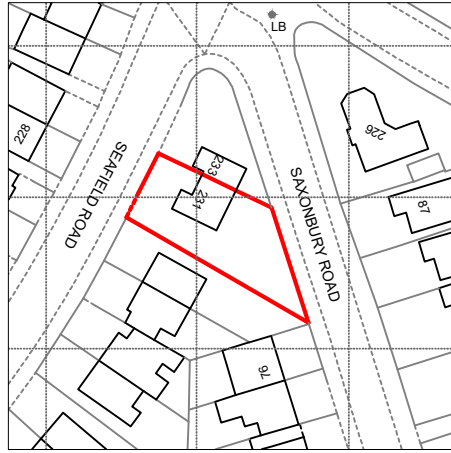
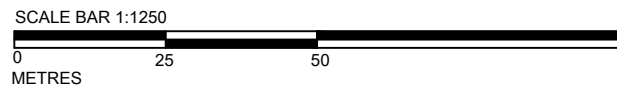


231 SEAFIELD ROAD

BH6 5LL



SITE LOCATION PLAN 1:1250



SITE LOCATION PLAN 1:500

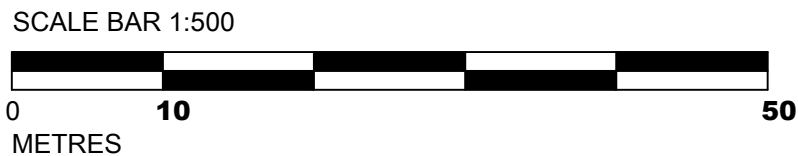


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KEY: ——— SITE BOUNDARY

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TITLE PAGE

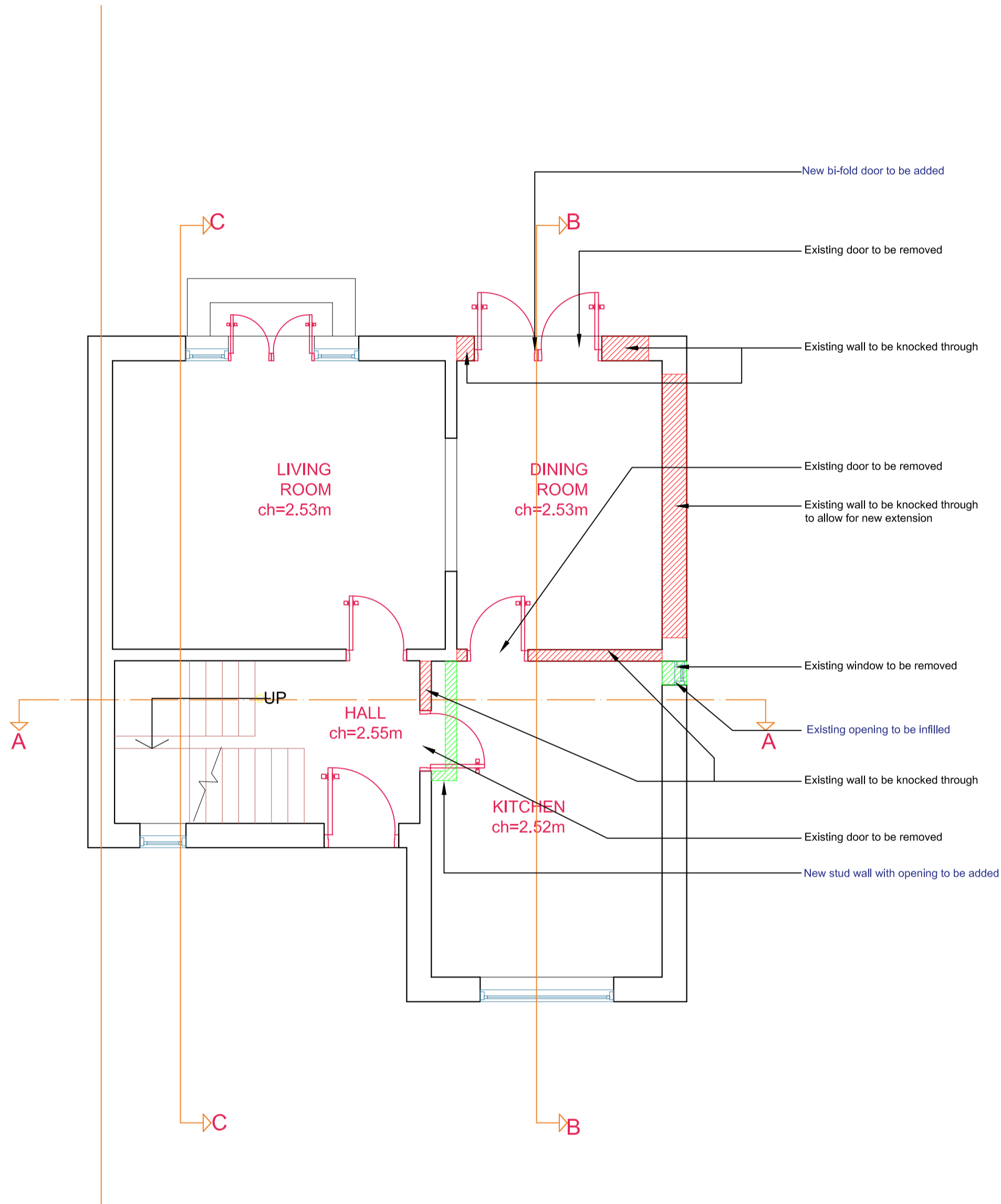


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Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



DEMOLITION & ALTERATIONS OVERVIEW- GROUND FLOOR PLAN



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: EXISTING REMOVED
 PROPOSED WALLS, FLOORS & ROOFS

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DEMOLITION & ALTERATIONS OVERVIEW
GROUND FLOOR PLAN

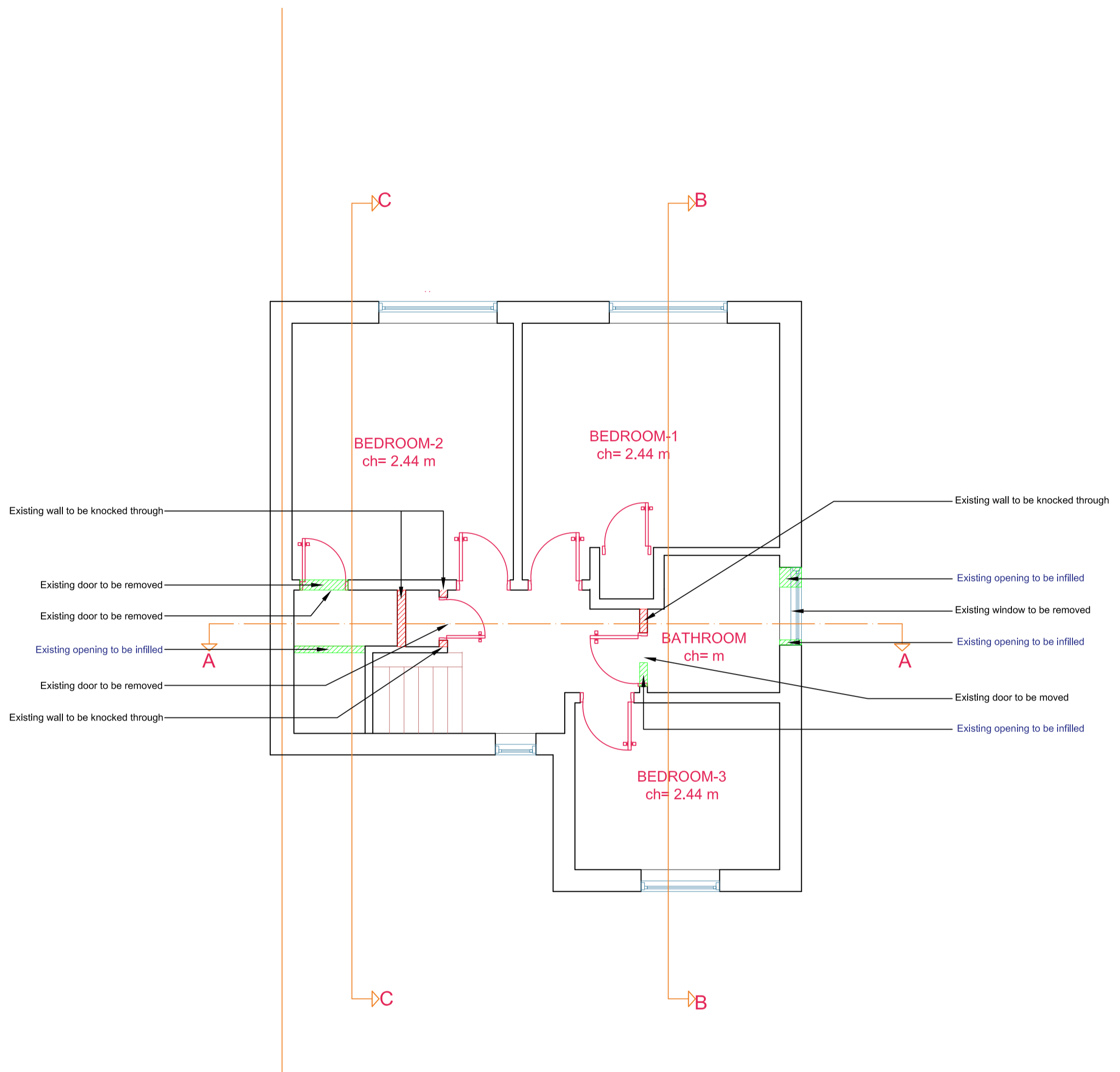


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DEMOLITION & ALTERATIONS OVERVIEW- FIRST FLOOR PLAN



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 PROPOSED WALLS, FLOORS & ROOFS

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DEMOLITION & ALTERATIONS OVERVIEW
FIRST FLOOR PLAN

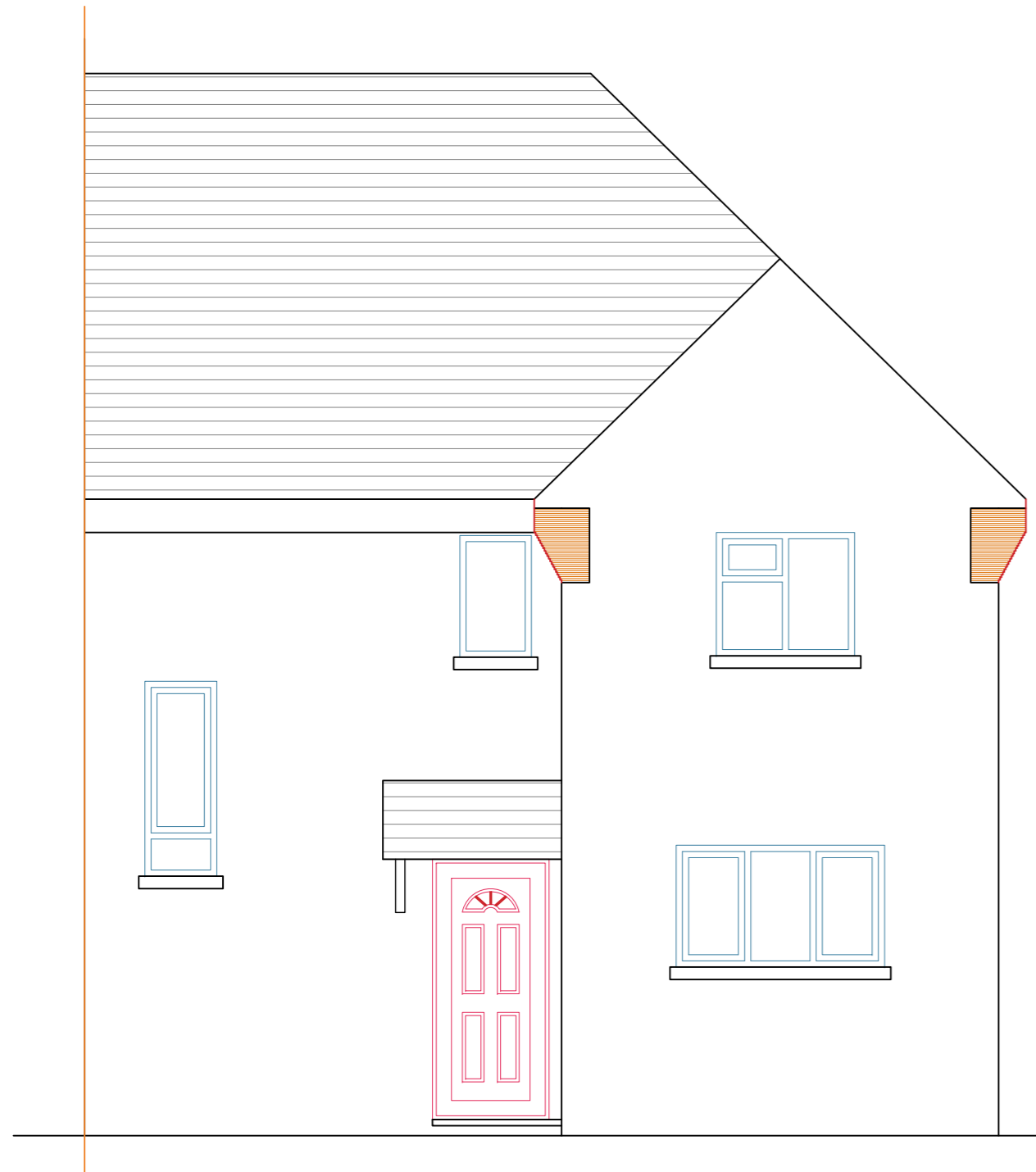


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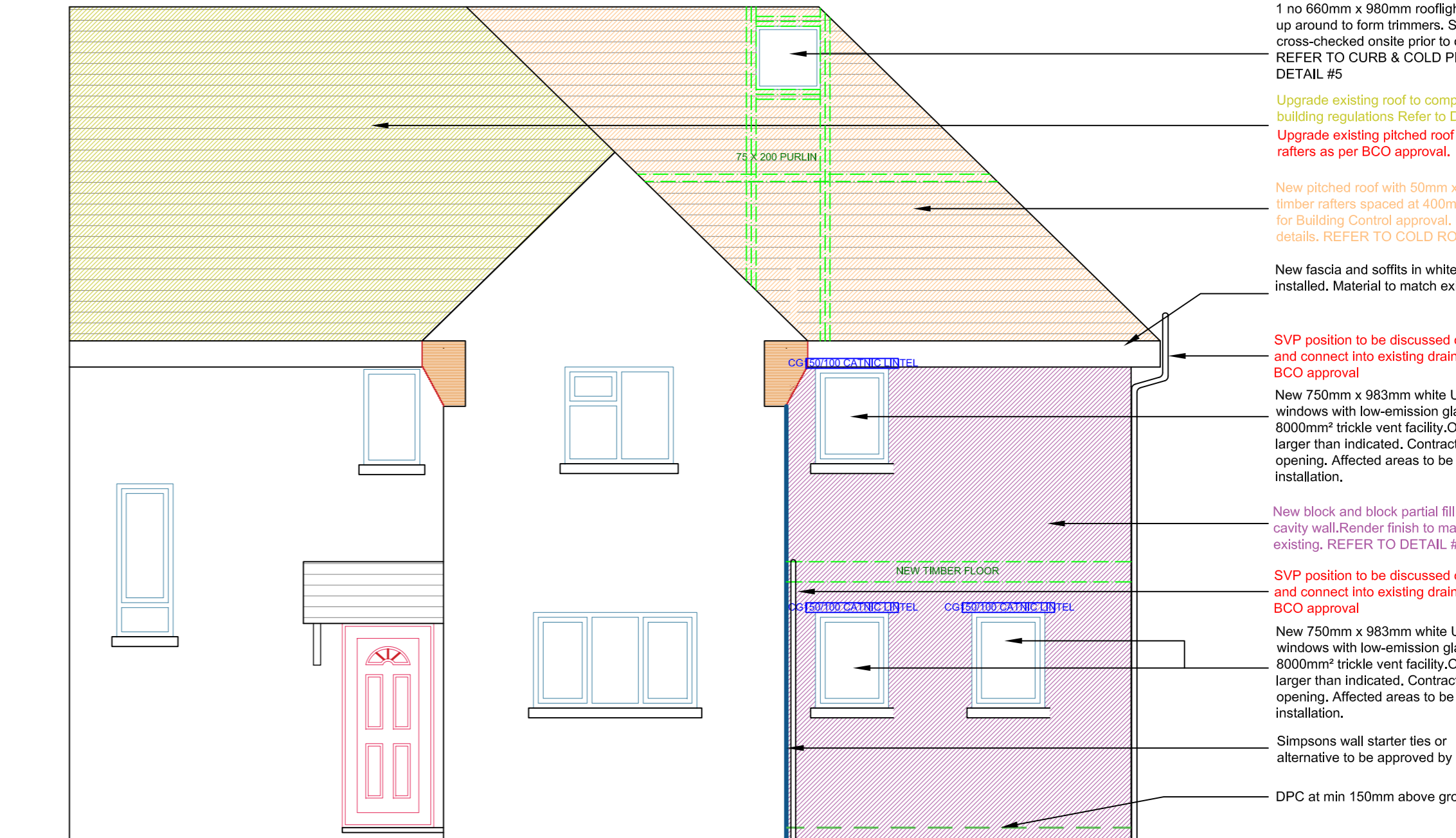
BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



FRONT ELEVATION - EXISTING



FRONT ELEVATION - PROPOSED

1 no 660mm x 980mm rooflights with rafters doubled up around to form trimmers. Sizes to be cross-checked onsite prior to ordering. REFER TO CURB & COLD PITCHED ROOF DETAIL #5

Upgrade existing roof to comply with building regulations Refer to Detail #4C
Upgrade existing pitched roof rafters as per BCO approval.

New pitched roof with 50mm x 150mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4B

New fascia and soffits in white color to be installed. Material to match existing

SVP position to be discussed on site and connect into existing drains for BCO approval

New 750mm x 983mm white UPVC casement windows with low-emission glass and 8000mm² trickle vent facility. Opening to be no larger than indicated. Contractor to form opening. Affected areas to be made good after installation.

New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A

SVP position to be discussed on site and connect into existing drains for BCO approval

New 750mm x 983mm white UPVC casement windows with low-emission glass and 8000mm² trickle vent facility. Opening to be no larger than indicated. Contractor to form opening. Affected areas to be made good after installation.

Simpsons wall starter ties or alternative to be approved by BCO

DPC at min 150mm above ground level



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
--- TIMBER ELEMENT
--- SITE BOUNDARY
--- STRUCTURAL ELEMENT

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A
- New pitched roof with 50mm x 150mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4B
- Upgrade existing roof to comply with building regulations Refer to Detail #4C

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FRONT ELEVATION

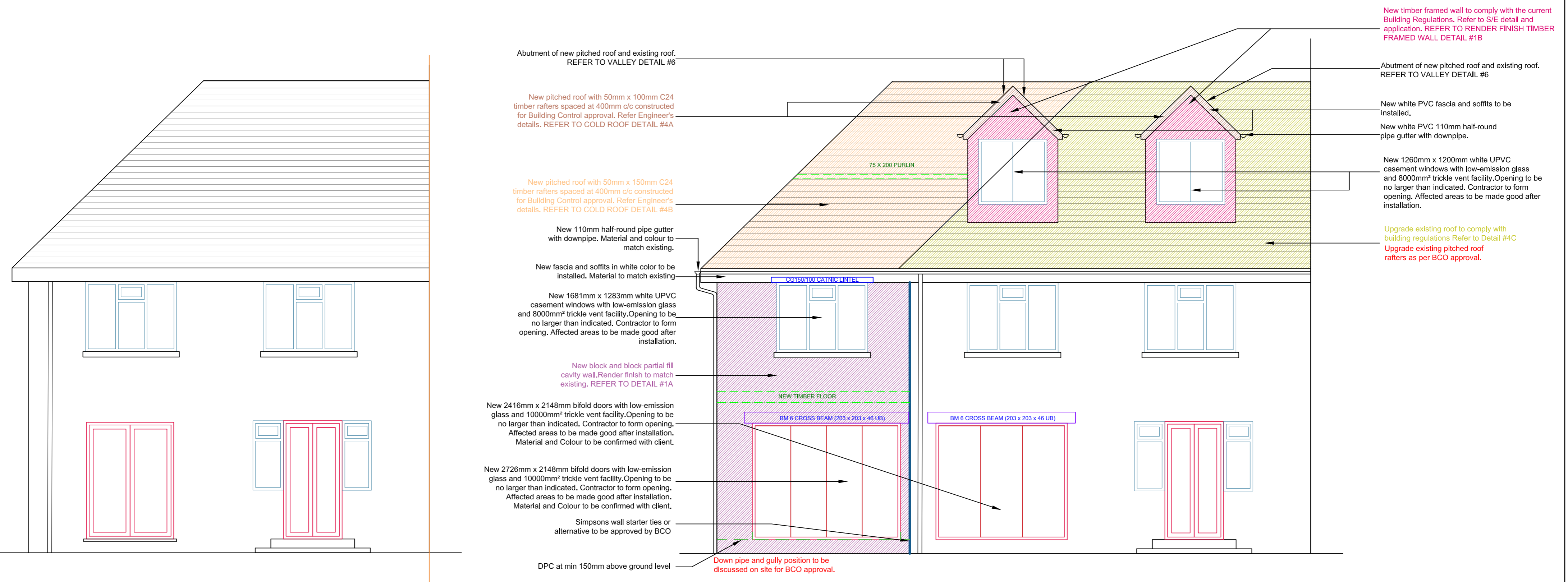


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BUILDING REGULATIONS

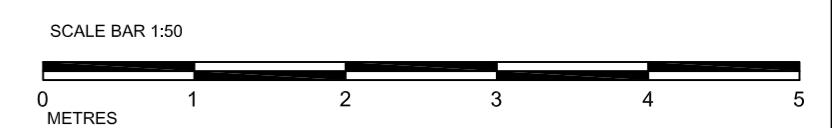
REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



REAR ELEVATION - EXISTING

REAR ELEVATION - PROPOSED



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.



- PROPOSED MATERIALS:**
- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A
 - New pitched roof with 50mm x 150mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4B
 - Upgrade existing roof to comply with building regulations Refer to Detail #4C
 - New pitched roof with 50mm x 100mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4A

- New timber framed wall to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO TILE-HUNG TIMBER FRAMED WALL DETAIL #1B

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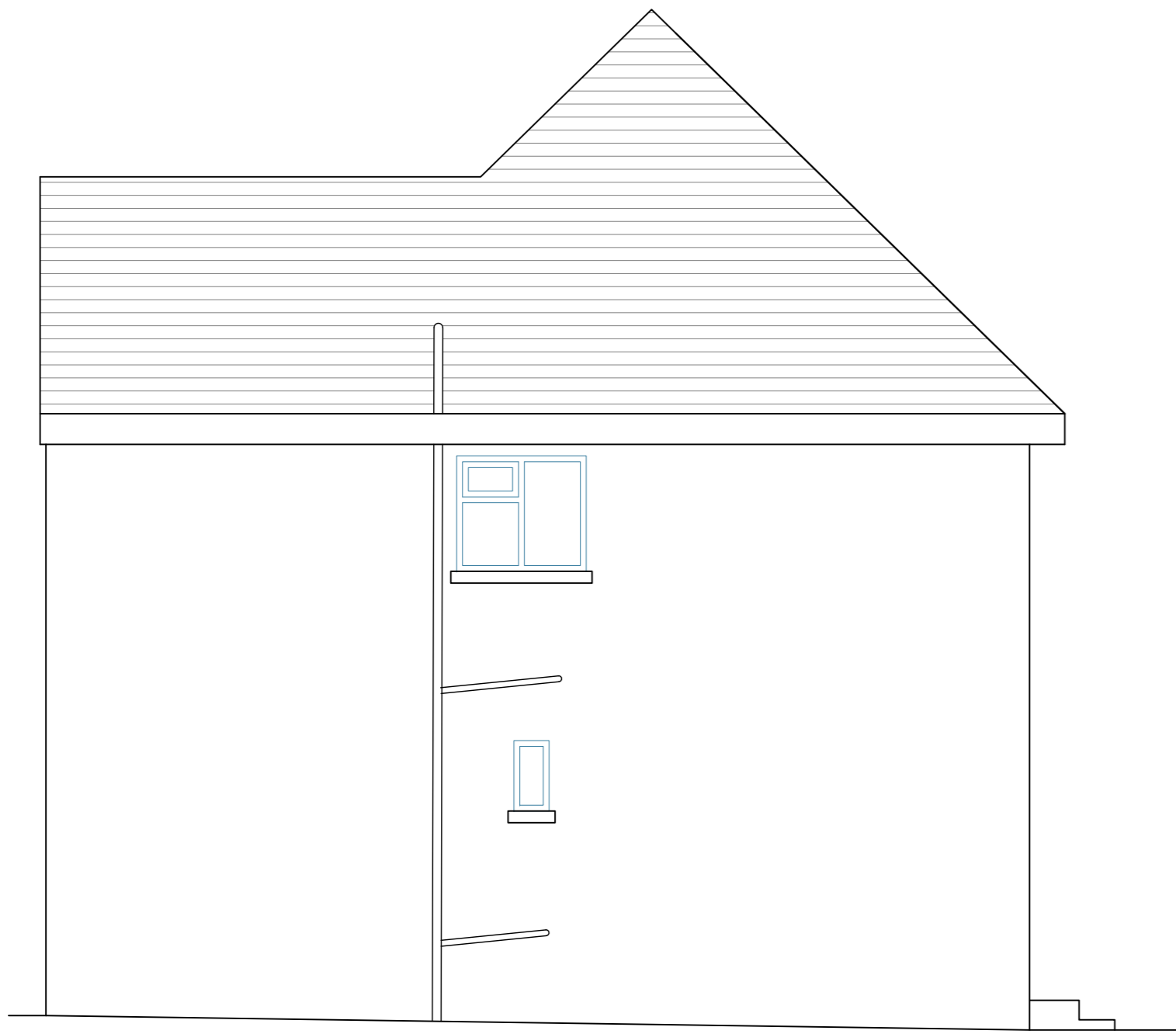
REAR ELEVATION

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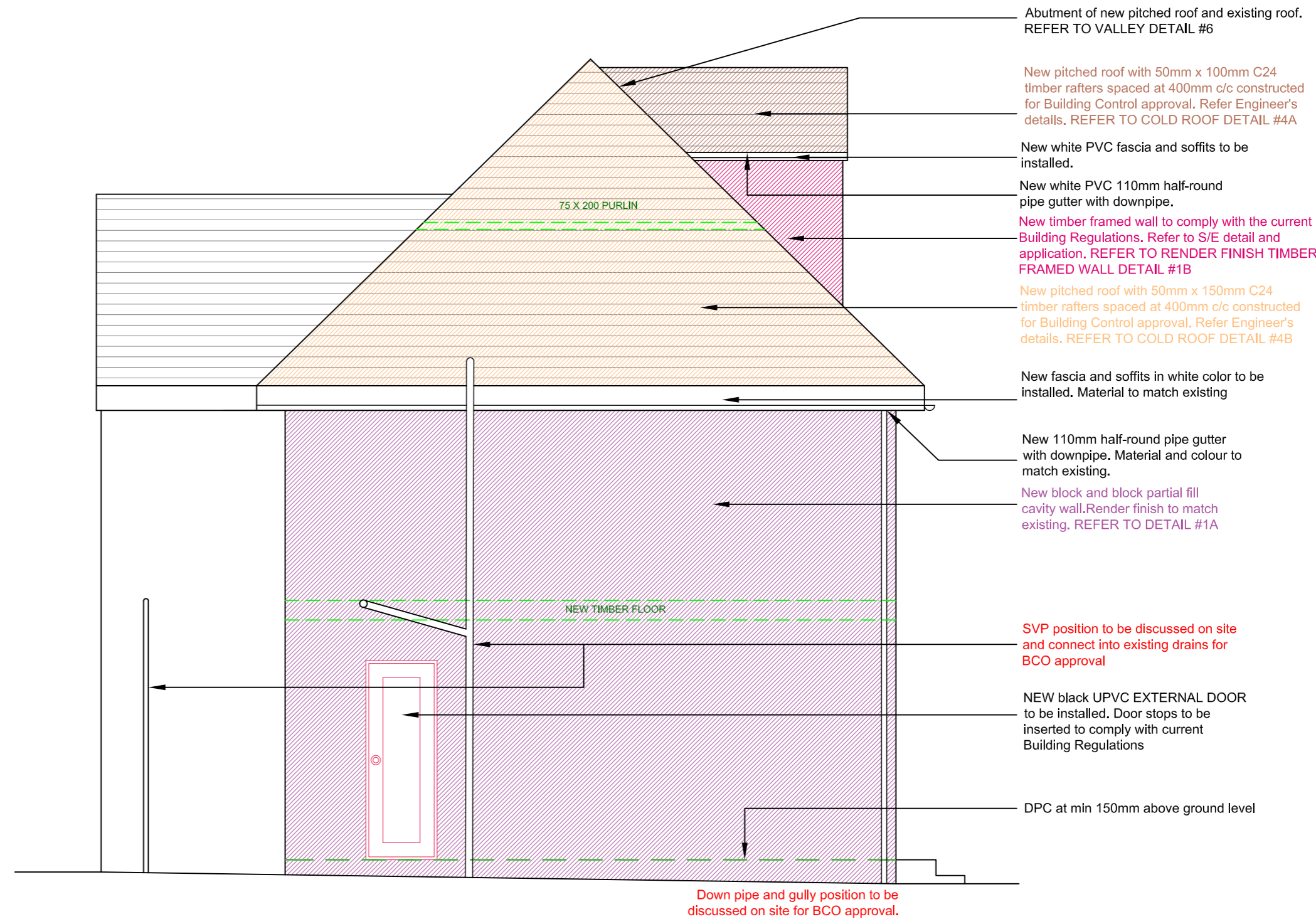
BUILDING REGULATIONS

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RIGHT SIDE ELEVATION - EXISTING



RIGHT SIDE ELEVATION - PROPOSED



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:
--- TIMBER ELEMENT
--- SITE BOUNDARY
--- STRUCTURAL ELEMENT

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A
- New timber framed wall to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO TILE-HUNG TIMBER FRAMED WALL DETAIL #1B
- New pitched roof with 50mm x 100mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4A
- New pitched roof with 50mm x 150mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4B

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RIGHT SIDE ELEVATION

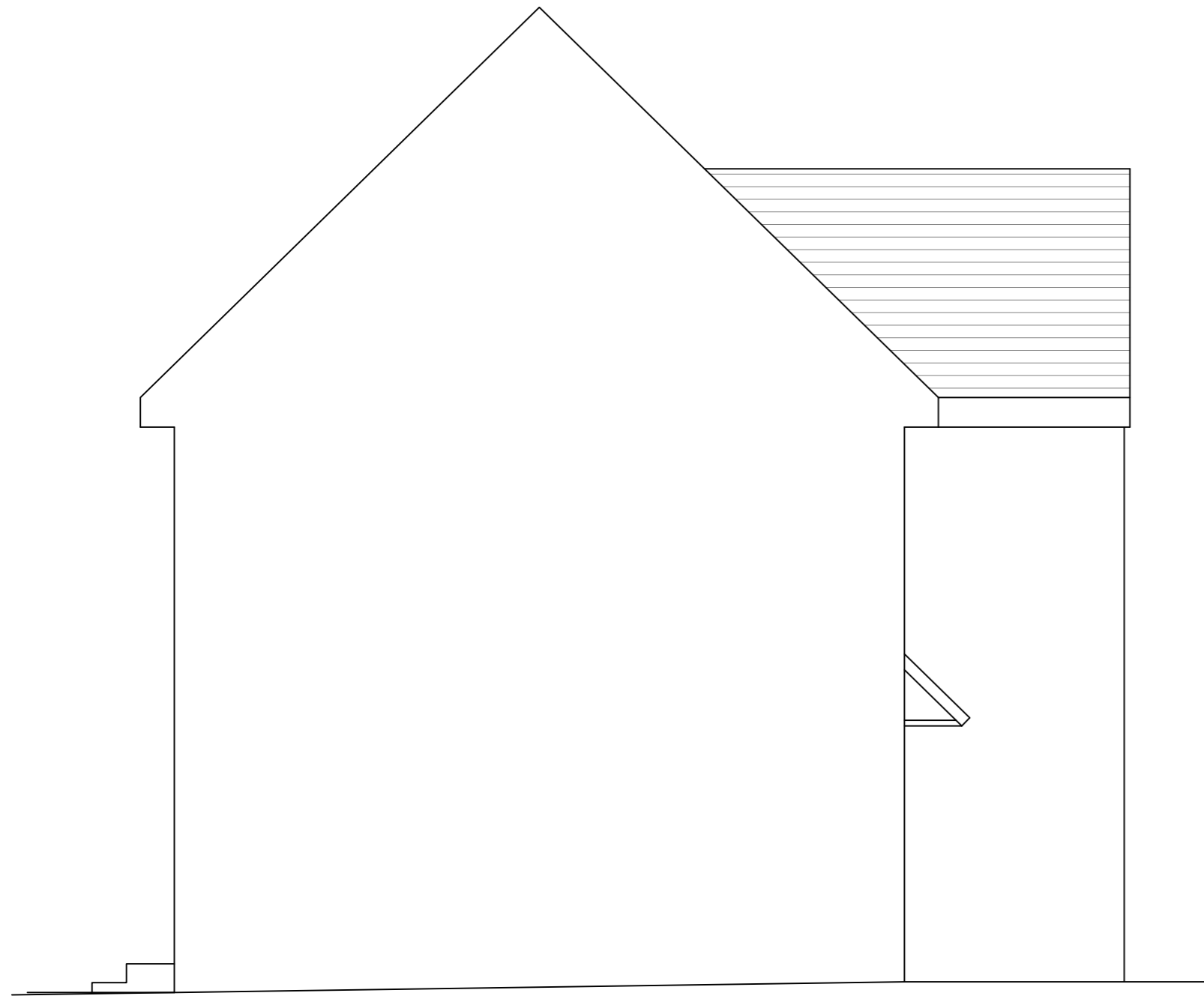


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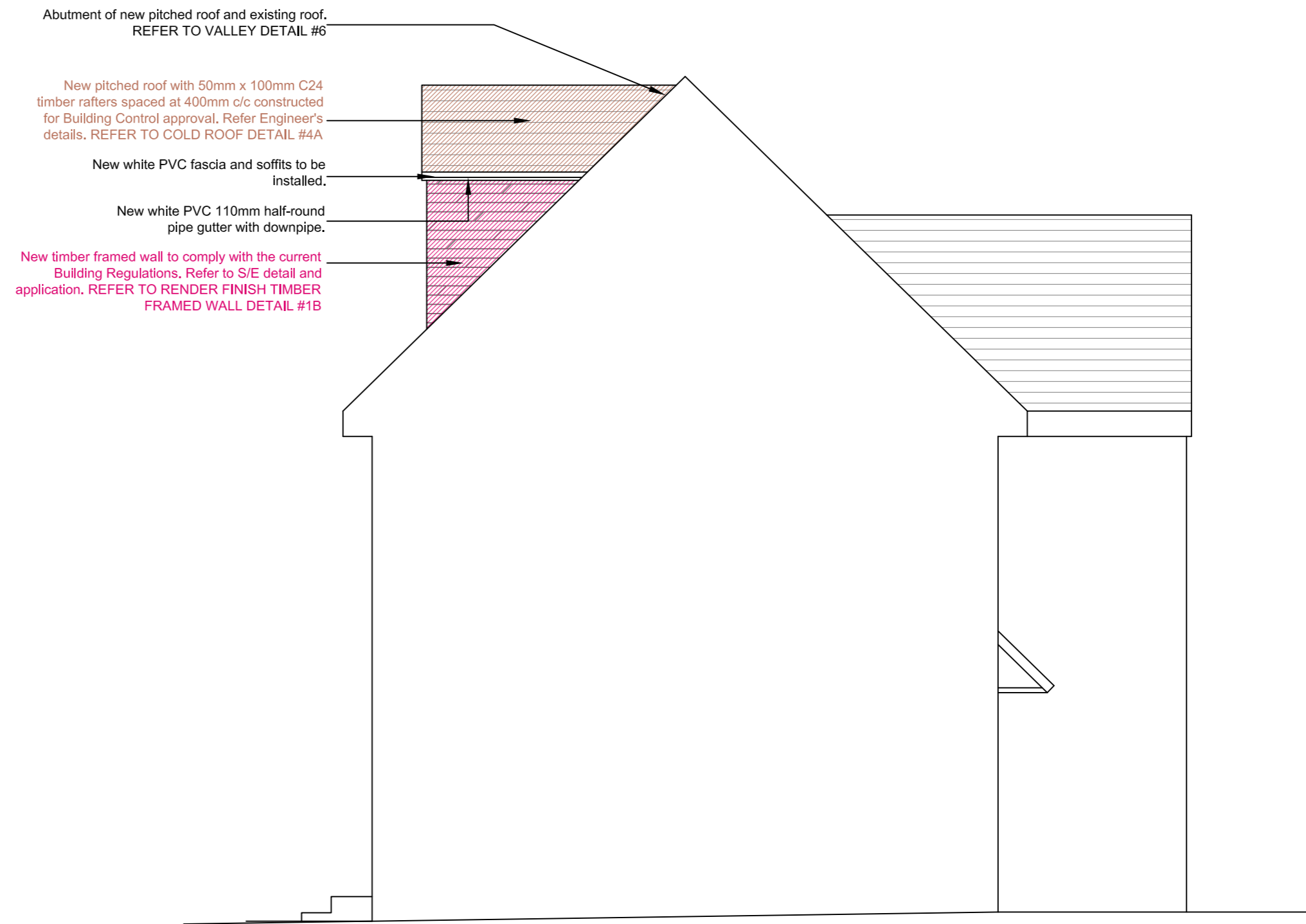
BUILDING REGULATIONS

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Check all assumed joint directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



LEFT SIDE ELEVATION - EXISTING



LEFT SIDE ELEVATION - PROPOSED

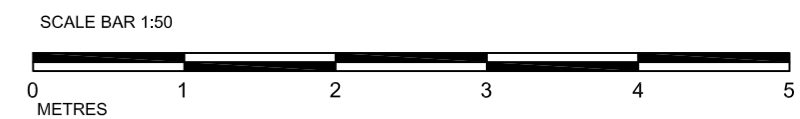
Abutment of new pitched roof and existing roof.
REFER TO VALLEY DETAIL #6

New pitched roof with 50mm x 100mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4A

New white PVC fascia and soffits to be installed.

New white PVC 110mm half-round pipe gutter with downpipe.

New timber framed wall to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO RENDER FINISH TIMBER FRAMED WALL DETAIL #1B




Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY:

PROPOSED MATERIALS:

 New timber framed wall to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO TILE-HUNG TIMBER FRAMED WALL DETAIL #1B

 New pitched roof with 50mm x 100mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4A

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LEFT SIDE ELEVATION



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BUILDING REGULATIONS

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LINTELS
GROUND FLOOR
CG 150/100 CATNIC LINTEL

TIMBER ELEMENTS:
STAIR TRIM 1 (2X150X50)
STAIR TRIM 2 (3 X150 X50)

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

New hatch door to be FD30 fire resistant door to comply with current Building Regulations for BCO approval.

New pitched roof with 50mm x 150mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4B

New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A

Plywood to be used in areas of stud wall to support load of fixtures and fittings.

New timber stud wall. REFER TO DWARF TIMBER WALL DETAIL #2F (BETWEEN STORAGE AND BATHROOM)
Plywood to be used in areas of stud wall to support load of fixtures and fittings.

New Timber floor with 50mm x 150mm C24 timber joists spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details.REFER TO NEW TIMBER FLOOR DETAIL #3B

Contractor to match the levels of new loft floor with the upgraded loft floor

Existing opening to be infilled. Wall thickness to mach existing. Finish to match existing. REFER TO DETAIL #2C

New fascia and soffits in white color to be installed. Material to match existing

NEW TIMBER DOOR. Door stops to be inserted to comply with current Building Regulations

New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
Plywood to be used in areas of stud wall to support load of fixtures and fittings.

New Timber floor with 50mm x 150mm C24 timber joists spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details.REFER TO NEW TIMBER FLOOR DETAIL #3B

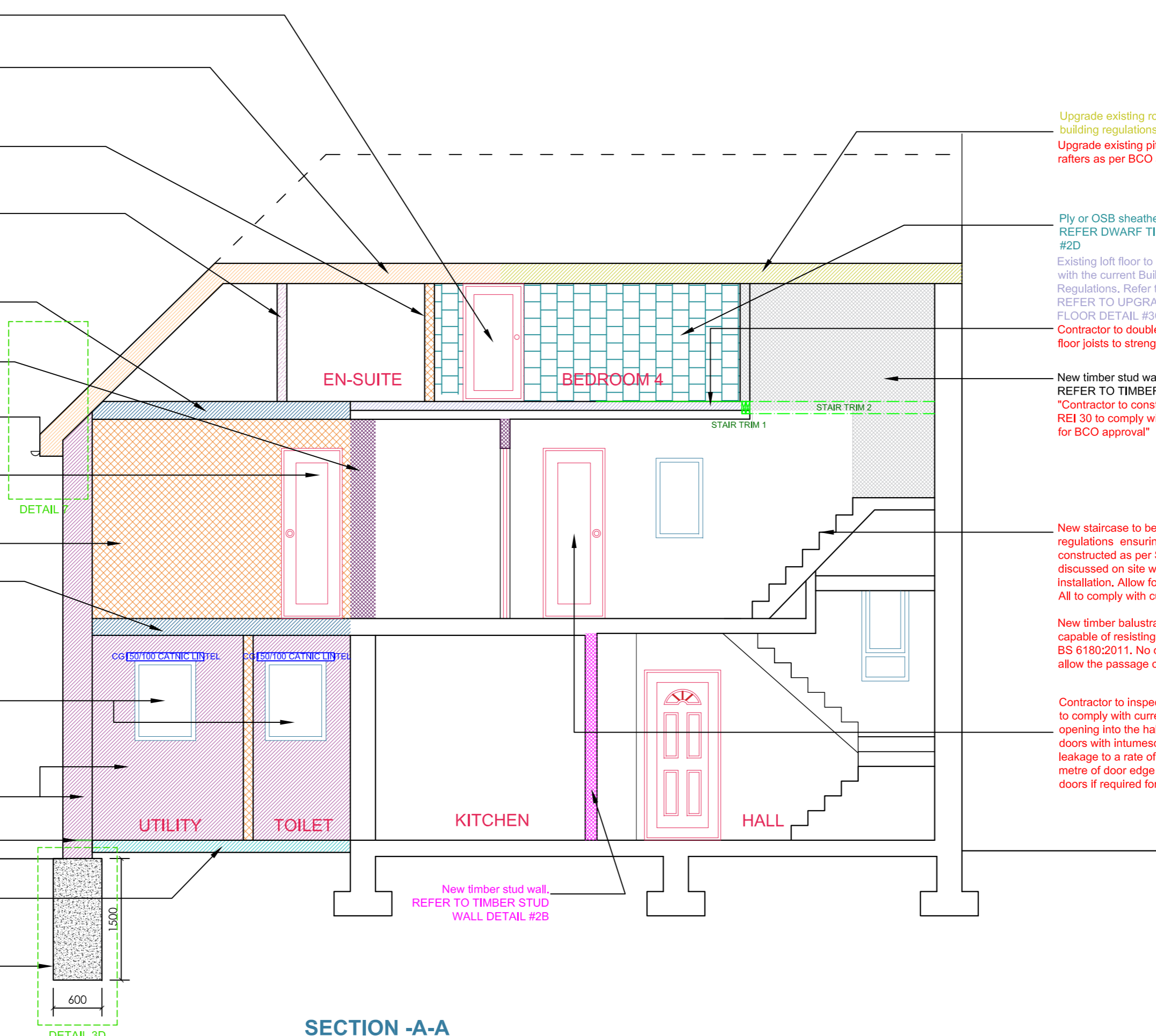
New 750mm x 983mm white UPVC casement windows with low-emission glass and 8000mm² trickle vent facility. Opening to be no larger than indicated. Contractor to form opening. Affected areas to be made good after installation.

New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A

DPC at min 150mm above ground level

New 150mm concrete ground bearing slab to comply with current Building Regulations. REFER TO NEW SOLID GROUND FLOOR DETAIL #3A

600mm wide, 1500mm deep trench foundation to all walls to be installed by contractor in accordance with SE calculations.



Upgrade existing roof to comply with building regulations Refer to Detail #4C
Upgrade existing pitched roof rafters as per BCO approval.

Ply or OSB sheathed timber stud wall. REFER DWARF TIMBER WALL DETAIL #2D

Existing loft floor to be upgraded to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO UPGRADING LOFT FLOOR DETAIL #3C

Contractor to double up existing floor joists to strengthen the existing loft floor

New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2E
"Contractor to construct Fire resisting wall minimum REI 30 to comply with current building regulations for BCO approval"

New staircase to be built to comply with current building regulations, ensuring angle no greater than 42°. To be constructed as per S/E design and details. Options to be discussed on site with Client prior to setting out and installation. Allow for plasterboard finish to u/s of stairs. All to comply with current Building Regulations

New timber balustrade to be min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180:2011. No openings in the balustrading should allow the passage of a 100mm sphere

Contractor to inspect if existing door is FD30 Fire rated to comply with current building regulations. All the doors opening into the hallway to be S-Type (Smoke sealed) doors with intumescent strips. Seals need to limit leakage to a rate of 3 cubic metres of smoke through 1 metre of door edge per hour. Contractor to upgrade doors if required for BCO approval



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: --- TIMBER ELEMENT
--- SITE BOUNDARY
--- STRUCTURAL ELEMENT

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- Existing opening to be infilled. Wall thickness to mach existing. Finish to match existing. REFER TO DETAIL #2C
- Ply or OSB sheathed timber stud wall. REFER 2R DWARF TIMBER WALL DETAIL #2D
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2E
- New timber stud wall. REFER TO DWARF TIMBER WALL DETAIL #2F (BETWEEN STORAGE AND BATHROOM)
- New 150mm concrete ground bearing slab to comply with current Building Regulations. REFER TO NEW SOLID GROUND FLOOR DETAIL #3A
- New Timber floor with 50mm x 150mm C24 timber joists spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details.REFER TO NEW TIMBER FLOOR DETAIL #3B
- Existing loft floor to be upgraded to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO UPGRADING LOFT FLOOR DETAIL #3C
- New pitched roof with 50mm x 150mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4B
- Upgrade existing roof to comply with building regulations Refer to Detail #4C

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SECTION-A-A



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STEEL ELEMENTS:

GROUND FLOOR

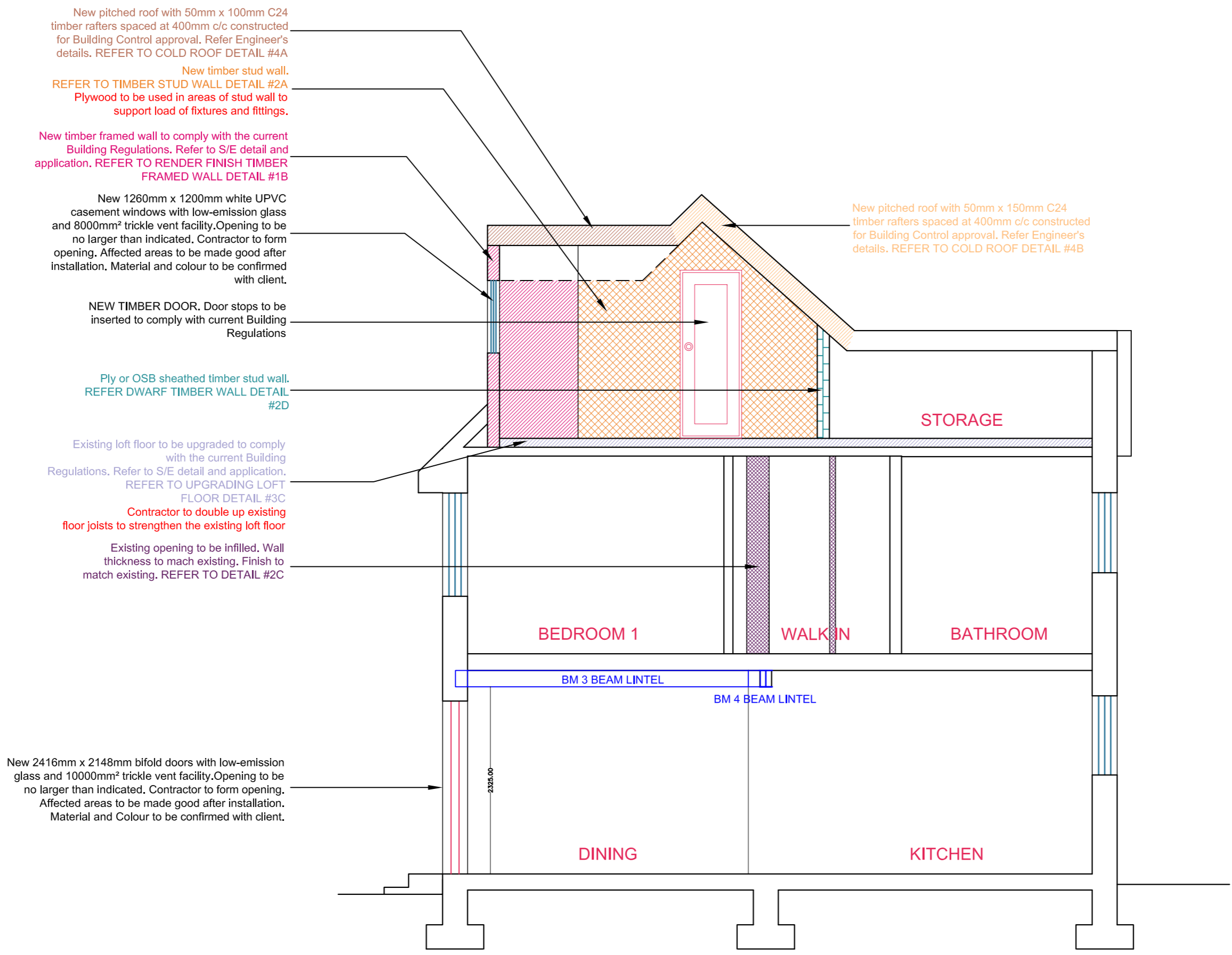
BM3 CROSS BEAM (203x203x46 UB), BEARING PLATE SIZE 250 X 400 MM

BM4 (203x102x23 UB), BEARING PLATE SIZE 250 X 400 MM.

*SHELF PLATES MAY BE REQUIRED

STEELWORK TO BE OF GRADE S355.

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



SECTION -B-B



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: — — — STRUCTURAL ELEMENT

- PROPOSED MATERIALS:**
- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A
 - New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
 - Existing opening to be infilled. Wall thickness to mach existing. Finish to match existing. REFER TO DETAIL #2C
 - Ply or OSB sheathed timber stud wall. REFER2R DWARF TIMBER WALL DETAIL #2D
 - New timber framed wall to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO TILE-HUNG TIMBER FRAMED WALL DETAIL #2E
 - Existing loft floor to be upgraded to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO UPGRADING LOFT FLOOR DETAIL #3C
 - New pitched roof with 50mm x 100mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4A
 - New pitched roof with 50mm x 150mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4B

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SECTION-B-B

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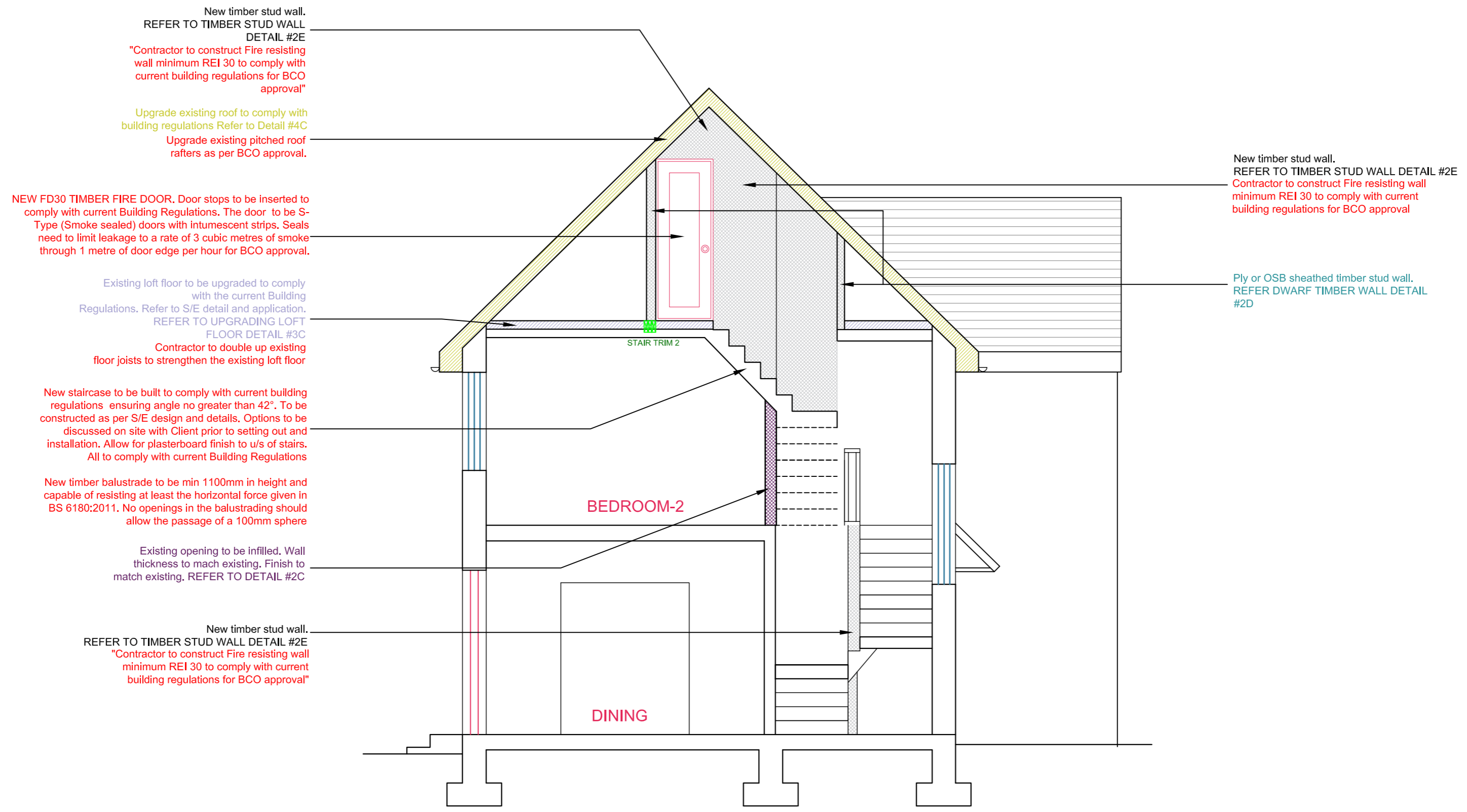
BUILDING REGULATIONS

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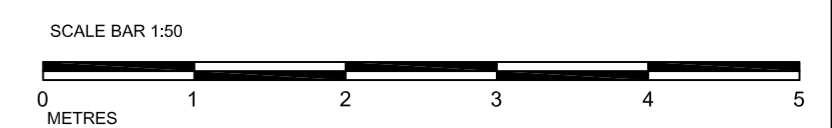
TIMBER ELEMENTS:

STAIR TRIM 2(3 X150 X50)

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SECTION -C-C



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: ———— TIMBER ELEMENT

- PROPOSED MATERIALS:**
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
 - Upgrade existing roof to comply with building regulations Refer to Detail #4C
 - Existing opening to be infilled. Wall thickness to mach existing. Finish to match existing. REFER TO DETAIL #2C
 - New timber stud wall. REFER TO DWARF TIMBER WALL DETAIL #2F (BETWEEN STORAGE AND BATHROOM)
 - Existing loft floor to be upgraded to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO UPGRADING LOFT FLOOR DETAIL #3C

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SECTION-C-C

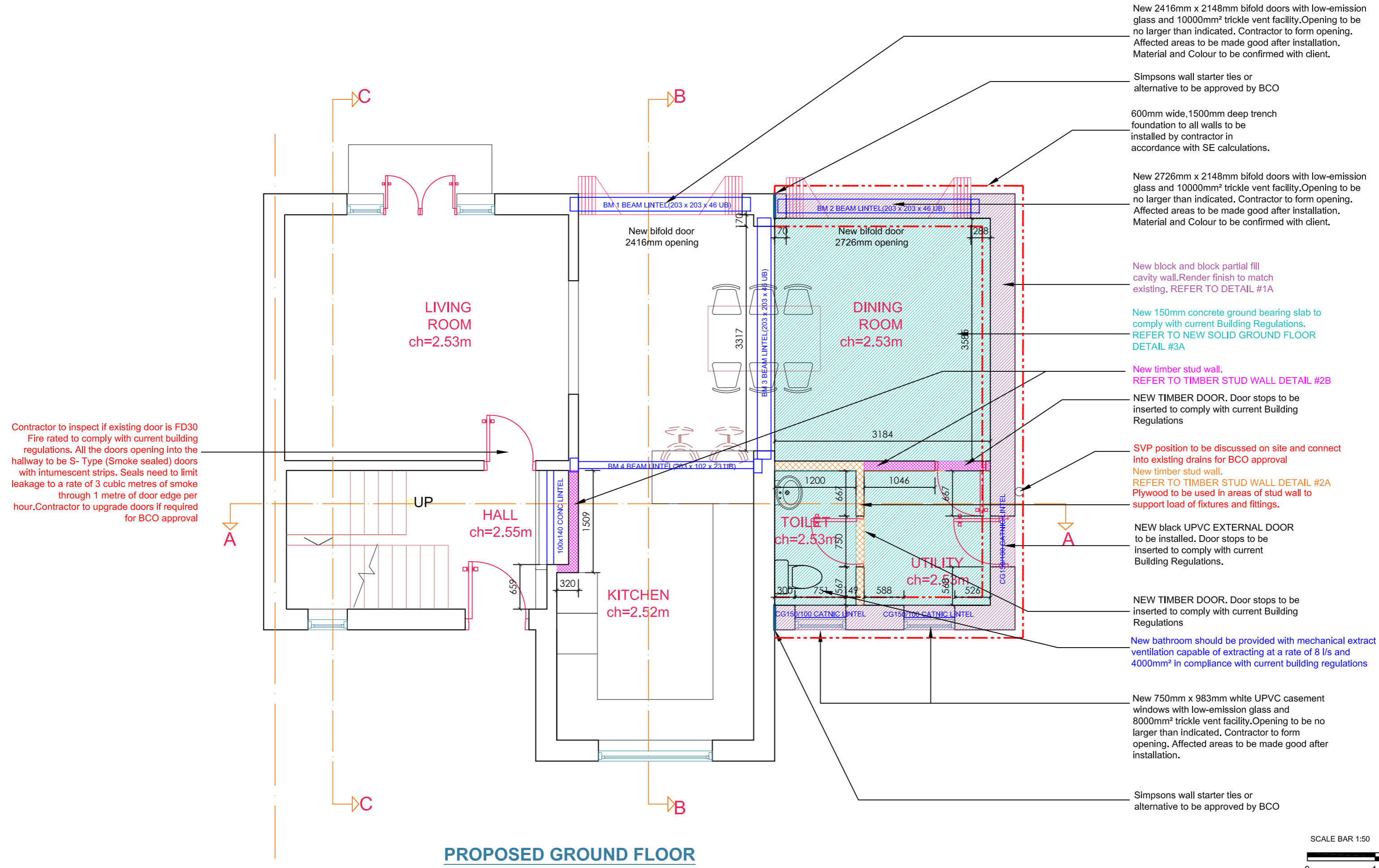
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BUILDING REGULATIONS

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- STEEL ELEMENTS:**
- GROUND FLOOR**
- BM1 LINTEL 9203X203X46 UB)
 - BM2 LINTEL (203X203X46UB)
 - BM3 CROSS BEAM (203x203x46 UB), BEARING PLATE SIZE 250 X 400 MM
 - BM4 (203x102x23 UB), BEARING PLATE SIZE 250 X 400 MM.
 - *SHELF PLATES MAY BE REQUIRED
 - STEELWORK TO BE OF GRADE S355.
- LINTELS:**
- GROUND FLOOR**
- CG 150/100 CATNIC LINTEL
 - 100X140 CONC LINTEL

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



- New 2416mm x 2148mm bifold doors with low-emission glass and 10000mm² trickle vent facility. Opening to be no larger than indicated. Contractor to form opening. Affected areas to be made good after installation. Material and Colour to be confirmed with client.
- Simpsons wall starter ties or alternative to be approved by BCO
- 600mm wide, 1500mm deep trench foundation to all walls to be installed by contractor in accordance with SE calculations.
- New 2726mm x 2148mm bifold doors with low-emission glass and 10000mm² trickle vent facility. Opening to be no larger than indicated. Contractor to form opening. Affected areas to be made good after installation. Material and Colour to be confirmed with client.
- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A
- New 150mm concrete ground bearing slab to comply with current Building Regulations. REFER TO NEW SOLID GROUND FLOOR DETAIL #3A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- NEW TIMBER DOOR. Door stops to be inserted to comply with current Building Regulations
- SVP position to be discussed on site and connect into existing drains for BCO approval
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- Plywood to be used in areas of stud wall to support load of fixtures and fittings.
- NEW black UPVC EXTERNAL DOOR to be installed. Door stops to be inserted to comply with current Building Regulations.
- NEW TIMBER DOOR. Door stops to be inserted to comply with current Building Regulations
- New bathroom should be provided with mechanical extract ventilation capable of extracting at a rate of 8 l/s and 4000mm² in compliance with current building regulations
- New 750mm x 983mm white UPVC casement windows with low-emission glass and 8000mm² trickle vent facility. Opening to be no larger than indicated. Contractor to form opening. Affected areas to be made good after installation.
- Simpsons wall starter ties or alternative to be approved by BCO

Contractor to inspect if existing door is FD30 Fire rated to comply with current building regulations. All the doors opening into the hallway to be S-Type (Smoke sealed) doors with intumescent strips. Seals need to limit leakage to a rate of 3 cubic metres of smoke through 1 metre of door edge per hour. Contractor to upgrade doors if required for BCO approval

PROPOSED GROUND FLOOR



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

- KEY:**
- TIMBER ELEMENT
 - SITE BOUNDARY
 - STRUCTURAL ELEMENT
 - FOUNDATION

- PROPOSED MATERIALS:**
- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1A
 - New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
 - New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
 - New 150mm concrete ground bearing slab to comply with current Building Regulations. REFER TO NEW SOLID GROUND FLOOR DETAIL #3A
 - New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2E

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PROPOSED GROUND FLOOR

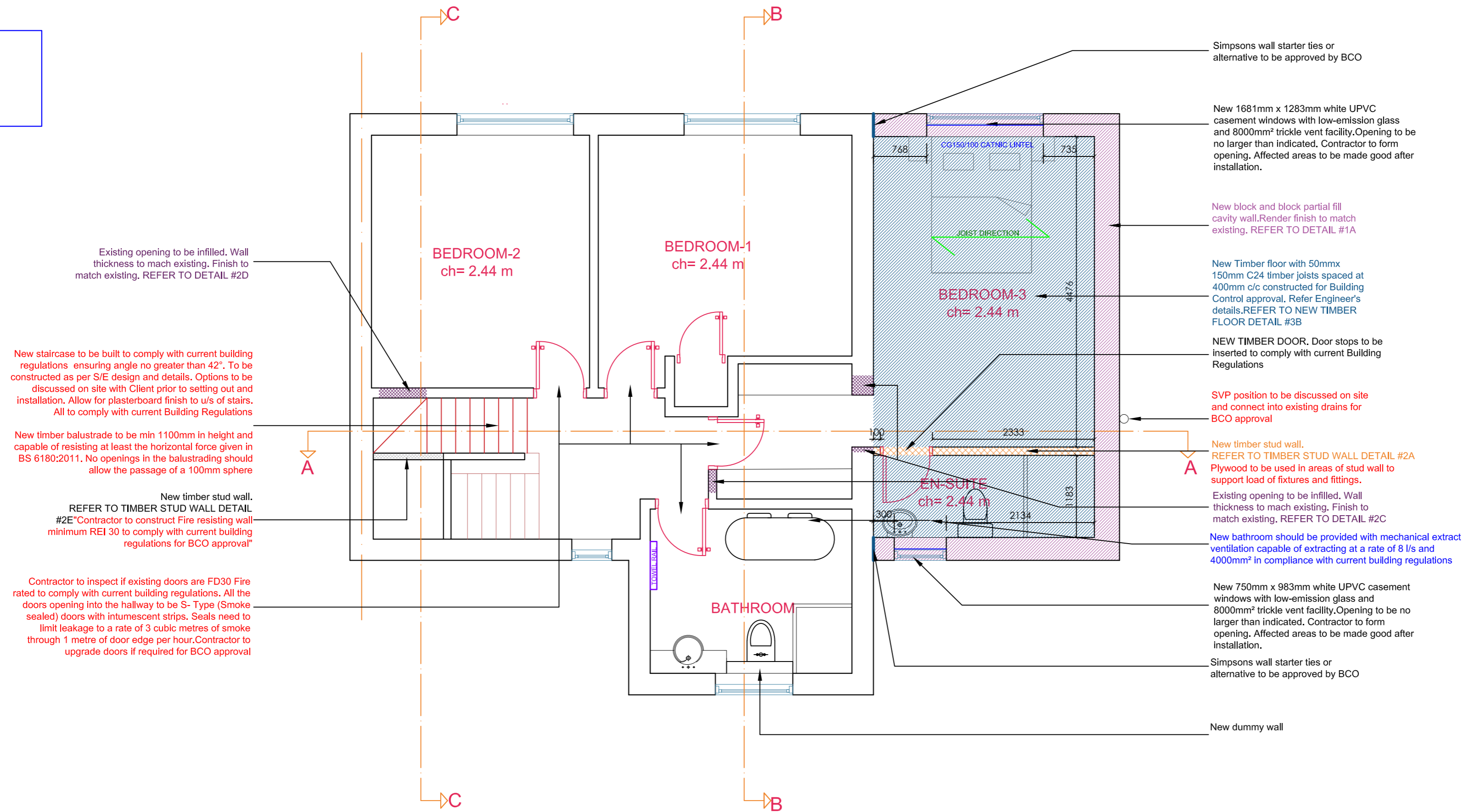
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LINTELS:
GROUND FLOOR
CG 150/100 CATNIC LINTEL

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



PROPOSED FIRST FLOOR



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: — TIMBER ELEMENT
— SITE BOUNDARY
— STRUCTURAL ELEMENT

PROPOSED MATERIALS:

- New block and block partial fill cavity wall. Render finish to match existing. REFER TO DETAIL #1
- New Timber floor with 50mm x 150mm C24 timber joists spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO NEW TIMBER FLOOR DETAIL #3B
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2E
- New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
- Existing opening to be infilled. Wall thickness to mach existing. REFER TO DETAIL #2C

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PROPOSED FIRST FLOOR



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- TIMBER ELEMENTS:**
- STAIR TRIM 1 (2X150X50)
 - STAIR TRIM 2 (3 X150 X50)

Existing wall to be upgraded to comply with the current Building Regulations for BCO approval. REFER TO UPGRADING EXISTING SITE BOUNDARY DETAIL#1C

New timber framed wall to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO RENDER FINISH TIMBER FRAMED WALL DETAIL #1B

Ply or OSB sheathed timber stud wall, REFER DWARF TIMBER WALL DETAIL #2D

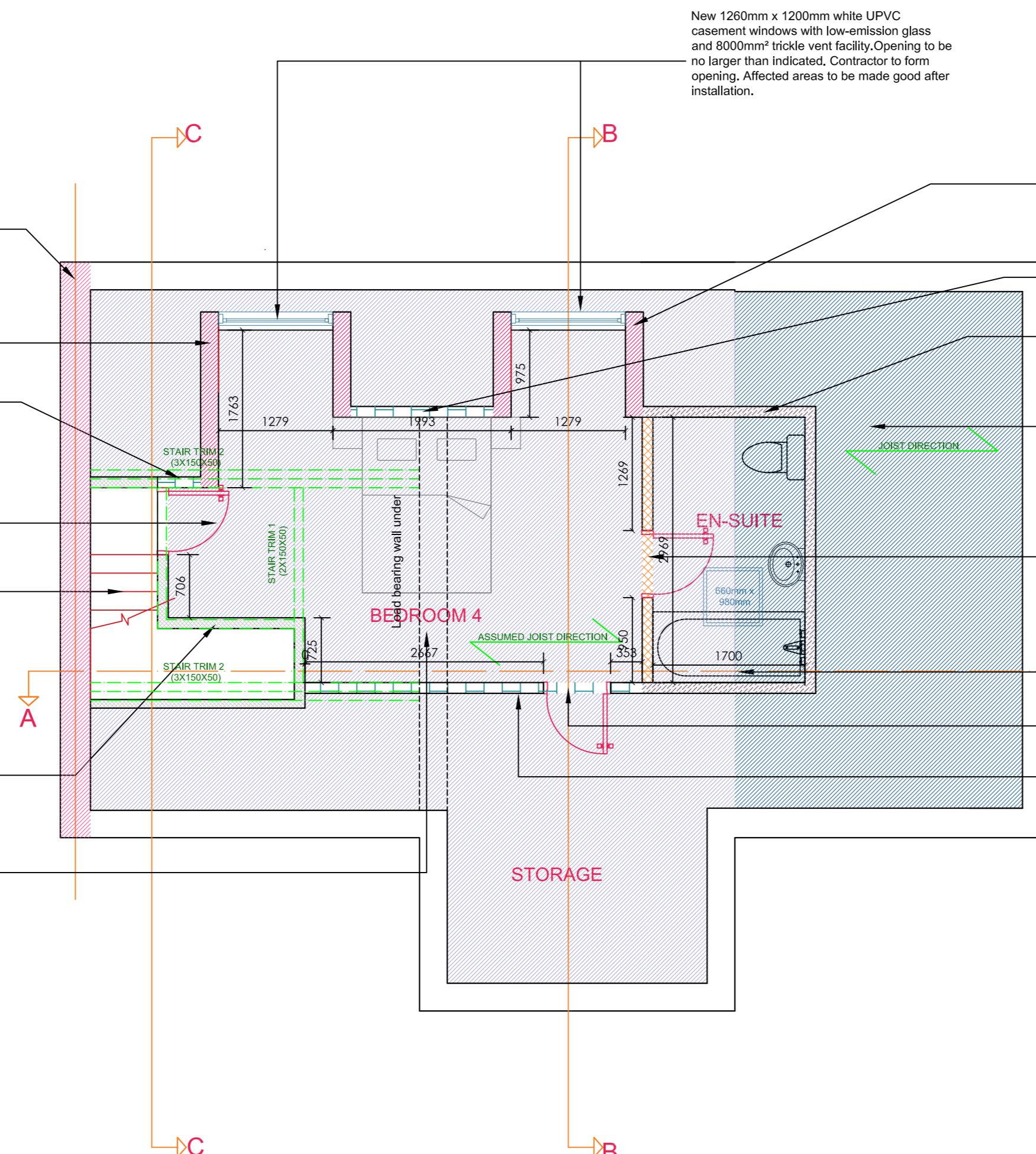
NEW FD30 TIMBER FIRE DOOR. Door stops to be inserted to comply with current Building Regulations. All doors to be S-Type (Smoke sealed) doors with intumescent strips. Seals need to limit leakage to a rate of 3 cubic metres of smoke through 1 metre of door edge per hour for BCO approval.

New staircase to be built to comply with current building regulations ensuring angle no greater than 42°. To be constructed as per S/E design and details. Options to be discussed on site with Client prior to setting out and installation. Allow for plasterboard finish to u/s of stairs. All to comply with current Building Regulations

New timber balustrade to be min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180:2011. No openings in the balustrading should allow the passage of a 100mm sphere

New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2E* Contractor to construct Fire resisting wall minimum REI 30 to comply with current building regulations for BCO approval*

Existing loft floor to be upgraded to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO UPGRADING LOFT FLOOR DETAIL #3C
Contractor to double up existing floor joists to strengthen the existing loft floor



Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

New 1260mm x 1200mm white UPVC casement windows with low-emission glass and 8000mm² trickle vent facility. Opening to be no larger than indicated. Contractor to form opening. Affected areas to be made good after installation.

New timber framed wall to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO RENDER FINISH TIMBER FRAMED WALL DETAIL #1B

Ply or OSB sheathed timber stud wall. REFER DWARF TIMBER WALL DETAIL #2D

New timber stud wall. REFER TO DWARF TIMBER WALL DETAIL #2F (BETWEEN STORAGE AND BATHROOM)
Plywood to be used in areas of stud wall to support load of fixtures and fittings.

New Timber floor with 50mmx 150mm C24 timber joists spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO NEW TIMBER FLOOR DETAIL #3B
Contractor to match the levels of new loft floor with the upgraded loft floor

NEW TIMBER DOOR. Door stops to be inserted to comply with current Building Regulations

SVP position to be discussed on site and connect into existing drains for BCO approval

New bathroom should be provided with mechanical extract ventilation capable of extracting at a rate of 8 l/s and 4000mm² in compliance with current building regulations

New hatch door to be FD30 fire resistant door to comply with current Building Regulations for BCO approval.

Ply or OSB sheathed timber stud wall. REFER DWARF TIMBER WALL DETAIL #2D

PROPOSED LOFT FLOOR



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

- KEY:**
- TIMBER ELEMENT
 - SITE BOUNDARY
 - STRUCTURAL ELEMENT

- PROPOSED MATERIALS:**
- New timber framed wall to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO TILE-HUNG TIMBER FRAMED WALL DETAIL #1B
 - Existing wall to be upgraded to comply with the current Building Regulations for BCO approval. REFER TO UPGRADING EXISTING SITE BOUNDARY DETAIL#1C
 - New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2B
 - New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2A
 - Ply or OSB sheathed timber stud wall. REFER TO DWARF TIMBER WALL DETAIL #2D
 - New timber stud wall. REFER TO TIMBER STUD WALL DETAIL #2E
 - New timber stud wall. REFER TO DWARF TIMBER WALL DETAIL #2F (BETWEEN STORAGE AND BATHROOM)
 - New Timber floor with 50mmx 150mm C24 timber joists spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO NEW TIMBER FLOOR DETAIL #3B
 - Existing loft floor to be upgraded to comply with the current Building Regulations. Refer to S/E detail and application. REFER TO UPGRADING LOFT FLOOR DETAIL #3C

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PROPOSED LOFT FLOOR

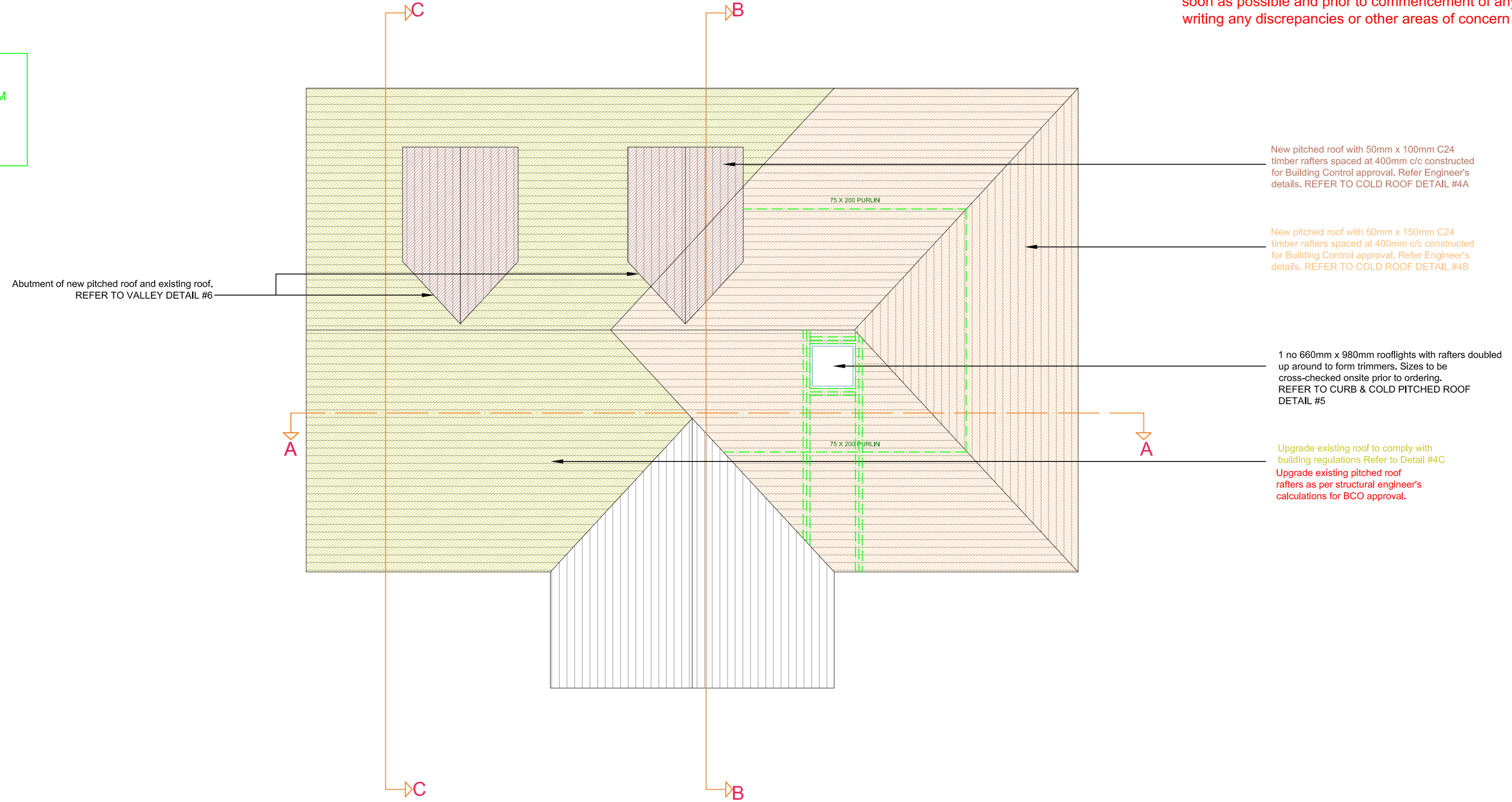
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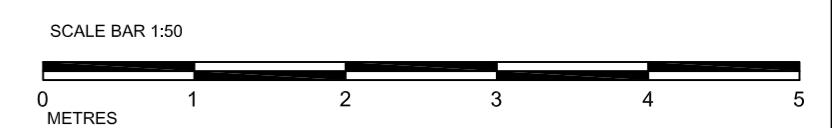
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- TIMBER ELEMENTS:**
- ROOFLIGHT TRIM (2 X 50 X 150MM C24)
 - 75X200 PURLIN

Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



PROPOSED ROOF PLAN



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

- KEY:**
- TIMBER ELEMENT
 - SITE BOUNDARY
 - STRUCTURAL ELEMENT

- PROPOSED MATERIALS:**
- New pitched roof with 50mm x 100mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4A
 - New pitched roof with 50mm x 150mm C24 timber rafters spaced at 400mm c/c constructed for Building Control approval. Refer Engineer's details. REFER TO COLD ROOF DETAIL #4B
 - Upgrade existing roof to comply with building regulations Refer to Detail #4C

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PROPOSED ROOF PLAN

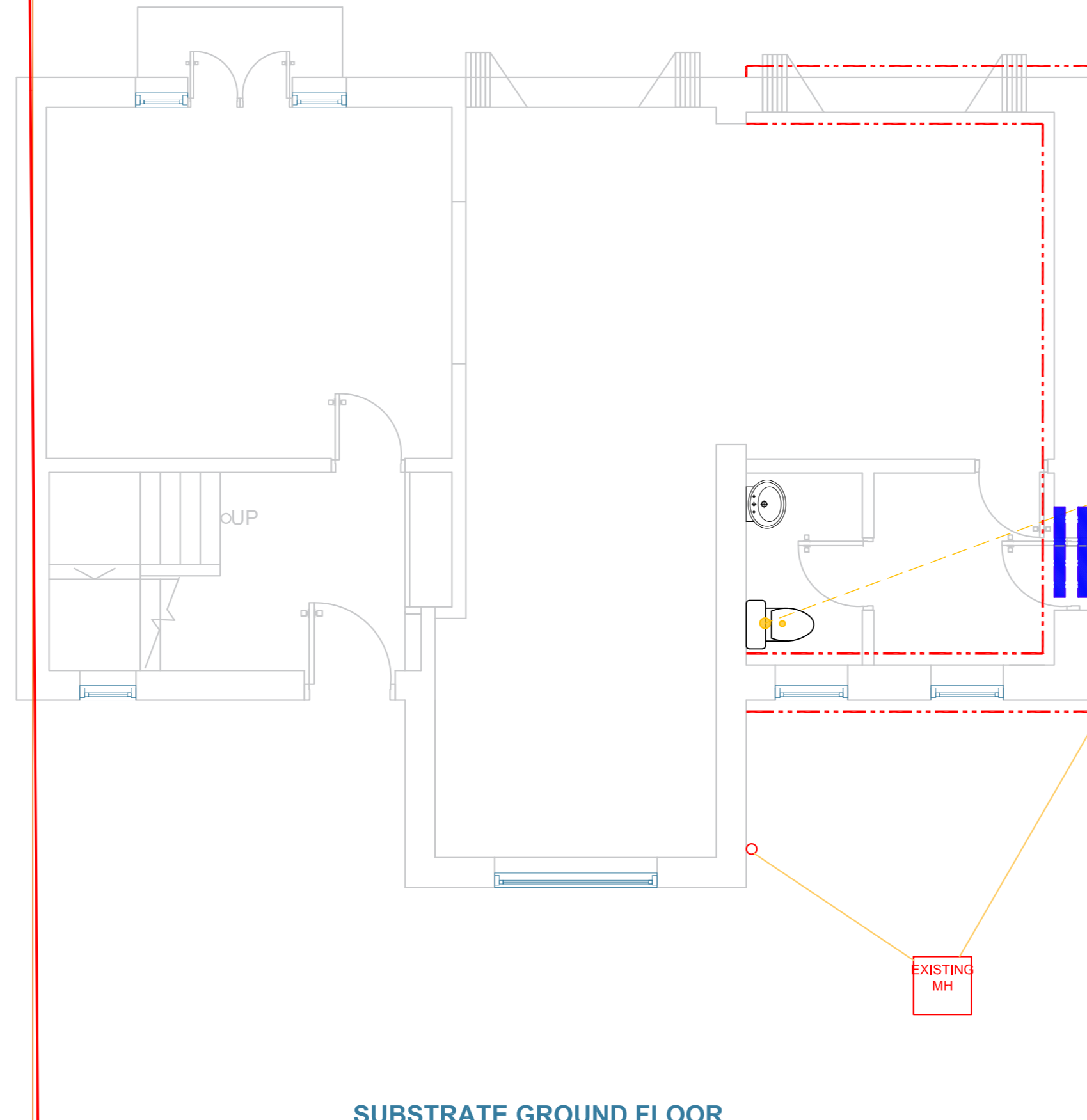
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CONCRETE ELEMENTS:

2 X 100 X 140MM CONCRETE LINTELS



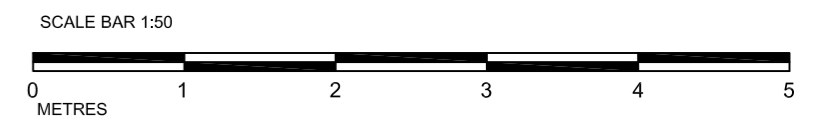
Check all assumed joint directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

SVP position to be discussed on site and connect into existing drains for BCO approval

2 X 100 X140mm pre-stressed concrete lintels to support cavity wall. See bridging detail.

EXISTING MH

SUBSTRATE GROUND FLOOR



Drawings to be read in conjunction with structural engineer's design and details. Any discrepancy between the engineering and architectural drawings should be reported to BAYA prior to construction.

KEY: --- SITE BOUNDARY
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SUBSTRATE GROUND FLOOR

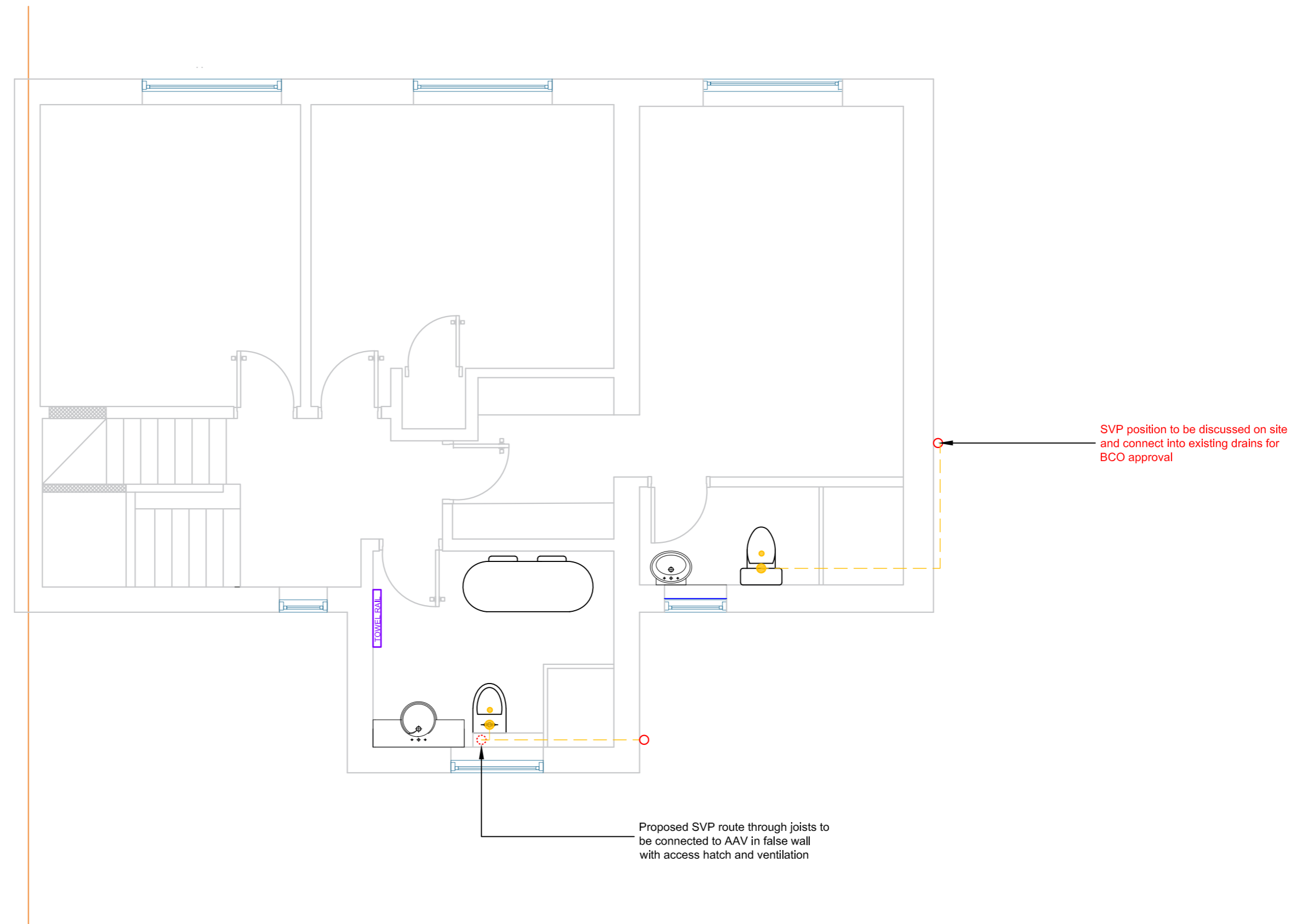


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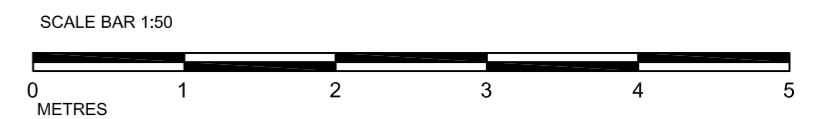
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SUBSTRATE FIRST FLOOR



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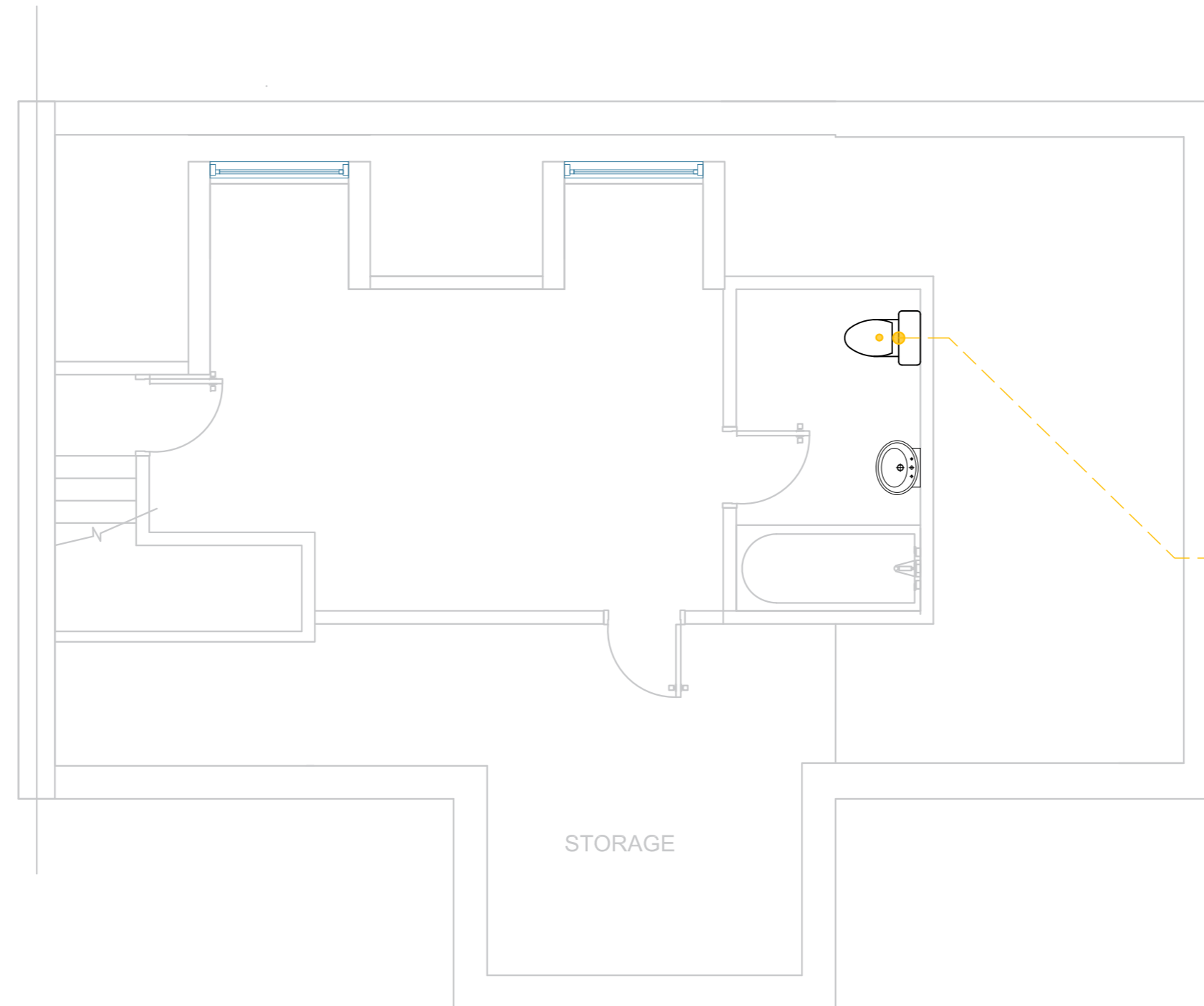


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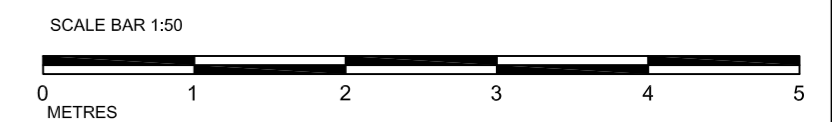
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SVP position to be discussed on site and connect into existing drains for BCO approval

SUBSTRATE LOFT FLOOR



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KEY:  SITE BOUNDARY

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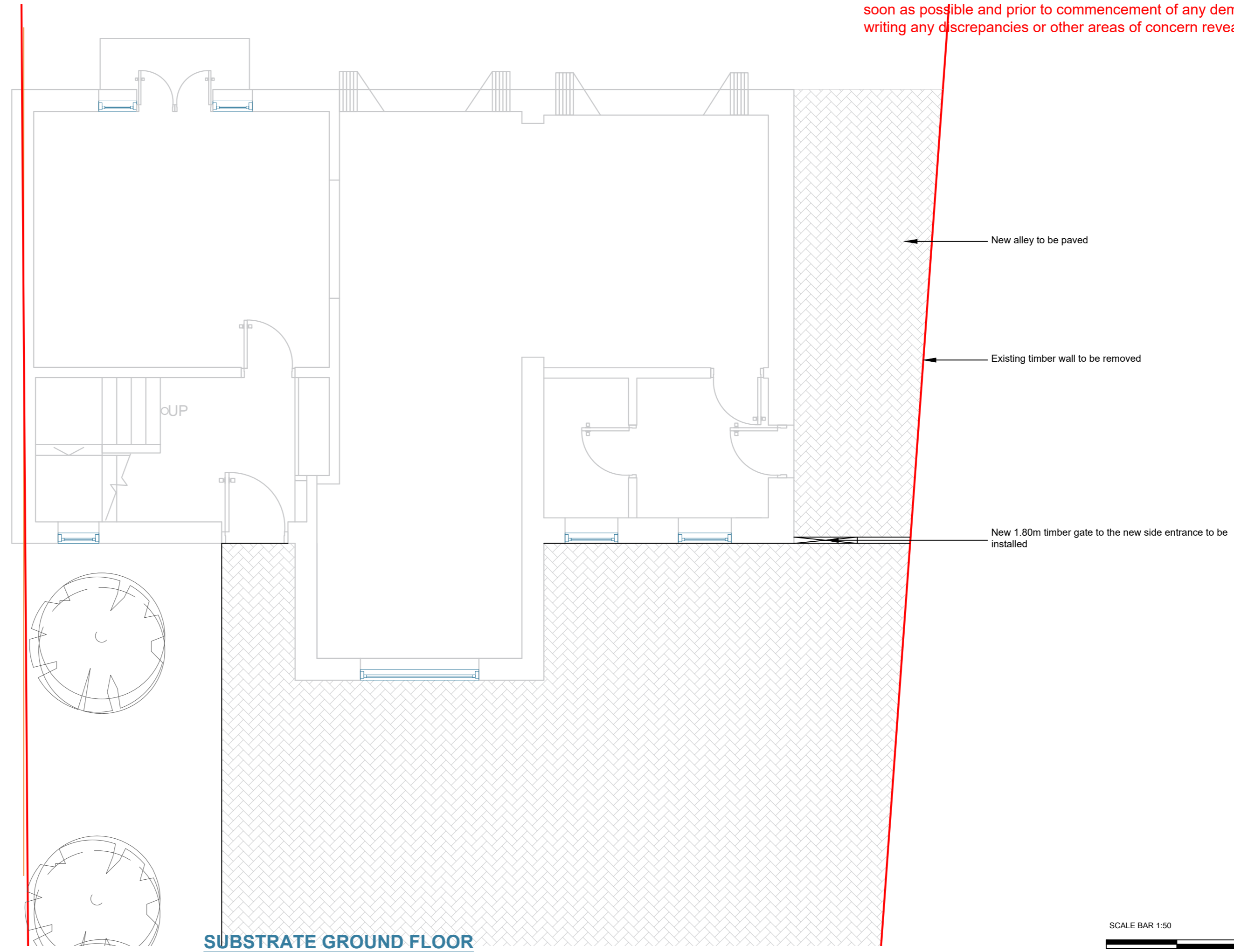
SUBSTRATE LOFT FLOOR



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PROPOSED SITE PLAN







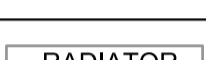
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














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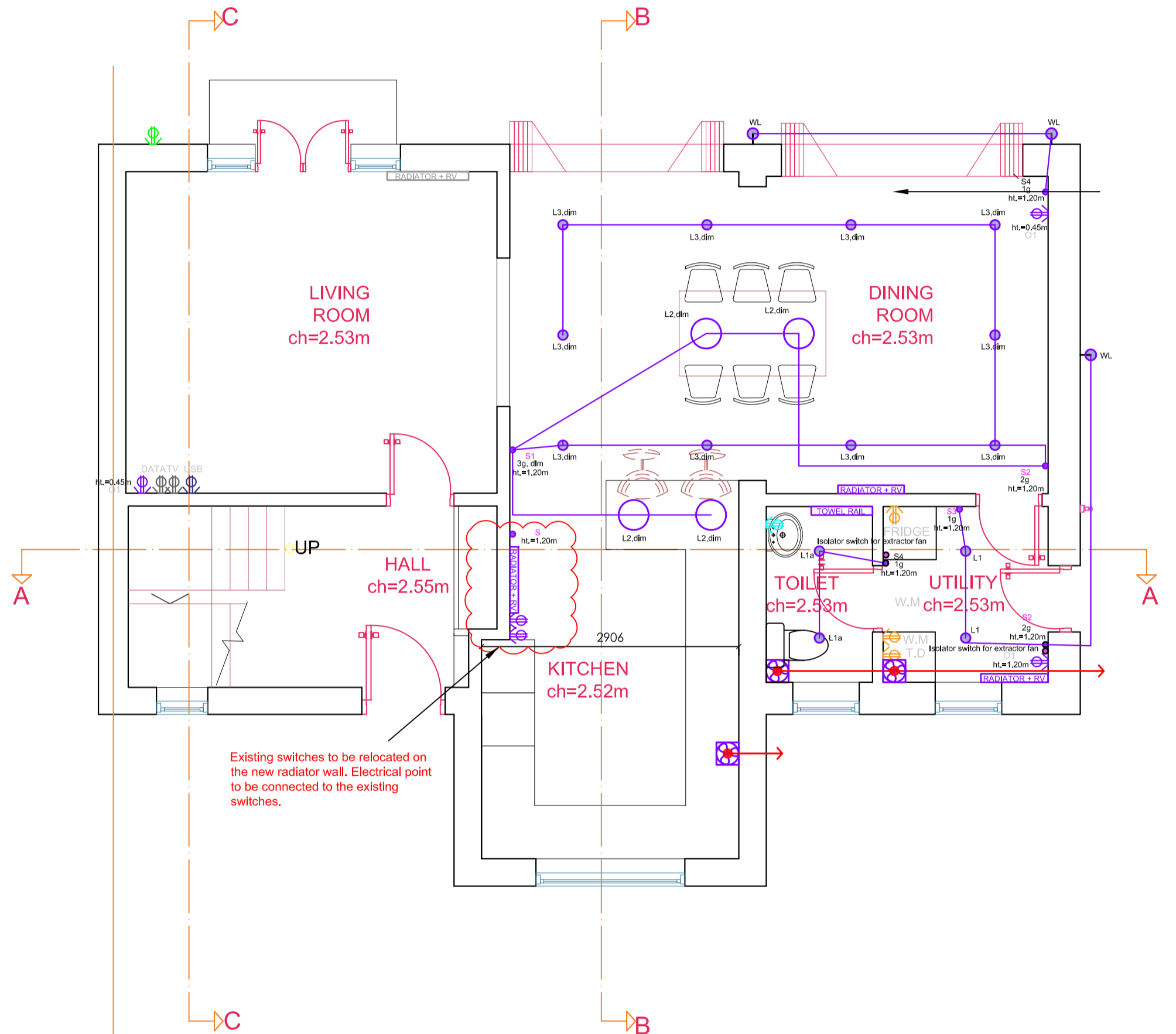
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HEATING SCHEDULE:

	RADIATOR
	RADIATOR VALVE
	TOWEL RAIL
	EXTERNAL TAP
	EXISTING RADIATOR

ELECTRICAL SCHEDULE

L1a		Fire Rated IP65 Downlight
L2		6 inch Pendant Set (T2 Rated) BC +dimmer
L3		Fire Rated Downlight + Dimmer
DIM		Dimmer
WL		Fire Rated IP65 External Wall Light
O1		1 Gang Switch Socket Outlet @ 0.45M HT
		Plug in Socket for appliances
		Shaver's Socket for appliances
		External plug in Socket
		Data Socket
		TV Socket
		USB Socket @0.45M HT
S1		3 Gang 2 way Plateswitch 10 Amp + Dimmer switch
S2		2 Gang 2 way Plateswitch 10 Amp
S3		1 Gang 2 way Plateswitch 10 Amp
S4		1 Gang 1 way Plateswitch 10 Amp
E		Timer Extract Fan c/w Square and Round Facia
		Isolator switch for extractor fan



Detailed MEP Design to be verified by an Electrician and/or Gas Safe Engineer or MEP Professional following client specifications being provided and prior to commencement of construction works.

GROUND FLOOR MEP LAYOUT



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GROUND FLOOR MEP LAYOUT



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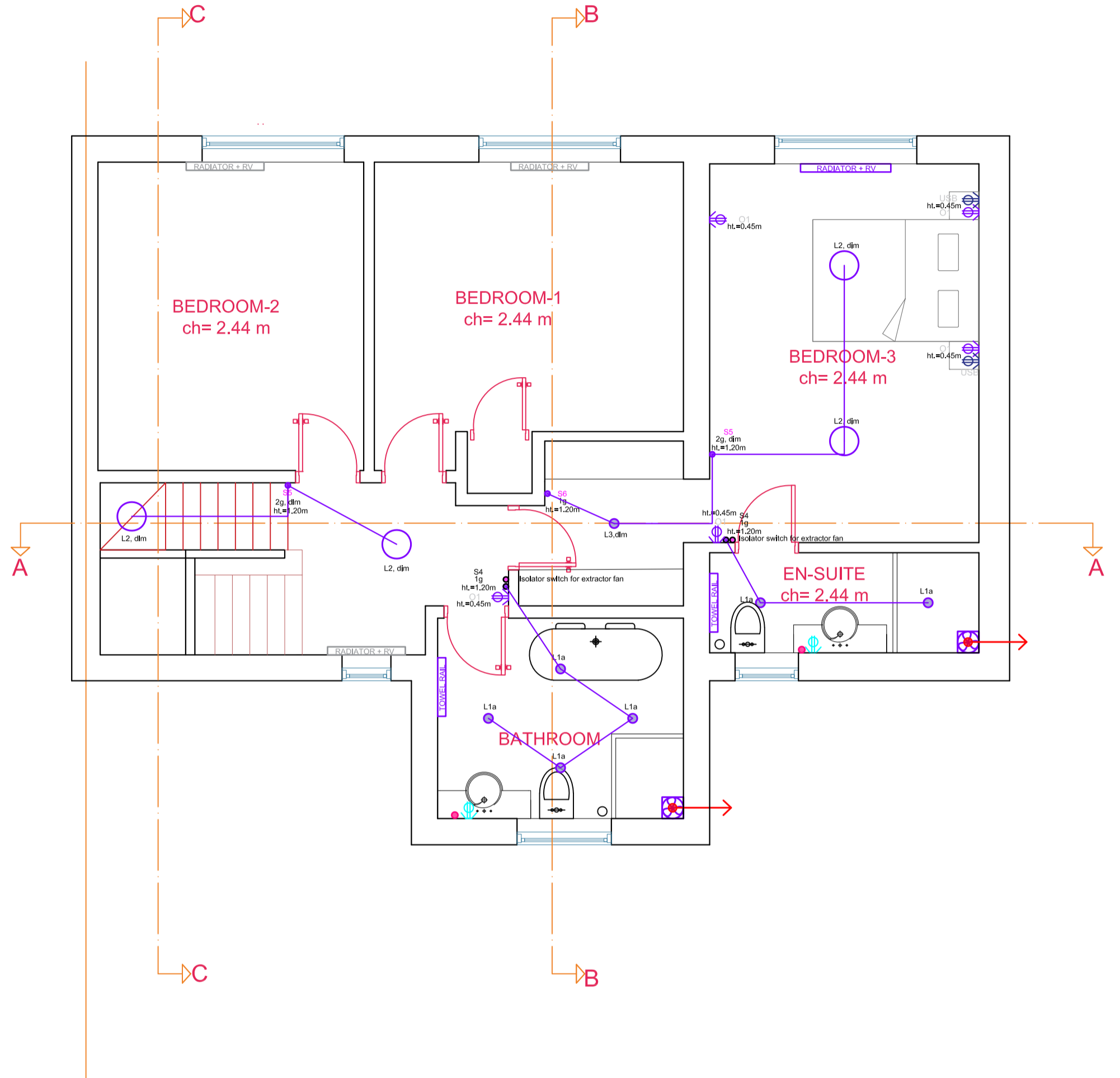
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

HEATING SCHEDULE:

RADIATOR	RADIATOR
RV	RADIATOR VALVE
TOWEL RAIL	TOWEL RAIL
RADIATOR	EXISTING RADIATOR

ELECTRICAL SCHEDULE

L2		6 inch Pendant Set (T2 Rated) BC +dimmer
L1a		Fire Rated IP65 Downlight
DIM		Dimmer
O1		1 Gang Switch Socket Outlet @ 0.45M HT
		USB Socket
		Shaver's Socket for appliances
		Heated mirror power point
S4		1 Gang 1 way Plateswitch 10 Amp
S5		2 Gang 2 way Plateswitch 10 Amp + Dimmer switch
S6		2 Gang 2 way Plateswitch 10 Amp



Detailed MEP Design to be verified by an Electrician and/or Gas Safe Engineer or MEP Professional following client specifications being provided and prior to commencement of construction works.

FIRST FLOOR MEP LAYOUT



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FIRST FLOOR MEP LAYOUT



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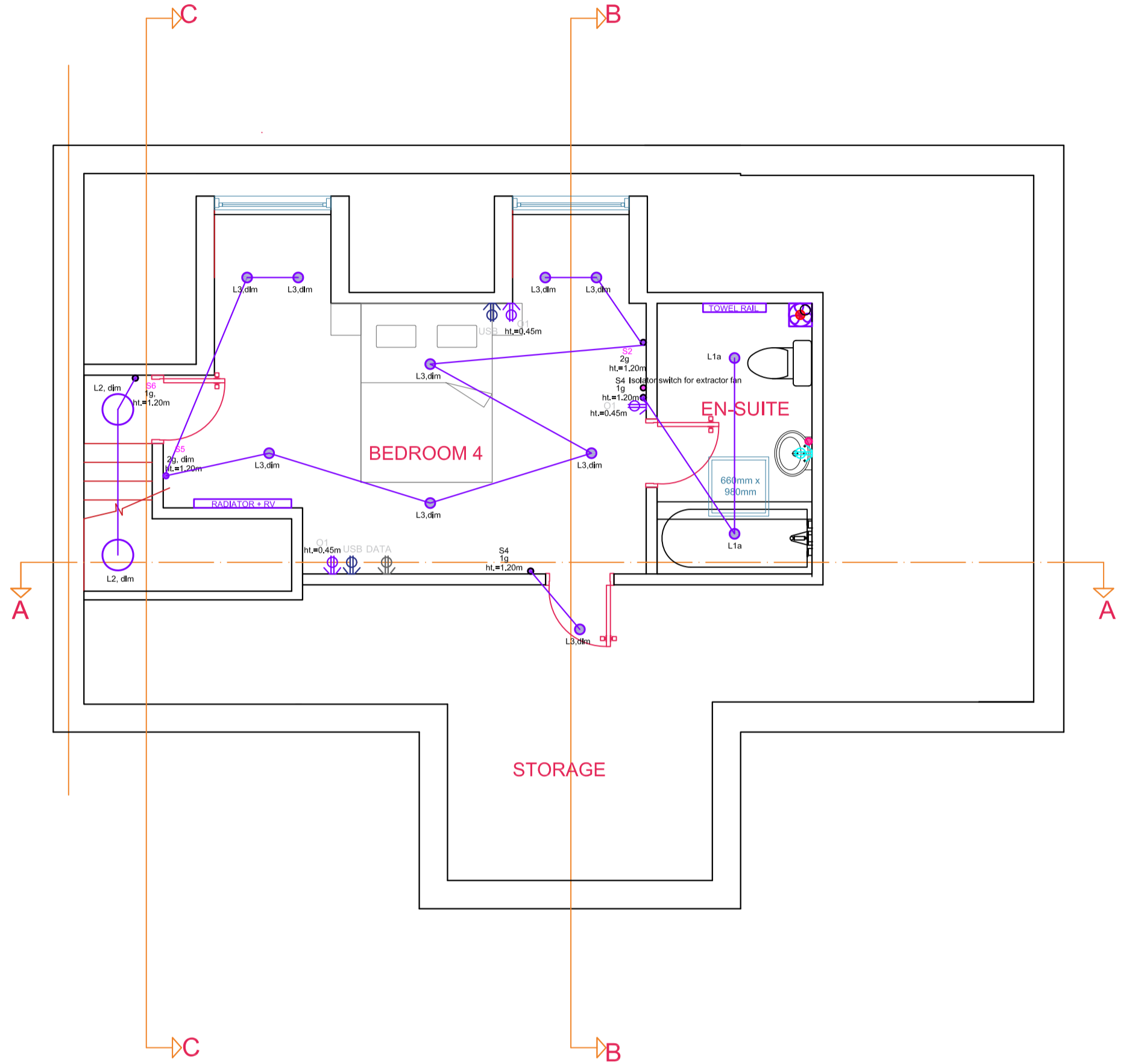
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

HEATING SCHEDULE:

RADIATOR	RADIATOR
RV	RADIATOR VALVE
TOWEL RAIL	TOWEL RAIL

ELECTRICAL SCHEDULE

L2		6 inch Pendant Set (T2 Rated) BC +dimmer
L1a		Fire Rated IP65 Downlight
L3		Fire Rated Downlight + Dimmer
O1		1 Gang Switch Socket Outlet @ 0.45M HT
		USB Socket
		Data Socket
		Shaver's Socket for appliances
S5		2 Gang 2 way Plateswitch 10 Amp + Dimmer switch
S4		1 Gang 1 way Plateswitch 10 Amp
S2		2 Gang 2 way Plateswitch 10 Amp
		Heated mirror power point



Detailed MEP Design to be verified by an Electrician and/or Gas Safe Engineer or MEP Professional following client specifications being provided and prior to commencement of construction works.

LOFT FLOOR MEP LAYOUT



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LOFT FLOOR MEP LAYOUT

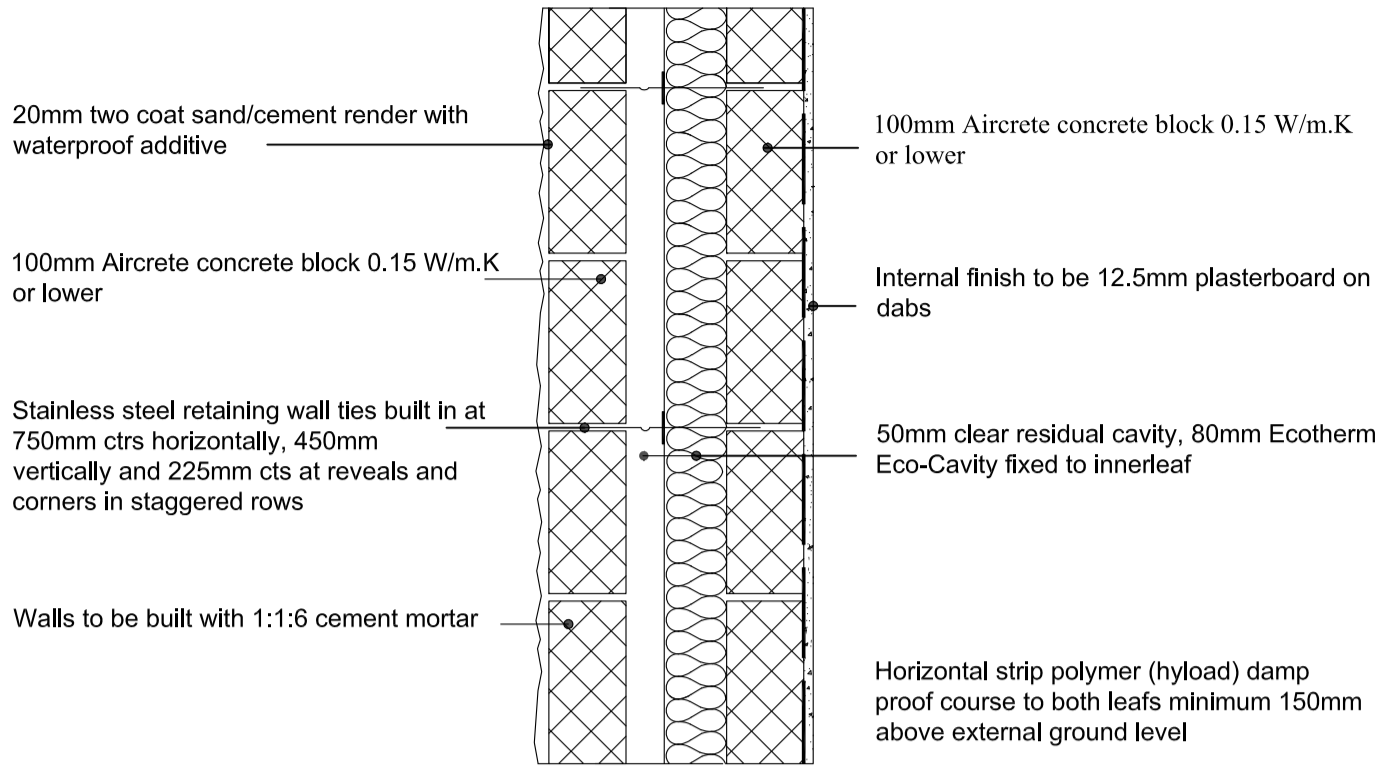


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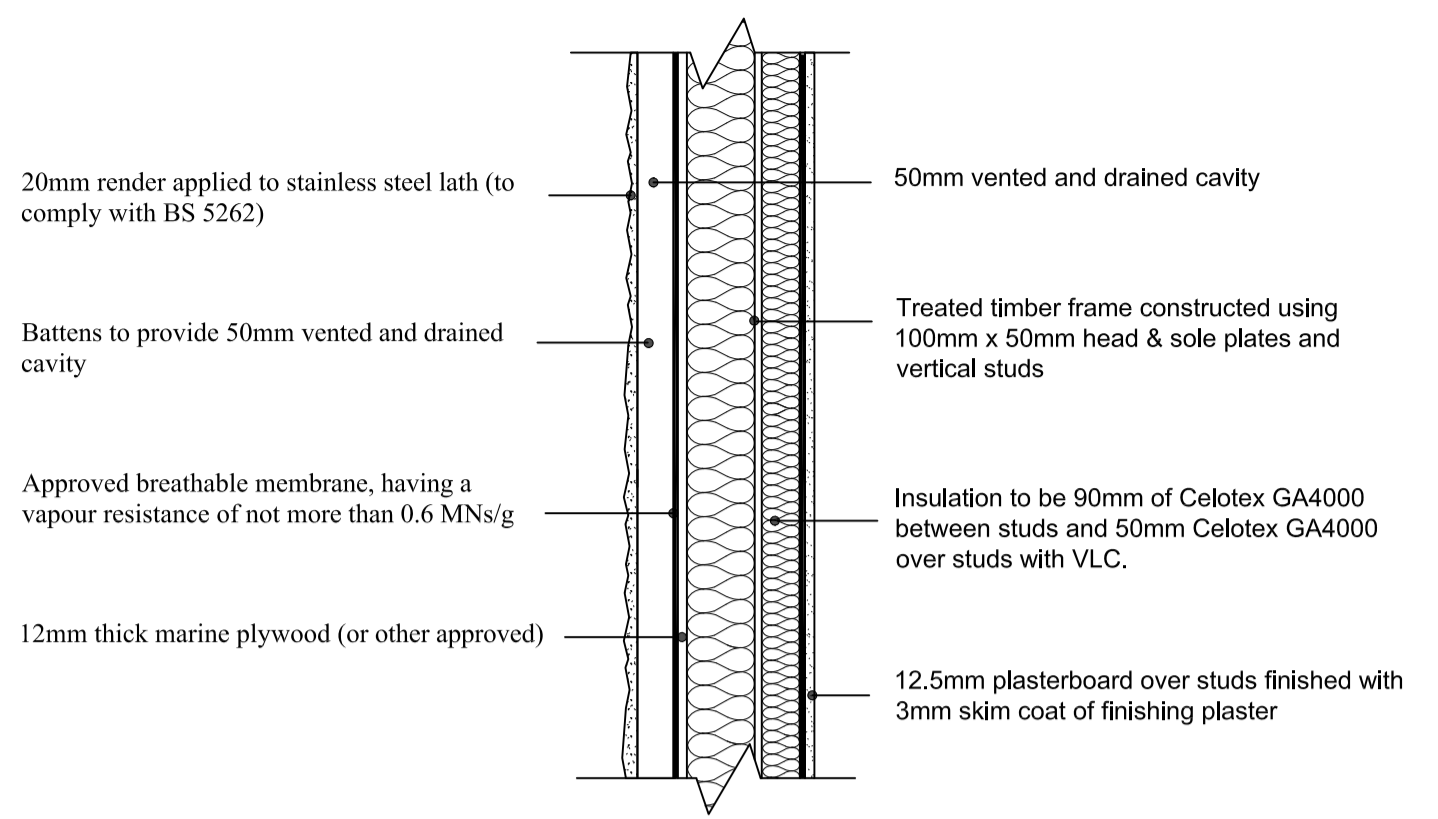
BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

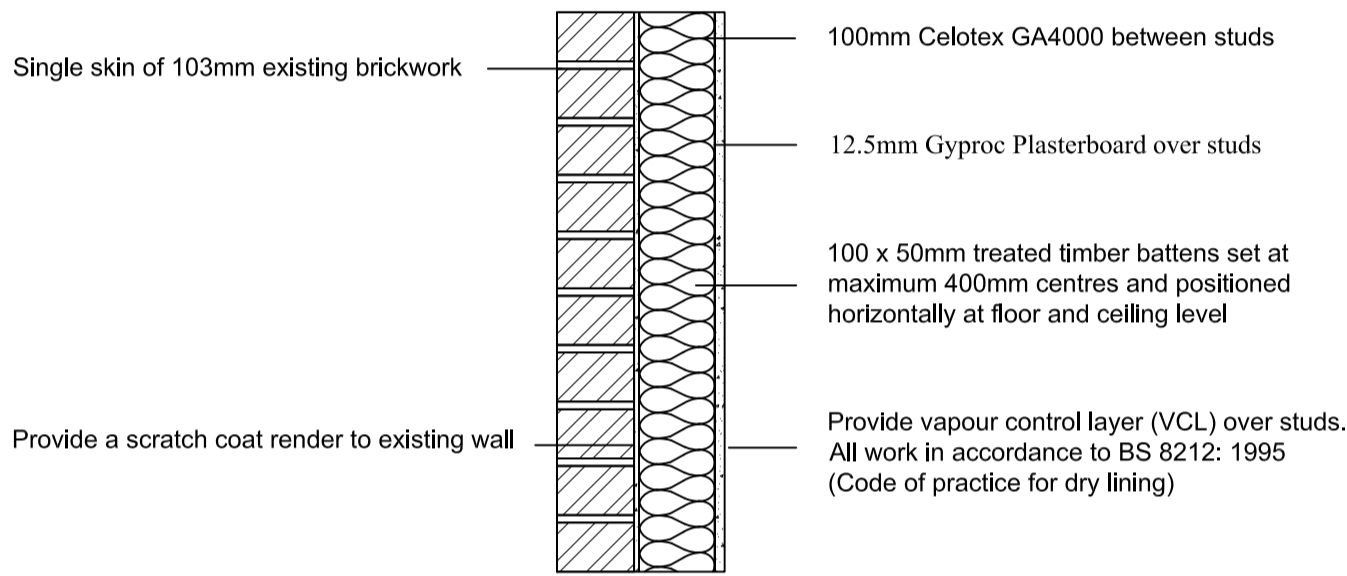
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



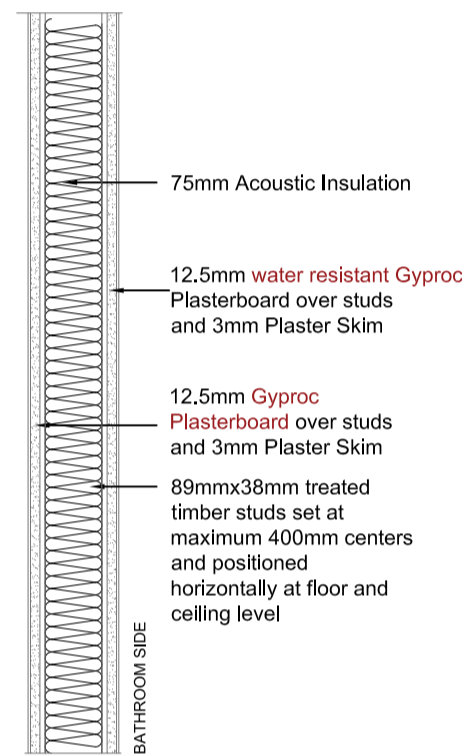
DETAIL: 1A
PARTIAL FILL CAVITY WALL (BLOCK AND BLOCK)
U-value 0.18 W/m²K



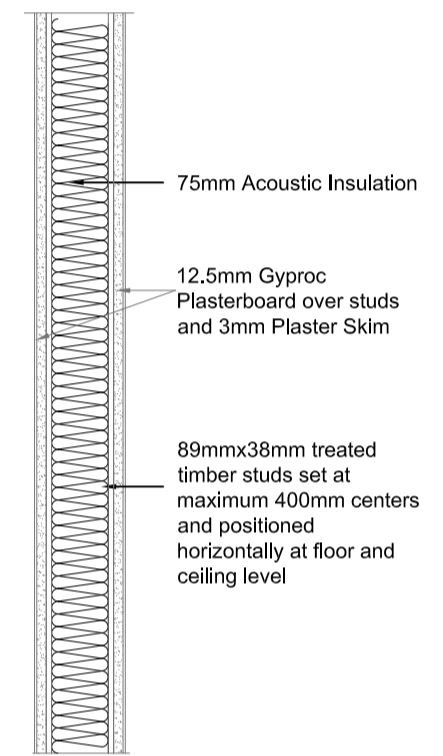
DETAIL: 1B
TIMBER FRAMED WALL DETAIL
U-value 0.18 W/m²K



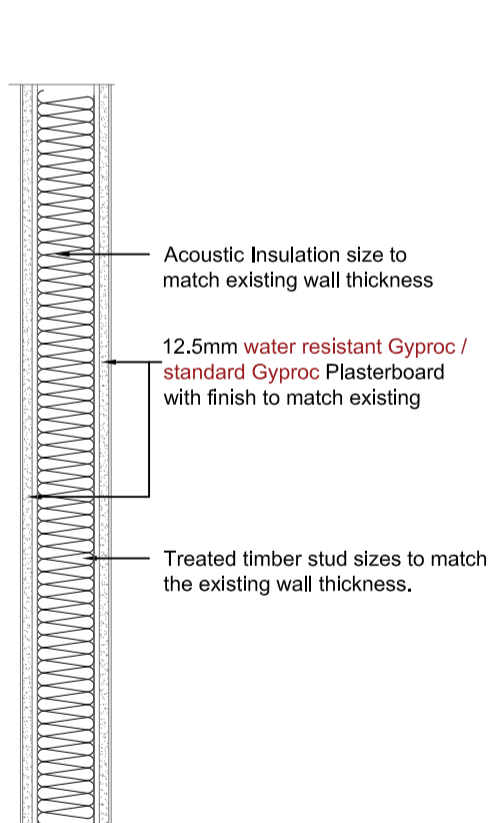
DETAIL: 1C
UPGRADING SITE BOUNDARY



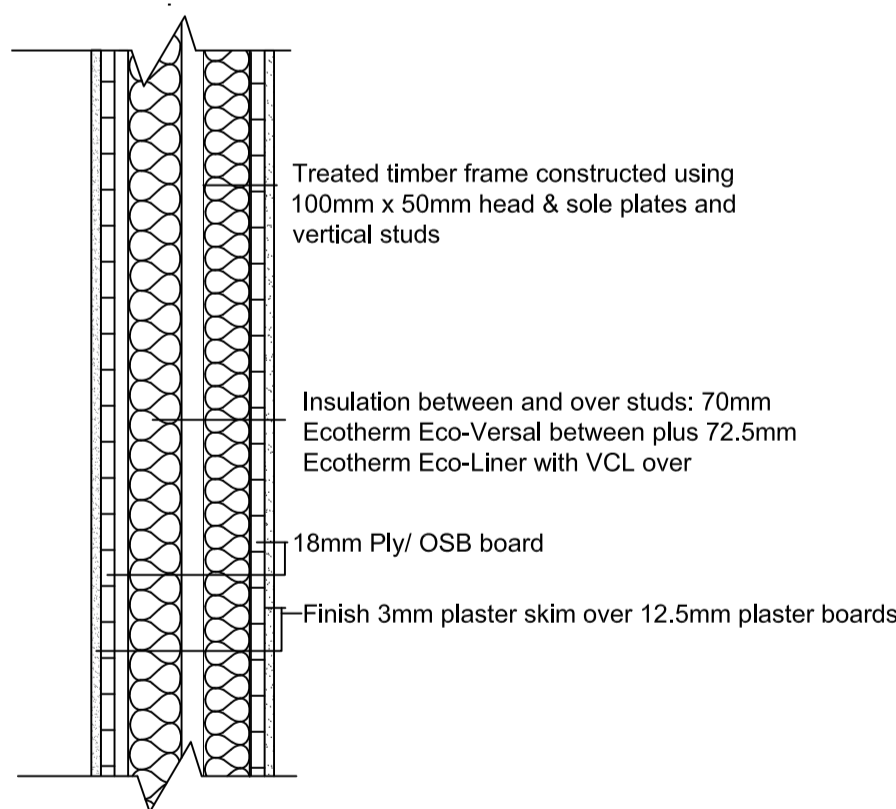
DETAIL: 2A
TIMBER STUD WALL DETAIL (BATHROOM/ STANDARD ROOM)



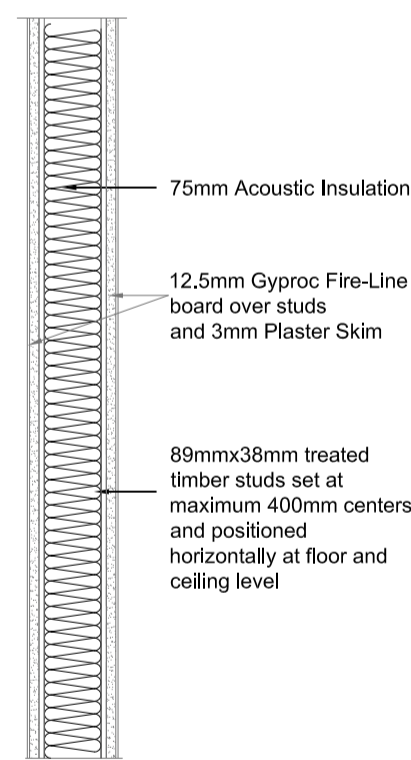
DETAIL: 2B
TIMBER STUD WALL DETAIL



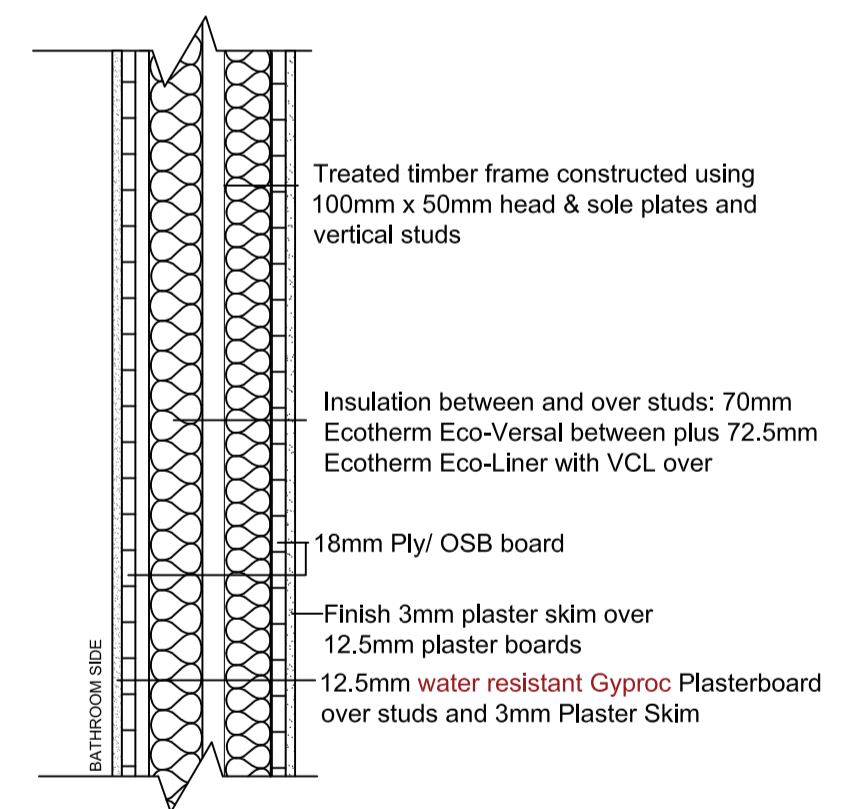
DETAIL: 2C
INFILL TIMBER STUD WALL DETAIL



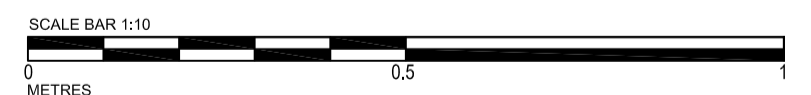
DETAIL: 2D
DWARF TIMBER WALL DETAIL



DETAIL: 2E
TIMBER STUD WALL DETAIL (FIRE RESISTANT)



DETAIL: 2F
DWARF TIMBER WALL DETAIL (BETWEEN STORAGE AND BATHROOM)



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Rev: R1

DETAIL-1

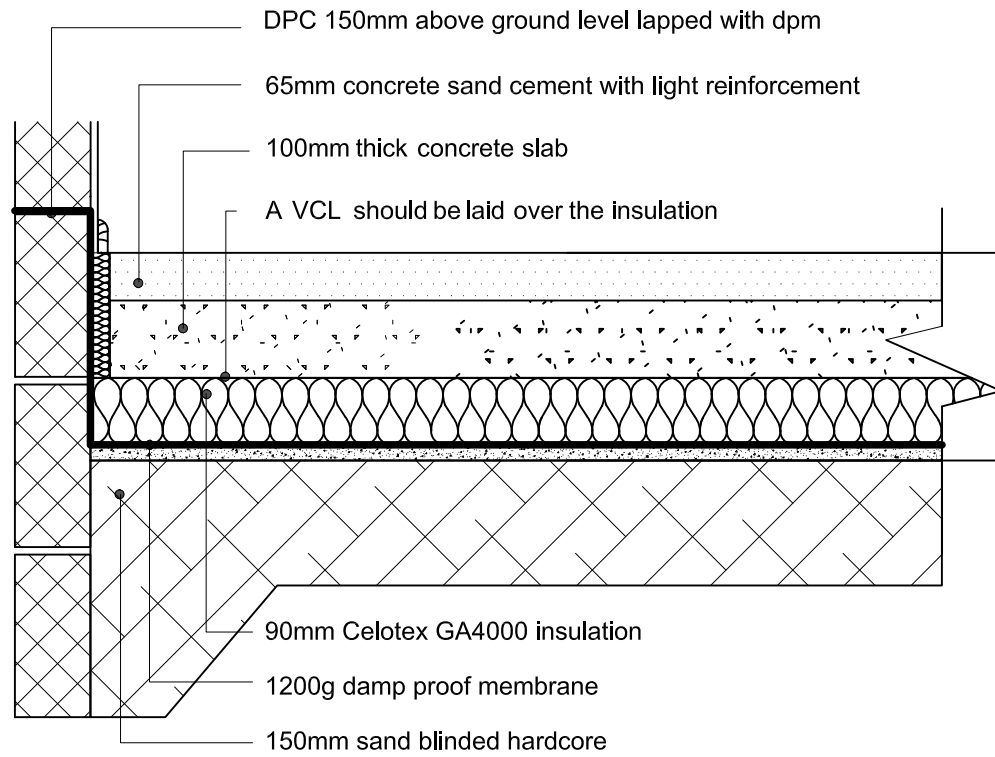


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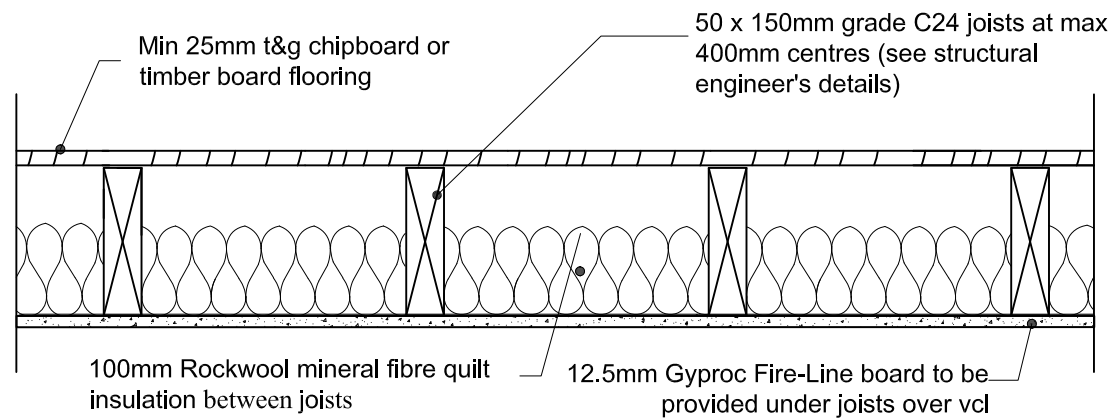
BUILDING REGULATIONS

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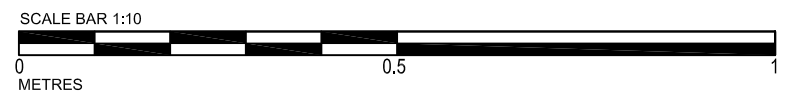
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DETAIL: 3A
SOLID GROUND FLOOR DETAIL
 U-value 0.18 W/m²K



DETAIL: 3B
NEW TIMBER FLOOR DETAIL
 U-value 0.15 W/m²K



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DETAIL-2

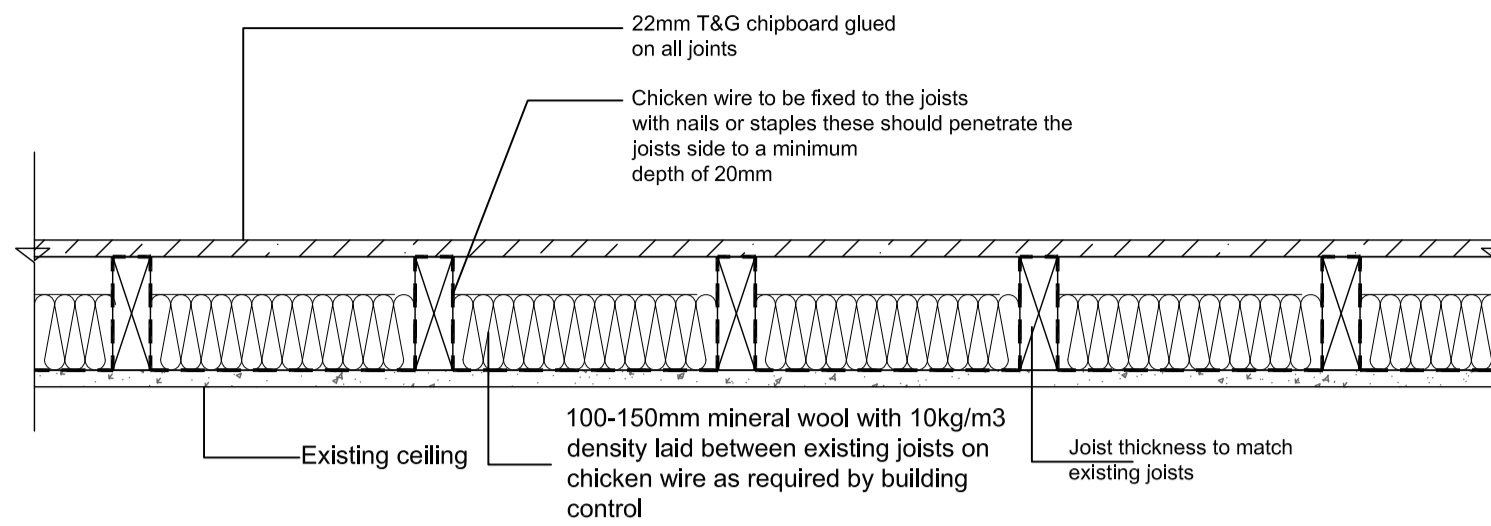


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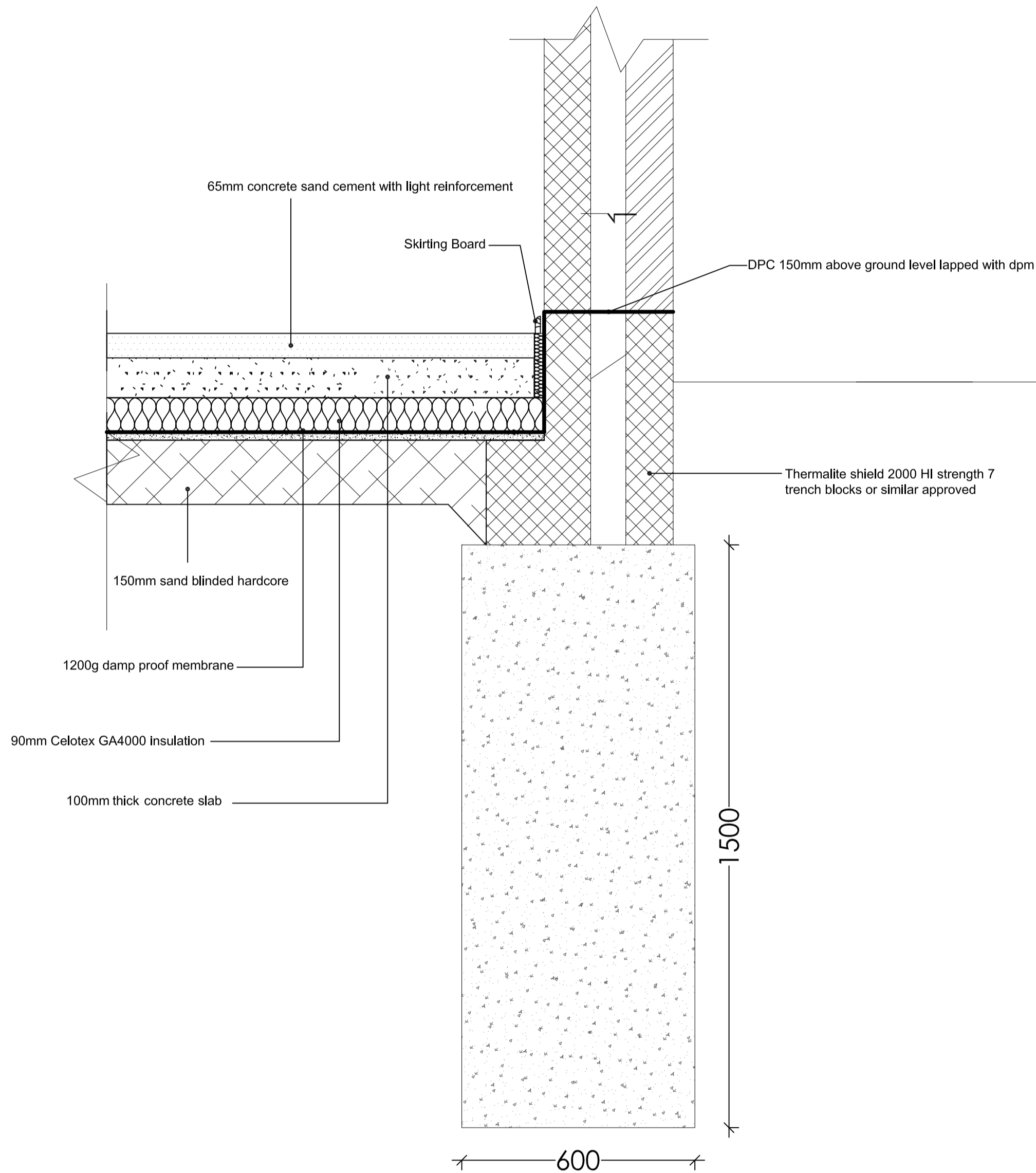
BUILDING REGULATIONS

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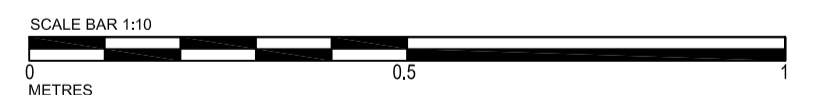
Check all assumed joist directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



DETAIL: 3C
UPGRADING LOFT FLOOR



DETAIL: 3D
FOUNDATION DETAIL



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DETAIL-3

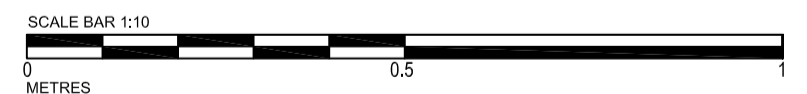
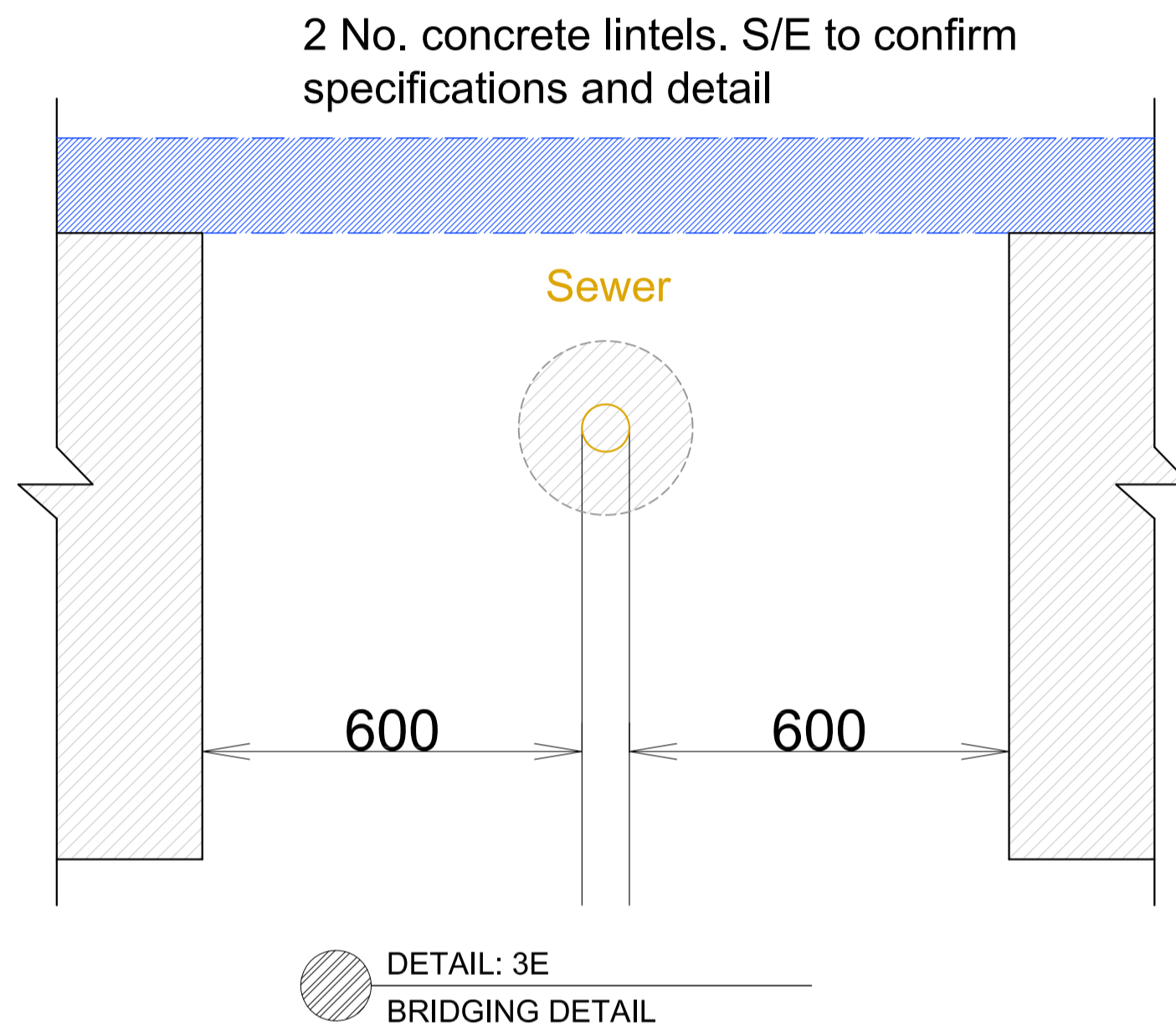


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DETAIL-4

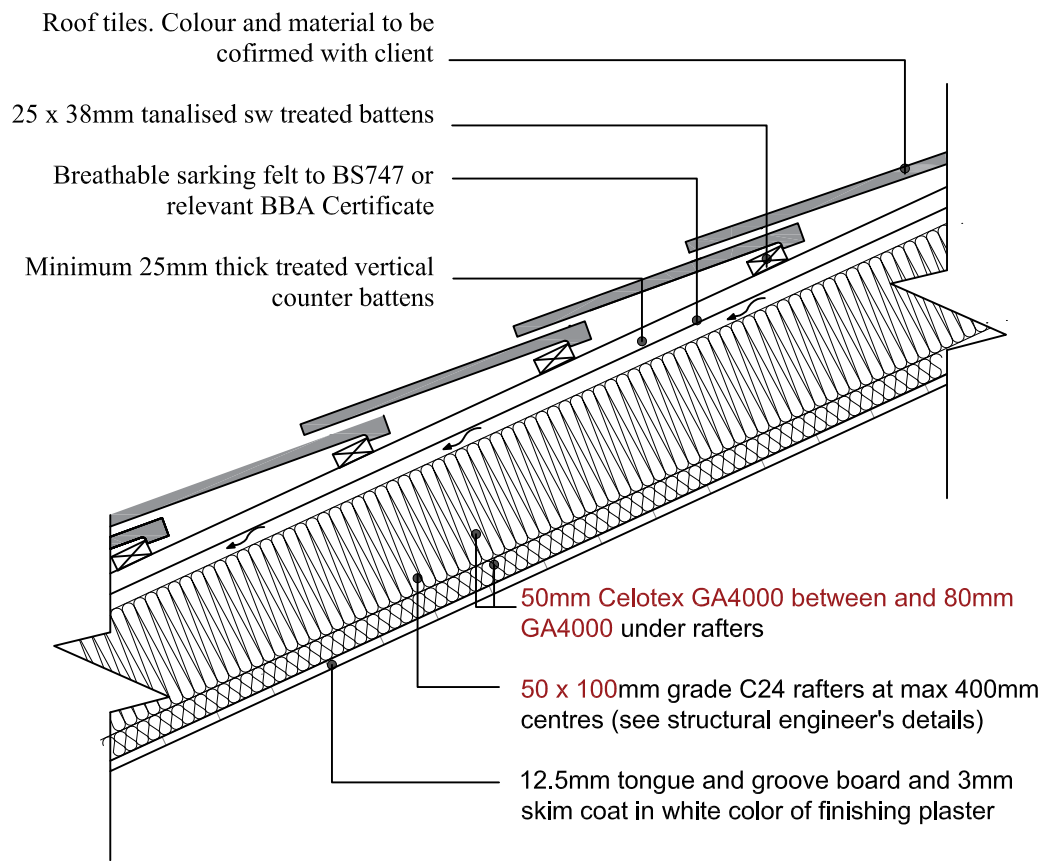


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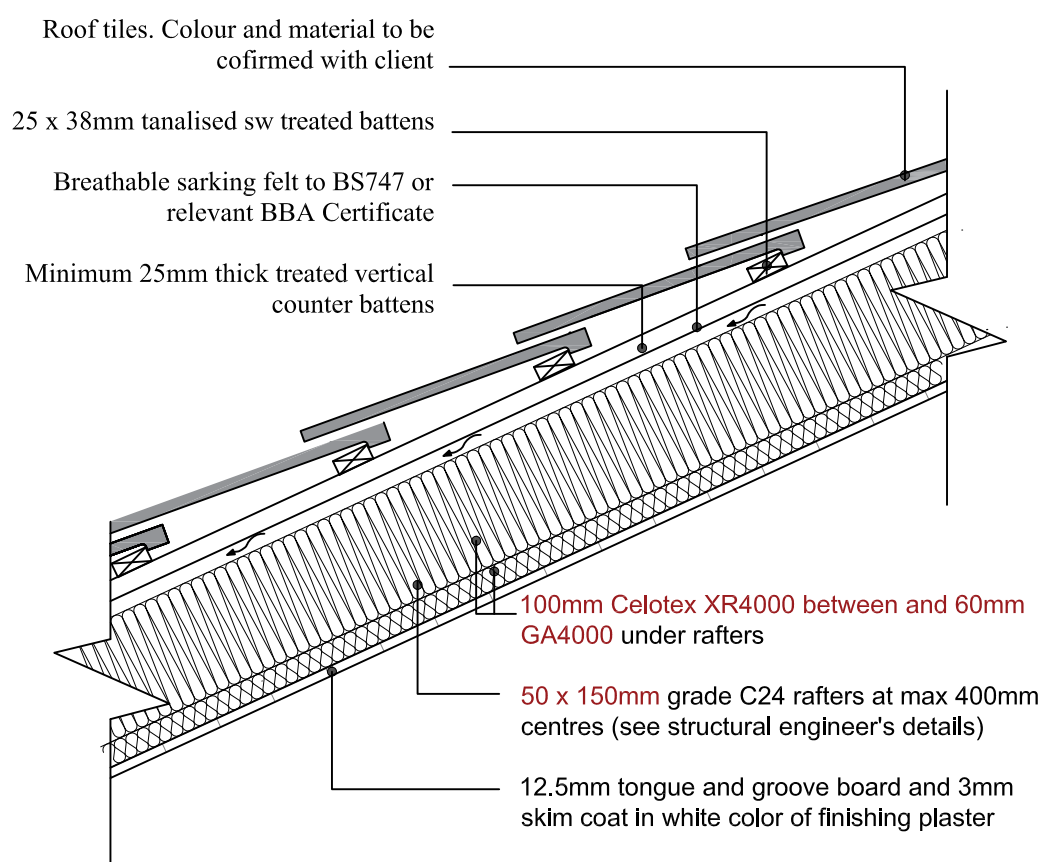
BUILDING REGULATIONS

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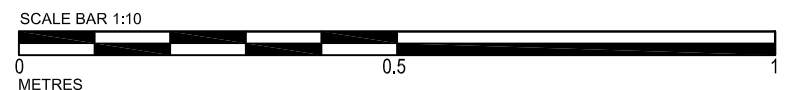
Check all assumed joint directions and dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.



 **DETAIL: 4A**
NEW COLD PITCHED ROOF
 U-value 0.15 W/m²K



 **DETAIL: 4B**
NEW COLD PITCHED ROOF
 U-value 0.15 W/m²K



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DETAIL-5



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BUILDING REGULATIONS

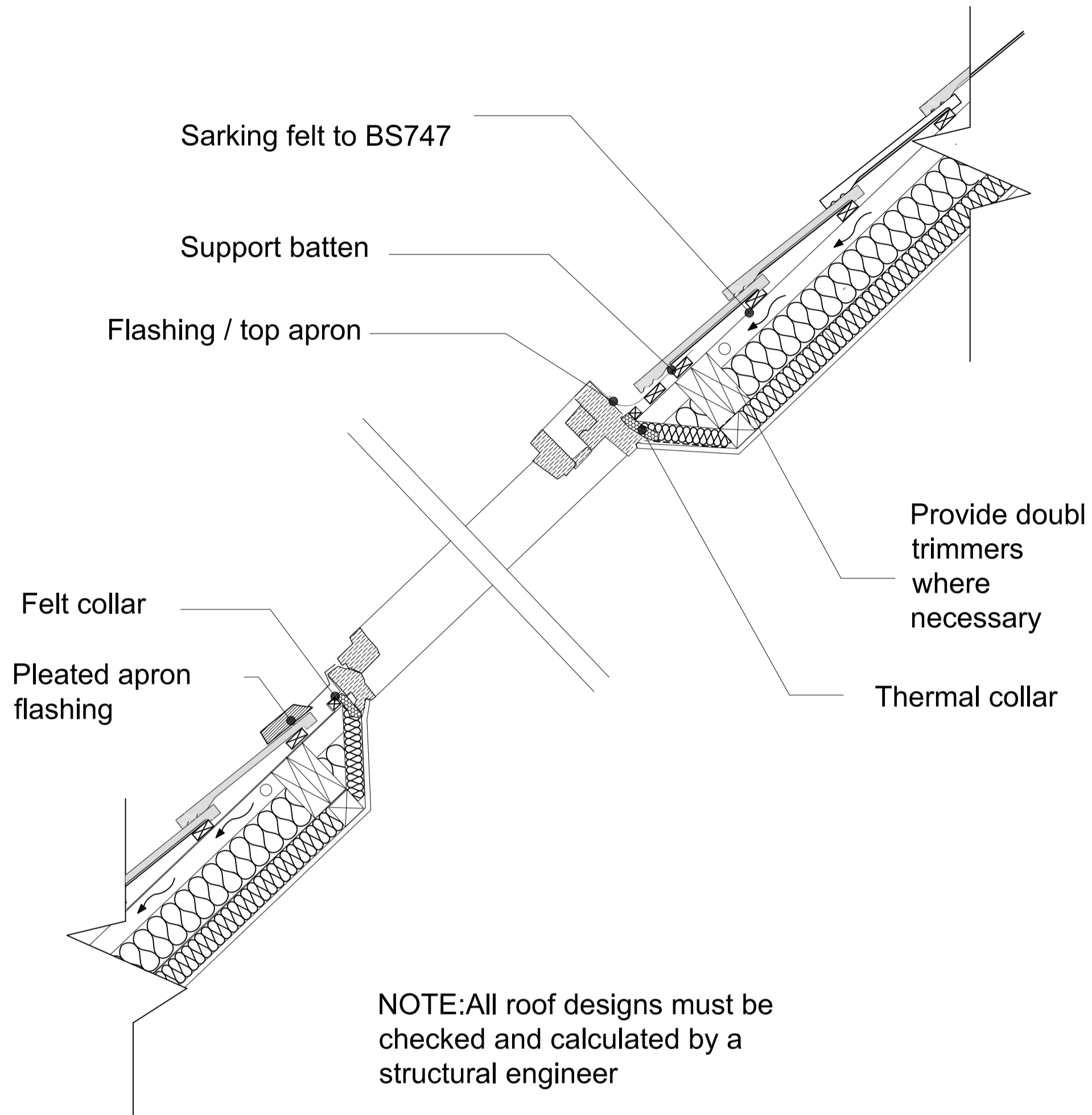
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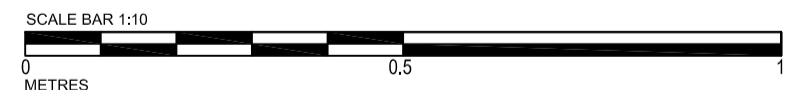
ROOFLIGHT (SECTION)

Rooflight installed in accordance with manufactures details

Provide drainage gutter as required by manufacture



DETAIL: 5
PITCHED ROOF AND SKYLIGHT SECTION DETAIL



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DETAIL-6

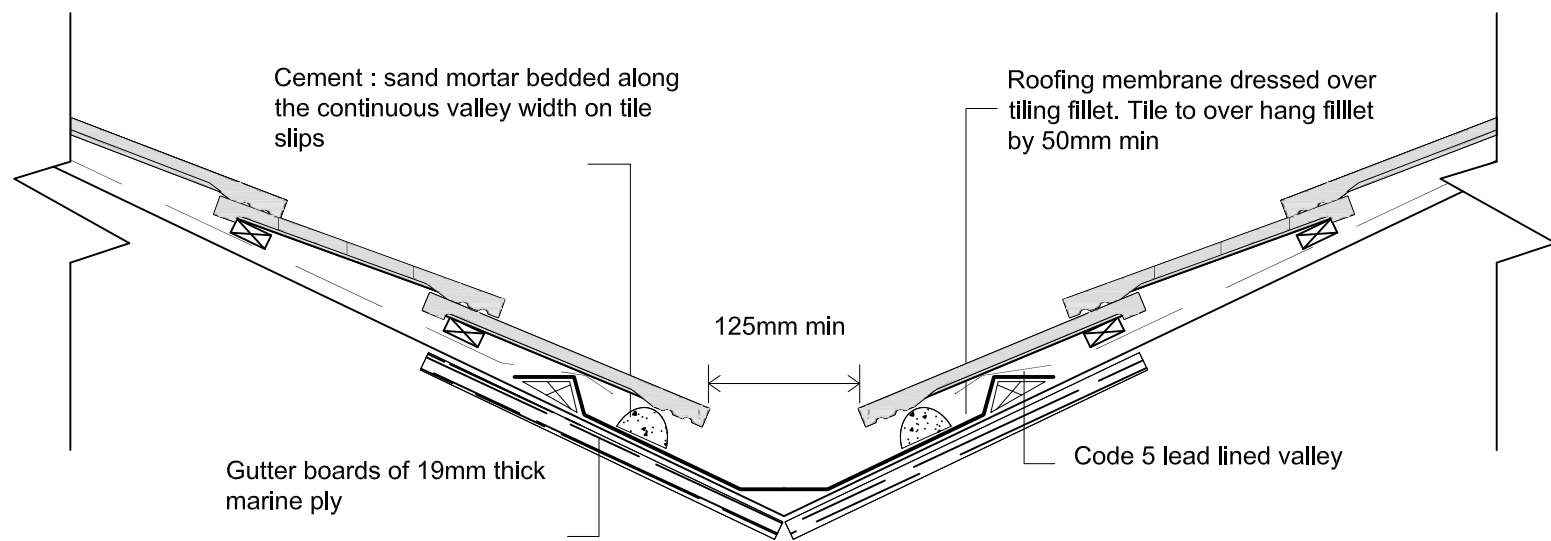


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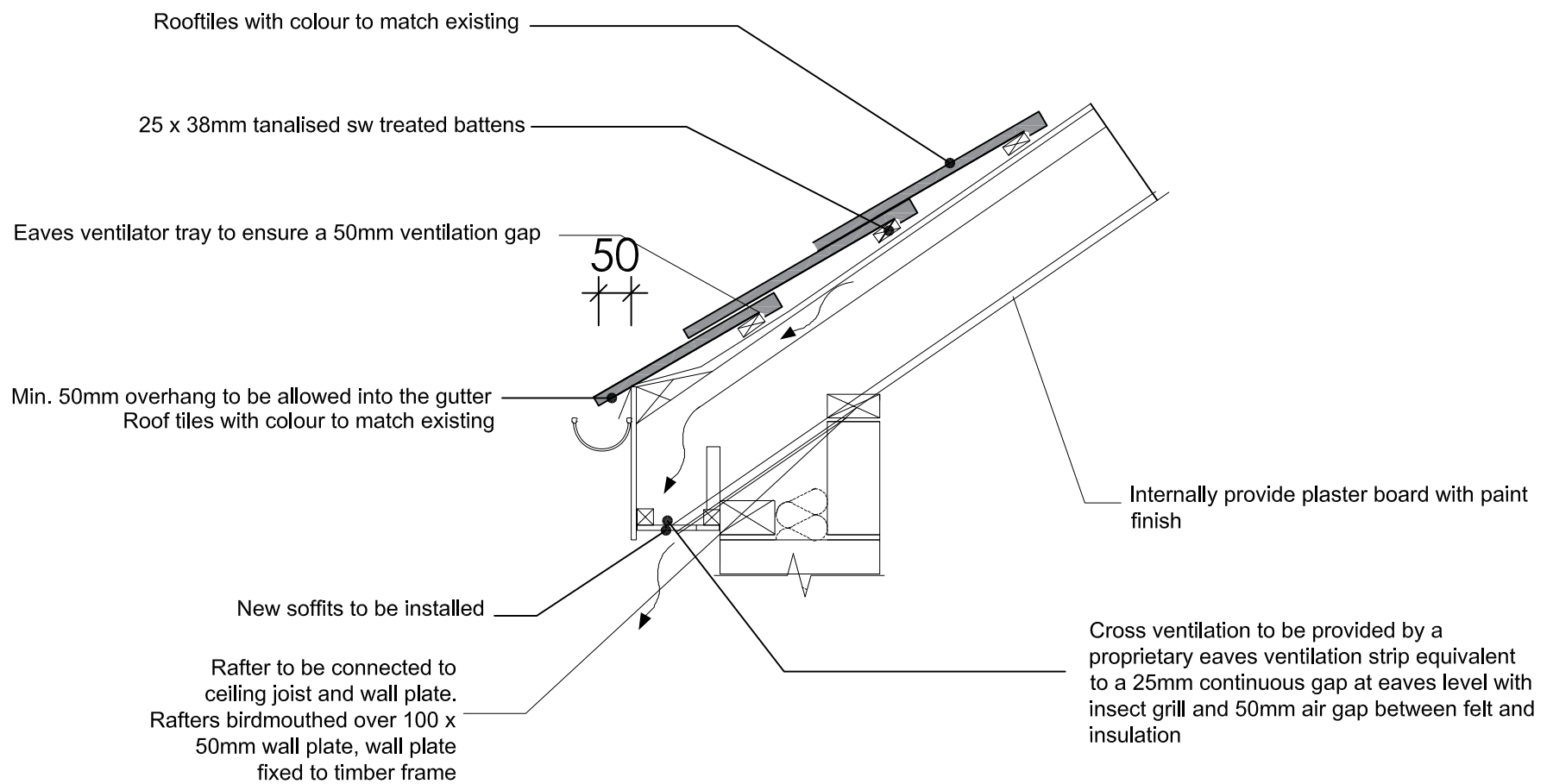
BUILDING REGULATIONS

REFER TO PLANNING DRAWINGS FOR DIMENSIONS RELATING TO PROPOSED MASS WHICH CANNOT BE EXCEEDED

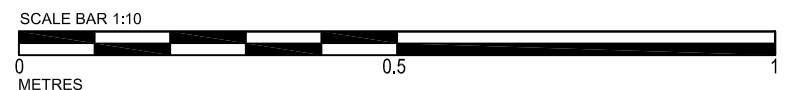
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 **DETAIL: 6**
VALLEY DETAIL



DETAIL: 7
EAVES DETAIL



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DETAIL-7



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SPECIFICATIONS

BUILDING REGULATION NOTES

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic Clients

The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not your duties will automatically be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

- (b) Exceeds 500 person days.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases, e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

Independent lintels to have an insulated cavity closure between the inner and outer lintel.

STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1200mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1, straps to be screw fixed, built into walls at max 2000mm centres, and taken across a minimum of 3 rafters. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1200mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

STRAPPING OF FLOORS

Lateral restraint to be provided where joists run parallel to walls. Floors to be strapped to walls at max 2.0m centres with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved, in compliance with BS EN 845-1. Straps to be taken across minimum of 3 joists and built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

TRENCH FOUNDATION

Provide 600mm x 1500mm trench fill foundations, concrete mix to conform to BS EN 206 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found, or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.18 W/m²K

P/A ratio 0.5

Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celotex GA4000 insulation.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by

150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.

Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

WALLS BELOW GROUND

All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 85mm Celotex CW4000 insulation fixed to internal leaf. Inner leaf constructed using 100mm, 0.15 W/m²K lightweight block, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 84.

Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

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SPECIFICATION-1



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SPECIFICATIONS

BUILDING REGULATION NOTES

CAVITIES

Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barriers where required. Trays and cavity barriers to be installed according to manufacturer's details.

MOVEMENT JOINTS

Movement joints to be provided at the following maximum spacing:

Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m.

Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m - 16mm and for other masonry not less than 10mm.

Additional movement joints may be required where the aspect ratio of the wall (length :height) is more than 3:1.

Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

UNVENTED PITCHED ROOF

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

To achieve U-value 0.15 W/m²K

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens, battens fixed to minimum 25mm thick treated vertical counter battens over

breathable felt to relevant BBA Certificate, proprietary eaves carrier system to be installed. Counter battens to be fixed to 50 x 150mm grade C24 rafters at max 400mm centres, max span 3.47m. Rafters supported on 100 x 50mm sw wall plates.

Insulation to be 100mm Celotex XR4000 between rafters and 60mm GA4000 under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Provide cavity tray where roof meets existing wall.

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

INTERNAL STUD PARTITIONS

89mm x 38mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

INTERMEDIATE FLOORS

Intermediate floor to be 25mm tandg flooring grade chipboard or floorboards laid on C24 joists at 400mm ctrs (see Engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Fire-Line plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312.

Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Cupboard doors may open across the top landing where the swing is a minimum of 400mm from the tread. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.

The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.

The bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

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The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS

Min U-value of 1.6 W/m²K.

Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

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SPECIFICATION-2



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SPECIFICATIONS

BUILDING REGULATION NOTES

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the

Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO WC

WC to have mechanical ventilation ducted to external air with an extract rating of 15 l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/s. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

DORMER CONSTRUCTION

To achieve minimum U Value of 0.18 W/m²K

To achieve minimum U Value of 0.18 W/m²K

Structure to Engineer's details and calculations. Render finish (to comply with BS EN 13914-1) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative treated battens to provide vented and drained cavity. Battens to be fixed 12mm thick W.B.P external quality plywood sheathing (or other approved). Breathable membrane

(having a vapour resistance of not more than 0.6 MNs/g) to be provided between battens and ply. Ply to be fixed to treated timber frame studs constructed using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations.

Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster.

All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

DORMER UNVENTED PITCHED ROOF

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

To achieve U-value 0.15 W/m²K

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens, battens fixed to minimum 25mm thick treated vertical counter battens over breathable felt to relevant BBA Certificate, proprietary eaves carrier system to be installed. Counter battens to be fixed to 50 x 100mm grade C24 rafters at max 400mm centres, max span 2.12m. Rafters supported on 100 x 50mm sw wall plates.

Insulation to be 50mm Celotex GA4000 between rafters and 80mm under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.

(A cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation is recommended where insulation under rafters exceeds 50mm).

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

STUD ASHLAR/DWARF WALL

To achieve minimum U Value of 0.18 W/m²K

Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster

All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

UPGRADING EXISTING SINGLE SKIN SITE BOUNDARY (cold adjoining space)

To achieve min U-value 0.18 W/m²K

The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide a scratch coat render to existing wall. Construct a studwork lining using 100mm x 50mm treated timbers with head and sole plates and noggins at 400mm centres. 90mm PIR insulation, e.g Celotex GA4000, to be provided between studs and 40mm TB4000 over. Finish with VCL under 12.5mm plasterboard and 3mm plaster skim.

All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

UPGRADE OF PITCHED ROOF

(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

Vented roof - pitch 22-45°

To achieve U-value 0.15 W/m²K

Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects, as required by the Building Control Officer, any defective coverings or felt to be replaced in accordance with manufacturer's details.

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SPECIFICATION-3



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SPECIFICATIONS

BUILDING REGULATION NOTES

Roof construction - 47 x 150mm Grade C24 rafters at max 400mm centres, max span 3.47m. Insulation to be 100mm Celotex GA4000 between rafters and 60mm under rafters. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.

(Cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation recommended where insulation under rafters exceeds 50mm).

Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

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