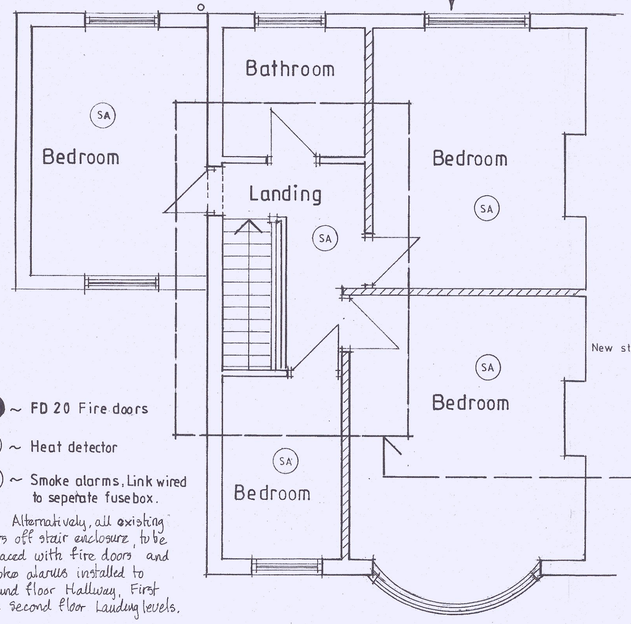
Means of escape via existing Bedroom window
(min 0.33 M² 450 w x 750 d)

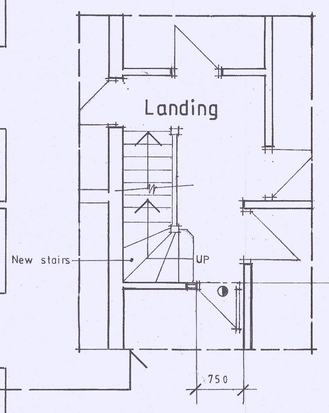


~ FD 20 Fire doors

HD ~ Heat detector

SA ~ Smoke alarms, Link wired to seperate fusebox.

N.B Alternatively, all existing doors off stair enclosure, to be replaced with fire doors and smoke alarms installed to Ground floor Hallway, First and second floor Landing levels.



Inset 1st floor alterations (1:50)

FIRST FLOOR PLAN (1:50)

0M 1 2 3 4

SCALE 1:50

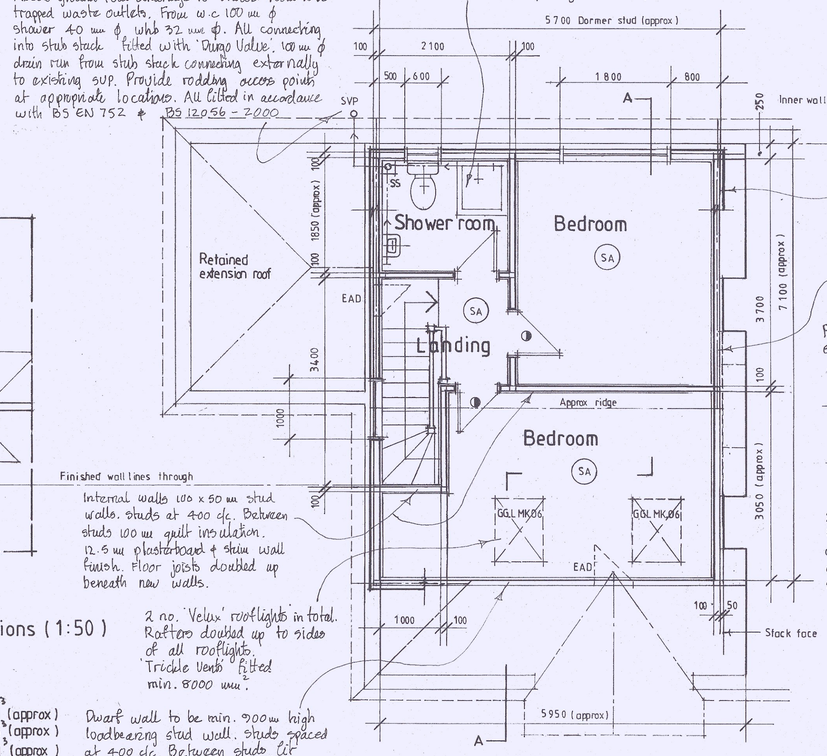
DEVELOPMENT AREA

Retained extension roof :	7.10 M³ (approx)
Flat roof dormer	: 21.94 M³ (approx)
Side roof extension	: 19.37 M³ (approx)
TOTAL	: 48.41 M³ (approx)
PERMISSIBLE	: 50.00 M³

Above ground foul drainage to shower room to be trapped waste outlets. From w.c 100 mm ϕ shower 40 mm ϕ, whb 32 mm ϕ. All connecting into stub stack fitted with 'Durgo Valve'. 100 mm ϕ drain run from stub stack connecting externally to existing SVP. Provide rodding access points at appropriate locations. All fitted in accordance with BS EN 752 & BS 12056 - 2000

Inner wall face

Provide mechanical ventilation to shower room. Min. capacity 15 litres/sec.



Finished wall lines through

Internal walls 100 x 50 mm stud walls. studs at 400 c/c. Between studs 100 mm quilt insulation. 12.5 mm plasterboard & skim wall finish. Floor joists doubled up beneath new walls.

2 no. 'Velux' rooflights in total. Rafters doubled up to sides of all rooflights. 'Trickle Vents' Fitted min. 8000 mm².

Dwarf wall to be min. 900mm high loadbearing stud wall. Studs spaced at 400 c/c. Between studs fit 90 mm 'Actis Hybris' insulation. To inner stud face fit 25 mm 'celotex' TB4025 PIR insulation board. Joints taped & sealed, forming vapour control layer. 12.5 mm plasterboard & skim wall finish.

SECOND FLOOR PLAN (1:50)

Pitched roof :
To existing main house roof 100 x 50 mm rafters at 400 c/c. To sides of existing fix new 150 x 50 mm c.24 rafters. Ceiling ties fixed to sides of rafters using M.10 fixing bolts. Between rafters & ties fit 90 mm 'Actis Hybris' insulation. Ensure air gap maintained above. To the underside of rafters fit 25 mm 'Celotex' TB4025 PIR insulation board. Joints taped & sealed, forming vapour control layer. 12.5 mm plasterboard & skim ceiling finish.

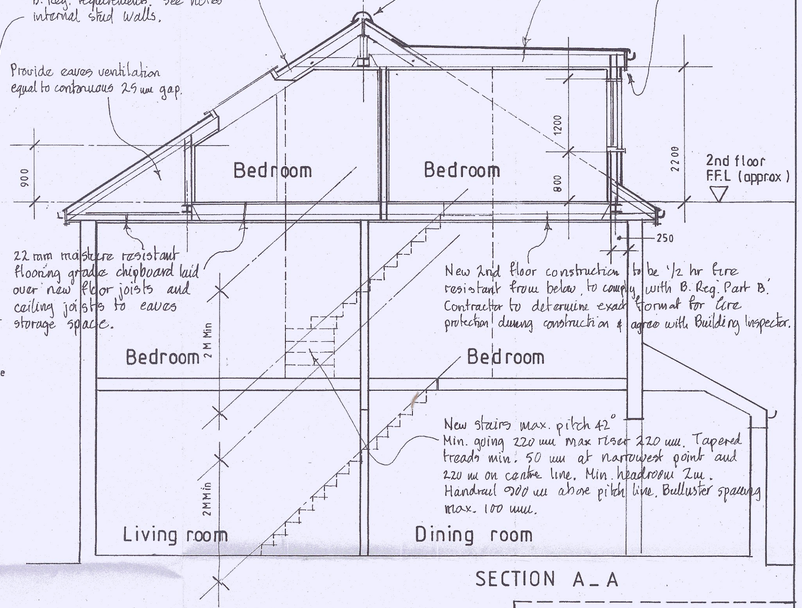
In all cases, rafters are to be doubled up beneath dormer cheeks.
Insulated stud wall offset from stack face, to comply with B. Reg. requirements. See notes internal stud walls.

Dormer roof :
EPDM rubber roofing system, laid on min. 19 mm thick decking (OSB board or decking) on tapered strips (fall to eaves) on 200 x 50 mm c.c.24 flat roof joists spaced at 400 c/c. Between joists 140 mm 'Actis Hybris' insulation. Maintain air gap above. To underside of joists 25 mm 'Celotex' TB4025 PIR insulation. Joints taped and sealed forming vapour control layer. 12.5 mm plasterboard & skim ceiling finish.

Provide ridge ventilation equal to a continuous 5 mm gap, using 'Universal' or 'Dry ridge' vent system.

Provide eaves ventilation equal to a continuous 25 mm gap.

Provide eaves ventilation equal to continuous 25 mm gap.



22 mm moisture resistant flooring grade chipboard laid over new floor joists and ceiling joists to eaves storage space.

New 2nd floor construction to be ½ hr fire resistant from below, to comply with B. Reg. Part B. Contractor to determine exact format for fire protection during construction & agree with Building Inspector.

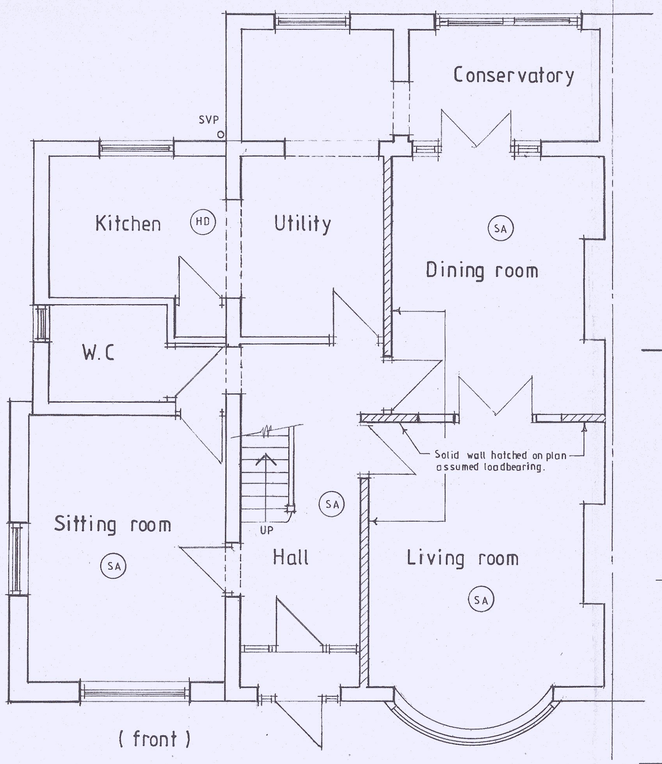
New stairs max. pitch 42°
Min. going 220 mm max rise 220 mm. Tapered treads min. 50 mm at narrowest point and 220 mm on centre line. Min. headroom 2m. Handrail 900 mm above pitch line. Balluster spacing max. 100 mm.

SECTION A_A

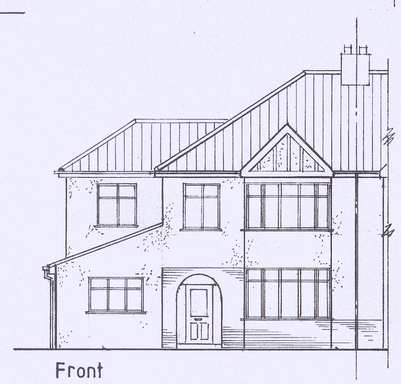
Heating & electrics :
All new heating & electrics are to be agreed between Contractor & client. New lighting to be low energy & to comply with B. Regulation Part L1. New radiators to be fitted with Thermostatic Valves. All new electrical work required to meet the requirements of 'Part P' is to be designed, installed, tested & inspected, by a person who is competent to do so.
Prior to completion 'The Local Authority' (or any other commissioned Building Control Company) should be satisfied that 'Part P' has been complied with.
This may require an appropriate BS 7671 certificate of installation to be issued for the work by a person who is competent to do so.

Party wall agreement :
Where work involves alterations to a 'Party Wall' or construction close to a boundary, it is 'The clients' responsibility' to comply with all the notices etc. required by 'The Party Wall Act' 1996 etc. etc.

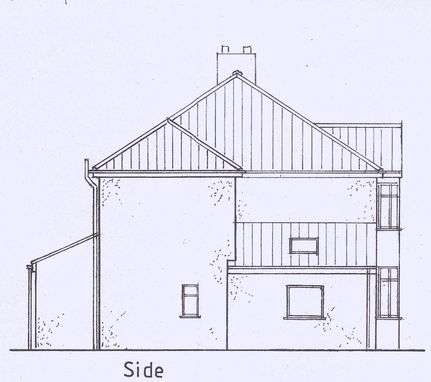
NOTE :
All dimensions & details shown on this drawing are indicative only & may vary to that annotated.
Contractor to determine exact details on site during construction.



GROUND FLOOR PLAN (1:50)



Front
EXISTING ELEVATIONS (1:100)



Side

Rear

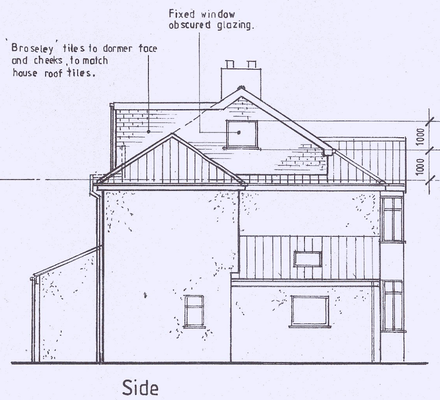
0M 1 2 3 4 5 6

SCALE 1:100

Front
PROPOSED ELEVATIONS (1:100)

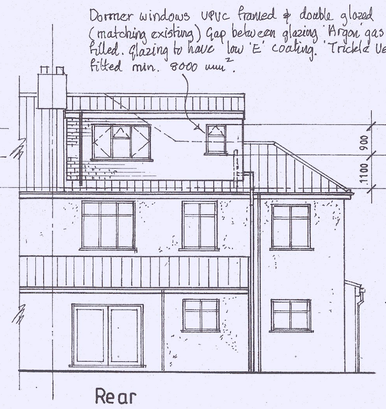
Fixed window obscured glazing.

Broseley' tiles to dormer face and cheeks, to match house roof tiles.

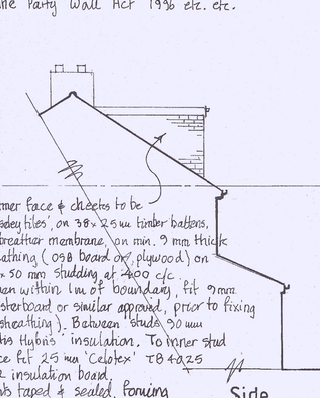


Side

Dormer windows uPVC framed & double glazed (matching existing) Gap between glazing Argon gas filled. glazing to have 'low E' coating. 'Trickle Vents' fitted min. 8000 mm².



Rear



Dormer face & cheeks to be 'Broadey tiles' on 38 x 25 mm timber battens, on breather membrane, on min. 9 mm thick sheathing (OSB board or plywood) on 100 x 50 mm studding at 400 c/c (when within 1m of boundary, fit 9mm Masterboard or similar approved, prior to fixing of sheathing). Between studs 90 mm 'Actis Hybris' insulation. To inner stud face fit 25 mm 'Celotex' TB4025 PIR insulation board. Joints taped & sealed, forming vapour control layer. 12.5 mm plasterboard & skim wall finish.

Side

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Downend
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BS16 6NA

South Gloucestershire Council
Business Support - 7
17 APR 2024
Received

Client :

Mr C. Singh

Drawing title :

Existing & proposed plans, section & elevations

Job no :	Dwg no :	Scale :
MT_1408	01	1:50 1:100