

NEW EXTENSION WITH REFURBISHED REAR GROUND FLOOR AREA DESIGN

December 2020



NUMBER 1 CLYDE ROAD, REDLAND. BRISTOL.



EXISTING REFERENCE PHOTOGRAPHS

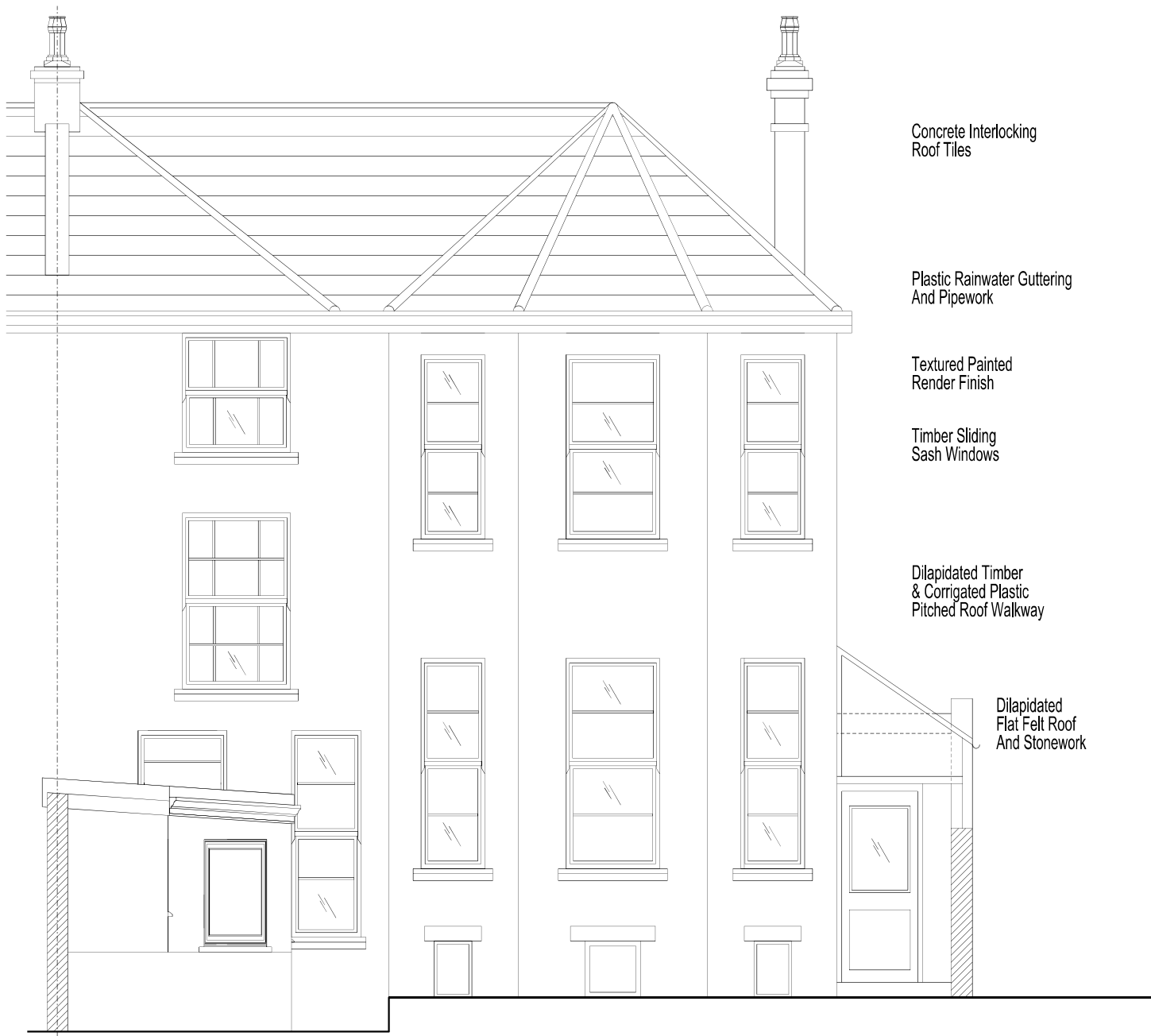
NOTE

NOTE: THIS IS NOT A CONSTRUCTION DRAWING

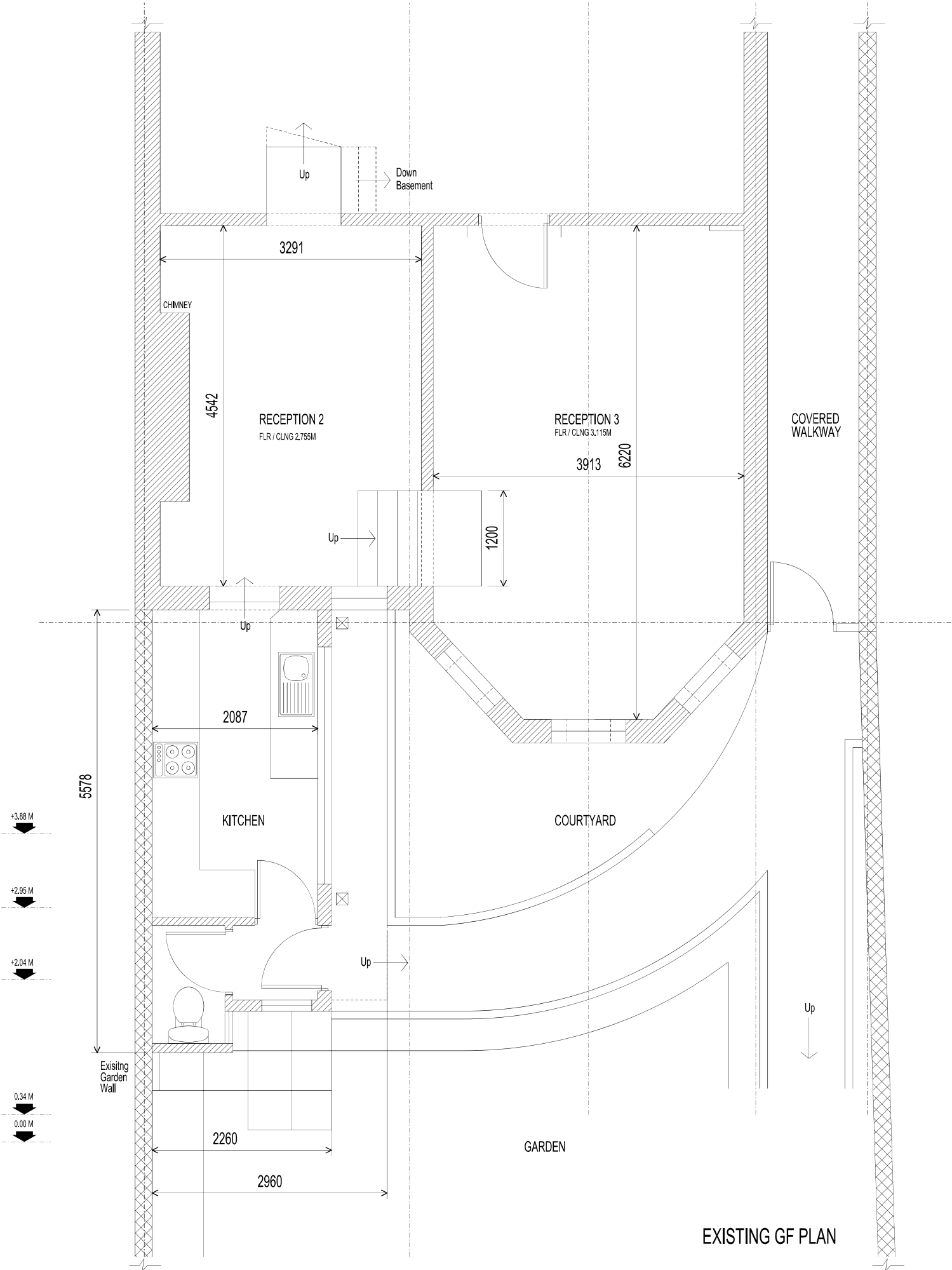
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EXISTING REAR GARDEN / NORTH ELEVATION



EXISTING GF PLAN

REV	NOTE	DATE	BY	Checked
EXISTING PLAN INFORMATION				

REV	NOTE	DATE	BY	Checked

REV	NOTE	DATE	BY	Checked

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Ideas | Design | Visualisation

Tel: +44 (0) 117 908 5424 Mobile: +44 (0) 7966 979941
Email: studio@simoncooperdesign.com
Website: www.simoncooperdesign.com

DRAWN	SAC	PROJECT	NUMBER ONE CLYDE ROAD, REDLAND.
SCALE	1:50	DRAWING	EXISTING PLANS & ELEVATIONS
DATE	03.11.20	NUMBER	N1CR_EPE_001
			REVISION



EXISTING REAR GARDEN VIEW 3D SKETCH

NOTE

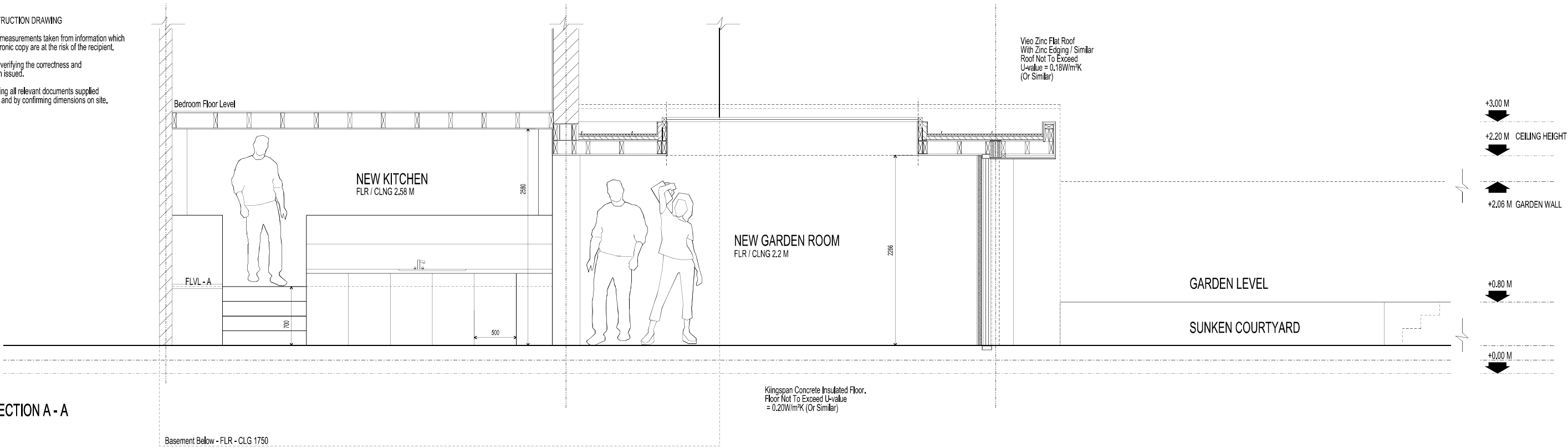
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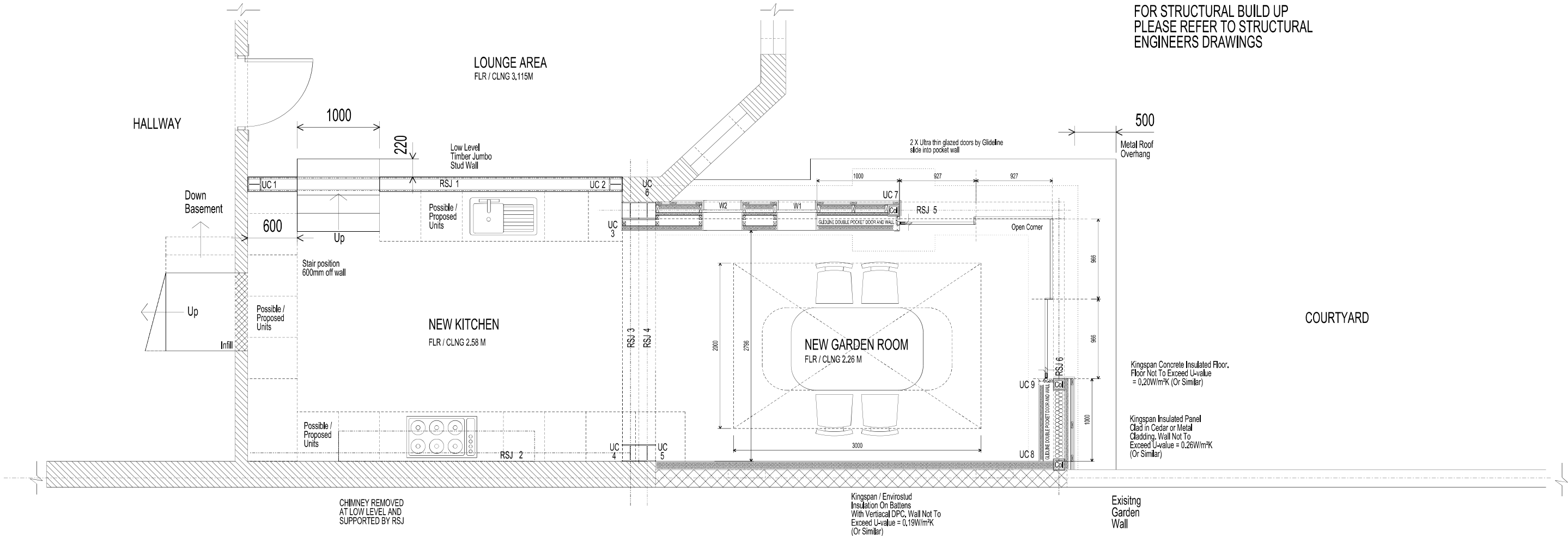
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PROPOSED SECTION A - A



FOR STRUCTURAL BUILD UP
PLEASE REFER TO STRUCTURAL
ENGINEERS DRAWINGS

PROPOSED GROUND FLOOR LAYOUT PLAN



PROPOSED PLAN INFORMATION

REV/NOTE		DATE	BY	Checked
A	General Update	09.12.20	SAC	
B	ROOF PARAPET LOWERED TO SUIT BOUNDARY WALL	09.12.20	SAC	

REV/NOTE		DATE	BY	Checked

REV/NOTE		DATE	BY	Checked

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DRAWN	SAC	PROJECT	NUMBER ONE CLYDE ROAD, REDLAND.
SCALE	1:50	DRAWING	PROPOSED GROUND FLOOR PLAN
DATE	02.11.20	NUMBER	N1CR_GFPP_001
			REVISION B

NOTE

NOTE: THIS IS NOT A CONSTRUCTION DRAWING

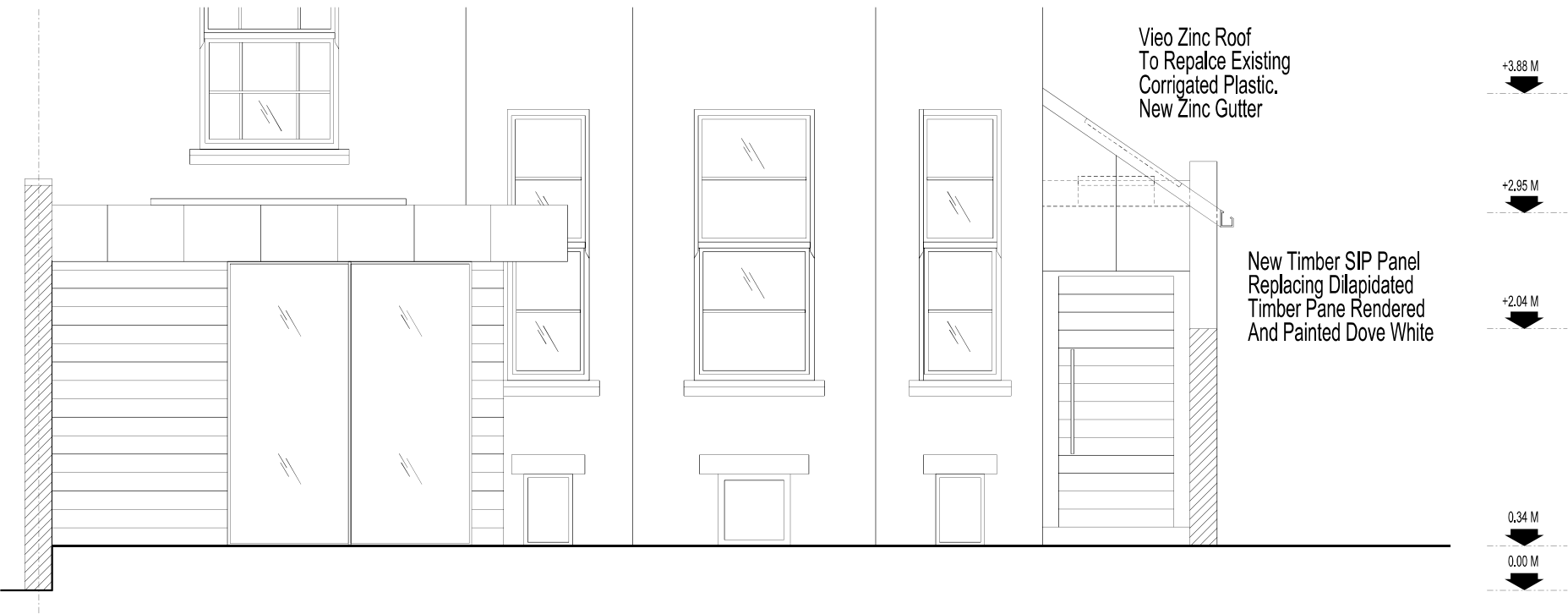
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PROPOSED WEST ELEVATION



PROPOSED REAR GARDEN / NORTH ELEVATION

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REVNOTE	DATE	BY	Checked

REVNOTE	DATE	BY	Checked

REVNOTE	DATE	BY	Checked

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DRAWN	SAC	PROJECT	NUMBER ONE CLYDE ROAD, REDLAND.
SCALE	1:50 @ A3	DRAWING	PROPOSED ELEVATIONS
DATE	11.12.20	NUMBER	N1CR_PE_001
			REVISION

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<u>DRAWN</u>	<u>SAC</u>	<u>PROJECT</u>	NUMBER ONE CLYDE ROAD, REDLAND.	
<u>SCALE</u>	1:50 @ A3	<u>DRAWING</u>	EXISTING AND PROPOSED REAR SECTIONAL ELEVATION	
<u>DATE</u>	12,12,20	<u>NUMBER</u>	N1CR_ESP_001	<u>REVISION</u> A

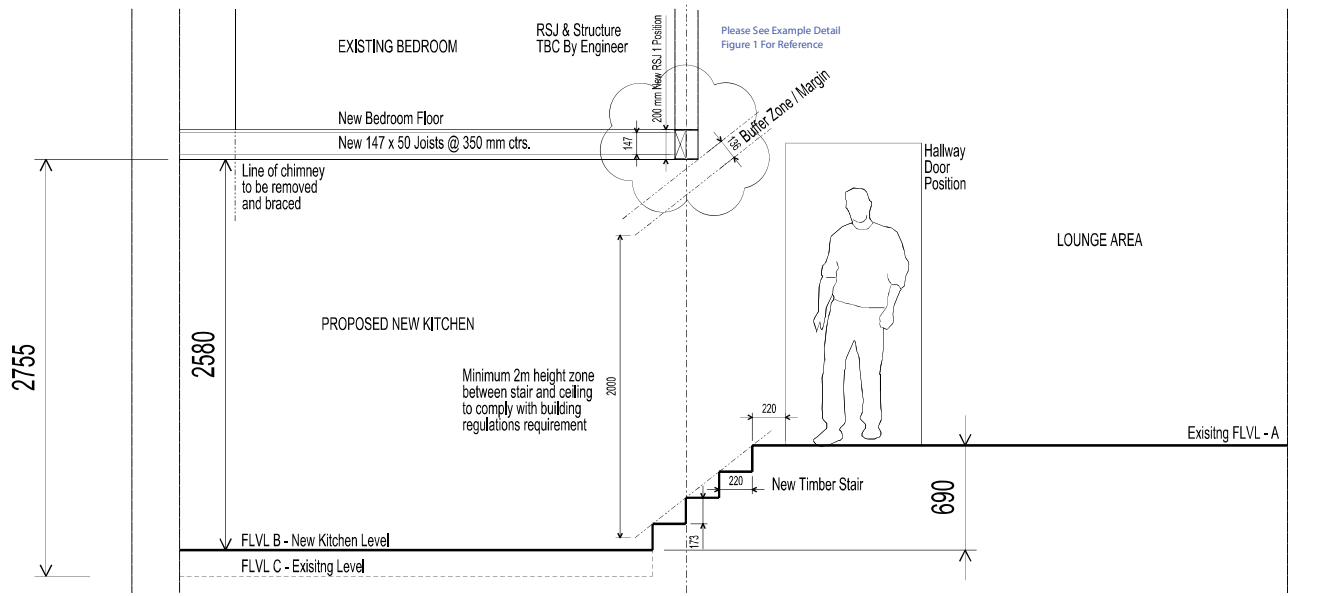
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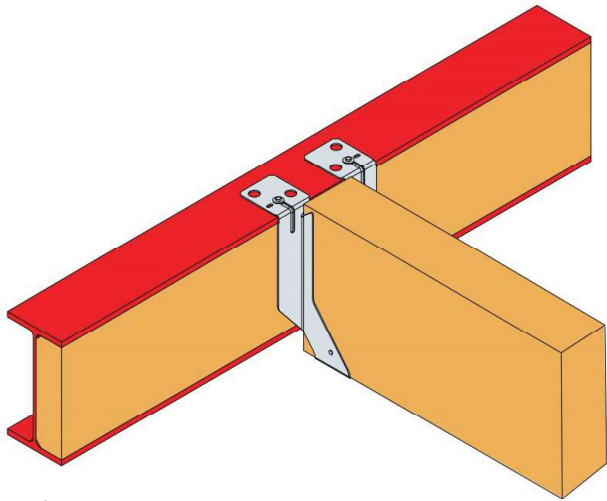
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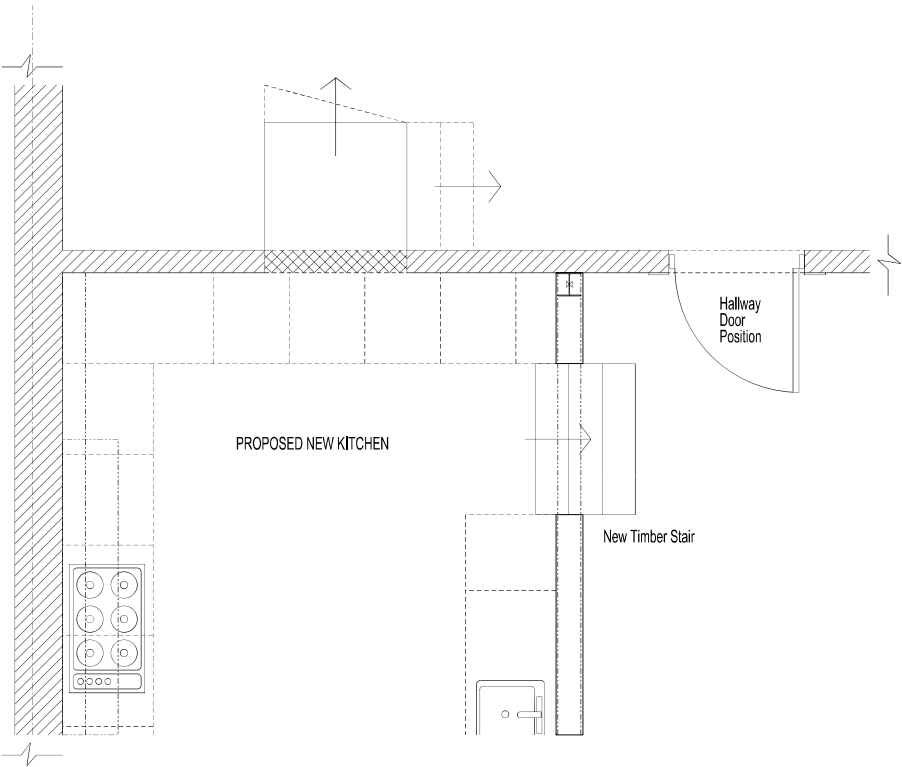


PROPOSED SECTION A - A FOR EXAMINATION AND COMMENT
All levels to be site checked by contractor and all structure to be defined by Structural Engineer.

FOR STRUCTURAL BUILD UP
PLEASE REFER TO STRUCTURAL
ENGINEERS DRAWINGS



Reference 1 - Example First Floor Detail



PROPOSED GROUND FLOOR PART PLAN

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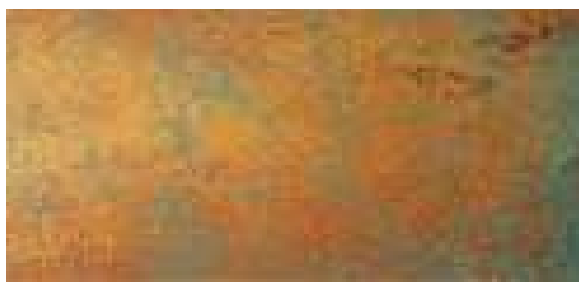
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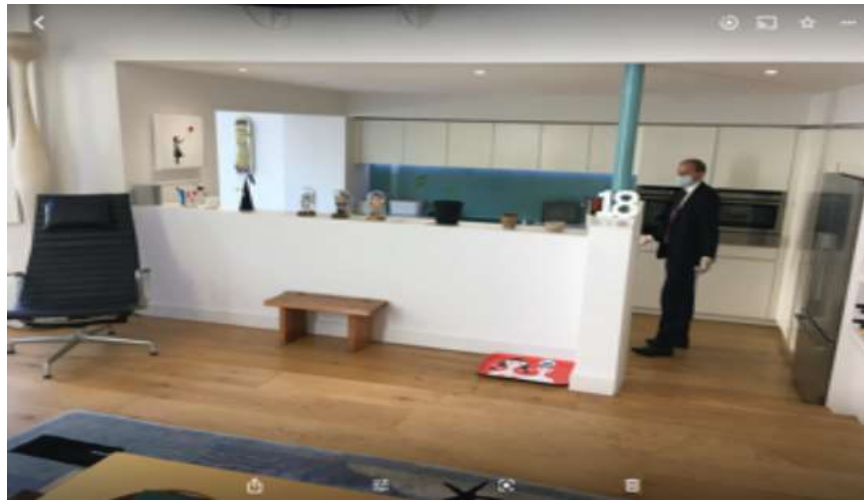
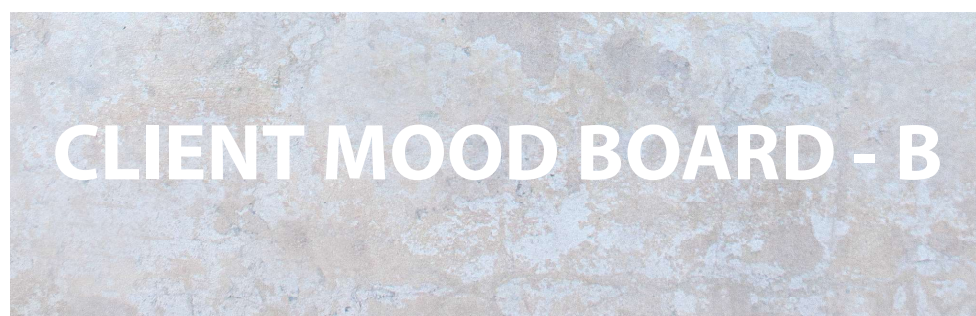
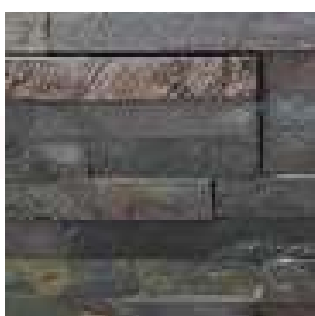
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DRAWN	SAC	PROJECT	NUMBER ONE CLYDE ROAD, REDLAND.
SCALE	1:50	DRAWING	SECTION A - A SHOWING NEW CEILING HEIGHT AND AWARENESS OF HEADROOM
DATE	12.12.20	NUMBER	N1CR_SK_SEC_001
			REVISION



CLIENT MOOD BOARD - A







ZINC ROOF AND CEDAR CLADDING 3D VIEW 1



ZINC ROOF AND CEDAR CLADDING 3D VIEW 2



KITCHEN TO GARDEN / LOUNGE VIEW 3 - POLISHED CONCRETE FLOOR



LOUNGE TO KITCHEN VIEW 4 - POLISHED CONCRETE FLOOR



BREAKFAST BAR TO LOUNGE VIEW 5 - TIMBER FLOOR



BREAKFAST BAR TO LOUNGE VIEW 6 - POLISHED CONCRETE FLOOR



VIEW FROM TABLE END TOWARDS KIITCHEN



MONDRIAN GLAZING OPTIONS



BRONZE AND DARK STONE CLADDING 3D VIEW 7



FLAT GREY ALUMINIUM PANEL AND RENDERED CLADDING 3D VIEW 7



ZINC ROOF WITH FIXED CORTEN OVER PANELS 3D VIEW 8

NOTE: THIS IS NOT A CONSTRUCTION DRAWING

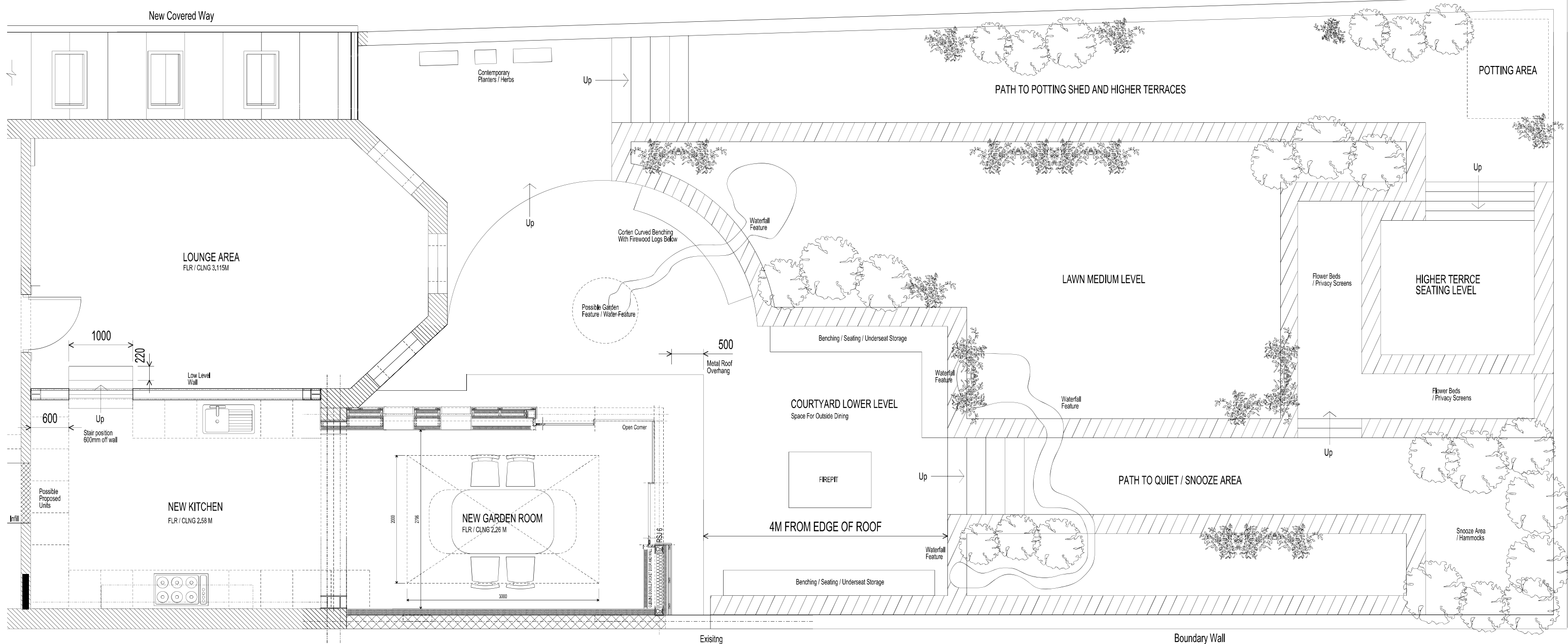
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Boundary Wall



Boundary Wall

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<u>DRAWN</u>	<u>SAC</u>	<u>PROJECT</u>	NUMBER ONE CLYDE ROAD. REDLAND.
<u>SCALE</u>	1:50 @ A3	<u>DRAWING</u>	PROPOSED LAYOUT SHOWING GARDEN POSSIBILITIES
<u>DATE</u>	03.11.20	<u>NUMBER</u>	N1CR_PPGD_001
			<u>REVISION</u>

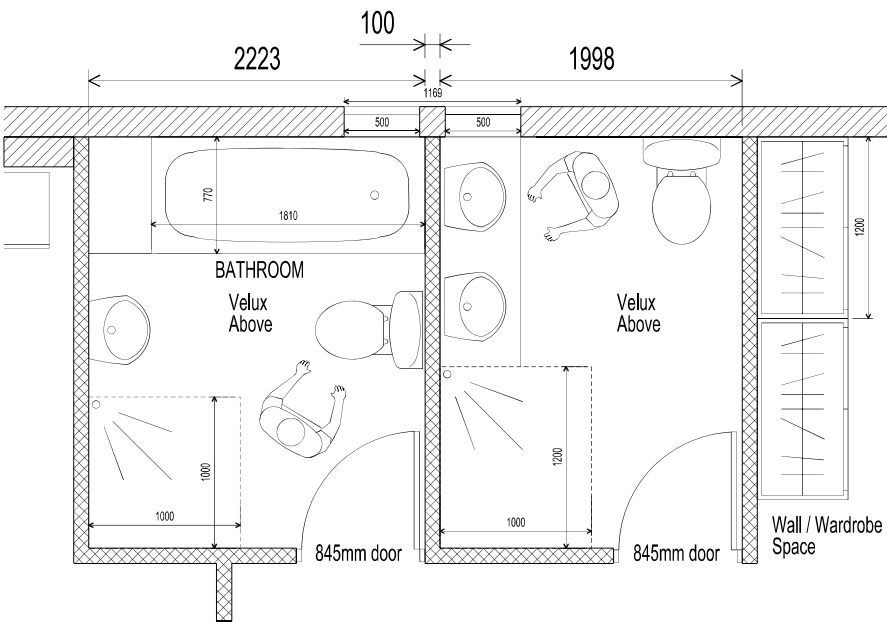
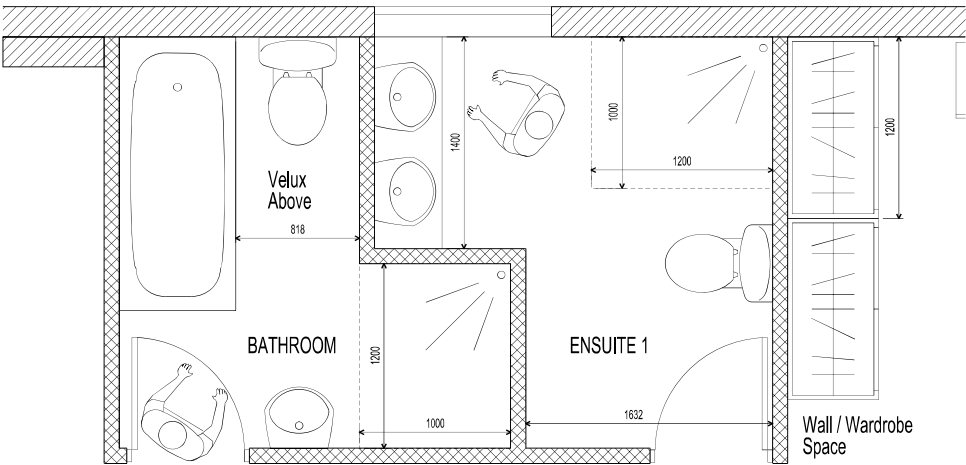
DRAFT FOR COMMENT

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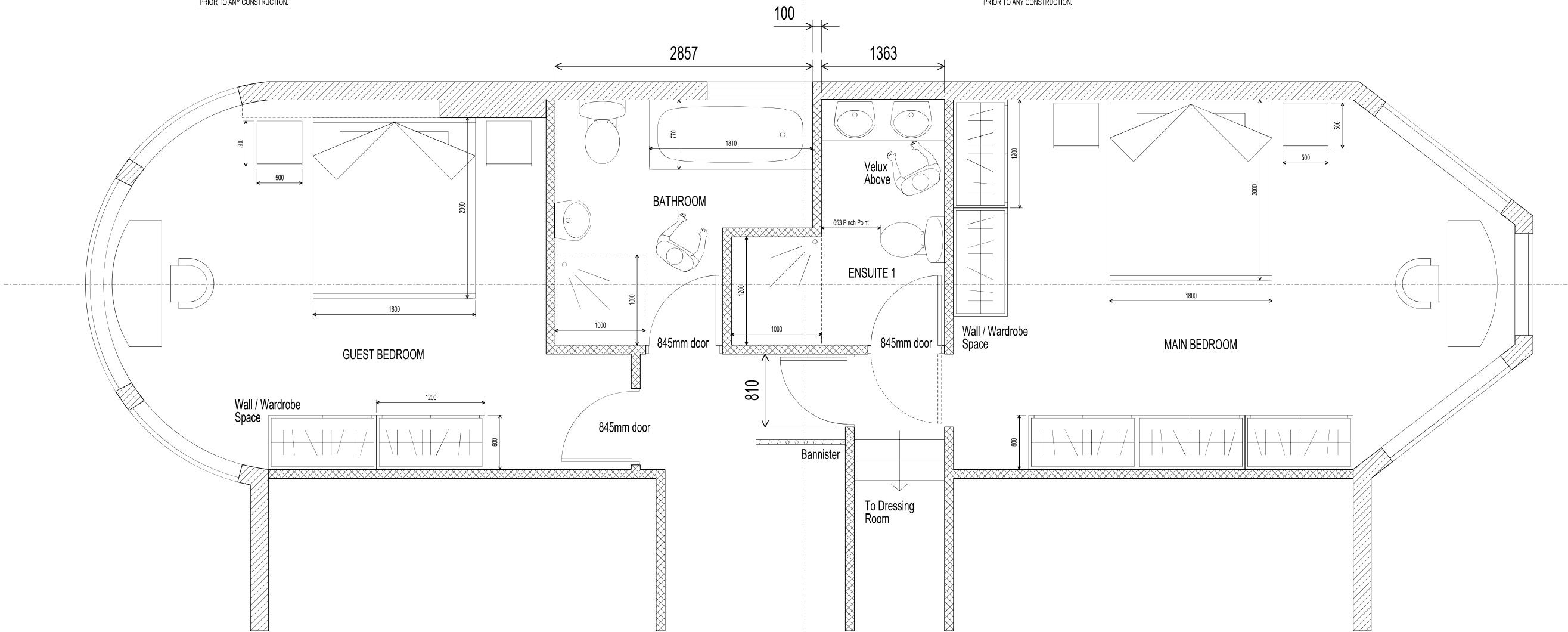


PROPOSED PLAN - OPTION - B (Optional Template)

PLEASE NOTE: THESE ARE REPRESENTATION AND STANDARD BATHROOM SUITE SIZES. SUITES, PIPES AND PLUMBING CAN DIFFER AND ALL DIMENSIONS SHOULD BE SITE CHECKED BEFORE INSTALLATIONS ARE CARRIED OUT. SEWER AND OUTLET CONNECTIONS TO BE CONFIRMED PRIOR TO ANY CONSTRUCTION.

PROPOSED PLAN - OPTION - C (Splitting Window)

PLEASE NOTE: THESE ARE REPRESENTATION AND STANDARD BATHROOM SUITE SIZES. SUITES, PIPES AND PLUMBING CAN DIFFER AND ALL DIMENSIONS SHOULD BE SITE CHECKED BEFORE INSTALLATIONS ARE CARRIED OUT. SEWER AND OUTLET CONNECTIONS TO BE CONFIRMED PRIOR TO ANY CONSTRUCTION.



PROPOSED PLAN - OPTION - A (Main Client Choice Template)

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REV/NOTE	DATE	BY	Checked

REV/NOTE	DATE	BY	Checked

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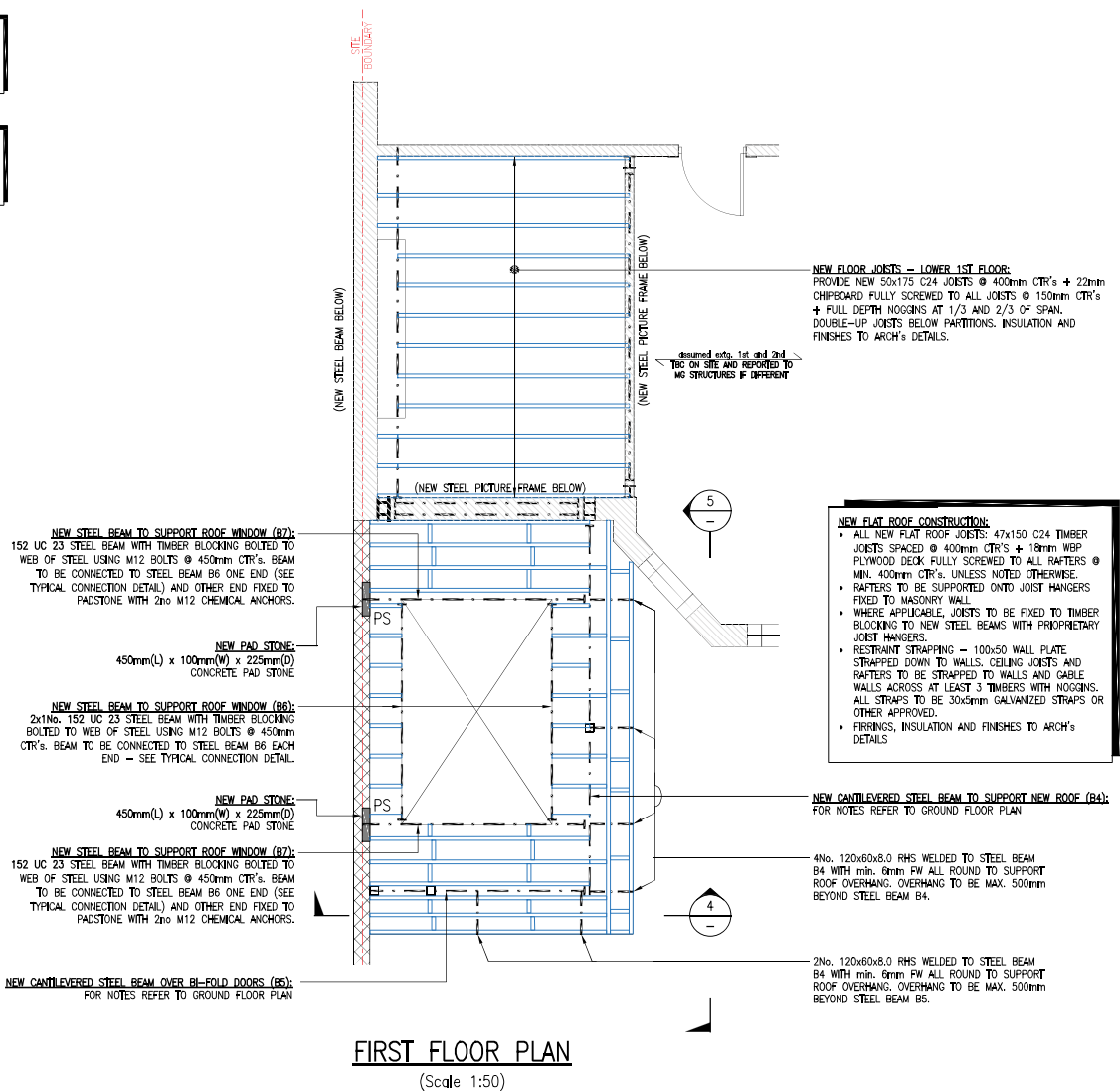
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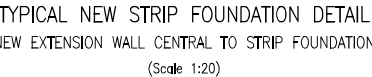
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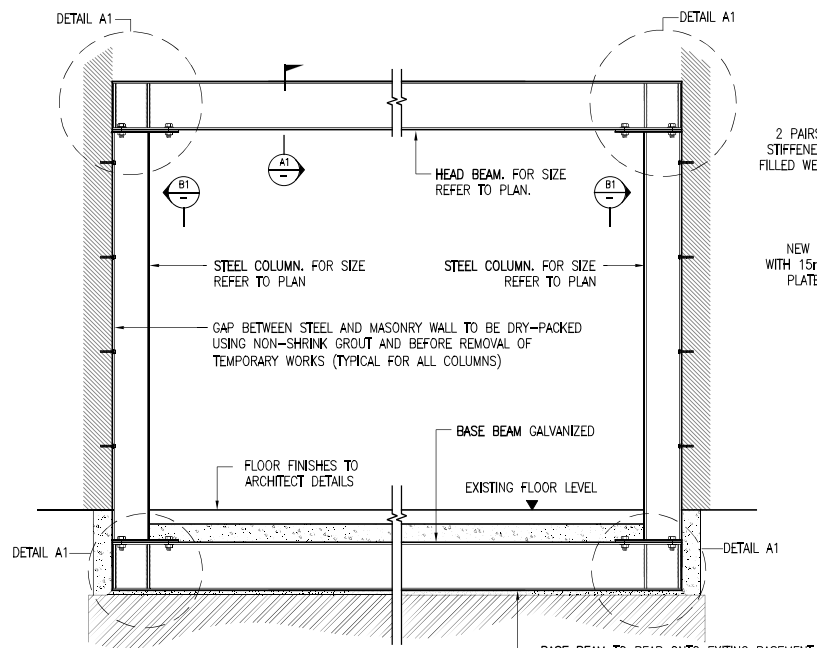
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SCALE	1:50	DRAWING	POSSIBLE BATHROOM AND ENSUITE LAYOUT SKETCH
DATE	05.11.20	NUMBER	N1CR_SK_BATH_001
			REVISION



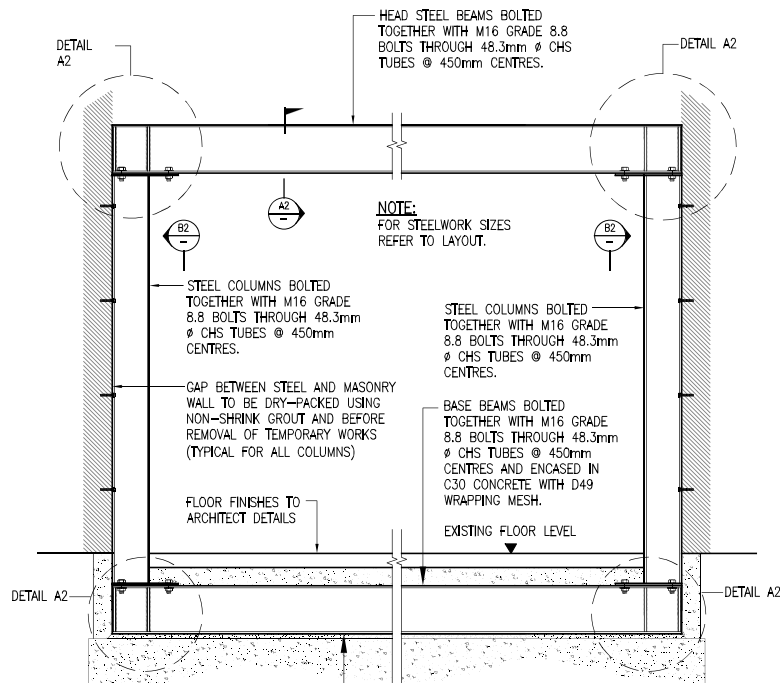
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NO WORK APPERTAINING TO THE PLANS SHOULD BE CARRIED OUT UNTIL THE PLANS AND CALCULATIONS HAVE BEEN CHECKED AND APPROVED BY LOCAL AUTHORITY/ BUILDING CONTROL, AND FORMAL WRITTEN APPROVAL OBTAINED. ANY WORKS CARRIED OUT BEFORE SUCH APPROVAL IS OBTAINED, IS DONE SOLELY AT CONTRACTORS OR OWNERS RISK.

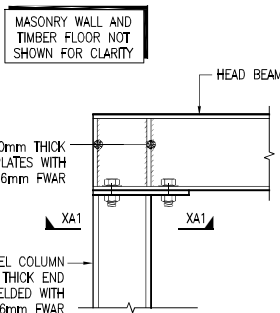




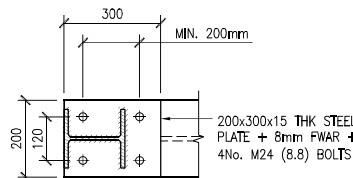
ELEVATION 1-1
ON STEEL PICTURE FRAME
BELOW INTERNAL WALL
(Scale 1:20)



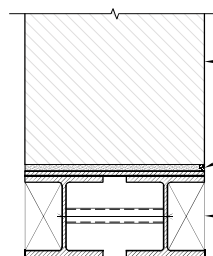
ELEVATION 2-2
ON STEEL PICTURE FRAME
BELOW EXTERNAL WALL
(Scale 1:10)



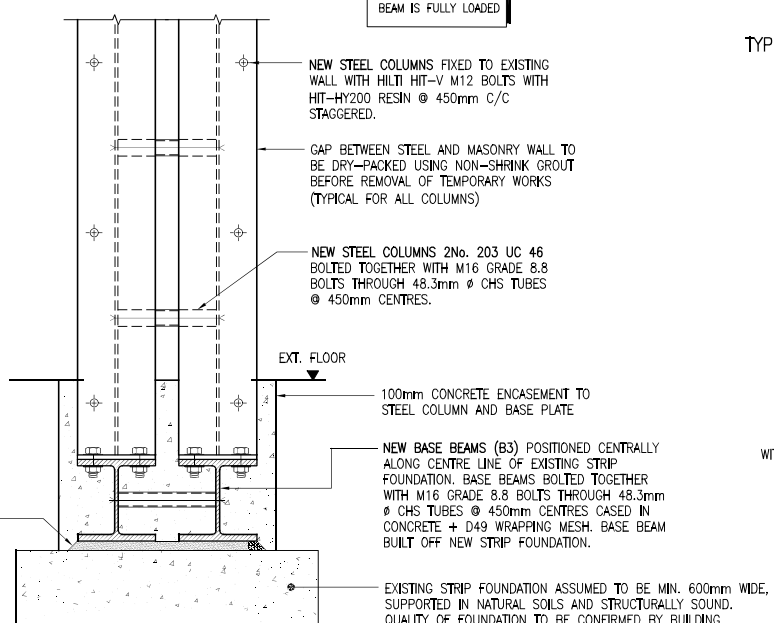
DETAIL A1
TYPICAL 203UC BEAM TO
152UC COLUMN CONNECTION
(Scale 1:10)



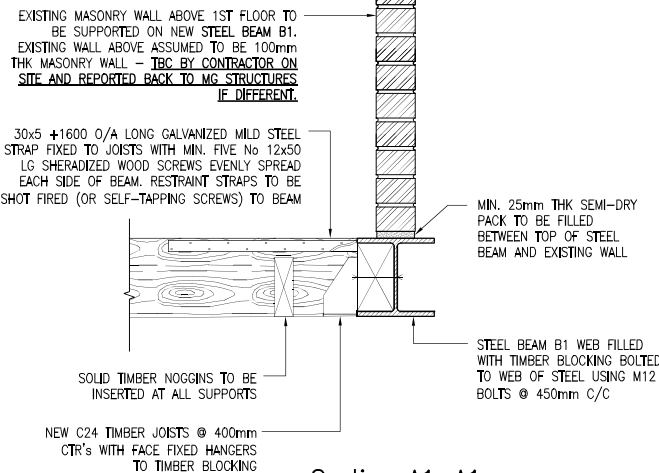
Section XA1-XA1
(Scale 1:10)



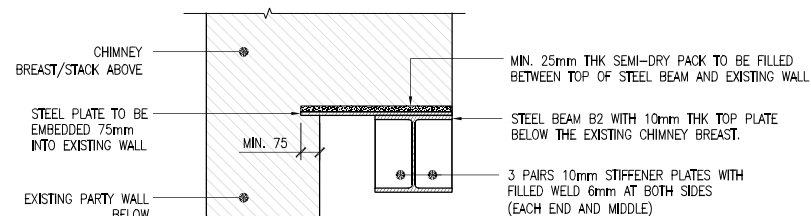
Section A2-A2
TOP BEAM BELOW EXISTING EXTERNAL WALL
(Scale 1:10)



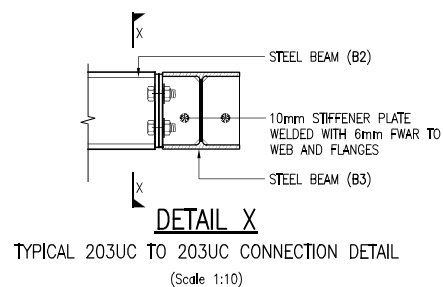
Section B2-B2
BASE BEAM
(Scale 1:10)



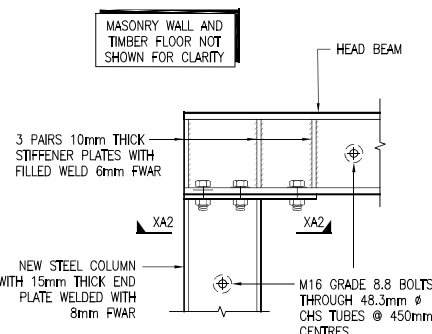
Section A1-A1
TOP BEAM BELOW EXISTING
INTERNAL WALL
(Scale 1:10)



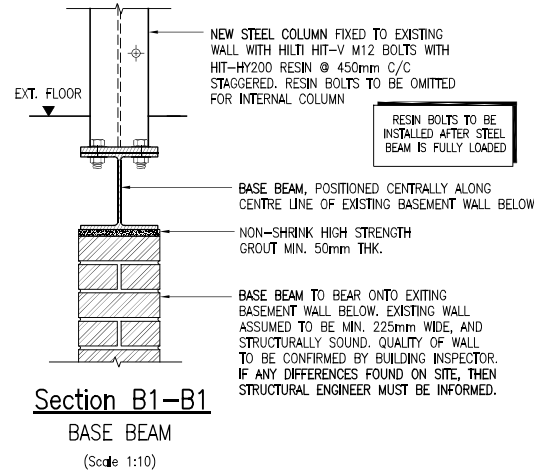
Section 3-3
CHIMNEY BREAST SUPPORT DETAIL
(Scale 1:10)



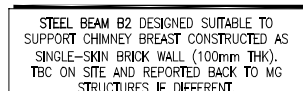
DETAIL X
TYPICAL 203UC TO 203UC CONNECTION DETAIL
(Scale 1:10)



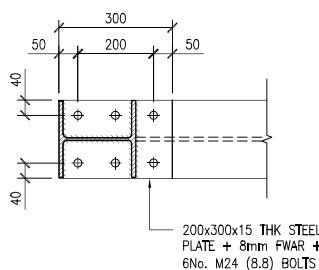
DETAIL A2
TYPICAL 203 UC BEAM TO
203UC COLUMN CONNECTION
(Scale 1:10)



Section B1-B1
BASE BEAM
(Scale 1:10)



Section X-X
(Scale 1:10)



Section XA2-XA2
(Scale 1:10)

NOTES:

1. ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS AND RELEVANT CODES OF PRACTICE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.
3. THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS ARE IN MM U.N.O
4. ALL DIMENSIONS AND SETTING OUT ARE TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT & ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, ERECTION AND REMOVAL OF ALL TEMPORARY WORKS AN SHALL PROVIDE ALL TEMPORARY BRACINGS AND BACK PROPPING NECESSARY TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION
6. NEW FOUNDATIONS TO BE SULPHATE RESISTING CONCRETE C30. DEPTH TO MATCH EXISTING OR AS PER BUILDING CONTROL INSPECTOR RECOMMENDATIONS AND IN ANY CASE TAKEN DOWN 600mm BELOW ANY TREE ROOTS. USE GEN 3 CONCRETE FOR BACKFILLING AND BLINDING CONCRETE.
7. ALL EXPOSED STEELWORK OR STEELWORK IN CAVITY TO BE GALVANISED.
8. ALL STEELWORK TO BE S355 GRADE.
9. ALL STEELWORK TO BE MEASURED ON SITE PRIOR TO FABRICATION.
10. FIRE PROTECTION, INSULATION AND WATERPROOFING TO ARCHITECT DETAILS.
11. STEEL BEAMS SUPPORTING EXISTING WALLS SHOULD BE PACKED TIGHT TO THE U/S OF EXISTING WALLS.
12. ALL PADSTONES SHOULD BE CONSTRUCTED USING C30 CONCRETE AND PROPERLY COMPACTED.
13. MINIMUM BLOCKWORK COMPRESSIVE STRENGTH TO BE 7.0 N/mm² UNLESS NOTED OTHERWISE.
14. MINIMUM BRICKWORK COMPRESSIVE STRENGTH TO BE 20 N/mm² UNLESS NOTED OTHERWISE.
15. CAVITY WALL TIES SHALL BE ANCON STAINLESS STEEL ST1 TIES SPACED @ 450mm C/C VERTICALLY AND 900mm C/C HORIZONTALLY STAGGERED. TIES AROUND OPENINGS SPACED @ 225mm C/C AND NOT MORE THAN 225mm FROM FACE OF OPENING.
16. MORTAR TO BE MIN. TYPE III.
17. FOR POSITIONS OF HORIZONTAL AN VERTICAL BRICK/BLOCK MOVEMENT JOINTS REFER TO ARCHITECT'S DRAWINGS.
18. JOINTS ARE TO BE FILLED AND SEALED TO ARCHITECT'S DETAILS. ALL INTERNAL BLOCKWORK MOVEMENT JOINTS TO HAVE ANCON DEBONDING TIES @ 450mm C/C VERTICALLY.
19. DURING THE WORKS AND SHORTLY AFTER, SOME MINIMAL CRACKING MAY OCCUR AS LOAD REDISTRIBUTES.
20. MG STRUCTURES IS NOT APPOINTED AS THE PRINCIPAL DESIGNER UNDER CDM REGULATIONS AND THESE DUTIES ARE ASSUMED TO BE CARRIED OUT BY THE PRINCIPLE CONTRACTOR.
21. FOR FULL SET OF NOTES REFER TO STRUCTURAL SPECIFICATION

MG Structures

TEL: 07919 115 323
EMAIL: info@mgstructures.co.uk

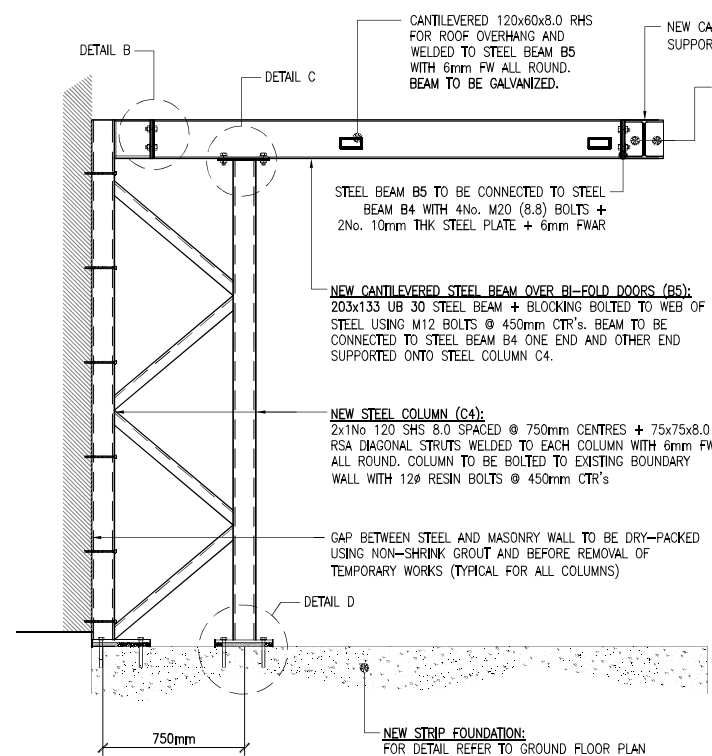
Project Title
SECTIONS AND DETAILS - SHEET 1/2

Drawing Title
1 Clyde Road, BS6 6RL

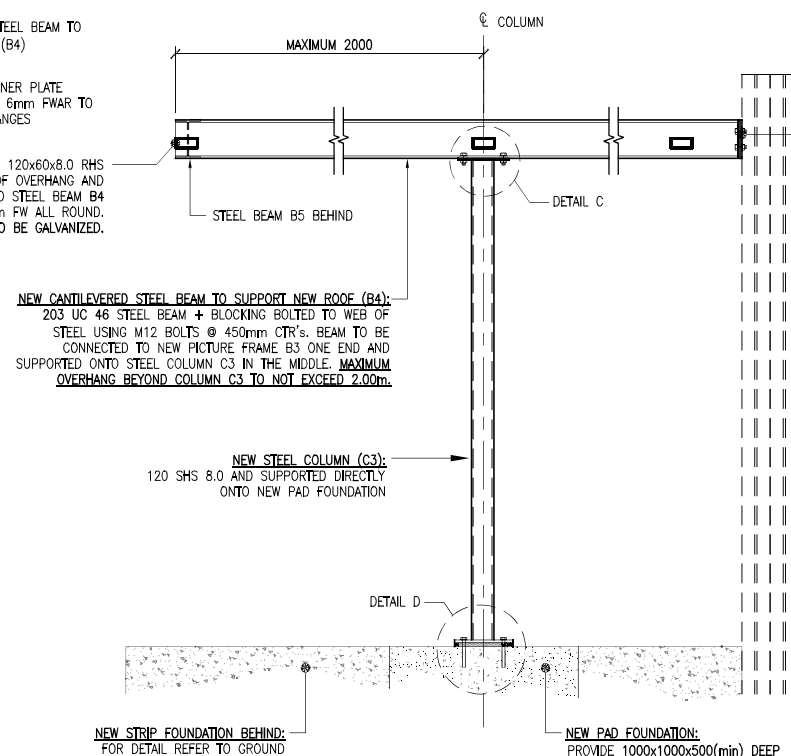
Drawing Number
MG-296 / 101

Rev.
C2

Scale
1:50 @ A1 / 1:100 @ A3



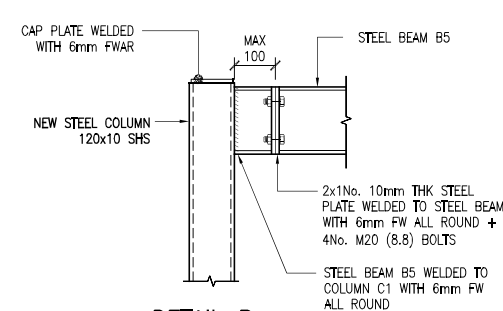
ELEVATION 4-4
ON FRONT STEEL FRAME
(Scale 1:20)



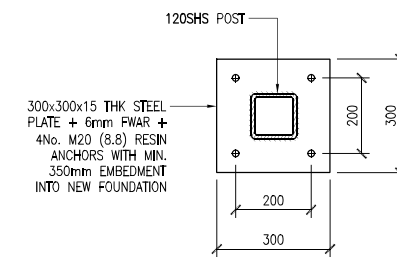
ELEVATION 5-5
ON SIDE STEEL FRAME
(Scale 1:20)



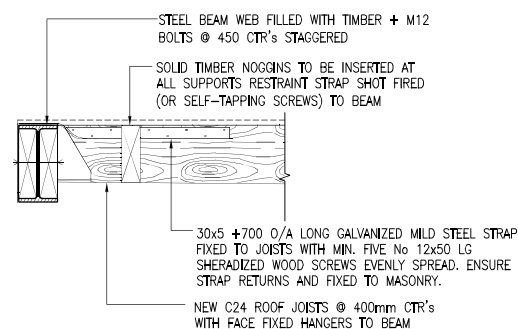
DETAIL C
STEEL BEAM TO SHS INTERNAL
COLUMN CONNECTION DETAIL
(Scale 1:10)



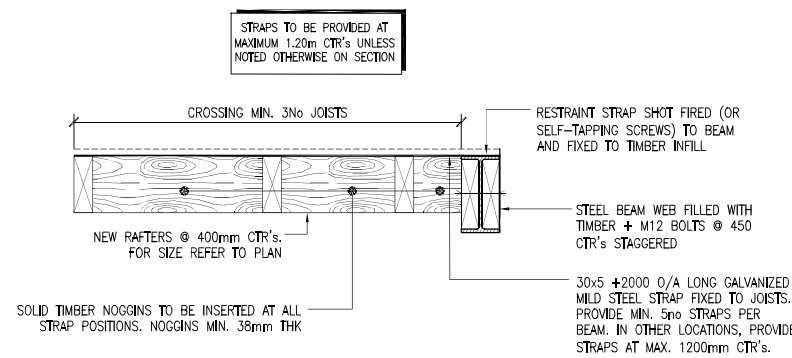
DETAIL B
STEEL BEAM TO SHS COLUMN
CONNECTION DETAIL
(Scale 1:10)



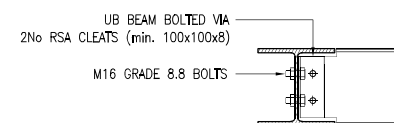
DETAIL D
TYPICAL SHS BASE
PLATE DETAIL
(Scale 1:10)



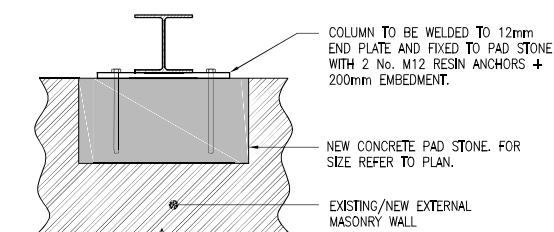
TYPICAL STEEL BEAM RESTRAIN DETAIL
WITH ROOF SUPPORTED ON BEAM
(Scale 1:10)



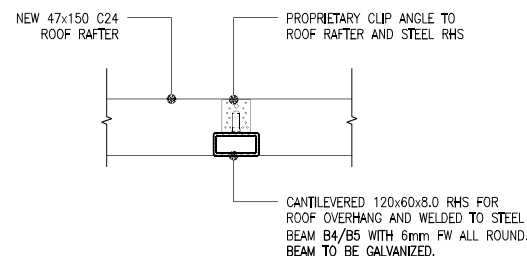
TYPICAL EXTERNAL STEEL BEAM RESTRAIN DETAIL
WITH ROOF RUNNING PARALLEL TO BEAM
(Scale 1:10)



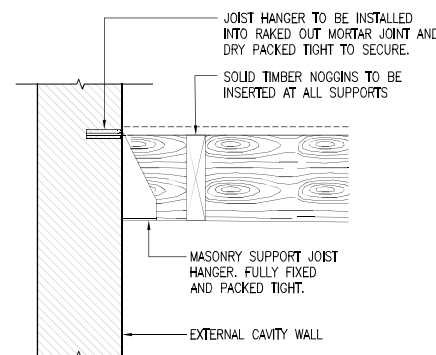
CONNECTION DETAIL FOR
BEAMS B6 & B7
(Scale 1:10)



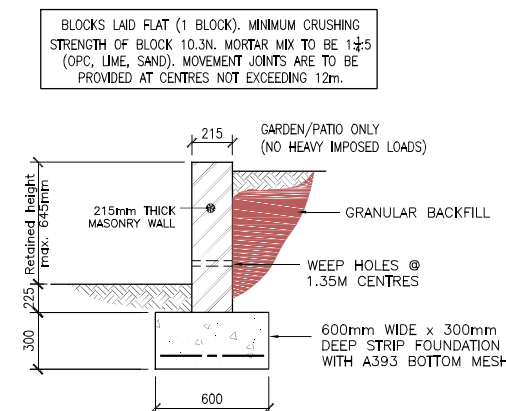
TYPICAL ROOF TRIMMER TO PAD
STONE CONNECTION DETAIL
(Scale 1:10)



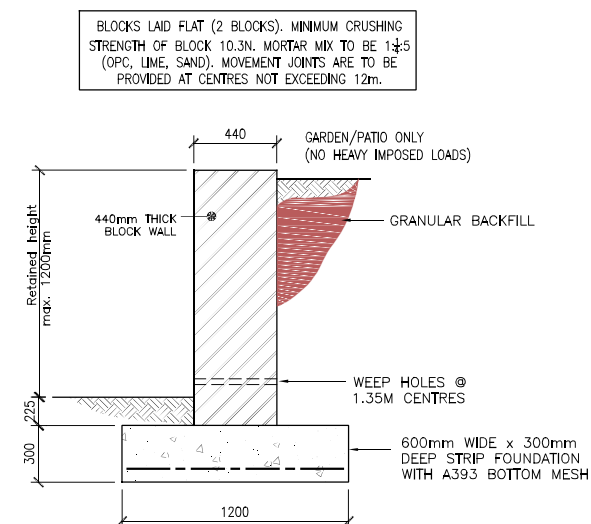
TYPICAL ROOF OVERHANG DETAIL
(Scale 1:10)



TYPICAL DETAIL OF ROOF JOISTS
SUPPORTED ON EXISTING MASONRY WALL
(Scale 1:10)



EXTERNAL RETAINING WALL DETAIL
MAXIMUM RETAINED HEIGHT 675mm
(Scale 1:20)



EXTERNAL RETAINING WALL DETAIL
MAXIMUM RETAINED HEIGHT 1200mm
(Scale 1:20)

NOTES:

1. ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS AND RELEVANT CODES OF PRACTICE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.
3. THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS ARE IN MM U.N.O
4. ALL DIMENSIONS AND SETTING OUT ARE TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT & ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, ERECTION AND REMOVAL OF ALL TEMPORARY WORKS AN SHALL PROVIDE ALL TEMPORARY BRACINGS AND BACK PROPPING NECESSARY TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION
6. NEW FOUNDATIONS TO BE SULPHATE RESISTING CONCRETE C30. DEPTH TO MATCH EXISTING OR AS PER BUILDING CONTROL INSPECTOR RECOMMENDATIONS AND IN ANY CASE TAKEN DOWN 600mm BELOW ANY TREE ROOTS. USE GEN 3 CONCRETE FOR BACKFILLING AND BLINDING CONCRETE.
7. ALL EXPOSED STEELWORK OR STEELWORK IN CAVITY TO BE GALVANISED.
8. ALL STEELWORK TO BE S355 GRADE.
9. ALL STEELWORK TO BE MEASURED ON SITE PRIOR TO FABRICATION.
10. FIRE PROTECTION, INSULATION AND WATERPROOFING TO ARCHITECT DETAILS.
11. STEEL BEAMS SUPPORTING EXISTING WALLS SHOULD BE PACKED TIGHT TO THE U/S OF EXISTING WALLS.
12. ALL PADSTONES SHOULD BE CONSTRUCTED USING C30 CONCRETE AND PROPERLY COMPACTED.
13. MINIMUM BLOCKWORK COMPRESSIVE STRENGTH TO BE 7.0 N/mm² UNLESS NOTED OTHERWISE.
14. MINIMUM BRICKWORK COMPRESSIVE STRENGTH TO BE 20 N/mm² UNLESS NOTED OTHERWISE.
15. CAVITY WALL TIES SHALL BE ANCON STAINLESS STEEL ST1 TIES SPACED @ 450mm C/C VERTICALLY AND 900mm C/C HORIZONTALLY STAGGERED. TIES AROUND OPENINGS SPACED @ 225mm C/C AND NOT MORE THAN 225mm FROM FACE OF OPENING.
16. MORTAR TO BE MIN. TYPE III.
17. FOR POSITIONS OF HORIZONTAL AN VERTICAL BRICK/BLOCK MOVEMENT JOINTS REFER TO ARCHITECT'S DRAWINGS.
18. JOINTS ARE TO BE FILLED AND SEALED TO ARCHITECT'S DETAILS. ALL INTERNAL BLOCKWORK MOVEMENT JOINTS TO HAVE ANCON DEBONDING TIES @ 450mm C/C VERTICALLY.
19. DURING THE WORKS AND SHORTLY AFTER, SOME MINIMAL CRACKING MAY OCCUR AS LOAD REDISTRIBUTES.
20. MG STRUCTURES IS NOT APPOINTED AS THE PRINCIPAL DESIGNER UNDER CDM REGULATIONS AND THESE DUTIES ARE ASSUMED TO BE CARRIED OUT BY THE PRINCIPLE CONTRACTOR.
21. FOR FULL SET OF NOTES REFER TO STRUCTURAL SPECIFICATION

MG Structures

TEL: 07919 115 323
EMAIL: info@mgstructures.co.uk

Project Title
SECTIONS AND DETAILS - SHEET 2/2

Drawing Title
1 Clyde Road, BS6 6RL

Drawing Number
MG-296 / 102

Rev.
C2

Scale
1:50 @ A1 / 1:100 @ A3

GENERAL NOTES:

- 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.
- 2. THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS ARE IN MM U.N.O
- 3. ALL DIMENSIONS AND SETTING OUT ARE TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT & ENGINEER.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY WORKS, AND IS FULLY RESPONSIBLE FOR STABILITY OF THE NEW/EXISTING STRUCTURE DURING CONSTRUCTION WORKS.
- 5. THE CONTRACTOR SHOULD EXPOSE THE EXISTING CONSTRUCTION AND CHECK THE SPAN OF FLOOR JOISTS, PRIOR TO ORDERING STEELWORK. ANY DISCREPANCIES SHOULD BE REPORTED TO ENGINEER.
- 6. ANY PROPOSED CHANGES NEED TO BE AGREED WITH MG STRUCTURES BEFORE WORK COMMENCES IN ALL INSTANCES. ALL REDESIGN WORK IS CHARGEABLE INCLUDING REQUESTS TO USE DIFFERENT STRUCTURAL BEAMS/TIMBERS THAN THOSE SPECIFIED.
- 7. THE PROPOSED STRUCTURAL DESIGN AND EXISTING BUILDING CONSTRUCTION NEEDS TO BE CHECKED THOROUGHLY BY THE CONTRACTOR BEFORE WORKS STARTS AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE WORK COMMENCES.
- 8. ALL PARTY WALL AWARDS ARE ENTIRELY THE RESPONSIBILITY OF THE CLIENT.
- 9. THE CONTRACTOR (OR CLIENT) MUST REPORT NY DIFFERENCES BETWEEN THE STRUCTURAL DRAWINGS AND SITE CONDITIONS TO THE STRUCTURAL ENGINEER.
- 10. THE CONTRACTOR MUST NOTIFY THE STRUCTURAL ENGINEER OF ANY DESIGN CHANGES THAT COULD AFFECT THE STRUCTURAL DESIGN PROPOSED.
- 11. THE CONTRACTOR SHALL CONTACT THE LOCAL BUILDING CONTROL AND ESTABLISH THEIR REQUIREMENTS FOR INSPECTING THE SITE/WORKS.
- 12. IF IN DOUBT ABOUT THE INFORMATION SHOWN AT ANY OF THE DRAWINGS – PLEASE ASK!
- 13. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN OF ALL TEMPORARY WORKS.
- 14. ALL EXISTING LINTELS ARE TO BE INSPECTED AND REPLACED IF THEY SHOW SIGNS OF DETERIORATION OR CRACKING. REPAIR WORKS TO BE APPROVED BY LOCAL BUILDING CONTROL.
- 15. ALL EXISTING WALL ARE TO BE EXAMINED BY THE CONTRACTOR. SHOULD ANY EXISTING WALLS PROVE INADEQUATELY RESTRAINED, THE CONTRACTOR TO ALLOW FOR DESIGN AND INSTALLATION OF SUITABLE REMEDIAL WORKS AND SUBMIT THE DESIGN TO LOCAL BUILDING CONTROL FOR APPROVAL.

- 16. DURING THE WORKS AND SHORTLY AFTER, SOME MINIMAL CRACKING MAY OCCUR AS LOAD REDISTRIBUTES ALL MINOR CRACKS TO BE REPAIRED USING EPOXY RESIN OR REPAIR MORTAR.
- 17. ALL EXISTING MASONRY WALL OPENINGS NO LONGER REQUIRED TO BE IN-FILED IN BONDED BRICK/BLOCK AS APPROPRIATE.
- 18. MG STRUCTURES IS NOT APPOINTED AS THE PRINCIPAL DESIGNER UNDER CDM REGULATIONS AND THESE DUTIES ARE ASSUMED TO BE CARRIED OUT BY THE PRINCIPLE CONTRACTOR.
- 19. THE CLIENT, IN CONJUNCTION WITH THE ARCHITECT, SHOULD FIND OUT WHETHER THE PARTY WALL ACT APPLIES IN RELATION TO WORK CLOSE TO ADJACENT PROPERTIES.
- 20. BI-FOLD PATIO DOORS – WHERE POSSIBLE USE BOTTOM-SUPPORTED RATHER THAN TOP-HUNG DOORS, AS THE HEAVY WEIGHT CAN CAUSE EXCESSIVE DEFLECTION ON THE LINTEL OVER THE WINDOW OPENING. WHERE TOP-HUNG ARE USED, ENGINEER NEEDS TO BE NOTIFIED.

FOUNDATION NOTES:

- 1. THE CONTRACTOR TO UNDERTAKE EXPLORATORY EXCAVATION ADJACENT TO ANY EXISTING BUILDING AND SERVICES TO DETERMINE TYOE AND DEPTH OF ANY EXISTING FOUNDATIONS/STRUCTURES AND SERVICES.
- 2. CONTRACTOR TO ENSURE THAT ALL EXISTING FOUNDATIONS AND UNDERGROUND SERVICES ARE NOT UNDERMINED OR DISTURBED IN ANY WAY DURING THE CONSTRUCTION WORKS.
- 3. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS DURING CONSTRUCTION OF NEW FOUNDATIONS.
- 4. FOUNDATIONS ARE TO BE TAKEN DOWN TO DEPTH SHOWN ON DRAWINGS.
- 5. IF ROOTS ARE ENCOUNTERED FROM EXISTING TREES DURING CONSTRUCTION OF NEW FOUNDATIONS EXTEND DEPTH OF FOUNDATIONS AS ADVISED BY THE BUILDING CONTROL OFFICER.
- 6. ALL FORMATION LEVELS/SHUTTERS/REINFORCEMENT ARE TO BE INSPECTED BY THE BUILDING CONTROL INSPECTOR.
- 7. ALL NEW FOUNDATIONS TO BE FORMED A MINIMUM 150mm INTO NATURAL SOIL.
- 8. BOTTOM OF FOUNDATIONS TO BE MINIMUM OF 300mm BELOW ALL ROOT GROWTH.
- 9. ENSURE THAT ALL EXCAVATIONS ARE KEPT FREE OF STANDING WATER DURING CONSTRUCTION.
- 10. ANY EXCAVATIONS EXPOSED FOR MORE THAN 24 HOURS TO RECEIVE 50mm PROTECTIVE CONCRETE BLINDING.
- 11. FOUNDATIONS MAY BE TRENCH FILLED PROVIDED TOP LEVEL OF CONCRETE SUITS BRICK COURSING AND FINAL GROUND LEVELS.
- 12. WHERE BLOCKWORK WALL EXTENDS 900mm BELOW GROUND LEVEL THEN 215 THICK BLOCKWORK NEEDS TO BE USED. BACKFILLING IT SO BE CARRIED OUT EQUALLY EITHER SIDE OF WALLING AND TO BE OF AN APPROVED, WELL GRADED GRANULAR MATERIAL.
- 13. NEW FOUNDATIONS TO BE SULPHATE RESISTING CONCRETE C30. DEPTH TO MATCH EXISTING OR AS PER BUILDING CONTROL INSPECTOR RECOMMENDATIONS AND IN ANY CASE TAKEN DOWN 600mm BELOW ANY TREE ROOTS.
- 14. ALL FOUNDATIONS DESIGNED FOR A GROUND BEARING PRESSURE OF 100 kN/m2.
- 15. WHERE SERVICES INVERT LEVELS ARE BELOW THE FORMATION LEVEL THE FOOTING DEPTH MUST BE INCREASED TO A MINIMUM OF 300mm BELOW THE INVERT LEVEL OF THE PIPE AND 300mm SURROUND THE PIPE. THE PIPE MUST BE SLEEVED WITH A MINIMUM OF 25mm CLEARANCE TO ANY FACE OF THE PIPE WORK BY EITHER LOW-DENSITY POLYSTYRENE OR UPVC SLEEVE.

- 16. ALL EXISTING FOOTINGS ARE TO BE CHECKED FOR DEPTH AND WIDTH WHERE NEW LOADS ARE INTRODUCED ONTO EXISTING WALLS.
- 17. ALL STRIP FOOTING TO BE A MINIMUM OF 700mm THICK AND CENTRAL TO THE WALL UNLESS NOTED OTHERWISE.
- 18. WHERE POSSIBLE, FOUNDATIONS SHOULD BE CAST THE SAME DAY THEY ARE EXCAVATED. EXCAVATIONS TO BE KEPT CLEAR OF WATER.

STEELWORK NOTES

- 1. ALL HOT ROLLED STEEL TO BE GRADE S355J0 OR S355J0H (HOLLOW SECTIONS) IN ACCORDANCE WITH BSEN 10 025 OR BSEN 10 210 (HOLLOW SECTIONS). THE USE OF COLD-FORMED SECTIONS SHALL NOT BE ACCEPTABLE.
- 2. DESIGN TO BE IN ACCORDANCE WITH BS 5950 AND MG STRUCTURES SPECIFICATION.
- 3. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO FABRICATION AND ERECTION OF THE STEELWORK.
- 4. ALL EXTERNAL STEELWORK TO BE GALVANISED UNLESS NOTED OTHERWISE BY ARCHITECT.
- 5. ALL BELOW GROUND STEELWORK TO BE ENCASED WITH A MINIMUM OF 100MM CONCRETE WITH D98 WRAPPING MESH.
- 6. ALL WELDING TO BE IN ACCORDANCE WITH BS 5153. MINIMUM FILLET WELD TO BE 6MM. ALL BUTT WELDS SHOULD BE 'FULL PENETRATION'. ALL FILLET WELDS TO HAVE 6MM MIN. LEG LENGTH UNLESS NOTED OTHERWISE.
- 7. ALL BOLTING TO BE CARRIED OUT USING GRADE 8.8 BOLTS IN 2MM CLEARANCE HOLES. ALL CONNECTIONS TO HAVE A MINIMUM OF 4 NO. M16 BOLTS UNLESS NOTED OTHERWISE.
- 8. ERECTION SHALL BE CARRIED OUT SO THAT THE PARTIALLY COMPLETED STRUCTURE IS STABLE AND HAS AN ADEQUATE FACTOR OF SAFETY AT ALL TIMES. THE CONTRACTOR SHALL SUBMIT A METHOD STATEMENT PRIOR TO COMMENCING ERECTING.
- 9. SITE WELDING OR FRAME CUTTING OF STEELWORK SHALL NOT BE PERMITTED WITHOUT THE ENGINEERS PERMISSION.
- 10. STEELWORK CORROSION PROTECTION SHALL BE AS FOLLOWS:
 - 10.1. STEELWORK IN CONTACT WITH EXTERNAL LEAF BRICKWORK:
 - 10.1.1. LAST CLEANED TO SA 2 1/2 OFF SITE, THEN PAINTED WITH 450µm OF ONE COAT SOLVENT FREE EPOXY, OR:
 - 10.1.2. 85µm HOT DIP GALVANIZE PLUS 2 COATS HEAVY DUTY BITUMEN
 - 10.2. INTERNAL STEELWORK NOT IN CONTACT WITH EXTERNAL LEAF BRICKWORK AND NOT IN CAVITY:
 - 10.2.1. ZINC PHOSPHATE EPOXY PRIMER – THICKNESS 80µm
- 11. ON COMPLETION OF ERECTION ALL STEELWORK WITH DAMAGED AREAS OF PAINT WORK ARE TO BE TOUCHED UP WITH ZINC RICH PAINT.
- 12. FOR FIRE PROTECTION REFER TO ARCHITECT DETAILS.
- 13. STEEL BEAMS/LINTELS TO HAVE A MIN END BEARING ONTO MASONRY OF 100mm, IDEALLY 200mm UNLESS NOTED OTHWERWISE. BEARINGS SHOULD BE ONTO SOLID MASONRY WITH PAD STONES AS NOTED. BEARING SHOULD BE ONTO WHOLE BRICKS OR BLOCKS, WITH NO CUT MASONRY LOCALLY AROUND THE BEARING.

- 14. MAKE SURE ALL STRUCTURAL BEAMS/MEMBERS ARE SUPPORTED BY THE LOAD BEARING WALLS.
- 15. ALL STEELWORK BELOW GROUND TO BE 100mm CONCRETE ENCASED.
- 16. SPECIFIC INFORMATION ON MAXIMUM DEFLECTION OVER BI-FOLD OR SLIDING DOORS MUST BE PROVIDED TO STRUCTURAL ENGINEER PRIOR TO ANY CALCULATIONS BEING CARRIED OUR. IF NO SPECIFIC DETAILS PROVIDE, THEN ANY EXCESSIVE DEFLECTION ON THE STRUCTURE WILL BE BEYOND THE DESIGN OF THE PROJECT LIMITS.
- 17. STEELWORK BEAMS SUPPORTING EXISTING WALLS SHOULD BE PACKED TIGHT TO THE UNDERSIDE OF EXISTING WALLS. NO-SHRINKABLE GROUT/PACKING AS REQUIRED.
- 18. DO NOT EXCEED THE MAXIMUM SPAN OF ANY STRUCTURAL ELEMENTS AS DETAILED IN CALCULATIONS AND STRUCTURAL DRAWINGS.
- 19. GROUT AROUND FOUNDATION BOLTS AND UNDER BASE PLATES IS TO BE NON-SHRINK AND HAVE A MINIMUM CHARACTERISTIC STRENGTH OF 40N/mm2 AT 28 DAYS.
- 20. CAVITY WALLS CAN VARY SUBSTANTIALY IN THICKNESS. AT COMMENCEMENT OF THE WORKS CONTRACTOR MUST MEASURE THE WIDTH OF THE WALL AND CAVITY AND ENSURE THAT STEEL BEAMS ARE APPROPRIATE WIDTH. ALTERNATIVELY SPREADER PLATES CAN BE USED.

TIMBER NOTES

- 1. ALL TIMBER TO BE GRADE C24 UNLESS STATED OTHERWISE.
- 2. TIMBER SHOULD BE OF CORRECT MOISTURE CONTENT FOR ITS INTENDED USAGE. SPECIAL CARE TO BE TAKEN WHEN STORING TIMBER ON SITE.
- 3. TIMBER SHALL NOT BE NOTCHED OR CUT WITHOUT APPROVAL OF THE ENGINEER.
- 4. ADOPT HERRINGBONE STRUTTING TO FLOOR AND CEILING JOISTS WHERE SPANS EXCEED 2.5M.
- 5. JOISTS ARE TO BE DOUBLED BELOW ALL STUD PARTITIONS.
- 6. MULTIPLE TIMBER JOISTS TO BE BOLTED TOGETHER AT 600mm C/C USING M12 (4.6) BOLTS WITH 50mm SQUARE PLATES EACH SIDE.
- 7. ALL JOISTS TO BE FIXED TO TIMBER WALL PLATES WITH ANGLE CLEATS/JOIST HANGERS OR SIMILAR APPROVED.
- 8. ALL TIMBER USED IN THE ROOF TO BE TREATED TIMBER.
- 9. TIMBER JOISTS TO BE DOUBLED UP TO TRIM OPENINGS.
- 10. TIMBER JOISTS TO BE DOUBLED UP AND BOLTED TOGETHER UNDER TIMBER PARTITION WALLS RUNNING PARALLEL TO THE JOIST SPAN, AND IN BATHROOMS ADDITIONAL JOISTS MUST BE PROVIDED UNDER THE BATH TO CATER FOR THE WEIGHT OF THE FILLED BATH.
- 11. MINIMUM 38mm NOGGINGS TO BE PROVIDED UNDER PARTITIONS RUNNING PERPENDICULAR TO THE FLOOR JOISTS.
- 12. ALL NEW AND EXISTING TIMBER MAY SHRINK LATERALLY AND VERTICALLY UPON DRYING OUT IN ITS FINAL CONSTRUCTION POSITION. THE EXACT AMOUNT OF SHRINKAGE DEPENDS UPON THE MOISTURE CONTENT OF THE TIMBER AT THE TIME OF CONSTRUCTION AND THE RATE OF DRYING OUT DURING THE INITIAL/CONTINUING HEATING OF NEW CONSTRUCTION. TIMBERS SHOULD BE KEPT COVERED WHEREVER POSSIBLE.
- 13. RAFTERS ARE TO BE BIRDMOUTHED ON THE WALLPLATES AND PURLINS AND FIXED DOWN USING SIMPSON OR BAT TRUSS CLIPS NAILED EVERY HOLE.
- 14. ALL TRUSSED RAFTER ROOFS SHOULD BE BRACED IN ACCORDANCE WITH BUILDING REGULATIONS.
- 15. ALL ROOFS, CEILINGS AND FLOORS SHOULD BE STRAPPED TO WALLS, IN ACCORDANCE WITH BUILDING REGULATIONS, USING SUITABLE HORIZONTAL AND VERTICAL TIES.
- 16. TIMBER PURLINS AND JOISTS SHOULD BE CONNECTED AT COMBINED BEARINGS ON SUPPORTING WALLS, USING TRADITIONAL SPLICES AND JOINING METHODS.
- 17. PROVIDE HERRINGBONE STRUTTING OR FULL-DEPTH NOGGINS BETWEEN JOISTS FOR ALL SPANS OVER 2.5M. FOR SPANS 2.5M TO 4.5M USE ONE ROW AT MIDSPAN, AND FOR SPANS ABOVE 4.5M USE TWO ROWS AT 1/3 SPANS, AS PER NHBC STANDARDS.

- 18. NOTCHES SHOULD ONLY BE FORMED IN THE TOP SURFACE OF JOISTS AT 1/10 TO 1/4 SPAN FROM SUPPORT AND SHOULD BE NO MORE THAN 1/10 PF THE JOIST DEPTH. NO CONTINUOUS NOTCH IS ALLOWED FOR A SINGLE JOIST.
- 19. HOLES SHOULD ONLY BE FORMED IN JOISTS AT MID-DEPTH 1/4 TO 4/10 FROM SUPPORT AND SHOULD EB NO MORE THAN 1/5 OF THE JOIST DEPTH IN DIAMETER AND SPACED NO CLOSER THAT 5xDIAMETER OD HOLE CENTRE TO CENTRE.

MASONRY NOTES

1. BRICK SHOULD BE CLASS FL OR FN, FOR FROST RESISTANCE.
2. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH BS 5628-1:2005.
3. BRICK AND BLOCK STRENGTHS SHOWN ARE MINIMUM REQUIRED AND SHOULD BE INCREASED AS NECESSARY.
4. WALLS BELOW GROUND LEVEL ARE TO BE BUILT IN DENSE CONCRETE BLOCKWORK (MIN. 10.3 N/mm²).
5. MINIMUM BLOCKWORK COMPRESSIVE STRENGTH TO BE 7 N/mm² UNLESS NOTED OTHERWISE.
6. BRICKWORK TO HAVE AVERAGE CRUSHING STRENGTH OF 30MPa UNLESS NOTED OTHERWISE.
7. MORTAR TO ALL WALLS TO BE CLASS M4/II (1:1:6 MIX) TO BS 5628 UNLESS NOTED OTHERWISE.
8. BRICKWORK BELOW DPC TO BE HD TYPE, DURABILITY CLASS F2, SULPHATE CLASS S1 SOLID OR FROGGED. MORTAR CLASS TO BE M6/II TO BS 5628 WITH SULPHATE RESISTING CONCRETE.
9. WALL TIES TO BE STAINLESS STEEL AT 450mm C/C VERTICALLY AND 900mm C/C HORIZONTALLY. DOUBLE UP WALL TIES AROUND ANY OPENINGS (DOORS AND WINDOWS). MINIMUM DENSITY OF TIES 2.5 TIES/M².
10. ALL PAD STONES SHOULD BE CONSTRUCTED USING C25/30 CONCRETE AND PROPERLY COMPACTED. CUT BRICKS/BLOCKS BELOW PAD STONES ARE NOT ACCEPTABLE.
11. ALL LINTELS TO BE CATNIC LINTELS SIZED IN ACCORDANCE WITH MANUFACTURERS LOADS AND SPAN TABLES WITH MIN 150mm END BEARING.
12. LINTELS ON INTERNAL LOAD BEARING WALLS TO BE MINIMUM 215 DEEP x WIDTH OF WALL PRECAST CONCRETE LINTELS. MINIMUM BEARING TO BE 150mm EITHER SIDE UNLESS NOTED OTHERWISE.
13. ALL EXISTING LINTELS ARE TO BE CHECKED PRIOR TO INSTALLATION OF ANY STEEL WORK OR TIMBER.
14. STRAIGHT VERTICAL TIED CONSTRUCTION JOINTS IDEALLY SHOULD BE PROVIDED IN ALL BLOCKWORK WALLS AT 6m MAXIMUM CENTRES, AND ALL CORNERS AND RETURNS OF GRATER THAN 550mm LENGTH.
15. WHERE NEW WALLS ARE BUILT UP TO EXISTING WALLS, PROVIDE EXPAMET STAINLESS STEEL MULTI STARTERS OR SIMILAR APPROVED.
16. ALL PADSTONES TO BE CONSTRUCTED USING C30 CONCRETE.

CONSTRUCTION WORKS/CDM REGULATIONS

1. MG STRUCTURES IS NOT APPOINTED AS THE PRINCIPAL DESIGNER UNDER CDM REGULATIONS AND THESE DUTIES ARE ASSUMED TO BE CARRIED OUT BY THE PRINCIPLE CONTRACTOR.
2. THE CALCULATIONS AND DRAWINGS DEFINES THE REQUIRED STRUCTURAL ELEMENTS. SITE SUPERVISION OF THE WORKS HAS NOT BEEN REQUESTED BY THE CLIENT AND IS NOT PART OF THE STRUCTURAL ENGINEER PACKAGE. THE LOCAL AUTHORITY WILL ATTEND SITE AND CHECK KEY ELEMENTS, HIGHLIGHTING ANY DIFFERENCES BETWEEN DESIGN WORKS AND CONSTRUCTION. ADDITIONAL INSPECTION BY MG STRUCTURES CAN BE REQUESTED, BUT ADDITIONAL COSTS WILL BE INCURRED.
3. ALL STRUCTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECT DRAWINGS.
4. ALL WORKS SHOULD BE CONDUCTED BY AN EXPERIENCED BUILDER WITH PREVIOUS KNOWLEDGE OF SIMILAR SCHEME .
5. AS PROJECT IS RELATIVELY SMALL, IT DOES NOT REQUIRE A FULL HEALTH AND SAFETY RISK ASSESSMENT. HOWEVER, ALL PARTIES SHOULD TAKE THE REQUIRED STEPS TO MINIMISE ANY SAFETY RISK. COMMON SENSE MATTERS ON SITE WOULD INVOLVE:
 - 5.1. USING CORRECT PERSONAL PROTECTIVE EQUIPMENT,
 - 5.2. ADEQUATE TRAINING OF OPERATIVES IN USE OF EQUIPMENT,
 - 5.3. KEEPING SITE CLEAN AND TIDY,
 - 5.4. ADOPT ADEQUATE GUARD RAILS AND SCAFFOLDING,
 - 5.5. STEELWORK MAY BE REDUCED IN WEIGHT FOR EASE OF HANDLING BY USE OF SPLICES. SPLICES TO BE DESIGNED BY STRUCTURAL ENGINEER.
 - 5.6. CONFIRM EXISTING SERVICES LAYOUT PRIOR TO ANY WORK, EXCAVATION SHOULD BE ADEQUATELY SUPPORTED. DO NOT UNDERMINE NEARBY STRUCTURES. IF IN DOUBT – SPEAK WITH LOCAL BUILDING CONTROL OFFICER,
 - 5.7. DO NOT CONDUCT ANY DEMOLITION WORKS UNTIL FULL TEMPORARY SUPPORTS ARE IN PLACE
6. ALL BEAMS, PAD STONES, POSTS, FOUNDATIONS AND STRUCTURAL ELEMENTS SHOULD BE INSPECTED BY BUILDING CONTROL OFFICER PRIOR TO MOVING ONTO NEXT STAGE OR COVERING WITH PLASTERBOARD.

DETAILING – LATERAL RESTRAINTS

1. ENSURE THAT FLOORS/ROOF DECKS TIGHTLY ABUT WALLS.
2. STRAPS: BAT OR SIMILAR APPROVED.
3. MATERIAL/FINISH: GALVANIZED.
4. SIZE: NOT LESS THAN 30x5mm CROSS SECTION, EACH END CRANKED NOT LESS THAN 100mm, AND 1200mm LONG.
5. STRAPS POSITIONED AT CENTRES NOT MORE THAN 1.20m, WITH ONCE END IN TIGHT CONTACT WITH CAVITY FACE OF INNER LEAF, THE OTHER CRANKED END GROUTED INTO FLOOR/ROOF DECK JOINT.

Diagram 16 Lateral support at roof level

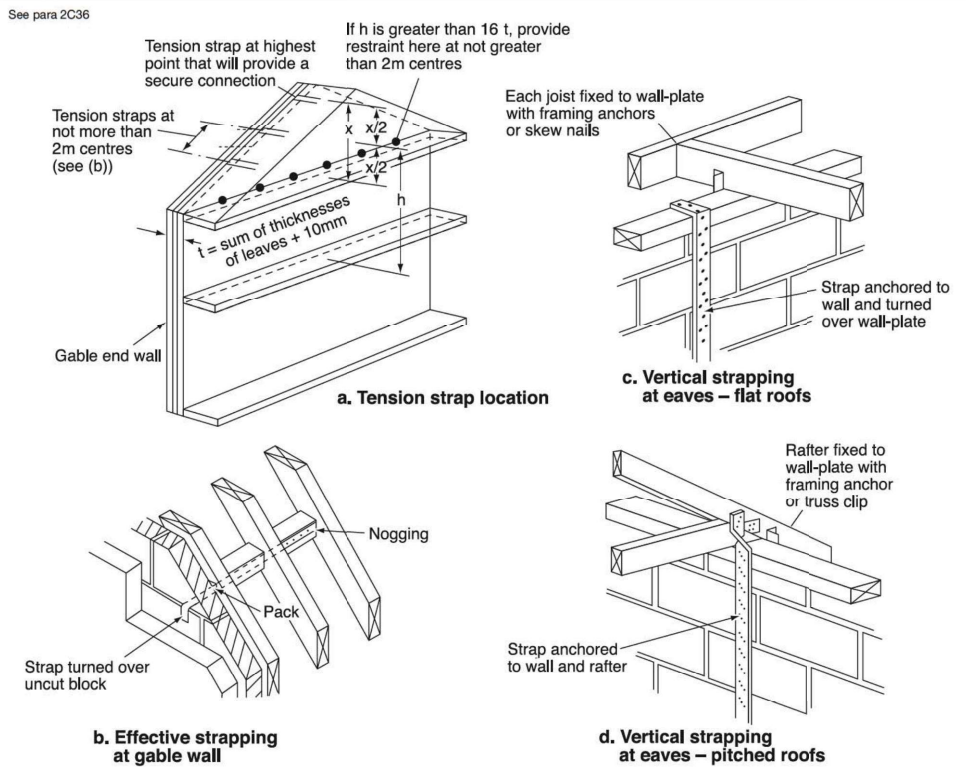
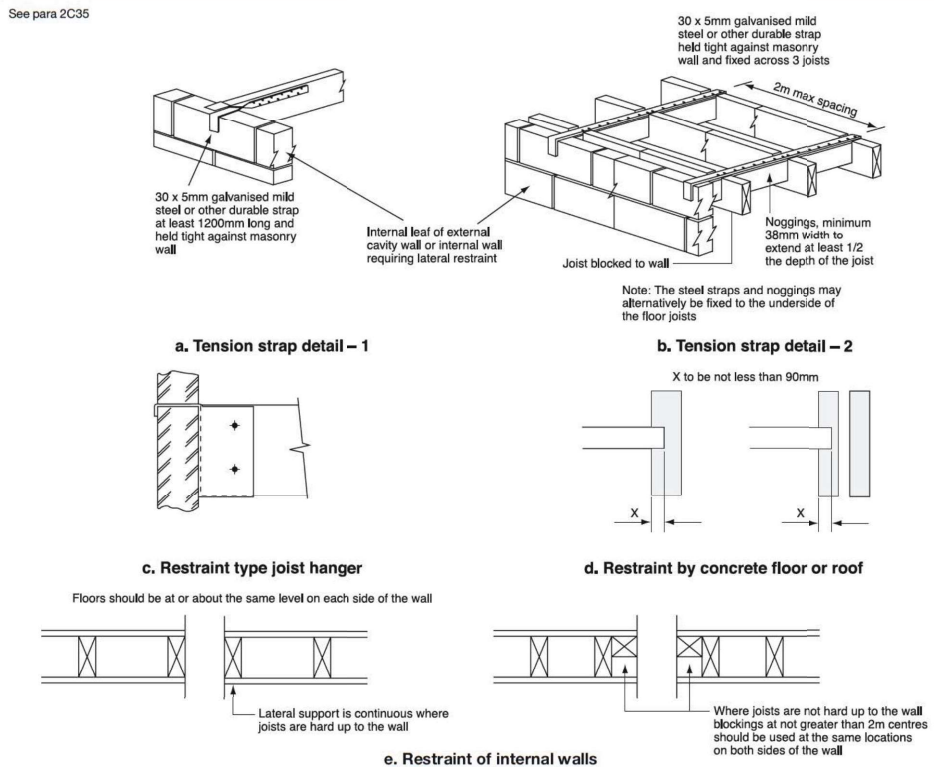


Diagram 15 Lateral support by floors



MG Structures

TEL: 07919 115 323
EMAIL: info@mgstructures.co.uk

Drawing Title

STRUCTURAL SPECIFICATION

PAGE 3/3

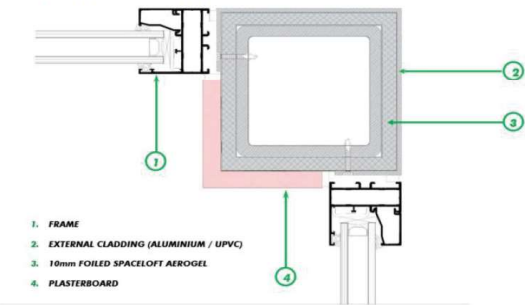
Enviroform Solutions Ltd - Wind posts

Original drawings: 'img:170927141307.pdf' dated 27 September 2017

Wind post description: The wind post considered is a galvanised steel post, 80mm x 80mm with a 6mm gauge. The panel is wrapped in 10mm foil-faced Spaceloft Aerogel. The post is then finished externally with 3mm aluminium cladding and internally with 12.5mm plasterboard.

Construction: The post is assumed to form a corner within a dwelling and be flanked by windows/door jambs on either side, as shown in Figure 1 below.

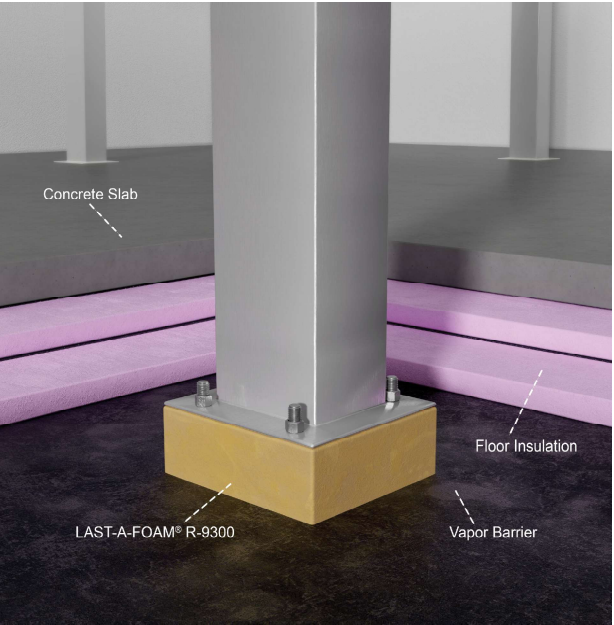
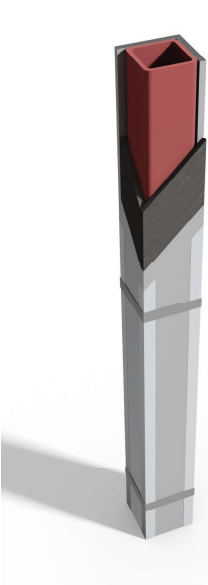
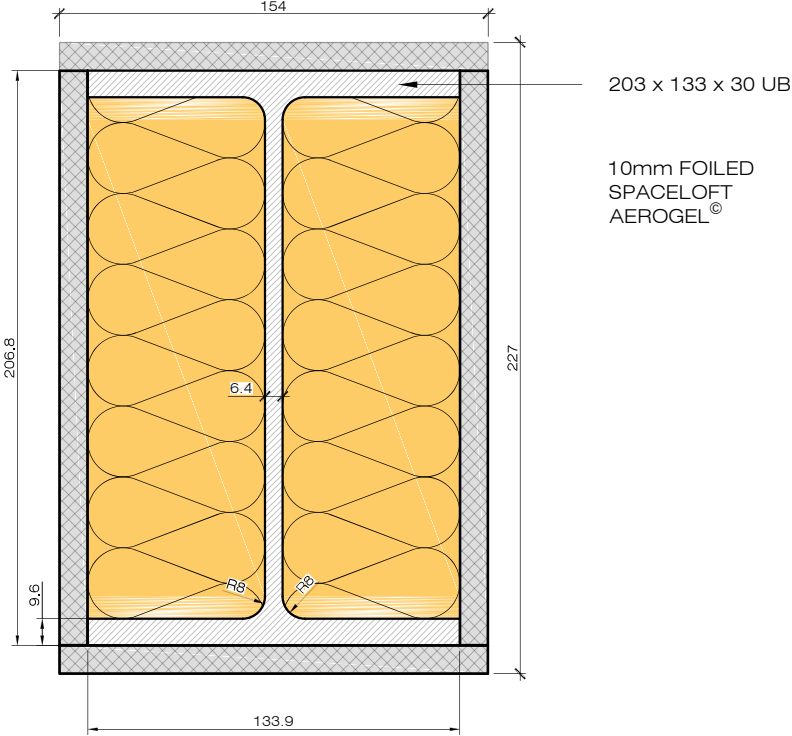
Figure 1: Indicative insulated wind post construction



The wind post was built within TRISCO v13 with the details given in table 1 below.

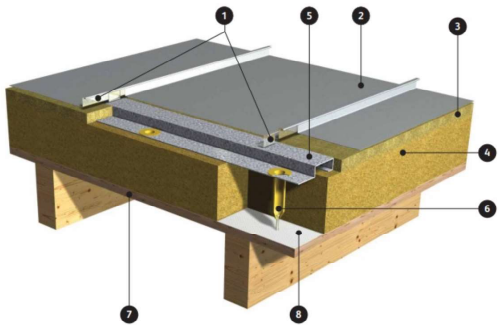
Table 1 – THERM model material & boundary properties

Material	Thermal conductivity, λ (Wm ⁻¹ K ⁻¹)	Information source	Colour code
10mm Spaceloft aerogel	0.015	Aspen Aerogels CE marking DoP No SL2013-01	
12.5mm plasterboard	0.21	Value supplied by client	
Unventilated airspace within post	0.235	Calculated in accordance with EN ISO 6946 : 2007	
80x80mm, 6mm Steel wind post	50.0	EN ISO 10456 : 2007	
3mm Aluminium cladding	160	EN ISO 10456 : 2007	
Boundaries	Resistance	Information source	Colour code



Warm roof

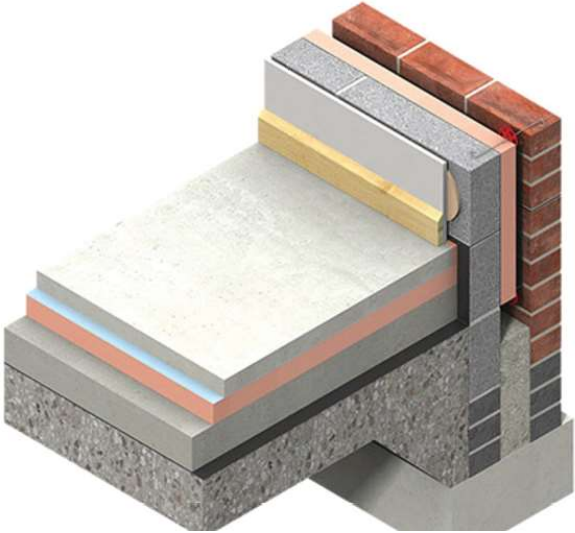
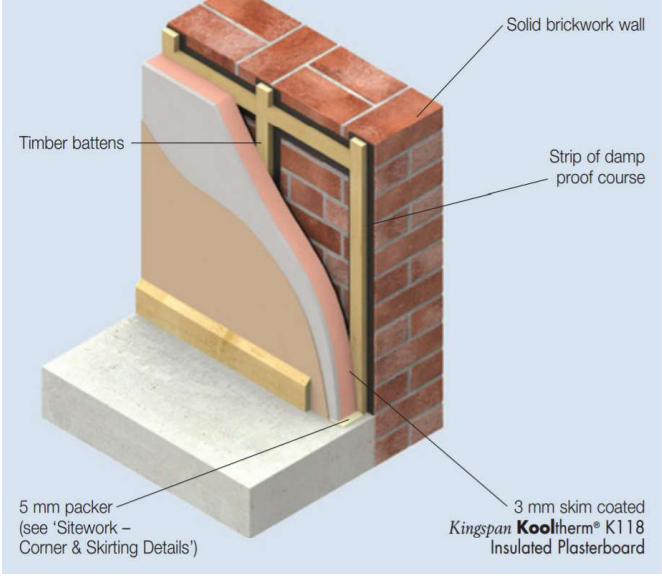
The warm roof system adopts the fundamentals of modern metal roofing with inherent thermal performance provided by insulation within the roof system build up.



1. Stainless steel clips and stainless steel self-drilling fixings.
2. External sheet with 454 mm cover width.
3. 25 mm insulation.
4. RocSlab insulation.
5. Tapered sheet.
6. Fixing sleeves and self-tapping fixings.
7. Timber deck substrate.
8. Vapour barrier with 150 mm sealed laps.



These are just typical examples and similar details should be followed to allow for best possible solution to U-Vales / Cold Bridging



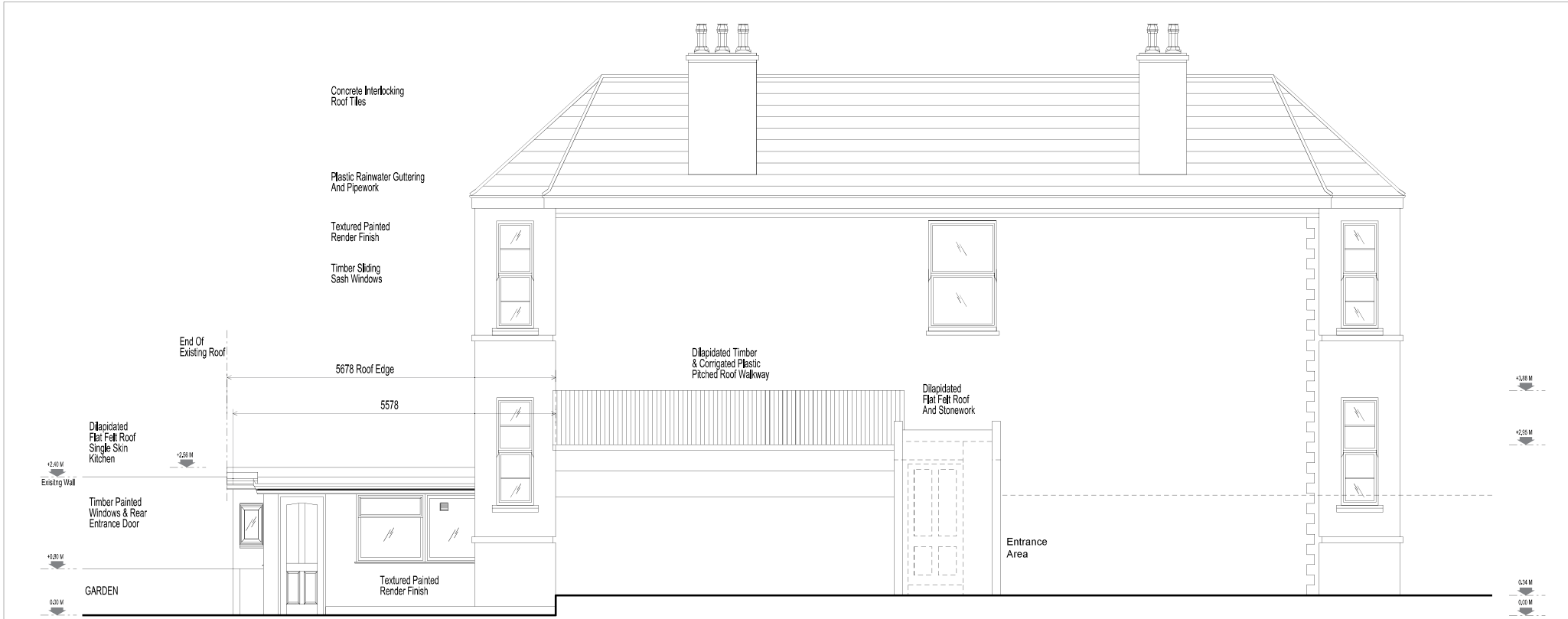
ADDITIONAL DESIGN INFORMATION / CONSTRUCTION EXAMPLES

NEW EXTENSION WITH REFURBISHED REAR GROUND FLOOR AREA DESIGN

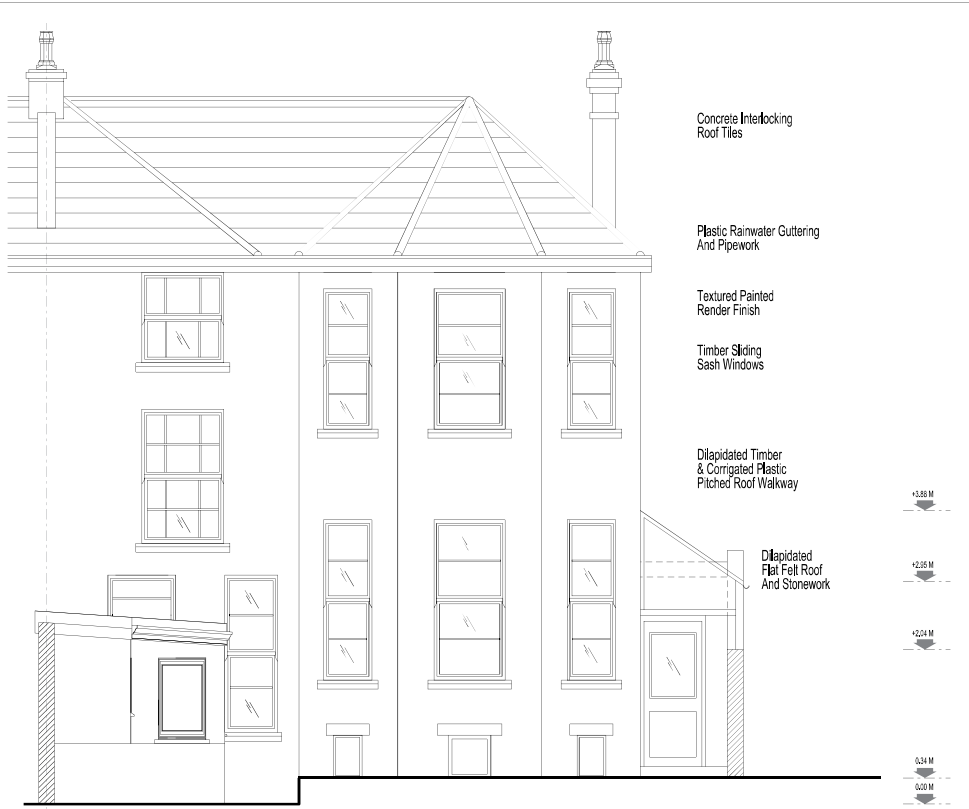
December 21st 2020

**PLANNING DRAWINGS
AND DOCUMENTS**
SUBMITTED

NUMBER 1 CLYDE ROAD, REDLAND. BRISTOL.



EXISTING WEST ELEVATION



EXISTING REAR GARDEN / NORTH ELEVATION



1



2



3



4



5



6

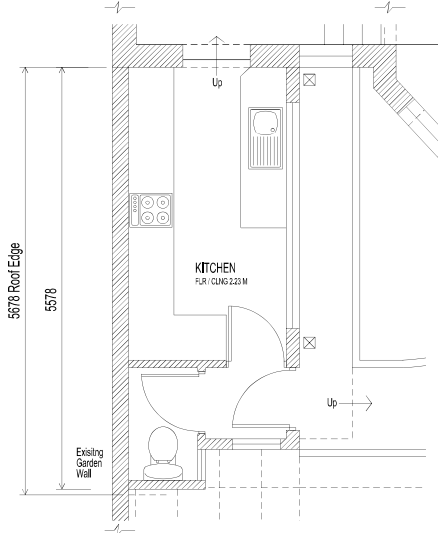
EXISTING PHOTOGRAPHS



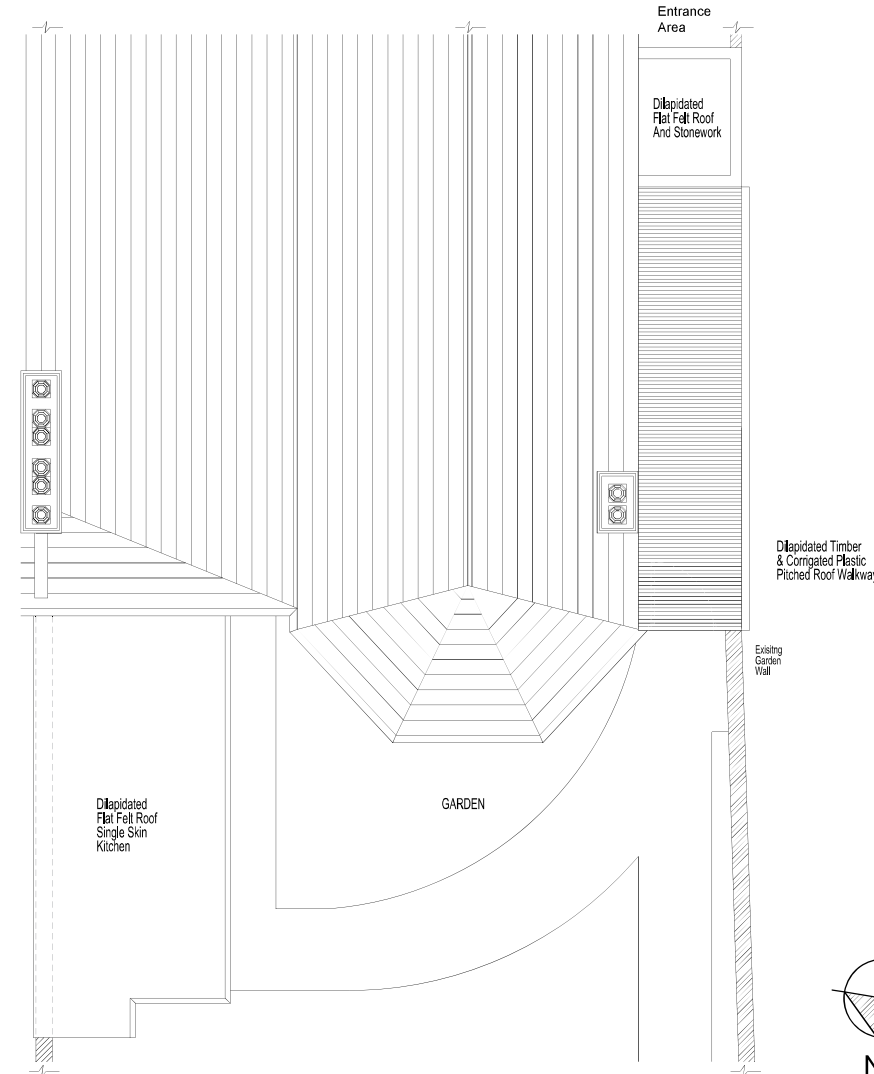
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EXISTING 3D SKETCH OF REAR GARDEN ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN

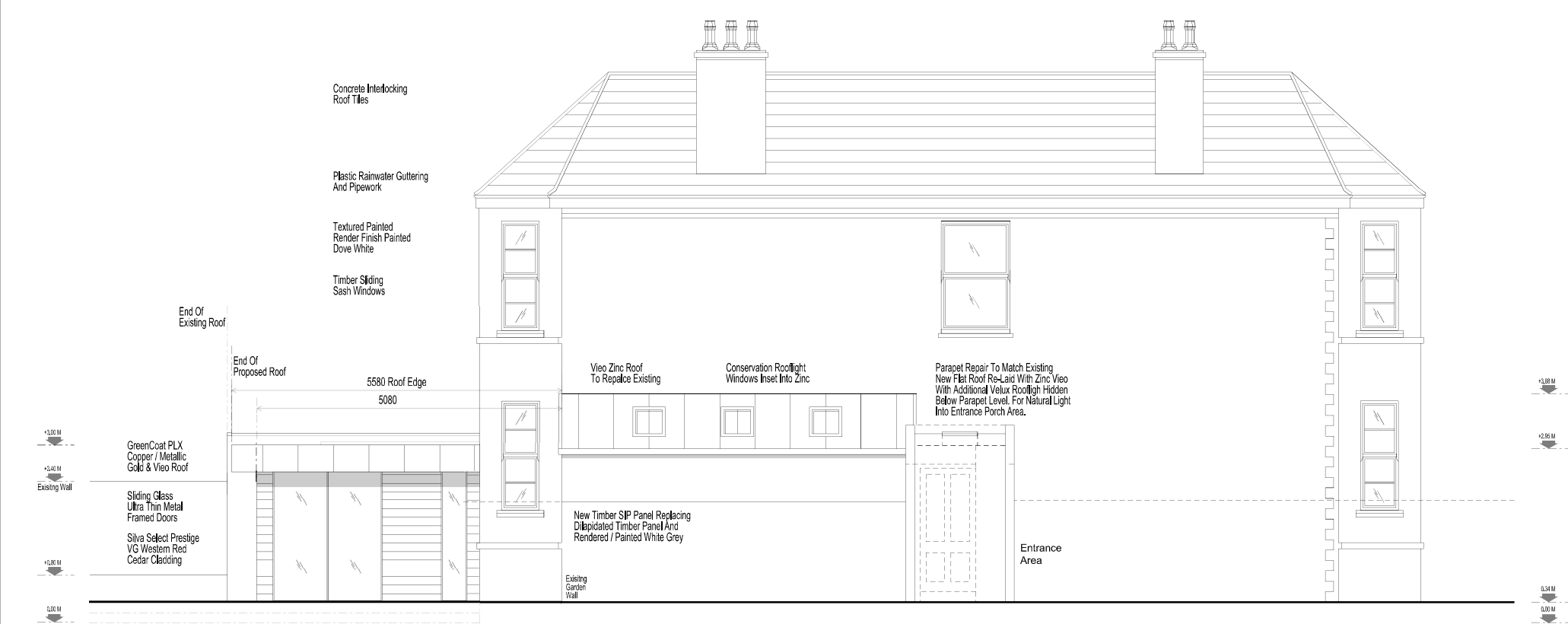
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REV	NOTE	DATE	BY	Checked

DESIGN CONSULTING
Ideas | Design | Visualisation
Tel: +44 (0) 117 908 5424 Mobile: +44 (0) 7966 979941
Email: studio@simoncooperdesign.com
Website: www.simoncooperdesign.com

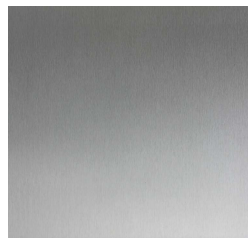
DRAWN	SAC	PROJECT	NUMBER ONE CLYDE ROAD, REDLAND, BRISTOL
SCALE	1:50	DRAWING	EXISTING ELEVATIONS AND BUILDING INFORMATION
DATE	20.12.20	NUMBER	N1CR_EE_BE_001
			REVISION



PROPOSED WEST ELEVATION



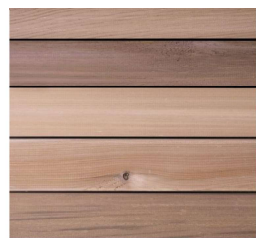
PROPOSED REAR GARDEN / NORTH ELEVATION



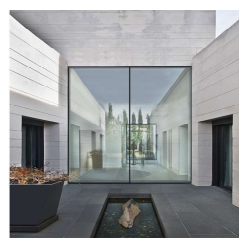
Zinc Vieo Roof Covering



Prestige VG Western Red Cedar



Mettalic Gold PLX Roof Edge



Glideline Ultra Thin Frames



Dove White Painted Render

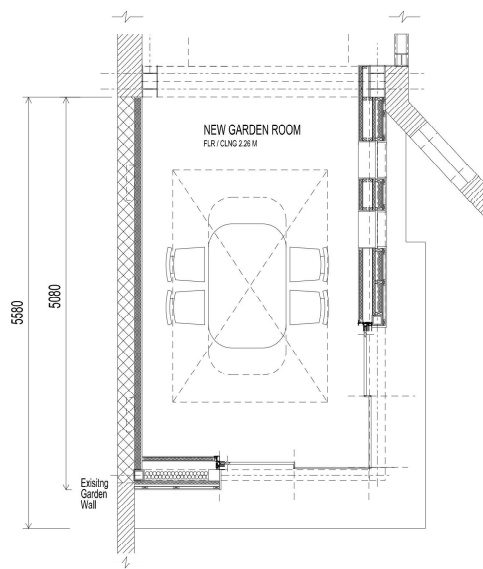
MATERIAL PALETTE EXAMPLES



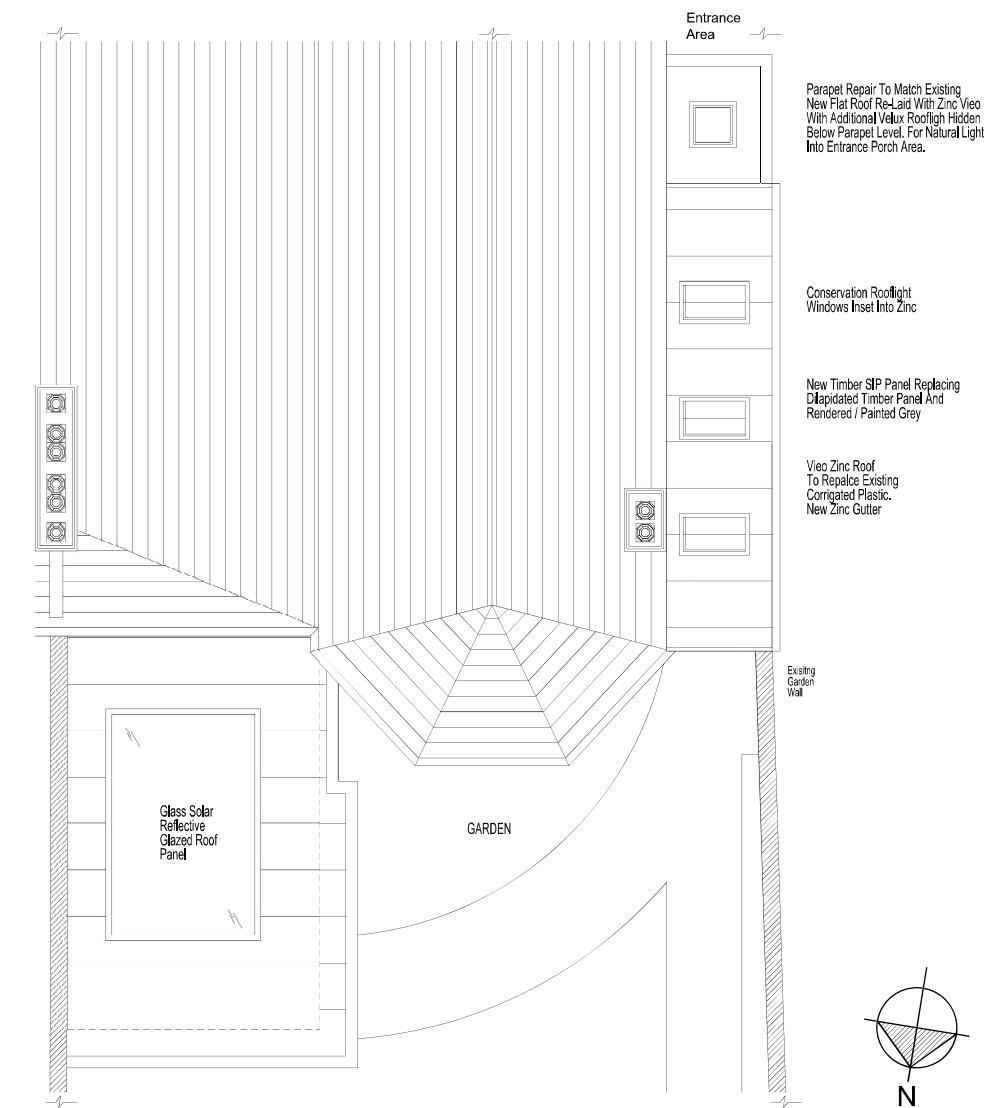
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PROPOSED 3D SKETCH OF REAR GARDEN ELEVATION



PROPOSED GROUND FLOOR PLAN AND ROOF PLAN



REV/NOTE	DATE	BY	Checked

REV/NOTE	DATE	BY	Checked

REV/NOTE	DATE	BY	Checked



METALLIC PLX GOLD ROOF EDGING AND WESTERN CEDAR VR PRESTIGE CLADDING - 3D VIEW PROPOSED

Number 1 Clyde Road. BS6 6RL

Replacement of Dilapidated Extension & Covered Walkway With New

1.0 Introduction

Simon Cooper Design is acting on behalf of Mr & Mrs Kendall of Number 1 Clyde Road. Redland. BS6 6RL, in the design and submission of a householder planning & demolition application in a conservation area. This is for the removal of an older outdated dilapidated single skin extension at the rear of their property and the removal of a corrugated plastic lined timber framed covered side walkway replacing them both with much improved structures that both enhance, upgrade, and protect the building.

The purpose of this statement is to outline the key design considerations behind the scheme / proposal and should be read in conjunction with the submitted documents, details and the existing site photographs which are enclosed with this application. The scheme was designed based on permitted development guidelines and neighbours have been consulted with amendments made for them to fully back the proposed scheme. The property is however in a conservation area and advice was sort from Bristol City Planning and a householder application with demolition in a conservation area was suggested by the department as the best way to obtain a suitable way forward and to move on with the build as soon as possible.

The submission’s drawings & documents comprise of the following information:

L_OS_001	–	OS Plan	A4 @ 1:1250
N1CR_EE_BE_001	–	Existing Ground Floor Plan & Elevations	A1 @ 1:50
N1CR_PE_BE_001	–	Proposed Ground Floor Plan & Elevations	A1 @ 1:50
L_DAHSD_001	–	Design Access / Heritage Statement	A4 @ NTS

2.0 Site and surroundings

Number 1 Clyde Road is in Redland and is a mid to late Victorian (circa 1870) semi-detached dwelling. It sits at the beginning of Clyde Road and close to the junction of Hampton Road, with its principal bay elevation facing Clyde Road.

The principal street elevation consists of coursed rubble stone, with bath stone jambs and detailing. The windows are painted timber sashes, and the side and rear walls of the house are rendered and painted. The link from the front of the house to the rear is an old, corrugated plastic lined roof and timber framed side covered walkway with the rear of the property having a single skin extension (circa 1960) attached to the main building. The main roof of the property is pitched and is clad in concrete interlocking tiles.

The proposal is driven mainly by the dilapidated state of covered side walkway and the outdated, dilapidated and energy deficient rear extension. Water ingress is happening in various places and the need to replace and update the tired existing structures is overdue. There are three main elements to this proposal. They are:

1.

Remove and replace the existing extension with a modern / updated contemporary energy efficient replacement.
2.

Remove and replace plastic roof covered walkway with new and replace roof above entrance porch.
3.

Repaint the rear and side elevation of the house to change over from the current magnolia coloured paint to a soft dove grey.

3.0 Reasons for replacement

The side walkway is a failing structure. It exhibits widespread damp that appears to be causing problems for the main building and its substructures. Mould and moss have penetrated some of the plastic roof coverings and the roof timbers have started to rot. Left untreated further damage will be caused by the natural

elements and it could possibly become dangerous due to its current state. The damp and water ingress has also started to damage the stone porch area and badly repaired flat roof above this area. This urgently needs attention before more damage is accrued.

The current extension which was added in and around the late 1960’s has an old deteriorating felt flat roof and was constructed of single skin masonry. It is damp, feels cold and is definitely not at the level that would satisfy current building regulations. There are also signs of mould and water ingress and in its current condition does not create a healthy environment or support a respectable habitable space to live or exist in. My clients have realised that something must be done now to prevent further ingress of water and to protect the main building from the natural elements and to improve their home.

4.0 Proposal & Solution

It is proposed that the failing side covered walkway structure be replaced with a solid / properly roofed replacement structure making it watertight and protecting the building from the natural elements. It will not change dramatically in size if at all and will be roofed in zinc cladding with the addition of Velux rooflights to help bring natural light the corridor below. The area above the entrance porch which has a damaged flat roof will be re-roofed in zinc below the parapet line, any damaged stonework will be repaired / re-painted, and an additional roof light will be added to let natural light down into the entrance area.

The current extension will be taken down and replaced with a more contemporary structure bringing it up to a current level of building regulations, energy conservation and it will also help bring additional much needed natural light into this area of the property where it is lacking. The building has been designed using permitted development guidelines and is in fact slightly smaller in depth than the existing structure it replaces. The new structure uses modern building materials like many of the modern extensions of today, but we feel the contrast and the style will work very well and juxtaposed against the original property. The client has no intentions of any over development to their property and the design has replaced like for like sizes where possible and added new materials where needed to enhance the lifestyle of the inhabitants thus enabling, enhancing, and protecting the life of the older building for many years.

This is statement is to be read in conjunction with the drawings, documents and photographs which form part of this application.

Design Access / Heritage Statement December 2020

