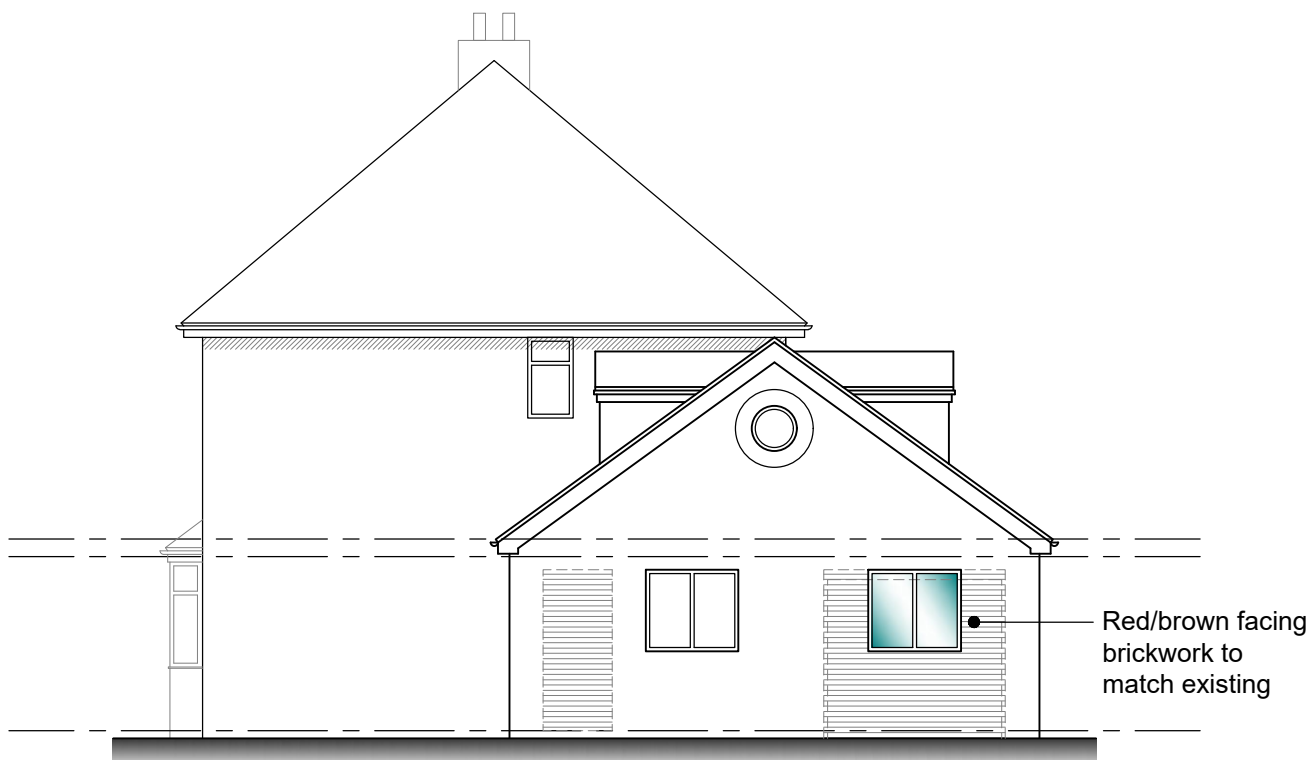


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Contractor to check site for any utility locations that may affect any proposals prior to commencement on site.
Contractor to check any site dimensions prior to commencement on site.
Client responsible for arranging any party wall agreements.

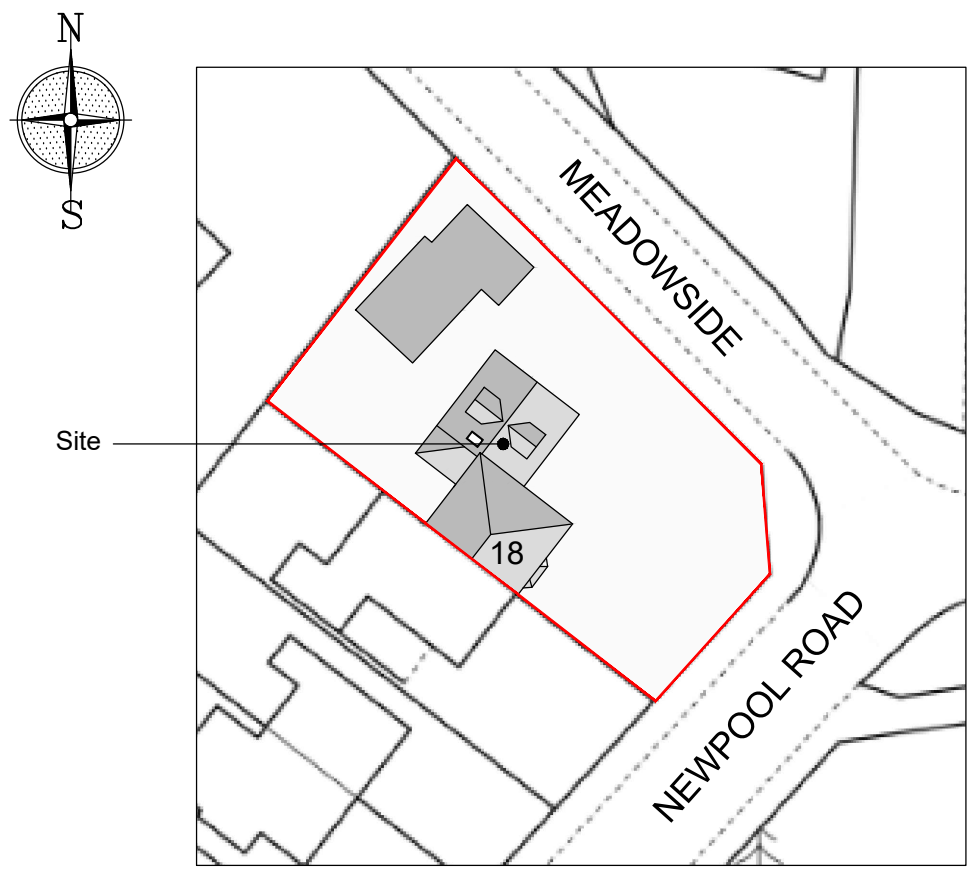
Rev.	Drawn	Comments	Date
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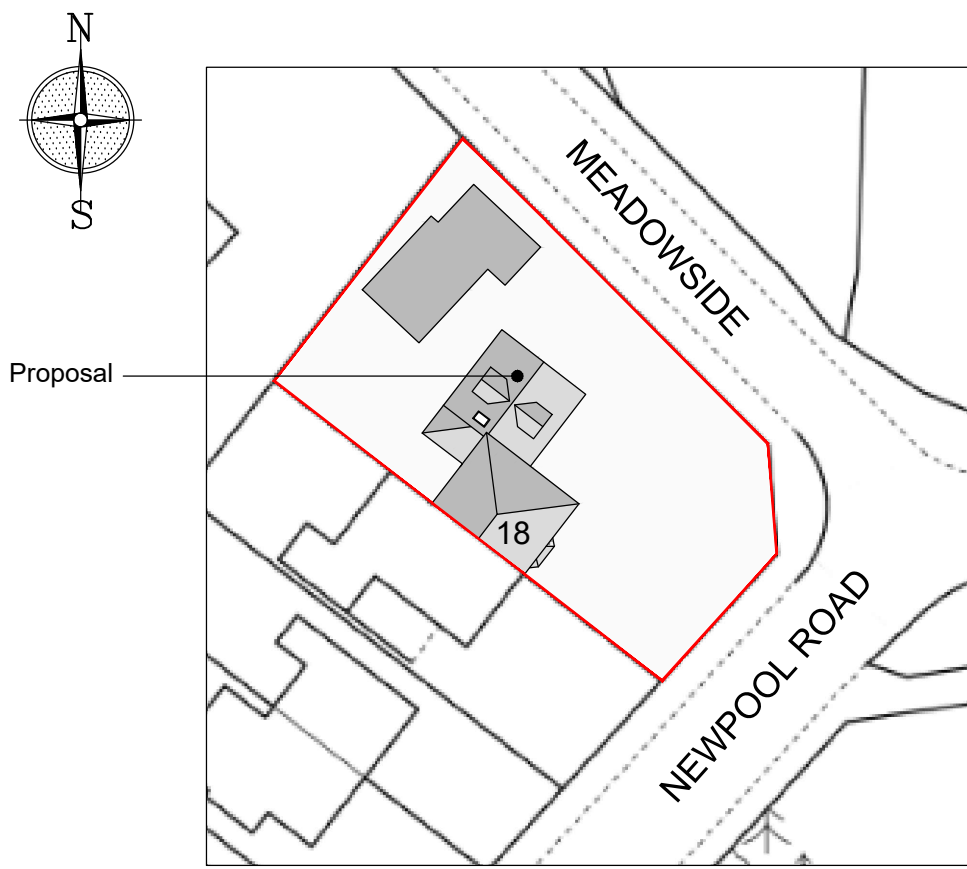
Existing side elevation
Scale 1:100



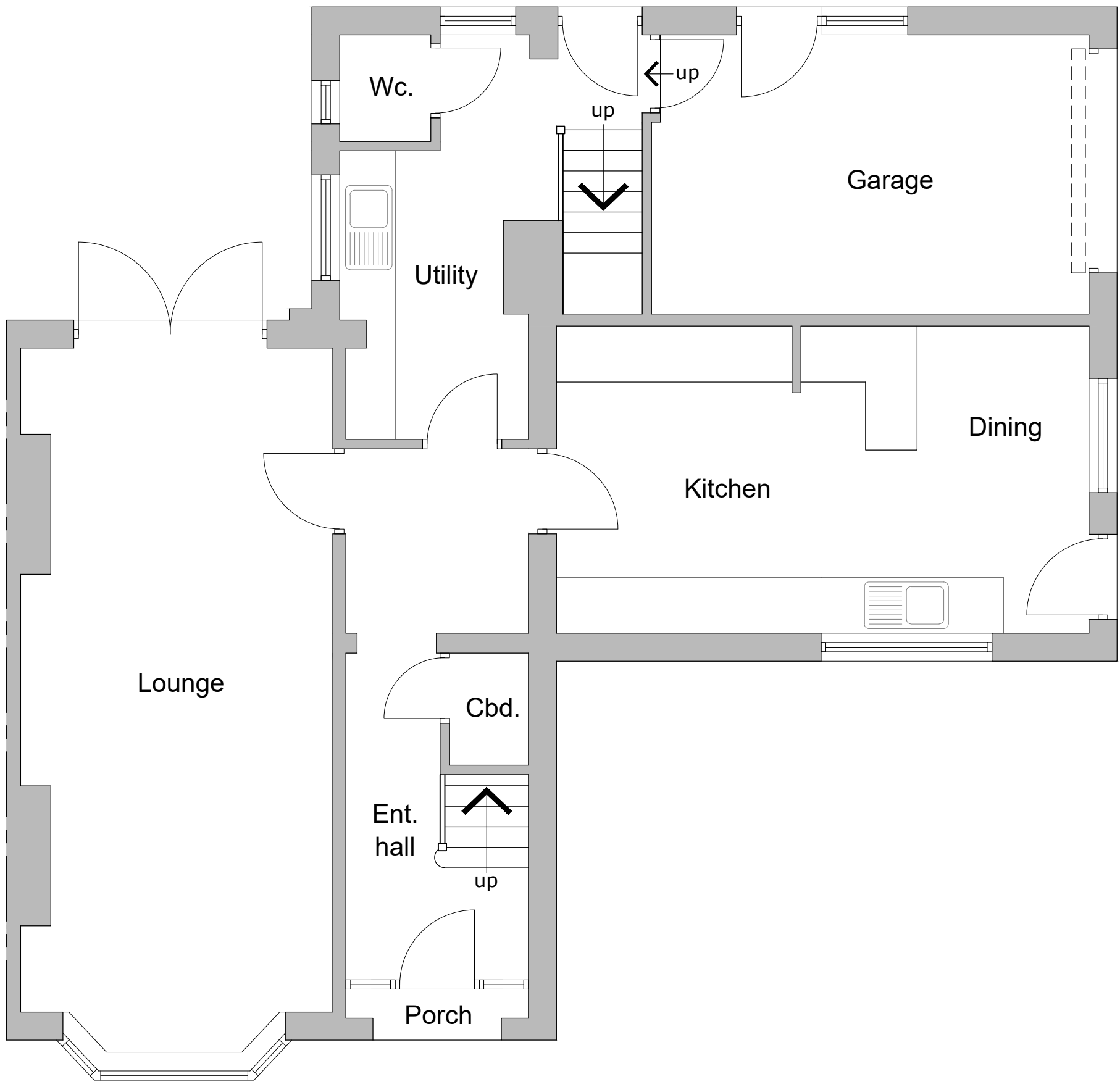
Proposed side elevation
Scale 1:100



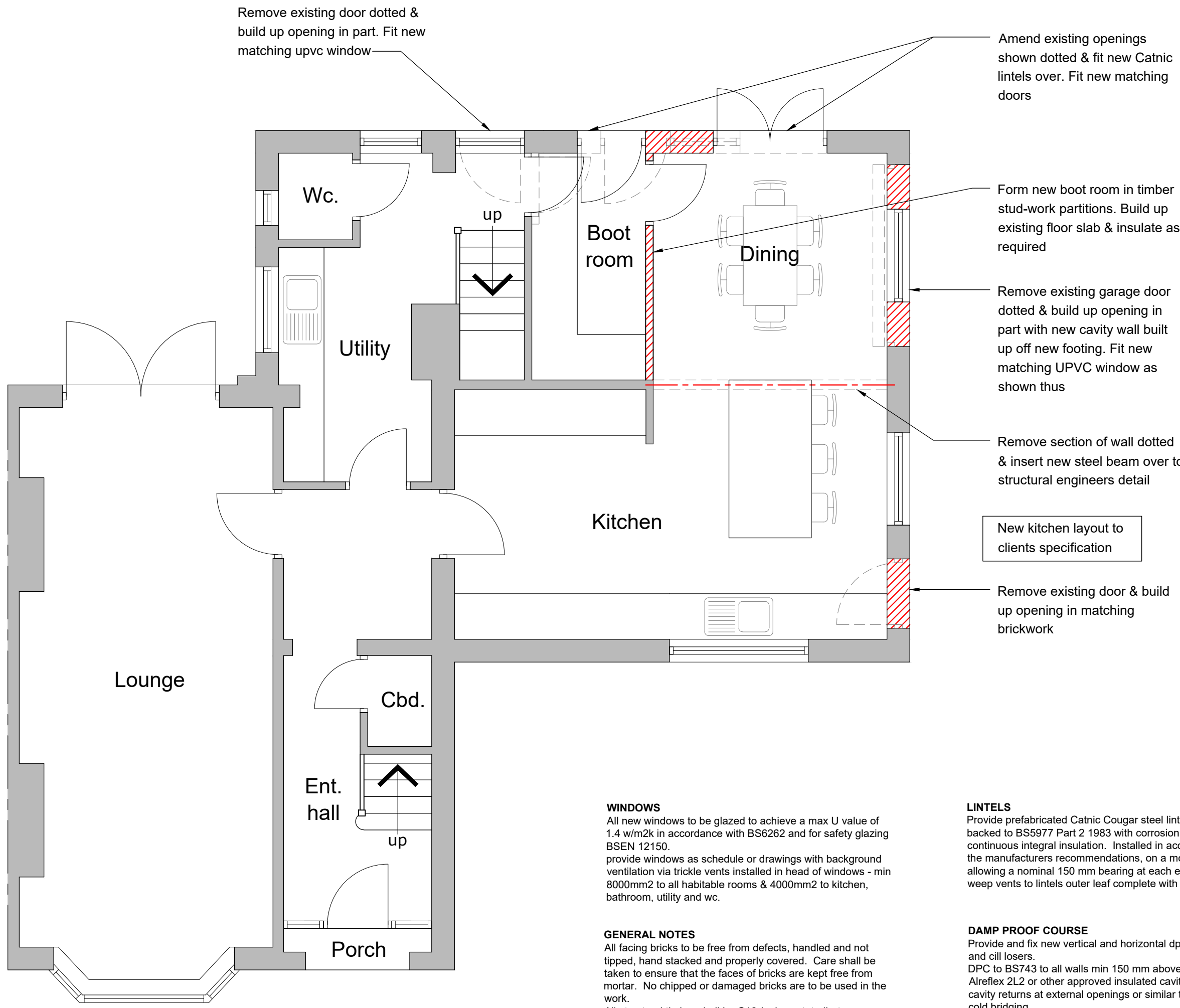
Existing site plan
Scale 1:500



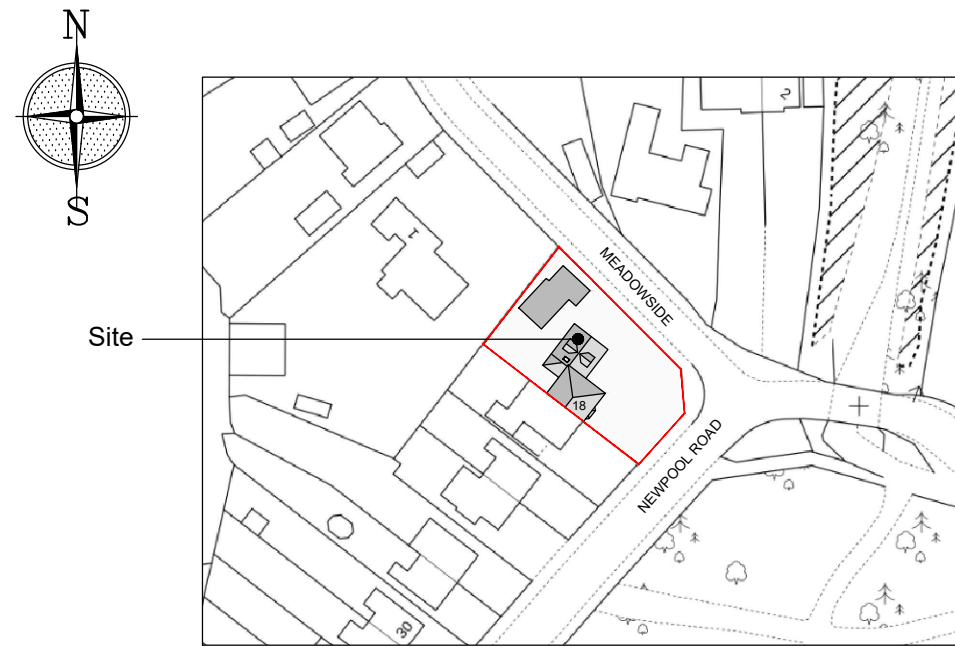
Proposed site plan
Scale 1:500



Existing ground floor plan
Scale 1:50



Proposed ground floor plan
Scale 1:50



Site location plan
Scale 1:1250

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Client
MR & MRS

Project
**PROPOSED ALTERATIONS &
GARAGE CONVERSION AT
18 NEWPOOL ROAD,
KNYPERLEY,
ST8 6NS**

Title
EXISTING - PROPOSED PLANS

Status
PERMITTED DEVELOPMENT
Date **APRIL 2026** Drawn **ME**
Scale @A1 **AS SHOWN** Checked
Project No. Drawing No.
100-01 Rev

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WINDOWS
All new windows to be glazed to achieve a max U value of 1.4 w/m2k in accordance with BS6262 and for safety glazing BSEN 12150.
provide windows as schedule or drawings with background ventilation via trickle vents installed in head of windows - min 8000mm2 to all habitable rooms & 4000mm2 to kitchen, bathroom, utility and wc.

GENERAL NOTES
All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work.
All structural timber shall be C16 (unless stated) stress graded and pressure impregnated with an approved preservative.
Builder to enquire into the correct local statutory authority for the use of electric, gas and water services to allow for re-siting, encasing or stoppage of said services.

All new electrical work is to be designed installed, inspected and tested in accordance with BS7671:2001 or an equivalent standard.
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.

Allow for altering & extending existing heating, plumbing & electrical installations as required for proposed works all carried out in accordance with latest regulations & standards. All new light, socket & radiator positions to be agreed with client

LINTELS
Provide prefabricated Catnic Cougar steel lintels open backed to BS5977 Part 2 1983 with corrosion protection and continuous integral insulation. Installed in accordance with the manufacturers recommendations, on a mortar bed allowing a nominal 150 mm bearing at each end. Provide weep vents to lintels outer leaf complete with stop ends.

DAMP PROOF COURSE
Provide and fix new vertical and horizontal dpcs to all jamb and cill losers.
DPC to BS743 to all walls min 150 mm above ground level. Aireflex 2L2 or other approved insulated cavity closer to all cavity returns at external openings or similar to eliminate cold bridging.

GROUND FLOOR
Ground floor construction is to comprise of 65 mm sand/cement screed laid on separating layer of polythene DPM on 100mm rigid board PIR insulation and 25mm thk insulation turned up at edge of slab to avoid cold bridging on damp proof membrane lapped into DPC all over existing concrete ground floor slab.Ground floor to be constructed to achieve a maximum U value of 0.18 w/m2k.