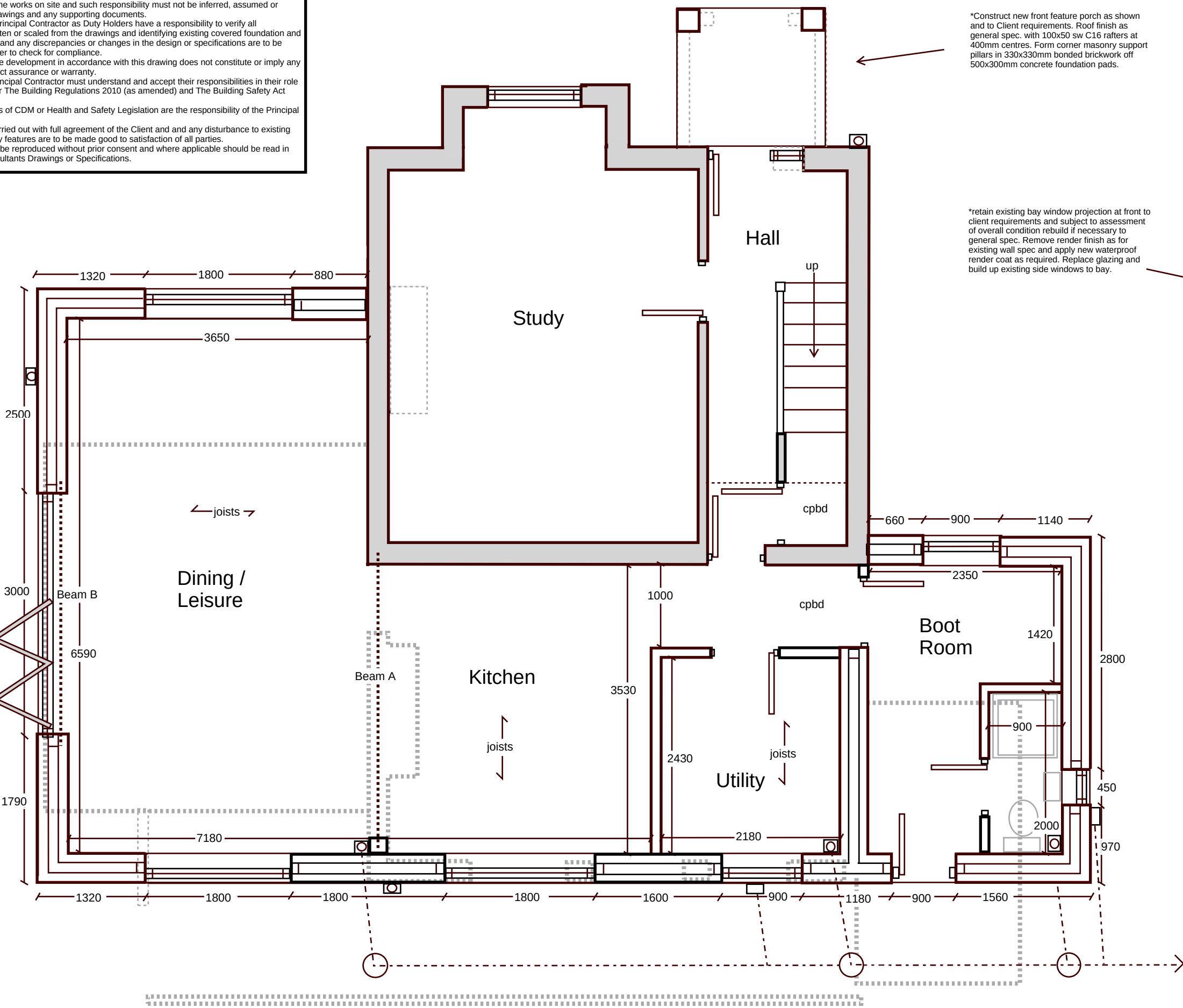


***Important Note:**
The author of this drawing may be considered the Principal Designer only in so far as obtaining formal statutory approvals including Building Regulation consent. The Designer will not inspect, supervise or restrict the works on site and such responsibility must not be inferred, assumed 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 the 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.

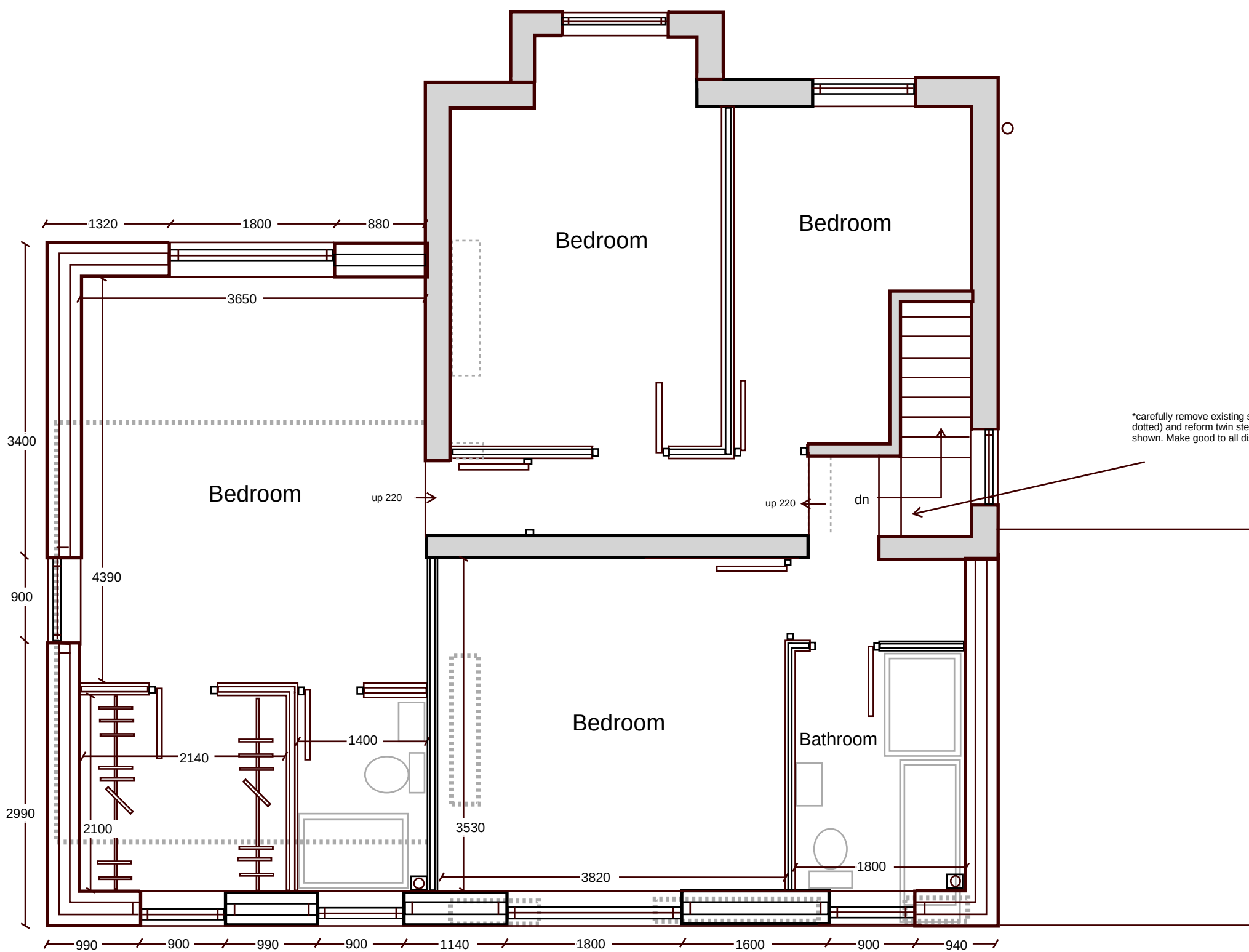
*Construct new hore feature porch as shown and to Client requirements. Roof finish as general spec. with 100x50 saw C16 refers at 450mm centres. Form corner masonry support pillars in 330x330mm bonded brickwork off 500x300mm concrete foundation pads.

*retain existing bay window projection at front to client requirements and subject to assessment of overall condition rebuild if necessary to general spec. Remove render finish as for existing wall spec and apply new waterproof render coat as required. Replace glazing and build up existing side windows to bay.



***Structural Works:**
*Note Contractor to assess bearing capacity of existing retained masonry to receive ends of new Beams and if necessary rebuild in bonded 75mm engineering quality concrete brick/block to required bearing capacity beneath spreader pad stones to full satisfaction of respecting authority.
*Install steel beams encased in gypsum fire line board to achieve min. 30 minutes fire resistance. See Engineer's design sheets for all structural beam etc information.

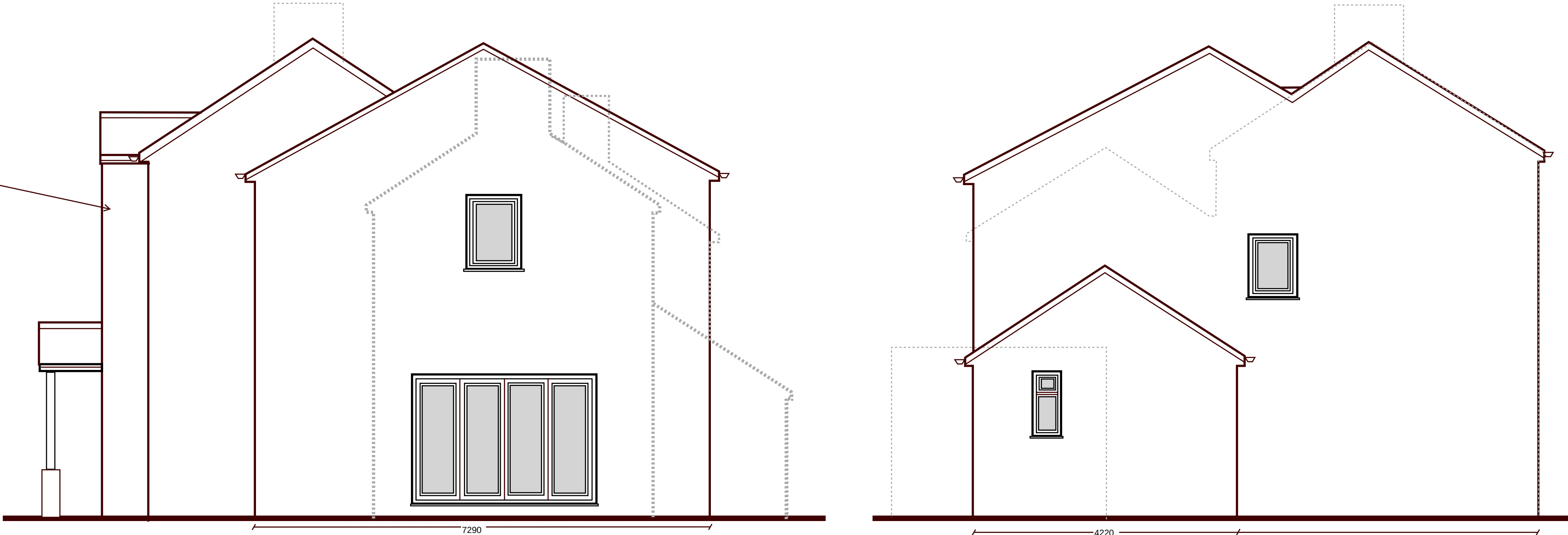
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*carefully remove existing steps up to front bedrooms (shown dotted) and reform twin steps up to head of existing landing as shown. Make good to all disturbed surfaces



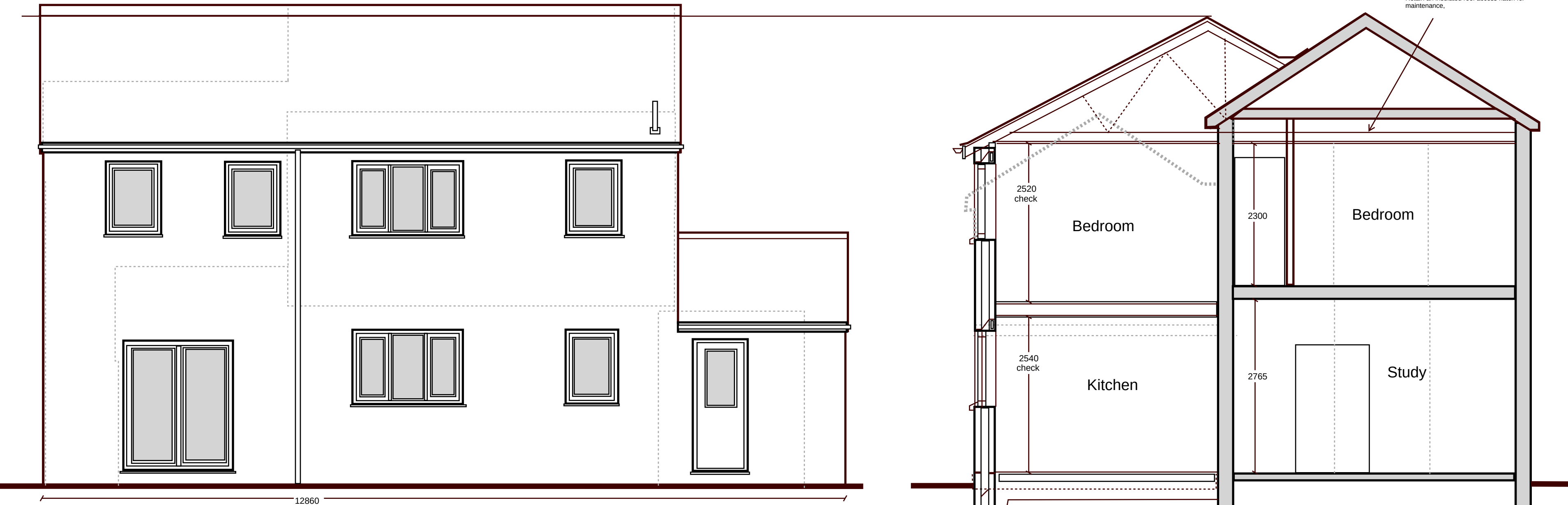
proposed first floor layout



proposed side elevation

proposed side elevation

*strip existing roof tiles and battens and replace any defective timbers to re-roof with existing reclaimed tiles or new tiles to match on treated battens on approved breathable membrane. Insulate roof to main specifications and install a new suspended ceiling to bedrooms below to lower height to satisfaction of client. Retain an insulated roof access hatch for maintenance.



proposed rear elevation

proposed section view



proposed front elevation

***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. Prepare existing roof for systematic and controlled removal and robustly prop retained walls and structural elements.
Carefully demolish existing side and rear additions in accord with health and safety products.
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.
*New Walls (External):
Selected facing brick order leaf to match existing dwelling 150mm cavity filled with an approved insulation (max thermal conductivity 0.032 W/mK) and 100mm thermal block inner leaf max (thermal conductivity 0.15 W/mK), and 12.5mm plasterboard finish. This or similar construction to achieve max 0.18W/m2K U-Value.
*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 DDJ40, set at 5 per m2 and at each block course at joints. Install Thermabate or similar insulated cavity closures at all opening joints and 2000g dpc throughout.
*Existing Retained External Walls:
Clean off existing walls and remove defective render finish to receive approved waterproofed render system eg Monocouche etc.
New walling to be effectively bonded to existing structure to satisfaction of inspecting authority surveyor and mechanically fixed wall ties to be stainless steel suitable for 150mm cavity width and compliant with DDJ40, set at 5 per m2 and at each block course at joints. Install Thermabate or similar insulated cavity closures at all opening joints and 2000g dpc throughout.
*Lintels:
Install Cantile or similar combined steel lintels over new openings with minimum 150mm end bearings to manufacturer spec. Carefully form new access doorway to extension as indicated and install precast concrete lintels over to manufacturer spec. Make good to all disturbed surfaces.
*Internal Walls (non load bearing):
100x47 saw timber stud fixed on 100x75mm sole plate and dpc faced with plasterboard incorporating vapour check and enclosing 100mm rockwool acoustic grade insulation.
*Floor:
Extension floor slab to comprise floor finish to client requirement on min 60mm screed or power floor finish to 125mm concrete slab reinforced with A193 steel mesh on 1200g dom over Celotex GA 4000 (100mm) or similar approved insulation board turned up 25mm thickness at door perimeter to avoid cave wedges. Lay further dom over well laid 150mm min. well compacted natural zone sulphate free hardcore.
*Note incorporate approved under floor heating if required by client subject to advice of Approved Heating Engineer.
U-Value max 0.18W/m2K
*First Floor:
21mm kgd boarding across 195x47mm sq C14 joists at max 450mm centres with minimum 90mm end bearing or supported off heavy duty galvanised ms joist hangers fixed to comply with manufacturer specification. Provide suitable strutting at mid span with ms wedges as necessary. Also provide approved 300x50mm gyp. ms resistant straps across minimum 3 joists and turned down in to cavity where joists run parallel to external walls at maximum 1500mm centres. Under draw joists with plasterboard to achieve min 30 minutes fire resistance incorporating vapour control membrane where required and enclosing 200mm Rockwool Fibre between joists to achieve maximum 0.18W/m2K. *Note any robbing of floor joists for services to be minimal and compliant with BS5268 part 2:1991.
*Foundation Detail:
Subject to prior exposure of existing house foundation lay 650x300mm 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.
Internal load bearing 300mm concrete block wall between kitchen and utility to have minimum 450x300mm foundation as per general spec.
*New foundations to create no surcharge on drainage lines at any point.
All works to be carried out with full agreement of client and any disturbance to existing structures to be made good to satisfaction of all parties.

***Main New Roof and Boot Room:**
Approved plain tiles to Planning requirements and to match existing fixed in place in accord with manufacturer specification and BS5534 on treated battens on approved breathable membrane over prefabricated trussed rafter units by specialist design and supply compliant with BS5268 secured with purpose made steel clips to continuous 100x75mm sv wall plate anchored to supporting walls by approved galvanised ms straps at maximum 1500mm centres. Ensure all necessary handrail, bracing and lateral restraint strapping to roof frame and adjacent structure is completed in accordance with manufacturer specification and compliant with BS5268.
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 w/m2K U-Value.
Form insulated roof hatch access to requirements of client.
*Fenestration:
Install high performance double glazed upvc or aluminium window units to match existing style and to client requirements using Pilkington Low E X glass and min 25mm cavity – max 1.40 w/m2K U-Value.
Opening casements to represent minimum 5% of adjacent floor as natural vent plus min 10000mm2 trickle ventilators to head of frame.
*Escape Window: Where required provide opening casements to habitable rooms capable of safe egress in emergency i.e. min 0.33m2 clear opening (say 800x600mm) 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 EN 12150.
*Ventilation:
Natural ventilation from opening casements as above plus install mechanical extract fan to new utility room set to achieve min 15 litres/sec extract rate and new wc 6 litres/sec both in conjunction with continuous 20mm 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) + bath / shower rooms 30 litres/sec.
*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 as required and stack fitted with Durgoo or similar air admittance valve positioned above flood level of fittings to full satisfaction of inspecting authority surveyor. *Note first floor main bathroom to discharge to 100mm soil and vent pipe carried through roof void to external air with pvc mesh cap as shown.
Pvc rainwater goods discharging to accessible, trapped gullies with drain branch to existing system as above or approved garden soak-away chambers sized and sited to satisfaction of inspecting authority surveyor and subject to a suitable percolation test to verify porosity of sub strata.
*Heating:
New heating system 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 compliance with current Part J Building Regulations.
Any under floor heating system to be compatible with floor insulation and have required reinforced screed depth over install thermostatic control valves as necessary throughout.
*Electrical Work:
All 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 throughout 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.
*Structural Design Information
All structural beam design and new russed rafter roof formation to be made available at the Building Regulation Application Stage. In addition there should be a design check made on the stability of the new external wall construction to verify if additional lateral restraint / support is required to the masonry cavity walls as specified.

Proposed Two Storey Side and Rear Extensions and Alterations
at Victoria House, Stanley Moss Lane, Stanley ST9 9LR

Scale 1-50 (A1) - proposed layout Dwg ref VH2k Oct 2025

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