

Remove existing door and frame and fit a window with obscure glass and opening element minimum 1.7 metres above floor level.

Render walls internally and apply two coats of vandex BB75 slurry in accordance with manufacturers specification.

Tie new wall to existing with furfx profiles or similar with vertical d.p.c sandwiched behind.

Apply two layers of liquid d.p.m to existing floor slab. Use Sovereign Liquid d.p.m or similar. Lay 100mm celotex floor insulation on top and 22mm floating floor of moisture resistant chipboard decking with glued joints. d.p.m to lap vandex applied to wall by 150mm. 50x75mm studwork partition infilled with 75mm sound slab and lined on both sides with gyproc wallboard ten or similar finished with a plaster skim.

Render walls internally and apply two coats of Vandex BB75 slurry in accordance with manufacturers specification.

Fix treated battens to wall and fix 100mm celotex insulation with taped joints and 12.5mm plasterboard to battens finished with a plaster skim.

New wall built off 450x200mm thick 1:2:4 concrete foundation at depth of good bearing and below invert level of any drain. Building inspector to approve on site.

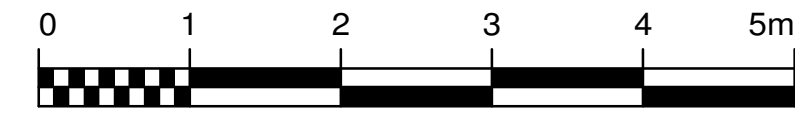
Escape windows with opening area minimum 0.33 square metres with no dimension less than 450mm. Sill level max. 1100mm above floor level.

Line underside of joists with 125 micron polythene and 12.5mm plasterboard

PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR

PROPOSED REAR ELEVATION



Cavity walls constructed from two leaves of 100mm 7n/sq.mm concrete blockwork with a 150mm cavity with 100mm celotex partial fill insulation. Ancon ST1 stainless steel cavity ties for 150mm cavity, at 750mm horizontal and 450mm vertical centres and one tie per course within 200mm of reveals. Cavities closed at reveals and sills with therm-a-bate cavity closers.

Fire precautions - Additional Smoke detector with battery backup to be fitted in position marked S.D and connect to existing smoke detector system.

Ventilation - Bedrooms - Openable area of windows and doors to be min. 1/20 floor area for purge ventilation. 8000 square mm of manually operated trickle vents fitted.

Note : Trickle vents to be marked with their equivalent area.

Roof - Warm roof

Surface water - As existing

Glazing - U value of windows and door to be maximum of 1.4. Safety glazing to glass below 800mm above floor level.

Existing heating system to be extended and a boiler interlock to be installed if not already fitted. TRVs to be fitted to all new radiators. Work to be carried out by installer who is a member of a competent persons scheme.

Electrical Installation - All the new electrical works will be designed, installed inspected and tested in accordance with BS7671 (IEE Wiring Regulations 18th Edition). The works to be carried out either by an installer registered under a suitable electrical self certification scheme or a suitably qualified person with a certificate of compliance produced by that person to the Building Control Surveyor on completion of the works.

All dimensions to be checked on site

grp roofing on 18mm O.S.B 3 over 150mm kingspan TR27 thermaroof on existing built up felt roof

PROPOSED LOWER GROUND FLOOR

PROPOSED EXPANSION OF EXISTING SIX BEDROOM H.M.O TO FORM AN EIGHT BEDROOM H.M.O AT No. 55 WILTON STREET PLYMOUTH

DRAWN BY : MIKE LEGGETT BUILDING PLANS LTD

e-mail : info@mikeleggett.co.uk

DATE : 28th February 2024

SCALE : 1/50

DWG 2 of 2

CLIENT : Mr C Cottam