

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

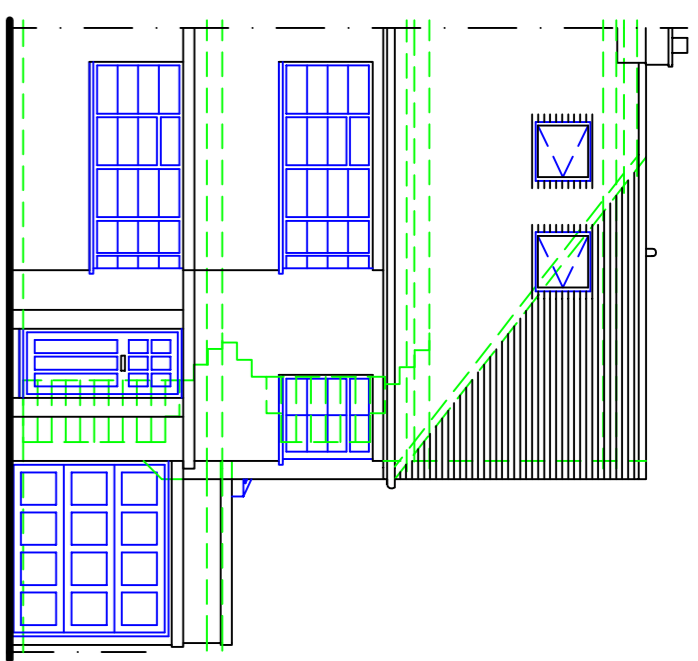
*All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.

*Workmanship and methods of construction shall be at least to the standards prescribed by the relevant Codes of Practice.

Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works. or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and rendered concrete. Details are to be provided in the walls above the drain run.
2. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia. pvc ducts extending from the existing air bricks to new 225 x 150mm 4. All glazing is to be double glazed and to be in BS6206 and any glazing within 800mm of the floor level is to be completed or laminated in accordance with Part K.
3. All new habitable rooms are to be provided with permanent ventilation of 600mm² and this is to be achieved by providing either trickle vents in the window or provide vertical and horizontal ducts at all levels, and all linings are to have a minimum lead bearing of 150mm.
4. All steel beams are to be covered in 2 layers of 12.5mm plaster board and skin coat of plaster to achieve a fire rating of 12 hours.
5. All glazing is to be low E glass with 16mm air gaps between panes.
6. Provide one low energy light fitting in new extension.
7. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so, prior to completion. Certificates should be issued in accordance with BS 7671 (IET Wiring Regulations) and be issued for the work by a person competent to do so.



front elevation

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
scale bar 1:100

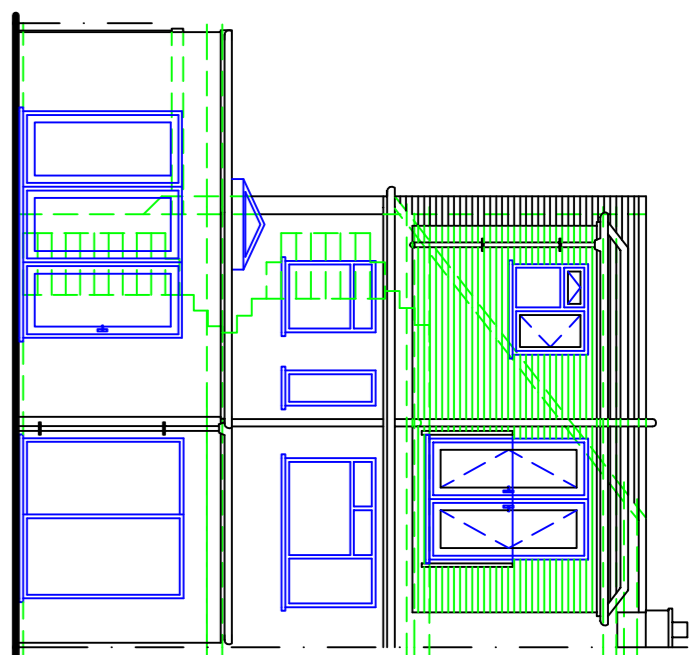
Note: - Any recessed lighting within the proposed cold deck pitched and flat roofs will need to maintain the required thermal performance and prevent any cold bridging. To be agreed with Building Inspector.

Note: - The proposed habitable rooms are each to be provided with an operable window with an unobstructed area of minimum 0.33m² with a minimum 450mm dimension in either direction. (i.e. Clear unobstructed aperture to be minimum 750x450mm - with escape hinges). The sill height of these windows should fall between 800-1100mm. First floor windows with a sill height below 800mm are to provide adequate protection against falling - safety glass and child proof restrictors to be fitted.

Note: - All new materials to match existing.

Note: - Provide FD20 doors throughout the staircase enclosure.

Note: - Additional smoke detectors to landing will be required if ceilings are interrupted by existing / new downstand beams.

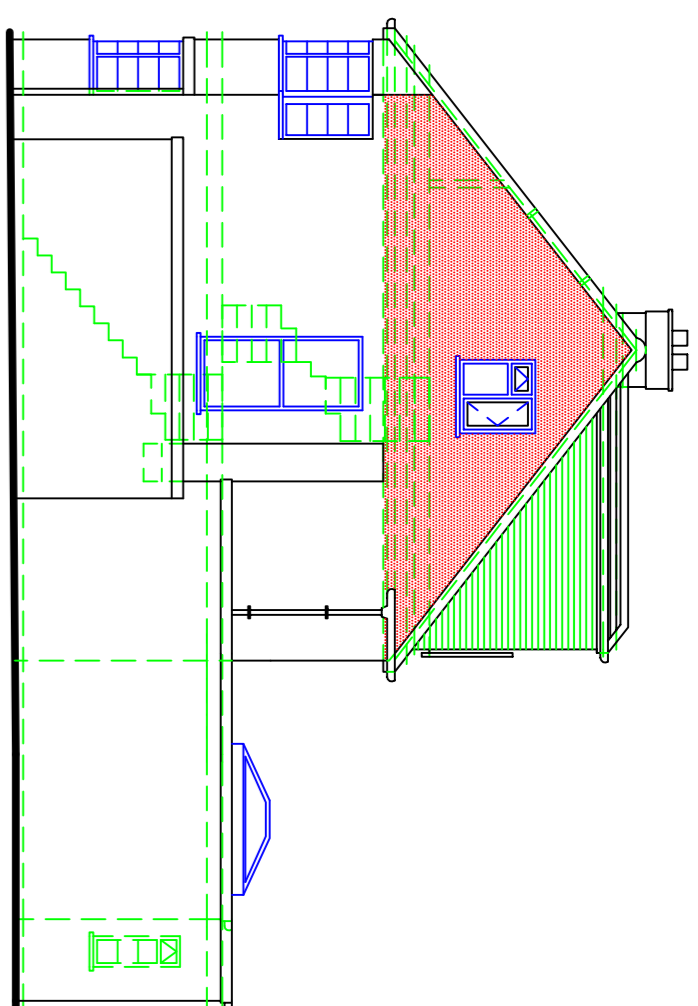


rear elevation

Note: - Provide a self contained, mains operated, interlinked optical smoke detector system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1).

While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected.

Note: - Electrical installation to be carried out by a member of an Electrical Competent Person Scheme (ECPSS) who on completion of the work must register the installation with their ECPSS in order that a completion certificate can be issued.



side elevation

New floor should be constructed so as to provide reasonable resistance to sound transmission, in accordance with AD E2, i.e. 22mm T & G or 20mm Chipboard floor boarding. 100mm acoustic quilt between joists, ceiling lining to be 12.5mm British Gypsum SoundBloc plasterboard or equal 10kg/m² density boarding. Note that constructional make-up to comply with AD E2 will be deemed to provide at least half-hour fire resistance.

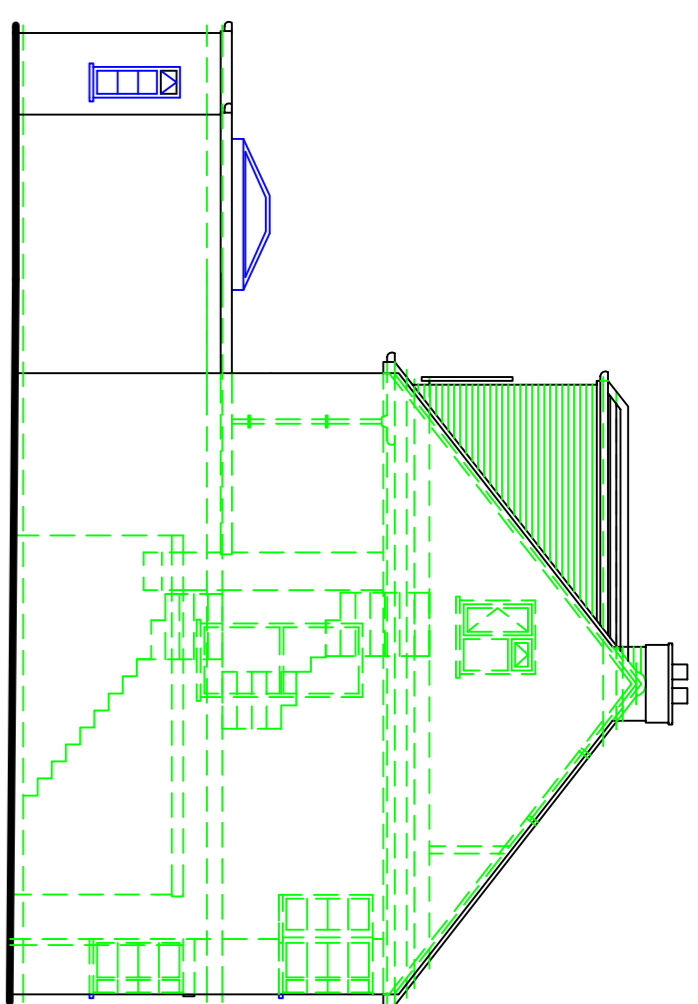
Internal Partition: Form all new timber stud partitions as shown on the drawing constructed in 100x50mm softwood timber at 400mm centres with 12.5mm plaster board and skim coat of plaster to both sides and infill with 100mm rockwool insulation. All new studs to be built of double joists bolted together with M12 Bolts at 600mm centres.

Perimeter Walls: Form all new timber stud partitions as shown on the drawing constructed in 100x50mm softwood timber at 400mm centres with 12.5mm plaster board and skim coat of plaster and infill with 90mm Kingspan or Celotex insulation. All new studs to be built of double joists bolted together with M12 Bolts at 600mm centres.

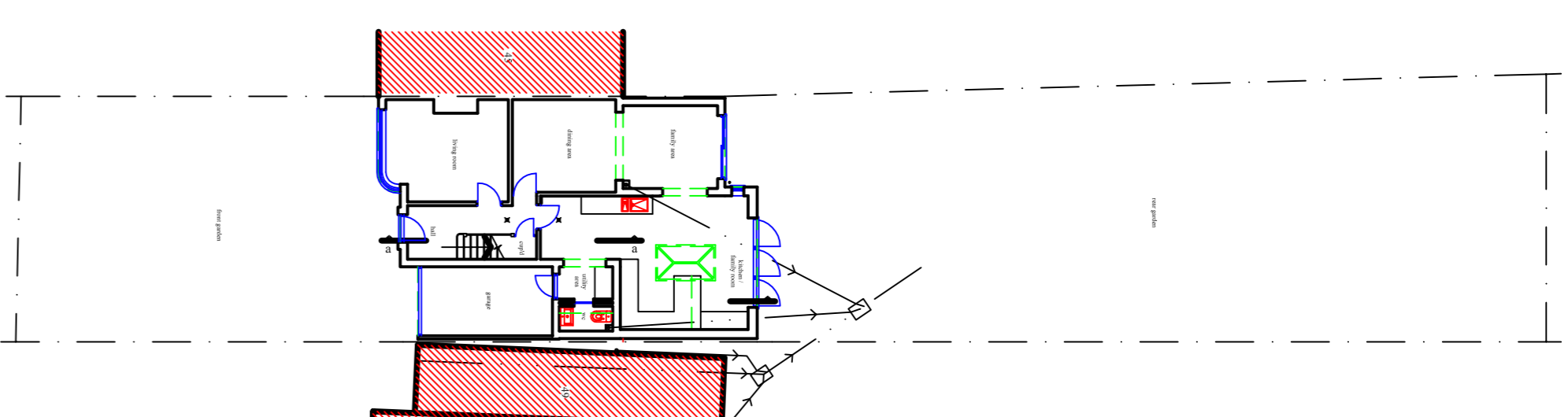
Note: - Please refer to Structural Engineers design for beam and associated supports.

Note: - Insulation and ventilation to flat roof to be agreed with Building Inspector.

Note: - Provide stud work to gable walls. To achieve a 'U' value of 0.28w/m²K. Soundboard / Acoustic Board to be installed to meet clients requirements.



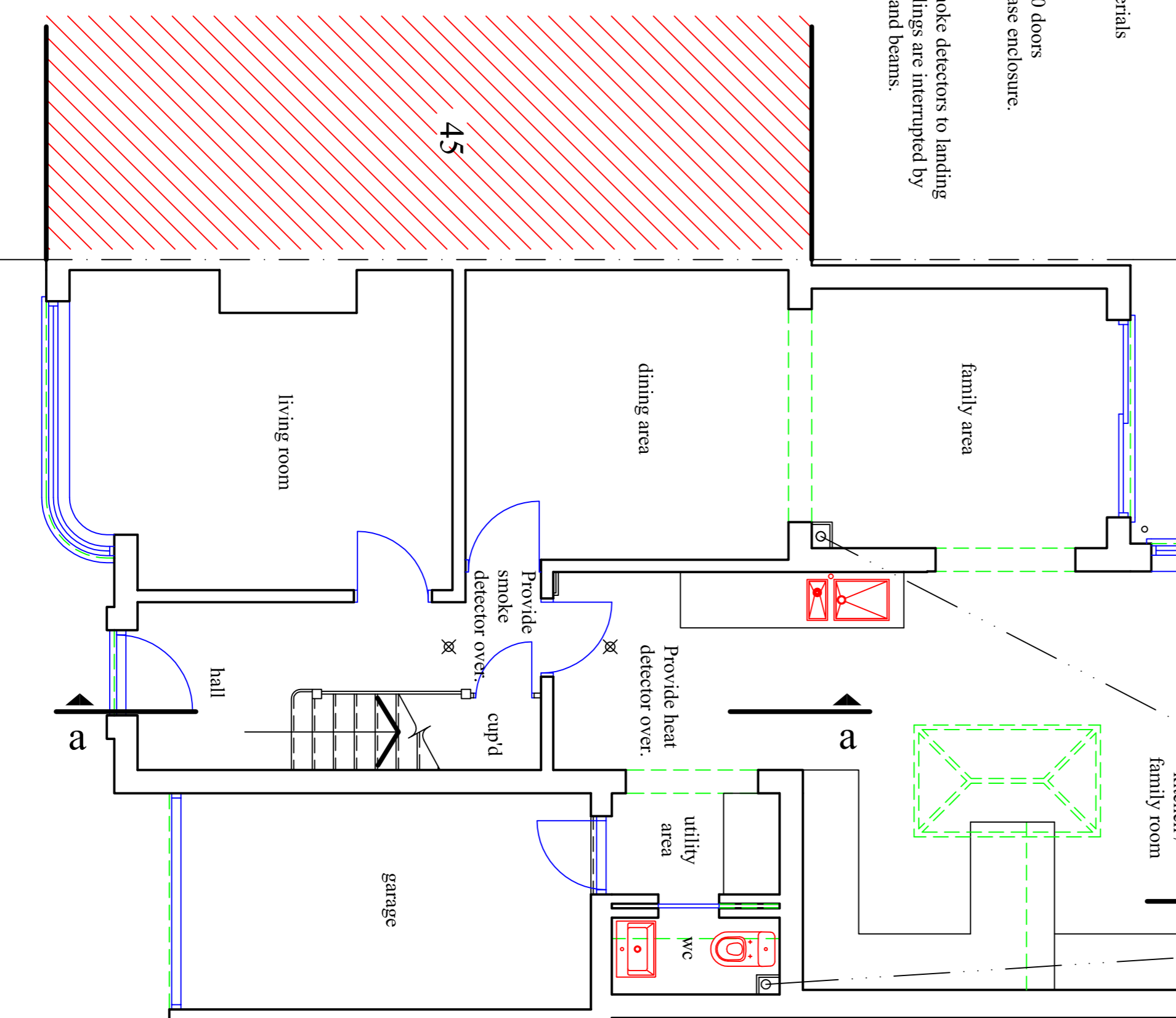
side elevation



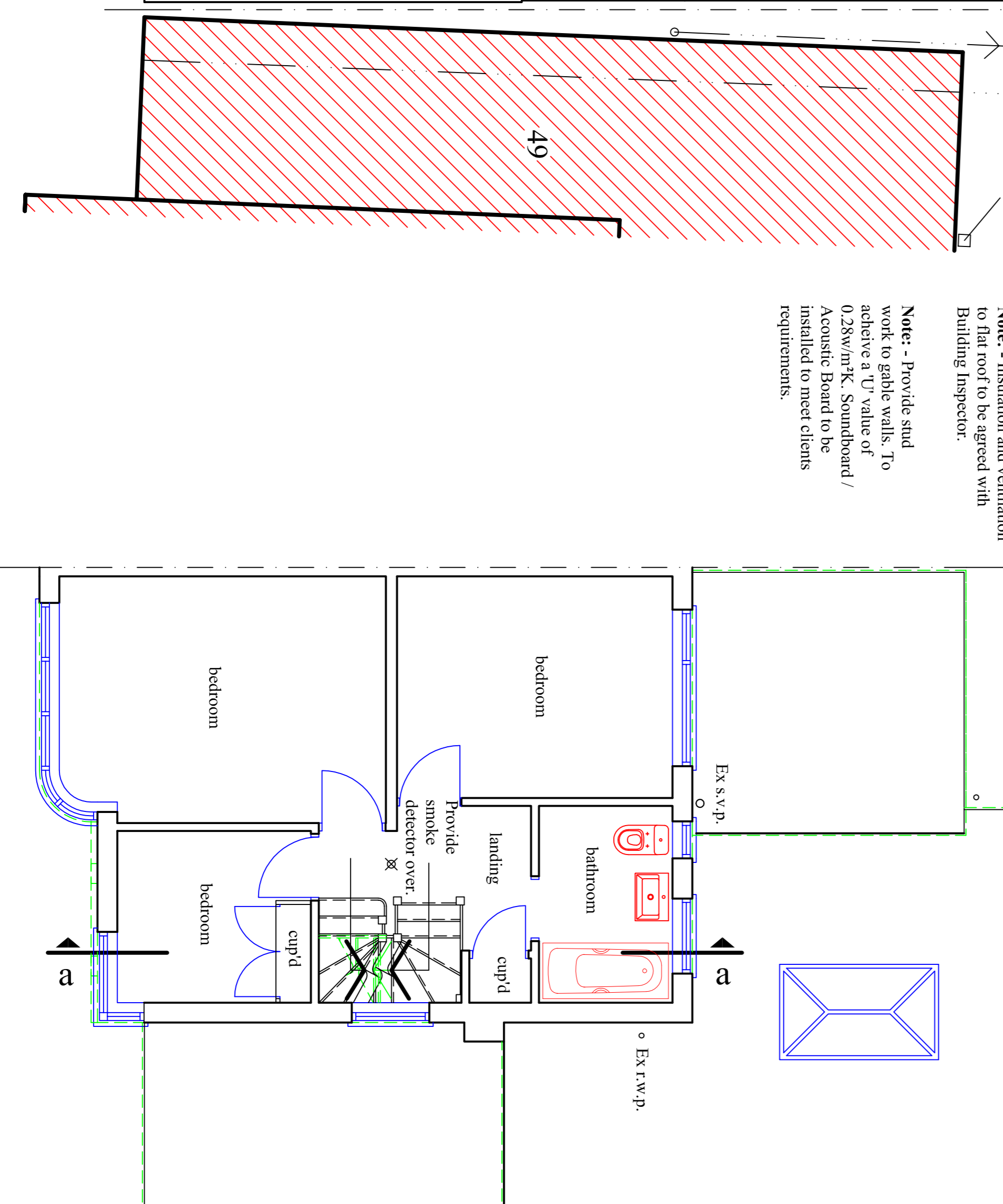
block plan

0 100 200 300 400 500 600 700 800 900 1000
scale bar 1:50

New staircases to be constructed 800mm wide with equal treads and rises, rises not to exceed 220mm and treads not less than 220mm. Minimum of 50mm tread at the newel post. Overall pitch of staircase not to exceed 42°. Minimum head room to be 2000mm. Handrail on landings to be 1100mm high and 900mm high off pitch line, balusters to be at 100mm centres.



ground floor plan



first floor plan

CALCULATION OF CUBIC CAPACITY.
PROPOSED HIP TO GABLE
LOFT CONVERSION.
ALLOWANCE AVAILABLE 50 cub m
Hip to Gable 8.2 x 3.47 x 4.25 + 1/6th = 20.15
Dormer 3.67 + 2 x 2.85 x 5.1 = 26.67 cub m
THEREFORE WITHIN P.D. ALLOWANCE

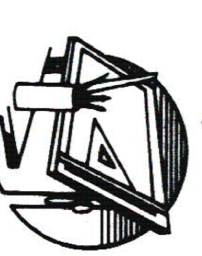
0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
scale bar 1:50

B	26.08.21	To Clients Requirements.
A	24.08.21	To Clients Requirements.

Revisions

Project
Proposed plans and elevations.
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Scale 1:50 1:100 @ A1
Date August 2021
Drawn By D. J. BLYTH
Drawing No: **BD/21/22/2B**