

DOORS AND WINDOWS

Double glazed windows minimum 8000 sq.mm controllable trickle head ventilators throughout, including locking fasteners, double glazing set in internally beaded, drained and ventilated rebates not less than 22 mm deep with, obscure pattern glass to wcs all to BS: 6262; laminated safety glass to ground floor windows and all glazing less than 800 mm above finished floor level.
 Windows below 800 mm and glazed doors below 1500 mm including 300 mm either side of the door to be glazed with laminated safety glazing to BS: 6262.
 All external glass to be Pilkington 'K' glass to give U value of 1.4W/sq.m
 Windows to first floor habitable rooms to have clear opening area of at least 0.33 square metres. (minimum dimension to be 0.45m high and wide)

VENTILATION

Window ventilation openings minimum one-twentieth floor area of habitable rooms, partly 1.75 metres above floor level.
 Intermittent mechanical extract ventilation to kitchen operable at minimum 60 litres/second and bathrooms operable at minimum 15 litres/second, each with humidistat override control. Fan installation to bathrooms, to provide minimum 3 air changes/hour, switched with lighting and incorporating a 15 minute delay timer.
 Provide controllable trickle head ventilators to new/existing windows, providing at least 8000 sq.mm to building regulation requirements.
 Domestic habitable rooms rapid ventilation: opening window lights to equivalent of 1/20 of floor area
 Domestic sanitary accommodation with windows trickle ventilation: 4000 mm2 controllable vent
 Domestic bathroom mechanical extract ventilation: 15 litres/sec.
 Domestic non - habitable rooms without windows but with mechanical extract ventilation to have 15 minute overrun timer. Door to room to be undercut by 10mm.

INTERNAL WALLS

None loadbearing partition to first floor in 75 x 50 mm stud framing finished both sides with 12.5mm plasterboard and skim finish, all to manu details, including 50 mm insulation quilt to cavity.
 Bathroom/ Ensiutes wall to have 2 layers of 12,5mm plasterboard with 50mm dense mineral insulation between studs

PITCHED ROOFS

Tiling to Match Existing, on 50 x 25 mm tanalised battens on BS: 747 Type 1F Du Pont Tyvek breathable felt, on trussed rafters pitch 25 deg. at maximum 600 mm centres, all to manu. design details including wind bracing to BS: 5268 to detail, 100 x 75 mm wallplates strapped down 900 mm minimum to blockwork with 30 x 5 mm galv. mild steel lateral restraint straps at 1800 mm centres maximum with noggings and blockings secured to 3 nr. trusses to party and gable walls, 12.5 mm plasterboard and skim finish to ceilings with 300 mm glass fibre quilt in direct contact, 'U' value 0.15 W/sq.m K. Roof space ventilated with 'Redvent' fascia grille with minimum 10 mm continuous flyscreened over gutter cross-ventilation units and dry vent ridge ventilator tiles; 'Glidevale' LA5 or equal approved pre-finished insulated access hatch with catch to all roof voids.

Roofspace insulation: 300 mm thick 'Rockwool Rollbatts' mineral fibre insulation,in 2 layers,first layer to be 100mm thick laid between joists,second layer to be 150mm thick laid in opposite direction over first layer,unless otherwise
 Trussed rafters: design and installed to BS 5268:Part 3 1985
 Lateral restraint at roof level to members running parallel to walls: provide 30 x 5 x 100 x 1200 mm galvanised mild steel straps at 2000 mm centres, with 38 mm x 0.5 of joist depth solid noggins solid pack to wall, secure over a minimum of 3 joists at 150 mm centres.

Fit Manthorpe GL260 Push-Up Loft Access Door White 562 x 562mm Insulation loft hatch in position to be agreed

FIRE PRETECTION

Smoke detection: provide self contained and interconnected smoke detectors at each storey level to stairways as Building Regulation Document level to stairways asBS5446 Part 1 and alrms connect dirctl to power with battery back to BS 5839-6-2004 grade D Category LD2

ELECTRICAL INSTALLATIONS

Electrical installation supplied and installed complete by registered electrician/s in accordance N.I.C.E.I.C regulations, including all lamps and fully concealed wiring.
 Domestic lighting to have efficient lighting, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt,will be provided in rooms or circulation areas most frequently used at a rate of 1 per 25m2 of floor area Or 1 per 4 fixed lightings, whichever is greater to comply with approved document L1B 2013,Table 4.
 All electrical work must achieve the requirements of Approved Document P (Electrical Safety) and must be designed, installed, inspected and tested by a competent person accredited to do so.
 Low energy light fittings to have lamps with luminous efficacy greater than 45 lamp lumens per circuit- watt and total output greater than 400 lamp lumens.

HEATING

Allow for checking existing boiler will also for any additional loading.
 Allow for checking boiler flue can be altered if necessary and if not confirm with client
 Heating installation Contractor designed to comply with relevant clauses of Parts J & L.

PLUMBING

Above ground drainage: Single stack system to BS5572
 Above ground drainage: install in accordancewith BS.8000 Part 13.Section 3.
 Bathrooms to discharge to a 100 mm dia. plastics soil and vent pipe,. wash hand basin wastes 35 mm. All discharging to the stack via a 75 mm deep seal trap.
 Vent pipe from soil and vent pipe to discharge to the open air above roof level, fitted with a proprietary terminal. Fit proprietary skirt and flashing over.
 Wc cisterns to be fitted with 19 mm uPVC overflows fitted with anti-draught tee externally.
 Rainwater goods in half round gutter discharging to 68 mm downpipes to back inlet gullies. Gutters supported at maximum 750 mm centres, all to manu. details.



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



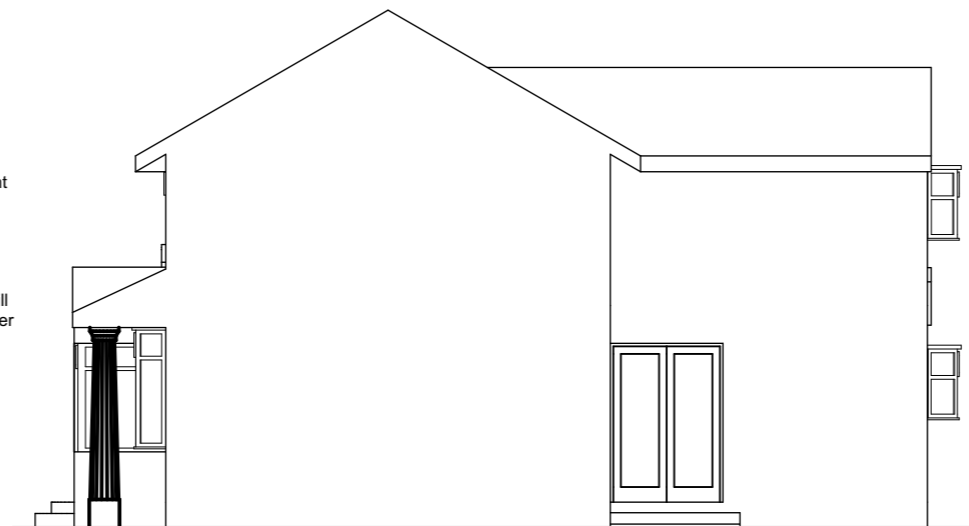
Front Elevation



1:100

Left Side Elevation

1:100



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



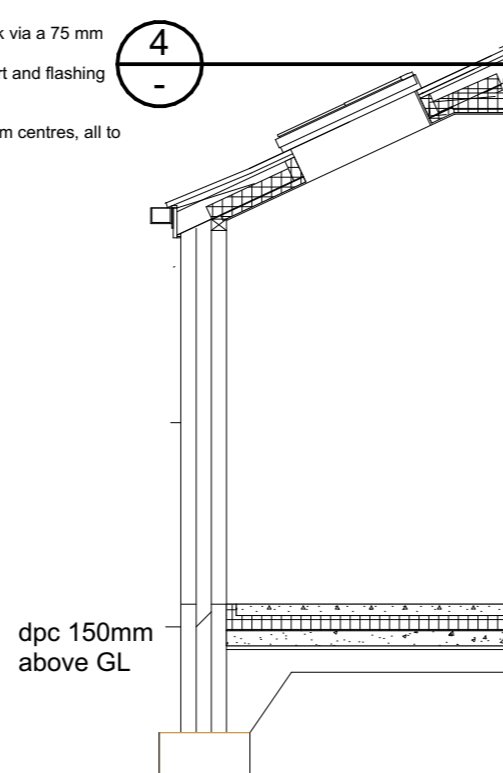
Right Side Elevation



1:100

Rear Elevation

1:100



Glidvale mono roof flashing vent

Rafters at 20 degree
 C24 - 125mm x 47mm
 at 600mm ctrs

dpc 150mm above GL



SECTION

1:50

202 Spies Lane, Halesowen, West Midlands, B62 9SW
 Tel: 0121 602 6581
 Mobile: 07973 663290
 Email: info@tdfdesign.co.uk

TDF Design
 Architectural

19 Haig St
 West Bromwich
 West Midlands
 B71 1ES

Project PROPOSED SIDE EXTENSION TO FORM WETROOM

Drawing No 2290.04 A3 Date Nov 2023

Scale 1:100, 1:50 Drawn MF

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Rev	Comment	Date