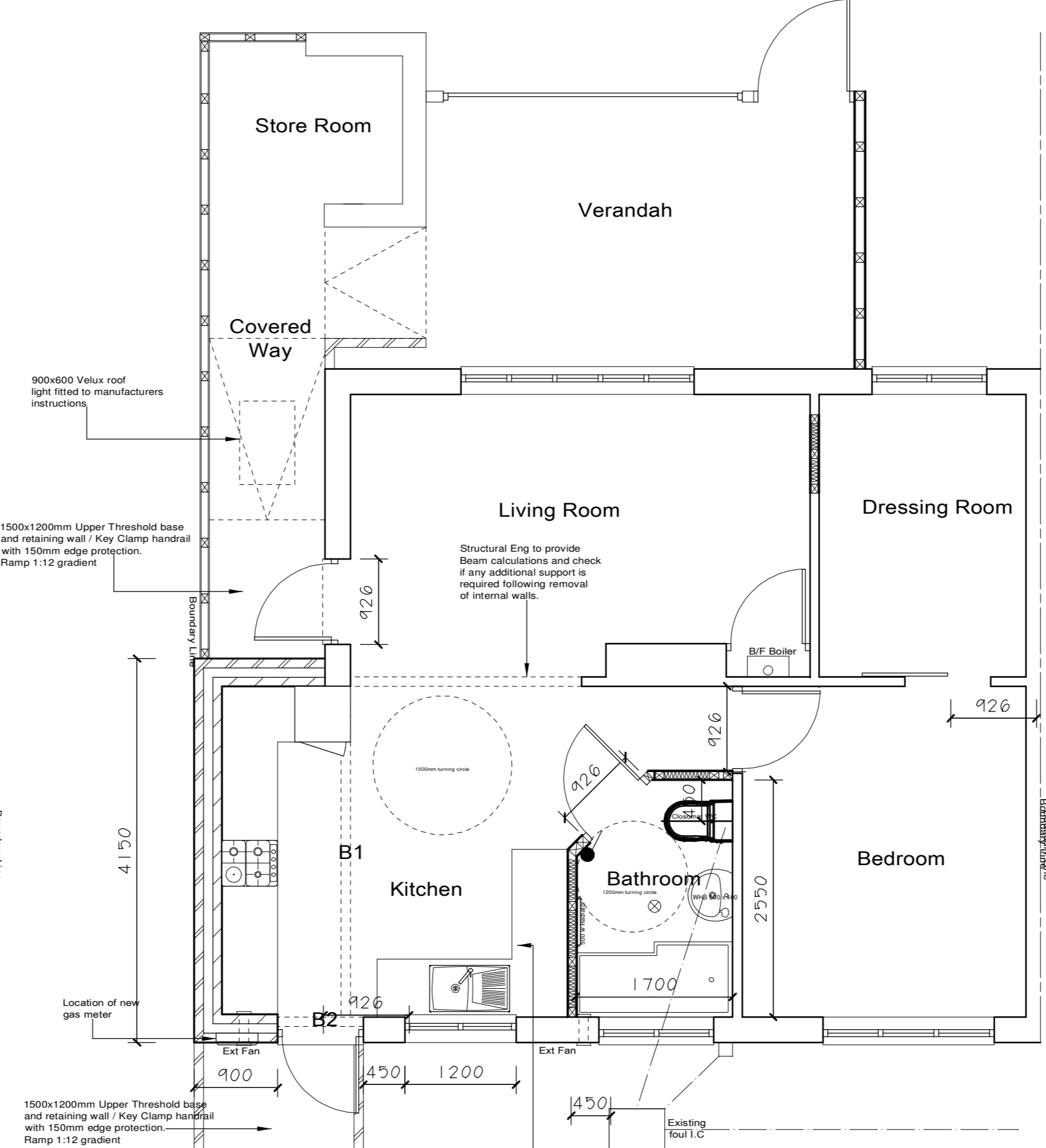
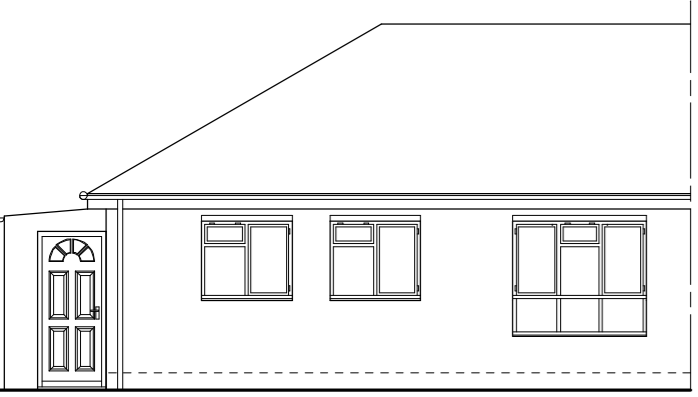


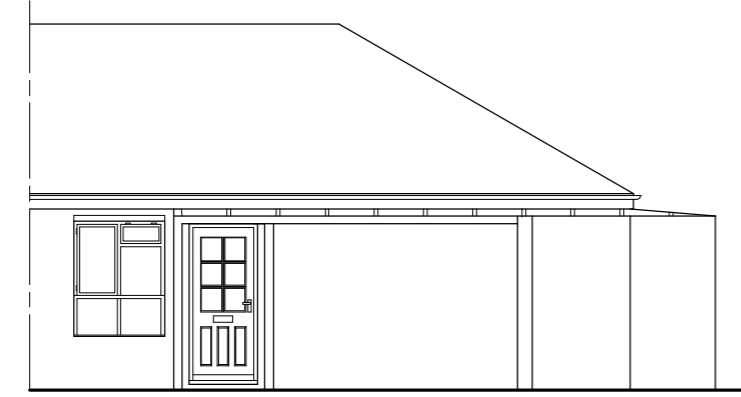
EXISTING GROUND FLOOR PLAN



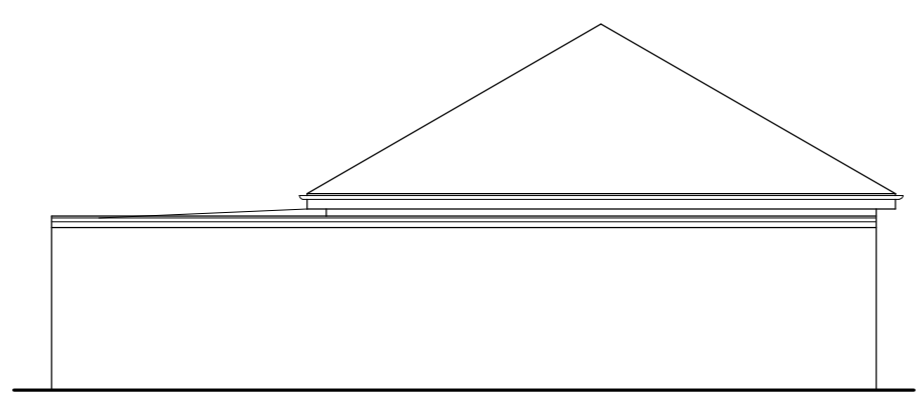
PROPOSED GROUND FLOOR PLAN



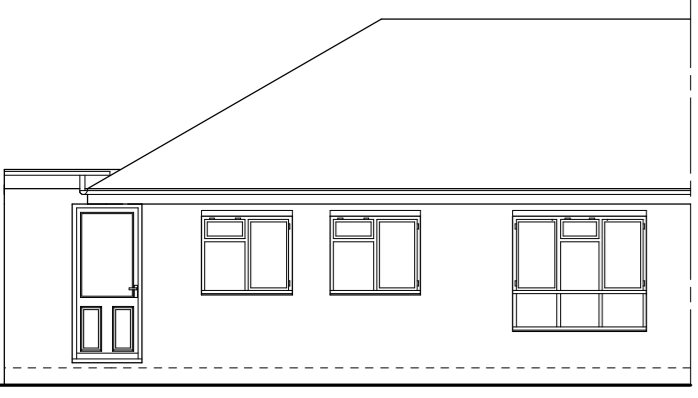
EXISTING FRONT ELEV



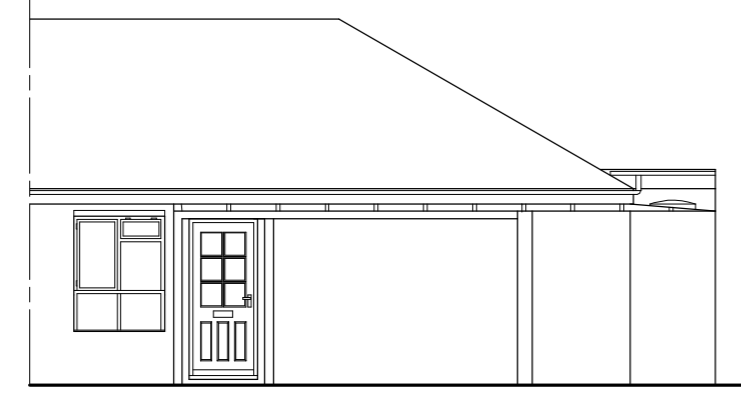
EXISTING REAR ELEV



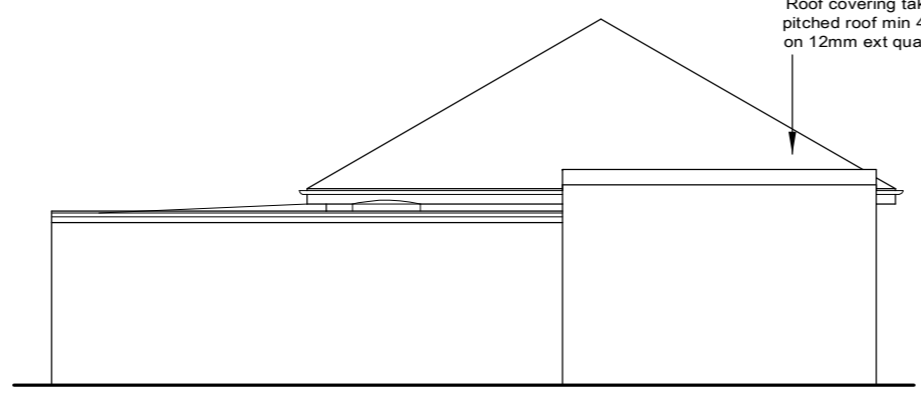
EXISTING SIDE ELEV



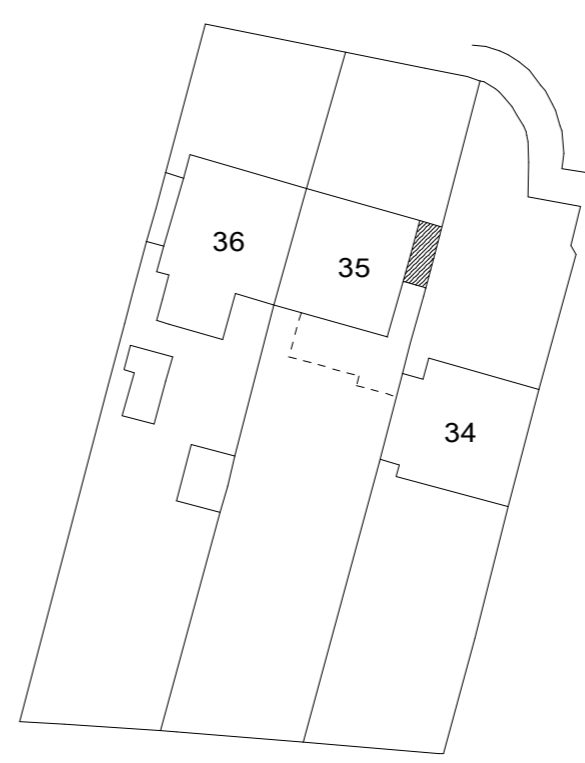
PROPOSED FRONT ELEV



PROPOSED REAR ELEV



PROPOSED SIDE ELEV



BLOCK PLAN 1:500

NOTES

- The contractor is responsible for checking and verifying all dimensions prior to commencement of work on site and any discrepancies must be brought to the attention of Millbrook Healthcare.
- All electrical work must comply with the current I.E.E. Regulations.
- This drawing is to be read in conjunction with the Schedule of Works.
- This drawing and the attached Schedule of Works are the property of Millbrook Healthcare.

BUILDING REGULATIONS NOTES MATERIALS AND WORKMANSHIP All works are to be carried out in a workman like manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc.

FOUNDATIONS Strip concrete footings min 150mm deep x 600mm wide to a min of 1000mm below ground level onto suitable load bearing strata, below the invert levels of any adjacent drainage system - to the satisfaction of the Building Control officer. Trench fill foundations may be used as an alternative to strip foundations. Eccentric type foundations along boundary line.

GROUND FLOOR (U-value max 0.22W/m²K) 100mm concrete on 80mm Celotex GA4000 with 25mm thick upstand and 1200g polythene DPM turned up brickwork and built into DPC installed on 100mm sand blinding, well-compacted Type 1 hardcore with a vapour control layer to manufacturer's spec between Celotex and concrete.

EXTERNAL WALLS (U-value max 0.28W/m²K) External skin of 102mm facing bricks to match existing. 50mm clear cavity, 50mm Xtratherm XT/CW T&G insulation or similar installed to manufacturer's instructions. Internal skin of 100mm thick Thermalite Turbo blocks or similar. Internally dry lined with 12.5mm plasterboard on adhesive dabs with continuous ribbons of adhesive along board edges. Tape all joints and apply 6mm plaster skim finish. Fill cavity below DPC with a lean concrete mix to 225mm below floor level with a bevelled fall towards the outer skin. Stainless steel cavity wall ties at 900mm horizontal and 450mm vertical spacing reduced to 300mm vertical spacing within 225mm of openings. New internal and external walls to be connected using mechanically fixed system installed to manufacturer's instructions. Insulation to be taken to edges of doors and window reveals. Close all cavities with insulated cavity closures containing a vapour barrier. Install a 2000g polymer DPC min 150mm above ground level. All lintels are to be catnic or similar with a min end bearing of 150mm, form cavity trays with weep vents above all new cavity lintels to every third joint. Horizontal cavity tray to be fitted between the old and new construction to prevent water ingress, fitted above level of extension roof.

CAVITIES Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 600mm centres.

LINTELS For uniformly distributed loads and standard 2-storey domestic loadings only. Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings, provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, dpc trays and weep holes to be provided above all externally located lintels.

FLAT ROOF (U-value max 0.16W/m²K) New flat roof constructed with rubber roof system fitted manufacturer's instructions. The first layer of felt to be type 3G to BS747 or other approved flat roof sealing system with installer's manufacturer's guarantee to the satisfaction of customer and Building Control officer, on 126mm Celotex TD4000, on 0-50 firing strips on min 50x100 C16 grade joists at 600 centres. Joists tied to walls with galvanized mild steel straps in accordance with BS5628. 12.5mm foil backed plasterboard and skim; ensure all insulation is continuous to avoid cold bridging. Fit 250mm uPVC fascia and soffit with 25mm air-gap with vermin proof screen.

DRAINS Foul - bath waste 50mm, hand basin 32mm with integral deep seal anti siphon trap and strainer, W/C 100mm with integral deep seal trap. 100mm uPVC pipes laid at 1:80 min gradient, connected with flexible joints, bedded and surrounded in pea gravel and connected into new manhole. Where drains pass through new walls ensure a clear gap of 50mm with walls supported on concrete lintels, all openings to be closed with a non-decaying material to prevent rodent access. All gullies not directly connected to an inspection chamber to have rodding access. Any drains found to be under the proposed extension to be re-laid and protected as necessary. Storm-uPVC gutters and downpipes all discharging into sewer. Surface water drain around extension discharging into sewer or soakaway. Any public access point (i.e. manhole, i.c or rodding eye) will be a minimum of 500mm horizontal clearance from the proposed structure.

HEATING Extend existing central heating system, new radiators to have thermostatic valves, heating and hot water systems not less than stated in the 'Domestic Heating Compliance Guide' and installed by a Gas Safe registered contractor.

ELECTRIC & LIGHTING Kitchen extension to be fitted with light fitting with a luminous efficiency greater than 40 lumens per circuit watt. Extractor fan to be fitted giving 60 liters per second extraction, to be compliant with Part F, vented through wall or soffit. All electrical work is to be compliant with Part P and is to be carried out by a member of the competent person's scheme, a signed installation certificate to be lodged with Building Control on completion of the relevant work.

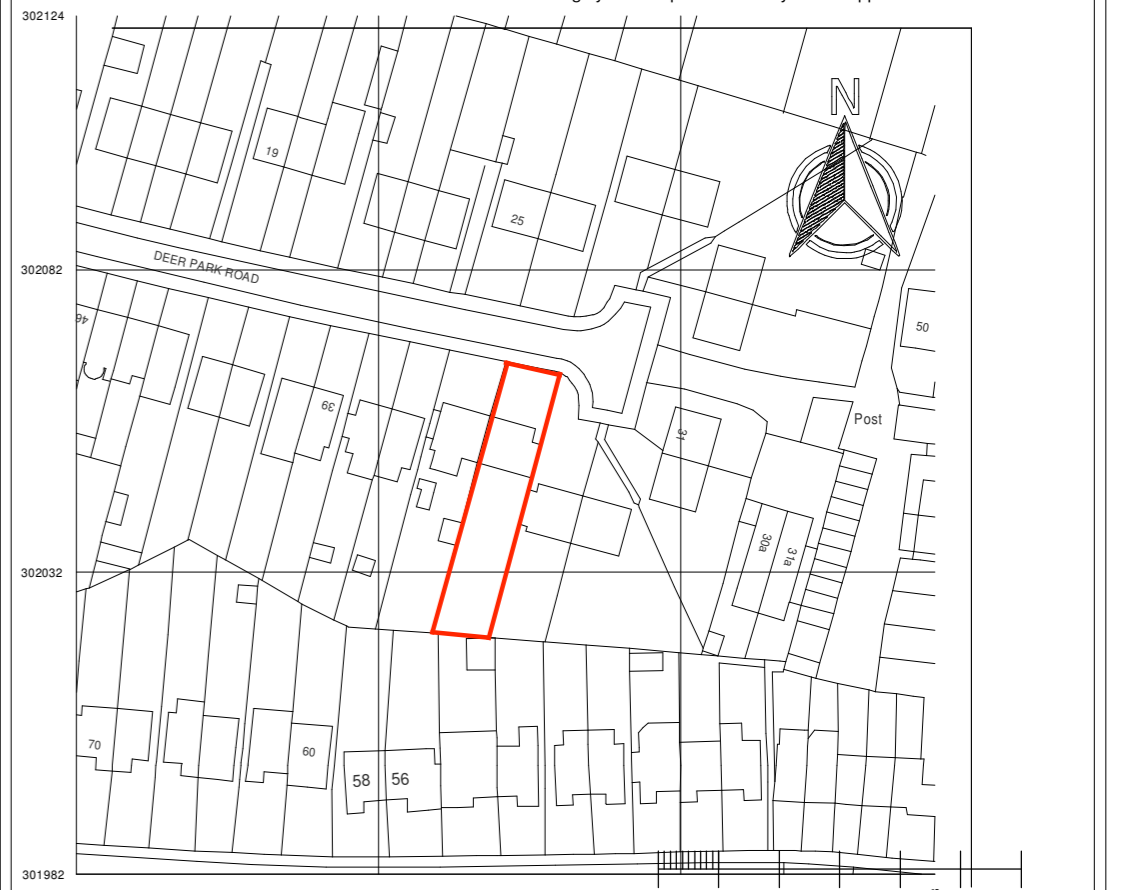
WINDOWS / DOORS. The window and door manufacturer/installer is to provide a WER declaration to Building Control. Internal doors to be softwood, painted in two coats of undercoat and one coat of gloss paint, to be at least 30mm thickness, and conform to Building Regs Parts P, E and M.

BATHROOM Resite bath whb and wc. Supply and lay Altro Aquarius flooring as per manufacturer's instructions. Seal to skirting. Hot weld all joints leaving the floor completely sealed. Any penetration to the Altro, i.e. pipework to the radiator etc. to be sealed using colour coordinated sealant from Altro. Colour to be selected by the client. All flooring to be laid to BS 8203 code of practice for the installation of resilient floor coverings and according to manufacturer's instructions with their recommended sealants. Supply and install new threshold strip to door, colour to be agreed with client. W.C. positioned with 450mm clear space either side of the center. Radiator size to be 600 x 500mm.

BACKGROUND AND PURGE VENTILATION Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT VENTILATION. Kitchen to have mechanical ventilation ducted to external air with an extract rating of 60l/s and bathroom 30 l/s manually operated. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

FIRE DETECTION SYSTEM Extend existing fire detection system and provide smoke detector to LAS Room and heat detector in kitchen. Mains operated inter connected smoke detectors and alarm system including a rechargeable battery back up fusible linked BS5446 1990 detectors. Fit new smoke detectors to the existing system or provide new system if applicable.



LOCATION PLAN 1:1250
Produced on 15 July 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. This map shows the area bounded by 419546 301982, 419546 301982, 419546 302124, 419546 302124, 419546 301982. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. Crown copyright 2022. Supplied by copyright trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135). Data licence expires 15 July 2023. Unique plan reference: v2u/825564/115958

Project Title
PROPOSED SIDE EXTENSION AND INTERNAL ALTERATIONS FOR MRS C CHIDZOMBA AT No 35 DEERPARK ROAD TAMWORTH B78 3SY

Scale : 1:50 1:100	Plan No : MK / 057/22- MHC CA
Date : 2022-07-15	Revised: 24-04-2023
Paper Size - A2	Drawn By: Myk Kaszuba