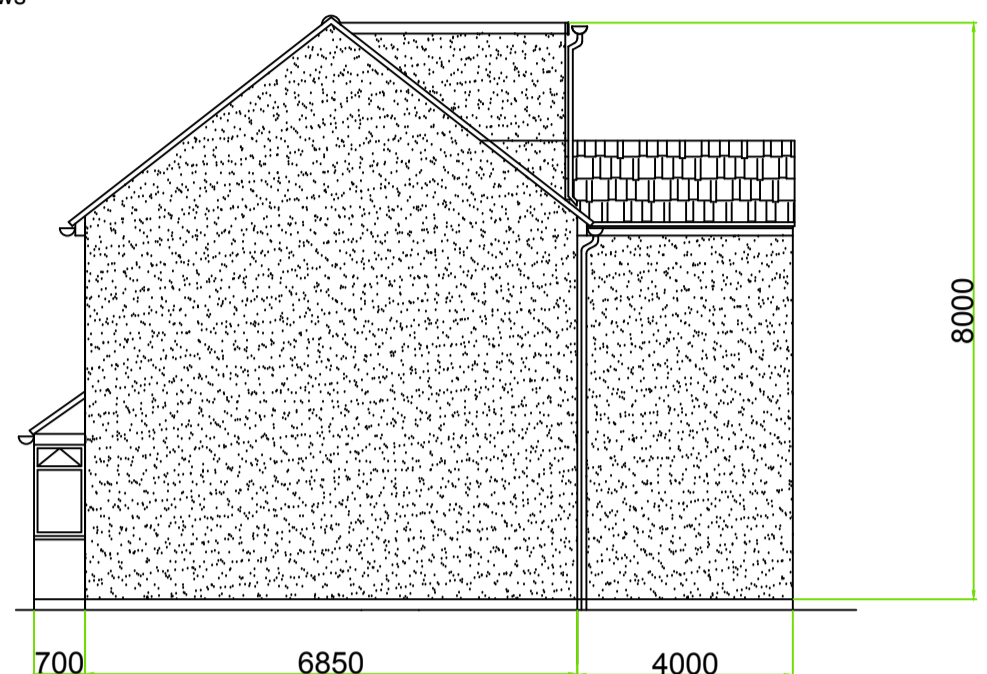
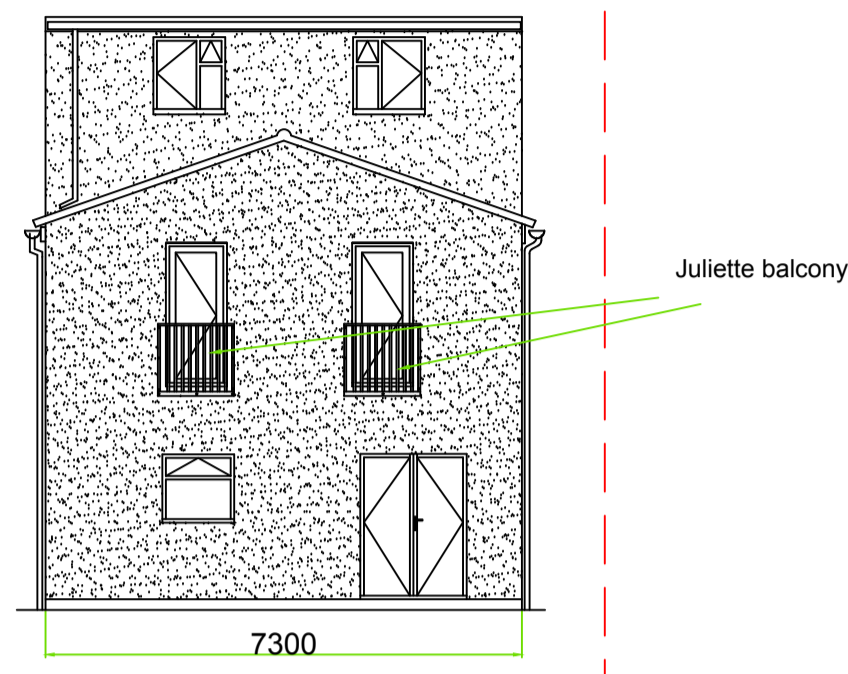


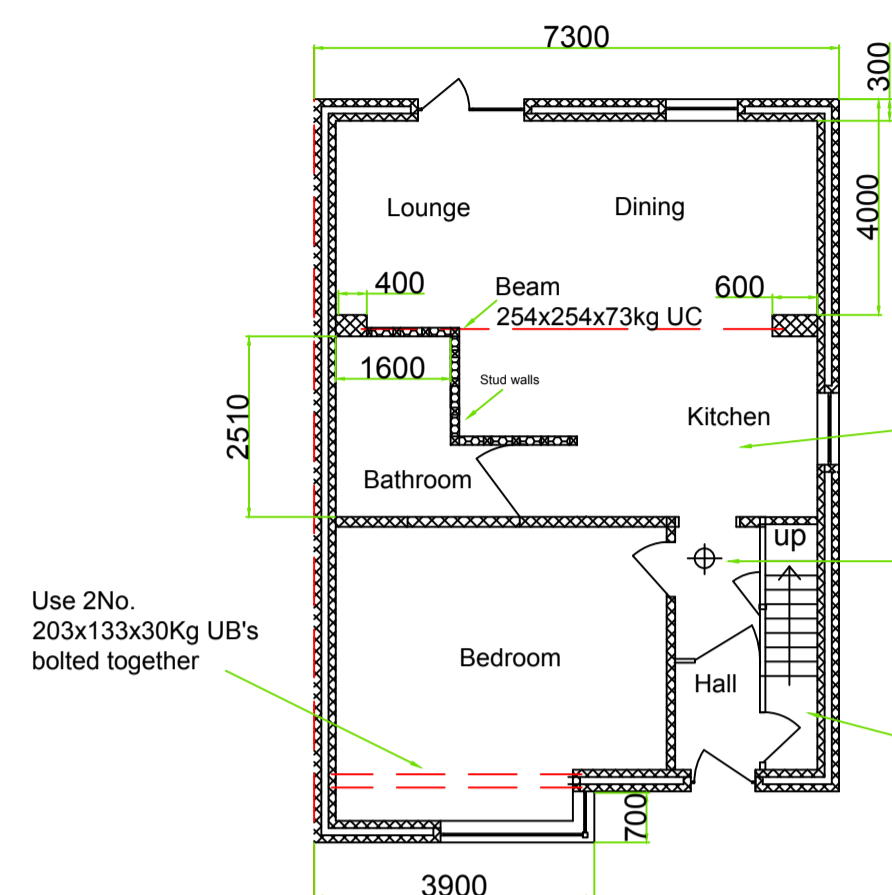
Proposed Front elevation



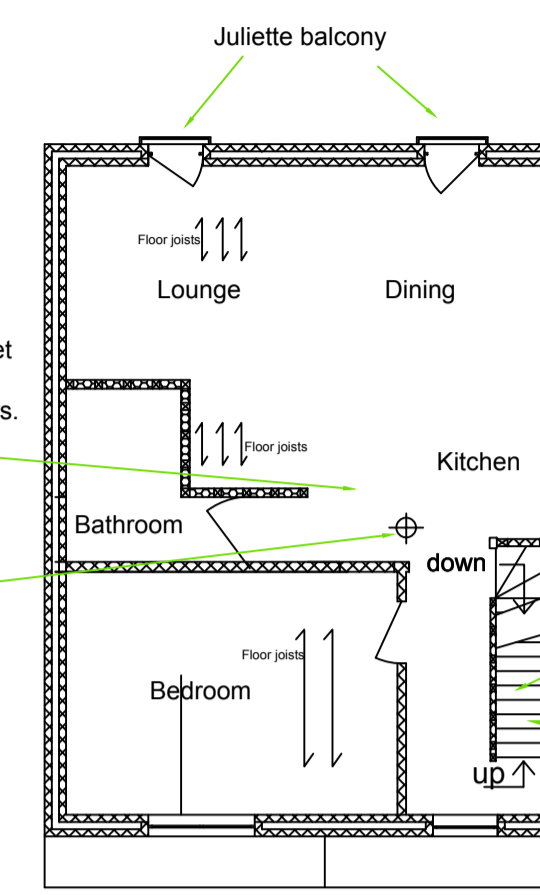
Proposed Side elevation



Proposed Rear elevation



Proposed ground floor



Proposed first floor

External walls - generally 300mm thick, outer leaf rendered blockwork to match extg, 50mm cavity, 50mm Celotex double 'R' insulation board or similar fixed to inner leaf of 125mm celcon blocks to achieve 0.25W/m2K or better. Vertical twist wall ties throughout at spacing 750mm horiz & 450mm vert reducing to 225mm at window & door openings. Thermabate 100 cavity closers all new reveals.

All windows to be escape windows.

Insulation upgraded to meet SAP requirements. Fire proofing between floors. Soundproofing between floors. All to comply with current regulations

Mains wired smoke alarm with it's own separate fused supply to each floor

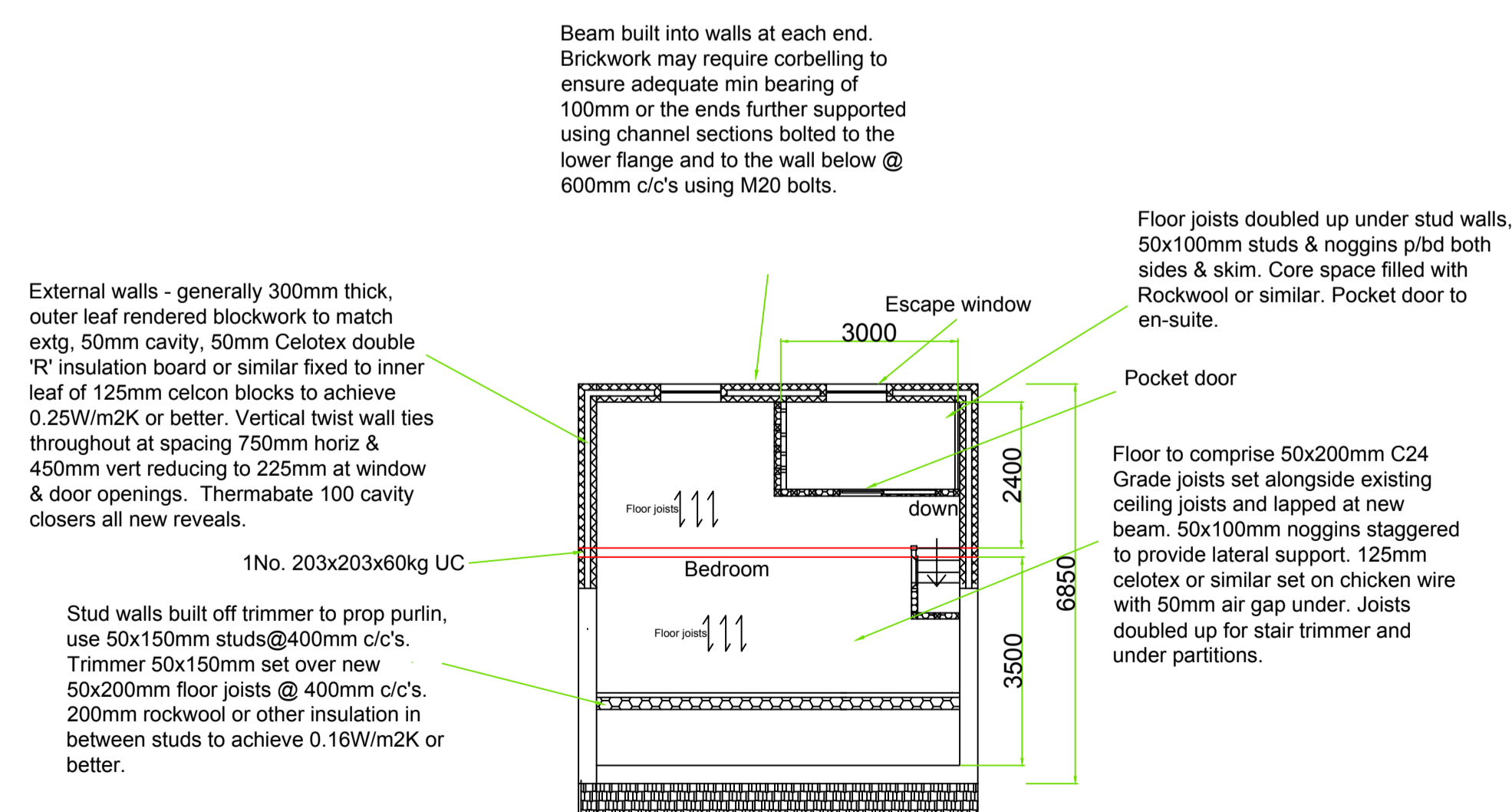
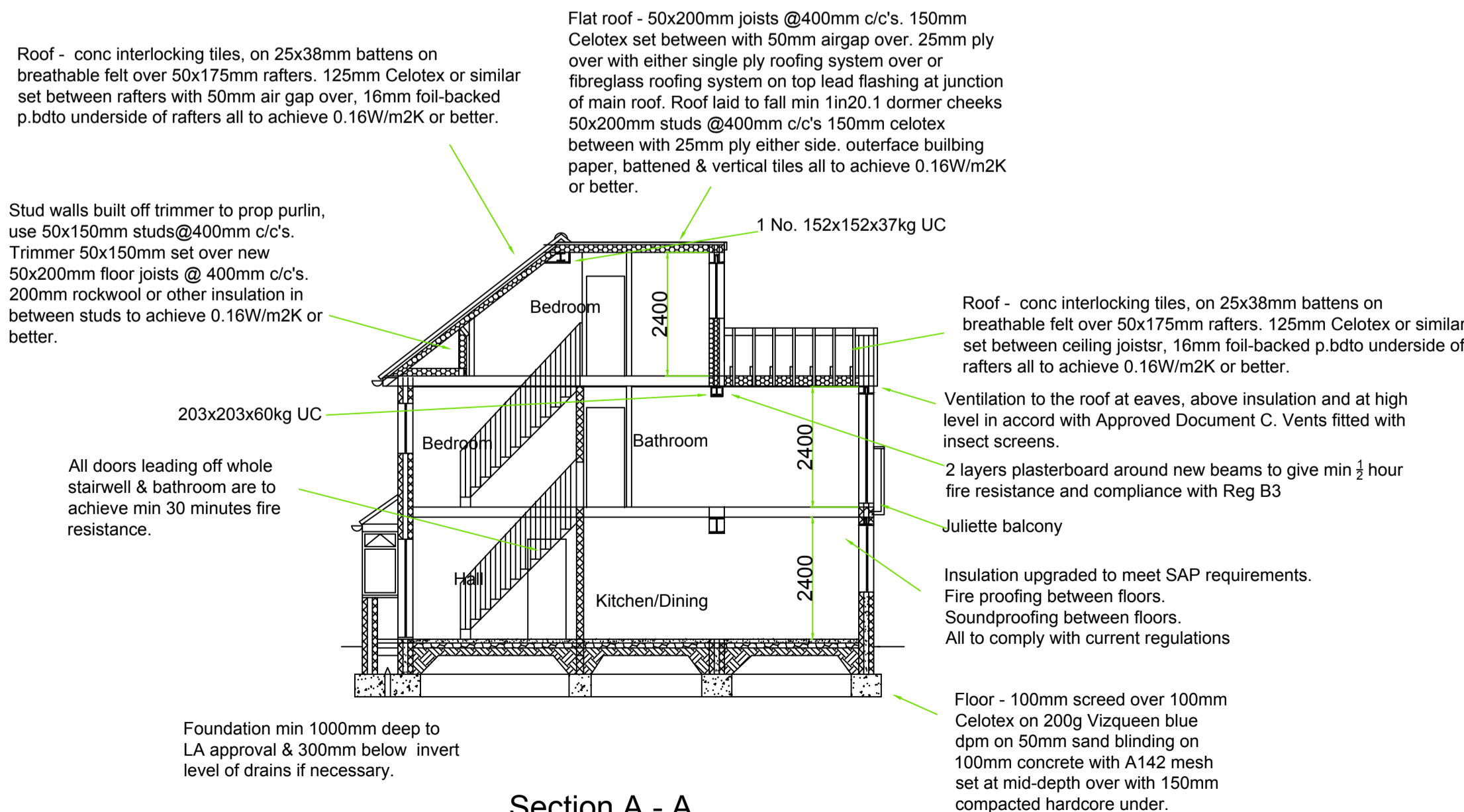
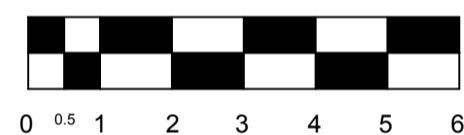
All doors off stairwell to be FD30 fire resistance.

Stairwell to be enclosed from main landing with stud walls - 50x100mm studs & noggins with 12.5mm p.bd either side & core space filled with rockwool or similar

Stairs - rise 200, going 200. Headroom 2000mm. Ballusters set at 100mm centers (gap to be max 100mm), underside of stairs plasterboarded and to receive 2mm plaster skim coat for fire proofing. Kite & winder to first floor landing from g/floor

All doors off stairwell to be FD30 fire resistance.

Escape Window



Loft - floor joist layout

Notes -
 Glazing - New windows are to match and are to be manufactured and installed by a FENSA approved company. Escape window to have minimum clear opening 500x800mm and not more than 1100mm off the floor. Safety glazing to BS6206.
 Ventilation through frame vents built into new windows are to comply with current regulations, i.e. 5000mm2 to habitable rooms & 2500mm2 to bath & shower rooms.

Any lightweight partitions to have pl.bd. with minimum mass 10kg/m2 and core space filled with Rockwool or similar to comply with Part E Bldg Regs.

General-
 Smoke detector to be installed on each floor and to be linked to & separately fused to the electrical system in compliance with current requirements.
 All new electrical fittings/systems are to be installed by a certified electrician.

All gas/heating adaptations are to be undertaken by a Gas Safe registered plumber. All new radiators to be fitted with TRV's.

At least one low energy light fitting to be fitted. No downlighters are to be used unless adequate fire resistance is installed into ceiling/roof voids.

Property soundproofed between floors.

Property has been 'signed off' by Building Control.

All measurements to be checked on site

Building Regs Drawing	Proposed 2 flats 7a & 7b Next to 7 Spring Hill, Kingswood
Date - 15/10/2023 Dwg No: 33502/19	for - Mr Steve Blake 7 Spring Hill, Kingswood, Bristol BS15 1XY
Scale - 1:100 e-mail: pauljjermy@hotmail.co.uk	Drawn by - Warmley Design Services Ltd, 9 Station Road, Warmley Bristol BS30 8XH. Tel 07763 114613