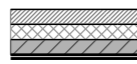





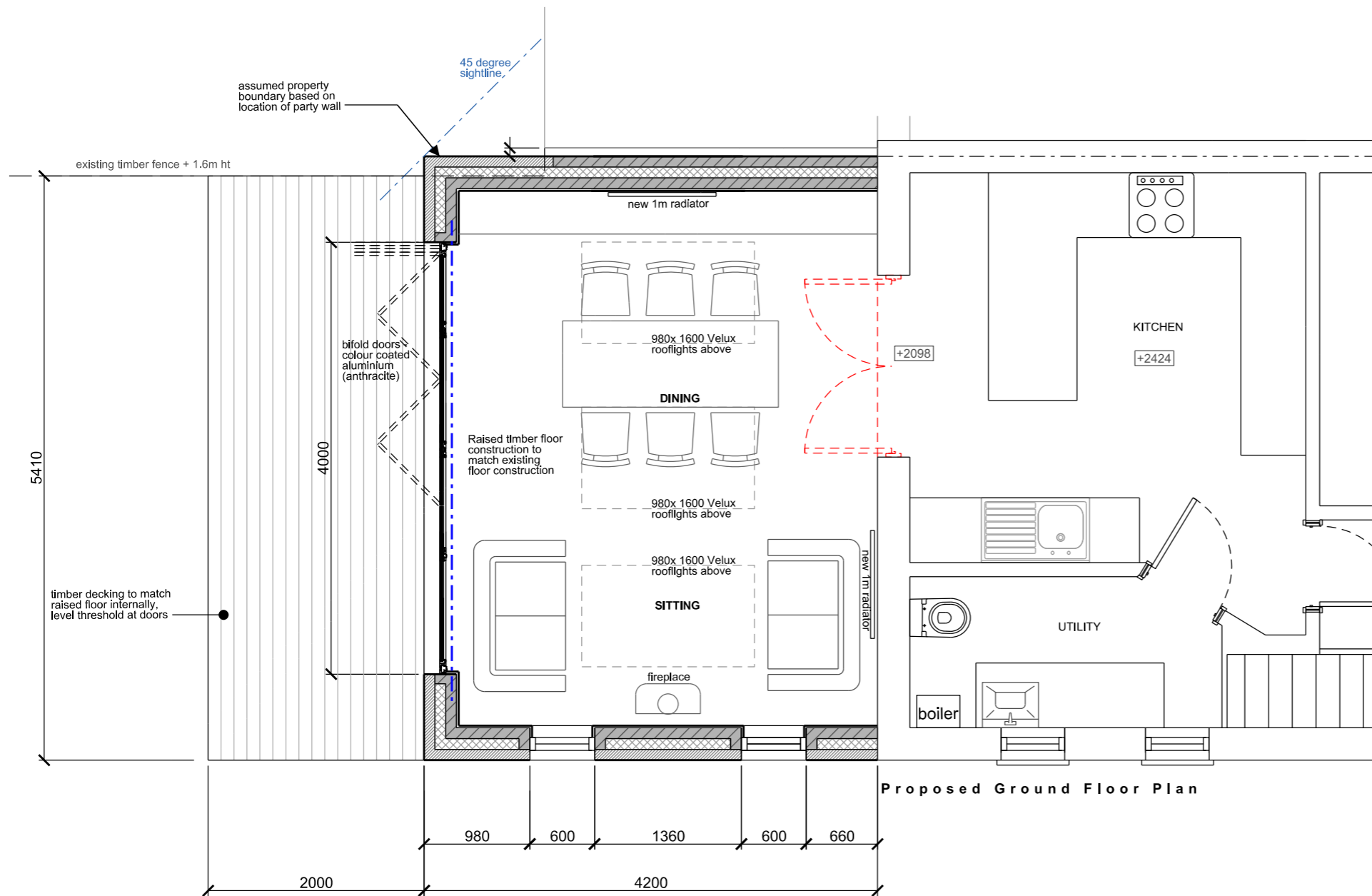


**KEY**

-  New brick outer, block inner with 100mm full fill insulation, 25mm insulated plasterboard
-  Existing
-  Remove existing where shown
-  Steel beam above per structural drawings
-  New rainwater drainage
-  Existing rainwater drainage



**Proposed Ground Floor Plan**

Field verify all dimensions, check on site prior to fabrication and erection. All existing services on site to be investigated prior to work commencing. Existing heating system to remain, verify capacity accommodates proposed increase in heating. All wiring and pipes to be hidden. Skirting boards to match existing

**VENTILATION AND EXTRACTION**

Purge ventilation using windows that open 30 degrees or more (1/20th of the floor area) or if no window to have purge ventilation provided by extract fan (intermittent), this must have manual over-ride control if automatically controlled for occupant to turn the extract on.

Background ventilator positions located to avoid draughts, typically 1.7m above floor level. Allow for 10mm gap between underside of all new doors joining and provided in extension and floor finish to ensure good ventilation throughout building, or if no window to have background ventilation provided by extraction fan minimum 15 minute over-run. Intermittent air extract can be operated manually or automatically, if automatic manual override to be provided. Background ventilators can be manually or automatically adjustable. Purge ventilation to be manually controlled. All controls to be accessible in accordance with Approved Document N Part N3.

Humidity type control not to be used as main pollutant is odor. Part F System 1 Background Ventilators & Intermittent Extract Fans. Provide mechanical extraction to outside air:  $W_c = 6 \text{ L/s}$

**WINDOWS, ROOFLIGHTS AND DOORS (1.5W/m2K)**

Windows which provide a means of escape to have an unobstructed openable area of at least 0.33m<sup>2</sup> and be at least 450mm high and 450mm wide. The bottom of the openable area should be no higher than 1100mm from floor level.

Powder coated thermal break aluminium roof lights and doors incorporating low E double-glazed units with 16mm sealed 0.1 argon filled air gap and background ventilation as specified.

Weep holes to be provided to all windows.

Stop ends to be fitted to all lintels, Kingspan Thermabate cavity closers to all external windows and door openings, installed in accordance with manufacturers instructions.

Toughened double glazing in any 'critical areas' in accordance with approved document K of the Building Regulations and BS 6206 1981

**STEEL BEAMS**

Steel beams to engineer's design. Calculations and details to be approved by building control prior to any work commencing. Beams to be clad in fireline plasterboard to give 60 minute fire protection.

**LINTELS**

Catnic open back steel lintels over external openings to suit opening size and cavity width. Pre-cast non composite concrete lintels above all internal door openings in load bearing and other blockwork walls.

**ROOF (0.18W/m2K)**

Roof tiles to match closely to existing (low pitch), installation per manufacturer's instructions on vapour layer on 25mm boarding on 200mm C24 grade sw treated roof joists at 400mm centres (joist widths per structural drawings) with 100mm Celotex (or similar) insulation between rafters and 50mm insulated plasterboard under. Ensure eaves ventilation. Gutter and RWP to match existing. Colour-coated verge and soffit with ventilation. solid strutting at 2.4m centres. roof lights to be trimmed per structural.

**WALLS (0.28W/m2K)**

Brick and Block wall to match existing wall width if adequate insulation within existing wall occurs. full fill (verify wall thickness) Dritherm 32 or similar in cavity. Inner leaf constructed using 100mm medium insulation block, 0.51 or lower. Internal finish to be 25mm insulated plasterboard on dabs. Walls to be built with 1:1:6 cement mortar

New to old wall connection - block bonding is preferred or use wall starter kit to ensure strong bond. Vertical dpc to be installed and wall joint sealed with polymer based sealant.

**FINISHES-Per client**

**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.

**HEATING**

Extend all heating and hot water services from existing and provide new TVRs to radiators. New radiator installed and 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 IEE regulations.

**SMOKE DETECTION**

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 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.

**Forde Architecture**

Denise Gooding  
denise@fordearchitecture.co.uk

The above drawings, specifications, concepts and designs are and shall remain the property of Forde Architecture and no part thereof shall be copied, disclosed to others, or used in connection with any work other than the specific project for which they have been developed without the written consent of Denise Gooding, Architectural Designer. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Client:

Jones

Project:

15 Field End | Churchdown

Orientation:



Drawing Title:

Proposed Floor Plan

Date:

May 2022

Sheet:

15 F. End |  
P 03