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1 EXISTING ELEVATIONS
Scale: 1:100

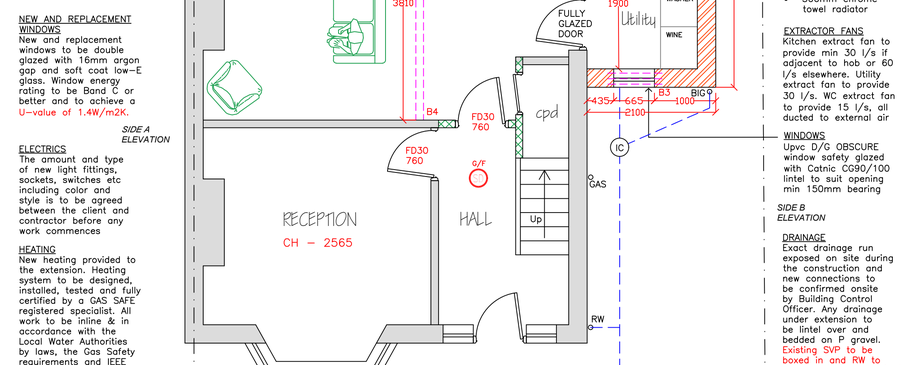


EXISTING FRONT ELEVATION
scale - 1:100

EXISTING REAR ELEVATION
scale - 1:100

EXISTING SIDE B ELEVATION
scale - 1:100

2 EXISTING FLOOR LAYOUTS
Scale: 1:100



EXISTING GROUND FLOOR LAYOUT

EXISTING FIRST FLOOR LAYOUT

EXISTING LOFT FLOOR LAYOUT

3 PROPOSED FLOOR LAYOUTS
Scale: 1:50

STRUCTURE
Its is recommended that a trial hole be excavated to assess the existing foundation design and ground conditions to assess suitability of existing structure for additional building above.

EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BRICKWORK
Cavity wall brickwork to match existing – to be tied into main house using crocodile profile vertical ties. Vertical DPC required.

DPC
Insulated damp proof course at wall junctions to be used if cavities cannot be made continuous

STRUCTURE
Existing external and internal walls removed and new supporting beams installed.
Note:
Exact design and specification by Structural engineer before any steel ordered and started on site

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low–E glass. Window energy rating to be Band C or better and to achieve a U–value of 1.4W/m2K.

ELECTRICS
The amount and type of new light fittings, sockets, switches etc including color and style is to be agreed between the client and contractor before any work commences

HEATING
New heating provided to the extension. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be inline & in accordance with the Local Water Authorities by laws, the Gas Safety requirements and IEEE regulations.

KITCHEN
Design, layout, style, colour and the full specification to be agreed with the client before first fix electrics and plumbing works carried out as well as ordering

FLOOR LEVEL
New proposed CONCRETE extension floor to be level with existing house floor

DOORS
Powder coated Aluminium full height safety glazed Bi – folding doors. 4 Panels approx 975mm. Supporting lintel IG 15/100 installed above doors – to be confirmed by Structural Engineers design

STRUCTURE
Minimum 665mm (3.5 bricks) structural returns on corners

ROOF CONSTRUCTION
Traditional MONO pitch roof design at max 400mm centres with vaulted ceiling, Celotex insulation between and below the rafters. Main side 150 x 50mm C24 rafters doubled up with horizontal trimmers to top and bottom of Velux roof windows

LATERAL RESTRAINT
Secure first 3 rafters to walls at ceiling, with 30 x 5 G.M.S straps to CP111 including noggins under straps between joists at 2000mm max C/C – Secure wall plates to wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

ROOF WINDOWS
Velux roof windows in ground floor vaulted ceiling 780 x 1180mm Exact size to be confirmed with client

WINDOWS
Upvc D/G OBSCURE window safety glazed with Catnic CG90/100 lintel to suit opening min 150mm bearing

ACCESS
750mm path maintained to side for access route

PARTITION
New partition wall 100 x 50mm studs 100mm mineral wool insulation 12.5mm plaster boarded and skimmed, timber 686mm door and frame

SANITARY WARE
- Close coupled WC
- 450mm basin
- 500mm chrome towel radiator

EXTRACTOR FANS
Kitchen extract fan to provide min 30 l/s if adjacent to hob or 60 l/s elsewhere. Utility extract fan to provide 30 l/s. WC extract fan to provide 15 l/s, all ducted to external air

WINDOWS
Upvc D/G OBSCURE window safety glazed with Catnic CG90/100 lintel to suit opening min 150mm bearing

DRAINAGE
Exact drainage run exposed on site during the construction and new connections to be confirmed onsite by Building Control Officer. Any drainage under extension to be lintel over and bedded on P gravel. Existing SVP to be boxed in and RW to be relocated as required

PROPOSED GROUND FLOOR LAYOUT

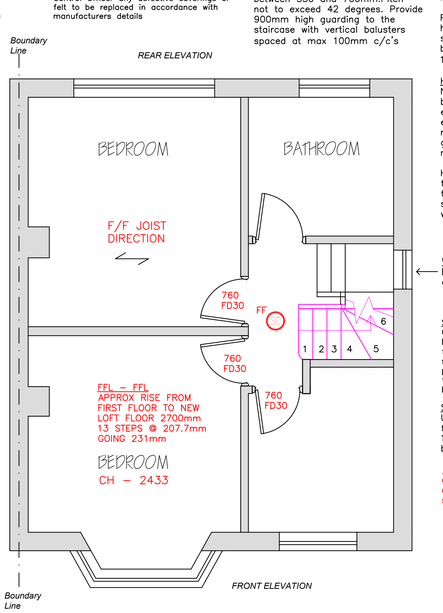
STRAPPING OF FLOORS
Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000 x 30 x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845–1 max 2.0m centres, straps to be taken across minimum 3 joists. Straps to be built into walls. Provide 38mm wide x ½ depth solid noggins between joists at strap positions.

BOILER
To be relocated or renewed as required. Existing capacity checked by Gas Engineer for new radiator requirements. New flue boxed in at high level to external air on gable elevation

FIRE SAFETY
House to have new minimum 20 minute fire doors installed in all habitable rooms and smoke detectors on landings

ROOF WORKS
Existing roof structure to be assessed and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturers details

NEW STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Approved Part Part K. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm.Pitch not to exceed 42 degrees. Provide 900mm high guarding to the staircase with vertical balusters spaced at max 100mm c/c's



PROPOSED FIRST FLOOR LAYOUT

STAIRS
To be constructed on site above existing with steps before and after turn as required. Exact design and spec to be provided by suitable stair contractor manufacturer such as Moorside Joinery.

Provide 900mm high guarding to the staircase with vertical balusters spaced at max 100mm c/c's

HIP TO GABLE ROOF
New cavity wall brickwork to match existing built up of existing walls to covert roof from hip to new gable end. Ridge height no higher than existing

Headroom on landing to be min 1.9m from the centre line of the staircase in accordance with Approved Part K

SIDE B ELEVATION

WINDOWS
Existing window reduced or blocked up completely

STAIR DESIGN
Client to have choice of balusters for the new first floor to second floor staircase and contractor to price for replacement of the ground to first floor balusters to match

STAIRS
Underside of staircase fire protected with 12.5mm fire line board and skim finish

NOTE: Exact position of new staircase to be determined on site by stair manufacturer

Install Velux lights model in new bedroom, fitted with flashing kits as per the manufacturers specification. Min U–value of 1.6 W/m²K

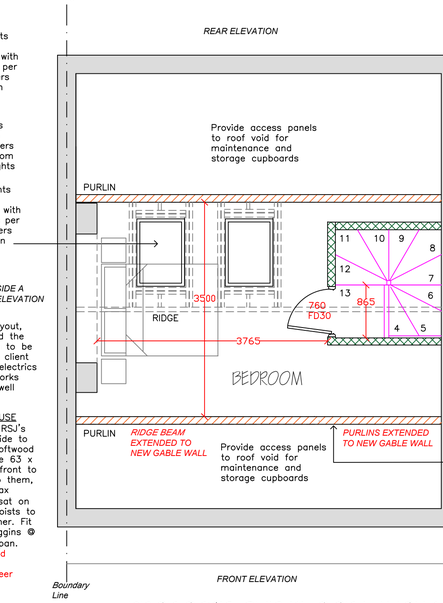
Main side rafters doubled up with horizontal trimmers to top and bottom of velux roof lights

Install Velux lights model in new bedroom, fitted with flashing kits as per the manufacturers specification. Min U–value of 1.6 W/m²K

SIDE A ELEVATION

BEDROOM
Exact design, layout, style, colour and the full specification to be agreed with the client before first fix electrics and plumbing works carried out as well as ordering.

LOFT FLOOR HOUSE
New supporting RSJ's installed from side to side and new softwood joists size to be 63 x 145mm to run front to back secured to them, supported at max 400mm c/c's, sat on joist hangers. Joists to be bolted together. Fit 1No. row of noggins @ approx 1/2th span. Exact design and specification by Structural Engineer



PROPOSED 2ND FLOOR LAYOUT

HIP TO GABLE ROOF
New cavity wall brickwork to match existing built up of existing walls to covert roof from hip to new gable end. Ridge height no higher than existing

PURLIN STUD WALLS
Construct stud walls to box in the purlins that remain in–situ stud walls built up off RSJ's / timber floor 50 x 100mm SW at max 400mm c/c's, double head and soleplate horizontal noggins at 400c/c's. 18mm ply one side and 12.5mm plasterboard and skim finish.

STEEL BEAMS
All beams to be designed, specified and calculated by Structural Engineer before ordering or installing

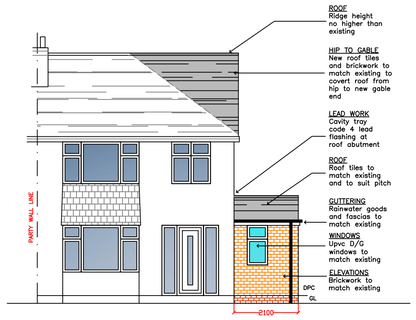
SIDE B ELEVATION

INSULATION
Minimum 100mm mineral wool insulation between intermediate floors – minimum density equivalent to 10g/m3.

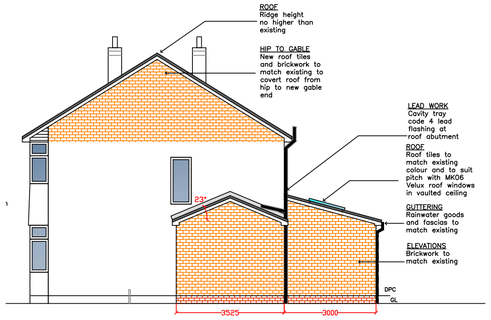
Construct load bearing stud walls built up off supporting RSJ's below using 50 x 100mm SW at max 400mm c/c's, double head and soleplate horizontal noggins at 400c/c's. 17.5mm ply one side and 12.5mm plasterboard both sides and skim finish.

FLOOR JOISTS
63 x 145mm C24 TIMBERS @ 400 c/c.

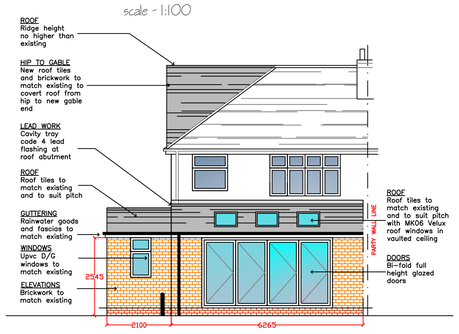
4 PROPOSED ELEVATIONS
Scale: 1:100



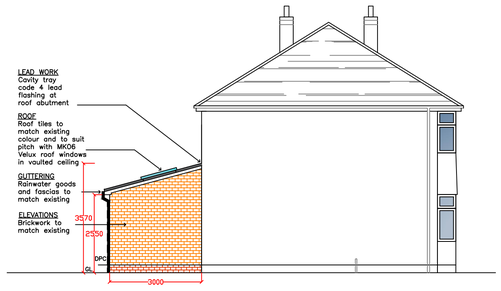
PROPOSED FRONT ELEVATION
scale - 1:100



PROPOSED SIDE B ELEVATION
scale - 1:100

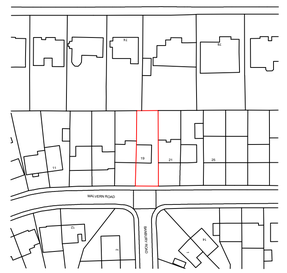


PROPOSED REAR ELEVATION
scale - 1:100



PROPOSED SIDE A ELEVATION
scale - 1:100

5 LOCATION PLAN
Scale: 1:1250



6 PROPOSED SITE PLAN
Scale: 1:500



1:25
0.5m 0 0.5m 1m 1.5m 2m 2.5m

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

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REV	DATE	DESCRIPTION	BY	VE
A	JAN'25	PLANNING–PERMISSION	JAL	PP

DRAWING: EXISTING & PROPOSED LAYOUTS & ELEVATIONS
CLIENT: NATALIE MEADE
SCALE: AS SHOWN @ A1
PROJECT: 19 MALVERN ROAD MIDDLETON REAR EXTENSION & LOFT CONVERSION
DATE: JAN' 2025
DRAWN BY: JAL
DWG No: 001
REVISION: A