

PERMITTED DEVELOPMENT NOTES:

LOFT VOLUME CALCULATIONS

HIP-TO-GABLE VOL.
 $= (1.4m \times 1.4m \times 3.3m) / 6 = 1.1m^3$ approx

REAR DORMER VOL.
 $= (2.54m (H) \times 3.24m (D) \times 5.365m (W)) / 2 = 44.141804m^3 = 22.1m^3$ approx

TOTAL VOLUMETRIC INCREASE = $23.2m^3 < 50$ cubic metres for detached and semi-detached houses.

ALL MATERIALS TO BE SIMILAR IN APPEARANCE TO THE EXISTING HOUSE

NO PART OF THE EXTENSION TO BE HIGHER THAN THE HIGHER PART OF THE EXISTING ROOF

DORMER TO BE SET BACK AT LEAST 20CM FROM THE ORIGINAL EAVES.

BUILDING CONTROL NOTES:

Contractor is responsible for all setting out and must check dimensions on site before work is put in hand

Architect to be notified of suspected omissions or discrepancies

All materials to match existing

All drawings to be read in conjunction with Structural Engineer's drawings and any other consultant's drawings/information issued.

Cavity closers at wall junctions of separating walls/external walls.

Position of lintels/sizes as per engineer's specification.

All steel to have 1 hr fire protection (15mm Glasroc board or intumescent paint)

All internal drainage pipes to be lagged with 25mm acoustic insulation-where/if applicable

Any work within 3 meters of boundary subject to party wall agreement.

Contractor to ensure they meet the different conditions imposed by planning associated with the height: extension to be 3 metres tall measured from ground level and obscure glazing condition regarding rooflights.

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify Lumitekton of any discrepancies.

Do not scale off the drawings. If additional construction details are reqd by the contractor please ask.

FIRE DETECTION
HD in kitchen, see info below

Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by local authority. The detector should be set so that there is a smoke alarm in the circulation space on both 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.

All smoke and heat detectors to be interconnected.

Provide fire commissioning certificate for the installation.

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 **8000mm²**, and to kitchens, bathrooms, WCs and utility rooms at a rate of **3 x 8000mm²**.

Purge ventilation - New windows 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.

DOORS

- All doors to comply with Part E/ Part B / Part M /Part N
- Trickle vents to all windows / doors to comply with Part F (provide background ventilation)

FLOOR TYPE
GROUND FLOOR U-value Required :0.18 W/m²
Achieved: 0.13 W/m²

- 12.5mm Plasterboard
- 38mm ply
- 65mm min Sand Cement Screed .To be installed to manufacturer's details and specification - underfloor heating allowed for by clients.
- Polythene membrane for insulation
- 150mm Kooltherm K103-DPM
- 150mm concrete slab Grade ST2 concrete to comply with BS 5328: Part 2 1991,
- Damp proof membrane
- 150mm min subbase
* Allowable Ground Bearing Pressure Assumed as per engineer's details and specification
* Contractor to ensure finish floor levels match

WALL TYPE 1: Stud walls at Loft & first floor stairs wall

- 12.5mm Plasterboard
- 38mm ply
- 65mm min Sand Cement Screed .To be installed to manufacturer's details and specification - underfloor heating allowed for by clients.
- Polythene membrane for insulation
- 150mm Kooltherm K103-DPM
- 150mm concrete slab Grade ST2 concrete to comply with BS 5328: Part 2 1991,
- Damp proof membrane
- 150mm min subbase
* Allowable Ground Bearing Pressure Assumed as per engineer's details and specification
* Contractor to ensure finish floor levels match

WALL TYPE 2: New Gable wall

New gable wall in 215mm thick brickwork to match existing. Two coats of waterproof additive, insulation as below

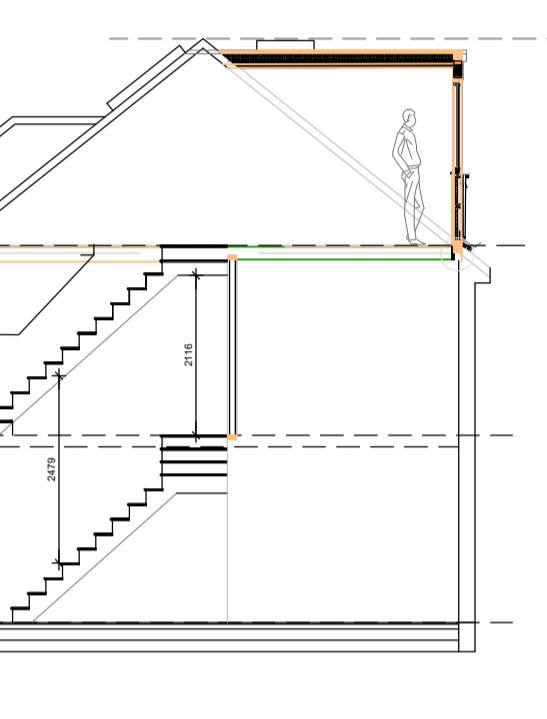
WALL TYPE 3: Existing Solid Brick wall : U-value :0.3W/m²

215mm solid brick

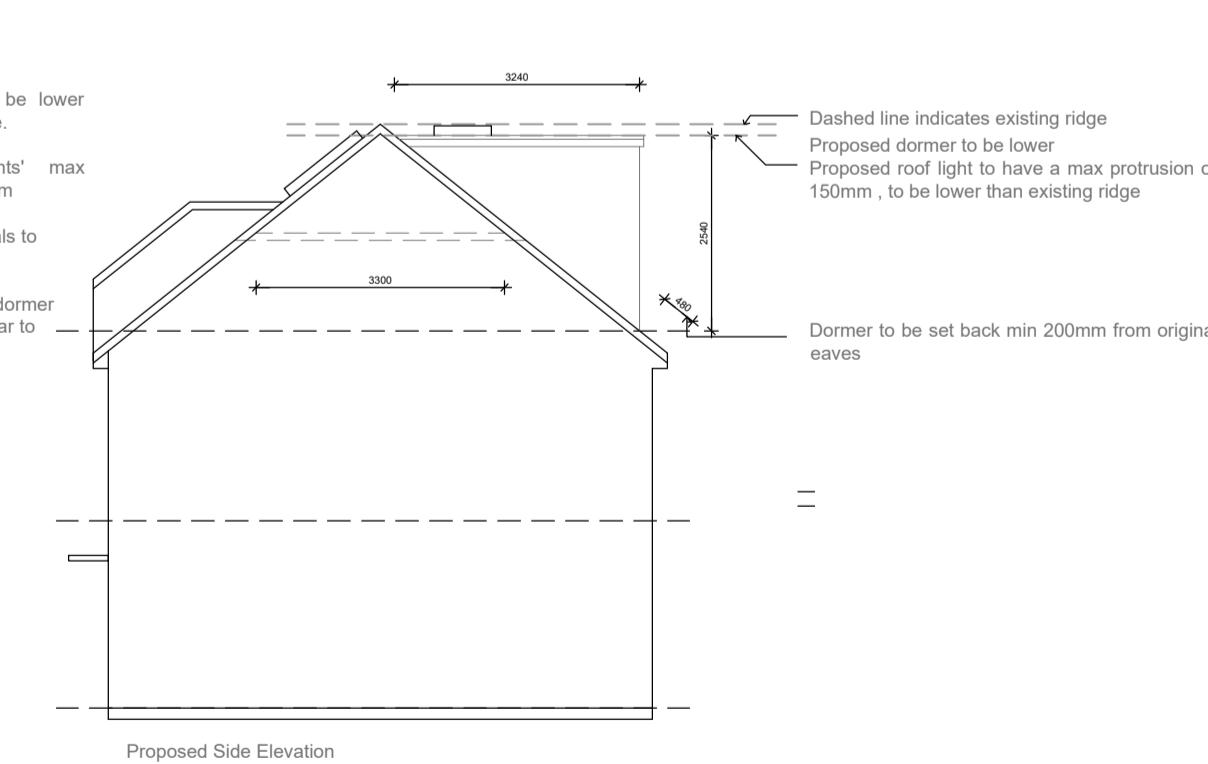
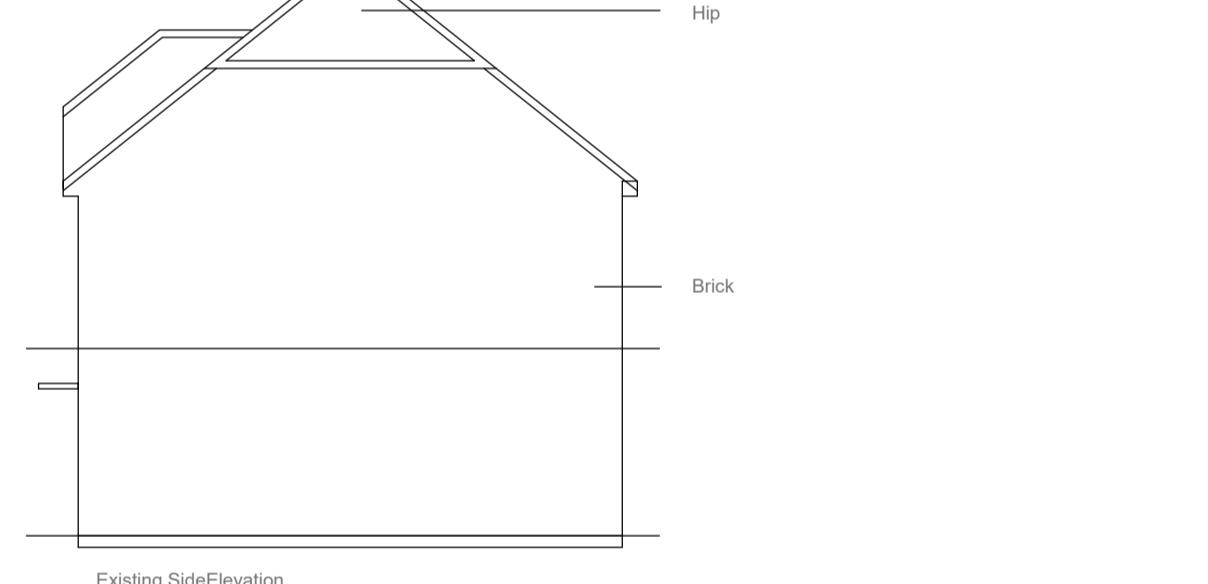
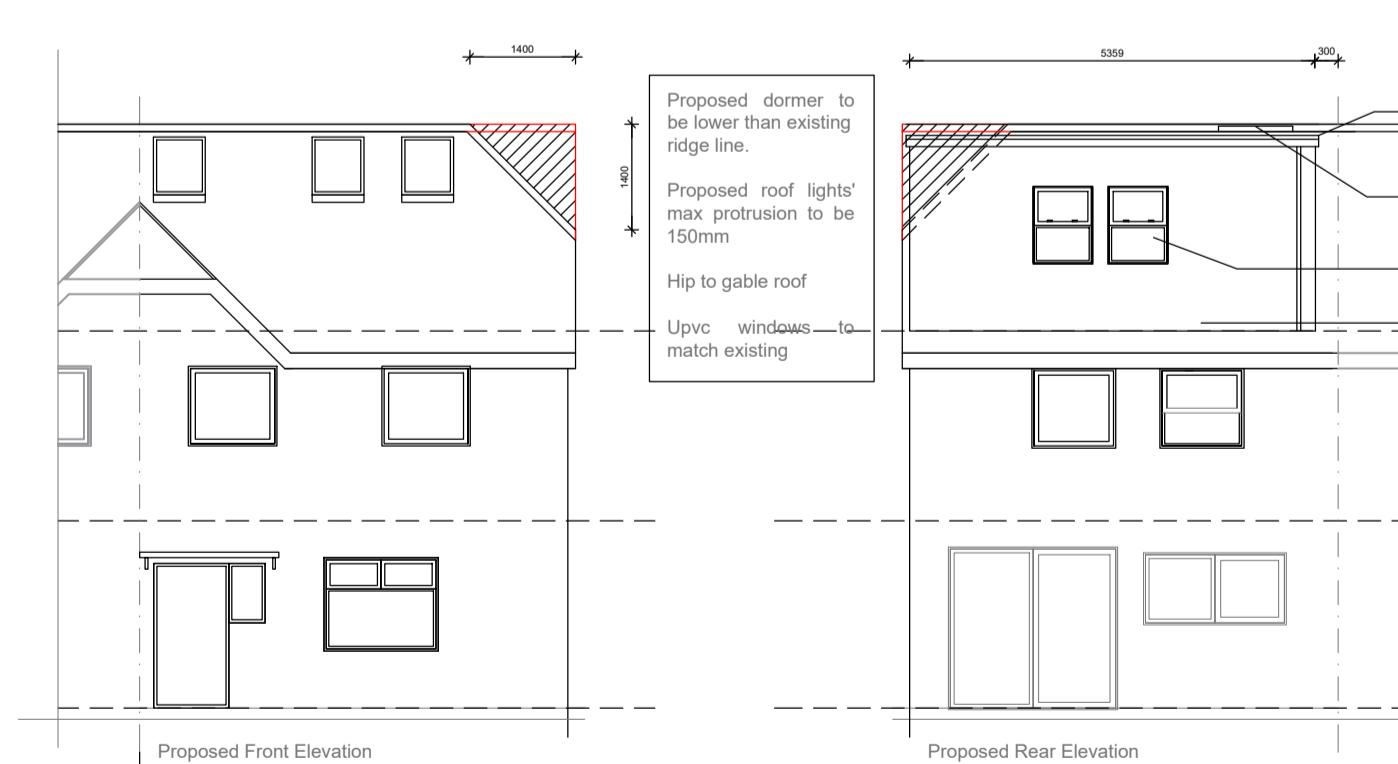
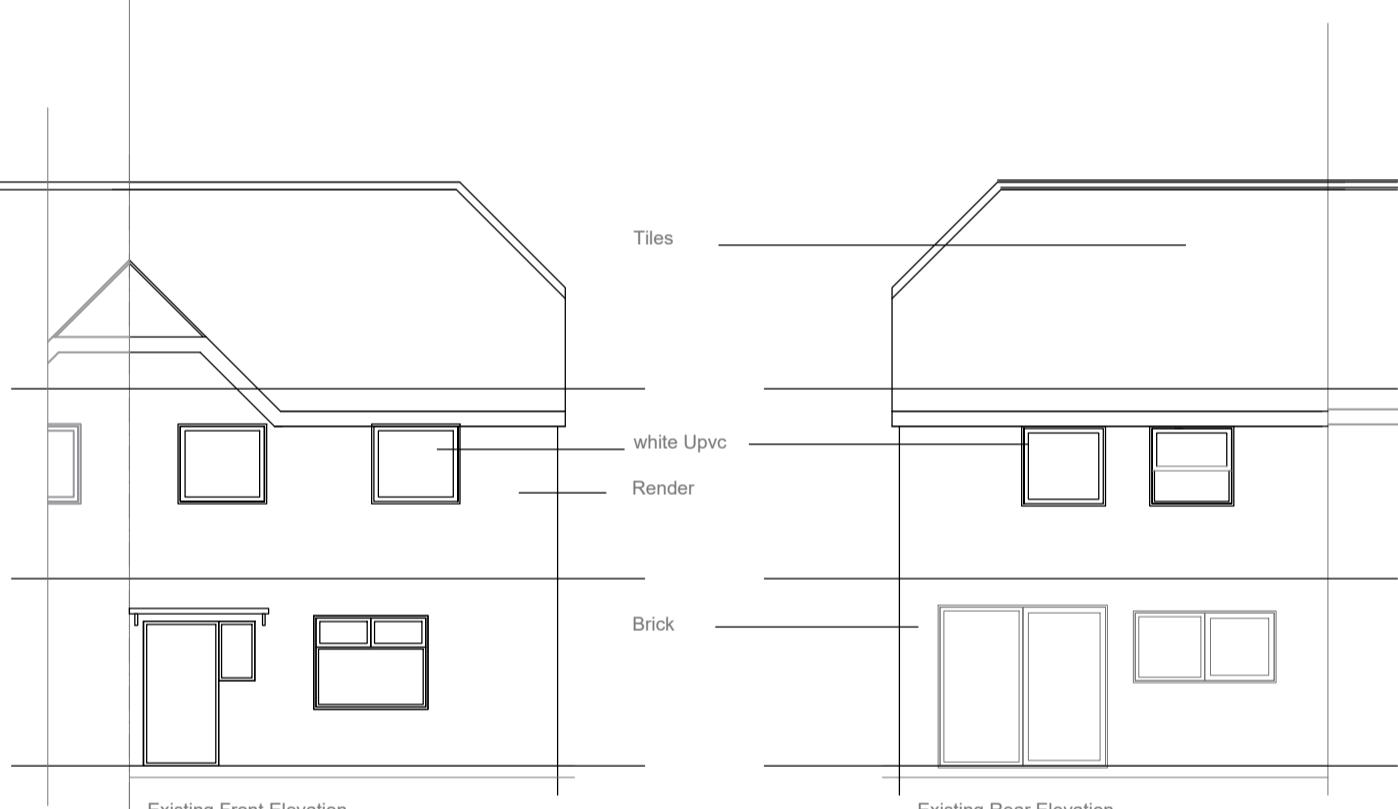
- 25mm min battens at 600 mm c/c
- 62.5 X7/TL-MF insulation (composite insulated panel of Xtratherm PIR insulation core with a composite foil facing bonded to 12.5mm tapered edge plasterboard for internal walls)

WALL TYPE 4: Dormer Wall / U-value Required: 0.18 W/m²

- Timber cladding as suited in area as approved by Local Authority
- To be installed to manufacturer's details and specification
- 38x50mm Battens (ventilated)
- Breather Membrane Kingspan Nilvent .17 or similar approved
- OSB sheathing
- 25mm Timber stud cavity
- 100mm load bearing studs, to engineer's details and specification
- 75mm Kooltherm K7 or similar approved between studs.
- Installation to manufacturer's specification
- 62.5mm Kooltherm K118 mm plasterboard internal finish
- Plaster skim



STAIRS:
going: 240mm nosing to nosing
rise:188mm
or as approved to meet building regulations part H
pitch shown at 41 degrees
Stringer to be supported on at least one side if they are less than 1metre wide, handrail height should be minimum 900mm measured from the top of the handrail to the pitch line



DRAWING NUMBER	PROJECT DETAILS	REV.	REVISION DESCRIPTION	DATE	NOTES	DATE	SCALE @ A2
AA02 PL 001	83 Haig road, Uxbridge, UB8 3EQ	A	Stairs revised	1.12.22		28.11.22	as shown
DRAWING TITLE	PROJECT TYPE	B	Revised to clients' comments	2.12.22			
Site location, block, site plan elevations	Loft conversion / meeting permitted development criteria						
DRAWN	CHECKED						
L.S.							

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