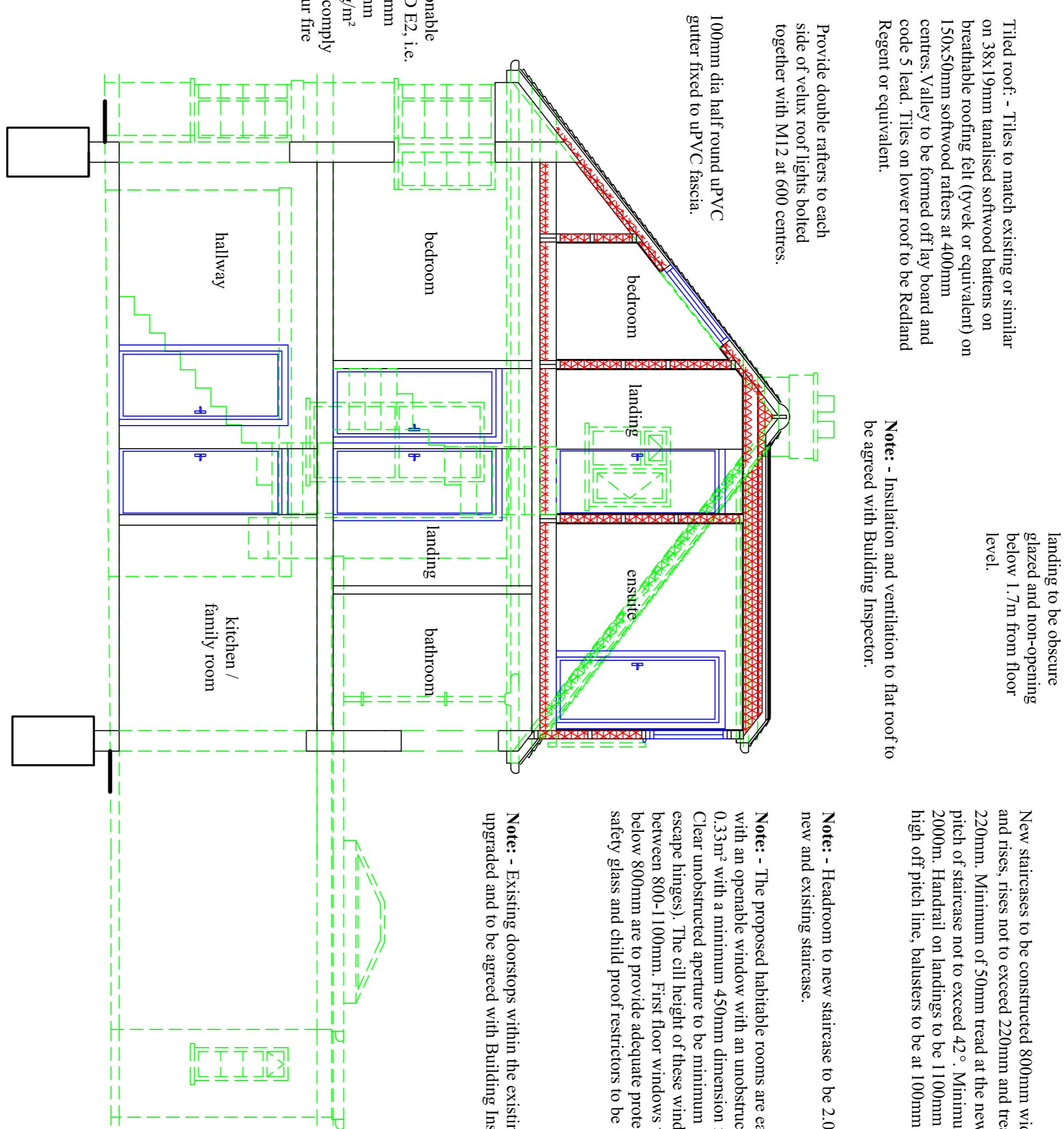


Notes

This drawing is the Copyright of Blyth developments, and may not be reproduced or copied, in whole or in part, without express permission.
 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 standard prescribed by the relevant Codes of Practice.
 Material 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

- 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.
- Proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete blocks are to be provided in the walls above the drain run.
- Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia PVC ducts extending from the existing air bricks to not less than 250mm.
- All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be complier or laminated in accordance with Part K.
- All new habitable rooms are to be provided with permanent ventilation of 600mm³ per person per hour.
- Propose vertical and horizontal ducts at all levels, and all ducts are to have a minimum and bearing of 150mm.
- All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 12 hours.
- All glazing is to be low E glass with 10mm air gaps between panes.
- All glazing is to be low E glass with 10mm air gaps between panes.
- Provide one low energy light fitting in new extension.
- 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 the Contractor shall be responsible for providing the certificate to be issued for the work by a person competent to do so.



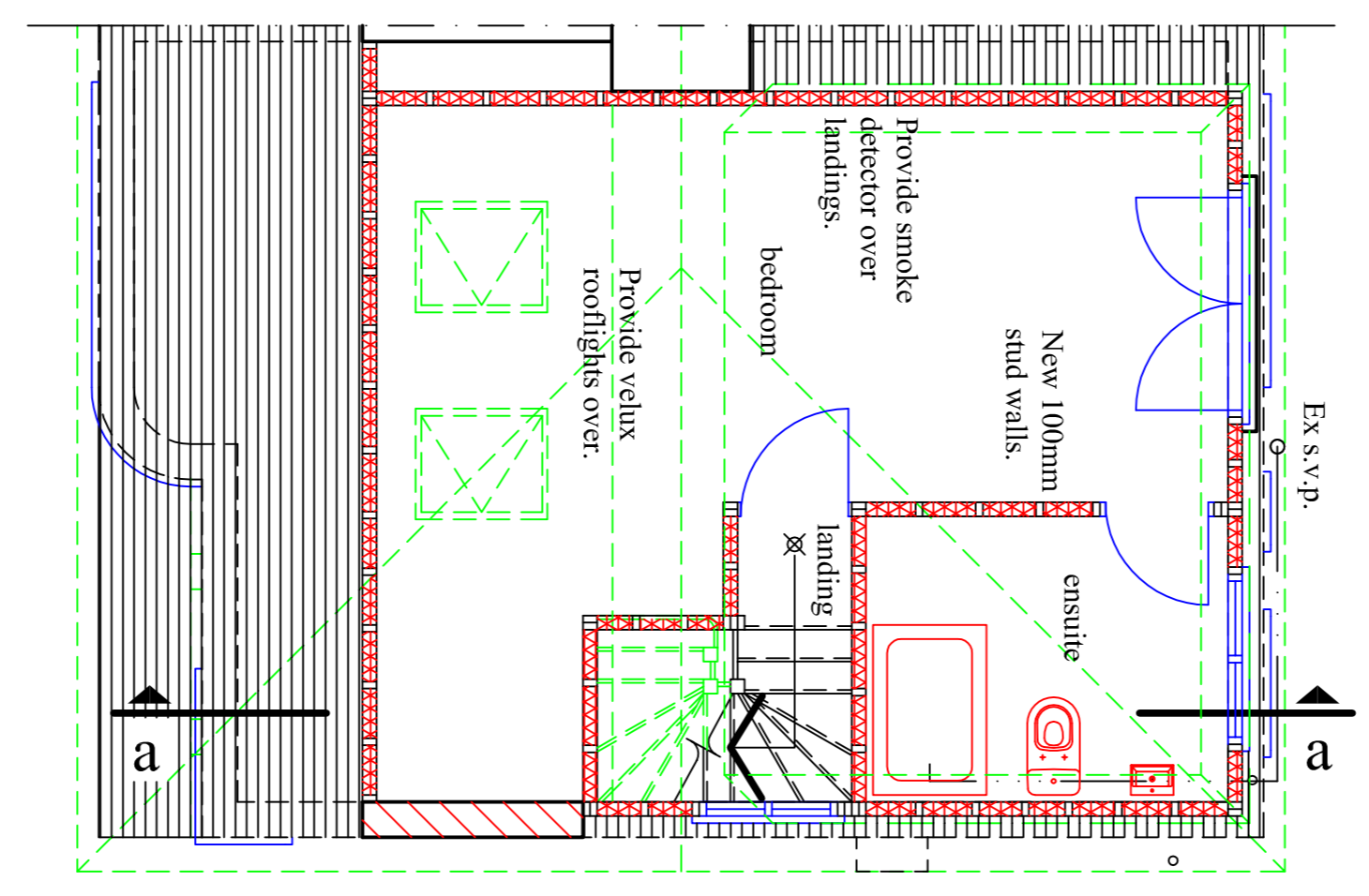
section a - a

Note - Please refer to Structural Engineers design for beam and associated supports.
Note - Any recessed lighting within the proposed could 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 - All glazing to achieve a U' value of 1.8w/m²K.
Note - Window in the proposed dormer wall in landing to be obscure glazed and non-opening below 1.7m from floor level.
Note - Insulation and ventilation to flat roof to be agreed with Building Inspector.
Note - Window in the proposed dormer wall in landing to be obscure glazed and non-opening below 1.7m from floor level.
Note - Provide stud worked gable walls. To achieve a U' value of 0.28w/m²K. Soundboard / Acoustic Board to be installed to meet clients requirements.
 Dormer eaves: Vertical tiles on 38x19mm tanalised softwood battens on building paper on 60mm superhux on 19mm W.P.B. ply screwed to 100x50 softwood stud filled with 100mm Celotex GA3000 insulation and an internal finish of 12.5mm foil backed plasterboard and skim finish.
 Dormer external walls to achieve a minimum U' value of 0.20w/m²K.
Note - All new materials to match existing.

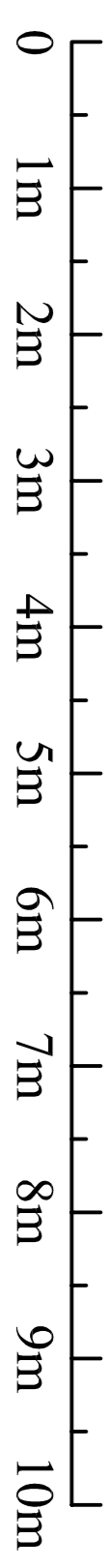
Tiled roof - Tiles to match existing or similar on 38x19mm tanalised softwood battens on breathable roofing felt (Gyvek or equivalent) on 150x30mm softwood rafters at 400mm centres. Valley to be formed off lay board and code 3 lead. Tiles on lower roof to be Redland Regent or equivalent.
 Provide double rafters to each side of velux roof lights bolted together with M12 at 600 centres.
 100mm dia half round UPVC gutter fixed to UPVC fascia.
Note - Headroom to new staircase to be 2.0m minimum between new and existing staircase.
Note - The proposed habitable rooms are each to be provided with an operable window with a minimum dimension of 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 - Existing doorstops within the existing first floor to be upgraded and to be agreed with Building Inspector on site.

Permiter 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 - Window in the proposed dormer wall to landing be obscure glazed and non-opening below 1.7m from floor level.
 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-floor fire resistance.

Note - Additional smoke detectors to landing will be required if ceilings are interrupted by existing / new downstand beams.
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 - Provide PD20 doors throughout the staircase enclosure.



loft floor plan



scale bar 1:50

CALCULATION OF CUBIC CAPACITY,
 PROPOSED HIP TO GABLE
 LOFT CONVERSION,
 ALLOWANCE AVAILABLE 50 cub m
 Hip to Gable $8.2 \times 3.47 \times 4.25 \div 1.6th = 20.15$
 Dormer $3.67 \times 2 \times 2.85 \times 5.1 = 26.67$ cub m
 THEREFORE WITHIN P.D ALLOWNCE

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Project
Proposed plans and elevations.
 47 Bramble Road
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 Mr. and Mrs. G. Lamb.

Scale 1:50 1:100 @ A1
 Date August 2021
 Drawn By D. J. BLYTH
 Drawing No: **BD/21/22/3B**