

Overview:
Existing Bungalow with Loft Space to be converted to Dormer Bungalow With Internal Amendments.

General Comments
These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the Building Regulations 2010. Should the owner or builder commence work without the above approval then they do so entirely at their own risk. Dimensions given for normal ground conditions. No trial holes have been taken and the builder must acquaint himself with the ground conditions. Deviations from the approved drawings can only be made when the client and the Local Authority Planning and Building Control officer are informed and they approve of the deviation. All building work and finishes are to be to the full satisfaction of the client and the Local Building Control Department. Planning permission is required as this does not fall into permitted development. All works to comply with the Building Regulations 2010 and relevant British Standards. All dimensions to be checked on site prior to commencement of works and not to be scaled from the drawings. Building Control to be paid for by home owner but setup and organised by principle contractor. The principal contractor is to notify the Building Control office for all relevant inspections.

Workmanship shall be the responsibility of the contractor, and the standards must be compatible with competent qualified tradesmen and all work is to be executed in accordance with modern building methods, using first grade materials, and conforming to all relevant British Standards or Codes of practice. All measurements on the plans should not relied upon for final dimensions.

Foundation Details
Foundations to be minimum 600mmx150mm C30 to all external walls to a depth of not less than 500mm in sand, and 750mm in clay, and to be taken down to the invert of any drain within 1 metre of the foundation. All to the Building Control Officers satisfaction. If bad ground conditions or Local conditions prevail a suitably designed raft from a qualified Structural Engineer will be adopted if this is found to be the case. All fully approved by the Building Control Department prior to its construction. If there is a change from clay to sand along its length then 1 layer of B503 steel mesh is to be incorporated into the foundations to resist any differential settlement which may occur. The foundations must have a minimum projection either side of the brickwork of 150mm.

Finishing's
All Elevations to be block and Brick finish to match existing walls. Tiled warm roof and UPVC Double glazed for both Sun Lounge and Out Building.

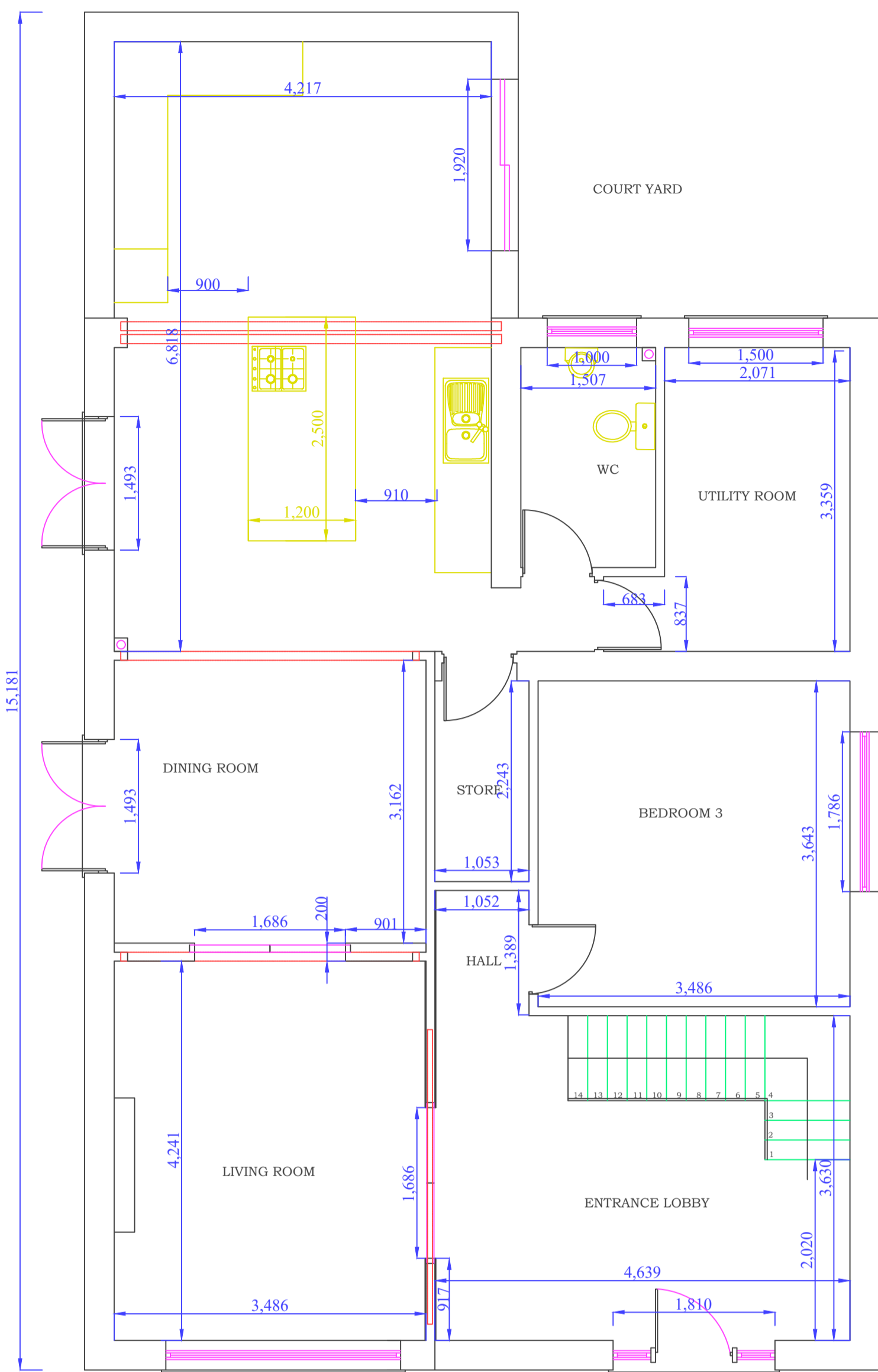
Walls - External
New walls to be independent from existing, i.e.: Not tooched in. Stainless steel Firfix plates to be used on the external leaf and also stainless steel plates on the internal leaf. However if Building Control Officer agrees, tooth bonding can be carried out if brick coursing permits. External opening brickwork details to match existing as close as possible, including any special coursing, dentilation, creating ties etc. Rear Sun Lounge cavity walls constructed from 100mm brick to match existing as close as possible, an 150mm cavity filled with 70mm kingspan, and an internal skin of 100mm Thermolite Turbo/Shield block or 100mm Celcon Solar, with 1 coat of wet plaster and skim internally, alternatively 12mm plasterboard and 3mm skim. All to achieve 0.28Wm2K. Wall ties to BS1243, to be placed 450mm vertically and 750mm horizontally. 300mm vertical spacing around openings. Insulated vertical DPC to all reveals and thresholds. Note: Butterfly wall ties are no longer acceptable.

At all times no part of the building including the foundations is permitted to cross the boundary line. If the buildings foundations have to be eccentrically loaded, then suitable calculations from a Structural engineer will need to be facilitated to satisfy Building Control. DPC to be minimum 150mm above outside ground level. A minimum external return to new cavity walls to be no less than 65mm for structural stability and wind resistance, and openings not more than 2/3rds total wall area per external elevation.

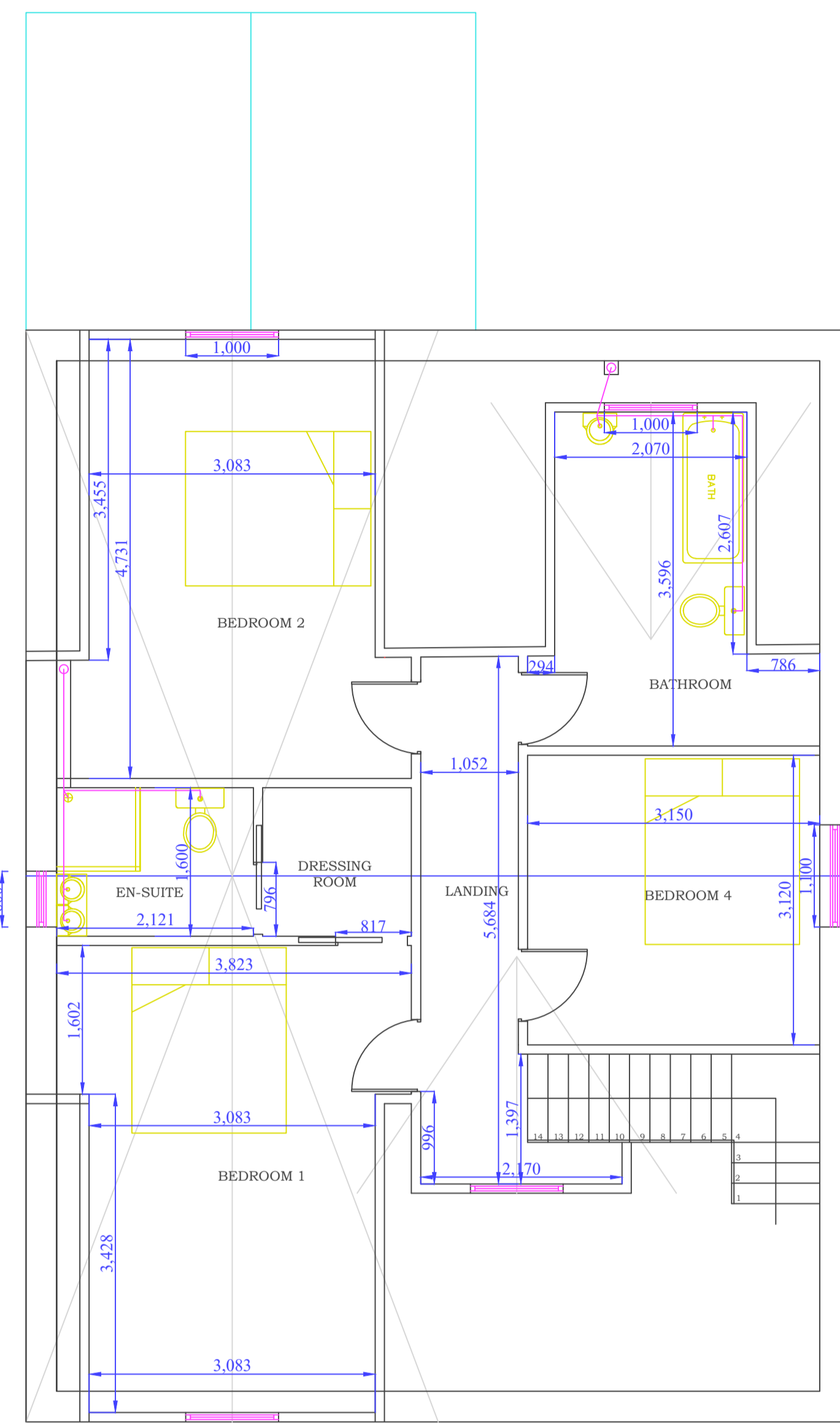
Lintels over openings to be Catnic CN7/CN8, or similar, with 150mm minimum end bearing. Note: Most Catnic Lintels are not designed to receive direct point loads from floor joists/rafters etc. A minimum distance of 225mm between the bottom of the rafters and the lintel is to be maintained at all times.

A Cavity tray to be placed into the existing dwelling cavity as the new roof directly abuts this wall. This requirement is at the discretion of the Building Control officer.

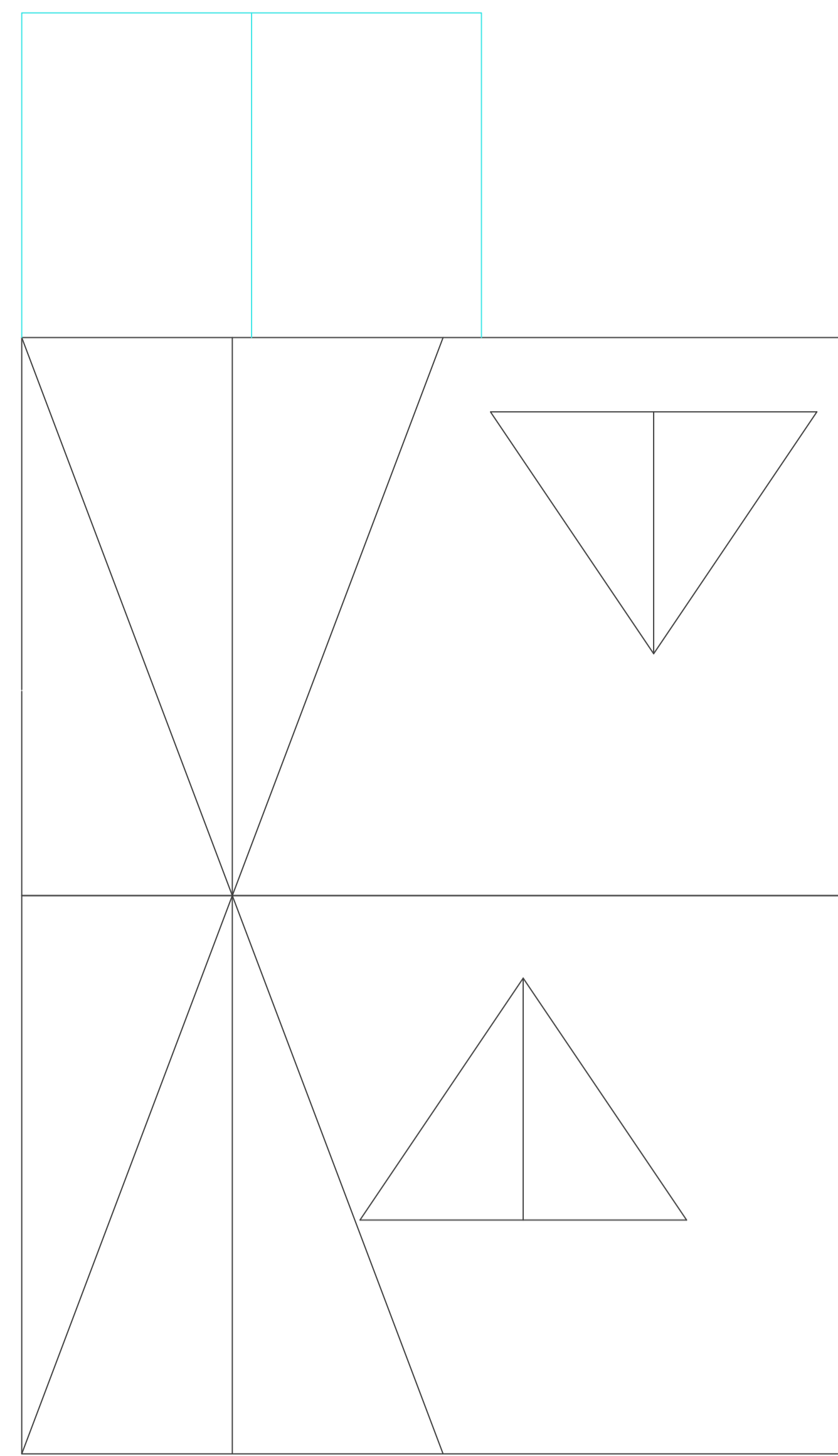
Fire Precautions
All elements of structure to have full 30 minutes fire protection, including lintels and any steel beams. No penetrations in ceilings greater than 40mm without adequate fire precautions. There are no inner rooms created on this project and there are no new bedrooms created on the first floor therefore no escape windows are required. This building is located more than 1-metre away from the boundary with penetrations permission of the Building Control office. See plans. Mains operated (with 9v battery backup), interlinked smoke detectors (if not fitted already) to be fitted within the hallway and landing areas of existing dwelling. These are to be located 300mm away from any walls or light fittings. The use of 'Radio-Link' smoke detectors are allowable which negates the need for the interconnecting wire.



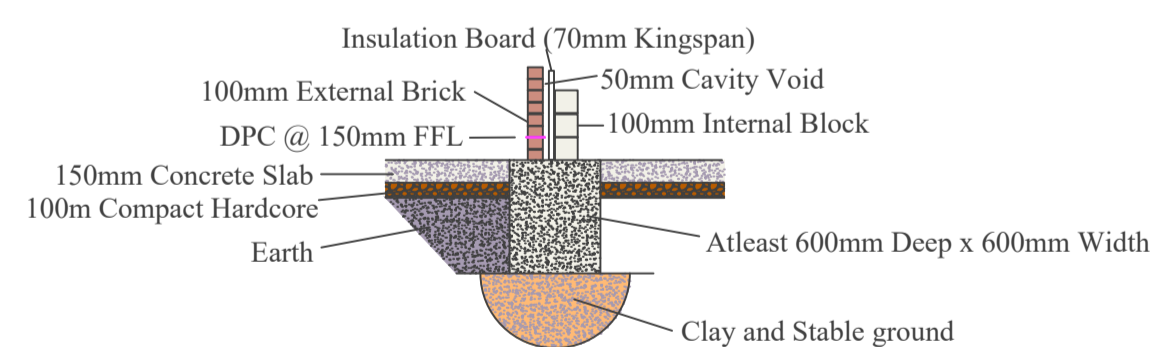
PROPOSED GROUND FLOOR



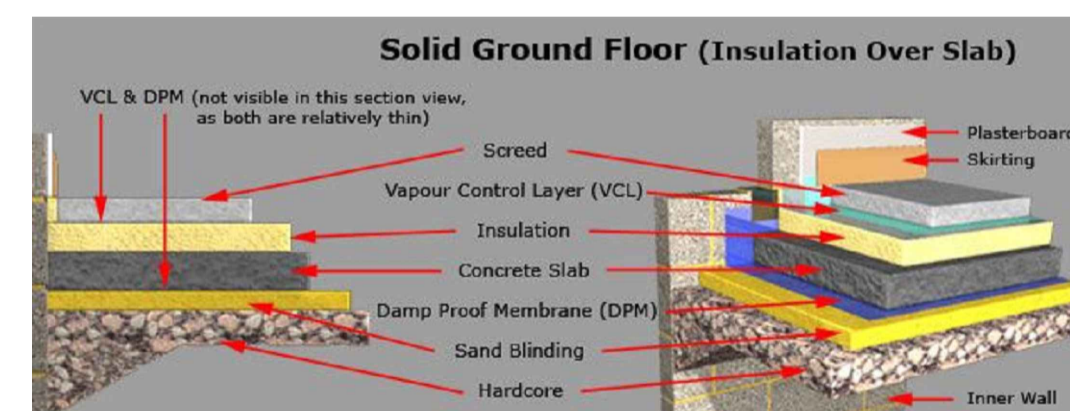
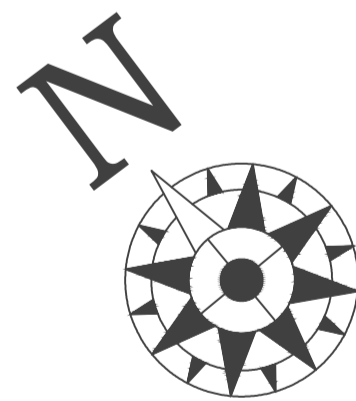
PROPOSED FIRST FLOOR



PROPOSED ATTIC SPACE



Strip Foundation Detail



Windows
External windows shall be purpose made Upvc and double glazed throughout to match existing. Windows and doors will provide minimum 1/20th floor area for natural ventilation, and shall provide minimum background ventilation to kitchen of not less than 5000mm². Windows/doors to be a maximum u-value of 1.6Wm2K. Glass to be clear and fixed in accordance with the double-glazing manufacturers requirements. Toughened glass shall be fixed to all glazing areas below 800mm above finished floor level and within 300mm of doorways, all to BS EN 12150. BS 6206: 1981 is now obsolete. Shortened windows (if req) to be obscure glazed. All new windows are to be draft sealed against unwanted warm air leakage and cold air infiltration. Maximum area of glazing to be not more than 25% window to floor.

Drainage- External
This job doesn't require anything other than to maintain existing. But in the instance of any changes Contractor to trace the existing assumed underground drain run, and verify existing underground drainage invert levels. Suitable for the new extension, and agree on site with Local Authority Building Control. If drainage is shown on plans then these are not to be taken as literal and is for illustrative purposes only and the builder MUST make himself familiar with the drainage layout and what is required in order to satisfy Building Control. This would include taking relevant invert levels to ensure any new proposed drainage runs can be achieved. All new drains to be 100mm Hepworth or similar as existing to the entire satisfaction of the Building Control Inspector. Drains to be laid minimum of 1:40 on a 10mm granular bed and surround to BS 5955, Part 1:1980. Any shallow drains or those under the new concrete slab are to be protected as laid out in Approved Document H. Any disused drains to be removed, and voids filled with concrete.

Any New gullies to be Hepworth roddable access types. Any change of direction should be met with an inspection chamber or suitable rodding access point. All new gullies to be trapped. Rainwater goods to be 112mm half round uPVC gutters to discharge into new B.I.G. Connect new rainwater into the surface water drainage system. Any new rodding eyes do not need to be air tight as this drainage system is separate. All drainage work below ground level is to be in accordance with BS8301, it must comply with Building Regulations, and it must be to the total satisfaction of the Building Control Officer prior to backfilling. Any external SVP within a distance of 3 metres from an opening into the building shall be minimum 900mm higher than the opening, fitted with a balloon cage terminal or similar.

Drainage through foundations are to be linteled over with 100mmx75mm concrete lintels and no loads are to be imposed upon the pipe. Drains underneath the slab with less than 300mm of cover are to be encased in concrete. Any external drain run within 1-metre of the foundations must be higher than that of the bottom of the foundation. New inspection chambers are required where the foul water changes direction. 450mm diameter uPVC chambers are suitable in the areas shown. Very Important: Builder must fully acquaint himself with the drainage requirements prior to any quotation to the client.

Roof Construction and Covering
Tiled roof sat on top of warm roof structure. From top to bottom, 1. 15mm Tile Layer, 11-12mm OSB board, 70mm kingspan, Vapour barrier, another 11-12mm OSB board, 9"x2" c24 treated timber joists, 100mm rockwool between joists finished with 12mm foil backed plasterboard and plaster skim. Ceiling construction in accordance with BS 6399-3:1988 structural loading, (accompanied with certification) Wall plate to be minimum 100mmx75mm securely fastened down to the wall below using steel bat straps at not more than 2 meter centres. 150mmx50mm C16 pole plate bolted to the wall with M12 bolts at not less than 750mm c/c.

Thermal Bridges/ Energy Loss
Use proprietary thermal cavity closures i.e.: Thermabate, at all external wall junctions. All frames to overlap the cavity by at least 10mm. Use timber/MDF window boards. Provide lightweight plaster to the vertical face of the steel lintels/adjacent block-work as appropriate, but all still require a vDPC. Service ducts and pipes to be sealed when passing through floors and ceilings. Wall construction to achieve 0.28 Wm2K as described. Floor construction to achieve 0.22 Wm2K as described. Roof construction to achieve 0.18 Wm2K as described. Windows and doors to achieve 1.6Wm2K as described below.

Central Heating System
Existing heating to extend into new area and provide the minimum or above BTU level to maintain the efficiency of the current house level.

Glazing
All glazing to be hermetically sealed double glazed units to all windows and doors to achieve 1.6Wm2K, via 22mm cavity, Low E, double glazed units. Note: Low E stickers to remain visible until Building Control Officer has seen identification. Safety glazing to all critical areas to BS EN 12150. BS 6206:1981 now obsolete. Locations are within 800mm of internal finished floor level, below 1500mm in doors, and within 300mm and below 1500mm in glazing areas next to doors. Glass to be etched with the BS kite-mark for identification purposes. NOTE Glazing to be filled with Argon to gain better heat efficiency.

Electrical Installation
All electrics to be in accordance with Approved Document P. Either use a Self-certificable electrician who is registered with one of the approval bodies or a qualified electrician to provide a design, installation, and testing certificate to Building Control on completion of the electrical works. All to BS:7671. 75% of all new light fittings to be energy efficient. Only the bulbs now need to be energy efficient and not the luminaires themselves.

Drawn: PD	Checked: SC	Scale: 1:50	Date: OCT 2023
Drawing Number: PD/HPP/FP/03	Contract No: 98/23	Rev:	

Drawing Title:
PROPOSED FLOOR PLAN LAYOUT.

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