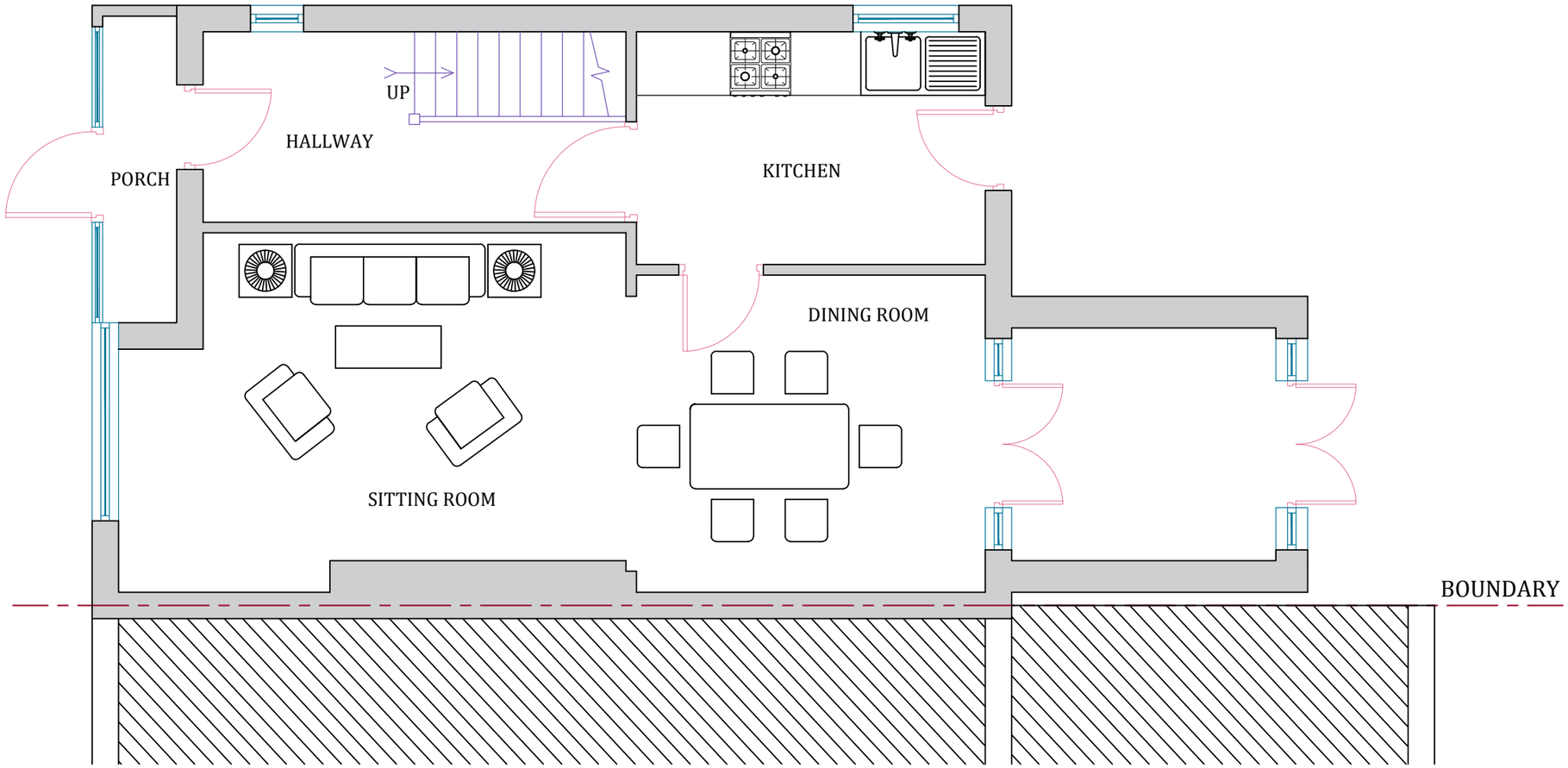
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EXISTING GROUND FLOOR PLAN

Scale 1:50

1:50
1m 0 1m 2m 3m 4m 5m

Issue	Notes	Drawn	Date

Express Plans

Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS
Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
EXISTING GROUND FLOOR PLAN

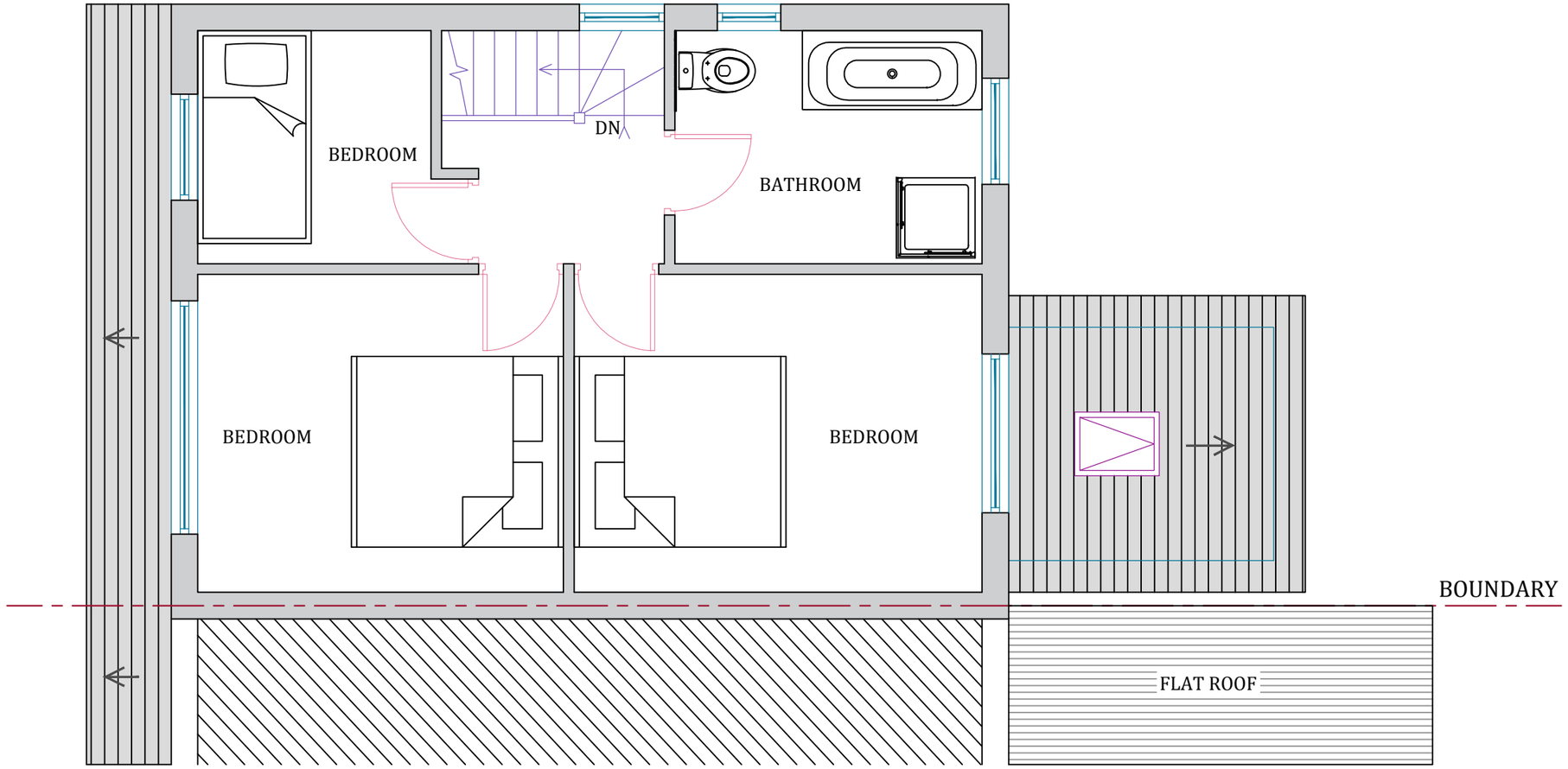
Scale	Date	Checked	Drawn By
1:50	21/04/21	AZ	AZ

Drawing Number
D01

Revision

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EXISTING FIRST FLOOR PLAN

Scale 1:50

1:50
1m 0 1m 2m 3m 4m 5m

Issue	Notes	Drawn	Date

Express Plans

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Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
EXISTING FIRST FLOOR PLAN

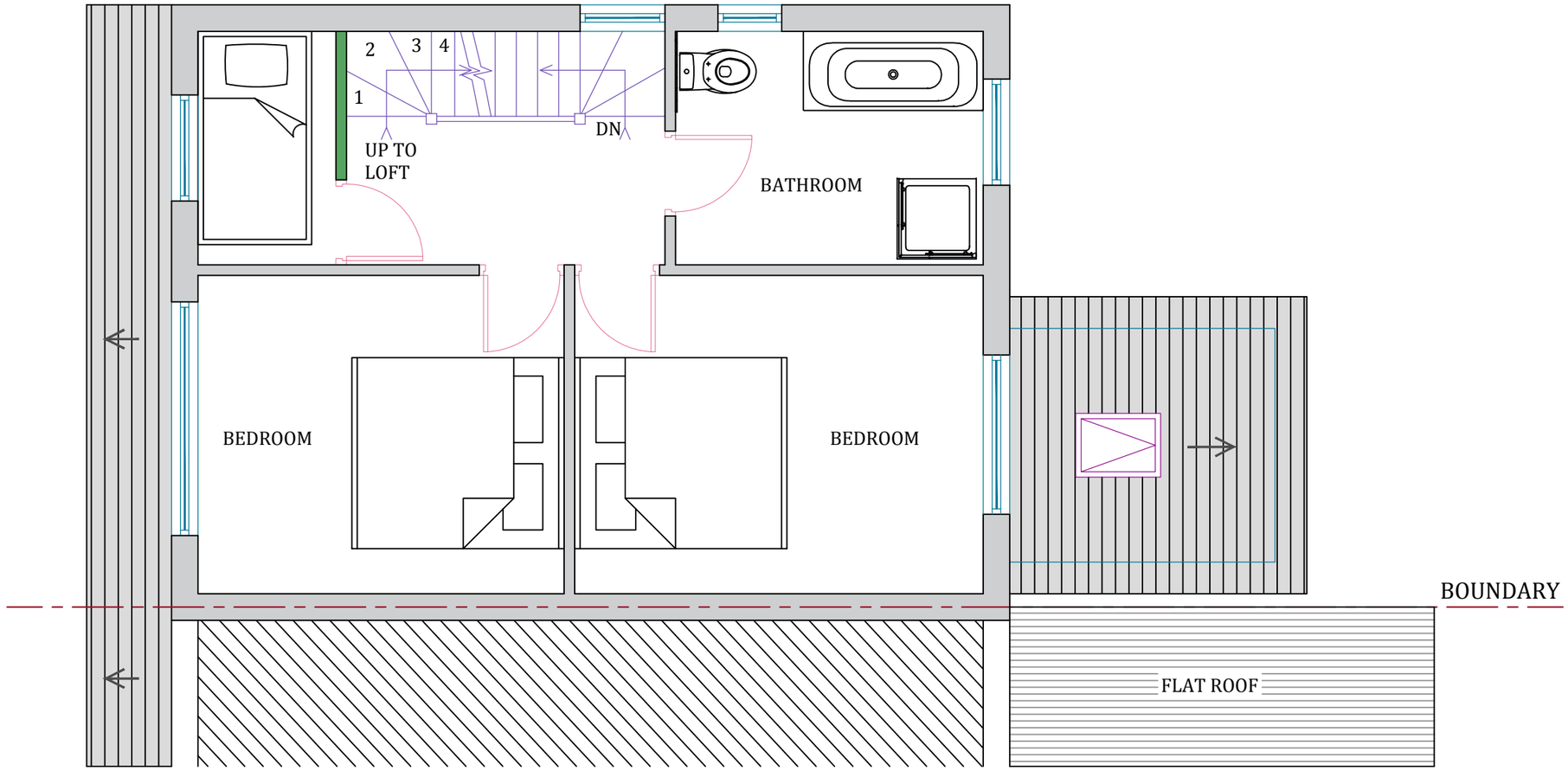
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1:50	21/04/21	AZ	AZ

Drawing Number
D02

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PROPOSED FIRST FLOOR PLAN

Scale 1:50

1:50
1m 0 1m 2m 3m 4m 5m

Issue	Notes	Drawn	Date

Express Plans

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Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
PROPOSED FIRST FLOOR PLAN

Scale	Date	Checked	Drawn By
1:50	21/04/21	AZ	AZ

Drawing Number
D03

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PROPOSED ROOF LIGHT TO HAVE 2 NOS OF 150X50 TIMBER JOISTS BOLTED TOGETHER EITHER SIDE AND DOUBLE NOGGIN TOP & BOTTOM

ALL STUD PARTITION ARE TO BE 100X50MM SAWN TIMER @ 400C/C & HORIZONTALLY NOGGED@ 600C/C TO BE LINED WITH 15MM SOUNDBLOC PLASTER BOARD BY GYPROC & 5MM SKIM ON BOTH SIDES. ALL PARTITIONS TO HAVE 100MM FIBER GLASS INSULATION

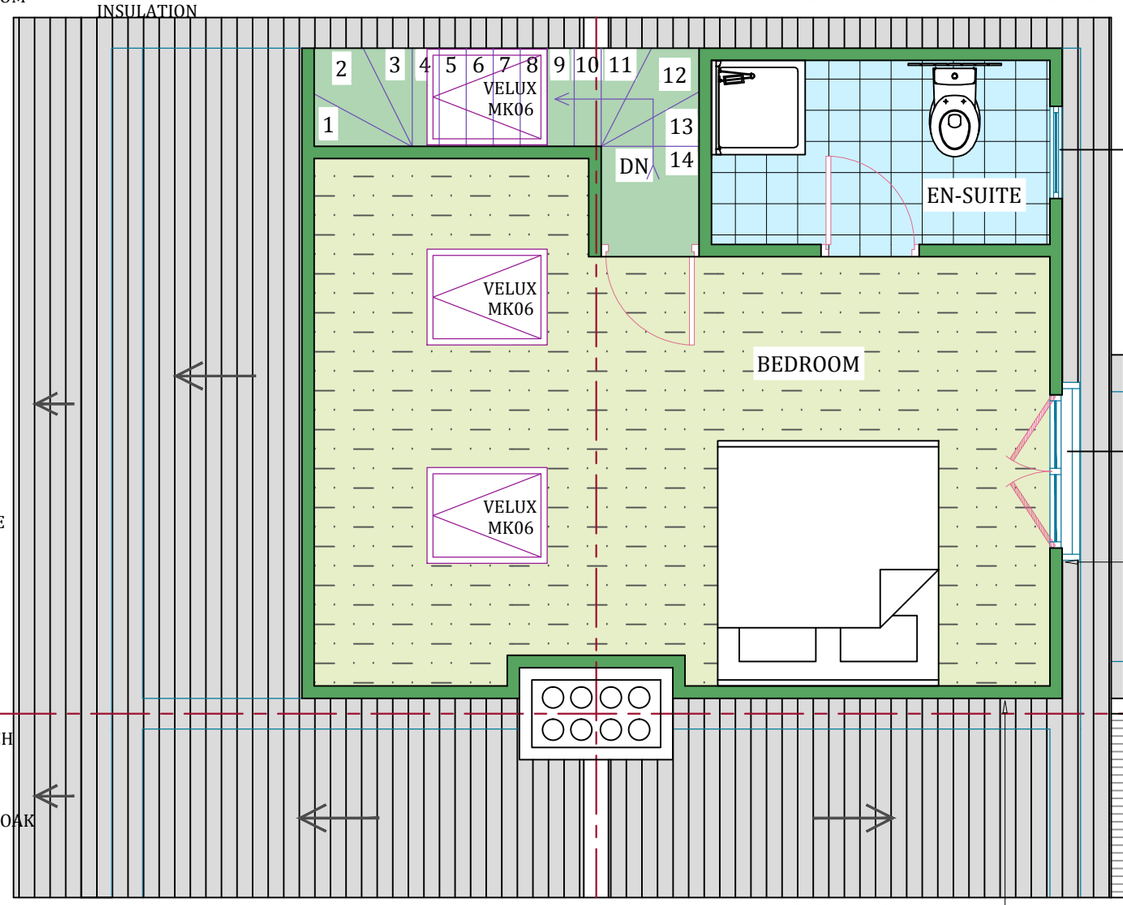
2 LAYERS 12.5MM FIRELINE PLASTERBOARDS TO INCASED STEEL BEAM PROVIDING (HALF HOUR FIRE RATING)

ALL NEW EXTERNAL WINDOWS FITTED WITH BACKGROUND TRICKLE VENTILATORS AND WINDOWS LOCATED WITH IN HABITUAL SPACE CAPABLE FOR FIRE ESCAPE. DOUBLE GLAZING UNITS TO MATCH EXISTING AND MINIMUM 1.4 W/M2 K U-VALUE RATING, SEE PDS SPECIFICATION FOR FURTHER DETAILS.

GUTTERS TO BE MAINTAINED ORIGINAL WITH MIN 0.2m SETBACK

FD20 - FIRE DOOR 20MIN
SMOKE ALARM/DETECTOR WITH BATTERY BACK-UP TO COMPLY WITH S 5839

VENTILATION:
KITCHEN TO HAVE MECHANICAL VENTILATION @ 60 LITRES PER SECOND
OR
@ 30 LITRES PER SECOND IF INCORPARATED INTO COOKER HOOD
SHOWER TO HAVE MECHANICAL VENTILATION @ 15 LITRES PER SECOND
PROVIDE 5000MM2 BACKGROUND VENTILATION TO ALL NEW EXTENSION ROOMS



ALL STUD PARTITION ARE TO BE 100X50MM SAWN TIMER @ 400C/C & HORIZONTALLY NOGGED@ 600C/C TO BE LINED WITH 15MM SOUNDBLOC PLASTER BOARD BY GYPROC & 5MM SKIM ON BOTH SIDES. ALL PARTITIONS TO HAVE 100MM FIBER GLASS INSULATION

ALL NEW RAINWATER GOODS TO MATCH PROFILE AND COLOUR OF EXISTING RETAINED.ANY NEW RAINWATER DRAINAGE SYSTEM INSTALLED TO BE LINKED TO EITHER EXISTING OR NEW SOAK AWAY SYSTEM MIN +5M AWAY FROM BUILDING FOUNDATION (TBC ON SITE)

PROPOSED DRAINAGE TO BE CONNECTED TO THE EXISTING SYSTEM

PROPOSED LOFT PLAN

NEW STAIRCASE WALLS TREATED WITH MIN. DOUBLE PLASTERBOARDS, TAPED JOINTED AND PLASTER SKIM IN ORDER TO ACHIEVE MIN.30 MINUTES FIRE RESISTANCE FOR ESCAPE

SHOWER TO HAVE MECHANICAL VENTILATION @ 15 LITRES PER SECOND

DORMER CHEEK CONSTRUCTION TO PROVIDE 1 HOUR FIRE PROTECTION AS REQUIRED WHERE DORMER CHEEKS IS LOCATED WITHIN 1M OF BOUNDARY

DORMER WALL TO BE 150MM INSULATED STUD WITH PLASTERBOARD AND SKIM INTERNALLY AND TILES ON BATTERNS EXTERNALLY

Scale 1:50



Issue	Notes	Drawn	Date

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Hayes
UB4 8HA

Drawing Title
PROPOSED LOFT PLAN

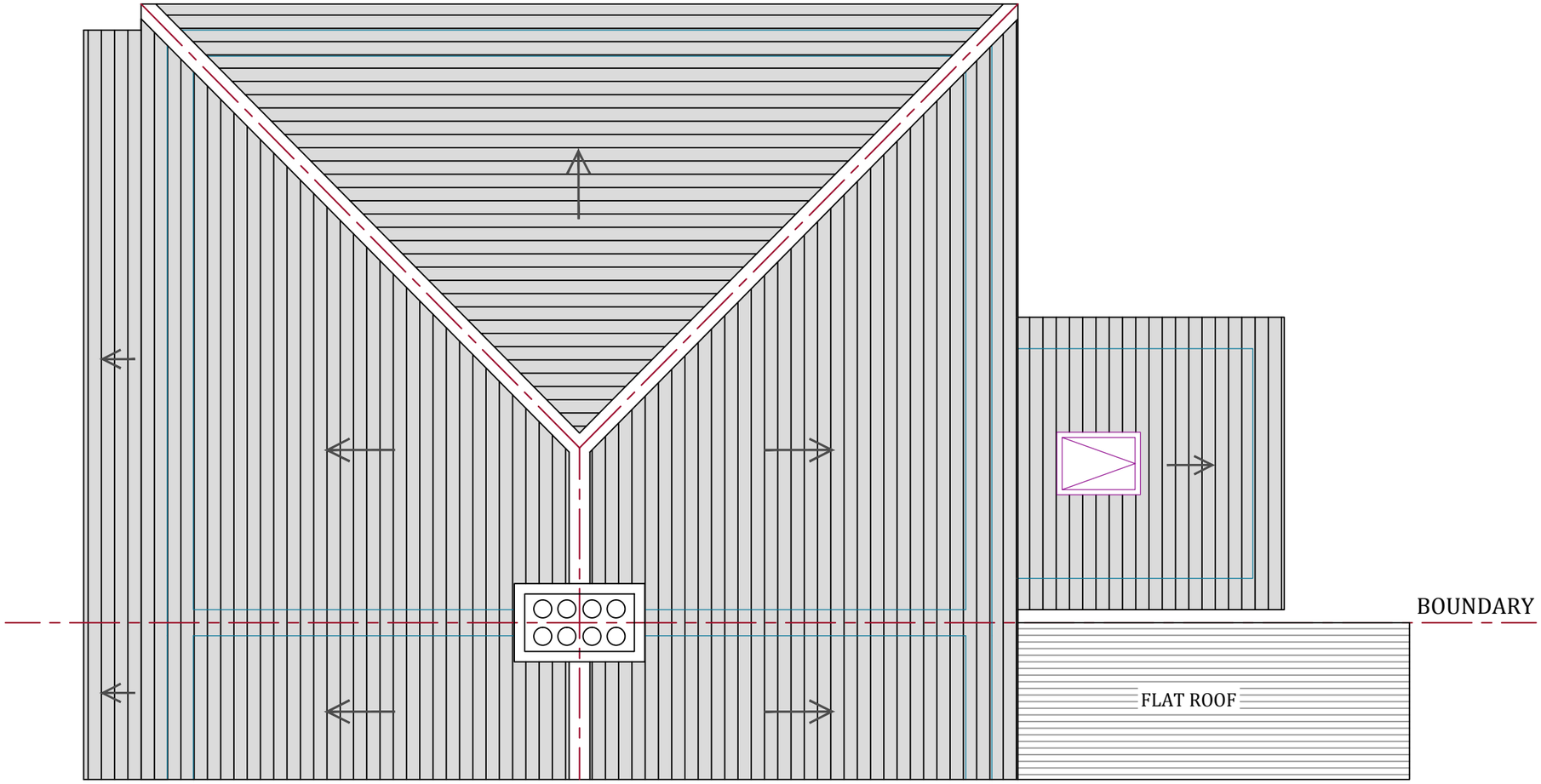
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1:50	21/04/21	AZ	AZ

Drawing Number
D04

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EXISTING ROOF PLAN

Scale 1:50

1:50
1m 0 1m 2m 3m 4m 5m

Issue	Notes	Drawn	Date

Express Plans

Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS
Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
EXISTING ROOF PLAN

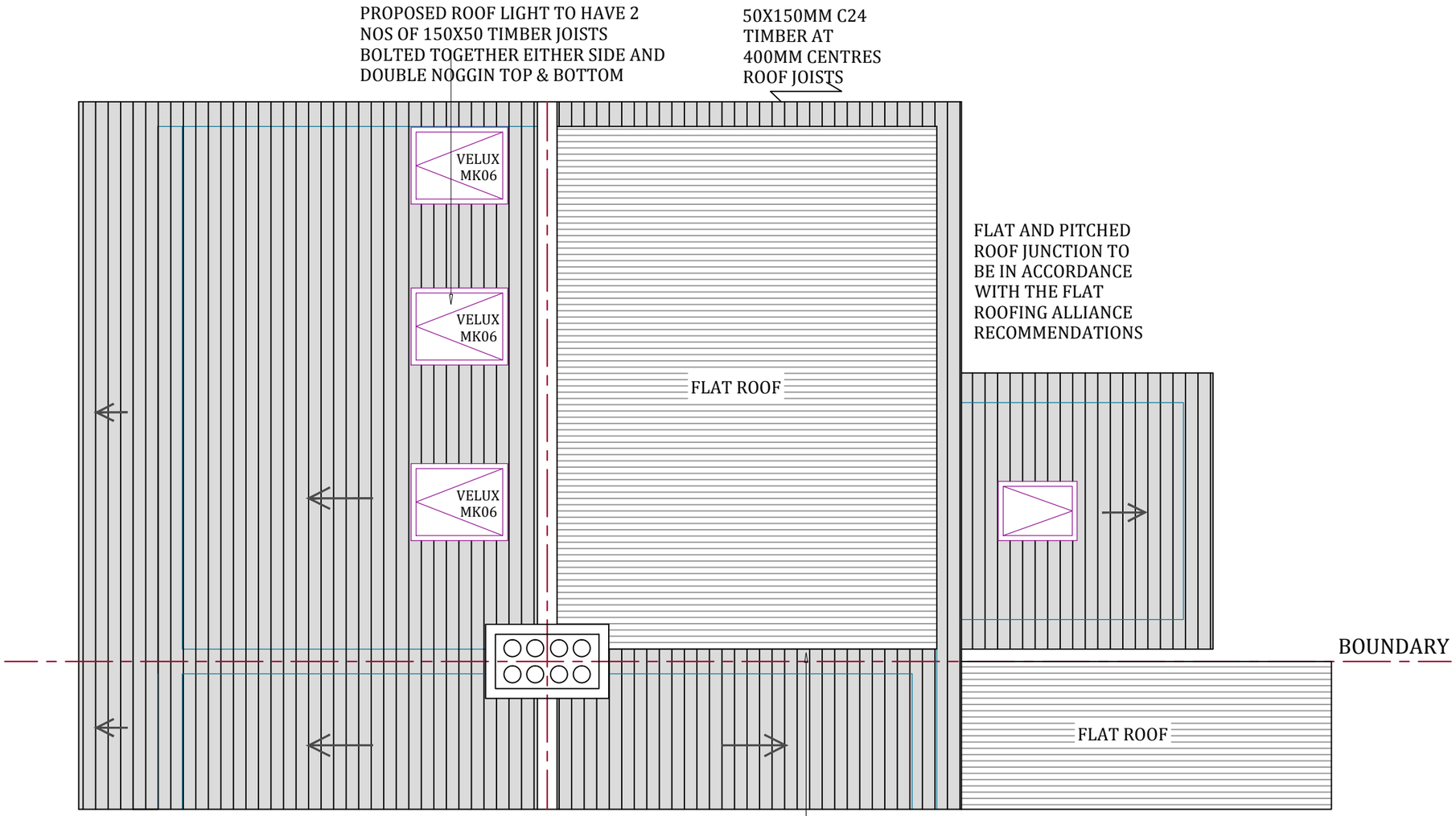
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1:50	21/04/21	AZ	AZ

Drawing Number
D05

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PROPOSED ROOF PLAN

Scale 1:50



Issue	Notes	Drawn	Date

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Client
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35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
PROPOSED ROOF PLAN

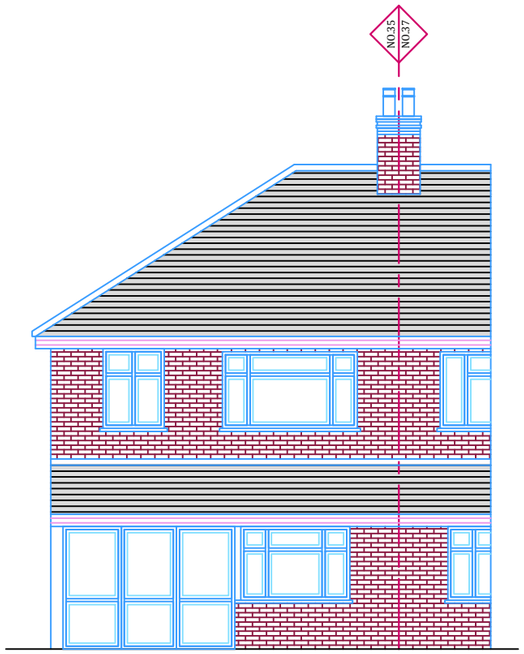
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Drawing Number
D06

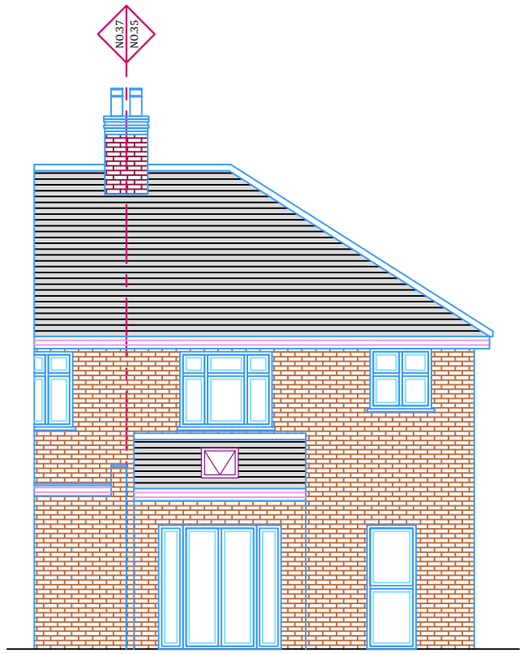
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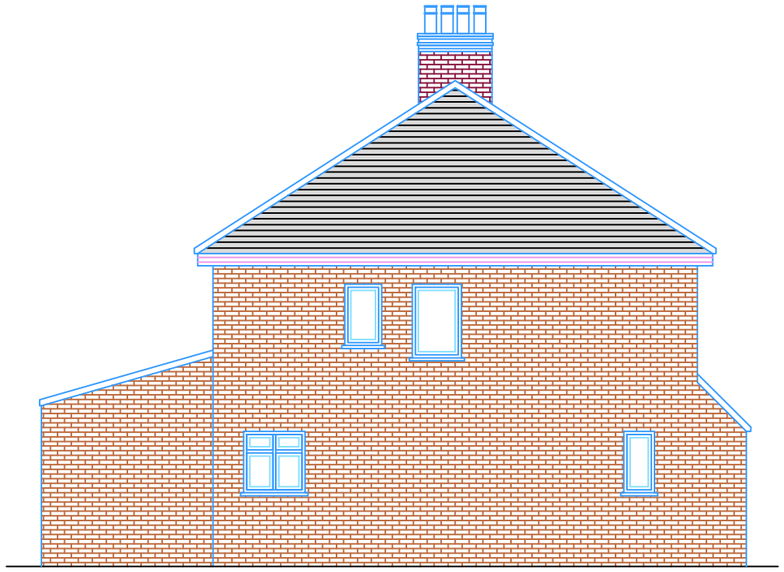
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EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

Scale 1:100

1:100
2m 0 2m 4m 6m 8m 10m

Issue	Notes	Drawn	Date

Express Plans

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Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
EXISTING ELEVATIONS

Scale	Date	Checked	Drawn By
1:100	21/04/21	AZ	AZ

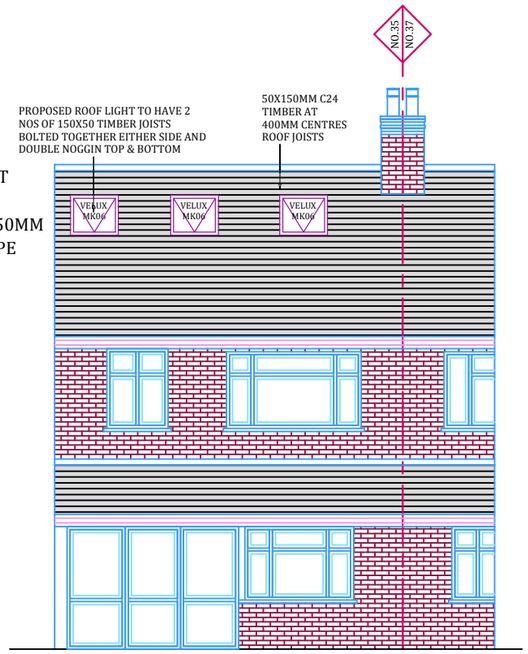
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D07

Revision

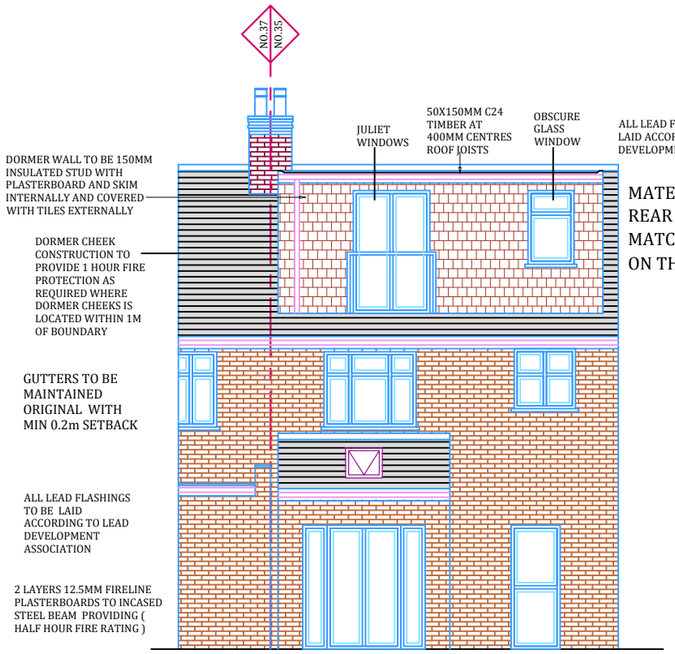
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ROOF LIGHTS TO BE INSERTED IN THE FRONT ROOF SLOPE WILL NOT PROJECT MORE THAN 150MM BEYOND THE ROOF SLOPE

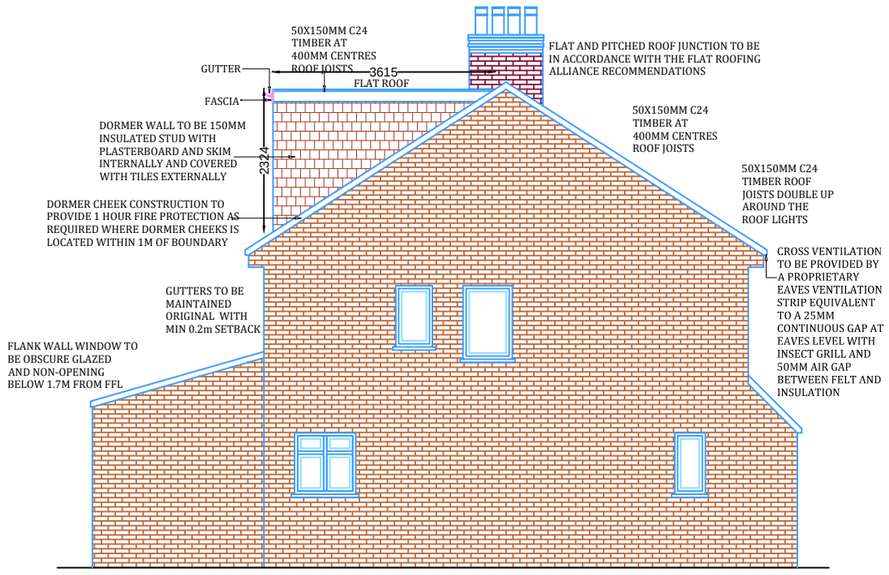


PROPOSED FRONT ELEVATION



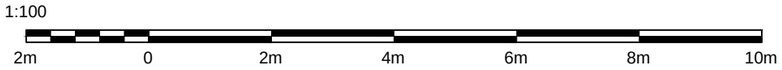
PROPOSED REAR ELEVATION

MATERIALS USED FOR THE REAR DORMER WILL MATCH THE MATERIALS ON THE HOST DWELLING



PROPOSED SIDE ELEVATION

Scale 1:100



Issue	Notes	Drawn	Date

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Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
PROPOSED ELEVATIONS

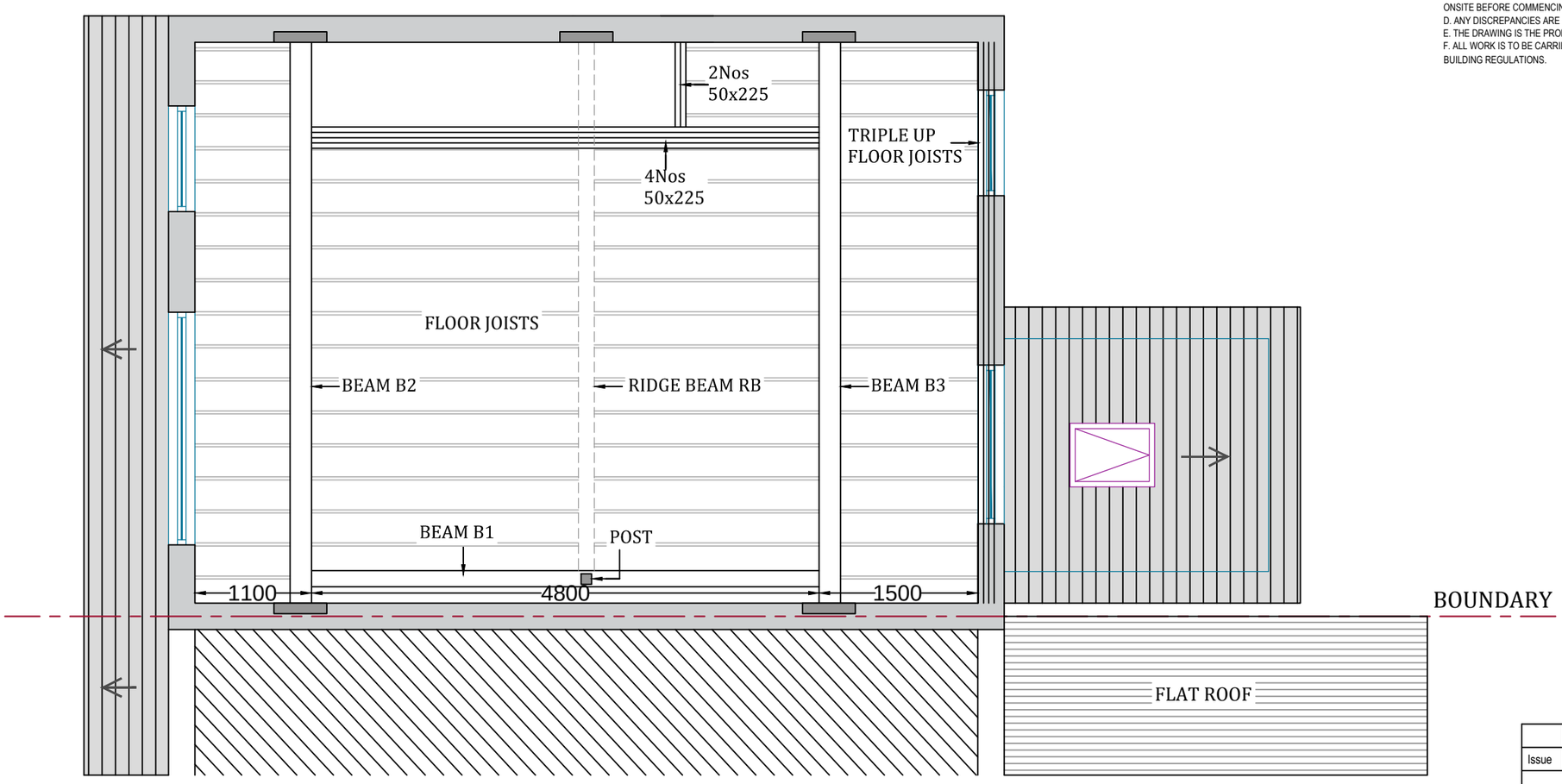
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1:100	21/04/21	AZ	AZ

Drawing Number
D08

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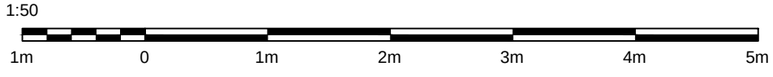
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STRUCTURAL LAYOUT

SPECIFIATION
RB - 152x152x37UC
B1 - 152x152x37UC
B2 & B3 - 203x203x46UC
POST - 100x100MM C24 TIMBER
R.B-SPREADER - 300x100x40mm M.S PLATE
B1-B3 -SPREADER - 500x100x40mm M.S PLATE
FLOOR JOISTS - 50x225mm C24 @400mm C/c
RAFTERS - 50x150mm C24 @400mm C/c
FLAT ROOF JOISTS - 50x150mm C24 @400mm C/c

Scale 1:50



Issue	Notes	Drawn	Date

Express Plans

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Client
Mr&Mrs. Murray
35 Meadow View Road
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UB4 8HA

Drawing Title
STRUCTURAL LAYOUT

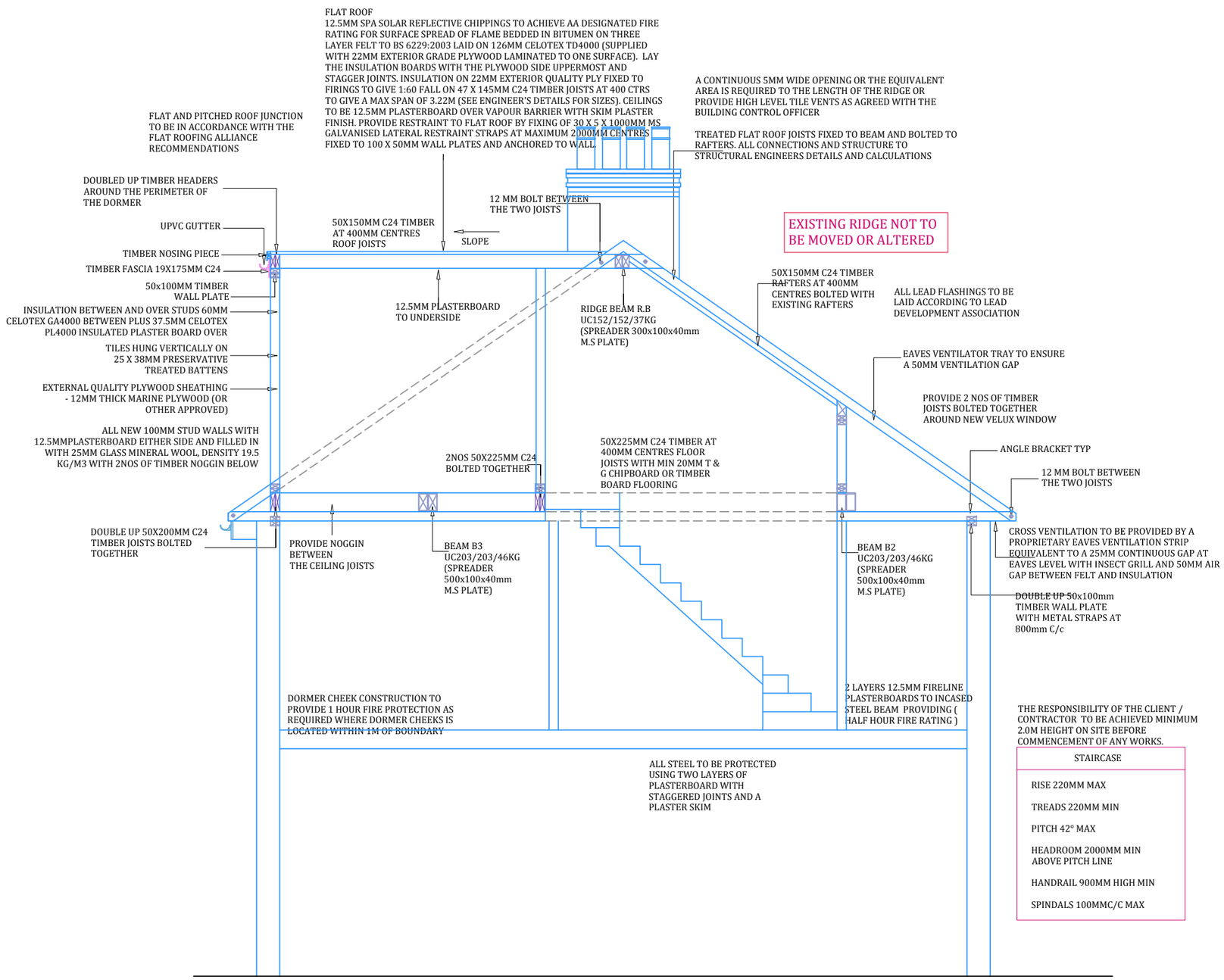
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Drawing Number
D09

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SECTION (PROPOSED)

Scale 1:50



Issue	Notes	Drawn	Date

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Client
Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
PROPOSED SECTION AA

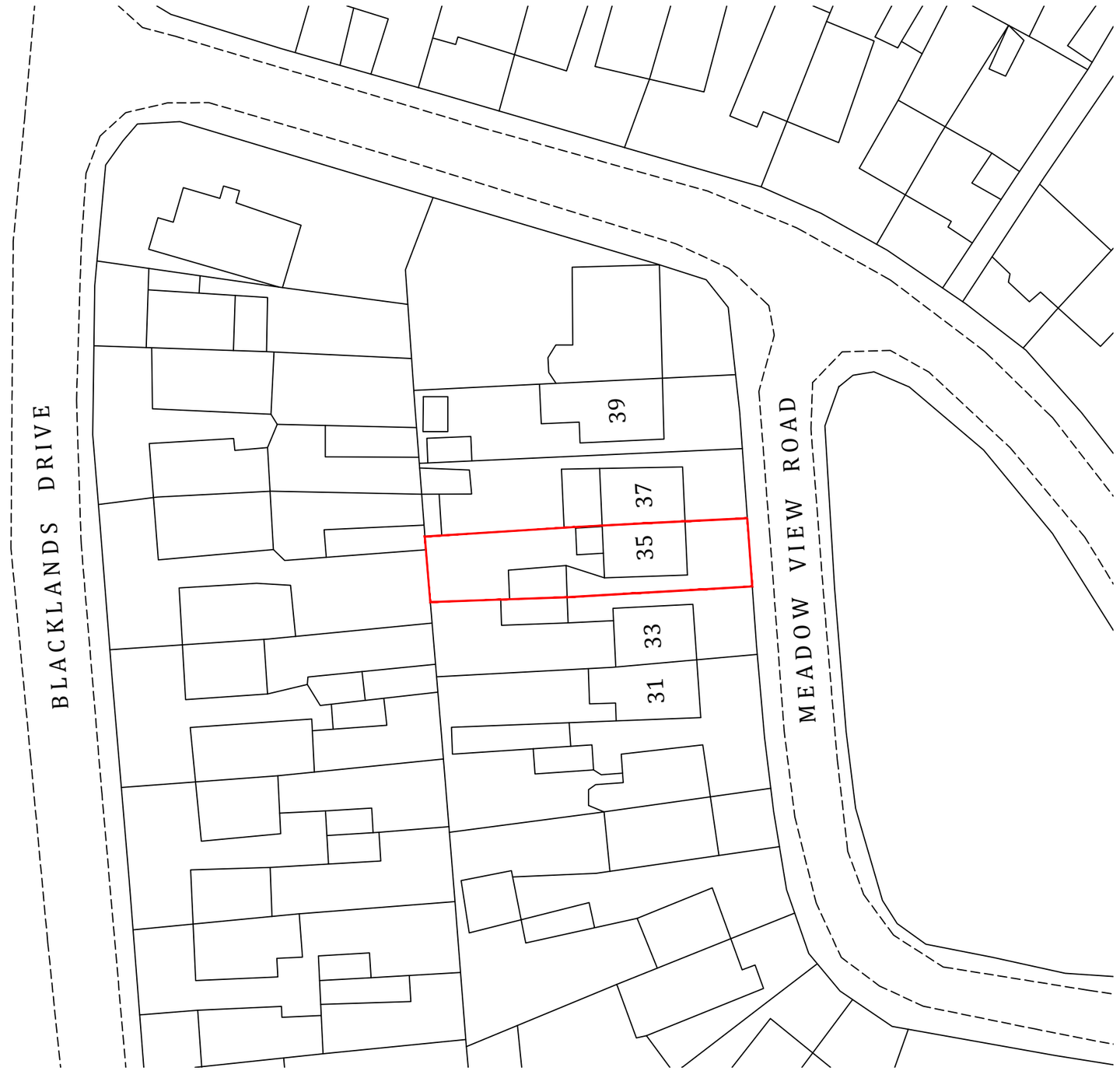
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1:50	21/04/21	AZ	AZ

Drawing Number
D10

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N

Scale 1:500

1:500
10m 0 10m 20m 30m 40m 50m

Issue	Notes	Drawn	Date

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Client
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Drawing Title
BLOCK PLAN

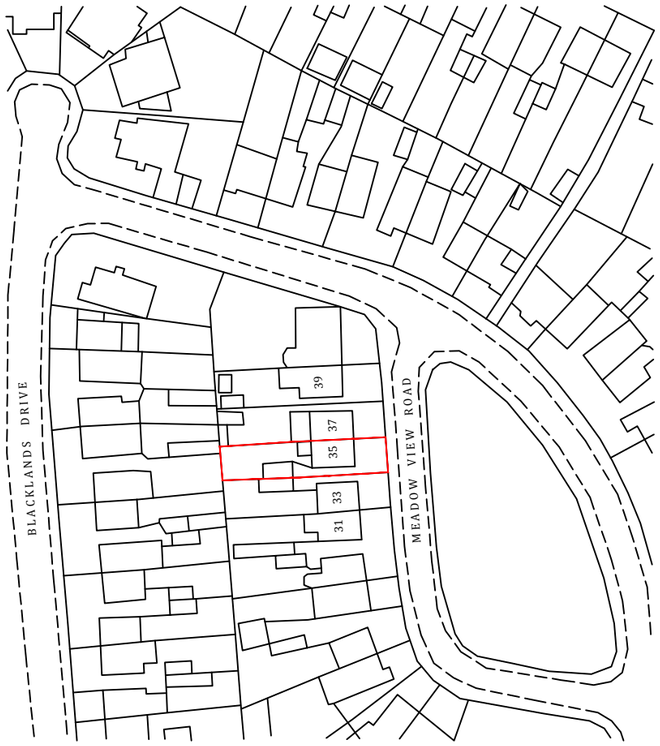
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Drawing Number
D11

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N

1:1250
Scale 1:1250
25m 0 25m 50m 75m 100m 125m

Issue	Notes	Drawn	Date

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Client
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35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
SITE PLAN

Scale	Date	Checked	Drawn By
1:1250	21/04/21	AZ	AZ

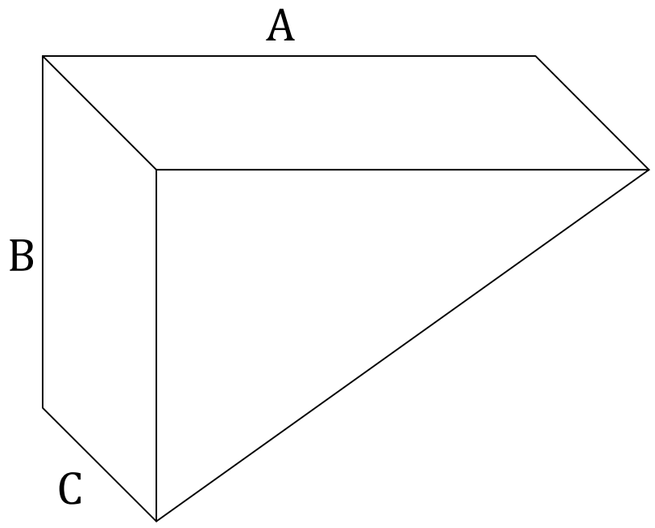
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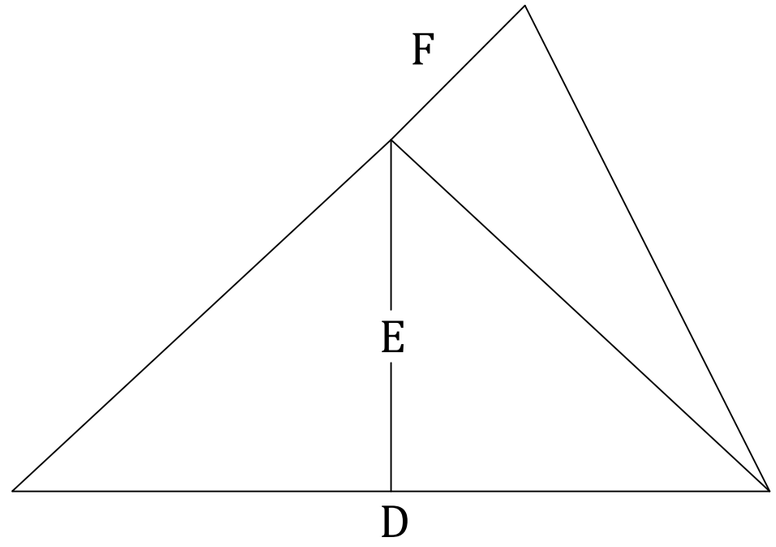
Revision

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LOFT VOLUME





A - DORMER VOLUME

$$= \frac{\boxed{a}\ 3.61 \times \boxed{b}\ 2.32 \times \boxed{c}\ 5.30}{2} = 22.19 \text{ Cu.m}$$

B - HIP TO GABLE VOLUME

$$= \frac{\boxed{d}\ 8.40 \times \boxed{e}\ 2.71 \times \boxed{f}\ 3.97}{6} = 15.06 \text{ Cu.m}$$

$$\boxed{\text{TOTAL VOLUME} = \boxed{A}\ 22.19 + \boxed{B}\ 15.06 = 37.25 < 50 \text{ Cu.m}}$$

Issue	Notes	Drawn	Date

Express Plans

Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS
Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
VOLUME

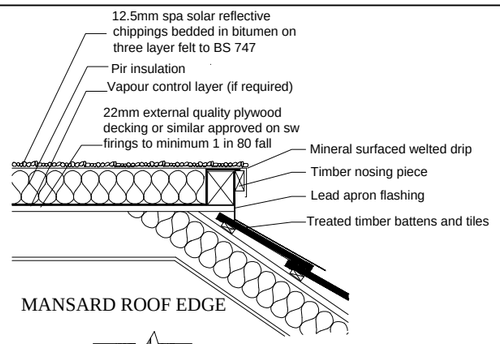
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NTS	21/04/21	AZ	AZ

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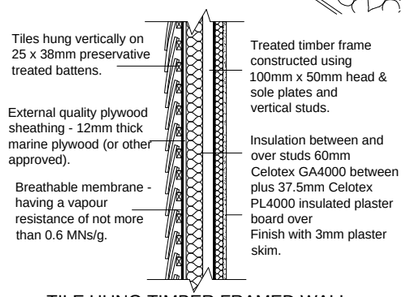
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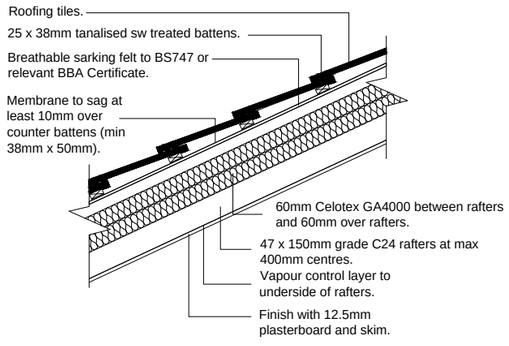
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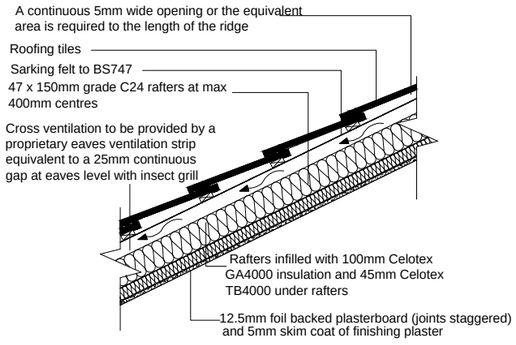
MANSARD ROOF EDGE



TILE HUNG TIMBER FRAMED WALL

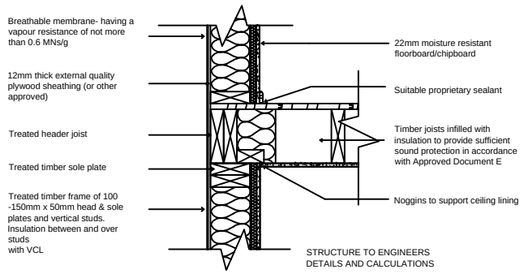


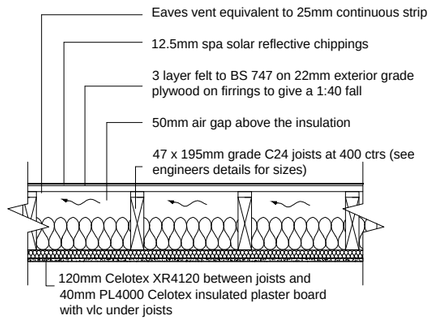
WARM PITCHED ROOF



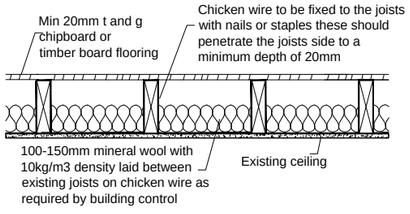
ROOF DETAIL

FLOOR/EXTERNAL WALL JUNCTION FOR TIMBER FRAME CONSTRUCTION (JOISTS AT PARALLEL TO WALL)

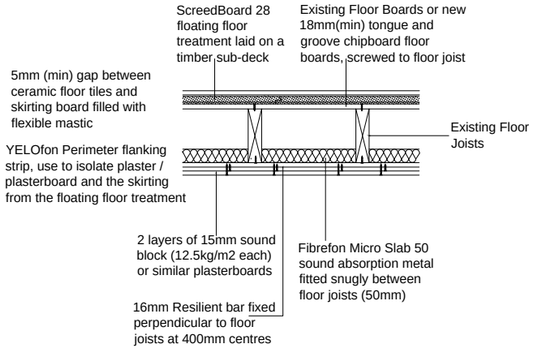




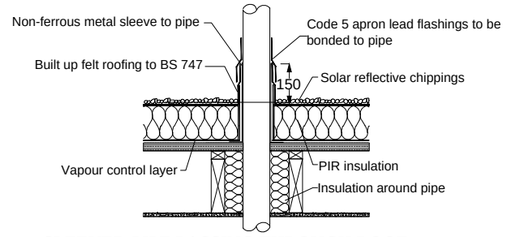
COLD FLAT ROOF



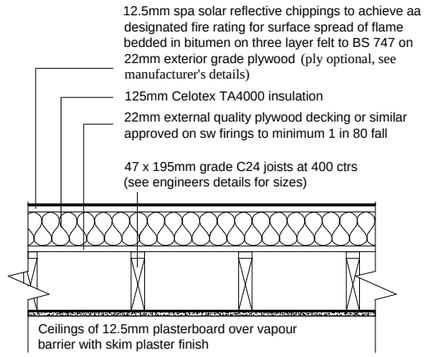
UPGRADING EXISTING LOFT FLOOR



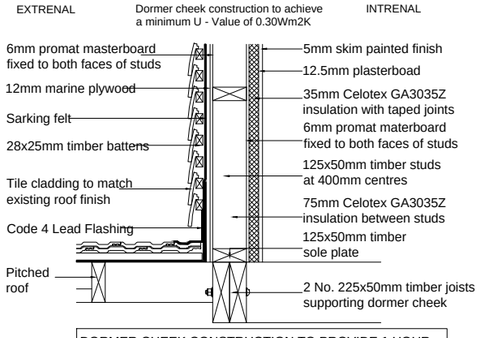
UPGRADE OF SEPARATING TIMBER FLOOR



SLEEVED PIPE PASSING THROUGH ROOF

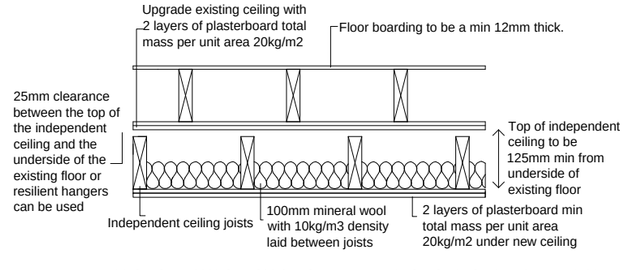


WARM FLAT ROOF



DORMER CHEEK CONSTRUCTION TO PROVIDE 1 HOUR FIRE PROTECTION AS REQUIRED WHERE DORMER CHEEKS IS LOCATED WITHIN 1M OF BOUNDARY

DORMER CHEEK DETAIL



TIMBER FLOOR UPGRADE WITH INDEPENDENT CEILING

PICK THE DETAILS AS PER SITE REQUIREMENTS

Issue	Notes	Drawn	Date

Express Plans

Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS
Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
B.R.DETAILS

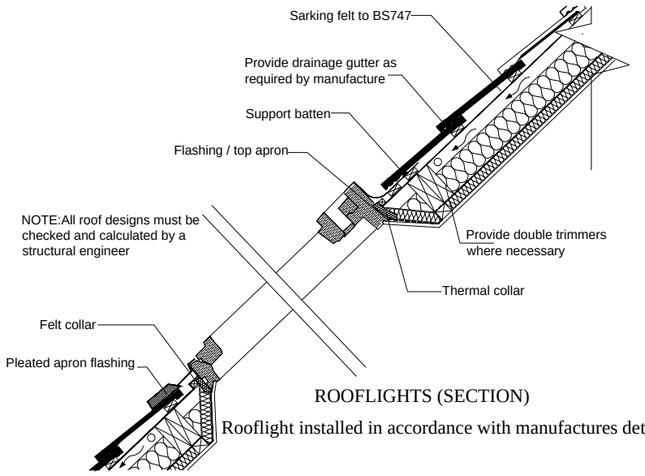
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NTS	21/04/21	AZ	AZ

Drawing Number
D14

Revision

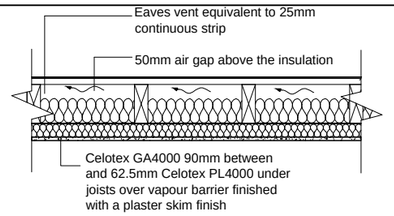
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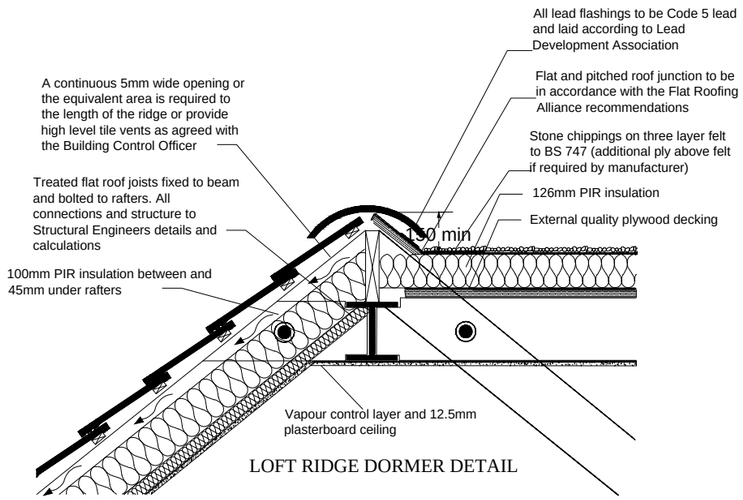


ROOFLIGHTS (SECTION)

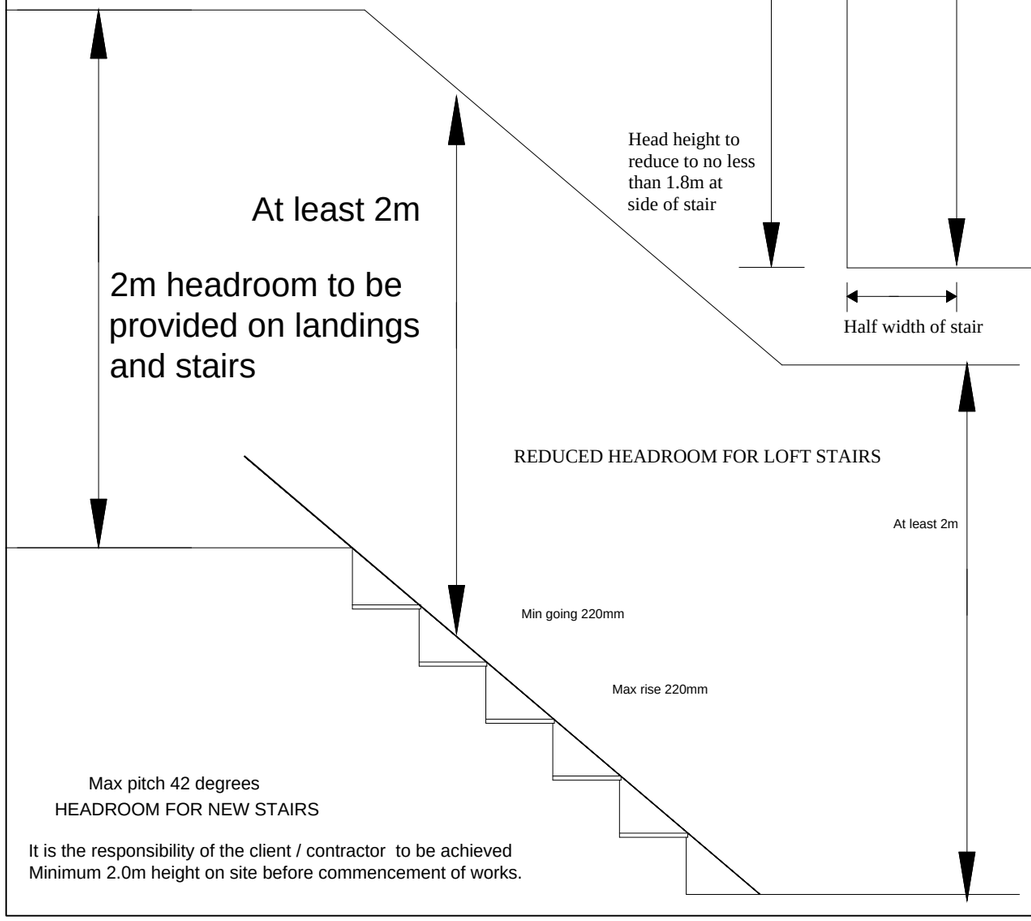
Rooflight installed in accordance with manufactures details



UPGRADE OF FLAT ROOF



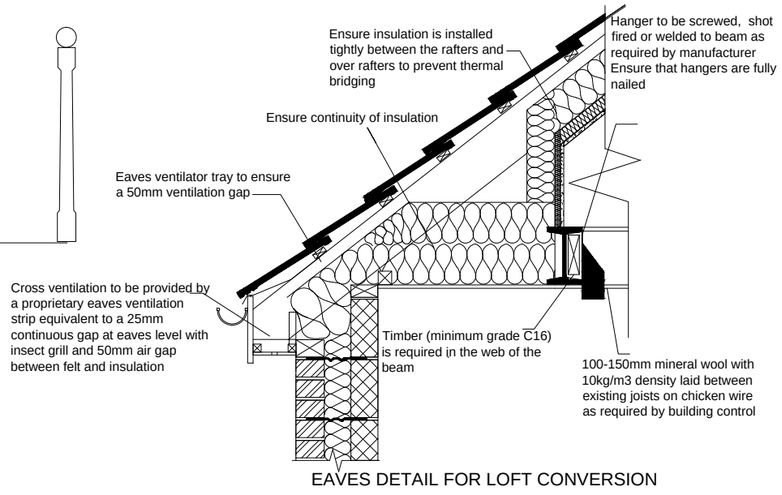
LOFT RIDGE DORMER DETAIL



HEADROOM FOR NEW STAIRS

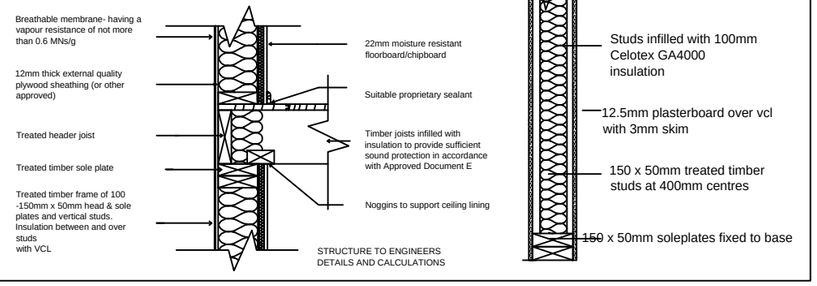
It is the responsibility of the client / contractor to be achieved Minimum 2.0m height on site before commencement of works.

REDUCED HEADROOM FOR LOFT STAIRS



EAVES DETAIL FOR LOFT CONVERSION

FLOOR/EXTERNAL WALL JUNCTION FOR TIMBER FRAME CONSTRUCTION (JOISTS AT RIGHT ANGLES TO WALL)



Issue	Notes	Drawn	Date

Express Plans

Suite 12, 29 Belmont Road, Uxbridge, UB8 1QS
Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr&Mrs. Murray
35 Meadow View Road
Hayes
UB4 8HA

Drawing Title
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SPECIFICATION SHEET

LOFT CONVERSION SPECIFICATIONS

All work to be carried out in accordance with building regulations and british codes of practice.

dimensions to be checked on site before work commences and builder to report any discrepancies before work commences. this includes an assessment of whether there will be any significant problem in carrying out the work on site as per the drawing.

the builder is assumed to have a working knowledge of the building regulations and work on site must follow the latest building regulations as and when the local authority surveyor requires.

any lintels over window and door openings may have to be exposed on site in order to confirm suitability to support the additional loads. inadequate lintols will require renewal as necessary.

the building owner is responsible for serving any party wall notices on neighbours prior to building works commencing.

the builder will have to refer to calculation sheets for structural details in addition to the drawing for items such as connections.

1. STAIRCASE

Going = 220 mm.
Riser= 198 mm.
Angle of stairs = 42 degrees.
Height of handrail = 940 mm.
Headroom over staircase = 2050 mm minimum.
Minimum going at newel post = 50 mm.
Minimum depth of landing at top/bottom of stairs is 500mm with inward opening door.

No glazed areas to the staircase, otherwise use wired glass.

balustrade to staircase to have maximum gap of 100mm in order that a sphere of 100mm diameter is unable to pass through.

newel post to winders to be 100mm square timber section and to be supported upon doubled up floor joists at first floor level.

2. DORMER CONSTRUCTION

To achieve minimum u value of 0.28w/m²k
tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 mns/g) and 12mm thick w.b.p external quality plywood sheathing (or other approved). ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. insulation between studs to be 60mm celotex ga4000, provide vcl and 37.5 celotex pl4000 insulated plasterboard over studs. finish with 3mm skim coat of finishing plaster.
all junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. dormer cheeks within 1m of the boundary to be lined externally with 12.5mm supalux and 12.5mm gyproc fireline board internally to achieve 1/2 hour fire resistance from both sides.
dormer to have code 4 lead flashing at
dormer and roof abutment

3.FLAT ROOF

WARM FLAT DORMER ROOF

(imposed load max 1.0 kn/m² - dead load max 0.75 kn/m²)
to achieve u value 0.18 w/m²k
to structural engineer's details. 12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to bs 6229:2003 on 22mm external quality ply (ply optional, see manufacturer's details) over 125mm celotex ta4000 insulation.
insulation bonded to vcl fixed to 22mm exterior grade plywood on firrings to give 1:60 fall on 47 x 145mm c24 timber joists at 400 centres max span 3.22m. ceilings of 12.5mm plasterboard over vapour barrier with skim plaster finish.
provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

COLD FLAT DORMER ROOF

(imposed load max 1.0 kn/m² - dead load max 0.75 kn/m²)
to achieve u value of 0.18 w/m²k
ventilated flat roof to structural engineer's details, construction comprising of 12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to bs 6229:2003 laid on 22mm exterior grade plywood on firrings to give a 1:40 fall, fixed to 47 x 145mm grade c24 timber joists at 400 centres max span 3.22m. cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation. insulation to be 90mm celotex ga4000 between joists and 62.5mm celotex pl4000 insulated plasterboard with a vapour barrier under joists. finish with a 3mm plaster skim. provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. workmanship to comply to bs 8000:4..

4.UPGRADE OF EXISTING FLOORS

Ensure first floor achieves modified half-hour fire resistance. new loft floor –joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations) provide min 20mm t and g chipboard or timber board flooring. in areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with bs en 312:2010). identification marking must be laid upper most to allow easy identification. to upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with bre-digest 208 1988. joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). provide lateral restraint where joists run parallel to walls. floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with bs en 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. straps to be built into walls. provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

5.INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm rockwool or isowool mineral fibre sound insulation) in all voids the full depth of the stud. partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. walls faced throughout with 12.5mm plaster board with skim plaster finish. taped and jointed complete with beads and stops.

6.STUD ASHLAR/DWARF WALL

To achieve minimum u value of 0.28w/m²k
construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. insulation between and over studs; 60mm celotex ga4000 between plus 37.5mm celotex pl4000 insulated plasterboard with vcl.
finish with 3mm skim coat of finishing plaster. all junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

7.PITCHED ROOF

The front rafters shoulb be increased in depth to 150mm by the introduction of 150mm x 50mm rafters between the ridge and front dwarf partition.

DORMER WARM PITCHED ROOF

pitch 22-45° (imposed load max 0.75 kn/m² - dead load max 0.75 kn/m²)
to achieve min u-value required of 0.18 w/m²k
timber roof structures to be designed by an engineer in accordance with nhbc technical requirement r5 structural design. calculations to be based on bs en 1995-1-1. roofing tiles to match existing fixed to tile battens secured over breathable sarking felt to relevant bba certificate allowing the breather felt to sag at least 10mm over preservative treated counter battens (min 38mm x 50mm). provide 60mm celotex ga4000 insulation boards under the counter battens and 60mm celotex ga4000 between 47 x 150mm timber rafters strength class c24 at 400 c/c – to give a max 3.47m span. a vapour control layer should be provided to the underside of the rafters. finish with 12.5 plasterboard and skim.
restraint strapping - ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. all straps to be 1000 x 30 x 5mm galvanized straps or other approved to bsen 845-1 at 2m centres.

DORMER COLD PITCHED ROOF

(Imposed load max 0.75 kn/m² - dead load max 0.75 kn/m²)
vented roof – pitch 22-45°
to achieve u-value 0.18 w/m²k
timber roof structures to be designed by an engineer in accordance with nhbc technical requirement r5 structural design. calculations to be based on bs en 1995-1-1. roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on sarking felt to relevant bba certificate. supported on 47 x 150mm grade c24 rafters at max 400mm centres max span 3.47m. rafters supported on 100 x 50mm sw wall plates. insulation to be 100mm kingspan kooltherm k7 between rafters and 50mm under rafters.
fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
maintain a 50mm air gap above insulation to ventilate roof. provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation. restraint strapping - ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. all straps to be 1000 x 30 x 5mm galvanized straps or other approved to bsen 845-1 at 2m centres.

8. UPGRADE OF PITCHED ROOF

(Imposed load max 0.75 kn/m² - dead load max 0.75 kn/m²)
vented roof – pitch 22-45°
to achieve u-value 0.18 w/m²k
existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. the existing roof condition must be checked and be free from defects as required by the building control officer any defective coverings or felt to be replaced in accordance with manufacturer's details.
roof construction - 47 x 150mm grade c24 rafters at max 400mm centres max span 3.47m. insulation to be 100mm celotex ga4000 between rafters and 52mm celotex pl4000 insulated plasterboard under rafters. finish with 5mm skim coat of finishing plaster to the underside of all ceilings.
maintain a 50mm air gap above insulation to ventilate roof. provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufactures details.

9.MEANS OF ESCAPE AND FIRE RESISTANCE

The habitable loft rooms are to have ½ hour fire resisting doors along with self closing devices and 25mm door stoppers.

existing doors of the hallway stairwell to all habitable rooms including kitchen to have doors fitted with self closing devices and 25mm door stoppers.

no glazing in the stairwell, but where fitted then should be georgian wired glass.

the loft lobby, first floor and ground floor (plus basement, where found) are to have a smoke detector at each of the levels. they should be mains operated with battery back up and be inter connected.

the new joists in the loft floor are to have (e.g 150mm rockwool insulation) laid on wire netting tacked to the sides of the joists.

flooring boards are to be 20mm tongued and grooved or have 3mm thick hardboard over straight edged boards.

fire resistance to steel beams to be 1 hour minimum and be achieved by intumescent paint
or
2 layers of 12.5mm plasterboard wire bound at 100mm centres and then 10mm thick gypsum plaster finish.

10.HEATING/HOT WATER

Heating/hot water to be provided by wall hung boiler, where renewed, and having fan assistance with sedbuc rating of not more than 78. there should be a programmer and room stat along with thermostatic radiator valves. heating to be fitted by a corgi registered contractor.

extend all heating and hot water services from existing and provide new tvrs to radiators. heating system to be designed, installed, tested and fully certified by a gas safe registered specialist. all work to be in accordance with the local water authorities by laws, gas safety requirements and ieee regulations.

11.ELECTRICAL WORKS

All electrical work required to meet the requirements of part p (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as bre certification ltd, bsi, niceic certification services or zurich ltd. an appropriate bs7671 electrical installation certificate is to be issued for the work by a person competent to do so. a copy of a certificate will be given to the council.

12.INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with part l of the current building regulations.

13.WASTES

bath waste to be 43mm diameter pvc

basin waste to be 37mm diameter pvc

w.c. waste to be 100mm diameter pvc

shower waste to be 50mm diameter pvc

traps to be 75mm diameter deep seal.

access and rodding points to all changes in direction.

gutter to dormer roof to be 100mm half round pvc, and rainwater downpipe discharging onto rear sloping roof or running down to the rainwater gulley is 63mm diameter pvc.

air admittance valve to the stub stack in bathroom to loft in order to provide for a vented system. connect to existing soil and vent pipe.

soil pipe to be extended up to 900mm above window opening where found to be within 3m of the window.

14.LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be code 5 lead and laid according to lead development association. flashings to be provided to all jambs and below window openings with welded upstands. joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. all work to be undertaken in accordance with the lead development association recommendations.

15.LEAD VALLEYS

Lead-lined valleys to be formed using code 5 lead sheet. valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°).
all work to be in accordance with the roof cladding manufacturers and the lead development association recommendations.

16.GLASS BALUSTRADING

All balcony balustrades to be min 1.1m height. balustrades to be in toughened glass in accordance with part k (part n in wales) of the building regulations and designed to resist the horizontal force given in bs 6180:2011. no openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

17.TRADITIONAL BALUSTRADES

Provide balustrades to balcony min 1100mm in height and capable of resisting at least the horizontal force given in bs 6180:2011. no openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

18.ROOF LIGHTS

Min u-value of 1.6 w/m²k.
roof-lights to be double glazed with 16mm argon gap and soft low-e glass. window energy rating to be band c or better. roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

19.SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to bs 6206, bs en 14179 or bs en iso 12543-1:2011 and part k (part n in wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

20.NEW WINDOWS

New windows to be double glazed with 16mm argon gap and soft coat low-e glass. window energy rating to be band c or better and to achieve u-value of 1.6 w/m²k.

21.NEW EXTERNAL DOORS

New external doors to achieve a u-value of 1.80w/m²k. glazed areas to be double glazed with 16mm argon gap and soft low-e glass. glass to be toughened or laminated safety glass to bs 6206, bs en 14179 or bs en iso 12543-1:2011 and part k (part n in wales) of the current building regulations.

22.INTERMEDIATE FLOORS

Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm ctrs (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312:2010. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

23.RESTRAINED TO STRUCTURE

STRAPPING FOR PITCHED ROOF

gable walls should be strapped to roofs at 2m centres. all external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to bsen 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. provide solid noggins between rafters at strap positions. all wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to bsen 845-1 at maximum 2m centres.

STRAPPING OF FLOORS

provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with bs en 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. straps to be built into walls. provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

FLAT ROOF RESTRAINT

100m x 50mm c16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

24.VENTILATION

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New windows/rooflights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

FLAT ROOF VENTILATION
Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation.

25.ELECTRICAL SPECIFICATION

All new electrical work is to be designed, installed, inspected and tested in accordance with bs 7671 (i.e.e. wiring regulations 17th edition). the works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to building control on completion of the works. provide and install electrical power and lighting circuits and their fittings. type and positioning to be agreed with client. light switches and power socket outlets are to be positioned between 450mm and 1200 mm above finished floor level. 75% energy efficient lighting to be provided
fixed external lighting should have effective control and/or use efficient lamps; having lamp capacity not greater than 100 lamp-watts per light fitting alternatively lights should have lamps with a luminous efficacy greater than 45 lumens per circuit-watt. the lighting automatically switches off when there is enough dayslight and they should be controllable manually as well.

26.STRUCTURE AND STEEL FIRE PROTECTION

Engineer's structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site.
new steel beams to be encased in 12.5mm gyproc fireline board with staggered joints, gyproc firecase or painted in nullifire s or similar intumescent paint to provide 1/2 hour fire resistance as agreed with building control. all fire protection to be installed as detailed by specialist manufacturer.

27.DOORS & WINDOWS

Roof lights
min u-value of 1.6 w/m²k.
roof-lights to be double glazed with 16mm argon gap and soft low-e glass. window energy rating to be band c or better. roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

28.DRAINAGE

Rainwater drainage
new rainwater goods to be new 110mm upvc half round gutters taken to and connected into 68mm dia upvc downpipes.

above ground drainage
all new above ground drainage and plumbing to comply with bs en 12056-2:2000 for sanitary pipework. all drainage to be in accordance with part h of the building regulations. wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
bath/shower - 3m for 40mm pipe 4m for 50mm pipe
w/c - 6m for 100mm pipe for single wc
all branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
or to 110mm upvc soil pipe with accessible internal air admittance valve complying with bs en 12380, placed at a height so that the outlet is above the trap of the highest fitting.
waste pipes not to connect within 200mm of the wc connection.
supply hot and cold water to all fittings as appropriate.

29.SMOKE DETECTION
Mains operated linked smoke alarm detection system to bs en 14604 and bs5839-6:2004 to at least a grade d category ld3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if requried by bco. smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. if ceiling mounted they should be 300mm from the walls and light fittings. where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

30.GENERAL

Dormer cheeks to be built up off of 3 nos. 150mm x 50mm rafters bolted together.

flooring joists to be nogged at 1.5m c/c.

THERMAL BRIDGING

care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).

* Chimney stacks to roof are to be confirmed whether in use. the chimney stack, if in use should be raised above the roof of the dormer. otherwise seal off the stack by removing pots and bedding slate/tiles in mortar. make sure that you have the neighbour's permission for shared stacks before work commences.

the chimney flues internally must be made unusable by removing or sealing off in brickwork.

no steel beam or spreader plate is to be in chimney flue brickwork.

any residue of chimney flue brickwork in the loft area is to be supported upon 3 nos. 18 inch gallows brackets with 75mm angle iron welded to the ends and a 6mm metal sheet across the frame created.

the height of brickwork below the ridge level should not be less than the height of the stack above the roof ridge.

dormer cheeks to be built up off of 3 nos. 170mm x 50mm rafters bolted together.
flooring joists to be nogged at 1.5m c/c.

Issue	Notes	Drawn	Date

Express Plans

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Drawing Title
SPECIFICATIONS

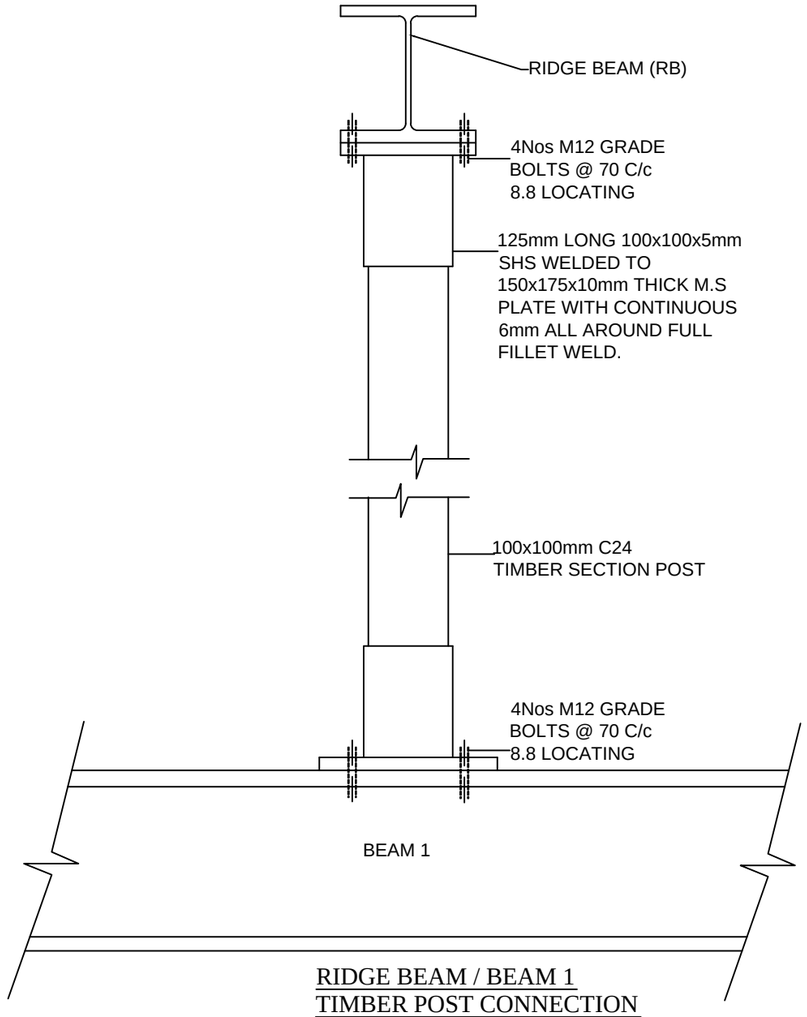
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Drawing Number
D16

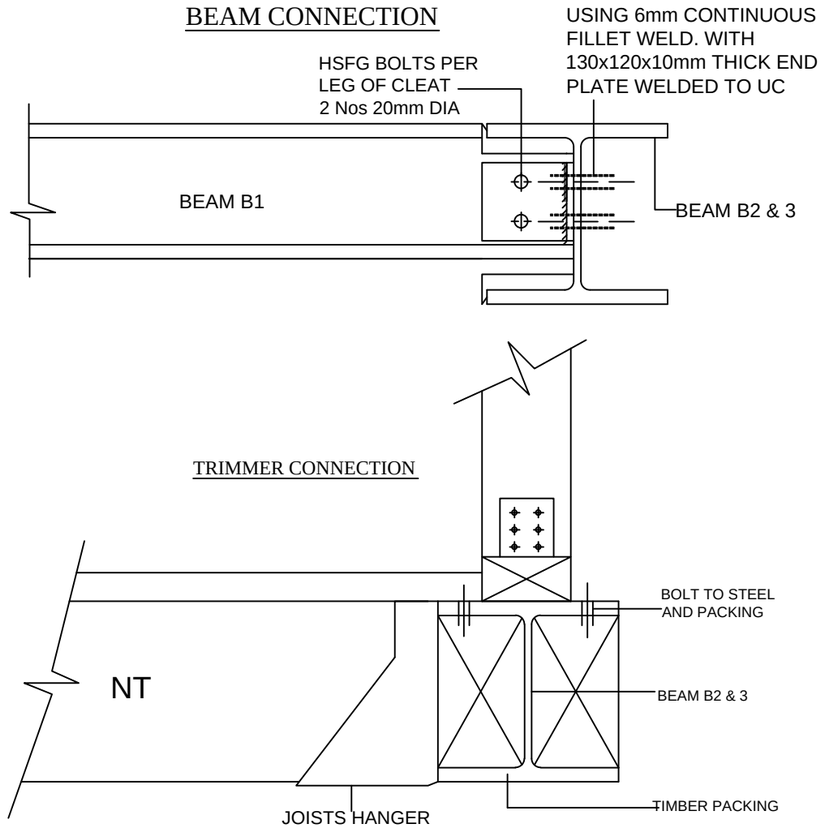
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RIDGE BEAM / BEAM 1
TIMBER POST CONNECTION



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CONNECTIONS

Scale	Date	Checked	Drawn By
NTS	21/04/21	AZ	AZ

Drawing Number
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