

THIS DRAWING MUST NOT BE SCALED  
PRIOR TO THE COMMENCEMENT OF ANY WORKS THE BUILDER  
IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS  
INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS.  
THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER  
PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT  
SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED  
IMMEDIATELY.

REV	DATE	DETAILS	DRAWN

#### MECHANICAL VENTILATION

The kitchens are to be provided with either a mechanical extractor capable of extracting at a rate not less than 60 litre/second, switched for intermittent operation or a cooker hood capable of extracting at a rate of 30 litre/second. Utility rooms are to be provided with mechanical extractor capable of extracting at a rate of not less than 30 litres/second. Bathrooms and cloakrooms are to be provided with mechanical extractors capable of extracting at a rate of not less than 15 litre/second for intermittent operation. Mechanical extractors at second floor level are to be ducted through the roof space, insulated as necessary, and to exit through tile/slate terminals. Internal cloakrooms and bathrooms to have a mechanical extractor capable of extracting not less than 6 litre/second operated via light switch with minimum 15 min overrun facility. Ducts serving extract fans in ground and first floor ceilings to be fitted with intumescent duct closer to provide a minimum half hour fire resistance. Fire dampers to be provided where ventilation ducts pass through fire resisting walls.

#### SMOKE DETECTORS

Each dwelling shall have a number of mains operated automatic self-contained smoke detectors with battery backup to BS 5446. There should be a smoke detector with 7.0m of the kitchen and living rooms and within 7.0m of bedrooms. There should be a least one detector on each level of accommodation within each dwelling. All units shall be interconnected such that detection by any one unit will operate all the alarms in the dwellings. All units to be installed in strict accordance with manufacturer's recommendations.

#### FLASHINGS

Flashings provided at all roof to wall abutments and around dormer windows etc: are to be code 4 lead soakers, and code 4 lead flashings with minimum upstands of 150mm. Where applicable lead to be secured with wedges, clips and pointing. Cavity trays to be positioned above all lintels and openings and stepped at 1:3 to the eaves.

The internal plumbing is to comply with BS 552 utilising PVCu pipework comprising:  
110 mm dia soil and vent pipes, stub stacks.  
Minimum 100mm dia WC wastes.  
Minimum 40mm dia bath, shower and sink wastes (3.0m run max).  
Minimum 32mm dia basin and bidet waste (1.7 m run max).  
For basin and bidet wates over 1.7m run, but not exceeding 3.0m run, increase waste pipe to 40mm dia.  
For bath, shower or sink wastes over 3.0m run, but not exceeding 4.0m run, increase waste pipe to 50mm dia. For wastes in excess of the above lengths anti-siphon or branch ventilating pipes are to be incorporated.

Combined bath and basin wastes to be 50mm diameter. Provide 75mm deep sealed traps to appliances. Waste pipes to have rodding points to provide access to any length of pipe that cannot be reached from any other part of the system. Waste pipes should be reasonably accessible for purpose of repair and maintenance.

SVPs and stub stacks to be provided with access points at ground level. Branch connections shall not discharge into stacks lower than 450mm above the invert of bend at foot of stack. Bends at foot of SVPs and stub stacks are to have a minimum radius of 200mm at the centre line. SVPs located at heads of drainage runs are to be terminate minimum 900mm above window heads where openings are within 3.0m of the pipe to avoid nuisance or health hazards. Terminals to be fitted to proprietary roof tile vents via a flexible pipes within the roof space. Other SVPs terminating below roof level are to be fitted with with air admittance valves located above flood level of uppermost appliance level. Provide ventilation and access panels to all pipe casing at location of air admittance valves. Overflows from WCs to return into pan and water tanks to run in 19mm dia PVCu to outside walls. Casings to SVPs and stub stacks are to comprise 2 No layers of plasterboard on 38mm x 38mm sw framework to provide 1/2 hour fire resistance. Pipes to be insulated with minimum 25mm thickness glass fibre quilt within boarded ducts. Access points to be provided in pipe casings coinciding with access points in soil stacks. Fire stopping of mineral wool to be packed tight around pipes at intermediate floor levels.

Staircase 2765mm ffl to ffl, to be checked on site before fabrication floor to floor height to be checked on site before fabrication of staircase. 14equal risers of 197.5mm each, going 235mm (to match existing) Width of staircase to match existing, handrail to be 900mm above pitch line and 1100mm at landing level. No aperture between balustrading to be greater than 100mm. The pitch of the staircase should not exceed 42 degrees. All stairs in a flight should have uniform rise and tread and the normal relationship between dimensions is that twice the rise plus the tread should be between 550mm and 700mm. All stairways should have a clear headroom over the length and width of the stairway of at least 2.0m. Tapered treads should have a min 50mm going at the newel. The going at the centre-line should be designed to comply with thread requirements of a straight flight. Landings should be provided at the top and bottom of every flight. The width and depth of the landing should be at least as great as the smallest width of the stairway. Handrails and guarding should be at least 900mm with max 100mm spacing, the guarding and its fixings into the building should be capable of safely resisting a horizontal loading of 0.36kN per linear metre applied at the top of the guarding.

#### WINDOWS AND GLASS

All windows to be white painted softwood sealed double glazed units to achieve 1.6W/msqK, with 16mm Soft Coat, argon filled glass to positions as shown on drawings. Windows to habitable rooms and WCs to provide minimum openable area equivalent to 1/20th of room floor area. Windows to habitable rooms to be fitted with trickle ventilators with a minimum equivalent area of 8000mm sq to habitable rooms and in the case of kitchens, bathrooms and utility rooms. Total equivalent area for background ventilators to dwellings to be 50,000mm cu. trickle ventilators to non-habitable rooms to be minimum 4000mm sq.

First floor windows to habitable rooms to be escape windows with an openable area of at least 0.33m sq and at least 450mm wide and 450mm high with the bottom of the openable window not more than 1100mm above floor level.

Where windows occur adjacent to stair flights such as all or part of window is less than 900mm above the pitch line, both window frame and glazing shall be capable of resisting a horizontal load of at least 0.74kN/m. All glazing to be carried out in accordance with Approved Document N1 of the Building Regulations and BS 6206. All windows and doors are to be double glazes and are to have a 'U' value of 1.8W/msqK. Certified by manufacturer. Laminated glass to be provided to all doors and to any glazed panel below 800mm above floor level in windows and 1500mm to glazed screens within 300mm of doors.

#### DOORS

Internal doors to be to clients requirements. Fire doors to be provided in positions as indicated on the floor plans. All fire doors except where noted to be fitted with self closers.

Underline existing rafters within proposed with 50 x 50mm sw battens, provide 100mm Celotex GA4000 between rafters maintain 50mm air gap over insulation an underline with 50mm Celotex PL4000 imiated plastebord

Plasterboard on 50mm Celotex PL4000 on 150 x 50mm sw studs at 400mm crs with 100mm Celotex GA4000 between studs.

#### Flat Roof:

To be constructed in accordance with BS 8217: 1994 Code of Practice 3 layers of partially bonded built up bitumen, elastomeric covering with surface covering of mineral chippings on 18mm wpb ply decking on firring pieces, mechanically fixed to 150mm x 50mm sw joists at 400mm crs with 100mm Celotex GA4000 insulation between, underlined with 57.5mm Celotex PL4000 with plasterboard and set, achieves 'u' value of 0.18W/m2K.

100mm half round guttering on pvc'u' fascias and soffits  
Code 4 lead covering to 3 No 150 x 50mm sw lintels

Toughened glass  
Provide code 4 lead flashing below cill and over tile hanging  
Code 4 lead apron flashing  
100mm half round guttering on 25mm pvc'u' fasciaboard

Provide 780 wide x 980 mm high Velux white painted laminated centre pivot type GGL SK01 2070 roof window, Not to protrude above surface of roof line more than 150mm. Provide double rafters around structural opening

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Plain tiling to match existing  
Plain tile hanging  
Line of existing

Plain tiling to match existing  
63mm rwp  
Code 4 lead apron flashing  
200mm

Provide code 4 lead soakers where dormer abuts main roof

PROPOSED FRONT ELEVATION 1:50

PROPOSED SIDE ELEVATION 1:50

PROPOSED REAR ELEVATION 1:50

PROPOSED LOFT FLOOR PLAN 1:50

PROPOSED SECTION A-A

Gable End Wall:  
plain tile haning, Rediland Sunset, on 38mm x 38mm sw battens on breather membrane on 18mm wpb plywood on 150mm x 50mm sw studs at 400mm crs with 80mm Celotex GA4000 between lined internally with 50mm Celotex FR5000, finished with 9.5mm plasterboard and set use moisture resistant plasterboard in bathroom.

James. B.Langley Limited



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Title:  
Proposed Loft Plan, Section  
& Elevations

Scale:  
1:50 & 1:100  
@ A2

Date:  
MAY 2021

Drawing No  
TC/003