

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 25% of floor areas

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations, i.e. alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening size of escape window 0.33sq.m. min clear dimension of edge 450mm with sill below 1.10m from floor and above 800mm.

Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec

Steelwork: see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings.

Floor in roofspace: 21mm floor grade tongued and grooved chipboard, 2.3 grade in bathrooms on 50mm x 150mm joists at 400mm centres. Joists to be doubled where under and parallel to partitions over. Solid strut at third centres of joists spanning more than 2.40m. Remaining roof spaces to be floored as main area when joists extend out to outer walls. 'Simpson strongtie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made ms shoe/hanger where fitch beams join to steelwork or other fitch beams. Fit min 100mm mineral wool batts between joists for sound insulation.

Studwork enclosing stairwell: 12.5mm plasterboard each side of minimum 75 x 50mm studwork with taped and filled joints for minimum half hour fire resistance.

Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

Outer studwork: 100x 50mm studwork with 'Celotex GA4075' rigid batts vertically between the studwork flush with outer face of studs (25mm cavity) with Celotex TB4012 batts across the studwork face. Tape and mastic joints. 12.5mm foil back plasterboard finish.

Loadbearing studwork to be minimum 100 x 50mm studs at 400mm ctrs with horizontal nogging at 600mm ctrs and galv. metal cross strapping on both sides.

Porch ceilings: 12.5mm foil back plasterboard on 50 x 150mm joists at 400mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

Conversion of existing roofspace. Sloping ceilings, Plant on, or fit alongside existing rafters to achieve 150mm depth. See section for detail. Fit Celotex GA4100 batts between rafters and Celotex TB4035 beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

Stairs: New staircase dimensions to be confirmed on site prior to manufacture. Maximum rise 220mm, minimum going on tread 220mm with minimum 16mm nosings. minimum going on winders 50mm. Minimum clear width 750mm, maximum pitch 42 degrees, minimum 2.0m clear vertical headroom off pitchline over new and existing stairs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres. Allow to pack off party/outer wall to accommodate any required dry lining of wall above.

Stair practical limits: Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260. OR risers 165/200 to be used with goings 223/300mm

Existing ceilings: if good condition plaster and lath ceilings, to remain. If 6mm plasterboard, to be over laid between joists with 50mm mineral wool batts on chicken mesh support in areas not covered in flooring note.

Dormer walls: tile/slate hanging on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over Celotex GA4070 batts between studs flush with outer face of studs (30mm cavity) and Celotex TB4012 across the face of the studs. Tape and mastic joints. (12.5mm plasterboard on cheeks where within 1.00m of boundary). Also fit 6mm masterboard web under cheek felt where within 1.00m of boundary. Triple rafters under cheeks. Sheath with 12.5mm marine ply under felt for additional lateral support.

Dormer warm flat roof: Three layer built up felt to BS747 op144 p13 on Celotex TD4125 decking on firings and 50mm x 150mm joists at 400mm ctrs. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.

Foundation concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres)

Floor 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1.20G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding. fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

Lighting: Fit high efficacy light fittings minimum 75% of dwelling. Any recessed ceiling lights to be 30minute fire resisting.

SD smoke detectors: fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839.6.2004 To be over 300mm from doors, walls and light fittings

External walls 112mm facing bricks to match existing as closely as possible, 50mm cavity to Celotex CW4040 on 100mm lightweight concrete block (Celcon Solar, Thermalek Turbo, or similar rated) inner skin with render and set finish. (overall cavity 90mm) Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Main roof, concrete tiles on battens on felt on 50mm x 150mm rafters at 400mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Fit proprietary dry ridge vent system, or high level tile vents equivalent to 5mm continuous gap, fit eaves vents front, rear and dormers (if applicable.) equivalent to 25mm continuous gap.

Roof insulation: roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent ties to apex as shown.

Drainage all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1:40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site PRIOR to commencement of works.

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc s/wp terminating min 900mm above nearest window head and with rodding access at the base. Thermostatic control device fitted to bath supply.

Extend existing s/wp into roofspace and terminate with dargo autovent. Or, if no other vent pipe on the drain run, extend s/wp and within roof slope to terminate to air min. 900mm above window heads.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.00m. soakaways formed min 5m from building via big and 100mm diam drainware.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE 17th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Build up gable wall in cavity work. Face brick outer skin to match existing. 50mm cavity to Celotex CW4040, 100mm Celcon Solar block inner skin. Line inner surface with Celotex GA4050 batts and 12.5mm foil back plasterboard. Tie to roof joists with 1000 x 32 x 5mm M.S. galvanised straps at 1200mm centres. New rafters to be 80 x 150mm at 400mm CTRS. Fit cavity tray at horizontal junction with existing cavity wall if not insulated.

All new radiators to be fitted with TRVs

Each joist to be bolted to each other where lapped and to each roof joist to help prevent roof spread.

Strapping provided to joists either side of steel to prevent roof spread.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT AS SOON AS POSSIBLE.

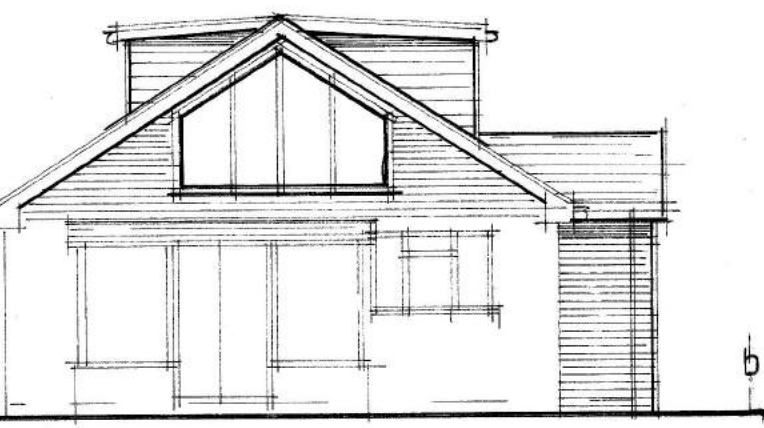
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANYALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE ARCHITECT.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE ARCHITECTS APPROVAL MAY INVALIDATE THEIR LIABILITY.

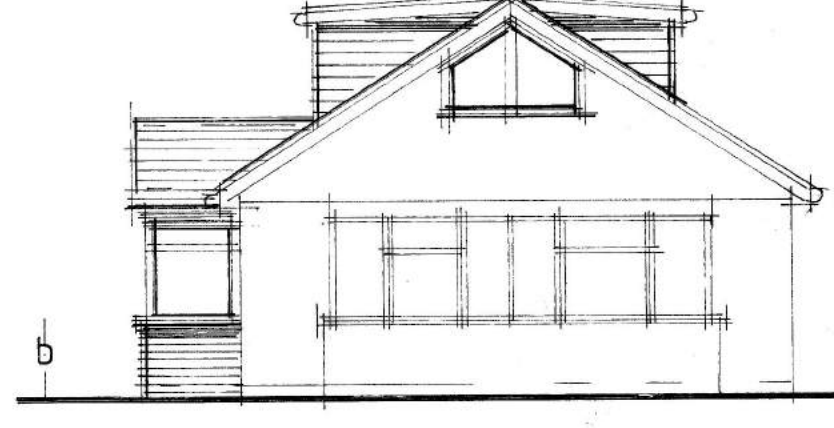
ALL FOUNDATION EXCAVATION WORKS WILL NOT ENCROUCH OVER OR UNDER EXISTING ADJACENT BUILDING.



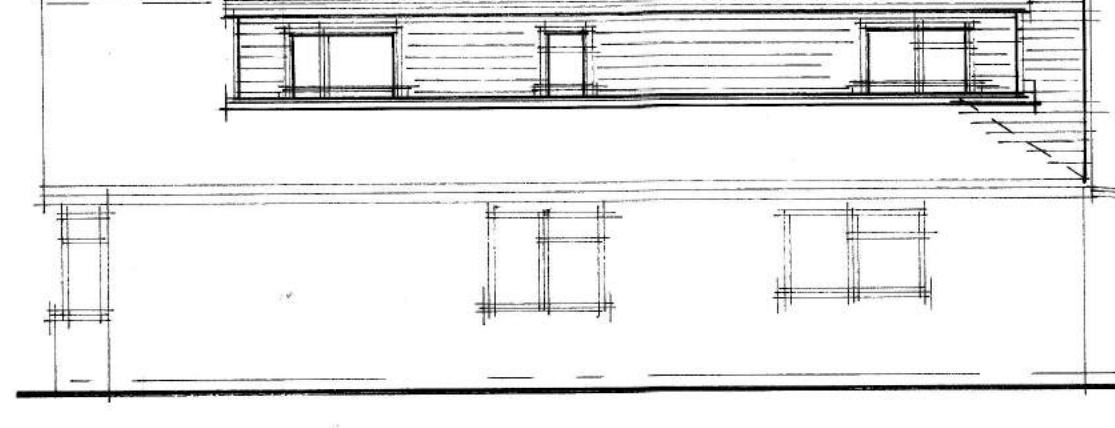
proposed rear elevation



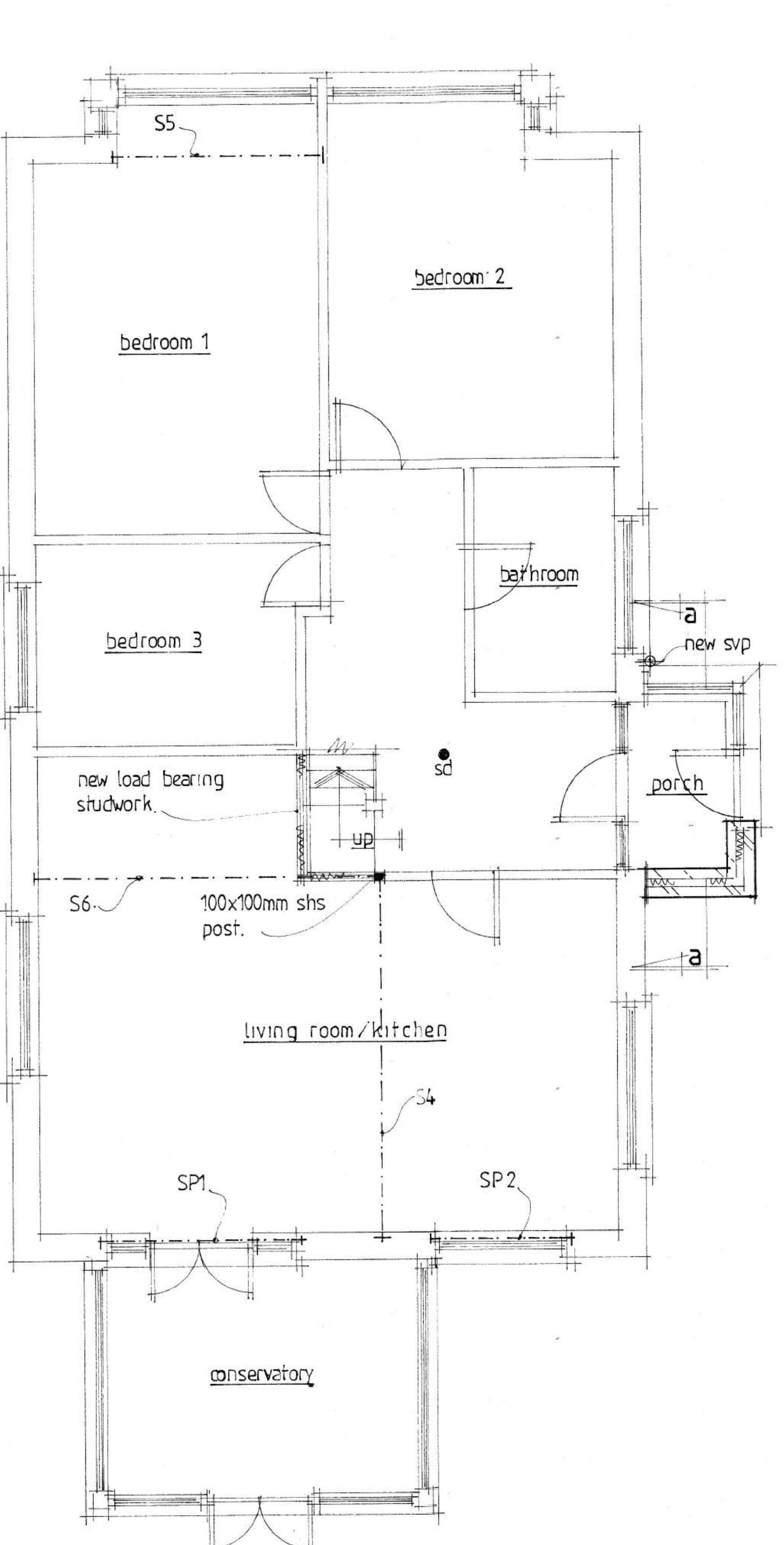
proposed side elevation



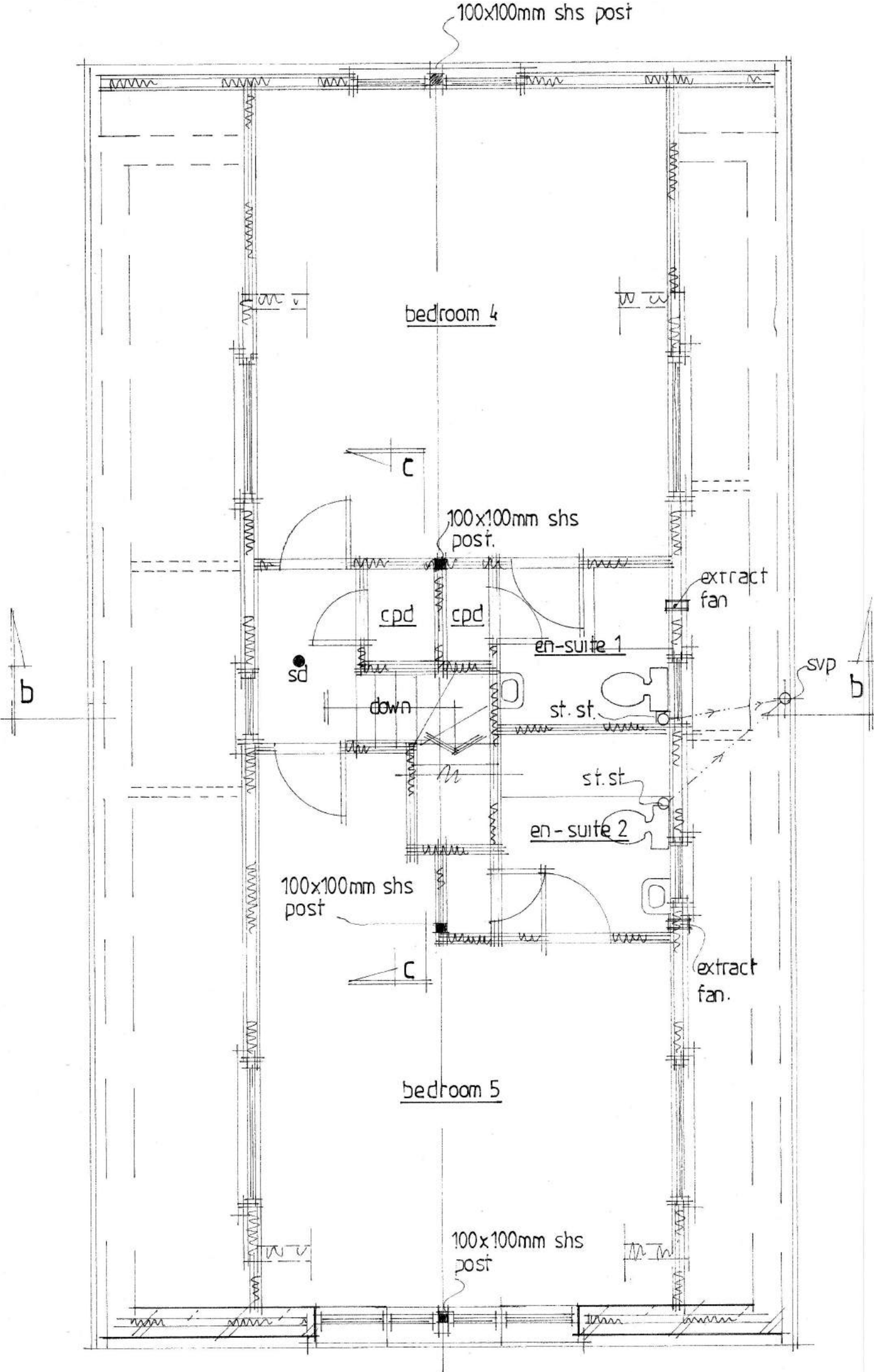
proposed front elevation



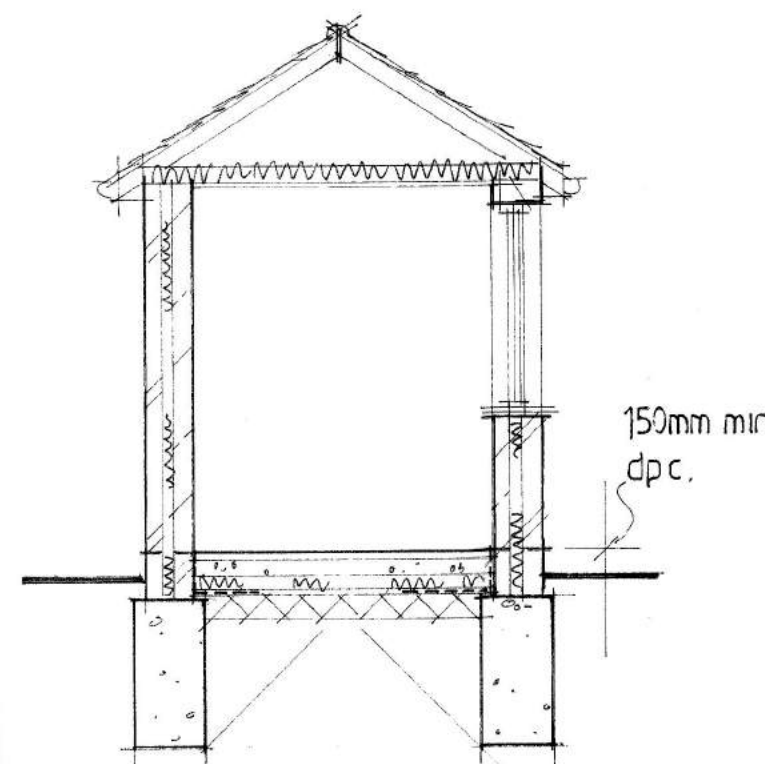
proposed side elevation



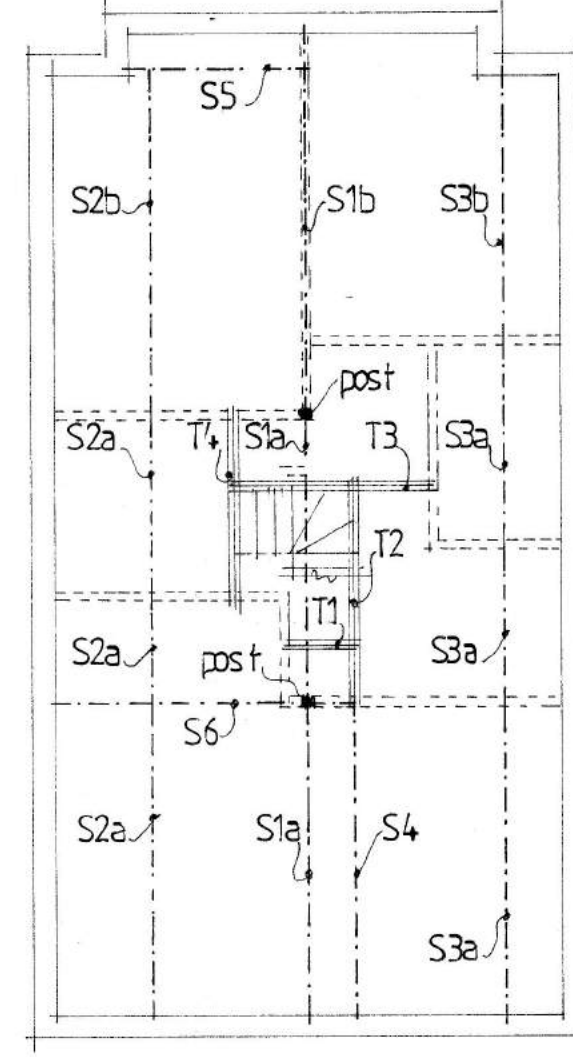
proposed ground floor plan



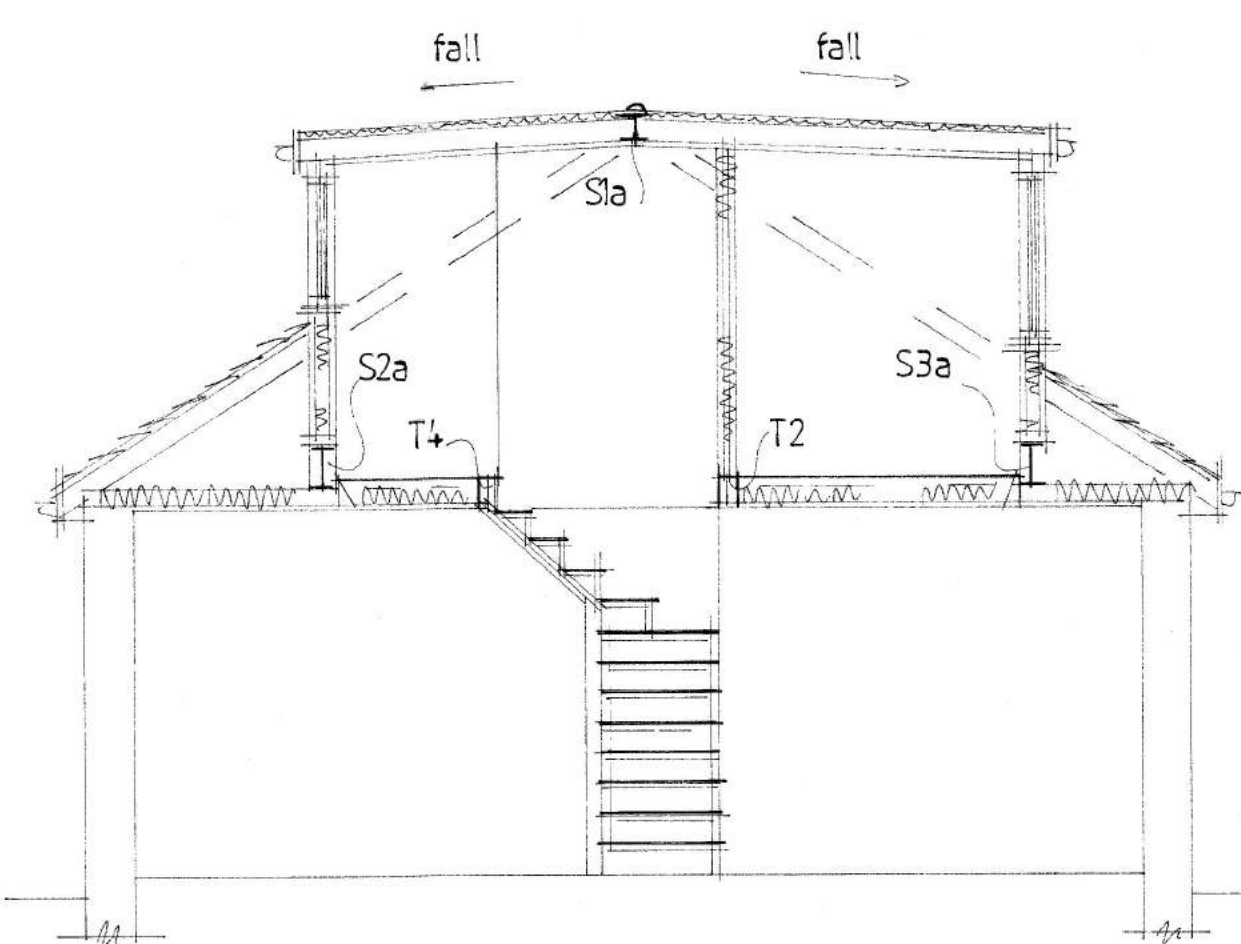
proposed first floor plan



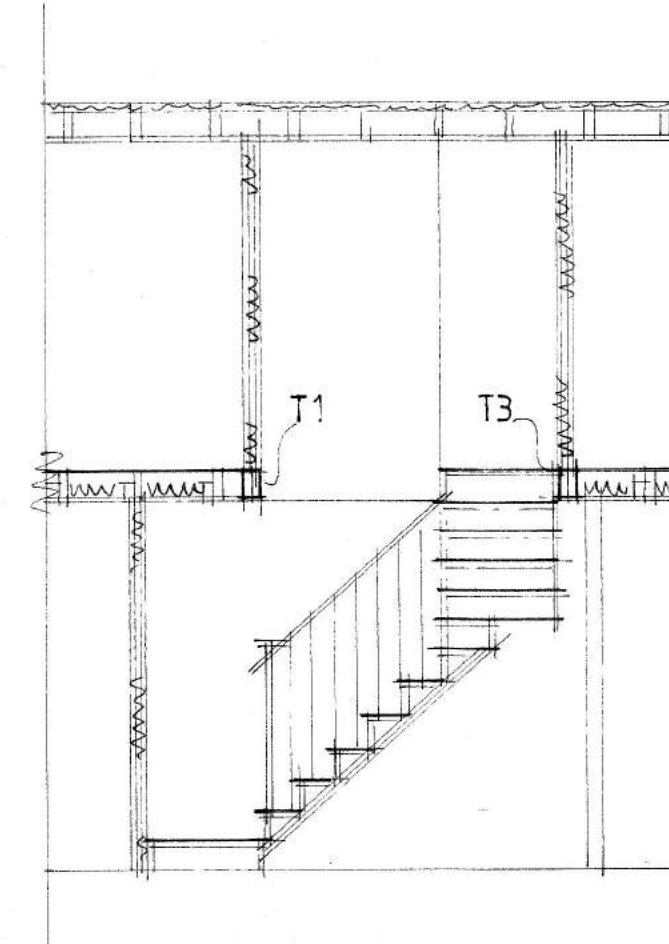
section aa



structural layout



section bb



section cc

A		Date	Revision
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