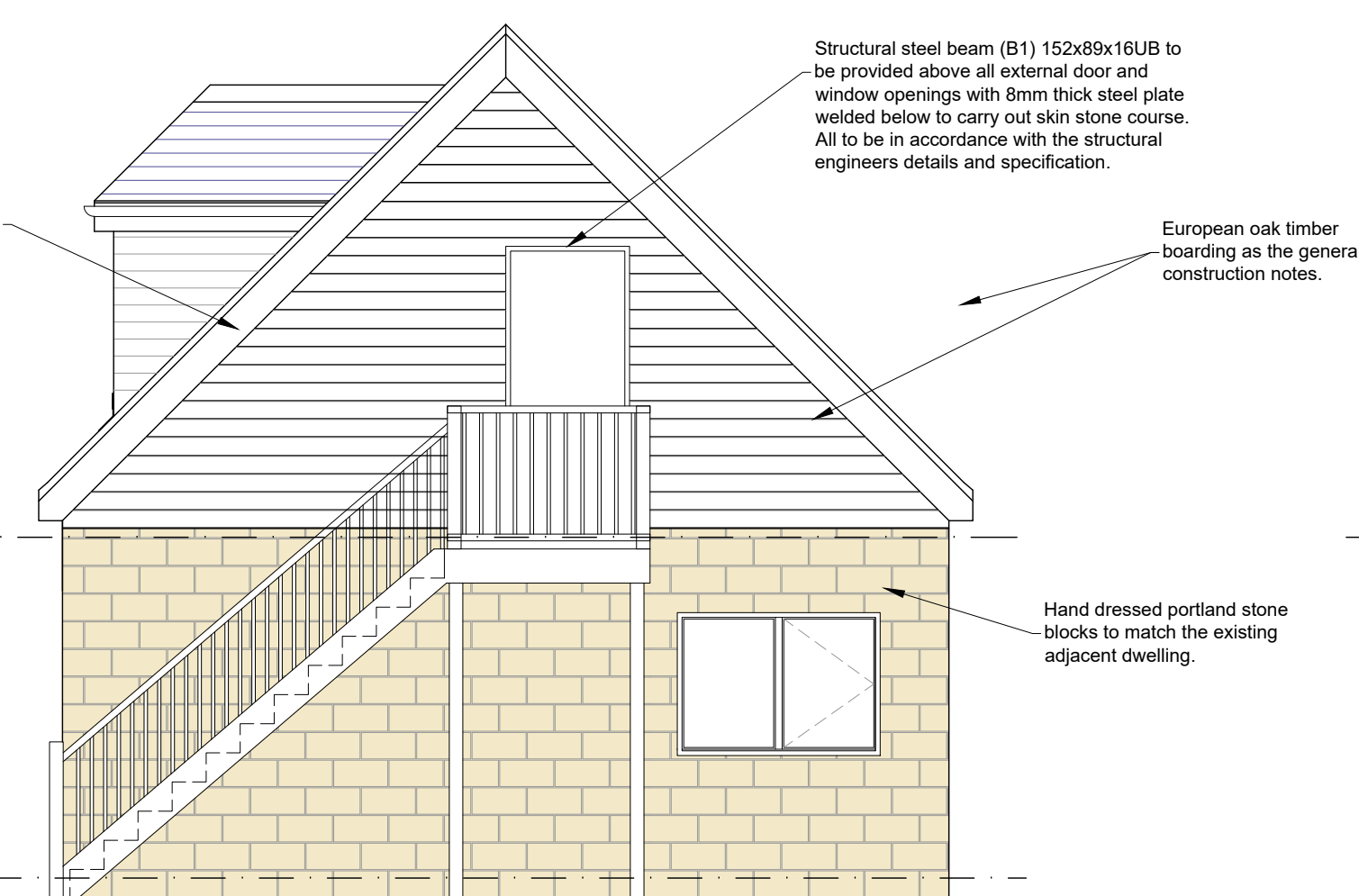
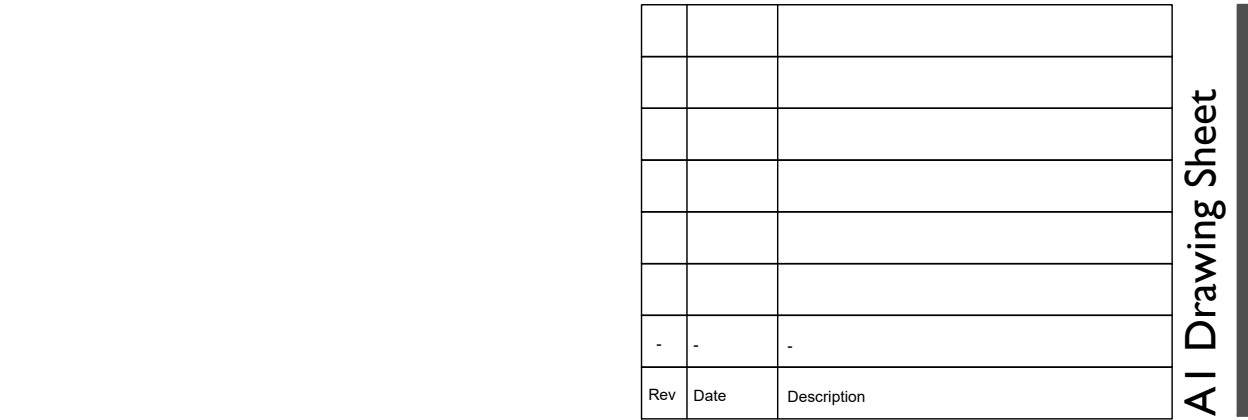




NORTH ELEVATION SCALE 1:50



STRUCTURAL WORKS

See Structural Engineer's drawings (HBL Associates_6884-001), specifications, details and calculations for all supporting structural steelwork, lintels and structural timber walls and oak support beams. All steelwork to sit on RC padstones as S.E design. Where fire protection is determined all relevant steelwork is to be encased in 12.5 mm plasterboard/external Supalux board with all joints filled with manufacturers recommended filler. All to provide a min 60 minutes protection.

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 approved document part 'p'.
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.
All materials specified are to be fixed in accordance with manufacturers recommendations

The existing dwelling gas main is to be extended to new garage/workshop building and new combi boiler and central heating system installed by a CORGI registered installer.

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

Below ground drainage to be carried out in accordance with CP301 and BS8301.

New drainage to be directed into the extg below ground connection. All new drains to be 100 mm dia a 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.

Provide 150 mm dia sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork. New 100 mm drains laid to falls and surrounded with 150 mm concrete where they pass under building.

New cavity wall is to be built off new concrete strip foundations, generally 600 x 225mm, to a minimum depth of 1000mm below ground level onto suitable ground bearing strata, all to meet the full approval of the appointed Building Inspector.

Construct new cavity walls where shown, new walls are to be constructed of the following: external skin of cavity wall is to be 100mm thick hand dressed portland stone blocks to match the existing dwelling with 100mm cavity containing 75mm Kingspan K108 PIR wall insulation board to form an internal skin of 100mm medium density blockwork leaving a minimum 25mm cavity between the external and internal skins. The cavity wall must be constructed to the same height as the existing wall.

Wall insulation to be installed to a min of 300mm below underside of first floor soffit insulation. The U value of the cavity wall construction is to achieve a min of 0.19 W/m²K. Cavity to be filled below ground level with a weak mix concrete.

DPC's to BS7430 to all walls min 150 mm above ground level.

Vertical and horizontal DPC's and cavity trays are to be installed in strict accordance with the manufacturers specification with min horizontal and vertical overlaps of 150mm.

Provide 150mm vertical insulation 18mm diamond DPC around all openings. Cavity trays with stop ends to be provided above all proprietary steel lintels extending beyond the end of the steel lintel and above DPC's, weepholes to be provided at 900mm horizontal centres. A cavity tray is to be provided above all air bricks, vents and service entry pipes passing through the cavity wall above DPC level.

Where shown as timber cladding on the elevations and where the cavity wall outer skin is not exposed, the external stone blocks are to be substituted with medium dense concrete blockwork. Where shown on the elevations, the external walls and internal face of blockwork within the garage are to receive shiplap or waney edge european oak timber cladding boards to the clients choice and LA approval. Timber cladding is to be fixed on 25x50mm treated softwood timber battens mechanically fixed to blockwork, include for breather membrane between battens and blockwork and insect mesh to top and bottom of veted air space behind timber boards.

Galvanised MS 32 x 2.5 x 600 mm long holding down straps to pitched roofs at 1800 mm maximum centres with 90° 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 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 $\frac{3}{4}$ the depths of joists/rafters.

The new dormer roof construction is to be constructed of the new rafters to main roof, provide double batten at dormer cheeks and trimmers between rafters at junction of lay boards and ridge board. Dormer cheeks are to consist of 50 x 100 C16 treated timber battens at max 450mm c/s built up rafters, include for batten membrane to outside face of batten, with vertical counter batten to main rafter cleating to main roof. Ridge board to be 100 x 38mm C16 treated timber. Kingspan insulation to studs, internal face of studs receive 12.5mm foil backed plaster board and skin finished. Studing to dormer window is to consist of 120 x 38mm C16 treated timber joists underdrained with 1 No. layer 12.5mm wallboard and skin finished. Warm roof to dormer is to consist of 150 x 38mm ridge board and 100 x 38mm C16 treated timber at max 450mm c/s, include for 100mm ridge Kingspan K107 between rafters and 50mm above rafters to match main roof. Roof to achieve a U Value of 0.12w/m²K.

Knithorn board up to dormer level to be removed and replaced with new main roof rafters.

Provide Code N4 4 lead soaked at all valleys between main roof and dormer roof wall construction.

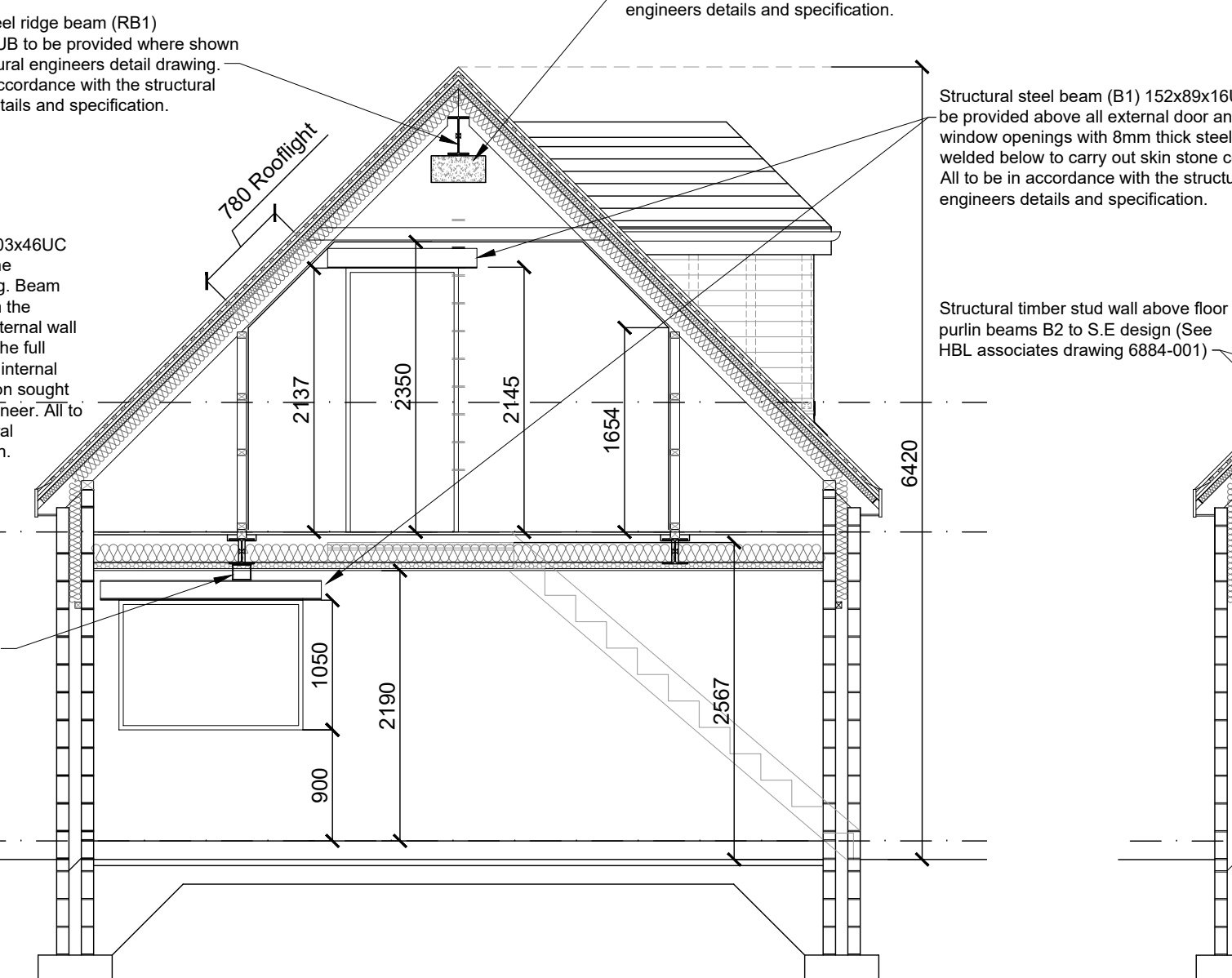
Excavate to a level to allow for the concrete floor to be laid, finished floor level is to be agreed on site. Ground floor construction to the new extension is to comprise of 150mm reinforced concrete ground floor slab, power floated finish, concrete slab is to be laid on 1200 gauge visqueen dpm (which is to be securely lapped and taped at joints and linked to dpc) laid on 50mm sand blinding on min' 150 mm well compacted sulphate free hardcore. slab between garage and store is to have 150mm height difference, ensure DPC's are fully linked together.

New first floor construction is to consist of 47x22x5 C16 treated timber joists built into new cavity walls at max 450mm cts, joists are to be notched onto steel support beams as shown on the detailed section. Lay new 22mm thick T & G boarding to top of joists and underlaid joists with 1No. layer of 50mm Kingspan Kooltherm K107 board with weather proof tape to all joints. Between joists, lay 150mm Knauf Earthwool loft roll 40 quilt insulation to leave a 75mm service void below the board level. Install 1No. layer of 12mm Promat Superflex multiboard below PIR insulation. Board is to be screw fixed through the PIR insulation and into the underside of joists, all joints are to be filled and sealed as recommended by the manufacturer. Floor construction is to provide a min 60 minutes fire protection. To the underside of new multiboard fix new UPVC T & G窠 plank system to clients choice.

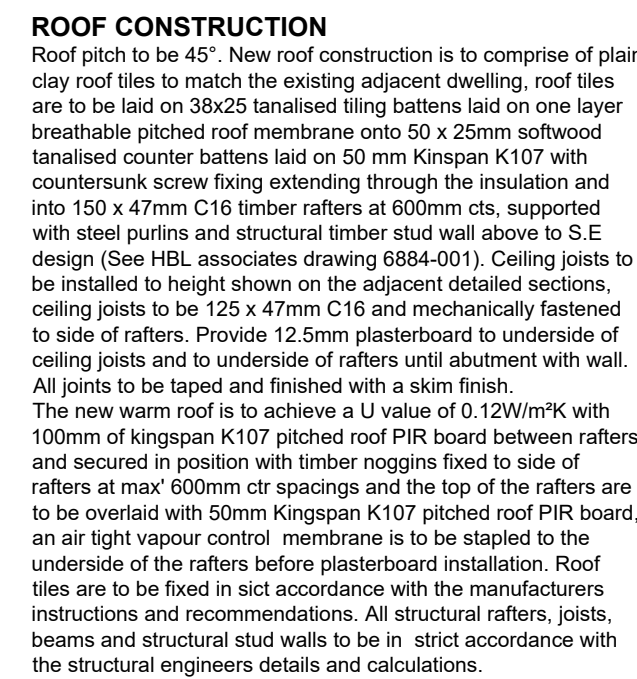
WINDOWS

All new windows and first floor doors are to be UPVC wood grain effect to match the existing dwelling. Windows are to be glazed to achieve a min U value of 1.4w/m²K in accordance with BS6622 and for safety glazing BS6206. All windows to be fitted with background ventilation via trickle vents installed in head of windows - min' 8000mm². Provide mastic to all external reveals of openings in cavity walls, opening casements and window fenestration are to be as the elevation drawings.

The new ground floor entrance door is to be either a hardwood timber or composite door to the clients choice.



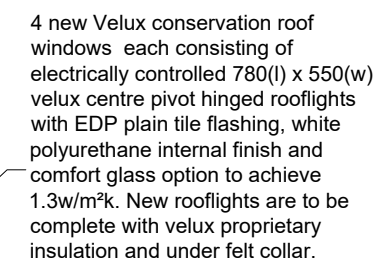
SECTION B:B SCALE 1:50



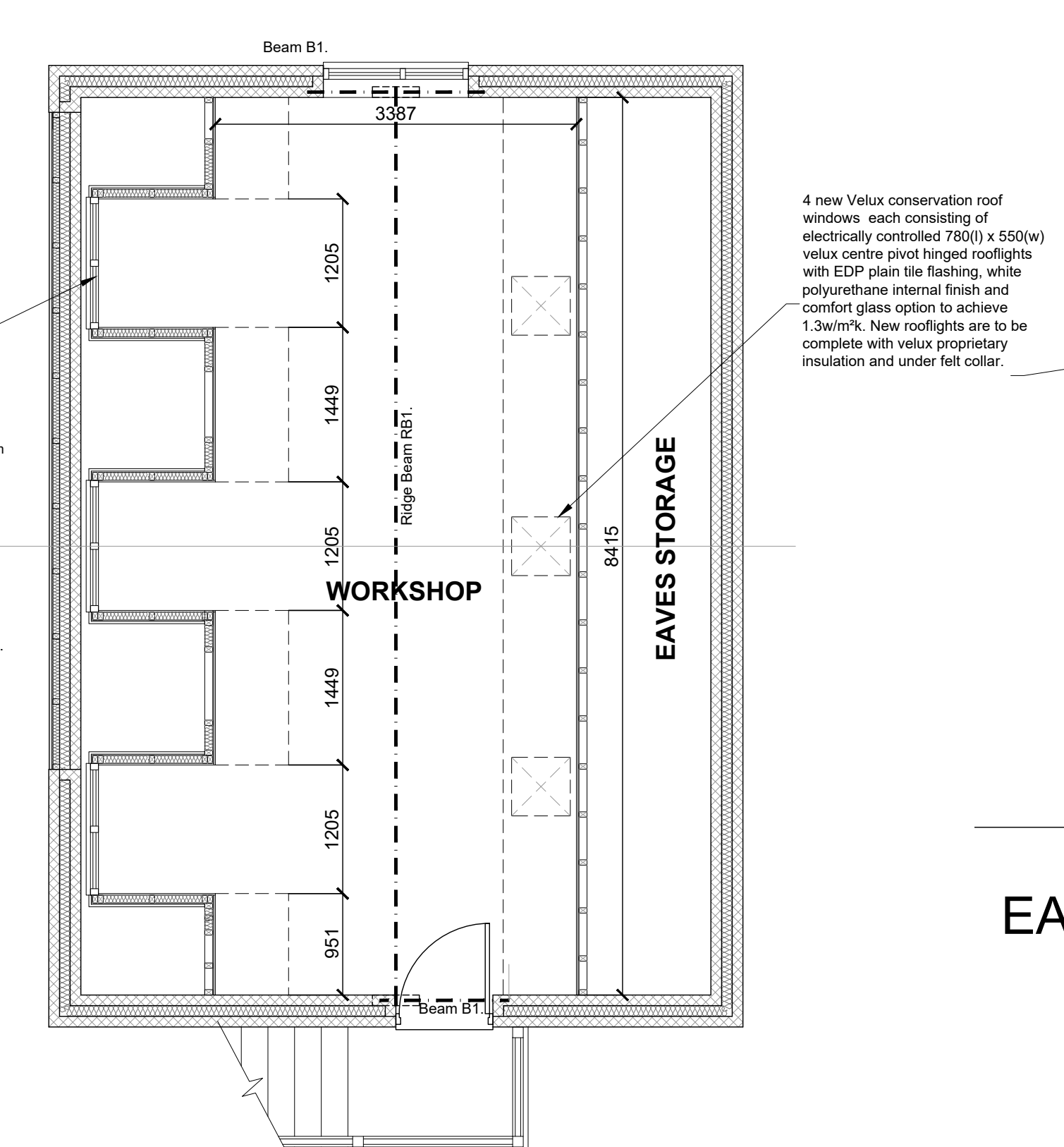
Provide and install new Soffits and fascias to match the existing adjacent dwelling finish, New guttering to match the existing colour and profile. The rainwater is to discharge into new upvc down pipes to be installed with new roddable gully and 100mm dia below ground drainage connection into the extg storm drain. Rainwater goods to be to BS4514. The contractor is responsible for locating and assessing the existing storm drainage system.

To first floor, provide external access staircase and landing. Staircase is to be 1200mm wide overall and galvanised finish to steelwork. Stair treads are to be in chequer plate. Provide contrasting anti slip nosings and closed backs to the stair treads. Handrails to be provided to both side of staircase with galvanised guardrails provided to a min¹ height of 900mm above stair pitch line and 1100mm above landings.

colour black to clients choice. Stair goings are to be equal @ 250mm each and 12No. equal risers of 214mm each when ground level at bottom of flight is 150mm below store FFL. Height to top of hand rail on landings is to be 1100mm and 900mm above stair pitch line.



EAST ELEVATION SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50



enquiries@forte-architectural.co.uk

Client.
Mr and Mrs Wootton

Project:
Proposed Detached Car Port, Store
and First Floor Workshop, Halstead,
Main Road, Hollington, Staffordshire

Title.
Plans as Proposed - Building
Regulations

Date.
March 2025

Project No. FAD-64

Drawn. Revision