

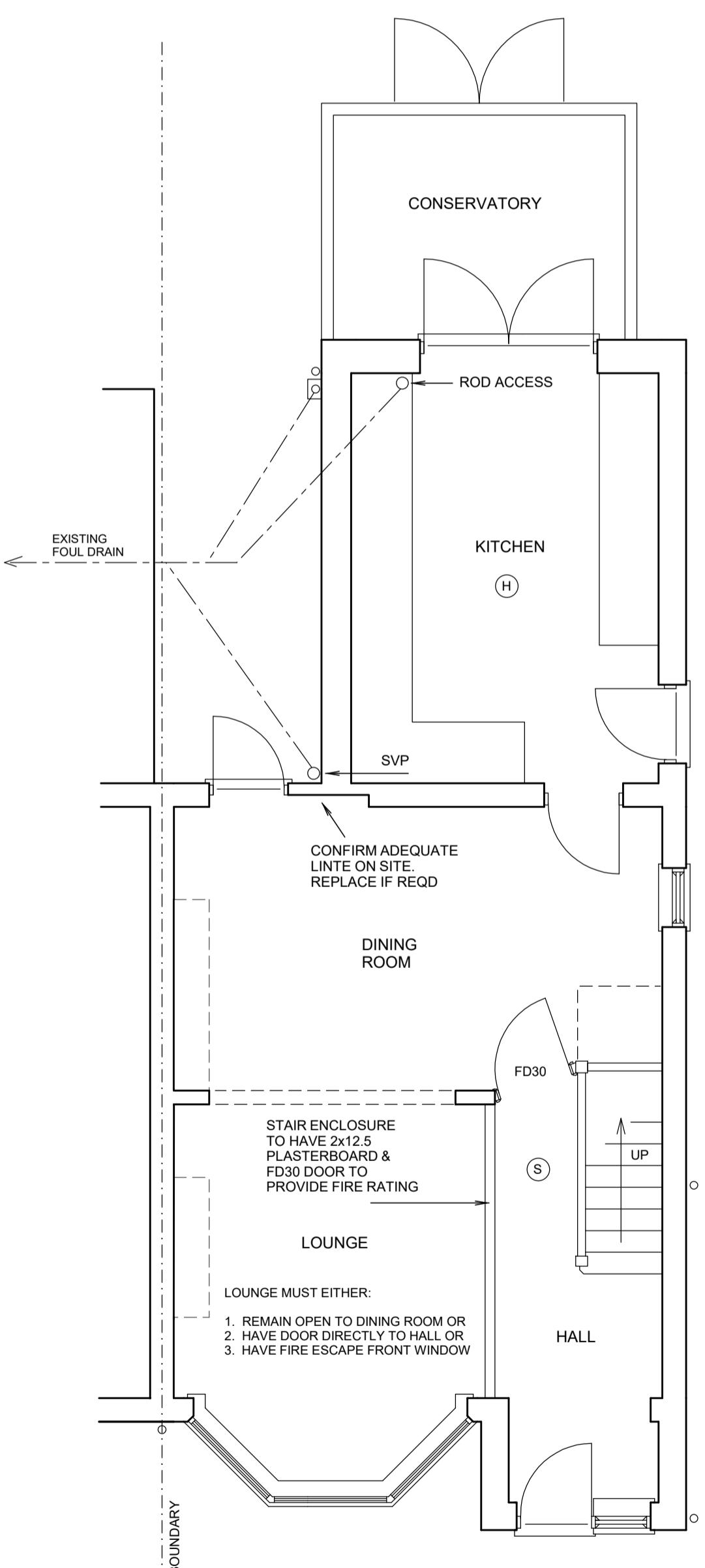


PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

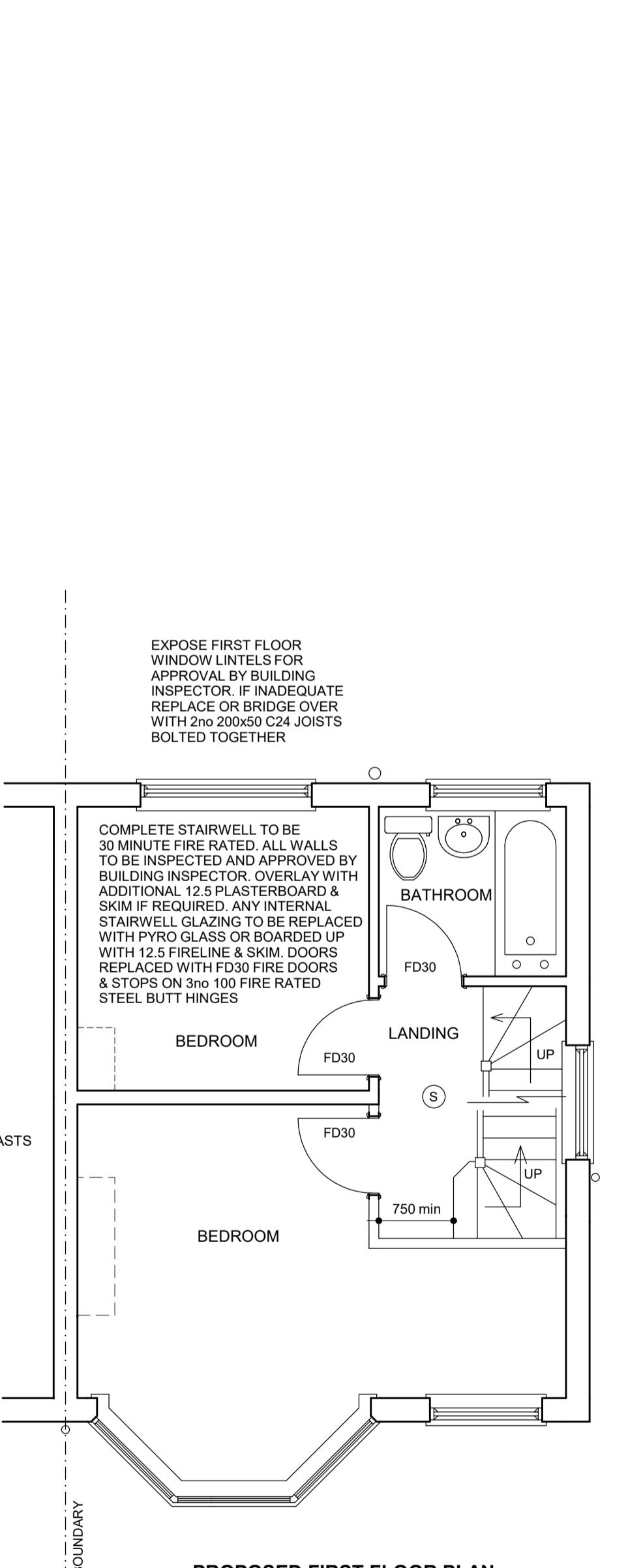
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



PROPOSED SECOND FLOOR PLAN
SCALE 1:50

GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

EXTERNAL WALL (GABLE WALL)
Solid wall of 215 Celcon Standard lightweight block. Dryline internally with 72.5 Celotex PL4000 insulation backed plasterboard dot & dabbed to wall with 3 skim. Mortar mix 1:1:6. Exterior render blockwork to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262. Opening to have insulated Cantic CN71A steel lintel over with min 150 bearing unless stated otherwise on drawing.

UPGRADING OF EXISTING PARTY WALL
Dry line wall with 72.5 thick Celotex PL4000 insulation backed plasterboard fixed to 47x47 battens. Additional 40 Celotex TB4000 between battens. 3 skim. Wall to achieve U-value of 0.18W/m2K.

STEELWORK
Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

LOFT FLOOR STRUCTURE
175x50 C16 joists at 400 cts. 22mm moisture resistant T&G particle board (18 WBP ply to bathrooms), 100 acoustic quilt located between joists fixed with chicken wire. 5x30 steel restraint straps at 2000 cts over 2 joists & located in brick or blockwork. 200x38 straight strutting between joists. Loft floor to be 30 minute fire rated. 2x12.5 plasterboard & skim to soffit.

STAIRCASE
32 engineered pine strings. 22 MDF treads. 9 ply risers, 90x90 newels. Tread & riser provisionally as plan but to be confirmed on site. Pitch not to exceed 42 degrees. 50 min tread length at turns. Open banisters to have spindles spaced to prevent 100 dia sphere from passing at any point. Handrails 900-1000 high. 2000 min headroom over stairs. Can be reduced to 1900 at midpoint reducing to 1800 on side for a staircase accessing a loft conversion.

INTERNAL PARTITIONS
75x50 stud. Lay DPC under sole plates where on concrete ground floor. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Clad stairwell partitions with 12.5 fireline or 2x12.5 plasterboard. Clad bath/shower room partitions with 12.5 soundblock. Clad other partitions with 12.5 plasterboard. Skim all plasterboard.

EXISTING MAIN ROOF RAFTERS (PITCHED WITH SLOPING SOFFIT) - VENTILATED
Existing rafters 90x45 at 380 cts. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 50 ventilation gap over 40 Celotex GA4000 insulation between rafters & 110 Celotex GA4000 insulation beneath rafters to achieve U-value of 0.15W/m2K. Ventilate at ridge and eaves. New hip & ridge tiles to be bedded on mortar in addition to a mechanical fixing.

FLAT ROOF (COLD DECK CONSTRUCTION)
TO INCREASE HEADROOM INSTALL JOISTS AT 1 IN 40 FALL. No firings. 150x50 C16 joists at 400 cts. 5x30 MS anchor straps at 2000 max cts. 18 OSB. 3 layers roof felt to BS747 hot bonded to ply decking. 100mm Celotex GA4000 insulation between joists with 50 ventilation gap over. 70 Celotex GA4000 below joists. Ceiling 9 plasterboard + skim. 25 continuous vent at eaves and abutment. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

DORMER REAR WALL & CHEEKS
125x50 C16 timber stud on doubled up rafters. 2no 200x50 C24 bolted together as lintel over windows. 120mm Celotex GA4000 between studs. 30 Celotex TB4000 internally. Timber framed walls to achieve U-value of 0.18W/m2K. Fix 1000 gauge polythene membrane over studs and seal perimeter with mastic to provide a VCL. 12.5 plasterboard + skim internally. 9 Superflx board to external face within 1m of boundary. Rest of dormer clad in 9 WBP ply. Cross batten externally and fix vertical hung tiles.

ROOFLIGHTS - PITCHED ROOFS
Install with manufacturers upstand/fixing kit and all to manufacturers instructions. Doubled up rafters and trimmers around opening to be bolted together with M12 bolts @ 600cts.

VENTILATION
Windows to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. Install power vent to bath/shower room to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

SURFACE WATER
112 dia PVC gutters. 68 dia PVC downpipes.

ABUTMENTS
All exterior abutments to have code 4 lead min 150 flashing.

WINDOWS & DOORS
Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING
Bath with 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Baths & shower taps to be thermostatically controlled to ensure water does not exceed 48 deg C.

ELECTRICAL WORK
All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING
New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.