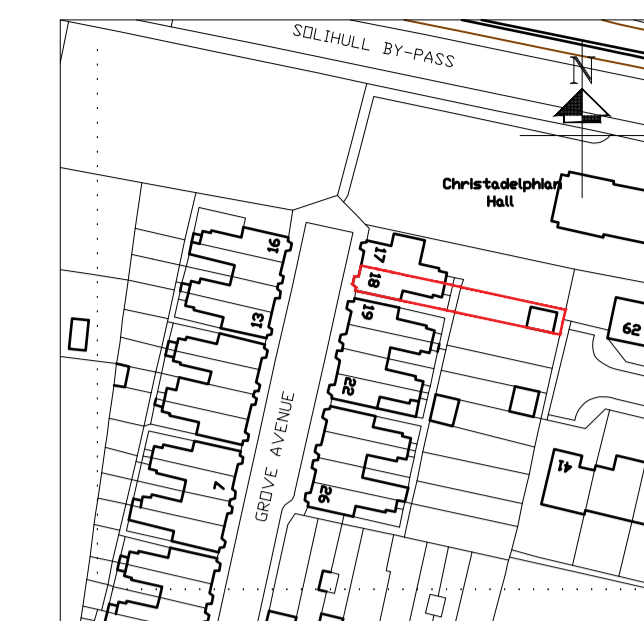


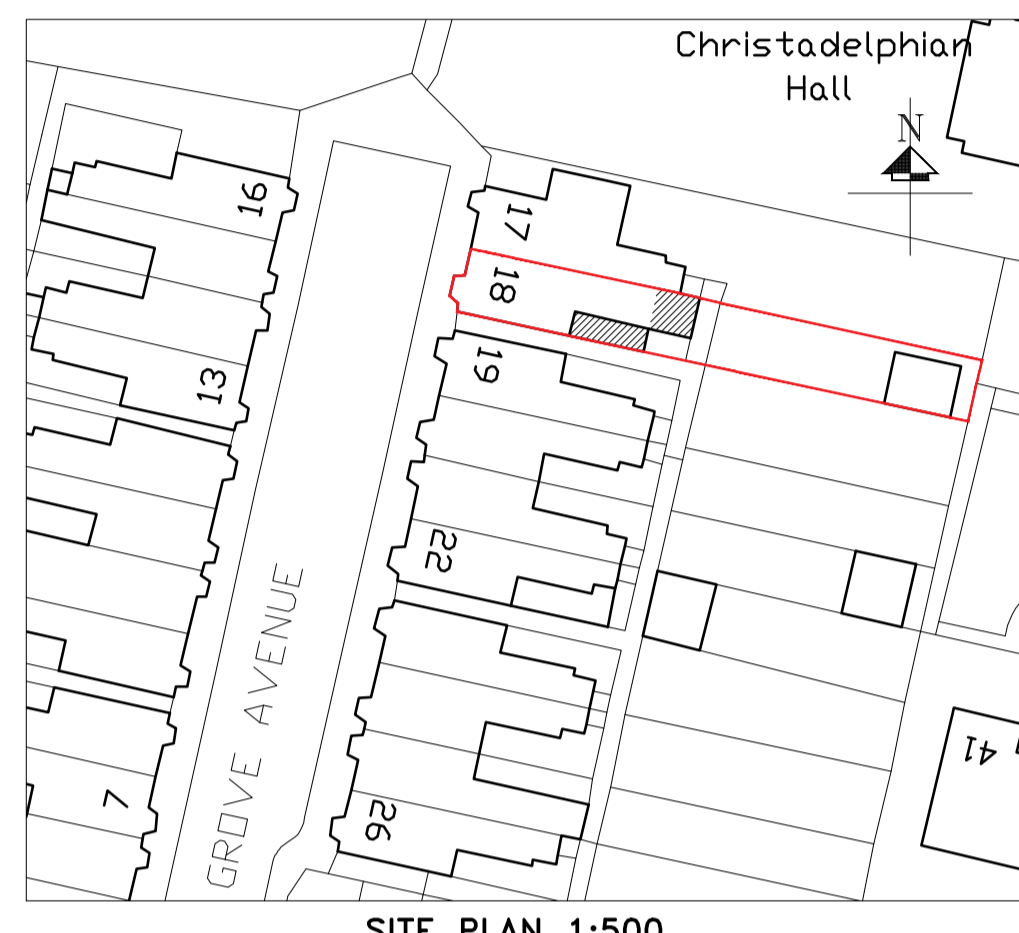
PROPOSED FOUNDATION PLAN 1:50

PROPOSED GROUND FLOOR PLAN 1:50

PROPOSED FIRST FLOOR PLAN 1:50



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SITE PLAN 1:500

KEY - PROPOSED

- HD HEATH DETECTOR
- SD SMOKE DETECTOR

NOTE: RADIATORS TO BE SIZED BY HEATING ENGINEER. BTU CALCUS TO BE PROVIDED

NOTE:

Please note that the dimensions are structural dimension (brick wall to brick wall or brick wall to timber of stud wall). Please deduct for all dimension plaster finish 15.5mm each side.

All dimensions to be checked and confirmed on site before any ordering or manufacturing.

LIGHTING:

At least 75% of all interior lighting to achieve min. efficacy of 45 lumens/circuit-watt.

DECORATIONS:

New plastered walls & ceilings - prepare surfaces, carefully scrape off plaster splashes. Remove dirt, grease and loose deposits and dust off. Spot prime any metal fixings etc., using an appropriate metal primer and then a thinned coat of Dulux Trade Vinyl Matt emulsion over the whole area. Apply two finishing coats of Dulux Vinyl Matt emulsion - colour to be confirmed. Woodwork - Clean to ensure all areas are free from dirt & grease. Abrade sharp edges and any raised grain etc., working in the direction of the grain. Treat knots and resinous areas by removing resin and applying a thin coat of Dulux Knotting solution. Apply one coat of Dulux Wood Primer white. Finishing coats-two coats Dulux Trade gloss, colour to be specified.

MATERIALS & WORKMANSHIP

REGULATION 7: Building work shall be carried out with adequate and proper materials which are appropriate for the circumstances in which they are used, are adequately mixed and prepared in accordance with manufacturers recommendations and are applied, used, or fixed so as adequately to perform the function for which they designed and in a workmanlike manner. Materials are of a suitable nature and quality in relation to the purposes and conditions of their use. Workmanship is such that, where relevant, materials are adequately mixed and prepared and are applied, used, or fixed so as adequately to perform the function for which they are intended.

WATERPROOFING LIQUID MEMBRANE: Liquid Membrane is to be applied in all bathrooms, bathroom pods, showers, steam rooms and wet rooms or tiled areas. Apply Possidon, a waterproof membrane point. It's a polymer-based coating which, after application, dries to a flexible membrane - colour to be confirmed. <https://www.dulux.co.uk/memberships.com/p/waterproof-membrane-point-7kg> Description: Possidon liquid applied waterproof membrane (7kg)

Product Collection: Possidon - WATERPROOF MEMBRANE PAINT (7KG)
Applied By: Brush or Roller
Colour: Blue
Size: 7kg
Suitable applications:
• Concrete and concrete blocks
• Bricks
• Cement based plaster
• Existing tile floors and walls
• Other substrates suitable for wetrooms

Possidon liquid applied waterproof membrane is a polymer based coating which, after application, dries to a flexible membrane. It has high crack bridging properties. For the waterproofing of concrete and cement based surfaces in showers, bathrooms, steam areas, wet rooms that need waterproofing prior to tiling.
Apply with an airless point spray machine, roller or paintbrush. No corner reinforcements are needed.
Apply Copago Acrylic - DSP Copago Acrylic-DSP 310ml | Intelligent Membranes for all your connection joints with your bathrooms, bathroom pods, showers, steam rooms and wet rooms. Copago Acry-DSP is a high-quality flexible acrylic sealant for finishing connection joints. Its water-resistant properties make it perfect for use in conjunction with Possidon waterproof membrane point to form a watertight system. Apply with a mastic gun at connecting and finishing corners and joints between walls, at ceiling/wall connections, and at skirting boards and window sills. Copago Acry-DSP is available in two box sizes to best suit the needs of your connection project, both residential and commercial.
Both products to be installed strictly in accordance with manufacturer's instructions.

TEMPORARY WORKS:

Unless agreed otherwise, your contractor will be responsible for temporary works design. This concerns the stability of your house during the works and whilst they install the permanent works shown on our drawings. Under BS5975, which relates to temporary works design, the contractor is required to have a competent temporary works designer as well as other roles and management procedures in place. This is for your and others safety. You should check with your contractor that this is in hand, under your legal duties as a client.

GENERAL NOTES:

1. All dimensions must be checked on site and any discrepancies verified with the architect.
2. This drawing is the sole copyright of Brophy Riaz & Partners Chartered Architects and no part may be reproduced without the written consent of the above.
3. Client to commence with construction work only upon receipt of full and unconditional building regulations approval.
4. Under the 2015 CDM regulation The Client will appoint a principle Designer.
5. The Party Wall Etc. Act
An information leaflet on the Party Wall etc. Act is available if requested. If applicable, you are responsible for notifying your neighbours of the intended building work. On most domestic projects to a terraced or semi-detached house, (and often detached houses too) you'll find that you trigger an element of the Party Wall etc Act 1996. We recommend that you consult with an experienced party wall surveyor well ahead of works commencing on site to review this. If in doubt ask.

CDM:

SITE PREP. ENABLING WORKS:

1. PRIOR TO COMMENCING WORK, CONTRACTOR TO PRODUCE RISK ASSESSMENT & METHOD STATEMENT FOR ALL OPERATIONS.
2. MAIN CONTRACTOR TO ENSURE COMPLIANCE WITH CDM 2015 REGULATIONS & ADOPT THE ROLE OF PRINCIPLE DESIGNER UNDER THE LEGISLATION.
3. PRIOR TO COMMENCING WORK, OPEN UP AND EXAMINE EXISTING FOUNDATIONS AS ENABLING WORKS, TO ASSESS SUITABILITY OF VARIOUS LOADS BY PROPOSED NEW PILLARS, FOR BUILDING CONTROL & STRUCTURAL ENGINEER ASSESSMENT, REQUIRED UNDER SEPARATE APPOINTMENT.

THIS WILL BE TO DETERMINE THE SUITABILITY OF REUSING THE EXISTING FOUNDATION OR TO AGREE DETAILS OF HOW THE EXISTING FOUNDATION ARE TO BE UPGRADED.

DETAILS TO BE SUPPLIED BY STRUCTURAL ENGINEER & SUBMITTED TO BUILDING CONTROL FOR APPROVAL PRIOR TO COMMENCING WITH THE MAIN CONTRACT WORKS, IF DETERMINED NECESSARY BY BUILDING CONTROL.

4. EXISTING LOAD-BEARING WALLS TO BE REMOVED. ALLOW FOR PROPPING AS NECESSARY.
5. ALL SERVICES TO BE CONSIDERED LIVE UNLESS CONFIRMED OTHERWISE.
6. CONTRACTOR TO UNDERTAKE TRIAL PIT INVESTIGATION OF EXISTING FOOTING & TO INFORM ENGINEER OF ANY PROJECTION.
7. EXCAVATION OF GARDEN REQUIRED DURING CONSTRUCTION. GARDEN SHOULD BE CORDED OFF MIN 2m FROM NEW WALL TO AVOID ACCESS CLOSE TO EXCAVATION.
8. STORAGE OF BUILDING MATERIAL, NEEDS TO BE CONSIDERED TO ENABLE ITEMS SUCH AS BRICKS/BLOCKS ARE STORED CORRECTLY, ON LEVEL GROUND AVOIDING UNSTABLE PILES.
9. EXISTING BUILDING TO BE CHECKED FOR STRUCTURAL INTEGRITY OF ELEMENTS SUCH AS MISSING FLOORBOARDS/UNSAFE BALUSTRADES/RAILINGS, MISSING OR LOOSE TILES (RISK OF FALLING MATERIAL)
10. ACCESS TO THE WORKS TO BE ASSESSED & CAREFULLY PLANNED GIVING CONSIDERATION TO THE CLIENT NEEDS.
11. NO LOADS IS TO BE IMPOSED ON NEW OR EXTG DRAINS FROM PROPOSED EXTENSION.
12. HIT & MISS FOUNDATION TO BE UTILISED TO PROTECT ADJACENT BUILDING FROM MOVEMENT OR COLLAPSE. CONTRACTOR TO CARRY OUT A RISK ASSESSMENT & METHOD STATEMENT, BEFORE CARRYING OUT ANY WORK, TO ENSURE ADJACENT PROPERTY IS PROTECTED AT ALL TIMES.

Window replaced with french door	B	04/024
Revision:	MM	Issue: Date:

Drawn By:	Scale:	Date:
MM	AS SHOWN	MARCH 2024

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client:
MRS ANNE-KEAR DUDLEY

job:
**18 GROVE AVENUE
SOLIHULL
B91 2AH**

drawing:
**PROPOSED PLANS
& SPECIFICATION**

Job No:	Drq No:	Issue:
3850	02	B

Specification

CAVITY WALLS (100):
100mm brickwork, 100mm cavity, 90mm Eurowool insulation + 10mm clear cavity, 100mm lightweight blockwork inner leaf. Astos d.p.c. minimum 150mm above ground level. 'Class B' engineering brickwork below d.p.c. to cuter leaf down to 2 courses below ground level. Cavity filled to 225mm below d.p.c. with lean-mix concrete. Cavity insulated Cavity Closer to all vertical and horizontal external reveals. Stainless steel m.s. wall ties to be spaced 900mm horizontally, 450mm vertically in staggered formation. New walls 50% bonded to existing or use Furlex Profiles. Internally finished with 12.5mm plasterboard on dabs to give a 0.18 W/m²K U-value.

STUD PARTITION:
75x50mm timber studs or to match extg. sills heads and noggin's faced both sides with 12.5mm plasterboard & skim, built off double joists where parallel to partition. Voids to be filled with Rockwool.

PARGE COAT:
Parge coat to be applied 150mm above floor and around socket, switch, etc.

MORTAR:
To conform to BS EN 1996. All mortar above ground to be minimum M4. All mortar below ground to be minimum M5. Contractor to check suitability of application of mortar prior to use with the manufacturer.

GROUND FLOOR:
Screed 'gynon eco' 50mm nominal thickness (minimum 40mm, maximum 65mm) (30mm minimum cover to conduits), s2 fitness surface regularity, sanded finish, include 8mm thick resilient polyethylene foam (do not use foil) edge strips at perimeter abutments of screed to insulation against/wall. All to be installed in accordance with manufacturers recommendations on 1000g polythene VCL on 100mm rigid floor insulation (Recycled Eurothane GP) on 100mm concrete slab on 120kg polystyrene d.p.m (continuous with d.p.c.) on 50mm sand binding on 150mm well compacted hardcore. All in accordance with manufacturer instruction and to achieve a 0.18W/m²K U-value or better.

CLAY OR SHRINKABLE GROUND CONDITIONS:
Prior to the commencement of work on site, the client and appointed building contractor will be responsible to establish the ground conditions. This can be done by one of the following two methods:
1. Carry out a trial hole of the ground.
2. Carry out a ground investigation report.

If clay ground is discovered then you should seek building control approval to use a suspended beam and block floor as opposed to a trapped gully. This may be subject to the slab design proposed herein. The foundations should also be lined with a Clay Heave Protection beam in shrinkable ground conditions such as clay. This is a product that provides protection against clay heave on the inner face of the trench. It should be installed to building inspector approval and installed in accordance with manufacturers instructions. Beam and blocks to be designed and supplied by Manufacturer. The building inspector should be consulted about foundation type to be used before commencing construction of the foundations. If in doubt please ask.

PITCHED ROOF (50x125 RAFTERS):
New ties to match existing on 25x38mm timber battens on 1F felt membrane on 50x125 C24 timber rafters at 400cc. Insulation: min. 50mm well ventilated cavity, 75mm Recycled Eurothane GP between rafters and 100mm Recycled Eurothane GP below rafters, board joints sealed as VCL + Air Leakage Barrier, finish with 12.5mm plasterboard & 3mm skim.
All to manufacturer recommendation and to achieve a 0.18W/m²K U-value or better.

ROOF VENTILATION:
Provide continuous 25mm air gap to all eaves, fitted with insect mesh. Provide vent tiles equivalent to continuous 5mm air gap at high level of all roofs and at low level where necessary (e.g. dormer valleys).

VERTICAL HOLDING DOWN STRAPS (PITCHED ROOF):
Foot of each rafter strapped vertically to wall using 30x2.5mm galv. m.s. straps min. 1m long at 2m centres.

EXISTING STRUCTURE:
Any items of existing structure that are affected by the alterations (including foundations) to be exposed at the request of the Building Inspector to determine the suitability to take additional loads.

FOUNDATIONS:
Concrete strip foundations (SEN 3), size as shown, depth 1m but less than 40mm minimum or to suit fall rate of showers. If a trap forms part of an appliance the appliance should be removable. All other traps should be fitted directly after the appliance and should be removable or be fitted with a cleaning eye.

ABOVE GROUND DRAINAGE:
New appliances to be fitted with deep seal traps with the following waste sizes: kitchen sink 40mm, basins 32mm, baths 40mm, showers 40mm minimum or to suit fall rate of showers. If a trap forms part of an appliance the appliance should be removable. All other traps should be fitted directly after the appliance and should be removable or be fitted with a cleaning eye.
New SVP's to terminate min 900mm above any opening window within 3m and to be fitted with bird mesh. A branch should not discharge into a stack in a way which could cause cross flow into any other branches - see Diagram 2 & 3 of Approved Document H.

RAINWATER:
Gutters 112mm half round. RWP's 63mmx2 to connect into drains via trapped gutters.

BUILDING OVER / CLOSE TO PUBLIC SEWERS:
Contractor to confirm position, depth & course of any drains and sewers in the vicinity of the proposed works, either by site investigation or CCTV survey. Any existing drains or sewers under the extension footprint to be replaced or their condition confirmed to be sound before building begins.

PURGE VENTILATION:
Windows to habitable rooms to have opening vents not less than 5% floor area of room.

VENTILATION:
Windows to habitable rooms and kitchen to have opening vents not less than 5% floor area of room plus 8000mm² controllable trickle ventilation. All open plan kitchen/living/dining spaces to have at least three ventilators of the same area or as other habitable rooms.

NOTE:
Minimum 3no. trickle ventilators to be installed. Each to provide a minimum of 8000mm² of ventilation.

MECHANICAL VENTILATION:
Mechanical ventilation ducted to outside air to be provided to give the following extraction rate:
- Kitchen - 60 l/s intermittent or 30 l/s cooker hood.
- Bathroom & shower room - 15 l/s intermittent.
- Utility - 30 l/s intermittent.
- W.C. 6 l/s intermittent with 15minutes overrun.

Wet room with no external wall should have intermittent extractor fan that extract at four air changes per hour.

Room with no operable window should have an extractor fan with controls which continues to operate the fan for at least 15minutes after room is vacant.

ELECTRICS:
The electrical installation must be in accordance with BS 7671:2018 And must be undertaken by a competent electrician certified by the IAEA or any other scheme authorized by the Secretary of State.

Wall mounted socket-outlet, switches and consumer unit should be easy to reach. Switches and socket-outlet for lighting and other equipment should be between 400mm & 1200mm from finished floor level. Consumer unit switches needs to be between 1300mm and 1400mm above floor level.

HEATING:
Existing C.H. system to be extended - new double radiator(s) in extension off fitted with TRVs.

SMOKE ALARMS:
Provide mains operated, self contained smoke detectors to BS 5830-6:2018(A1:2020) and to be positioned in the circulation spaces between sleeping spaces and places susceptible to fire start (kitchen and living rooms). At least one smoke alarm should be provided on each storey. Units to be interconnected and wired to current IEE Regulations.
Smoke alarms in circulation space should be within 7.5m of the doorway to every habitable room; they should be ceiling mounted and at least 300mm from walls and light fittings (unless compliance of proximity is proved otherwise by test of light fittings).

Steel beam to be encased in 15mm wallboard or 2 layers of 12.5mm plasterboard (with staggered joints) finished with 3mm plaster.

FIRE STOPPING (ENCLOSURE FOR DRAINAGE OR WATER SUPPLY PIPES):
Provide fire stopping between stack pipes and floor to compartment floor. See relevant drawings.

PARTY WALL NOTICE:
An information leaflet on the Party Wall etc. Act is available if requested. If applicable, you are responsible for notifying your neighbours of the intended building work. On most domestic projects to a terraced or semi-detached house, (and often detached houses too) you'll find that you trigger an element of the Party Wall etc Act 1996. We recommend that you consult with an experienced party wall surveyor well ahead of works commencing on site to review this. If in doubt ask.

SERVICES:
Plumbing heating and electrical installations to be carried out as instructed by client by suitably qualified installers at all current relevant standards & regulations. All new services to be installed in accordance with manufacturers recommendations and are applied, used, or fixed so as adequately to perform the function for which they designed and in a workmanlike manner. Materials are of a suitable nature and quality in relation to the purposes and conditions of their use. Workmanship is such that, where relevant, materials are adequately mixed and prepared and are applied, used, or fixed so as adequately to perform the function for which they are intended.

WINDOWS:
All new windows to be double low-e 0.01 emissivity, outside edge of frames to be sealed with mastic draught seals to be fitted to all openings. Spacer bar to be SWISSPACER ultimate or equal approved.
Glazed doors, and any windows within 300mm of doors or with sill height lower than 800mm, to be fitted with toughened or laminated glass to BS EN 12600:2002 (does not apply to panes with width less than 250mm).

Windows to achieve 1.4 W/m²K U-value or better.
Front door to achieve 1.4 W/m²K U-value or better.
Utility door to achieve 1.4 W/m²K U-value or better.

Ground floor windows, basement and other easily accessible windows/rooftops should be secure windows and the frame should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.

Windows will meet the security requirements of British Standards publication PAS 24:2016 - windows demonstrating compliance with the police 'Secure by Design' will also meet the requirement.

LINTELS:
Provide Keystone Insulated Cavity Wall Lintels over external openings with 150mm bearings each side & P.C. concrete lintels over internal openings or as shown.

TIMBER & SEALER:
All external and structural timber to be treated timber. Once treated timber (C24) are cut, then the cut ends should be treated with end grain sealer.
END-GRAIN SEALER:
A purpose formulated sealer for sawn end-grain timbers where the potential ingress of moisture will lead to dimensional instability of the timber. SHIELD SEAL is a highly effective sealer and water repellent which maintains a high degree of micro porosity allowing entrapped moisture to escape.

FIRE PROTECTION:
Steel beam to be encased in 15mm wallboard or 2 layers of 12.5mm plasterboard (with staggered joints) finished with 3mm plaster.

FIRE STOPPING (ENCLOSURE FOR DRAINAGE OR WATER SUPPLY PIPES):
Provide fire stopping between stack pipes and floor to compartment floor. See relevant drawings.