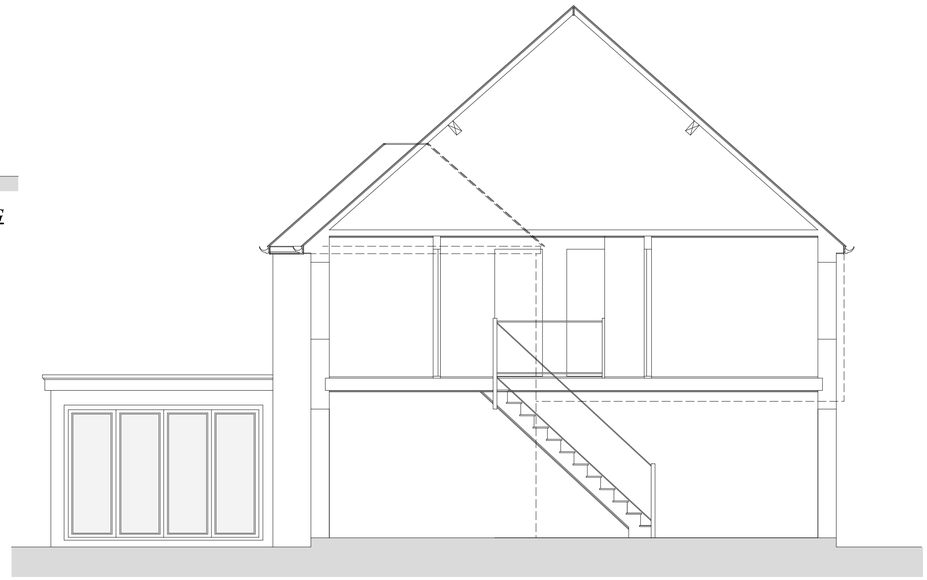
FLOOR LAYOUTS AND ELEVATIONS

All side facing windows to be obscured glazing and non-opening below 1.7m above floor level.	All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof.	All external materials to be of a similar appearance to the existing dwelling.	Extractor fan in bathroom to be ducted to outside air All drainage works to be agreed on site as works progress	*Any proposed glazing to be used in the critical locations of any new doors and windows to be laminated or toughened as per the guidance given in Part K4.*

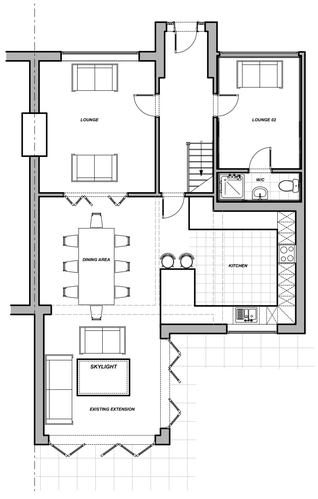
SIDE EXISTING ***FRONT EXISTING*** ***REAR EXISTING***

ELECTRICAL:

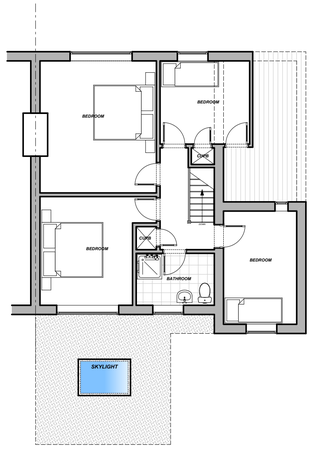
All new electrical wiring or electrical components in connection with dwellings must be designed, installed and tested in accordance with part P of the building regulations by a person competent to do so. Prior to completion an appropriate certificate to BS 7671 is to be issued for the works by an electrician or competent person registered with a government authorised approved body to the local authority



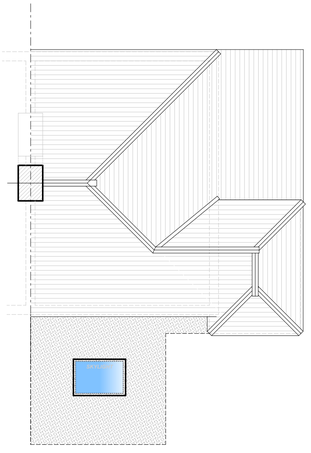
CROSS SECTION EXISTING



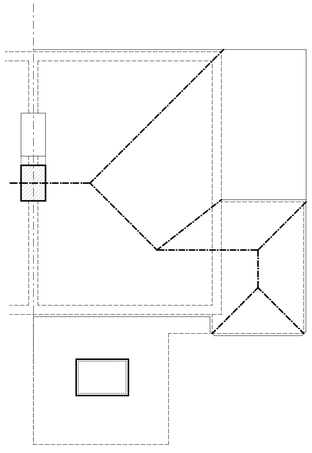
EXISTING GROUND FLOOR LAYOUT



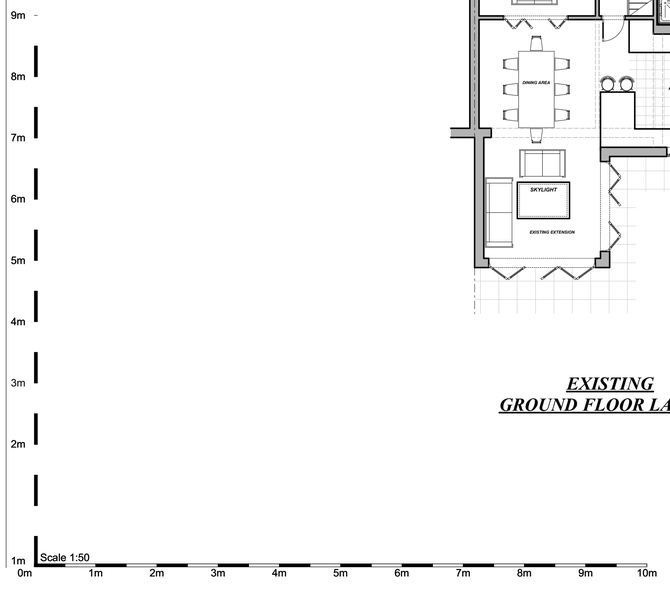
EXISTING FIRST FLOOR LAYOUT

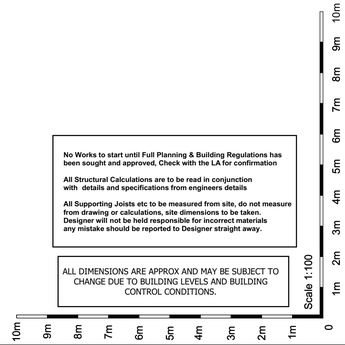


EXISTING ROOF LAYOUT



EXISTING ROOF LAYOUT





No Works to start until Full Planning & Building Regulations has been sought and approved, Check with the LA for confirmation

All Structural Calculations are to be read in conjunction with details and specifications from engineers details

All Supporting Joists etc to be measured from site, do not measure from drawing or calculations, site dimensions to be taken. Designer will not be held responsible for incorrect materials any mistake should be reported to Designer straight away.

ALL DIMENSIONS ARE APPROX AND MAY BE SUBJECT TO CHANGE DUE TO BUILDING LEVELS AND BUILDING CONTROL CONDITIONS.

DRAWING SPECIFICATION
(As Applicable)

SLOPING CEILINGS
12.5mm Plasterboard with 5mm skim to existing rafters and new ceiling joists with 80mm Kingspan TP10 insulation board between rafters & 50mm Kingspan TP10 secured below rafters to sloping ceilings all to give inclusive U-value of max. 0.15 with class 1 flame spread.

WALLS
a) TO ROOF SPACE
12.5mm Plasterboard with 5mm skim on 100mm x 50mm studding with 100mm x 50mm strutting where required with 90mm Kingspan TP10 insulation between studs and lined internally with 50mm Kingspan TP10 insulation to give inclusive U-value of max 0.18 and class 1 flame spread.
Provide 50mm x 25mm retaining battens to rear side.

b) IN ROOMS
Where required 12.5mm Plasterboard with 5mm skim on one or both sides as applicable on 100mm x 50mm studding. All walls between rooms and WCs with no door openings to room to receive min 25mm mineral fibre sound quilt to conform to Internal wall type B, diagram 5-2 Part E 2003

FLOORS
a)NEW FLOOR
To be full $^1/_2$ hour fire resistant 22mm tongue & grooved chipboard (15 kg/m^2) on min 50mm wide joists at 400mm centres. Floor joists spanning 2.5m to 4.5m to have herringbone strutting at mid span, joists over 4.5m to have herringbone strutting at $^1/_3$ spans of joists, adequately supported min 25mm clear of existing ceiling construction via galvanised mild steel hangers with galvanised nails or onto load bearing walls. Main trimmers to be built in or resting on load bearing walls or hung off existing load bearing walls by heavy gauge galvanised mild steel hangers.

CEILING CONSTRUCTION OF :
1) 12.5mm Plasterboard with 3mm skim (Table 14C3 BRE Report 1998).
2) 15mm - 20mm think good condition plaster on timber laths. (condition assessed on site, if cracked or unsound remedial replacement may be required). (Table 14C1 BRE Report 1988).
3) 9.5mm Plasterboard & 3mm skim, with mineral fibre protection (BRE 208).

Note:- All ceiling constructions overlaid with 100mm Rockwool RWA45 on chicken wire secured to joists to give adequate sound resistance to conform to floor type C as diagram 5-7 App Document Part E. Sound & floor covering to extend over whole floor area to eaves level, see LDSA Guidance notes for New Part E 2003.
NB all electric cables secured to structure above insulation to dissipate heat.

b)EXISTING FLOOR
1) Is full $^1/_2$ hour fire resistant.
2) Is modified $^1/_2$ hour fire resistant.
3) Is modified $^1/_2$ hour fire resistant upgraded to full $^1/_2$ hour by overlaying with 6mm dense hardboard to applicable areas.

FIRE REGS
BEAMS
Where applicable timber beams to have full $^1/_2$ hour fire resistance (sacrificial timber method). Timber min 40mm from chimneys. Steels beams protected to $^1/_2$ hour fire resistance with 2 layers of 12.5mm plasterboard with staggered joints, secured to timber cradles, or be treated with approved intumescent paint to a $^1/_2$ hour standard.

DOORS / SD UPGRADE
All doors to stairwell enclosure to be FD30 to form a protected route to a final exit.(indicated by ●)
NB any door between garage and dwelling to be FD30s with self closing device.

STAIRCASE
a) Traditional max. pitch: 42º, rise: 200mm, going: 228mm. Winders to have nosing on treads making a uniform angle on plan and going to be nowhere less than 50mm.
Min 2m headroom throughout.
Landings to top and bottom of staircase to be same length and width as the width of the staircase.
Balustrade to staircase to be 900mm high vertically above pitch line.
Balustrade to stairwell to be 900mm high above floor level.
No spaces in risers or balustrade to allow passage of 100mm Ø sphere.

DORMER
FLAT ROOF
EDPM single ply roofing system FAA rated to BS476 Part 3 F.AB on 18mm exterior quality OSB3 board on 50mm wide sw joists at 400cts, set to fall 1 in 40 with 100mm Kingspan TP10 and 50mm under ceiling insulation and 12.5mm plasterboard and skim to give inclusive U-value of 0.15 and class 1 flame spread.

CHEEKS & FRONT PANEL
Vertical tile hanging on sw battens on felt on 9.5mm plywood sheathing on 100mm x 50mm sw framing, cheeks within 1m of boundary to be additionally lined externally with 12mm Supalux, 90mm Kingsapn TP10 insulation and lined internally with 40mm Kingspan TP10 insulation, 15mm gypsum fireline board & skim internally to give 1 hour fire resistance and inclusive U-value 0f 0.18 max and Class 1 flame spread.

GENERAL NOTES
The whole of the work is to be in accordance with the Building Regulations 2010 (with amendments).
All external stud walls to receive vapour control layer of 1200 gauge visqueen sheeting provided between plasterboard and insulation.
All multiple trimmers to be bolted together at 600mm cts with 16mm Ø bolts and 50mm timber connectors. Provide double joists below all new partitions.
All walls shown shaded are load bearing to be confirmed on site for Local Authority inspector.
Soffit vents to eaves on opposite sides & to dormer front to provide cross flow ventilation to roof void equal to 25mm continuous (or similar).
Ridge vents to be provided giving cross flow ventilation to roof void equal to 5mm continuous (or similar).

All glazing to meet min U-value 1.4, 16mm glazing with soft low-E coating.
Windows to give $^1/_{20}$th floor area openings 8000mm^2 background vent to bedrooms, 4000mm^2 to bathrooms. MOE openings of 0.33m^2 cill height min 800mm, max 1100mm, min dimension being 450mm in any direction to all habitable rooms.
Building to be constructed following "Robust Construction Details".
Internal lighting to new areas to be energy efficient, to recieve lamps that have a luminous efficiency greater than 40 lumens per circuit-watt.
Any new radiators to be installed with thermostatic valves.
All construction dimensions to be taken from site and not to be scaled from plans.

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CLIENT

ANURAG

Drawing Scale 1:50 & 1:100

PROJECT

1 Lancaster Gardens
RG67

☐ FEASIBILITY ☒ SCHEME DESIGN ☐ CONTRACT
☐ TENDER ☐ CONSTRUCTION ☐ AS BUILT

Rev.	Date.	Dwg No.	Drawing Scale
1.	05/09/25	NH307A	1:50 1:100
2.			