ABOVE GROUND DRAINAGE (UPVC)
Minimum waste sizes to be WC = 100mm, WHB = 32mm or 38mm (if more than 1.5m from discharge), bidet, bath, shower and SUs = 38mm or 50mm (if more than 1.5m from discharge). Bath, WHB, SU's, showers and bidets to be fitted with 75mm deep seal traps. Fittings then to discharge into SVPs, WVPs, BIGs or MHs as indicated on the drawings. All new SVPs/WVPs to be taken minimum 900mm above openable windows within 3.0m and to terminate with balloon cage. Rodding/clearing access to be provided to all bends and at base of any SVPs, all to comply with BS5572.
Rainwater to be collected in 100mm H/R UPVC or CI gutters, as noted elsewhere, discharging into 63mm UPVC or CI downpipes, as noted elsewhere. Downpipes to discharge into roddable gullies connected to either existing surface water system or soakaways as noted elsewhere.

NEW STUD PARTITIONS
Stud partitions to be constructed of 100x50mm softwood studs at max 400mm CL with 100x50 top and sole plates and 100x50mm noggins at max 900mm CL vertically. Studs to be overlaid each side with one layer 12.5mm Lafarge dBcheck plasterboard and skim. 70mm Rockwool Flexi to be tightly fitted in void between studs. Stud partitions to be built off full depth noggins or triple floor joists, if parallel to joist span, or beams, if indicated on plans. Studs to be doubled up around door/window openings.

NEW STAIRCASE AND BALCONIES (CLEAR WIDTH AS NOTED ON PLANS)
New softwood staircase to be provided in position as indicated on drawings. Rise to be 190mm, going 250mm. (50mm to winders). Mopstic handrail to be provided to outside of staircase set min. 900mm (max. 1000mm) above line of nosings. Balustrade to be min. 900mm (max. 1000mm) high. 25mm vertical spindles to match existing or as specified elsewhere to be provided at max 100mm CL. Handrail to be capable of resisting horizontal load of 750 N/M run. Min 2050mm clear headroom to be provided above line of nosings. Balconies to have guarding as balustrade notes.

DORMER CHEEKS AND FACES
Tiles (specified elsewhere) on 25 x 38mm tanalised timber battens OR 10 mm polymer rendered calcium silicate board OR cladding boards (specified elsewhere) fixed to counter battens on 15mm WBP Ply sheeting (counter battens to be fixed through 15mm ply to studs) screwed to studs at max. 400mm C/L. Breathable membrane (e.g. Kingspan Nilvent) to be provided between counter battens and ply. Stud work to be constructed as stud partition note (size of studs as noted on section). In void between studs friction fit 70mm Kingspan Kooltherm K112 finished flush to inside face of studs and line internally with 57.5mm Kingspan Kooltherm K118 and skim to achieve 0.17W/m²K u-value.
9mm supalux to be provided between ply sheeting and counter battens behind breathable membrane to make cheeks fire resisting if noted on plan (F.R. cheek).

BEAMS AND ENCASEMENT
All beams and bearing sizes are PROVISIONAL. Prior to commencement of works all are to be justified by engineers calculations and approved by Building Control. Where beams are indicated full support to be provided during demolition works by Acro props/needling or similar. Full services survey to be undertaken by a contractor before any demolition works are undertaken. All beams to be encased in 2 layers Gyproc Fireline board and skim. Piers onto which beam bears to have brickwork mortar and foundations exposed and if inadequate foundations to be underpinned and walls rebuilt in Class B engineering brickwork. Include DPC linked/lapped to existing DPM/DPC if wall rebuilt. Any new work to be fully brick bonded with existing.

INSULATION BETWEEN RAFTERS
Pitched roof (with rafter sizes specified elsewhere) to have 50mm Kingspan Kooltherm K7 insulation laid between rafters and underside of rafters lined with 70mm Kingspan Kooltherm K7 and 12.5mm Duplex plasterboard and skim. (Total insulation thickness, where no rafters exist, equals 120mm; total insulation thickness where rafters exist equals 70mm). U value of roof to be less than or equal to 0.16W/m²K.

ROOF CONSTRUCTION FLAT (COLD DECK GRP)
New roof to be constructed from GRP (as manufacturer's written instructions) on 25mm shuttering quality plywood (all board joints and trims to be bandaged with 75mm glass bandage). Non-slip coating to be provided if roof is to be used as a balcony, terrace or walkway.
Roof structure to be formed from softwood joists, size as noted on section, at max 400mm CL. Roof to be firred with min 30mm firrings to achieve a fall of 1 in 40 with firring pieces laid between roof decking and joists. Roof to be insulated with 100mm Kingspan Kooltherm K107 insulation between joist and 62.5mm Kingspan Kooltherm K118 insulated plasterboard under joists (to achieve 0.15 W/m²K U-value). Ceiling to be finished with plaster skim. Min 50mm. void to be maintained over insulation this to be ventilated by setting fascia 25mm proud of walls and providing Glidvale soffit vents to underside. Min. 150mm high flashing to be provided where roof meets aautments flashed over in code 4 lead, wedged and pointed into brickwork. If roof abuts existing cavity wall, Cavity Trays Ltd Cavity Tray to be provided over lead flashing. Include Glidvale abutment vent to ensure cross ventilation.

SOLID WALL CONSTRUCTION
New solid wall to be formed in 215mm facing brickwork, rendered internally with waterproof render and lined with minimum 80mm thick Gyproc ThermaLine SUPER dry-lining wallboard secured to brickwork with Gyplinear Universal Board Lining. Lintels over new openings to be Catnic CN71A. All lintels to have minimum 200mm end bearings. Lateral restraint to be provided to walls 30 x 5mm GMS restraint straps at max 1.2m centres at floor and roof levels. Horizontal DPC to be provided to walls at min 150mm above ground level (to tie with all existing DPCs and DPMs). Wall below DPC level to be in Class B engineering brickwork.

VENTILATION/GLAZING/ ENERGY SAVING 2022
All new glazing to be sealed double glazed units and to comply with approved Document K with any glazing less than 0.8m from FFL (or 1500mm at or within 300mm of doors) to be laminated and toughened glass to BS EN 12600 and to achieve min. 1.4 W/m²k u-value. Doors to achieve min. 1.4 w/m²K u-value. Note: also see energy assessors report if provided.
All habitable rooms to be provided with minimum 5% floor area as openable window opening at a greater angle than 30 degrees and some part at least 1.8m above floor level. For background ventilation minimum 5no. trickle ventilators to be provided. Each ventilator to provide an opening of min. 10,000 sq.mm. Where kitchens are within living rooms minimum 3no. ventilators to be provided. Trickle ventilators to have equivalent areas in mm² marked where easily visible. Every habitable room to be provide with purge ventilation.
All ventilation to be controllable.
If ventilation is provided through an adjoining room i.e. an internal room, the separating wall to be have at least 5% o' combined floor area as a permanent opening as diagram 1.3.
Fire escape windows to have minimum unobstructed opening of 500mm x 850mm with base of window between 800mm and 1100mm above finished floor.
Any internal room to be provided with mechanical extractor fan providing min 4 air changes per hour or 60 litres per second (whichever is the larger). All extractor fans to be operated via light switch and fitted with min 20 minute and manual overrun. Internal kitchens, if provided, also to have additional background ventilation by providing 100mm UPVC duct at high level to a 225 sq.mm terracotta AB. Extractor fans to be ducted to external air in a similar manner. All ducting to be contained within unit and to be encased in 9.5mm plasterboard and skim on 50 x 50mm timber studding.
In addition to trickle ventilation requirements as itemised above all kitchens, bathrooms and utility rooms to be provided with mechanical extract fans linked to humidistats to extract minimum 15 litres per second to bathrooms. 60 litres per second to kitchens/utility rooms.

ELECTRICAL & LIGHTING
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.

Replace lighting in all rooms with, fixed lighting that only take lamps having greater than 40 lumens per circuit-wat.

The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

Electrical cables should be fixed to the structure above insulation so that dissipate heat. Cables that pass through or are enclosed by insulation may need to be increased in size, even when in conduit. The circuits most likely to be affected are radial circuits serving cookers, immersion heaters, shower units and socket outlets. PVC insulated cables should not be in direct contact with any expanded polystyrene insulation Subject to Approved Document B, where recessed fittings are to be used, those designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within an enclosure, set between the joists, to dissipate heat. Additional measures will be necessary to ensure that the floor maintains a full half hour period o' fire resistance under Requirement B3, if recessed light fittings are used. (B3/E2 – 2003 Edition)

In accordance with Approved Document M, underside of sockets to be minimum of 450mm above finished floor level (FFL) and underside of light switches to be maximum 1000mm above to FFL.

HEALTH & SAFETY DOMESTIC WORKS
The Construction Design (and Management) Regulations require Designers, when preparing or modifying designs, to eliminate, reduce or control foreseeable risks that may arise during construction, in the maintenance and use of a building once it is built, and to provide information to other members of the project team to help them fulfil their duties.
In this instance the client will appoint ONLY 1 contractor. If the contractor or client later decides that more than one contractor is appointed, the regulations also require the appointment of a Principal Designer to plan, manage, monitor, and coordinate Health and Safety in the pre-construction phase of a project. The contractor is therefore to include for the appointment of a Principal Designer in the event he decides to appoint other contractors. The duties of the Principal Designer are to include the following:
- Identifying, eliminating, or controlling foreseeable risks.
- Ensuring designers carry out their duties.
- Preparing and providing relevant information to other duty holders.
- Providing relevant information to the principal contractor to help them plan, manage, monitor and coordinate health and safety in the construction phase.

In this instance for the purposes of the Construction Design (and Management) Regulations Simon Hands and Associates have NOT been appointed as Principal Designers. If the Client wishes Simon Hands and Associates to undertake this role the appointment must be in writing and the agreement in writing.
All parties are obliged to provide all relevant information likely to affect the works or any operatives. Works may not commence until health and safety issues are adequately resolved.

In designing this scheme Simon Hands and Associates has attempted to eliminate as many Health & Safety risks as possible. However, the following risks could not be fully eliminated and the contractor is to ensure he/she makes adequate provision for these risks;

If a Type 3 asbestos survey has not been undertaken, it must be undertaken as a matter of urgency and any observations made known to all parties.
Proper sanitary and mess facilities are to be provided for the entire duration of the works.

Demolition – before demolition all services are to be isolated.
Excavation – Before any excavations a contamination survey to be undertaken of the soil. During excavation ensure proper support is to be provided to the sides of all trenches.
Installation of beams - mechanical lifting gear to be used to lift heavy weight beams.
General – owners will occupy premises during works, all services to be maintained and the site isolated from the occupiers.

In respect of the Building Regulations and the Building Safety Act 2022 in the event the contractor has been appointed, the contractor in tendering or starting these works has agreed that they have been informed by the client that they are also the Principal Designers and must carry out the duties under the legislation. These duties include to plan, manage and monitor the works to ensure compliance with all relevant requirements of the Acts referred to above. Simon Hands and Associates (SHA) are NOT APPOINTED as Principal Designers Building Regulations (PDBR).

In the event the contractor has not been appointed SHA are by default Principal Designers Building Regulations (PDBR) ONLY up to EITHER obtaining building regulations approval OR tendering of the works (whichever is the sooner). After which the contractor in tendering or starting these works has agreed that they have been informed by the client that they are the replacement PDBR and must carry out the duties under the legislation. These duties include to plan, manage and monitor the works to ensure compliance with all relevant requirements of the Acts referred to above. Contained on these drawings are all the information SHA have in respect of Health and Safety. For clarification refer to The Building Regulations etc. (Amendment) (England) Regulations 2023 Section 11.

Specialist consultants e.g. Structural engineers, Energy Assessors, Arboricultural Consultants, Services Consultants and any others taking on design responsibility. In accepting the clients instructions all specialists are confirming that they are competent to perform their Health and Safety obligations in accordance with both the CDM and Building Regulations including coordination or their works with ALL others.

Building Control notification. Please consider this as notification to Building control that SHA responsibilities in respect of Health and Safety are only up to obtaining of Building Control plan approval or start on site, whichever is the sooner. PDBR after that stage is the responsibility of the principal contractor.

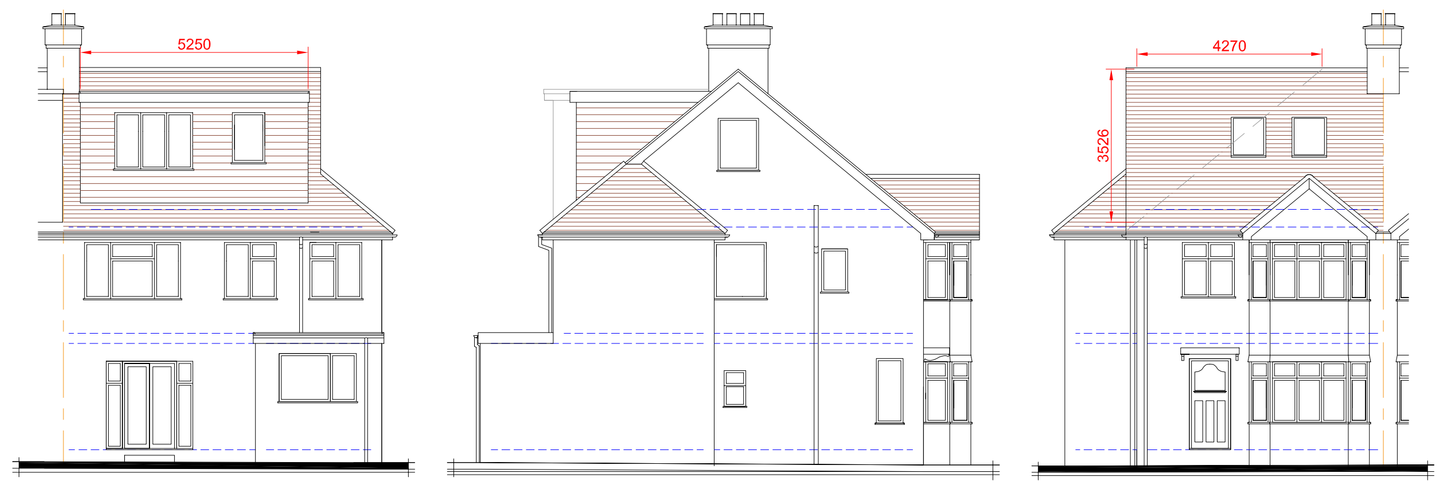
PERMITTED DEVELOPMENT VOLUME CALCULATION

Side extension roof volume:
4.47 x 1.66 = 7.42m³

Hip to gable volume:
15.1/3 x 4.27 = 21.5m³

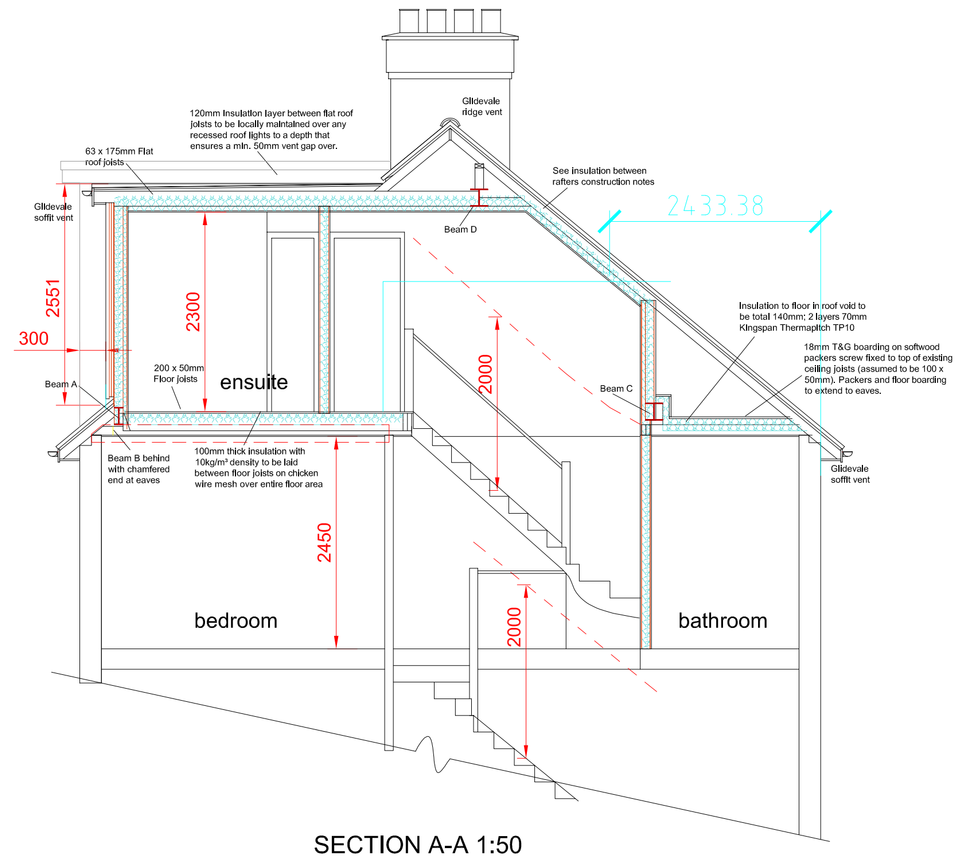
Dormer volume:
3.94 x 5.33 = 21.0m³

Total: 49.92m³

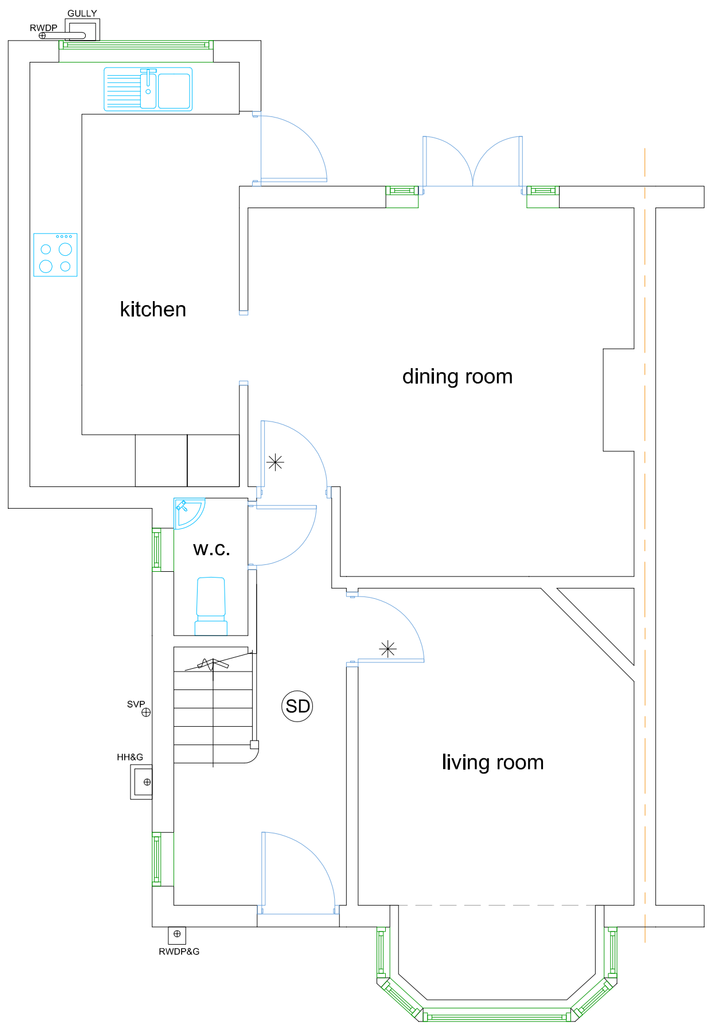


REAR SIDE FRONT

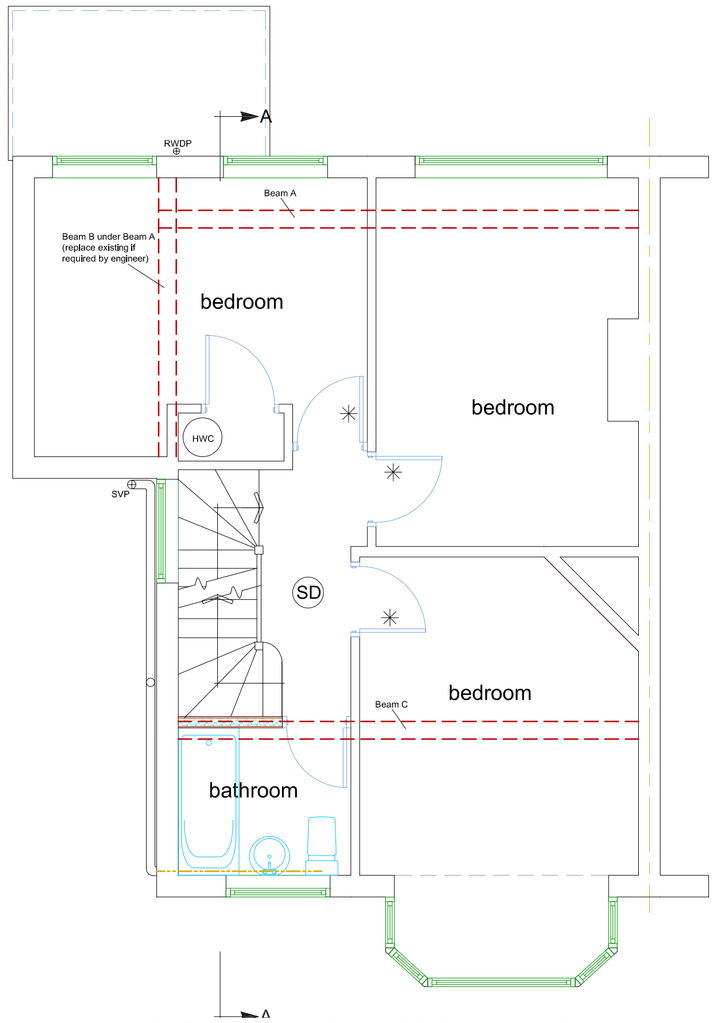
PROPOSED ELEVATIONS 1:100



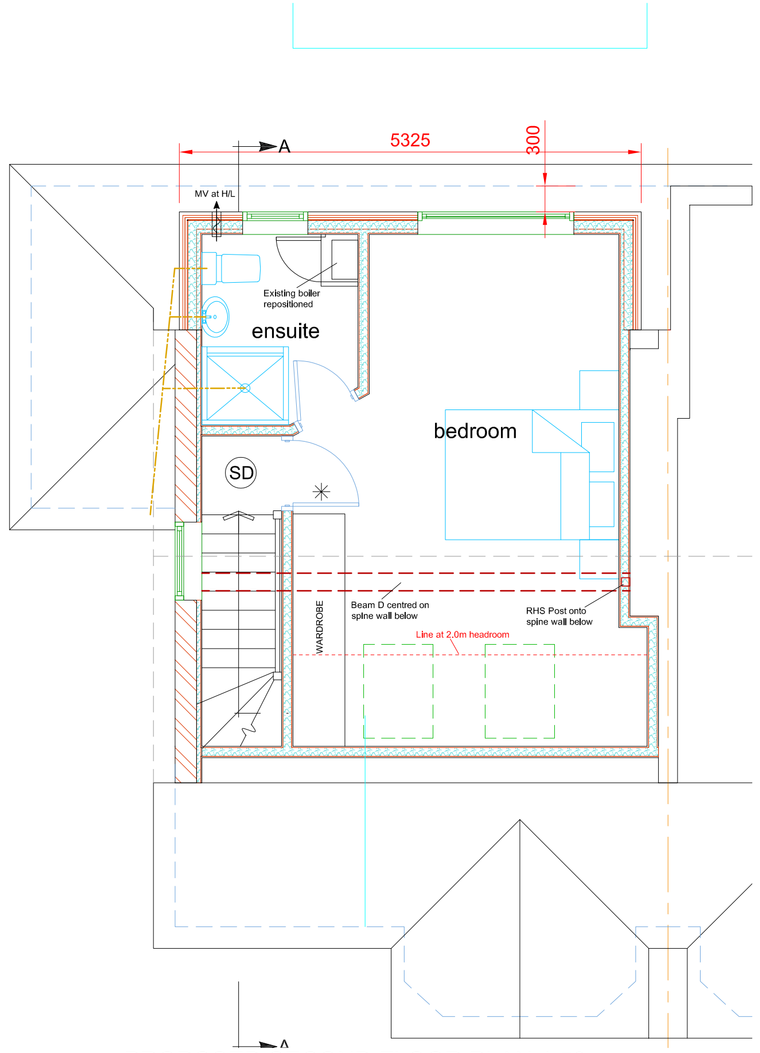
SECTION A-A 1:50



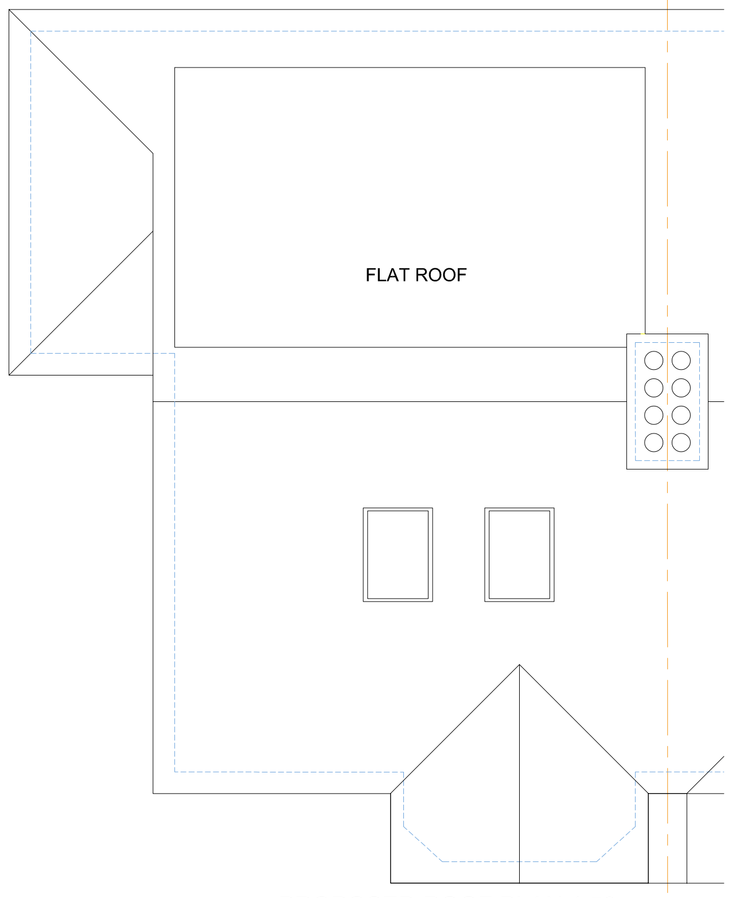
GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED SECOND FLOOR PLAN 1:50



PROPOSED ROOF PLAN 1:50

Notes:
All dimensions must be checked on site and not scaled from this drawing

NOTES
1) All doors marked to be '✳' ½hr FR.
2) Provide mains linked smoke detectors with battery backup and alarms in positions marked 'SD'

2m 4m 6m 8m 10m 1:200
0.5 1m 1.5 2m 2.5 1:50
1m 2m 3m 4m 5m 1:100
0 200m 400m 600m 1:1250

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A	APR 26	CLIENTS REVISIONS	NH

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Client
Mr & Mrs Payne

Job Title
Proposed Loft Conversion at
116 EASTCOTE ROAD
RUISLIP
HA4 8DU

Drawing Title
PROPOSED PLANS, ELEVATIONS & SECTION

Scale	Paper Size
1:50 1:100	A1
Date	Drawn By
MARCH 2026	NRH

Job No	Drg No	Rev
2026037	02	A