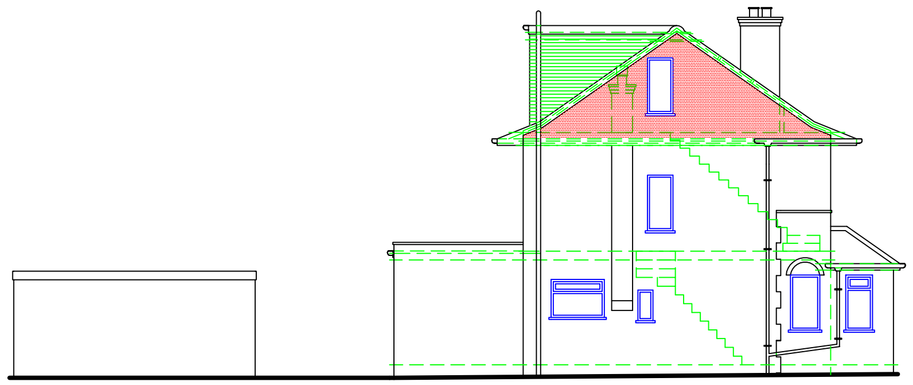
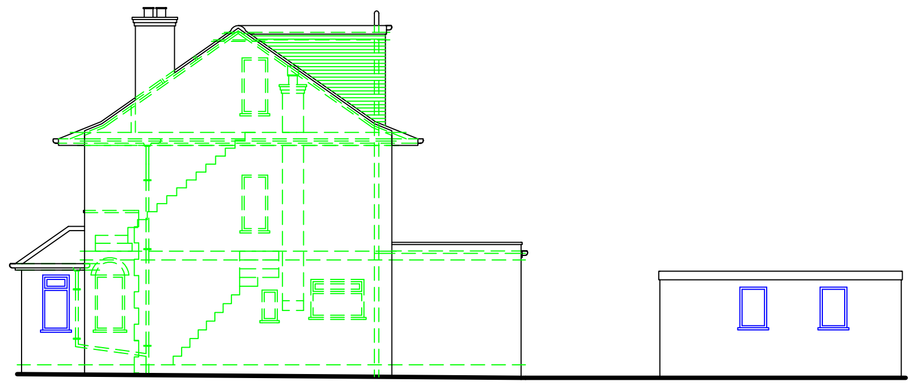
front elevation

rear elevation



side elevation



side elevation

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

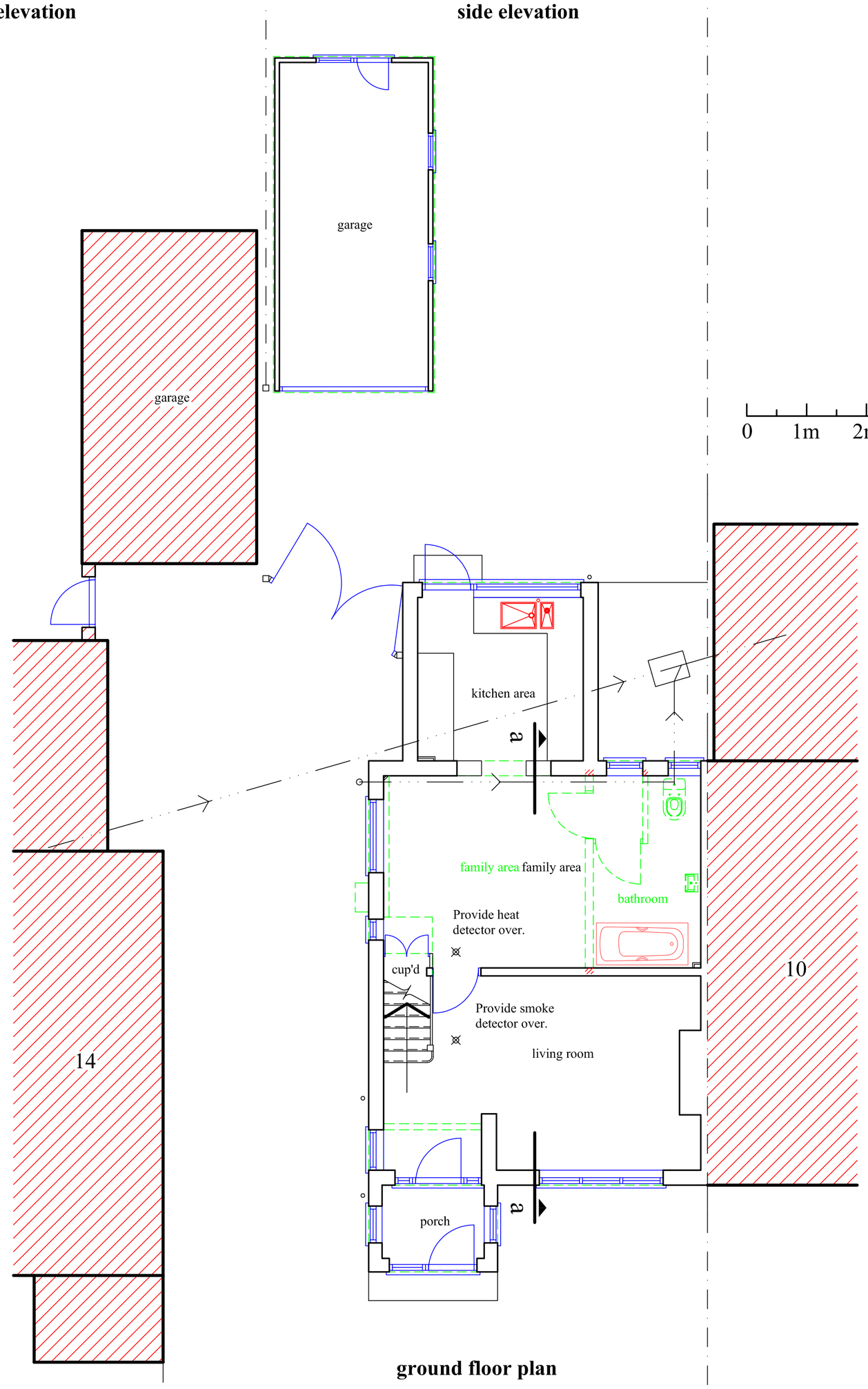
scale bar 1:100

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.

CALCULATION OF CUBIC CAPACITY.
PROPOSED HIP TO GABLE
LOFT CONVERSION.
ALLOWANCE AVAILABLE 50 cub m
Hip to Gable 7.090 x 3.695 x 2.613 ÷ 1/6th = 11.40
Dormer 3.395 ÷ 2 x 2.310 x 5.045 = 19.78 cub m
THEREFORE WITHIN 'P D' ALLOWENCE



ground floor plan

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

scale bar 1:50

Note :- All new materials to match existing.

Note: - Provide at least 50mm insulated plasterboard to gable walls. To acheive a 'U' value of 0.20w/m²K.

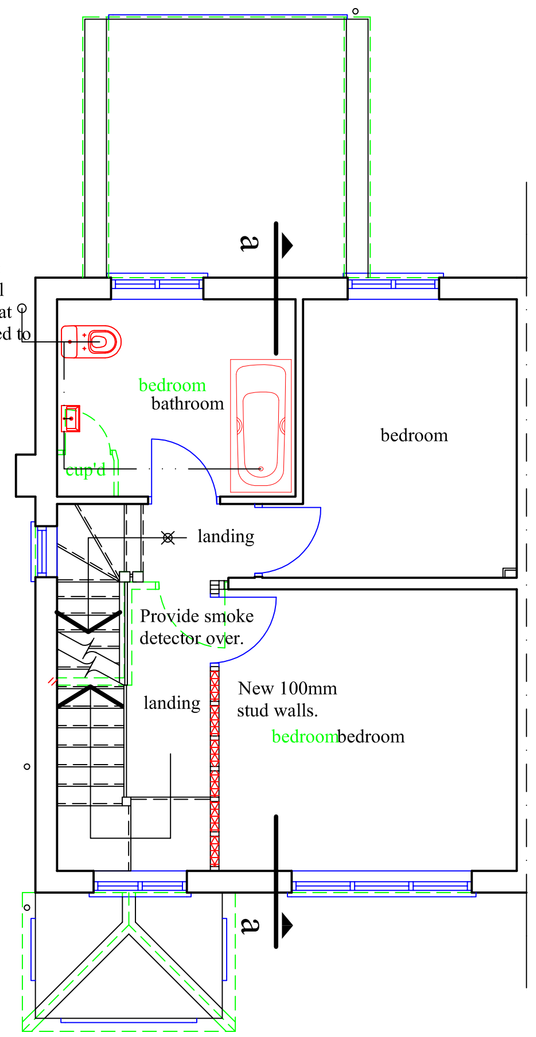
All new wastes to bathroom to be 40mm fitted with 75mm deep seal traps and cleaning eyes provided at changes of direction and connected to new s.v.p.

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

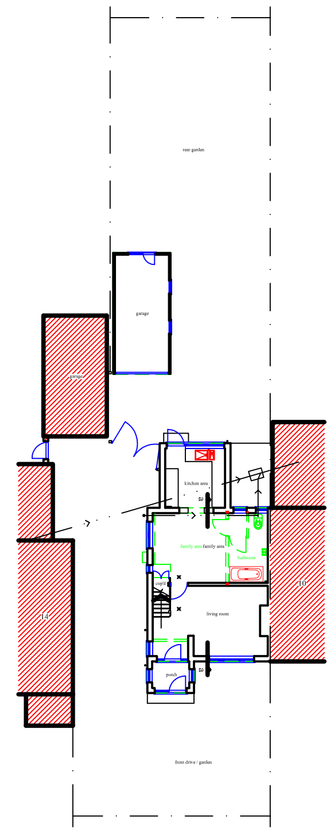
New staircases to be constructed 800mm wide with equal treads and rises, rises not to exceed 220mm and treads not less than 220mm. Minimum of 50mm tread at the newel post. Overall pitch of staircase not to exceed 42°. Minimum head room to be 2000m. Handrail on landings to be 1100mm high and 900mm high off pitch line, balusters to be at 100mm centres.

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.



first floor plan



block plan

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

scale bar 1:200

New floor should be constructed so as to provide reasonable resistance to sound tranmission, 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.

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 to both sides and infill with 100mm rockwall insulation. All new studs to be built of double joists bolted together with M12 Bolts at 600mm centres.

Note: - The proposed habitable rooms are each to be provided with an openable window with an unobstructed area of minimum 0.33m² with a minimum 450mm dimension in either direction. (i.e. Clear unobstructed aperture to be minimum 750x450mm - with escape hinges). The cill height of these windows should fall between 800-1100mm. First floor windows with a cill height below 800mm are to provide adequate protection against falling - safety glass and child proof restrictors to be fitted.

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 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.
2. Any new or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete lintels are to be provided in the walls above the drain run.
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 BS6206 and any glazing within 800mm of the floor level is to be toughened or laminated in accordance with PartK.
5. All new habitable rooms are to be provided with permanent ventilation of 8000mm², 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 vertical and horizontal dpc's at 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 of plaster to achieve a fire rating of 1/2 hour.
8. All timbers used in the construction of this project are to be to SG3 grade.
9. All glazing is to be low E glass with 16mm air gaps 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 complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

A	01.03.23	To Clients Requirements.

Revisions

Project

Proposed plans and elevations.

12 Hurstfield Crescent
Hayes Middlesex UB4 8DN
Mr. A. Hewey

blyth developments

155 Briar Road
Watford
Hertfordshire
WD25 0HL
T: 020 8428 6868

Scale 1:50 1:100 @ A1
Date February 2023
Drawn By D. J. BLYTH.
Drawing No: **BD/23/03/2A**