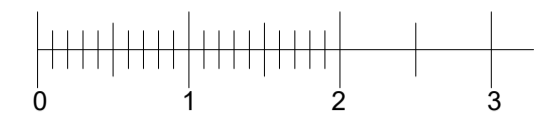


NOTES:

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All Contractors must visit the site and be responsible for taking and checking dimensions relative to their work. Sutton and Wilkinson Chartered Architects to be advised of any variation between drawings and site conditions.



Scale Bar 1:50 (m)

New rainwater goods to flat roof extension to be connected to new soakaway min. 5m away from any building.

Take out existing step from front path towards house. Form new path in barface tactile paving from front gate towards level access platform to new door access. Front path towards new channel drainage to receive gradient not exceed 1:30 & gradient approx. 1:80 from new front door to channel drainage. Form 50mm concrete edging (finished flush) to both sides of new path, and make good affected.

Take out and relocate existing gate to new position. Make good affected. Form level access platform from rear access and new ramp in barface tactile paving with gradient not exceeding 1:12 towards rear patio area. Make good affected.

Form new 50mmØ painted galvanised handrails to both sides of ramp above finished level, height 900mm to 1000mm above pitch line as per AD: K1. 100mm upstands in paving slab on edge to area where handrail is installed. Make good affected.

Form new acrodren or similar approved channel drainage to location shown. Channel drainage to front of building & across new front door opening to be connected to existing raised gully with new flushed gully cover. Channel drainage to bottom of ramp towards rear to be connected to new soakaway min. 5m away from any building.

Raise patio area shown hatched to suit new levels to provide level access in new concrete flag paving. Concrete paving to have a fall of 1:40 towards rear garden.

Form new brick retaining wall between raised patio and existing garden. Brick retaining wall to be installed with weepholes to allow water draining towards rear garden. Form new concrete flag paving steps with equal risers approx. 161mm per riser (5no. risers). Install new 50mmØ painted galvanised handrails (with mid rail) to height 900mm to 1000mm above pitch line as per AD:K to both sides of steps. Make good affected.

Form new gravel margin strip to rear of building. Make good affected.

A full drainage survey must be carried out by specialist prior work starts to determine drainage runs

Levels to be checked on site prior work starts.

Handrail length to be checked on site prior to manufacture.

NOTE:
As a minimum standard, all building works to conform to the requirements of the current editions of the NHBC/LABC, the latest published British Standards Codes of Practice, Building Regulations, Current Secure By Design requirements and Employer/ End User Design Brief & Specification

REV.	AMENDMENT:	INT.	DATE:
A	Amend stairs winders and amend bedroom and stairs lobby layout to Client's comments.	VL	12.05.21



PRELIMINARY

PROJECT:
13 GRANGE ROAD
CRADLEY HEATH
B64 6RS

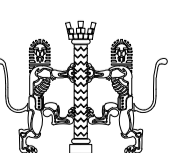
CLIENT:
AXIS EUROPE

TITLE:
PROPOSED GROUND FLOOR PLAN

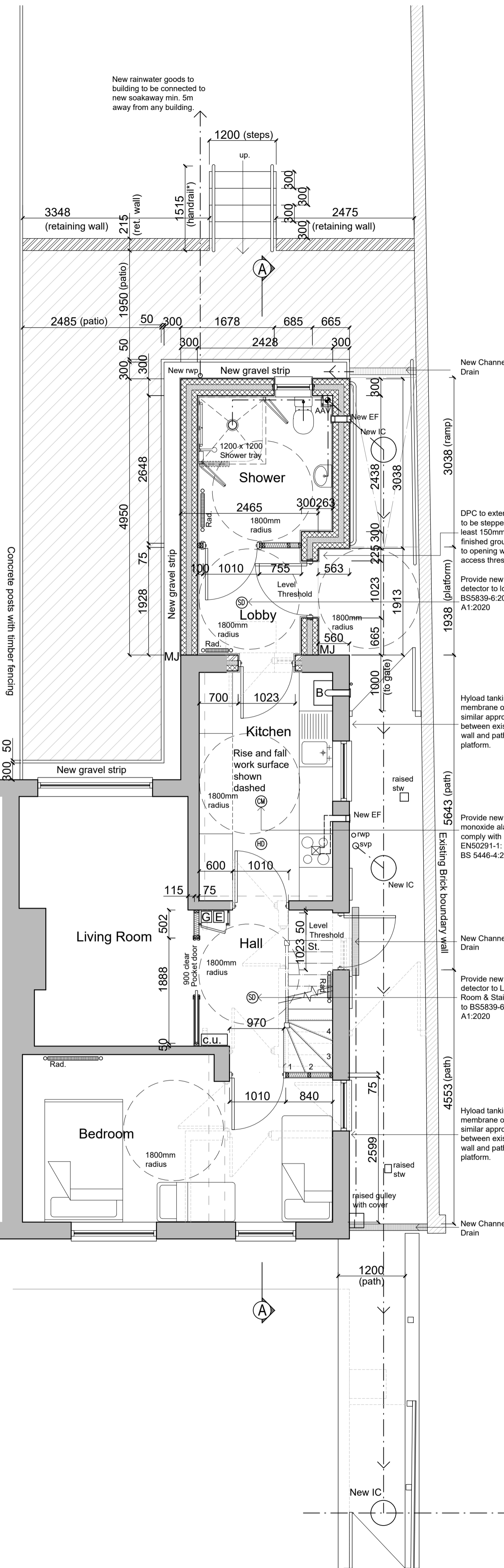
SUTTON AND WILKINSON
CHARTERED ARCHITECTS

Victoria House, 13 New Penkridge Road,
Cannock, Staffs, WS11 1HW

Telephone: 01543 466441
Facsimile: 01543 462469
e-mail: office@suttonwilkinson.co.uk



SCALE	DRAWN	DATE	SIZE
1:50	VL	Apr '21	A2
DRAWING NUMBER	REVISION		
2627 - 03	A		



Raise existing stop water taps to new location and make good affected.
Remove existing surplus manhole if necessary subject to full drainage survey.
Form new 450mmØ NIC Hepworth Inspection Chambers with 150mm UltraRib Back Drop or similar approved, final position to be confirmed subject to full drainage survey. Form new 110mmØ foul drainage pipe to discharge from new SVP/ AAV. Make good affected. New inspection chamber to be connected to existing foul drainage.
Form new 110mmØ foul drainage pipe to discharge from Shower room to new SVP/ AAV. Make good affected.
Precast concrete lintels with minimum 150mm end bearings to be provided over drains and services passing through walls. Below ground drainage to be in accordance with BS8000-0:2014. Above ground drainage to be in accordance with BS EN12056.
Confirm existing wall construction prior to work commencing. Take out existing structure shown dotted. Block off affected opening using similar construction as existing. Form new external door opening to Stairs lobby. Install new external wall lintel with 150mm end bearings each side to suit wall thickness & styles. Make good affected.
Confirm existing wall construction prior to work commencing. Take out existing fanlight and door and replace with new window opening to Bedroom. Install new external wall lintel with 150mm end bearings each side to suit wall thickness & styles. Make good affected.
Take out rear door & window and create opening to new lobby to Shower Room. Install new lintel if required to opening with 150mm end bearings each side to suit wall thickness & styles. Make good affected.
Take out and relocate electric and gas meter to location shown. Work to be carried out by qualified engineer of electrical and gas distributor.
Take out and relocate consumer unit to new location shown. Work to be carried out by qualified electrician and to meet the current requirements of AD: P
Take out first four risers to existing steps and affected bulkhead to first floor. Install new prefabricated softwood staircase winders to suit existing width with a min. clearance of 2m headroom to AD: K1 (2013). Make good affected.
Where existing structural beam is located between existing bedroom and bathroom, Structural Engineer must confirm loading and padstone support before commencing any removal of existing walls.
Confirm existing wall construction prior work commencing. Form new door openings to Kitchen & Bedroom with new internal wall lintel with 150mm end bearings to each side to suit wall thickness and type. Make good affected.
Floor construction - Raft foundation: 75mm sand/cement screed on 500g polythene separating layer on 75mm Kingspan Kooltherm K103 Floor insulation board, 25mm insulation to be turned up external perimeter of floor to provide a minimum of 150mm lap with external wall insulation. Insulation to be laid over 2000g Visqueen DPM. All joints to be taped and sealed in accordance with manufacturers details. All to achieve a u value of 0.18W/m²K or better (max. 0.22 W/m²K)
New 100mm Marmox XPS Thermoblock with 100mm wide aerated concrete AAC block or similar approved to junction between cavity wall and ground floor.
Ancon Staiff universal wall starter system or similar approved wall starter to be installed between new and existing wall construction. Make good affected.
New cavity wall construction comprising 100mm blockwork outer skin, 100mm full filled Knauf Earthwool Dritherm32, and 100mm blockwork inner leaf with 12.5mm Gyproc plasterboard with 3mm skim on dabs. External finish to be 18mm new silicone/acrylic finish render to specification. Fixings and installation to manufacturer's specification. All to achieve a min. u-value of 0.28 W/m²K.
New timber stud partition to consist 75x50mm timber studs at 600mm ctrs. 50mm Isover 1200 acoustic partition roll within cavity or similar approved with 12.5mm Gyproc wallboard with skim finish between Stairs lobby to Bedroom & Living Room and affected first floor bedroom. (Moisture resistant to shower room side). Make good affected
Provide new internal Eclipse pocket sliding door or similar approved between Stairs lobby and Living Room with ironmongery. min. clear opening of 900mm. Make good affected.
Provide new internal Premdor timber door or similar approved with ironmongery. min. clear opening of 900mm.
Form 25 x 50mm TSW timber stud boxing around new air admittance valves. Apply 12.5mm gypsum gyproc wallboard (water resistance) with skim finish. Connect AAV using new 110mmØ foul drainage pipe to new inspection chamber.
Apply 12.5mm Multiboard by Marmox or similar approved to new shower room, with 150 x 150mm tiling to shower side walls to Client specification. Otherwise fix with 12.5mm Gyproc Moisture Resistant plasterboard with 3mm skim on dabs & make good affected.
Provide new extractor fan capable of extracting 15 litres per second to shower room and controlled by operation of main light switch with 15 mins overrun. Make good affected.

Provide new kitchen extractor fan capable of extracting 60 litres per second (min. 30 litres per second adjacent to hob) to AD: F.
Form new Catnic CG90/100 cavity wall lintel with 150mm end bearings either side to new uPVC window and external doors to new shower room extension.
New 100 x 18mm timber skirting style to match existing to affected kitchen, stairs lobby, bedroom, first floor bedrooms and corridor, and to new extension between shower room and kitchen. Make good affected.
Redesign kitchen to specialist design to incorporate rise and fall work surface. Make good affected.
Install new double glazed uPVC window with obscured glazing to Shower room. Apply ISO-Bloco One or similar approved sealing tape around window prior to installation to manufacturer's guidance only. Make good affected.
Install new double glazed uPVC window to Bedroom. Apply ISO-Bloco One or similar approved sealing tape around window prior to installation to manufacturer's guidance only. Make good affected.
New GRP external doors to new main entrance under stairs and rear entrance with ironmongery to satisfy the secure by design standard with u-value of 1.8W/m²K. Form level access threshold using Sealmaster Watershed Type TK/WA or similar approved low level access to new external openings. Apply ISO-Bloco One or similar approved sealing tape around door prior to installation to manufacturer's guidance only. Door and window to be fitted with safety glazing to AD: K. Door glazing to be obscured glazing if necessary.
Form Altro Aquarius or similar approved R11 anti-slip resistant non-slip vinyl to new shower room. Form self-coved skirting min. 100mm above finished floor level with CF38 cove former. Where joint to plasterboard to Altro's specification and installation or similar approved.
Form Altro Walkway20 or similar approved R10 anti-slip resistant non-slip vinyl to Kitchen area. Make good affected.
Install new plastic fluted grab rails to new bathroom if required and to be confirmed with OT. Position and height to be agreed on site.
Form full height tiling to shower walls only and 300mm splash back tiles behind wash basin. Shower room wall tiles style and colour to Client's specification.
AKW Tuff Form 2 1200 x 1200mm Square floor former installed to floor screed with Wade GV5107 P Trapped shower gully or similar approved to connect to new svp. Shower tray to come with half height screen option EW with 2m high shower rail and curtain.
Portman 21 40cm wash basin, 1 tap hole, no overflow or chainstay hole, with waste 1 1/2" brass strainer waste, 80mm unslotted tail, and 1 1/4" plastic resealing bottle, 75mm seal, multi-purpose outlet. New contour 21 thermostatic basin mixer tap by Armitage Shanks or similar approved.
Concept closed coupled WC pan with horizontal outlet and Concept Cube close coupled delay fill, valve cistern 4/2.6 litre dual flush push button supply and internal overflow, Concept slim seat and cover and WC Outlet connector by Armitage Shanks or similar approved.
New 9.5kw Mira electric shower or similar approved electric shower to Client's approval. Installation to manufacturer's specification and instructions. Shower control to be max. 1000mm above finished floor level. 2m shower hose and longer slide rail to be provided.
Provide new low surface temperature radiator to new shower room. Radiator size to heating specialist design and recommendations.
Provide new radiator to bedroom, kitchen, stairs lobby and new lobby to shower room with thermostatic valve. Radiator size to heating specialist design and recommendations.
38 x 145mm C16 timber joists at 600 ctrs with 18mm ply and vapour control layer, 120mm Kingspan Thermafof TR27 LPC/FM and fully adhered single-ply membrane achieving u-value of 0.18 W/m²K. Single ply membrane to dress min. 150mm above roof level. Details to manufacturer's specification and installation.
The flat roof should adequately resist the spread of fire; the roof covering must provide a designation AA, AB or AC, confirmation required.
The roof designation should be stated in accordance with the test criteria specified in BS 476-3:2004 Fire tests on building materials and structures. Classification and method of test for external fire exposure to roofs or determined in accordance with BS EN-13501-5:2016 fire classification of construction products and building elements. For guidance see paragraphs 12.1 - 12.9 and Table 12.1 of Approved Document B Volume 1, B4.
Manufactures details together with a current BBA certificate should be provided to confirm the designation of the roof covering achieves either a AA, AB or AC
Fire detection and fire alarm system fitted in accordance with BS5839-6:2019 + A1:2020. System to be main operated and must conform with BS EN 14604:2005 or BS5446-2: 2003 and must be battery backed up with Approved Document B1 and positioned in circulation areas. Smoke detectors to be interconnected and permanently wired to a separate fused circuit at the distribution board.
Carbon monoxide alarm to comply with BS EN50291-1: 2018 & BS 5446-4:2020 and must be backed up with Approved Document J2 Wiring to smoke alarms to conform with IEE Regulations

PROPOSED GROUND FLOOR PLAN 1:50