

South Elevation

1:100

North Elevation

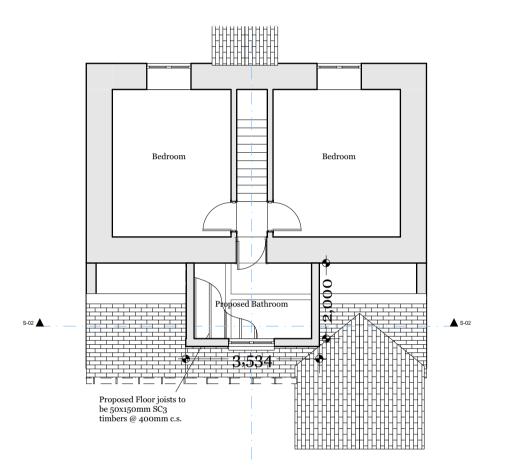
West Elevation

1:100

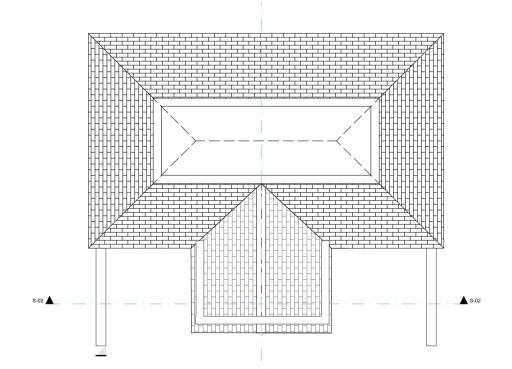
East Elevation

GF-Ground Floor

1:100

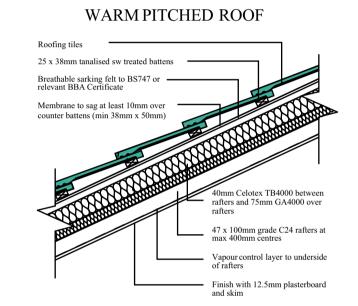


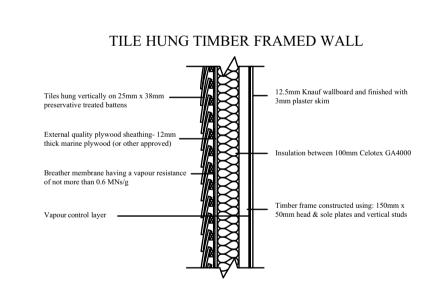
01-First Floor 1:100

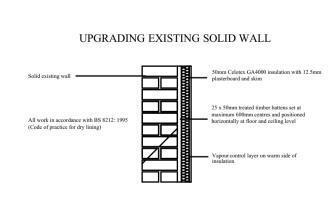


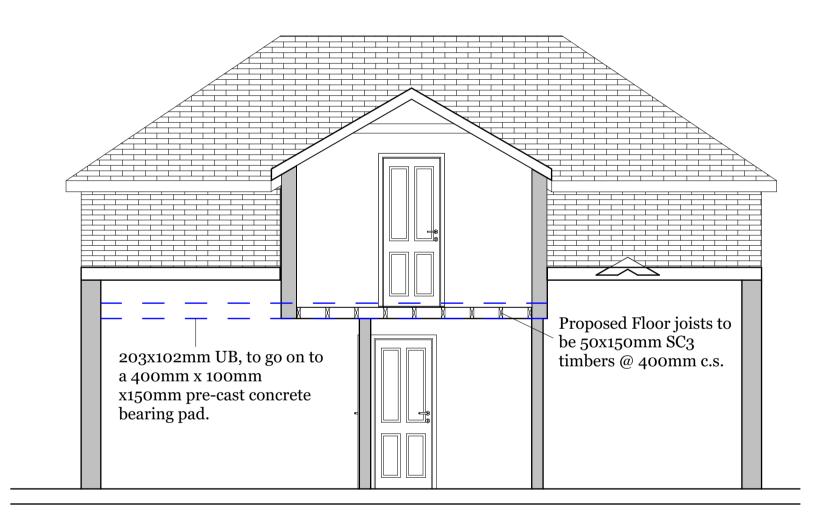
RF-Roof 1:100

Proposed new roof pitches to dormer and replacement roof for existing ground floor extension to be 30 degrees wth 125mm x50mm ceiling joists/roof ties.









Building Section

BUILDING REGULATIONS NOTES

It is recommended that the Agent contact the local planning authority for advice on all matters concerning permitted development

A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions: Materials must be similar in appearance to the existing house.

· Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than: 40 cubic metres for terraced houses; or

50 cubic metres otherwise. Must not exceed the height of the existing roof.

On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope. Must not include:

verandas, balconies* or raised platforms; or installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'.

· Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed. Construction must ensure that:

1. The eaves of the original roof are maintained (or reinstated) 2. Any enlargement is set back, so far as practicable, at least 20cm from the original eaves

3. The roof enlargement does not overhang the outer face of the wall of the original house

With the exceptions that: Points 1 and 2 do not apply to the relevant parts of any hip-to-gable enlargement

None of these three points apply to the relevant parts of any enlargement that joins the original roof to the roof of a side or rear extension.

(Ref - https://www.planningportal.co.uk)

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).

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

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.

DORMER CONSTRUCTION To achieve minimum U Value of 0.28W/m²K

Structure to engineer's details and calculations. 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 only to be 100mm Celotex FR4000, provide a VCL and 12.5mm Knauf wall board over the studs. Finish with 3mm skim coat of finishing

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. (Provide an additional 15mm pur insulation over studs to prevent cold

Show detail drawing "tf-th-150x50-cpb.jpg"?

DORMER WARM PITCHED ROOF/GROUND FLOOR EXTENSION REPLACEMENT ROOF

Pitch 30° (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 75mm Celotex GA4000 insulation boards under the counter battens and 40mm Celotex tween 47 x 100mm timber rafters strength class C24 at 400 c/c – to give a max 2.12m span. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skin Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 125mm 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

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL

Show detail drawing "wpr-br-47x100-c.jpg" ?

UPGRADE OF SOLID EXTERNAL WALL To achieve min U-value 0.30W/m²K

Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 50mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by building control) Fix a vapour control layer on the warm side of the insulation. Finish with 12.5 plasterboard and a plaster skim. All work in accordance with BS 8212 (Code of practice for dry lining).

Show detail drawing "ug-sw-br-c.jpg"?

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.

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.

Extend all heating and hot water services from existing and provide new TRVs 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.

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 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 required 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.

Background ventilation - Controllable background ventilation via trickle vents within the in compliance with Approved Document F window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs

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 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.

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.

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

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 3m 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.

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.

Stephen Knightley Partnership



Chartered Institute of Architectural Technologists Spring Gardens Bradfords Quay Wadebridge Cornwall PL27 6DB 01208 813771

Proposals at: Gunvenna Park St Minver Wadebridge PL27 6QN

Client: Gunvenna Park

1:50

Drawing Title: Proposals

Scale: 1:100/1.50 Drawn by: M.K Date: 18.11.2020

Drawing Number:

2021:218:02:00