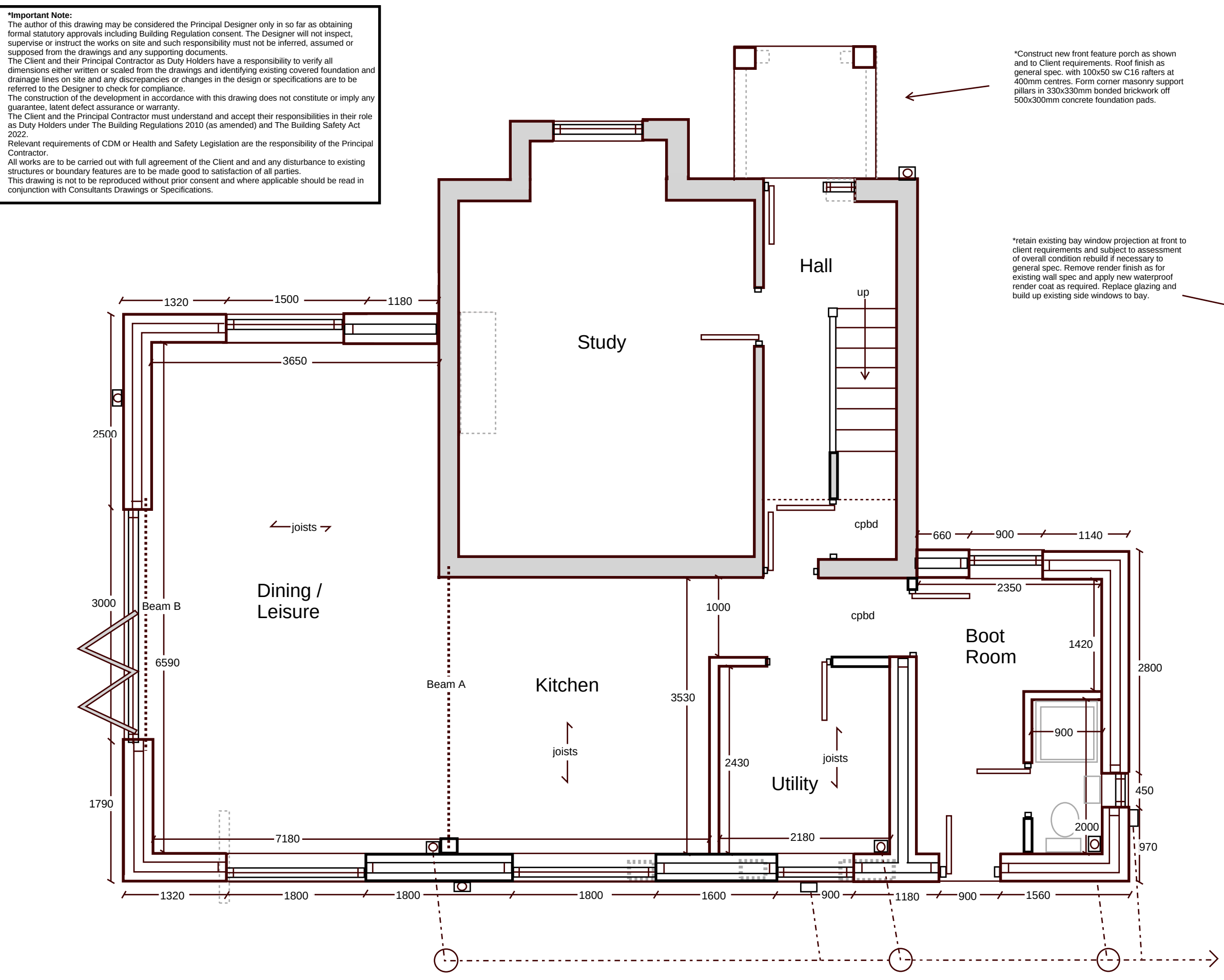
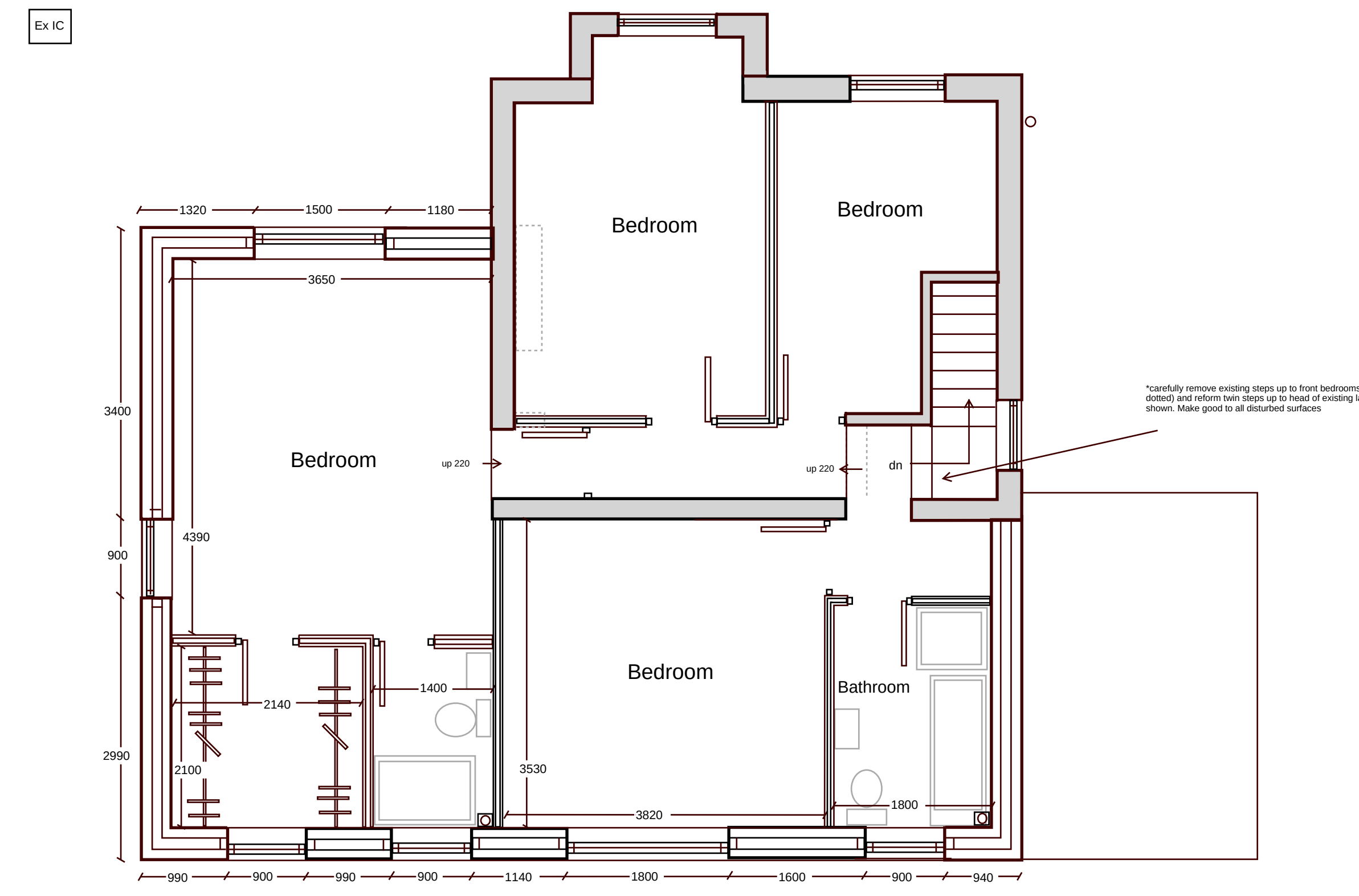


***Important Note:**
The author of this drawing may be considered the Principal Designer only in so far as obtaining formal statutory approvals including Building Regulation consent. The Designer will not inspect, supervise or restrict the works on site and such responsibility must not be inferred, assumed 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 any disturbance to existing structures or boundary features are to be made good to satisfaction of client.
This drawing is not to be reproduced without prior consent and where applicable should be read in conjunction with Consultants Drawings or Specifications.



***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.

Ex IC

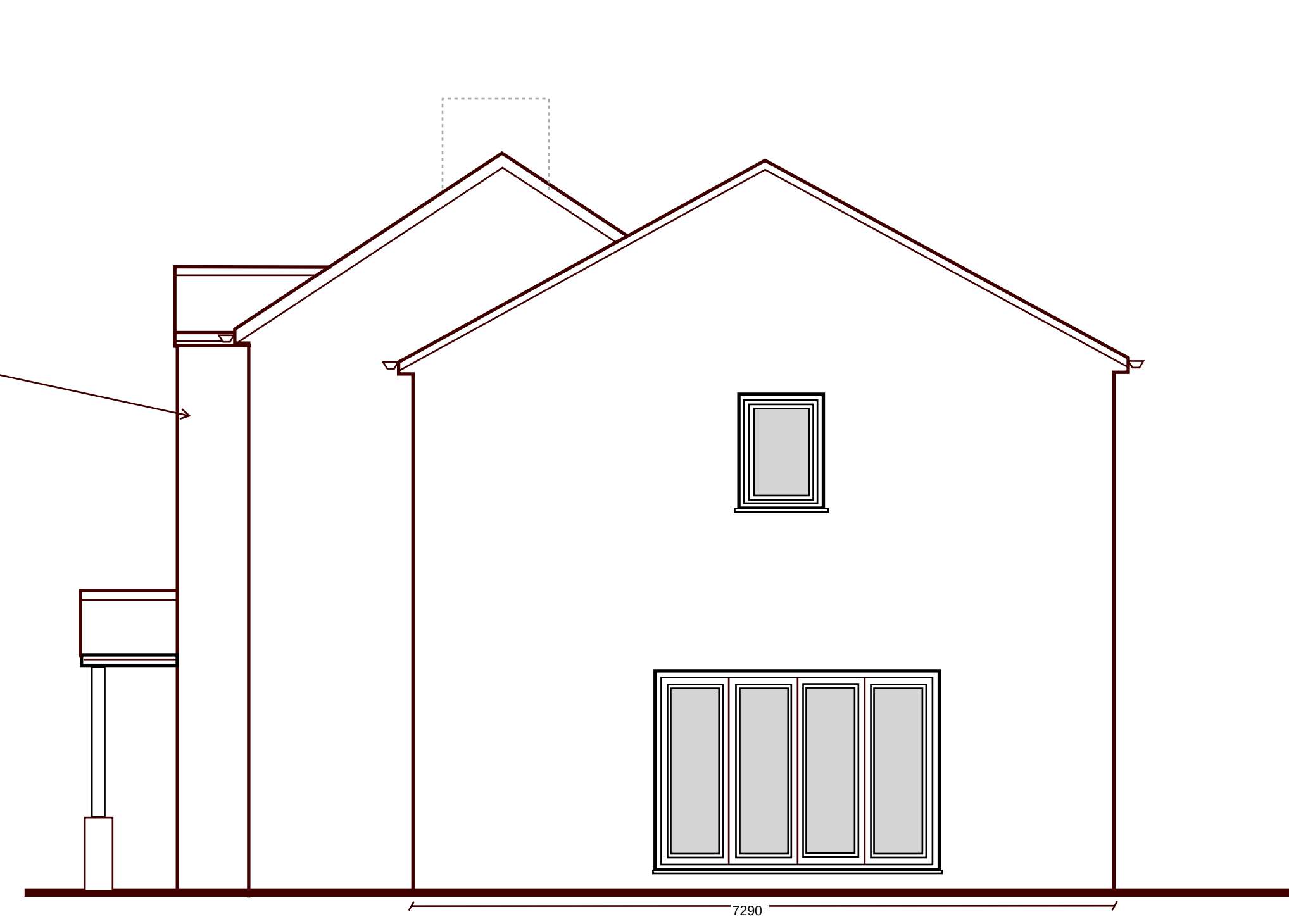


proposed first floor layout

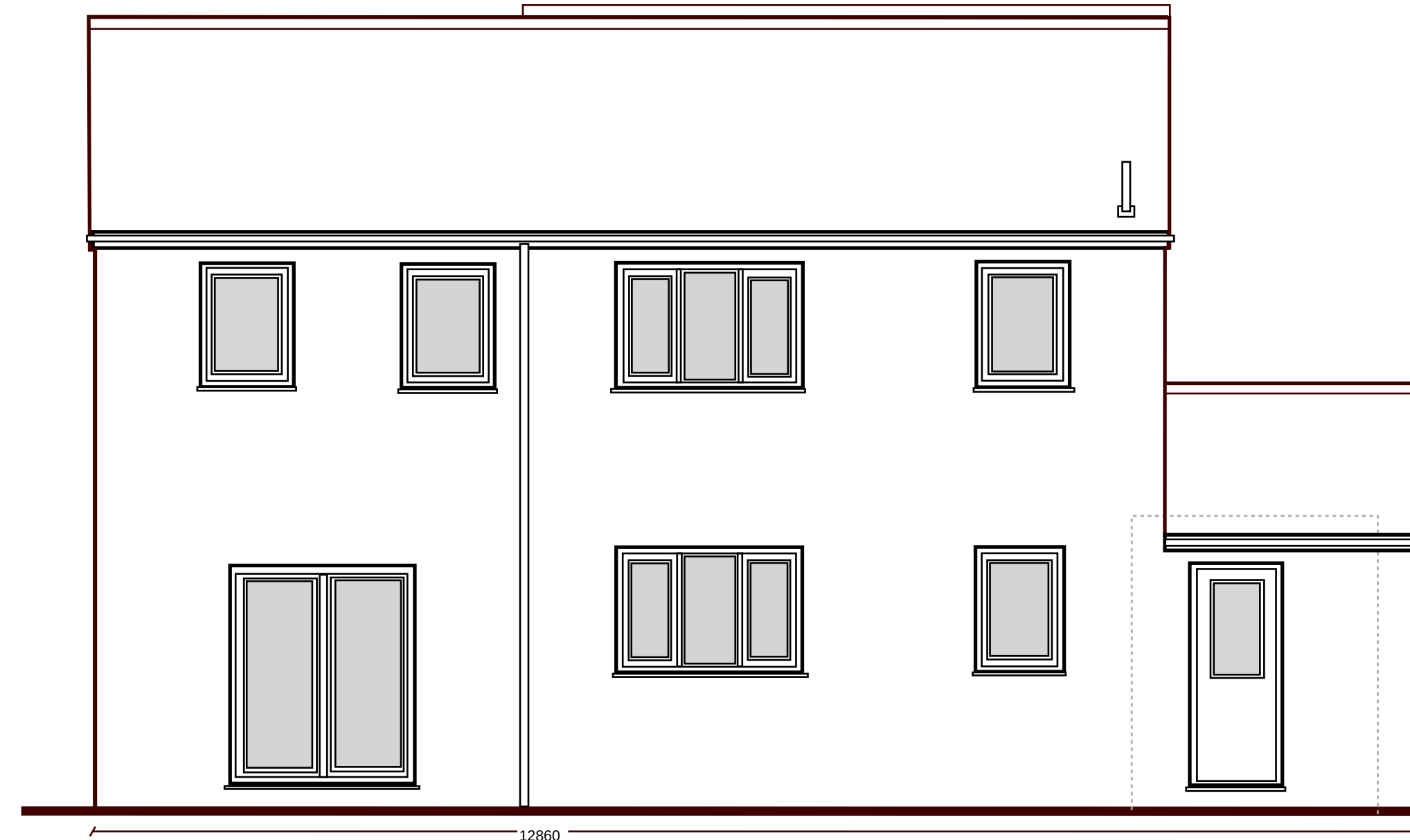
Proposed Two Storey Side and Rear Extensions and Alterations
at Victoria House, Stanley Moss Lane, Stanley ST9 9LR

Scale 1-50 (A1) - proposed layout Dwg ref VH2L Dec 2025

Geoff Rouane C.Build.E, MCABE, MRICS.
Chartered Surveyor Chartered Engineer
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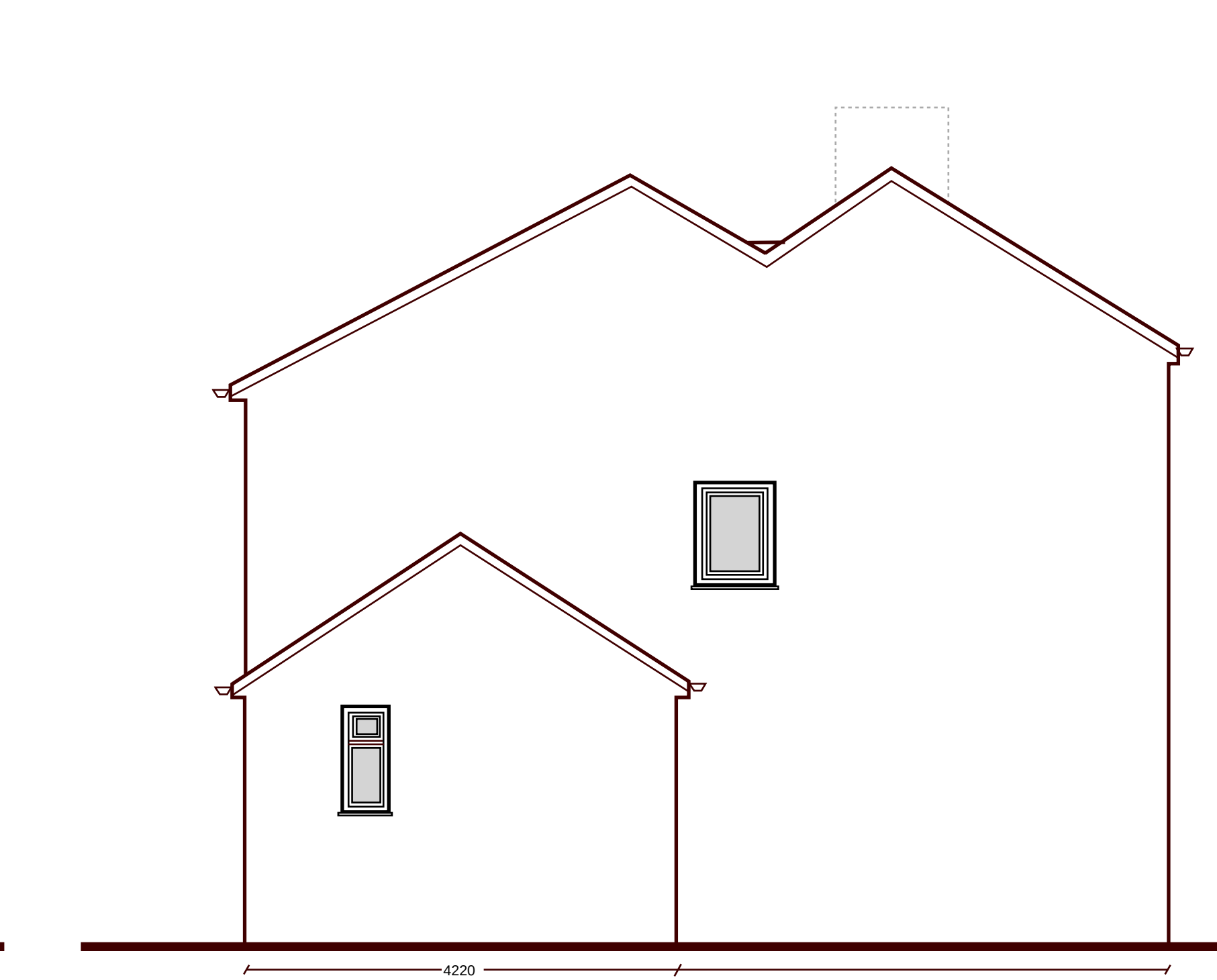
proposed side elevation



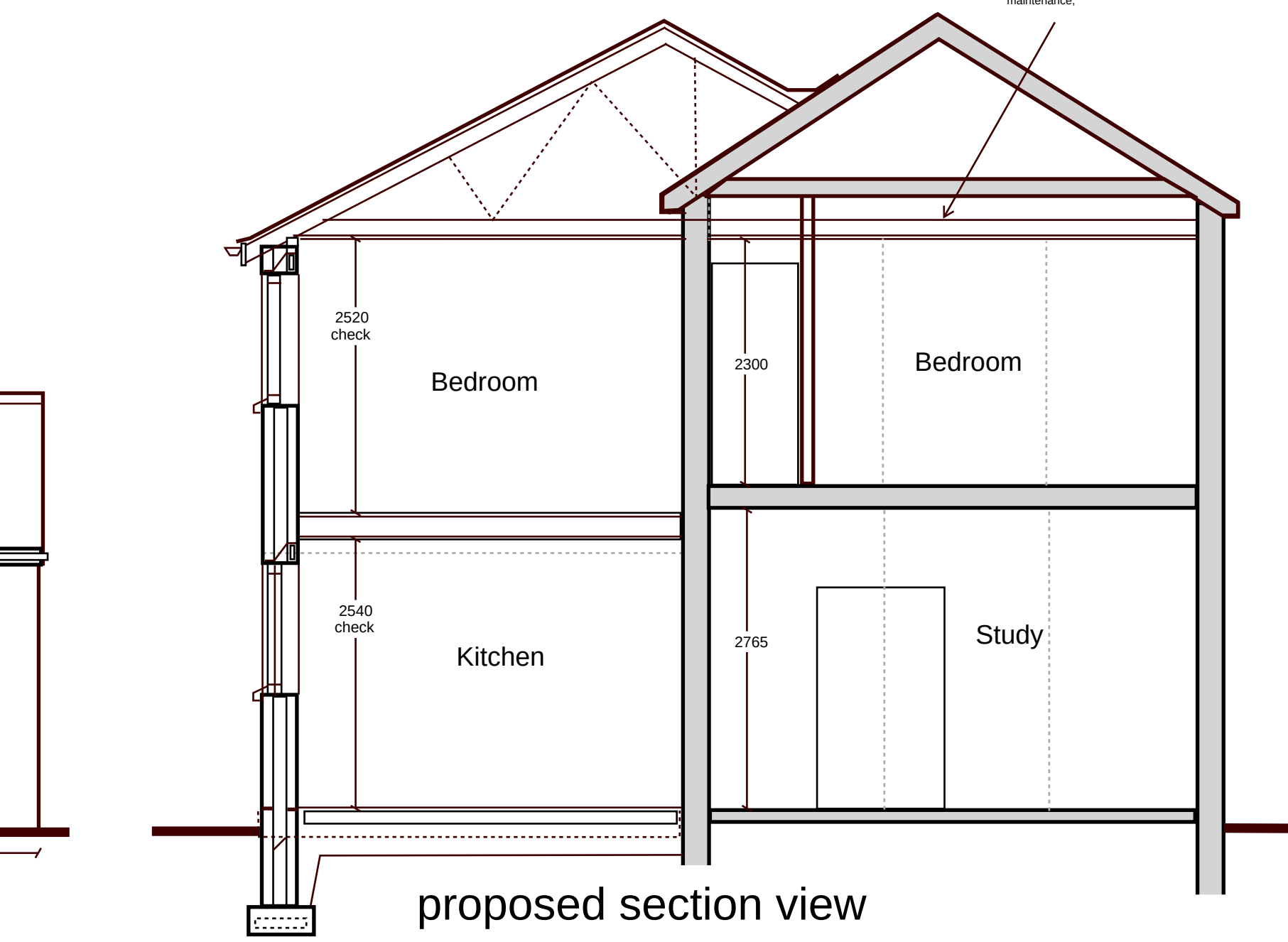
proposed rear elevation



proposed front elevation



proposed side elevation



proposed section view

***General Specification:**
***Preliminary Works:**
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 insulable membrane over prefabricated trussed rafter units by specialist design and supply compliant with BS5269 secured with purpose made steel clips to continuous 100x75mm sv wall plate anchored to supporting walls by approved galvanneal ms straps at maximum 1500mm centres.
Ensure all necessary handrails, bracing and lateral restraint strapping to roof frame and adjacent structure is completed in accordance with manufacturer specification and compliant with BS5269.
Horizontal ceilings to have 150mm rock wool between joists and a further 150mm thickness laid across joists.
Note: This is 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 floors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS EN 12130.
***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 22mm 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 Durgin 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 BS5589 and to satisfaction of inspecting authority surveyor.
***Structural Design Information**
All structural beam design and new 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.