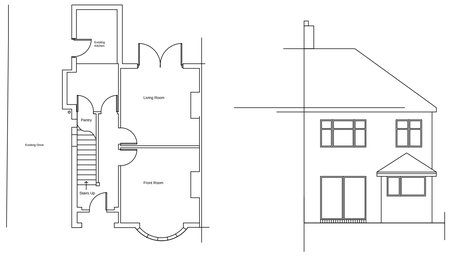
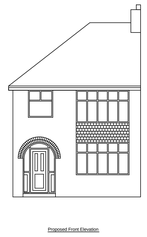
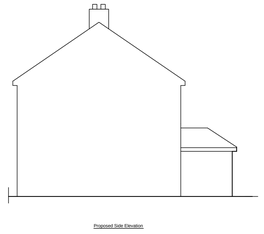


Existing Plan

Existing Rear Elevation



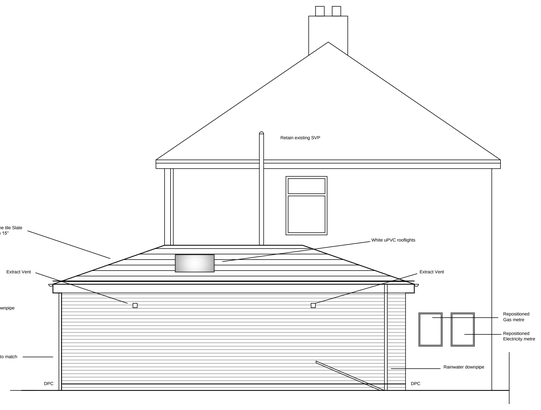
Proposed Front Elevation



Proposed Side Elevation

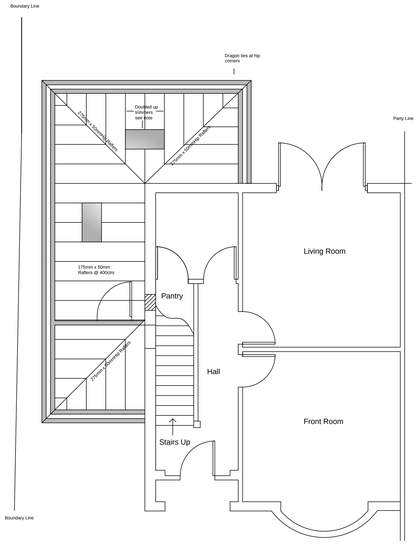
Existing Plans and Elevations. - Scale 1:100

Proposed Rear Elevation

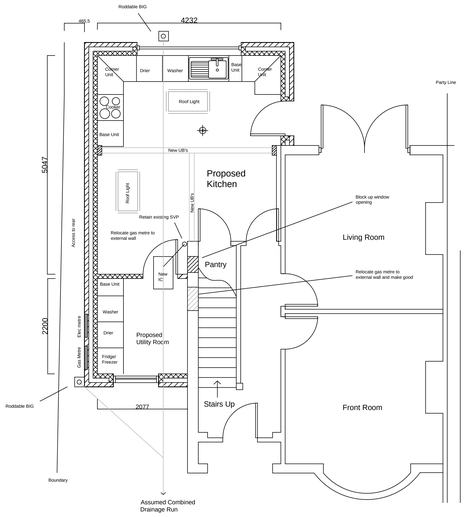


Proposed Side Elevation

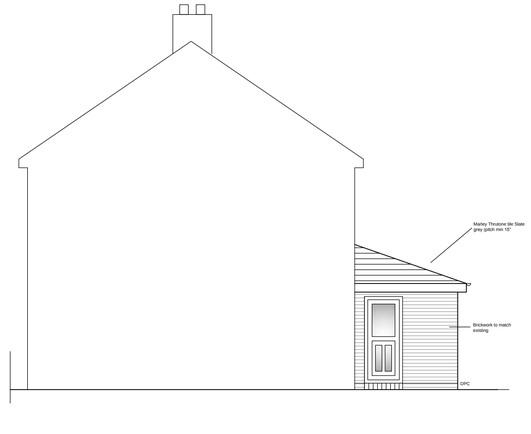
Proposed Front Elevation



Proposed Roof Layout



Proposed Ground Floor Plan



Proposed Side Elevation

Construction Notes

This drawing has been prepared for the purposes of obtaining Building Regulation and Planning Permission only. All dimensions are to be checked on site by the contractor for verification prior to commencement on site. Attention is drawn to the requirements of the Party Wall Etc Act 1996 and to the CDM Regulations 2007. Whilst not notifiable (Domestic Client) the principal contractor is to ensure all works are undertaken commensurate with good working practices, health and safety and relevant British Standards, This to include all sub-contracted works.

Site Preparation. Carefully demolish existing singe storey detached garage and existing rear outrigger. Cart away all disposable materials ensuring safe disposal methods commensurate with environmental waste management regulations and practices.

Foundations. Excavate minimum 900mm deep excavations or to suitable load bearing strata to satisfaction of Building Control Body. Excavation width minimum 600mm wide. Provide A minimum 225mm deep C35 grade concrete foundation reinforced with 2 no layers B503 mesh reinforcement (1 top, 1 bottom) ensuring a minimum 40mm reinforcement cover.

Note excavations to be taken down to a minimum depth equivalent to existing house foundations or 900 whichever is the greater and to suitable load bearing strtaa

Undertake trial hole investigation of adjacent property retaining wall to establish depth and type of footings. Where necessary undertake excavations in maximum 1m bay lengths throughout length of adjacent wall, ensuring 1,3,5,2,4 sequence. Provide 3 no12mm diameter high tensile steel starter bars with 450mm anchorage length. No two adjacent bays to be excavated consecutively. Provide C35 grade concrete foundation as above to a depth commensurate with underside of existing adjacent footings.

Drains passing through foundations. All foundations to be taken down to a level where superstructure loadings will not adversly affect drainage run. Provide stepped foundation where excavations reveal drainage run in proximity. All drainage runs to be independent of foundation concrete (see also drains passing through walls below)

Internal Wall Foundations - Depth of excavation and concrete depth as above. Excavation width 400mm.

Internal Wall Construction - Provide 100mm lightweight internal block wall finished with 12.5mm plaster board and skim both sides.

Wall construction (up to ground level) To comprise 2 no leaves 100mm concrete commons with minimum 100mm wide cavity. Ensure wall ties at 700mmcts vertically and 450mm cts horizontally. Infill cavity to adjacent ground level with weak mix concrete,

Wall construction (up to DPC level) - Provide good quality facing brickwork externally with 100mm concrete common bwk internally. Cavity width 100mm. Ensure cavity is full filled with 100mm Dritherm 32 insulation below dpc level to avoid thermal bridging. Wall ties as above.

External wall construction: - To comprise 102mm facing brickwork to match colour and appearance of the existing facing brickwork of existing housse to satisfaction of local planning authority and client.

New wall construction at abutment with existing walls to be affixed using furfix profiles fixed strictly in accordance with manufacturere's instructions and guidance notes.

All bed joints 10mm maximum and suitably weather pointed.

DPC'S - Provide 100mm hyload DPC's internal and external wet bedded in 10mm sand cement mortar and at a height not less than 150mm above outside groundl level. Ensure floor dpm unites with internal dpc. Provide vertical dpc's to all reveals.

Wall construction (above DPC level) - To comprise 102mm outer leaf facing brickwork to match existing house wall facing brickwork with 100mm cavity (fully filled with 100mm Dritherm 32 cavity wall insulation) and 100mm modulite or similar internal block skin. Cavity wall ties as above except 225mm vertically around un-bonded jambs. Provide thermabate thermal cavity closures to all reveals.

Ensure all framing is sealed with external mastic sealant,

Internal Finishes:- Provide 12.5mm plasterboard on dabs with skim finish to walls and ceilings. Provide skirting boards and architraves to client specification,

Drains passing through walls - Ensure maximum 50mm clear gap where drains pass through walls and provide 100mm x 100mm concrete lintolto support bwk above. Provide max 600mm rocker pipe to drainage connections, Infill around drain with vermin proof compressible material and seal opening with rigid face plate.

Floor Construction - Clear oversite area of all vegetation and deleterious matter. Lay minimum 150mm clean 50mm to dust hardcore compacted in maximum 150mm layers. Provide 50mm sand blinding and minimum 1200 gauge DPM lapped to unite with inner leaf wall DPC. Provide and lay 75mm celotex insulation above DPM with 25mm whole perimeter upstands to avoid cold bridging. Provide 500g Vapour Control Layer above insulation and provide minimum 65mm sand cement screed finish. Surface finish to clients specification,

Lintols - Provide IG (thermal insulated) or similar 2 course lintols over openings with minimum 150mm end bearing and seated on minimum 3.6n/mm² internal blockwork.

UB's - Provide UB's as denoted on drawing to engineers details and calculations. Note foundations as per detail. All beams to be encased in 15mm gyproc fireline board with 5mm skim finish to achieve half hour fire resistance.

Cavity Trays - Provide stepped cavity tray above new UB's with proptetory weep vents at 450mm ctrs .

Lead Flashings - Provide Code 4 lead flashing to all abutments with minimum 150mm up stands.

Windows and doors - Provide double glazed sealed units 1.6w/m². (16mm argon filled air gap with low emissivity coating) All windows to be fitted with 4000mm² trickle vents to provide background ventilation. Opening casements to achieve min 1/20th floor area. Roof lights non openable double glazed units as above.

Doors uPVC double glazed with u value not exceeding 1.8w/m²°C. glazing in criticallocations to be safety glazing/

Mechanical Extract ventilation. Provide mechaical extract to kitchen via cooker hood 30litres/sec. Provide mechanical extract to utility 30lires/sec. All to discharge to external air as noted.

Roof Construction - Marley Thrutone tiles on 38mm x 25mm battens on Tyvek Supro=pro breathable roofing felt on 175mm x 50mm C16 rafters at 400cts with 175mm x 50mm C16 ceiling joists at 400mmctrs on 100mm x 50mm wallplate strapped to wall via 30mm x 5mm ms straps at 1000mm cts. Provide 12.5mm plasterboard and skin finish. Provide 225mm x 50mm hip rafters and dragon ties to corners with12mm plywood gussets (similarly at junction with hip and ridge. 100mm x 50mm ties spiked across 3 number ceiling joists where rafters at right angles to ceiling joists. Provide hip irons.

Provide 150mm x 50mm pole plate securely fixed to existing wall at 900mm ctrs using 10mm diameter masonry bolts and fittings with new rafters birds mouthed over pole plate and wall plate.

Roof light trimming - Provide doubled up rafters to sides of roof lights and doubled up trimming joists to base. Lightwell formed with 100mm x 50mm SW studding with 75mm celotex insulation between and 50mm celoteX PL4000 to inside face. Provide 500g vapour check to warm face.

Insulation: - Provide 100mm mineral wool between ceiling joists and 170mm mineral wool cross laid u value 0.16w/m²°C. Provide 10mm gap to all soffits and glidevale RV250 abutment vents equivalent to continuous 5mm gap. All new soffit vents to be fitted with fly screens, Supplement ventilation via proprietory tile vents.

Above Ground Drainage - Provide new waste pipe fittings to BS EN 12056 incorporating 75mm deep seal traps. Provide 100mm half round rainwater gutters with 68mm rainwater down pipes. All new waste pipes and connections to discharge to roddable sealed back inlet gulleys

Below Ground Drainage - to comprise 100mm polypipe pipes and connections laid to 1:40 fall and bedded on 10mm single size pea gravel as denoted on plan. Existing drains beneath proposed extension to be protected via 100mm concrete encasement with 15mm flexcell board to collars.

New internal IC to comprise 750mm x 450mm IC constructed off minimum 100mm concrete base with 225mm semi -engineering brickwork. Provide double seal bolt down cover.

Electrics - Provide NICEIC electrical certification on completion of works. All light fittings to be low energy fittings. Provide sockets at maximum height of 450mm. All electrical switches ar a height of not gretaer than 1200mm above inside floor level.

Provide heat detector to new kitchen area linked to mains system to BS 5839 Part 6 2013.

Gas Safety commissioning certification to be provided by Gas Safety Registered Competent Person.Any new radiators to be fitted with thermostatic radiator valves.

All works to be undertaken to ensure building is constructed in an air tight manner. All openings in the envelope of the building to be fitted with appropriate seals and draught proofing.

Client: - Karon Halliday

Project Description:- Rear and Side Kitchen & Utility Extension

Drawing Title:- Existing and Proposed Plans and Elevations

Address:- 170 Ashbank Road, Ash Bank, Stoke-on-Trent, Staffordshire, ST2 9EB

Scale: 1:100 and 1:50

Revision Status:- Revision 3

Date:- 10th April 2014

Drawn By: - Building Design Matters