



All materials, fittings and workmanship must be to current British Standards Structural Design and where applicable BBA Agreemnt Certificates and used in accordance Structural steelwork, Lintels, padstones, structural timber, Foundations and with all relevant Code of Practice and manufacturers instructions. All concrete ground floor structural design in accordance with engineers components/products are to be fitted in a manner and location for which calculations and drawings and to Building Control approval. they are intended by the manufacturer. All work must be to the satisfaction of the Building Control Officer and Supervising agent.

Air Tightness

The construction will generally follow guidance in the 'Robust Details' to ensure continuity of insulation at roof/wall/floor junctions. Flexible sealant **FIRE PROTECTION TO STEELWORK** frames.

NEW INTERNAL STUD WALLS

Non Loadbearing (where up to 2.4m height) :-British Gypsum system reference A026012 (Achieves 41 Rw dB, exceeding requirement of Building Regulations Document E Table 0.2 for new internal walls within dwelling houses).

15mm British Gypsum Wallboard and skim plaster each side of 69 x

38mm sw studs at 400mm centres, with 65mm Isover Acoustic Partition Roll (APR 1200) in the cavity. Loadbearing / 2.4m height & higher: British Gypsum system reference A026012 Achieves 41 Rw dB, exceeding requirement of Building Regulations Document E Table 0.2 for

new internal walls within dwelling houses). 15mm British Gypsum Wallboard and skim plaster each side of 100 x 50mm sw studs at 400mm centres, with 100mm Isover Acoustic Partition Roll (APR 1200) in the cavity.

Noggins and Ply lining to stud walls where indicated by structural engineer (see details) and where required for fixtures/fittings, i.e. bathrooms, wc, kitchens.

Bathrooms and en suites to be boarded with 12.5mm moisture resistant plasterboard.

Showers and baths lined with aquapanel cement based boards. All Ground Floor studwork partitions to be built off concrete structural

floor (on strip of DPC lapped with DPM in floor, with perimeter insulation and separating membrane), extended up to underside of first floor joists and be 30 minutes fire stopped. All First Floor studwork partitions to be built off first floor joists and

(except to store in en suite) are to extend up to underside of rafters and be 30 minutes fire stopped.

Door leaf reinstated to existing opening to match existing

+RIDGE31.92 Boiler relocated from adjacent (or to basement subject to M & E design)

Window changed to door opening to link to new ensuite

Door opening infilled with stud wall - internal wall insulation see detail sheet WD08 detail 6

EAVES28.23

Stair removed & new stair reinstated to full width of available space to meet external wall -Stair access converted to door to living room (door leaf to match existing)

-Door opening converted to window opening

Well - Refurbished to revert back to circular form (See landscape report for details)

-Existing WC area partitions and fittings removed to reinstate open hall

-Existing window opening enlarged

-Arch removed & beam replaced to full width of hall (supporting wall above) -Independant structure to support glazed door opening - feature surround

-Remove flat ceiling section of roof space to take room to apex (exposing ties where required)

FENCE

GL4

SHRUBS

23.35

-Glazed link between existing & extension

23.30

.38

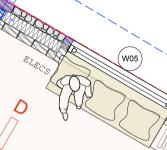
MH(SLAB)

CL23.4

[€]GLA Ţ∕

DINING

KITCHEN



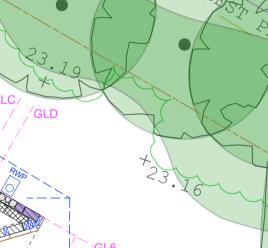


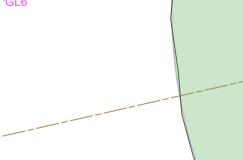
92.0 sqm Total 67.0 sqm Family



FAMILY







+23.04 GRAVEL

w/

· 00

will be applied externally and internally between wall and window/door Concealed structural steelwork to be encased to achieve 30 mins fire protection using 2 no. layers 12.5mm thick British Gypsum plasterboard. Joints staggered & skim plaster finish. Building control authority to inspect & approve fire encasements to structural elements prior to covering/finishing.

LEAD FLASHINGS

Damp Proofing to Steelwork Bitumen steel paint finish to be appied to all steelwork below floor finish level for protection and to be concrete encased to engineers details. Adequately seal the DPM layer around all steel posts and all other penetrations using Visqueen DPM tape ensuring full seal to building control

DPCs & Cavity Trays membrane) and cavity trays. DPCs to be inserted 150mm min. above external ground level to all new external walls. tape products

approval.

Cavity trays at change of cavity insulation type and over all openings. Abutment of new walls / door or window frame with existing wall: vertical strip of DPC to be cut into existing wall and folded back under frame or new wall under wall starter. Sealant to external joint.

opening).

FOUNDATIONS to Structural Engineers details taken down to loadbearing strata all to Structural engineers and Building Control approval. Concrete lintels over drainage/duct positions where sleeved through walls.

Code 4 lead flashings all to be strictly in accordance with Lead Sheet

Association details (www.leadsheet.co.uk).

Visqueen Zedex High Performance DPCs (compatible with Damp Proof

To be fully lapped with DPM (see external wall section for detail) - taped and sealed in accordance with manufacturers instructions and proprietary

Rytweep proprietary weepholes at 900mm centres at change of cavity insulation type and at at 450mm centres over all openings (at least 2 per

THERMAL CAVITY CLOSERS

Thermabate or similar Part L approved themal cavity closers at reveals of all new openings.

I. This drawing is to be read in conjunction with other engineers, designers, subcontractors and

specialists drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/client or relevant project manager before proceeding with the works. 2. All workmanship and materials are to be carried out in accordance with current British

Standards, Codes of Practice and good building practice.

3. All work to be to the satisfaction of the Building Control checking authority.

4. Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.

5. Where existing elements are exposed or investigated during the building works and are found to be not as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.

6. The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.

7. All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.

8. This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

RESIDUAL RISK TO HEALTH & SAFETY

Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements, Current Code of Practice and compliance with CDM 2015 regulations.

Numbered triangles further highlight specific locations where residual risks remain: - Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.

- The risks associated with working at height should be reduced by using appropriate scaffold, platforms, mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractors review and assessment of the construction methodology & process.

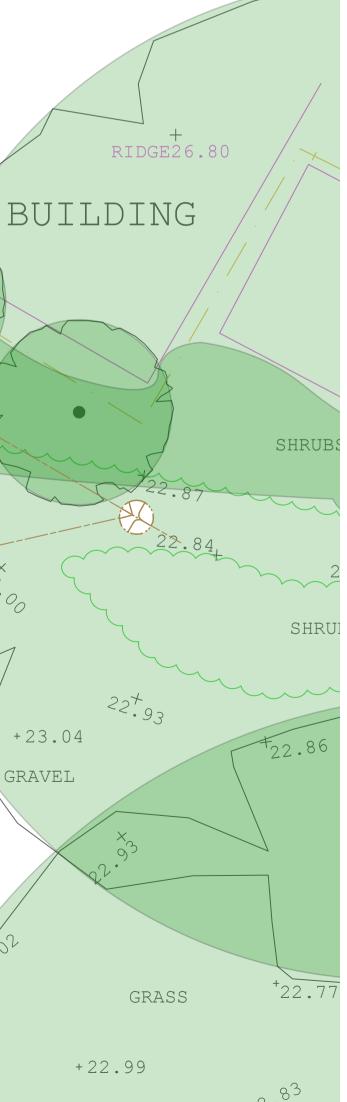
- The locations of all existing services and utilities must be confirmed prior to commencement of the works

- The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.

 \cdot Glazed roof to link poses fragile surface (not for foot traffic) and require cleaning $_$ maintenance via secure ladder

- Works to Well structure - deep structure/water filled - protection from falling /2required & covering replaced when works not in progress.

DRAINAGE LAYOUT SHOWN AS INDICATIVE- DRAINAGE DESIGN & LAYOUT TO BE IN ACCORDANCE WITH ENGINEERS DETAILS



E 27.05.22 Amended with engineers details/setting ou D 28.04.22 Amended with engineers details C 13.04.22 Amended for building control approval B. 10.03.22. Updated for Bregs notes

A. 05.03.22. Updated for Bregs notes

WD02



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Not For Construction E

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