

NOTES

Completely demolish Sun Lounge, grub up floors and foundations as necessary, seal off drains, disconnect any services, and remove all other materials. Prop for and cut door opening between Rear Lobby and Garage (D14), build in prestressed concrete lintels over, (one per 112mm thickness of wall), quoin up jambs, make good and build in new door and frame. Cut out in existing stud partition wall to form door opening to Cupboard (D9), make good and build in new door and lining. Take out windows to Hall & Bedroom and cut away below cill line to form new door openings (D2 & D11), quoin up jambs, make good and build in new doors and frame and sidelight (W3). Infill remainder of window opening adjacent to D11 with 100 x 50mm softwood studding, insulation infill and plasterboard and skim both sides. Take out window to rear entrance, prop for and enlarge opening for doorway (D5), build in Catnic lintel over, quoin up jambs, make good and build in new door and frame. Prop for and remove walls in Bedroom & Kitchen, build in 1 Nr. 203 x 133 x 30kg/m UB 1 over Bedroom, one end to be set on 500 x 100 x 140mm padstone, other end bolted to column as structural design sheets. Build in 1 Nr. 203 x 133 x 25kg/m UB 2 over Kitchen, one end to be set on 450 x 100 x 140mm padstone, other end bolted to column as structural design sheets. Beams to be encased where exposed with 2 layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster on softwood framework, quoin up jambs and make good. Excavate for and form column bases with C30 concrete, 750 x 750 x 450mm deep with top set 150mm below finished floor level. Provide and fix 152 x 152 x 23kg/m structural column complete with 225 x 225 x 10mm base plate welded to foot and bolted down to concrete base with 12mm Rawlbolts. Take out windows to Bathroom & Dressing Room, block up openings in construction to match existing and make good. Take out door and frame to WC, build up opening to window cill level in cavity facing brick wall all as specified for new external walls bonded to existing at ends. Take out door and frame between Rear Lobby & Garage and build up opening in blockwork. Take out existing door Dressing Room and infill opening with softwood studding, insulation infill and plasterboard and skim both sides to match existing construction, make good to skirtings. Take out existing doors and linings and remove walls shown dotted, make good to walls, floors, ceilings and skirtings. Remove existing WC fittings complete with services, wastes and overflows, disconnect and cut back services, make good. Remove eaves gutter and cut back eaves construction and verge construction as necessary, strip off roof tiles, battens and underfelt as necessary where new roof intersects existing, set aside sound roof tiles for possible re-use, de-nail timbers, and make good new roofing to existing on completion. Take out existing door and lining to Bathroom reverse to swing as shown, replace or refit lining and architraves, make good to walls as necessary.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter. Foundation to walls to be minimum of 1 metre deep below finished external ground levels, or to such additional depths as requested by the Local Authority and Building Control Officer. Concrete foundations (Grade C25) are to be 225mm thick, stepped as necessary, reinforced with 2 layers of B503 steel fabric, to the following widths:

Half Brick Walls	450mm
300mm Cavity Walls	600mm

Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Cavity walls to be filled solid to 150mm below damp proof course level with fine concrete (1:3:6). Build in 100 x 65mm prestressed concrete lintels above drainage and service pipes passing through foundation walls. 'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels. Ground floors to be constructed of minimum 150mm sulphate free compacted hardcore, 25mm sand blinding, 1200G polythene membrane well lapped and turned up at edges into DPC, 100mm Kingspan Kooltherm K3 or similar floor insulation with upstands at external perimeters, 500G polythene separating layer, 100mm tamped concrete bed (Grade C25), 50mm cement and sand (1:3) floor screed, finishes by Client.

External cavity walls and gables to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined internally with 12.5mm foil-backed plasterboard on dabs and skimmed in plaster. Cavity insulation to commence 150mm below d.p.c. level and to be taken to the top of the gable walls. Stainless steel cavity wall ties to DD140 Type 4, not butterfly type, to be built in at 750mm centres horizontally, 450mm centres vertically and at 225mm centres to openings. Wall insulation to be linked to roof insulation at eaves. Cavities of hollow walls to be closed with Thermabate PVCu cavity closers at jambs and sills to openings. Where brick and block returns are less than 550mm wide (measured internally) reinforce wall with layer of brick reinforcement in every other brick course and in every block course. Internal block walls to dwelling to be constructed of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined both sides with 12.5mm plasterboard on dabs and skimmed in plaster. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in 'Catnic' lintels CG90/100 over external door and window openings, all with minimum 150mm end bearings.

Internal stud partition walls to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced both sides with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fill cavities with 100mm fibreglass insulation quilt.

New pitched roofs to be of interlocking tiles to match existing and to Planning Officer's approval on 50 x 25 sawn battens, to recommended gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane; on specialist designed trussed rafters at 600mm c/c to BS5268 Part 3, with 100 x 25mm bracings as recommended by suppliers fix 100 x 75 wall plates. Set of diminishing trusses to be installed at intersection of roofs. Pitched roof over new Entrance to be of interlocking tiles plain tiles to match existing and to Planning Officer's approval on 38 x 19 sawn battens, to existing gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane, sawn softwood C16 grade construction to be of 50 x 100mm rafters at maximum 400mm centres, 25 x 150mm ridge and 19 x 150mm valley boards. Provide code 4 lead saddle at intersection of ridge with roof slope. Form valley between new roof and existing of Code 5 leadwork complete with all welts, seams and drips on 19mm WBP plywood base and lier boarding minimum 250mm up roof slopes, on softwood bearers fixed to rafter feet, fit angle fillets at eaves of tiling, all to suitable falls. Wall plates to be strapped down at maximum 2 metre centres with 30 x 2.5mm galvanized straps. Verges and ceilings to be strapped down at minimum 2 metre centres with 30 x 5mm galvanized straps spanning 3 rafters or ceiling joists and turned down over walls. Ceilings to be of 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. 'Fibreglass Crown 75' or similar insulation, 100mm thick, laid between joists with 170mm thick insulation laid over this, and a further 100mm layer on top of this, all layers at 90° to each other. Gable over Entrance to be constructed of white UPVC boarding on 38 x 19mm softwood battens at 600mm maximum centres on layer of Kingspan 'nilvent' or similar approved breathable membrane on layer of Kingspan 'nilvent' or similar approved breathable membrane on 19mm WBP plywood on 100 x 50mm sawn softwood studding. Fit UPVC fascias, barge boards and soffits with boxed ends at intersection of fascias and barge boards on timber bearers or gable ladder framework. Gutters and rainwater pipes to be in UPVC to match existing. Gutters laid to 1 in 600 falls, with 68mm diameter rainwater pipes discharging into trapped gullies.

Fit softwood skirtings, architraves and quadrants to match existing and 25mm softwood rounded window boards.

Windows to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'-value of 1.60 W/m².K. Windows to En-Suite and WC to be fitted with trickle vents to give a minimum of 5000mm of background ventilation. Window to Family Room to be fitted with trickle vents to give a minimum of 10000mm of background ventilation and to have opening areas minimum 5% of floor areas. External doors and frames are to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with brass effect ironmongery to Client's choice and having a U-value of no more than 2.2 W/m².K. Glazing to doors and side panels within 1500mm above floor levels, glazing to windows within 800mm of floor level to comply with the European equivalent of BSEN12150, and shall either break on impact so as not to cause injury, or resist impact without breaking and must be safety glazed as defined in Building Regulations N1. Form level threshold and landing 1200mm wide outside front door ramped down not steeper than 1 in 12 with a 100mm high raised kerb on open sides, landing and ramp to have slight fall away from the dwelling to adequately drain the areas. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant. Internal doors to be to Client's choice minimum 750mm clear width, set in softwood rebated linings or frames. Door between Garage and dwelling to be 'John Carr' FD30 fire rated veneered flush door to Client's choice with glass opening glazed in Georgian wired glass, set in fire-check frame and fitted with overhead door closer and fitted with hinges made of material having a melting point of at least 800°. Step down from dwelling to Garage to be a minimum of 100mm. All ironmongery to be to Client's choice.

Steps up from Garage to be in softwood, 200mm risers, 220mm goings, maximum pitch 42°, and, 800mm wide.

Kitchen fittings to be to Client's choice.

Carry out alterations and extend plumbing and heating system as necessary. If a new boiler is required it shall be a Vaillant Turbomax combination boiler to achieve a SEDBUK efficiency rating in band A or B as Building Regulations Part L1, with horizontal RSF flue solution through external wall at least 300mm from any opening into the building which is wholly or partly above the terminal. Information essential to the correct application and use of the heating appliance in the Lounge shall be permanently posted in the building. Details of this to include the following – category of the flue and generic types of appliances that can be safely accommodated, the type and size of the flue, and the manufacturer's name and the installation date. Provide and fix sink unit, bath, shower, basins and WC suites all to Client's choice. WC suites to have dual flush facility and cistern not to exceed 6 litres capacity. All wastes to be fitted with 75mm deep seal traps, sink, bath and shower wastes to be 38mm, basin wastes to be 32mm diameter. Stub stack to WC to be fitted with air admittance valve 1200mm above floor level. Box in stack with softwood framing, and 2 layers of 12.5mm plasterboard and skimmed in 'Thistle' board finish plaster to achieve 30 minutes fire protection, and pack around pipe with fibreglass insulation. Soil and vent stack to have roddable access door and to be carried up above windows within 3 metres of pipe by at least 1 metre and fitted with suitable bird cage. All new radiators to have thermostatic valves fitted and to be installed in all rooms. Installation, testing and commissioning certificates are to be provided for the gas installation, heating and plumbing systems completed by suitably qualified and competent persons in a recognized industry format indicating compliance with the requirement of Regulation L1. The calculated output of radiators shall be sufficient to maintain the following temperatures when the atmospheric temperature is –1 °C:-

Kitchen	18 °C	Lounge	21 °C
Family Room	21 °C	Hall	18 °C
Bathrooms	21 °C	WC	21 °C
Bedroom	18 °C		

Carry out electrical works all to Client's choice with lighting points in all rooms, Hall & Roof spaces. All new lights shall be energy efficient. Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night. Provide and fix power points to Client's requirements. All new electrical sockets to be sited between 450mm and 1200mm above floor levels. Any downlights in ceilings are to be fitted with Tenmat FF109 or similar downlight covers. Electrical works to comply with Building Regulations Approved Document P in respect of Safety which encompasses Design, Installation, Inspection & Testing of Electrical Installations. The Electrical Contractor carrying out work on this scheme must be competent and registered with a Part P self-certification scheme to provide a self-certification certificate to the occupier and a notice to that effect (or a copy of the certificate) to the Local Authority not more than 30 days after completion of the work. All electrical works to conform to the latest safety guidelines from the B.S.I. and the I.E.E. as codified in BS 7671, Requirements for Electrical Installations. Installation, testing and commissioning certificates are to be provided for the installation, completed by suitably qualified and competent persons in a recognized industry format. Mains operated interconnected self-contained smoke alarms to conform to BS 5446 Part 1 with back-up power supply to be installed in Hall areas and permanently wired to a separate fused circuit at the distribution board in accordance with Section 1 of Approved Document B Vol. 1 2006 Edition. Mains operated heat detector alarm to be installed in Kitchen and permanently wired to a separate fused circuit at the distribution board. *Alarms to be fixed to ceilings at least 300mm from any wall or light fitting, and not over a stair shaft. Fans capable of extracting air at a rate of not less than 15 litres per second to be fitted in Bathrooms, and fan capable of extracting air at a rate of not less than 60 litres per second to be fitted in Kitchen.

Dry line existing external walls now falling within Family Room and En-Suite with 12.5mm Plasterboards on adhesive dabs and finished with Thistle board skim, plaster.

Robust Standard Details to be incorporated to meet the requirements of Part L of the Building Regulations.

Carry out all decoration works to Client's requirements.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. All storm drainage gullies to be trapped and fitted with galvanized grating. Gully picking up kitchen sink waste to be trapped back inlet and fitted with galvanized grating. Internal gully picking up En-Suite wastes to be trapped back inlet and fitted with galvanized sealing plate. Any existing drainage passing under new extensions to be exposed and encased in minimum 150mm concrete. Foul drains to be connected to existing system. Storm drainage to be connected to existing or to run to soakaways 1200 x 1200 x 1200mm below incoming invert, and to be filled to within 300mm of surface with clean limestone, covered with 1200 gauge polythene sheeting and topsoil. Soakaways to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate. All new inspection chambers to be in 475mm diameter polypropylene set on minimum 150mm thick concrete bases, comprising base unit, raising pieces as required and ductile iron covers and frames.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

MR. & MRS. J. SIMPSON

DATE September 14

PROPOSED ALTERATIONS & EXTENSION
AT
6, CELLARHEAD ROAD,
WERRINGTON,
STOKE-ON-TRENT,
STAFFS. ST9 0DH

DRAWN BY
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
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NOTES

FOR PLANNING PERMISSION &
REGULATIONS APPLICATION

DRAWING NR. 1408/09/03