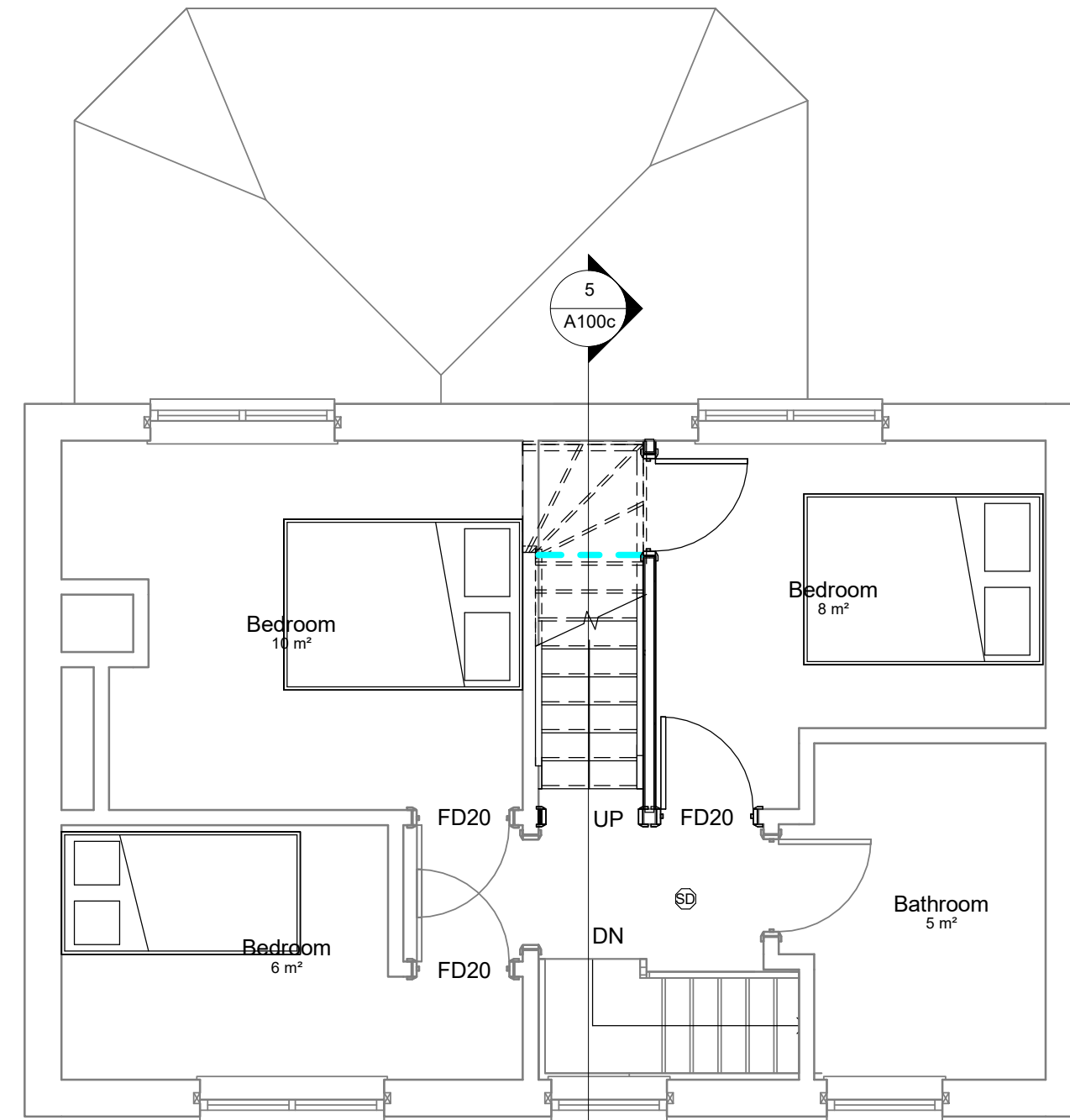


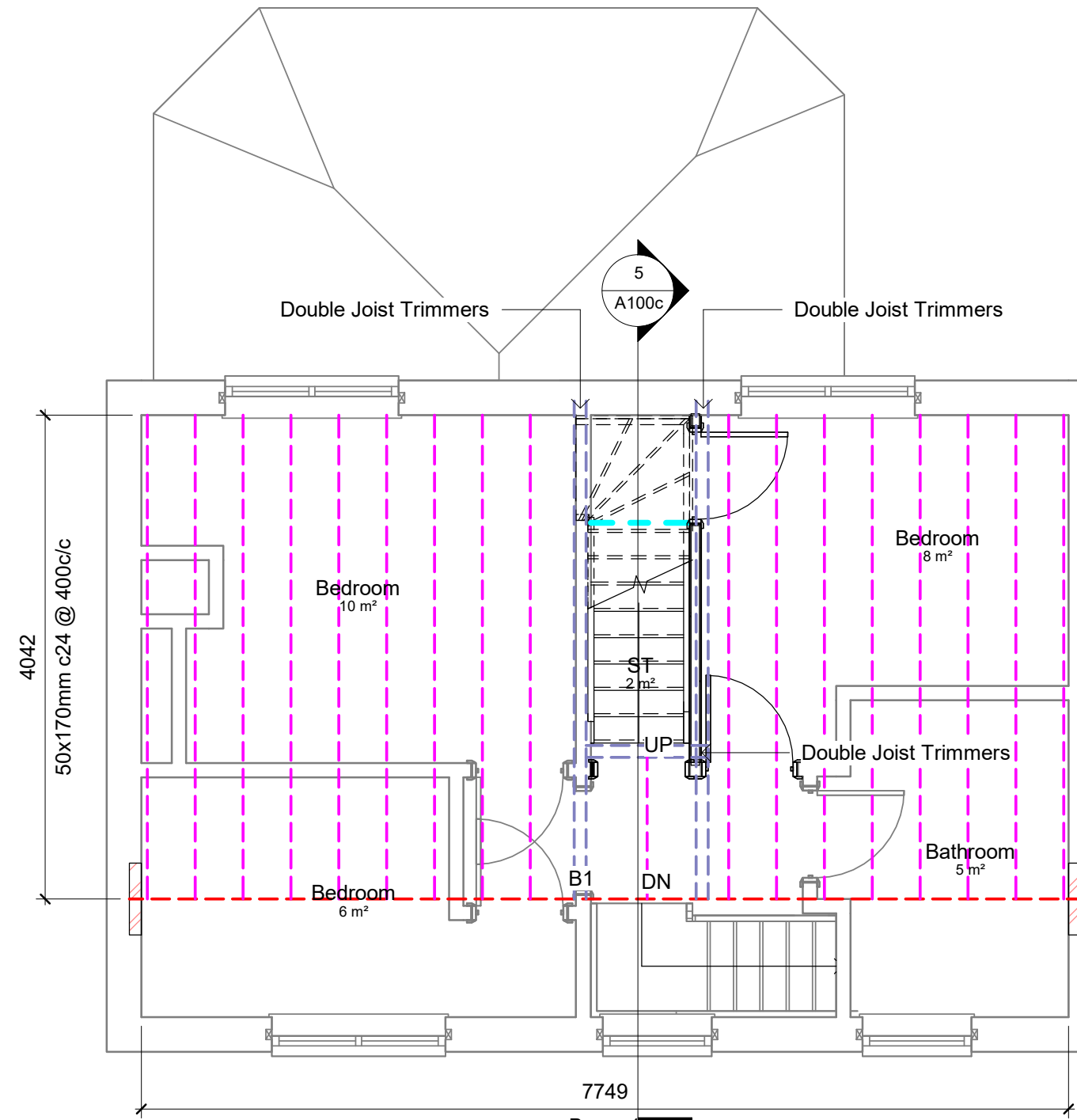
Ground Floor - Proposed

1 : 50



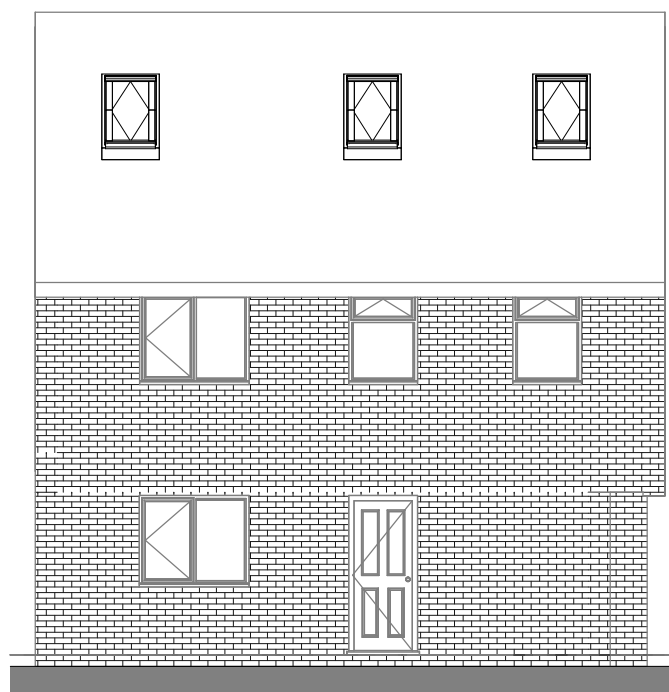
Level 1 - Proposed

1 : 50



Level 1 - Structures

1 : 50



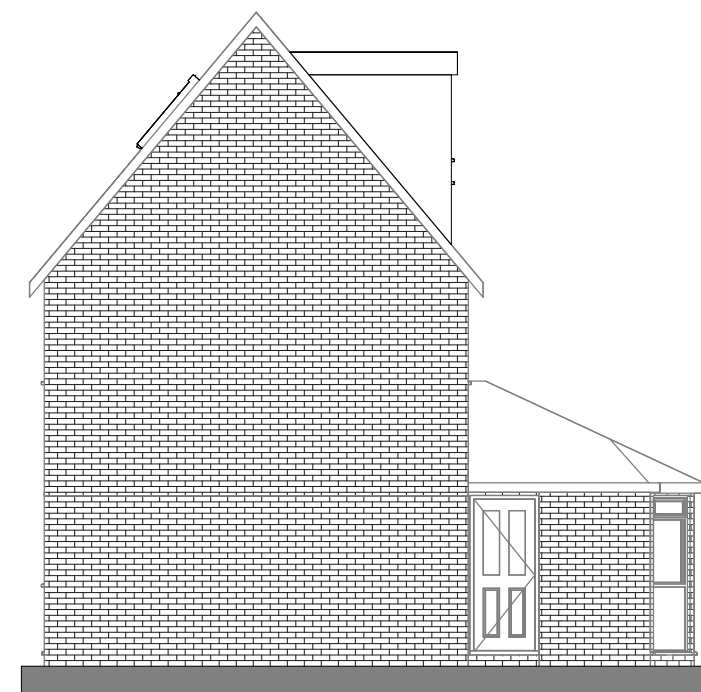
Front Elevation

1 : 100



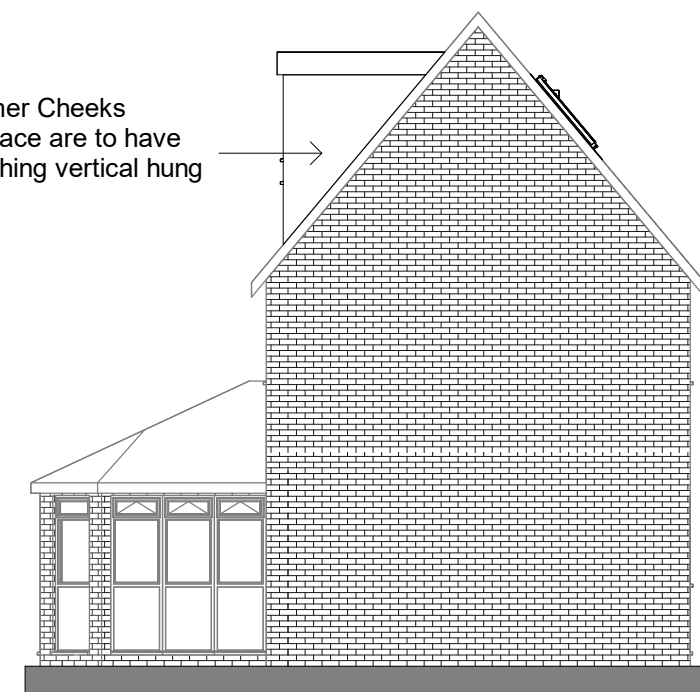
Rear Elevation

1 : 100



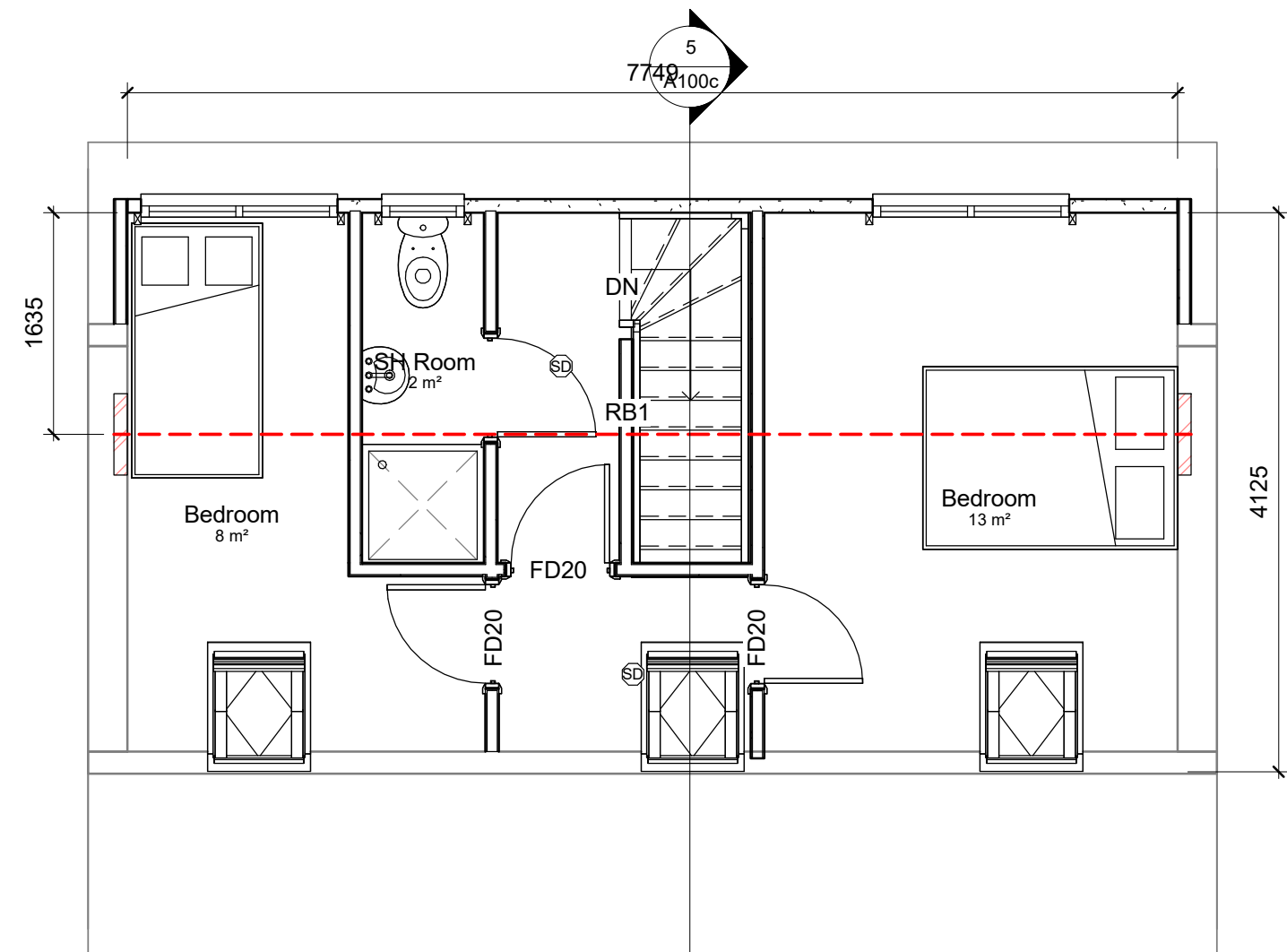
Side 1 Elevation

1 : 100



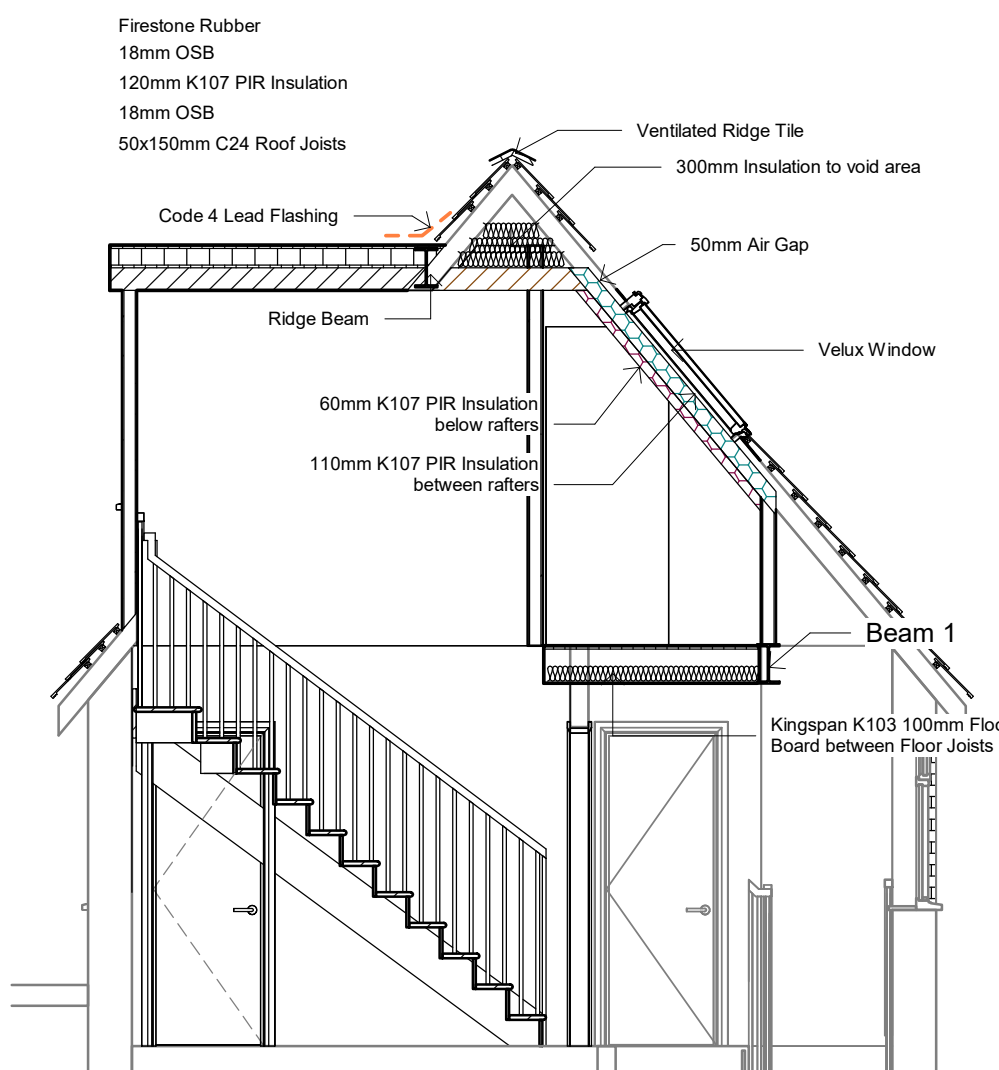
Side 2 Elevation

1 : 100



Loft - Proposed

1 : 50



Section 1

1 : 50

GENERAL NOTES:
 100mm battings to beams unless noted otherwise.
 Builder to check all dimensions before commencement.
 No liability is accepted for any works commencing without full Building Control approval.
 Gaining party wall agreements is the responsibility of the client.
RAINWATER DRAINAGE:
 New rainwater goods to be connected into existing below ground drainage system.
 All rainwater goods to match existing.
NEW WINDOWS:
 New windows to be double glazed with 16mm argon gas and soft coat low C or Pilkington K glass. Window energy rating to be band C or better and to achieve a U-value of 1.6W/m² or better. All window & door frames are to be sealed both internally & externally against the structure with suitable flexible sealant to comply with Robust detail 3.09, 3.10.
VELUX ROOFLIGHTS:
 All new Velux rooflights to be double glazed with low C or Pilkington K glass to achieve a U-value of 1.6W/m² or better. Rafter to be doubled up adjacent to rooflights.
SAFETY GLAZING:
 All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Part K of the current Building Regulations ie. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.
VENTILATION:
 Cross ventilation of roof at high level to be provided by vent tiles to give the equivalent of 5mm continuous ventilation strip.
 Cross ventilation of flat roof (if cold deck construction is used) to be provided by soffit vent & ridge tile to give the equivalent of 25,000mm²/m² per m run.
BACKGROUND & 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 5000mm².
 Purge ventilation - new windows to have openable area in excess of 201 th of the floor area, if the window opens more than 30° or 101 th of the floor area if the window opens less than 30°. Internal doors to be provided with a 10mm gap below the door to aid air circulation.
 Ventilation provision in accordance with the Domestic ventilation compliance guide.
HEATING:
 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 IEE regulations.
INTERNAL PLUMBING:
 All new radiators are to have controllable thermostatic valves.
 Generally to be 'Hepworth' fittings. Internal waste pipes are to be to sizes indicated on drawing and where pipe runs are in excess of 2.5m they are to be 50mm diameter. All furniture generally to be fitted with 75mm deep seal traps. 'L' bends:
 WC pan - 100mm dia.
 Shower - 42mm dia.
 WH Basin - 32mm dia.

UPGRADE OF PITCHED ROOF:
 Ventd roof - pitch 22-45°
 To achieve a minimum U-value of 0.18 W/m²K
 The existing roof condition must be checked and be free from defects as required by the Building Control officer and defective coverings or felt to be replaced in accordance with manufacturers details.
 Roof construction - 150x50 C16 grade upgrade rafters. Insulation to be 120mm K107 between rafters and 60mm K107 insulated plasterboard under rafters.
 Provide a cavity of 25mm by fixing battens between plasterboard and under rafter insulation (recommended where insulation under rafters exceeds 50mm). Finish with skim coat of finishing plaster to the underside of all ceilings using galvanised plasterboard nails.
 Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturers details.

ELECTRICAL WORKS:
 Final locations for power points, switches and light fittings to be decided on site with client & electrician. All electrical work required to meet the requirements of Part P of the current Building Regulations and must be designed, installed 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 BS 7671 Electrical Certificate is to be issued for the work by a person competent to do so. A copy of the certificate will be given to the building inspector.
INTERNAL LIGHTING:
 Install low energy light fittings that only take lamps having a luminous efficacy 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.
UPGRADE OF EXISTING FLOORS:
 Ensure first floor achieves modified half hour fire resistance.
 New second floor - joists to be 50mm minimum from chimney breasts. Joist size in accordance with sizes on plan and structural calculations. Provide minimum 20mm t&g chipboard or timber board flooring. In areas such as bathrooms or en-suites, flooring to be moisture resistant grade in accordance with BS 7331:1990. Identification marking must be laid upper most to allow for easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation, lay minimum 100mm Kingspan K103 insulation material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples. These should penetrate the joist sides to a minimum depth of 20mm in accordance with BRE-Digest 208 1988.
 Joist spans over 2.5m to be strutted at mid span using 38x38mm herringbone strutting or 38mm solid strutting (at least joist depth). Provide lateral restraint where joists run parallel to walls.
NEW TIMBER STAIRS:
 Min Going 220mm
 Max rise 220mm
 Max pitch to be 42°
 Handrail to be 900mm above pitch line with spindles spaced to ensure a sphere of 100mm diameter cannot pass through
 Headroom to stairs to be a minimum 2.0m (measured vertically from pitch line)
INTERNAL STUD PARTITIONS (NON LOAD BRG.):
 Internal stud partitions to be constructed of 75x50mm timber framework at maximum 600mm centres and finished each externally with one layer of 12mm thk. plasterboard (min density 10kg/m³) to each face of the partition with skim finish. The partition is to be insulated with 50mm Rockwool batts.
STUD / DWARF WALL:
 To achieve a minimum U-value of 0.18 W/m²K
 Stud wall to be constructed of 100x50mm softwood treated timber framework at maximum 450mm centres with 50x100mm head and sole plates and solid horizontal noggins at 31 height or 450mm c/s. Provide insulation between and over studs, 50mm K106 between plus 37.5mm K106 insulated plasterboard with VCL fixed to internal face of insulation.
 Finish with skim plaster finish. Taped and jointed complete with beads and stops.
DORMER CONSTRUCTION:
 To achieve a minimum U-value of 0.18 W/m²K
 Vertical tile hanging suitably fixed to 38x25 timber battens (in accordance with manufacturers details) on 12mm exterior grade plywood sheathing. Stud wall to be constructed of 100x50mm softwood treated timber framework at maximum 400mm centres with 50x100mm head and sole plates and solid horizontal noggins at 31 height or 450mm c/s. Provide insulation between and over studs, 50mm K106 between plus 37.5mm K106 insulated plasterboard with VCL fixed to internal face of insulation. Finish with skim plaster finish.
 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 to have galvanised mild steel straps placed at 900mm centres. Dormer cheeks within 1.0m of boundary to be lined externally with 12.5mm Supalux and 12.5mm fireline board internally to achieve 21 hour fire resistance from both sides.
DORMER ROOF:
 Insulation to achieve a U value of 0.18W/m²K. See 'UPGRADE OF PITCHED ROOF' note above for insulation options
STEELWORK:
 All steelwork to receive 30 mins fire protection either by using fireline board, or 2 layers of standard plasterboard with joints staggered.

Important Notes

- Prior to the commencement of work, the contractor and client are to check on-site all exterior dimensions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.
- The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences.
- The requirements of the "Party Wall Act 1996" will apply to certain schemes. The "Building Owner" will in writing inform and agree with the "Adjoining owner(s)" if the proposed work affects the Party Wall or is within 3 meters of the foundations of the nearby building. If an agreement cannot be made then professional advice should be sought prior to commencement of work on site, by a Party Wall Surveyor. Creative Architecture Ltd take no responsibility for this.

Rev	Date	Description	By

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Date 01/08/2022

Drawn by CS

Checked by CS

A100c

Scale As indicated

Status BC



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