

9 - Allow for all making good to knock through areas inc. 12.5mm plaster board and skim finish to previous external walls where required.

10 - Allow for new electrical switches and sockets to be fixed no lower than 450mm and no higher than 1200mm from floor. Allow for energy efficient, downlight fittings generally inc. feature lighting, quantity and exact location and specification to clients requirements, inc. associated works with kitchen / utility installation to specialist design. Allow for mains connected heat detector to ground and first floor.

11 - Allow for extension / alterations of heating system to provide suitable heating to all new / altered areas. Exact spec and location TBA. To specialist design.

12 - Internal joinery Architraves, skirtings and window boards to to clients req's.

13 - Rainwater goods to be black upvc / hopper heads. New down pipes to connect into existing / modified below ground drainage system. Exact details tba on site and to Building Inspectors approval.

14 - All structural roof members, floor joists, steel beams / lintols to Structural Engineers / specialists requirements inc. bearing details. Note, allow for fire line board / 2no. layers of wallboard to enclose beams to achieve 30 minutes fire resistance.

15 - Provide Automatic smoke detection and alarm system with mains supply together with battery back up to be installed to BS5446. Ensure the system provided meets BS 5839 Part 1 1988. To be connected via a separate fuse on main distribution board.

16 - All waste from the kitchen, utility and WC to be connected into the existing foul drainage system, exact detail to be agreed on site. With all works to be to the satisfaction of the Building Control officer. Provide 50mm waste pipes complete with 75mm deepseal traps to CP304 and BS5572 to wash hand basins and kitchen sinks.

17 - Construct new non structural partition walls as 75x50mm softwood vertical studs at max 450mm ctrs and 75x50mm noggins fixed horizontally at max 600mm ctrs or width to suit infill of existing openings. Where forming enclosed rooms, provide glass fibre insulation quilt between and with 12.5mm plasterboard with filled and taped joints and skim finish both sides.

18 - Allow for new doors and frames where req'd, solid 44mm door leaf, finish and style TBA.

19 - Allow for supply and installation inc. all associated / required electrical, plumbing and gas works. Kitchen, utility units and appliances to specialists design and spec TBC.

20 - Allow for new kitchen / utility and sanitary suites to bathrooms / en-suites inc. all associated fixtures and fittings. Final design/spec TBA.

General Notes:

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Allow for demolition of existing inc. removal of footings.

To be read in conjunction with Approved Planning drawings inc. materials.

All works are subject to Building Control approval.

All plumbing work to be in accordance with BS5572.

Close all cavities at eaves level with a fire resistant material.

Provide mastic to all external reveals of openings in cavity walls.

Opening light casements of windows per room to be equal to or greater than 5% of floor area.

Overall area of glazing to be within the 25% floor area rule.

At least one egress window is required to all habitable first floor rooms. The egress window should have an unobstructed openable area that is at least 0.33m2 with a minimum clear opening of 450mm in the vertical and horizontal plane (NB. 450x450mm will not achieve 0.33m2). The bottom of the opening should be between 800mm and 1100mm above the finish floor level. Top hung escape windows should self-fix in the opening position.

All rooms where req'd to be fitted with background ventilation via trickle vents to min. equivalent area of 8000m2 per habitable room or 4000m2 to non habitable rooms. Where no external windows are available, extract to incorporated over run via light switch.

All materials specified are to be installed in accordance with manufacturers recommendations.

All electrical works to be by an approved NICEIC contractor and to be in accordance with IEE rules and regulations.

The design installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671 2001 and AD part 1P and certificates provided for the design and installation upon completion.

All works are subject to detailed survey prior to commencement.

General key to dwg.:

Grey Dashed Lines - Indicate existing demolished / modified
Blue Lines - Indicates new
Black Lines - Indicates existing retained

Tender returns to consist of comprehensive breakdown of costs based on the proposed specifications. Where noted as TBA please allow costs based on mid range items and provide full specification / designs used to quote and clearly clarify where proposals may differ from tender dwg. Should you have any queries please do not hesitate to contact Wild Goose Architecture and or the client for clarification.

C1	Extension increased to 4m projection. Existing Elevations / Block Plan / Location Pan added to suit Planning Issue req's.	03/03/25
C0	First Issue	16/11/24
Rev	Comments	Date



Client
Mr and Mrs Grocott
109 Ash Bank Road, Stoke-on-Trent,
ST2 9DS

Project
Demolition of existing rear lean-to and
replace with new single storey extension
including new roof to existing garage
and part conversion

Drawing Title
Proposed Plans, Sections
and Notes
Status
CONSTRUCTION

Scale @ A1 1:50	Date Drawn Nov 2024	Author CR
Project No 0351	Drawing No 01	Rev C1