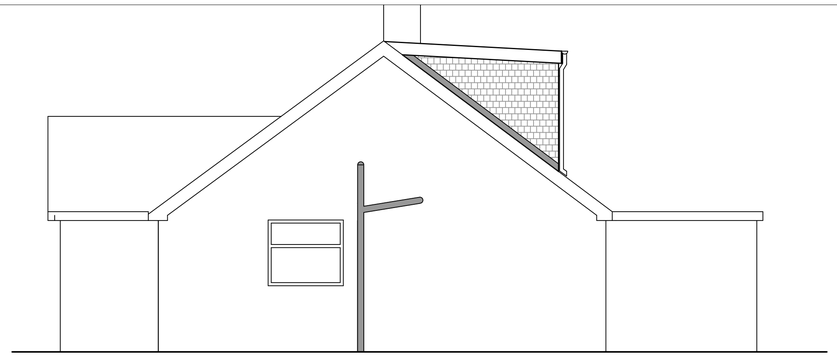
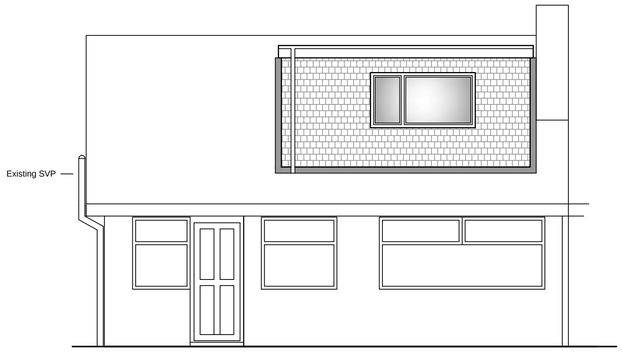


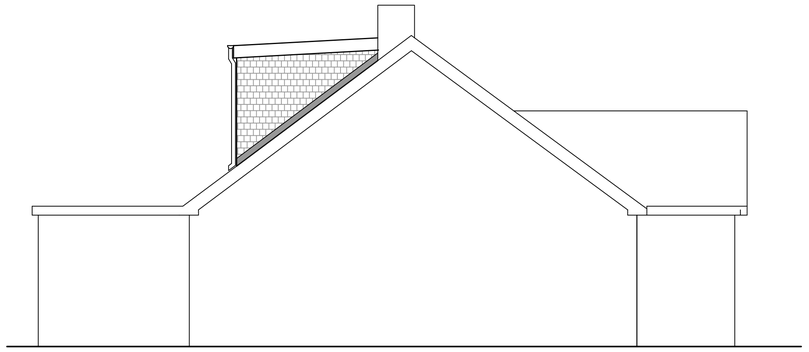
Existing Front Elevation



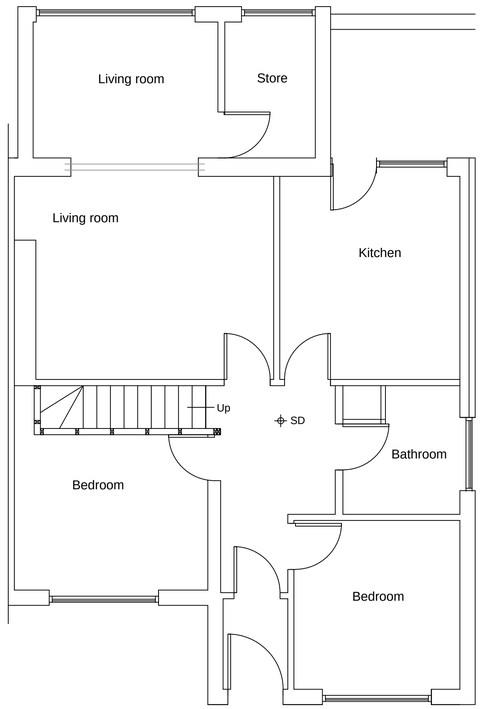
Existing Side Elevation



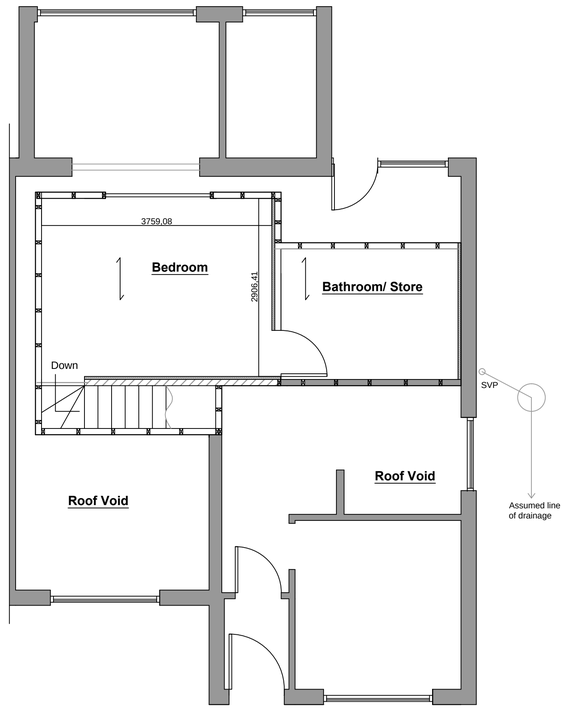
Existing Rear Elevation



Existing Side Elevation



Existing Ground Floor Plan



Existing Floor Plan

Construction Notes

This drawing has been prepared for the purposes of obtaining Planning and Building Regulation Approvals only.All dimensions are to be verified by contractor on site prior to works commencing commencing. Deviations from the drawings should only be made by the contractor with the consent of the client. The Contractor is responsible for undertaking all works commensurate with the appropriate Health and Safety legislation and safe and appropriate use of materials relevant at the time of commencement. The client and the contractor are responsible for all compliance with CDM regulations 2015. The preparation of these drawings does not imply a designer role in the application of the above regulations. The client should also be aware of their obligations and responsibilities under the Party Wall Act where applicable. Note legislation changes in relation to adoption of sewers may require consent from the water authority dependant on the number of properties served, location and size of drain.

Foundations. Existing foundaions to be exposed to assess suitability to receive additional first floor loading.Excavations if necessarybto be minimum 900mm deep to firm loadbearing strata. Minimum width of excavation to be 600mm. Provide 225mm C35 grade concrete reinforced with 2 no layers B503 mesh reinforcement. Where laps to reinforcement are necessary these to be a minimum of 300mm and securely tied. Excavations beneath internal 100mm block walls to be as above but width reduced to a minimum 400mm.

Wall Construction (Dormer front) : See specification.

Wall Construction (Dormer Cheeks) : See specification. Note fire resistance to boundary condition.

Internal Wall Construction : All internal walls to be constructed as timber stud partitions unless denoted otherwise. .

Timber Stud Partitions :- These to consist of 100mm x 50mm soft wood partitions generally at a maximum 400mm cts. Provide 100mm x 50mm sole plate seated on dpc where placed directly onto concrete sub base. Ensure sole plate securely fixed via bolted connections.
Provide minimum 100mm acoustic insulation between studding to comply with Part E Buidlng Regulations where sperating habitable rooms from bathroom. Surface finish to comprise 12.5mm duplex plasterboard and skin finish.

Lintols : Provide IG thermally insulated lintols or similar. 2 course lintols for spans up to 1.5m, 3 course lintols for spans in excess of 1.5m. Ensure all lintols to have a minimum 150mm end bearing over all openings..

Universal Beams: Provide UB as shown seated on 2 number concrete pad stones and encased in 2 number layers 12.5mm pbd and skim finish.

First Floor Construction : See notes for timber sizes (all timbers C24 Grade). Provide solid strutting between joists at every 1/3rd span. 30 x 5 mm lateral restraint straps to ne provided where joists run parallel to wall construction at 1.5mtr cts carried across minimun 3 no joists and supported via full depth noggins between. Provide 18mm T&G boarding over with ceiling 12.5mm plasterboard and skim finish. Lay 100mm mineral wool insulation in floor void. Provide double joists under new stud partitions where running parallel to joists bolted together.

Stairs - Provide 1 no new domestic stairs comprising 700mm wide (inc strings) Rise not to exceed 220mm. Going not less than 220m. Pitch not less than 42°. Provide handrails to one side min 840mm above pitch line. Guarding to landings to be minimumm 900mm. All guardings to be non climbable with no gaps to exceed 100mm. Minimum headroom 2000mm.

Glazing :- Provide double glazed units (Pilkington EnergiKare Classic) comprising Optiwhite outer pane, 16mm cavity with aluminium spacer bar and Argon filled. Units to achieve maximum 'u' value 1.60w/m2k. Glazing to be fitted with 4000mm2 trickle vents to kitchen and 8000mm2 to bedroom/wc area/habitable rooms. Provide escape windows at first floor level min unobstructed area of at least 450mm high x 450mm wide (area not less than 0.33m2) and situated not more than 1100mm above floor level. All glazing in critical locations less than 800mm from floor level to be safety glazing.

Ventilation - New En-suite area to have extraction rate of 15L/sec with 15minute over run. Windows to have opening lights 1.75m above ground equal to 1/20thfloor area and fitted with trickle vents as specified under glazing section.

Sanitary fittings - Wc to discharge via multiquik connector to existing above ground drainage. Whb to be fitted with 75mm anti symphonic traps and 32mm waste pipes to existing SVP.

Below Ground Drainage - To comprise 100mm supersleve pipes and connections laid to min 1:60 fall on granular bed. Drains below floor slab to be encased in 100mm concrete with 19mm flexcell board at connections. Drains passing through walls to be lintolled over with minimum 50mm gap infilled with suitable impenetrable flexible seal.

Above Ground Drainage - To comprise 100mm half round gutters to 68mm downspouts to discharge to rodable back inlet gullies.

Roof Construction - Flat Roof over Dormer - to comprise cold deck as specified. Maintain 50mm air gap over insulation and ventilate as described on drawing.

Smoke Alarms - Provide HD to Kitchen area and smoke alarms as shown on drawing to comply with BS 5839 part 6. Provide certification of commissioning upon completion .

Electric Certification. Provide electrical certificate to NICEIC or similar recognised body.

Gas Safety . All gas works to be undertaken by GAS SAFE registered person and certification provided.

Certification - Energy Performance - Provide SAP calculations and EPC for new apartments on completion of works.
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Cllent	**Sybil Price**
Address	**52 Park Road, Werrington**
Project -	**Proposed Loft Conversion**
Plans-	**Existing and Proposed Plans**
Date -	**5th April 2016**
Scale	**1:50 @ A1**