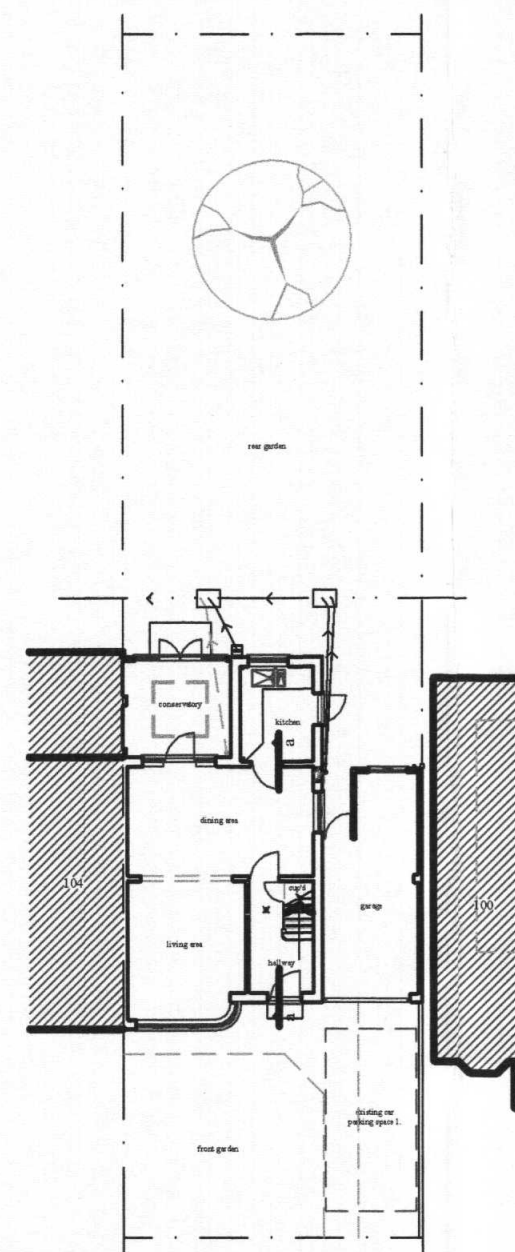




Notes

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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 standard 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 drawings 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.
2. Any new or proposed drains found under the proposed extension are to be surrounded in 150mm pvc shingle and reinforced concrete lintels are to be provided (minimum 100mm deep).
3. 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 air bricks in the new external walls.
4. All glazing is to be double glazed and to be to BS2626 and any glazing within 800mm of the floor level is to be toughened or laminated in accordance with Part K.
5. All new habitable rooms are to be provided with permanent ventilation of 8000m³/h, and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.
6. Provide 150mm dia air bricks @ all reveals, and all lintels are to have a minimum end bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat to achieve a fire rating of 120 min.
8. All timbers used in the construction of this project are to be to SG3 grade.
9. All glazing is to be low lead glass with a 10 year guarantee between panes.
10. Provide one low energy light fitting in new extension.
11. 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 Council should be satisfied that Part P has been completed fully. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.



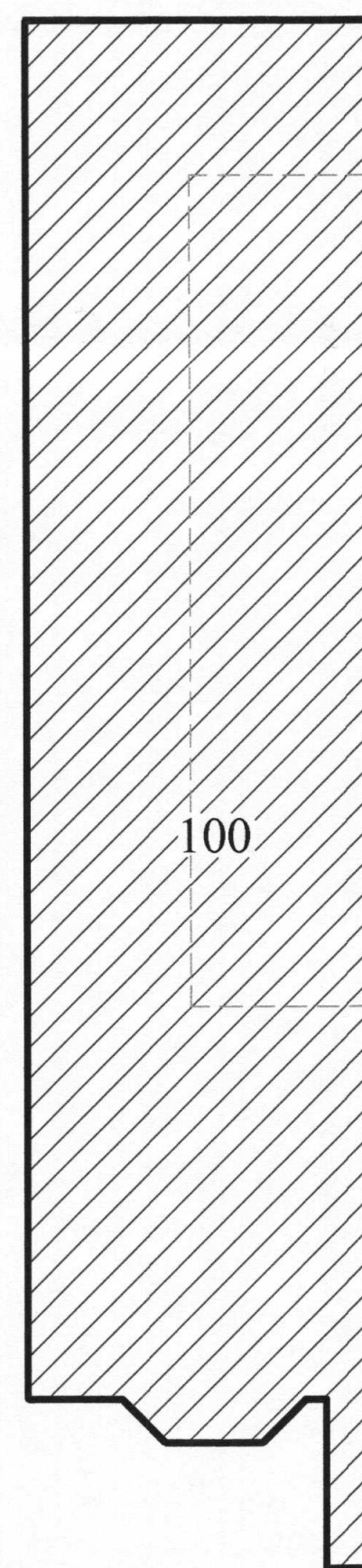
0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

scale bar 1:100

Remove walls as shown dotted and provide new steel beams over to engineer's detail, and cut back brickwork as required.

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

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.



CALCULATION OF CUBIC CAPACITY.
PROPOSED HIP TO GABLE
 LOFT CONVERSION.
 ALLOWANCE AVAILABLE 40 cub m
 Hip to Gable $6.94 \times 2.6 \times 3.73 \div 1/6\text{th} = 11.21$
 Dormer $3.43 \div 2 \times 2.4 \times 4.74 = 19.50$ cub m
 THEREFORE WITHIN 'P D' ALLOWANCE

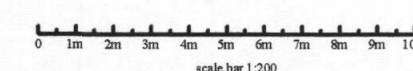


Note :- All new materials to match existing.

Note: - Provide FD20 doors throughout the staircase enclosure

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.

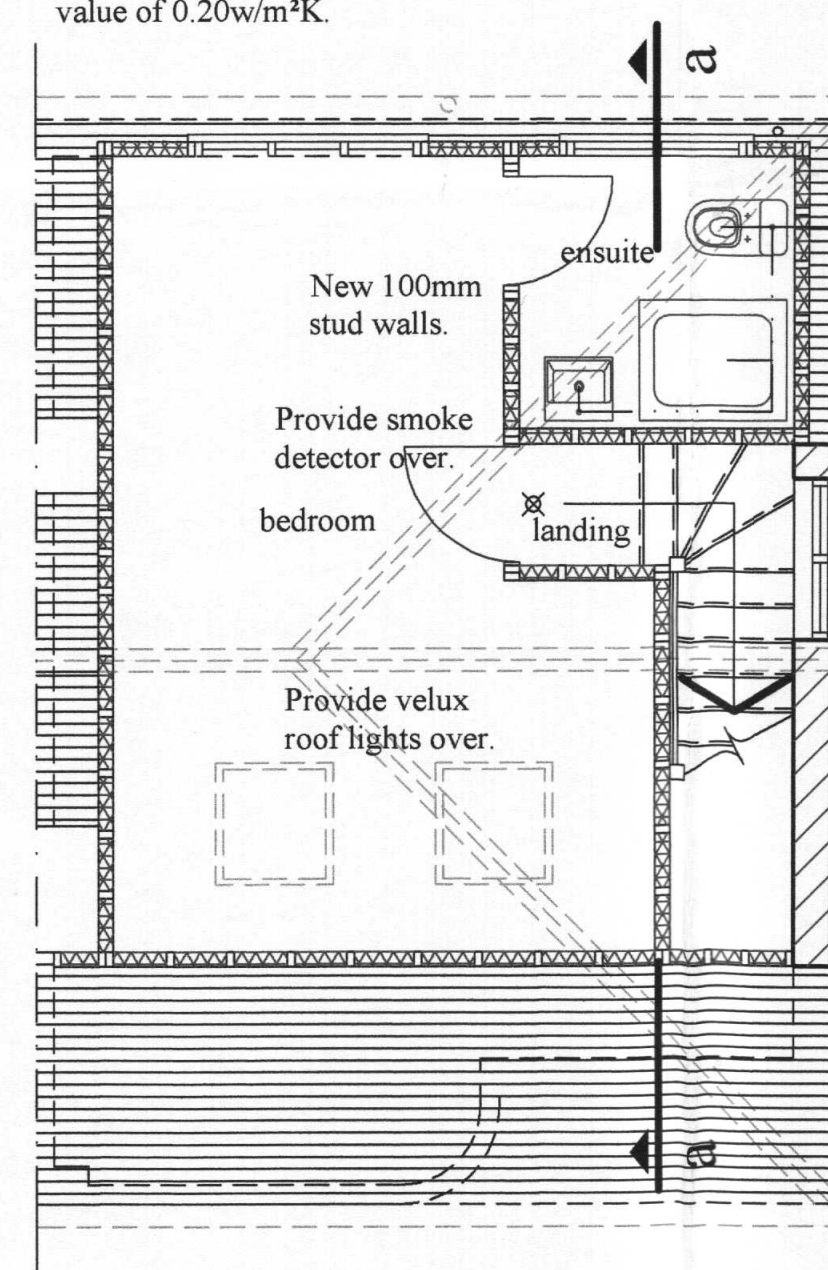
Note: - Electrical installation to be carried out by a member of an Electrical Competent Person Scheme (ECPS) who on completion of the work must register the installation with their ECPS in order that a completion certificate can be issued.



Note: - Provide at least 50mm insulated plasterboard to gable walls. To achieve a 'U' value of $0.20\text{w/m}^2\text{K}$.

block plan

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.



All new wastes to ensuite and bathroom to be 40mm fitted with 75mm deep seal traps and cleaning eyes provided at changes of direction and connected to new s.v.p.

Note: - Provide mechanical ventilation ducted to fresh air to ensuite and bathroom with an extract rate of 30 litres/sec operated by means of the light switch with a minimum of 15 minutes overrun.

46 FEB 2020

[illegible]

Revisions

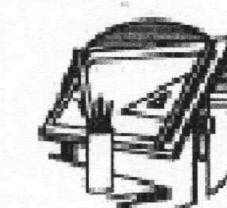
Project

**Proposed
plans and elevations.**

102 Hartland Drive Ruislip Middlesex HA4 0JJ
Mr. and Mrs. R. Bunting.

blyth developments

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Scale 1:50 1:100 1:200 @ A1

Date February 2020

Drawn By D. J. BLYTH.

Drawing No: **BD/20/06/2**

