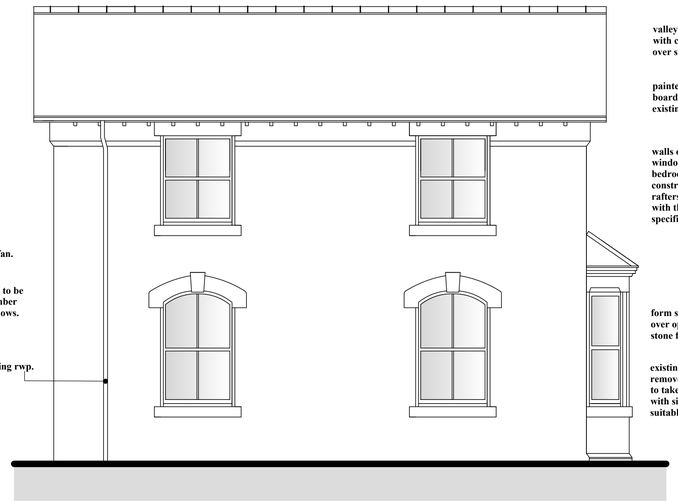
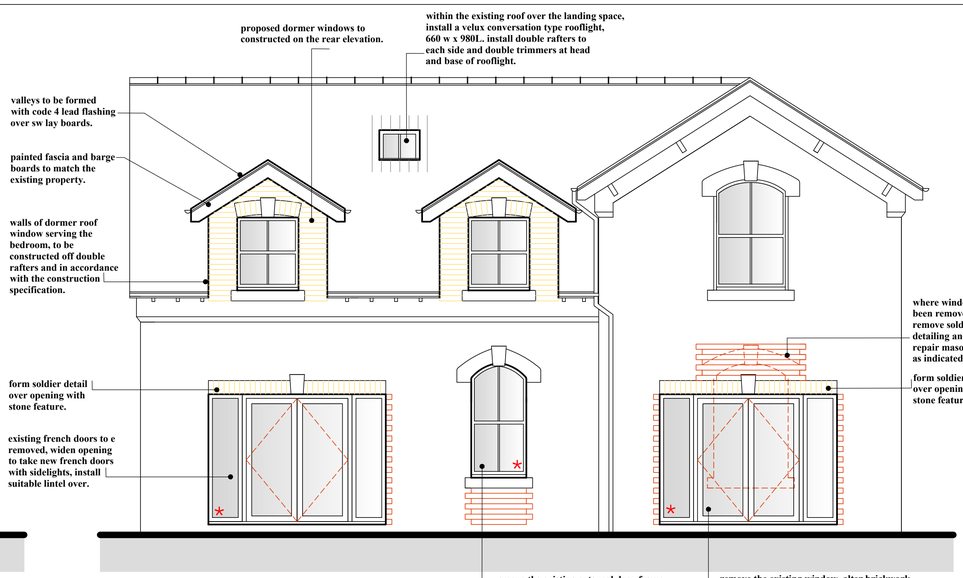
Proposed Elevations - scale 1:50







Proposed Front Elevation

construct new porch structure at the front entrance, form with low level masonry pillar, capped off with a stone coping. fix 150mm oak sq.post over, to support roof structure.

allow for increasing the depth of the existing opening.

remove the existing svp from the front elevation.

rwp on front elevation to be re-positioned over the existing construction joint to conceal. re-connect onto its existing drain.

Proposed Side Elevation

Proposed Rear Elevation

remove the existing external door frame, install new window, build up remainder of opening below.

remove the existing window, alter brickwork to take new french door system with sidelights, install suitable lintel over opening.

* **Denotes safety glass to BS 6206**

Construction Notes:

PROPOSED FOUNDATIONS - Porch:
750 x 750 x 600 deep pad trench fill concrete foundations - depth to the satisfaction of the building inspector, base (min. 1000mm) below fgl and below the invert of the nearest adjacent drainage.

DRAINAGE:
63mm upvc rainwater pipes with 100mm upvc half round gutter pipes.
Foul and storm drains to be 100mm dia stoneware with flexible joints, laid to regular and even falls (min 1:40) bedded in peagravel and backfilled to suit site conditions.
Drains under extension to be cased with min. 150mm concrete, where within 300mm of underside of floor slab and with min. 100mm granular fill, where more than 300mm below floor slab.
Drains to be bridged with lintols where they pass thro' walls to give min. 50mm clearance all round. (durable sheet material on each side of wall to mask opening.)
Vitrified clay and polypropoylene inspection chambers complete with alloy and cast iron covers respectively.

EXTERNAL DORMER WINDOW CAVITY WALLS:
Cavity wall with outer leaf of 102mm imperial sized facing brickwork with 150mm cavity fully filled with KNAUF crown dri-therm cavity slab 32 insulation and an inner leaf of 100mm Tarmac Topbloc aircrete blockwork faced with 12.5mm plasterboard with skimmed finish.
Both skins of wall to be tied together with stainless steel wall ties at 900cts horizontally and 450cts vertically.
Keystone or similar insulated lintels over openings.150mm end bearings with cavity trays over where applicable.
Cavities to be closed with proptietary insulated cavity closers around openings and at eaves & verges.
Openings to be lined with 2000g polythene both horizontally and vertically.
Dpc to be laid within wall structure, minimum 150mm above adjacent f.g.l.
Cavities to be filled with weak mix concrete up to but not within 225mm of dpc.
Wall to achieve a U value of 0.18 W/m2 k.

WINDOWS:
Windows to be double glazed plus have min. 8000m2 trickle vents which are to be sized & located in accordance with table 1.2a of Approved Document (f) 2006 B/Regs.
Calc's to be undertaken by window installer/manufacturer.
All new glass to be 4mm Pilkington (k) glass or sim.approved with min.20mm air space between panes.
Opening purge area of windows to be not less than 1/20th of floor area of room it serves as opening vent, as per details in table 1.3 of Approved Document (f) 2006 B/Regs.
All glazing below 800mm in windows & 1500mm in doors and side panels to doors are to be safety glass in accordance with BS 6206. Obscure glazing to bathroom, ensuite and wc.
Windows to achieve a U value of 1.4 W/m2 k.

PORCH & DORMER ROOFS:
New pitched roof structure to be formed with roof slates to match the existing property on 50 x 25 sw battens on TYVEC breathable roofing membrane on 50 x 100 C24 rafters and ceiling joists @ 400cts bearing onto 75 x 100 wall plate.
Ceiling to be formed below ceiling joists within dormer roofs, to be formed with 12.5mm plasterboard & skim.
Ceiling to be formed below ceiling joists within porch roof, to be formed with 18mm oak t & g boarding.
Roof void of dormer roofs to be insulated with 150mm mineral wool insulation in between ceiling joists and 150mm mineral wool insulation cross laid over ceiling joists
All structural roof timbers to be tied to walls with galvanised m.s straps at max 1200cts to BS 5628.
Lead flashing and soakers to roof/wall abutments. Roof to achieve a U value of 0.15 W/m2 k.

ELECTRICAL WORKS:
Prior to completion of electrical works, client/building contractor to provide an Installation Certificate in accordance with BS 7671 which must be signed by an Electrical Engineer who is qualified and competent to do so. This certificate must cover Design, Installation & Inspection of Testing.
All as required by Part (P) of the current Building Regs.

SIDE DORMER WALLS:
Studded walls of 50 x 100mm studs at max. 400cts with 100mm celotex insulation between studs.
50 x 100mm head plate, mid rail and sole plates - faced each side with 18mm structural plywood.
Walls to be then finished each side where it is a room, with 12.5mm plasterboard with skimmed finish.
Floor joists to be doubled up & bolted together where they run parallel and beneath studded walls.
Walls to be finished externally with code 4 lead flashing.

GENERAL:
Drawings prepared for local authority approvals.
All dimensions to be verified on site prior to commencement of construction. Any discrepancies to be verified to designer.
All electrical, heating installation, joinery items, finishes and fittings to be as instructed by client.
Existing central heating system to be extended to proposed radiator positions. Radiators to be fitted with Thermostatic Radiator Valves.
The clients are to satisfy themselves that the proposals will not be affected by any private or public services.
The clients are to give min. 2 months notice to neighbours affected by the works and obtain written approval for the construction of the extension as required by the Party Wall Act 1997.

INTERNAL STUDWORK WALLS:
Studded walls of 75 x 50mm studs at max. 400cts with 75mm mineral wool quilt between studs.
75 x 50mm head plate, mid rail and sole plates - all faced with 12.5mm soundbloc & skim.

PROPOSED STAIRCASE FROM G/F TO 1ST FLOOR:
Softwood staircase min. 800mm wide between handrails.
14no risers to not exceed 220mm to be checked on site prior to manufacturing. Treads min. 225mm.
Pitch of staircase to not exceed 42 deg.
Balustrade minimum 900mm or maximum 1000mm above line of nosings.
Handrail to be suitably terminated.Maximum 100mm space between balusters and any opening to staircase. Min 2000mm clear height measured vertically above line of nosings.

CDM Regulations 2015
These drawings have been prepared on the understanding that works will not commence on site prior to the granting of Planning Permission (if required) and Building Regulations Approval. At this point, the designers' work is complete, hence the designer of this drawing will not be acting as the 'Principal Designer' in terms of Health and Safety and Building Regulations. There are no foreseable risks other than those typically associated with construction of this nature such as - overhead power lines, buried private or public services, deep excavations, contaminants in the ground, lifting heavy materials/steelwork, working at height safely with scaffolding, etc

Under the new regulations, both the Client and the Building Contractor will have Health and Safety responsibilities and will need to prepare a Construction Phase Plan for the scheme. The Construction Phase Plan should include Risk Assessments and Method Statements for elements of the works such as Excavations, Buried Services, Risk of Electrocution, Working at Height, Lifting and Handling etc.

Should you require guidance, please visit the HSE website.

Building Regulations From 01-10-2023
Prior to the Building Regulations Final Certificate being issued, the Client, and Principal Contractor will be expected to provide a statement to the Building Control Body confirming that the work they have undertaken complies with the requirements of the Building Regulations.

The designer of these plans has produced them from the clients instructions/design and will not be taking on the role of the Principal Designer for the duration of the construction period.

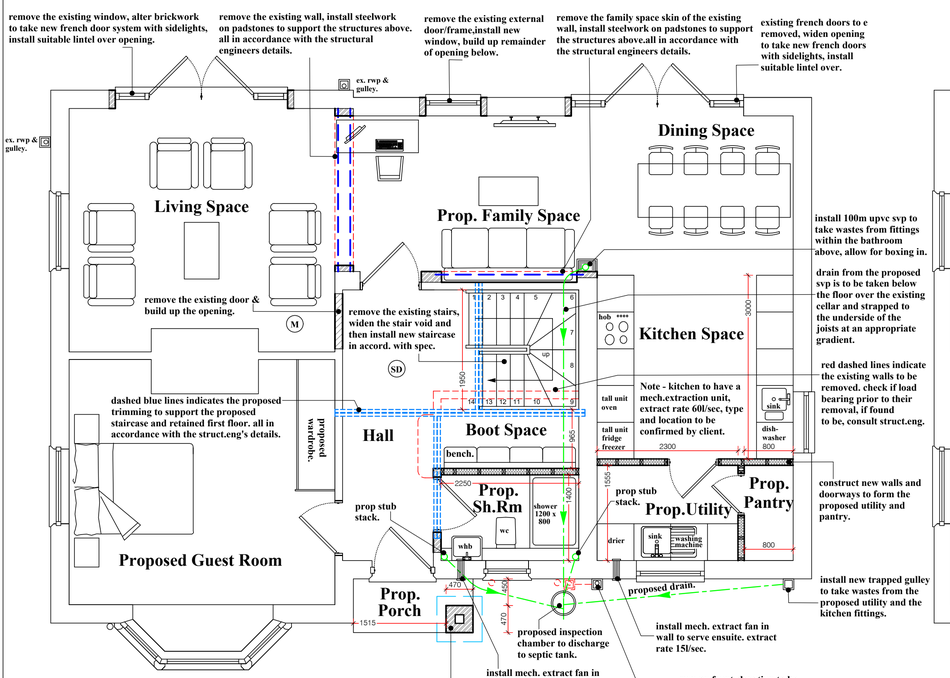
Notes -

Note:
Drawing must be read, strictly in accordance with the structural engineers details where applicable.

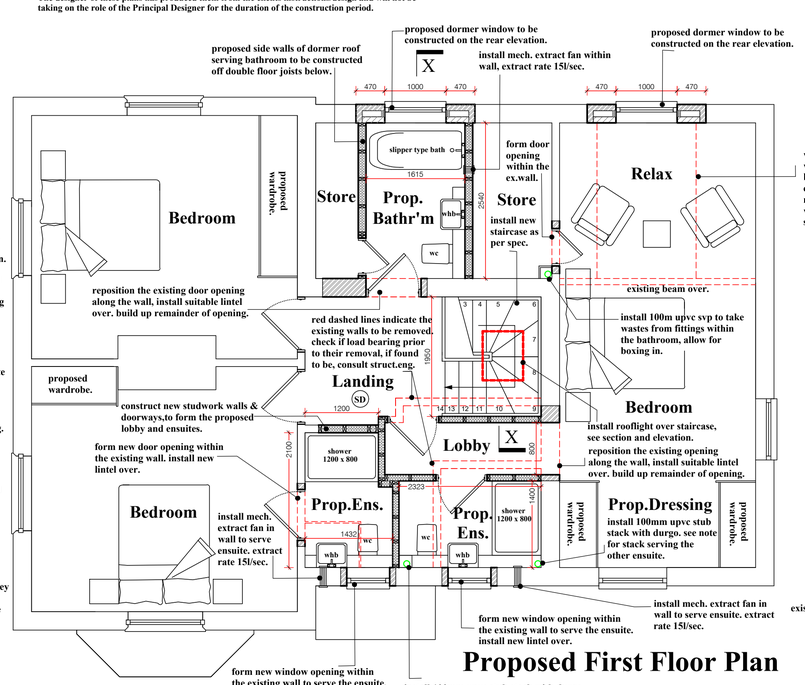
Note:
The client & builder must allow for all unforseen works that can't be assessed at survey stage for the preparation of the drawings, due to un-accessible areas of the structural elements of the existing building. Should structural elements need to be assessed once exposed, then a Structural Engineer must be consulted.

(SD) indicates mains operated smoke detectors which are to be interlinked.

(M) install a mains wired carbon monoxide alarm within 1 to 3 metres of appliance within fireplace. must be a minimum of 300mm from the wall.all in accordance with BS EN 50921:2001.

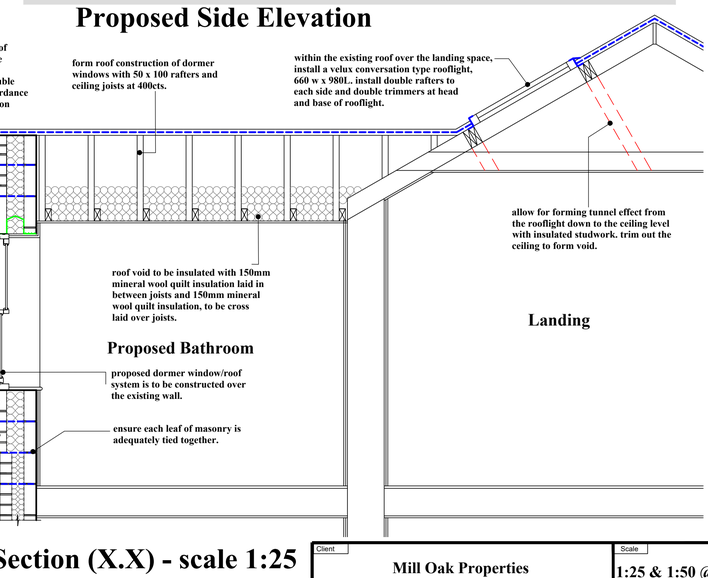


Proposed Ground Floor Plan

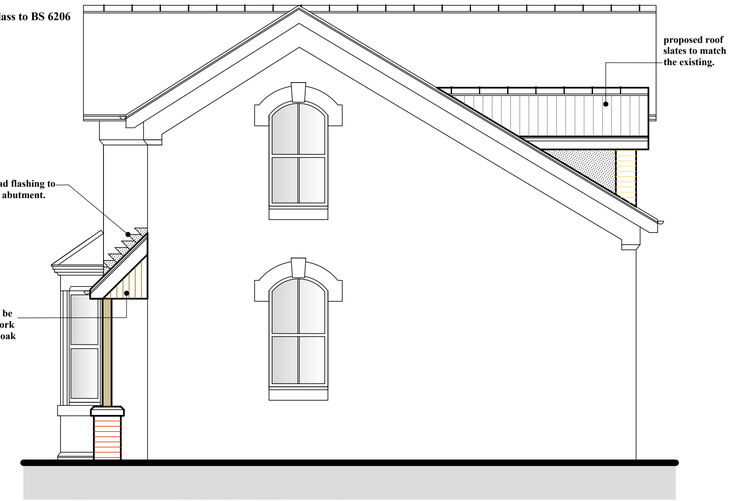


Proposed First Floor Plan

Proposed Floor Plans - scale 1:50



Section (X.X) - scale 1:25



Proposed Side Elevation

Client: Mill Oak Properties	Scale: 1:25 & 1:50 @ A1
Job Add.: Station House, Shackerstone, Nuneaton. CV13 6NU	Date: Mar 2024 / Rev: -
Dwg Title: Proposed Renovation Drawing	Dwg No: 2024-03-14-01