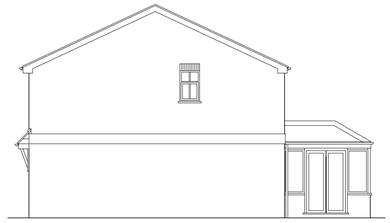
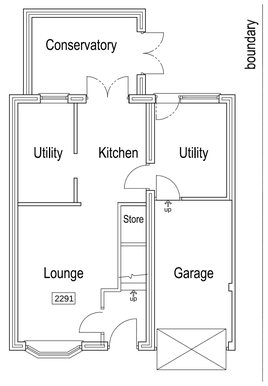
Existing Plans & Elevations

Front

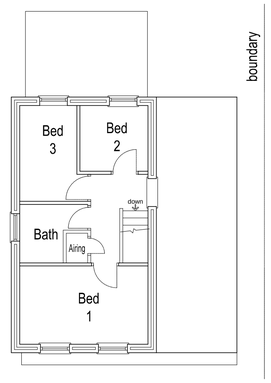
Rear



Side



Ground Floor

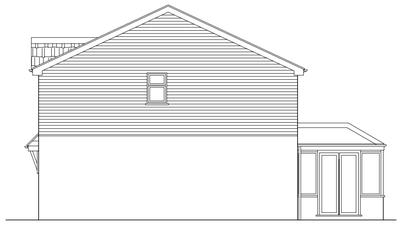


First Floor

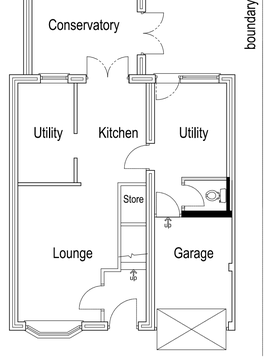
Proposed Plans & Elevations

Front

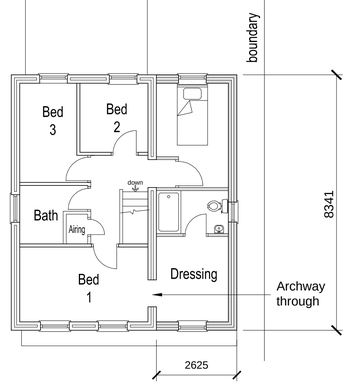
Rear



Side



Ground Floor



First Floor

Location Plan proposed
1:1250

0 10 20 30 40 50 60

Metres - Scale 1:1250

0 1 2 3 4 5 6

Metres - Scale 1:100

General Notes

All works are to comply with latest Building Regulations and NHBC standards.
Figure dimensions only are to be used
U.O.S. All dimensions are given in mm
DO NOT SCALE drawing - if in doubt please ask.
This drawing should not be used for construction until Building Regulations application is submitted to and approved by DMBC.

Planning notes

INTERNAL FLOOR AREA

For the purposes of fee calculation for the LA - the total internal area of the proposed development is:-
First floor Bedroom - 18.6 m²
Downstairs w.c. - 1.4 m²
Total for fee calculation = 20 m²

MATERIALS

The Applicant wishes to strive to ensure that the proposed addition blends in with the original property.
Therefore the bricks and roof tiles should be of the same size, colour & finish as the original.
A sample may be reqd by Applicant and LA before work commences.

Building Regulations General notes

1 - FOUNDATIONS

Existing foundations to ground floor - Utility - were designed to suit the 275 wide cavity wall.
The Builder is kindly requested to excavate three trial excavations to assess the suitability of the foundations to support the additional proposed extension.
Additional strengthening ma be required to the foundations which may include but not be limited to suitable underpinning.
Structural Engineers calculations may be required.

2 - STEEL BEAMS

Install new steel beams as shown.
Refer to Structural Engineers separate calculations job no. ????? for details.
All beams to be encased in 2 layers of 12.5 thk plasterboard to provide 30 mins fire protection.

3 - NEW FLOOR FOR W.C.

Approx thickness to be achieved = 170.
Provide new 1200 gauge dpm connect to extg followed by approx 95 thk concrete.
Insulate with 75 thk Kingspan insulation or max achievable with 75 thk screed finish to achieve a value of 0.22W/M² °C.
F.F.L. must match extg with smooth transition.
Check with Applicant for floor covering.

4 - INTERNAL WALL CONSTRUCTION FOR W.C. - 0.25 W/m²k

Use 200 thk concrete blocks.
Blockwork to be tied at 750 horizontal & 450 staggered vertical crs using stainless steel ties - 300mm to reveals.
Internal finish - 12.5mm thick plasterboard & skim finish on plaster dabs.

Building Regulations General notes (continued)

5 - NEW FIRE DOOR - UTILITY TO GARAGE

Provide new self closing 30 min rated Fire Door fitted with cold smoke seals between Garage and Utility - FD30S
Final width to be decided by applicant, but approx 800 wide will match extg two main entrances to the property.

6 - FIRE PROTECTION FOR GARAGE

Check that the extg construction inside Garage ceiling with the floor above meets current Fire regs.
If not, fix two layers of 12.5 thk Fireline plasterboard - cross lined - on the underside of the floor above.
Provide fire protection to junction with floor above with fire board.

7 - EXTERNAL WALL CONSTRUCTION - U VALUE = 0.18W/m²k.

Extend extg 275 thk cavity wall to create additional rooms over Garage.
New 100 thk inner leaf, 75 wide cavity & 100 thk outer leaf using facing bricks to match extg as close as possible in colour and texture.
Sample may be reqd by Applicant and LA before work commences.
Brickwork to be tied at 750 horizontal & 450 staggered vertical crs using stainless steel ties - 300mm to reveals.
Provide rigid insulation cavity fill.
Cavity to be closed around doors & windows using plastic insulated cavity closers linked to cavity tray over opening.
Internal finish - 32.5mm thick insulated plasterboard & skim finish on plaster dabs.

8 - LINTELS

Use new Catnic CH 70/100 lintels or similar over all new door & window openings on min 150 end bearings.

Building Regulations General notes (continued)

9 - ROOF

Use pre-fabricated trusses @ 400 srs fixed to s.w. wallplates fixed to bkwk.
Slope & shape to match original on main property.
Lateral restraint to be provided by strapping every 2000 max crs & over first 3 rafters using 38 x 5 thk m.s.straps.
Permission is sought for conditional approval under the Building Regulations to allow manufacturer to provide additional details and calculations.
Cover with untearable breathable membrane and timber battens to match extg so that roof tiles have smooth flat transition for neat appearance.
It is recommended that sufficient tiles from rear of property be removed and used to front elevation provided that natural weathering and age has not resulted in a significant change in appearance.
Insulate with two layers of Rockwool Roll min 300 thk cross layered to give a max U value of 0.16 W/m².
Provide ventilation @ eaves level on all sides to promote cross ventilation.
New brown uPVC fascias and white soffits to match extg.

10 - FIRST FLOOR CONSTRUCTION

Finish with 22 thk T & G flooring grade sheets min 15 kg/m².
FFL MUST BE LEVEL WITH EXTG FIRST FLOOR.
Use new grade GS or MS 175 x 38 floor joists @ 450 crs.
Double up joists beneath internal partitions.
Lateral restraint to be provided using m.s. galvanised straps 30 x 5 thk every 2 metre crs.
Use noggins between joists.
Insulate floor between Garage & Bedrooms with Rockwool roll min 200 thk to provide a max U value of 0.22 W/m² K .

Building Regulations General notes (continued)

11 - GLAZING & VENTILATION

All new glazing to have laminated or toughened safety glass in accordance with BS 6206 & should be provided in critical locations as follows:-
Doors - glass wholly or partially within 1500 from f.l.
All new glazed units to have 16 mm air gap & soft low E coating OR 12 mm air gap argon filled & low E coating
Total area of opening lights to equal $\frac{1}{20}$th of total floor area.
New windows to be fitted with controllable trickle vents to provide 8000 sq mm ventilation.
Provide cross ventilation voids to extg eaves via 25 air gap or behind fascias.
Mechanical extraction rates:-
W.C. - 15 litres/second
En-suite - 8 litres/second

12 - APEX ROOF TO FRONT ELEVATION

Construct standard cut roof construction 100 x 50 rafters @ 400 crs supported on 175 x 38 purlins.
Cover with breathable untearable membrane and timber battens before covering with interlocking concrete tiles to match extg.wk.
Slope & shape to match original on main property.
Lateral restraint to be provided by strapping every 2000 max crs & over each rafter using 38 x 5 thk m.s.straps.
Insulate with two layers of Rockwool Roll min 300 thk cross layered to give a max U value of 0.16 W/m².
Provide ventilation @ eaves level on all sides to promote cross ventilation.
New brown uPVC fascias and white soffits to match extg.

Building Regulations General notes (continued)

13 - DRAINAGE - FOUL WATER

It is assumed that no additional underground drainage is reqd.
Connect proposed new W.C. and handbasin drainage through partition wall and connect to extg in Utility.

14 - DRAINAGE - SURFACE WATER

Discharge into hopper on South West side & connect into extg r.w.d.p. from the main house.
Use 116mm Marley or similar, uPVC brown square section gutters & downpipes to match extg.
Fit wire cages over any new pipe outlets.

15 - FIRE PROTECTION - GENERAL

Provide Smoke Detectors to Garage and new upstairs rooms as shown.
Equipment in accordance with BS 5839 Part 6.
Install where indicated but in any case 300 from walls and light fittings.
Interconnect and permanently hard wire to separately fused circuit and distribution board.
Wiring to conform to IEE regulations and have battery back up.

16 - INTERNAL PARTITIONS - FIRST FLOOR

Use new 100 x 50 timber studwork with 12.5 thk plasterboard & skim.
Insulate with Rockwool Earthwool acoustic roll infill.

Building Regulations General notes (continued)

17 - LIGHT FITTINGS

To comply with Approved Document L1A paragraphs 4.13
Every fixed light fittings to be energy efficient light fitting (a complete luminaire or fitting that can only take lamp with efficacy greater than 45 lumens per circuit-watt) and a total output greater than 400 lumens.
Any external lighting provided as part of this scheme to have lamp capacity not greater than exceed 100W per light fitting which automatically switches off when there is enough daylight and after the area becomes unoccupied OR light fittings with a efficacy greater than 45 lumens per circuit watt which automatically switches off when there is enough daylight and is manually controlled by Occupants.

18 - SOCKETS AND SWITCHES

Final quantity & position to be agreed with applicant BEFORE work commences.
Socket outlets to be positioned 450 above finished floor level.
Lighting switch outlets to be positioned to match extg height above floor level.

19 - ELECTRICS

All electrical work to comply with Part P regulations.
A certificate of safety will be issued upon completion by a Contractor registered with a suitable appropriate scheme approved by the Secretary of State.
Final layout for electrical sockets, switches and lights to be agreed with Applicant **BEFORE** work commences.

Hatch Pattern Key

(Plans)	(Elevations)
New Masonry walls	Roof Tile
Stud walls	Masonry
Site boundary	(X) Latest revision
2506 Ceiling height	

STANSON DESIGNS
01384 396464 & 07779 460215

Project Details
Plans & elevations for the proposed extension @ first floor to provide additional Bedroom

Location
6 Chaffinch Drive
Kidderminster
DY10 4SZ

Wyre Forest Planning Application no.	TB24/0137/HOU
Wyre Forest Building Regs Application Ref no.	TBA
Drawn By SDA	Date 08 March 2024
Scale 1:100 U.O.S.	Drg No DY10 4SZ 1st issue