

Low Walls:
Low walls below purlin formed in 100 x 50mm studding at 400 centres - 65mm Celotex tuff-R GA3065 insulation between studs flush with back of studs, fix celotex T-break TB3012 over the inside face of studs. The joints of the insulation are then taped using a self adhesive aluminium foil tape and the perimeter sealed with mastic to provide a vapour control layer. Fix 12.5mm plasterboard and skim finish.

Partitions:
Partitions at loft floor level formed in 75 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & bedrooms to have 50mm sound deadening insulation between.
Plumbing to new Bathroom:
WC to have 100mm connection to soil pipes. bath, shower to have 75mm deep seal anti vac traps with 38mm diameter wastes, basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to existing soil and vent pipe.

Kitchen Layouts:
New kitchen by others but new sink to have 75mm deep seal anti vac trap with 38mm waste to discharge to new roddable gully below grate but above water level. Any combined waste to be min 50mm dia.

Loft Floor:
Remove exg ceiling joists. 18mm tongue and grooved floor decking to be laid over new floor joists (see plan) @ 400mm c/c. Floor joists supported on 225 x 50mm sw pole plate bolted with resin bonded bolts on side walls at 600mm c/c. Joists on floor trimmers fixed using timber to timber joist hangers - fully nailed. Joists to be doubled up under all internal partition walls. 100mm Rockwool quilt laid between joists 12.5mm plasterboard and skim finish to underside. Provide herringbone strutting at mid span of floor joists.

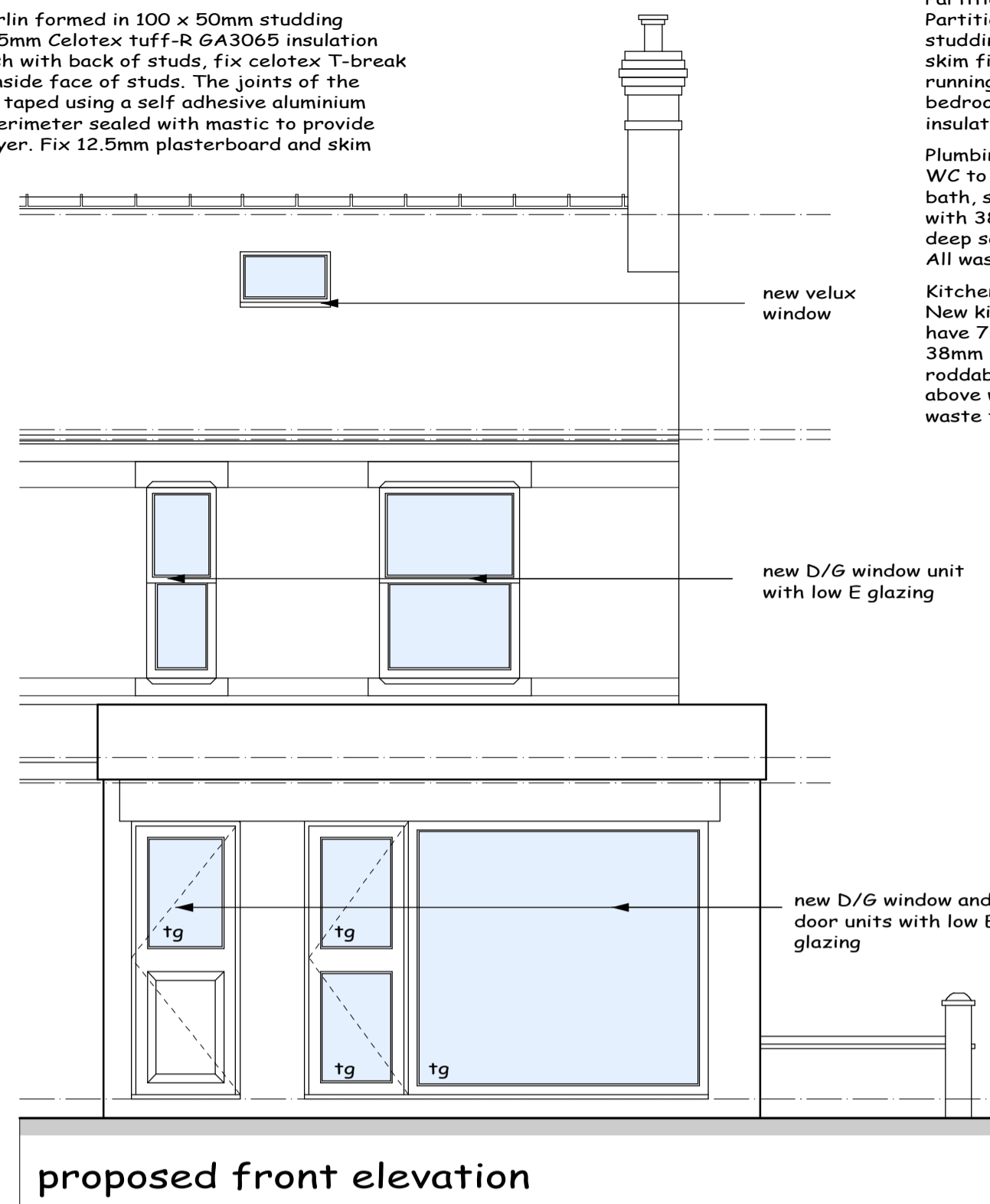
Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

Existing foundations to be exposed and inspected by Local Authority Building Control Officer for suitability to take additional loading prior to commencement.

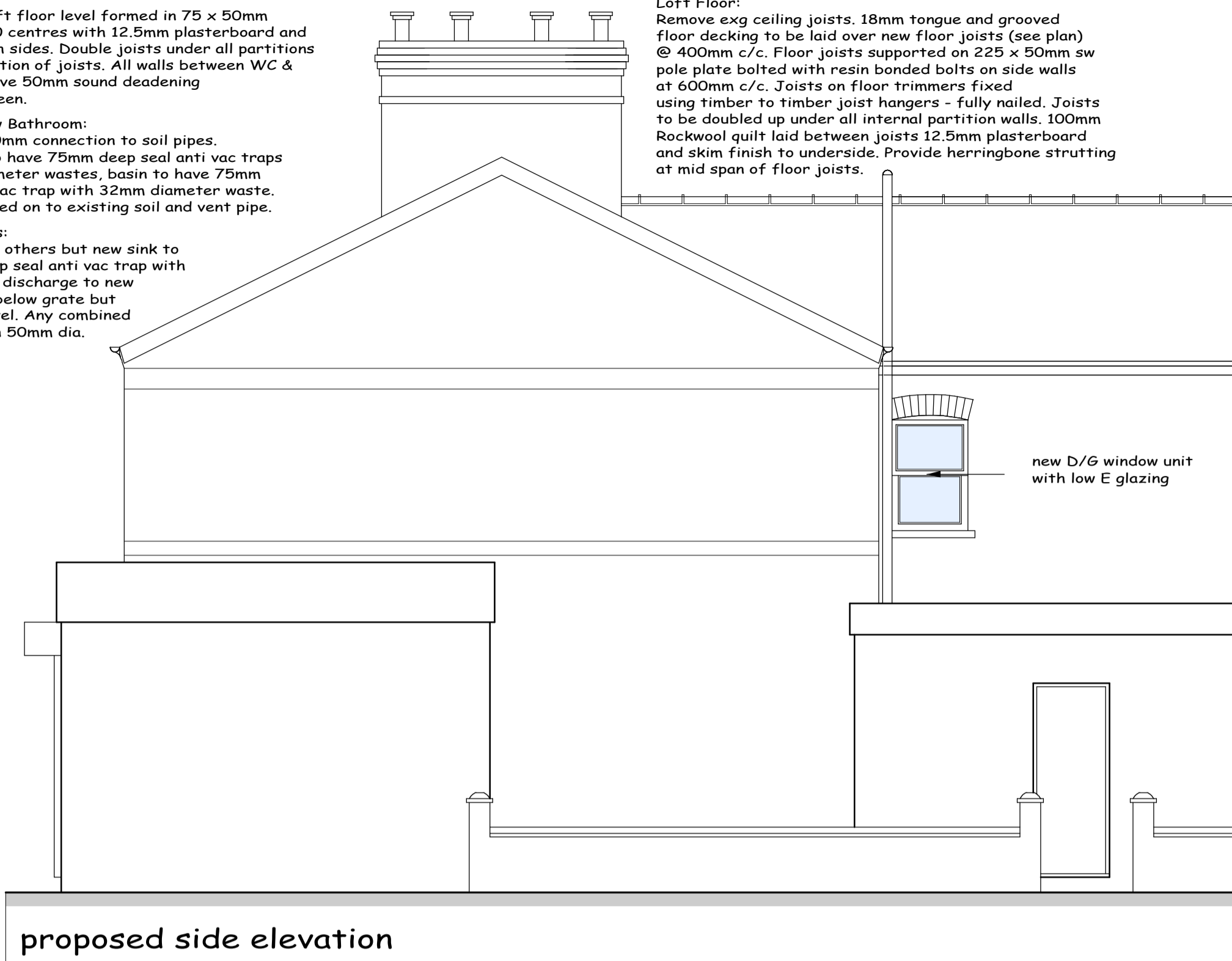
Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

Existing Lintols:
All existing lintols to be checked for suitability and replaced with approved Catnic insulated lintol to suit situation.

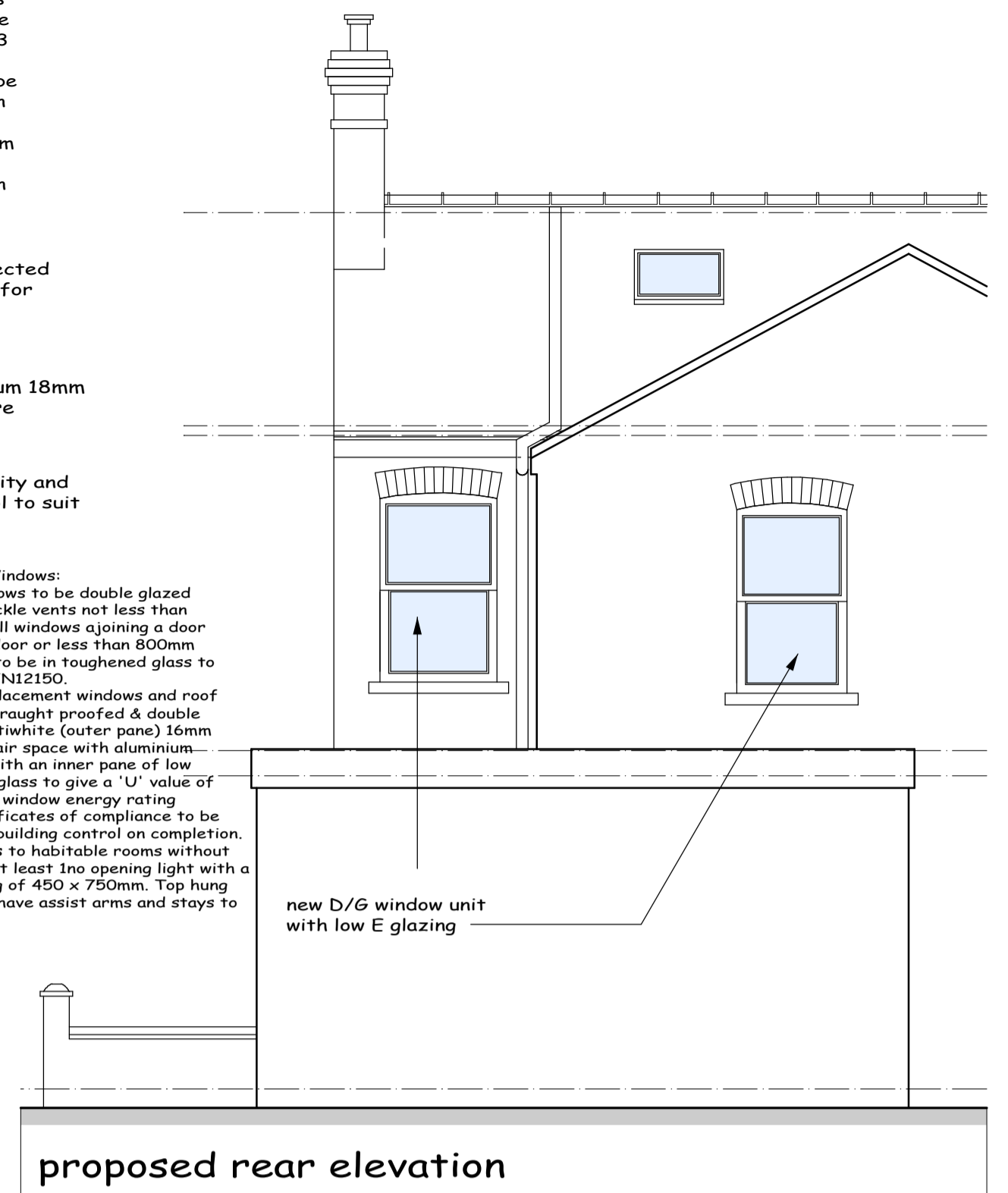
Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows adjoining a door on a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a 'U' value of 1.6w/m²k or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.



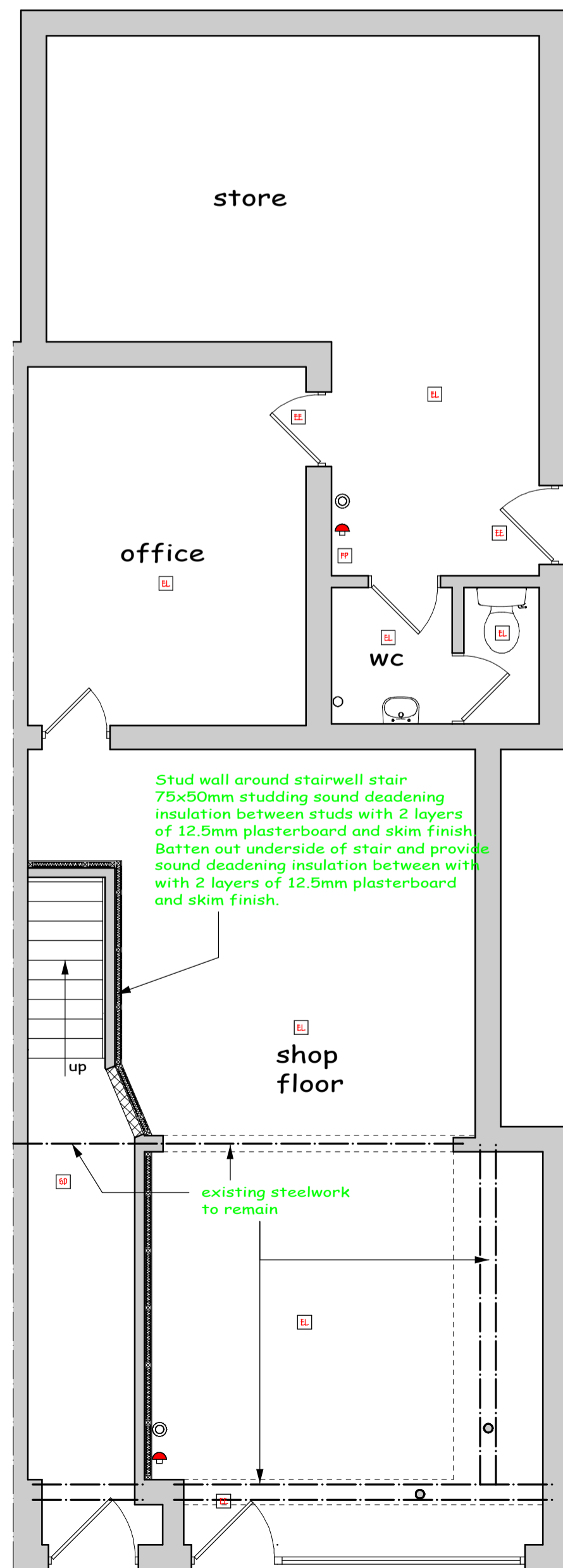
proposed front elevation



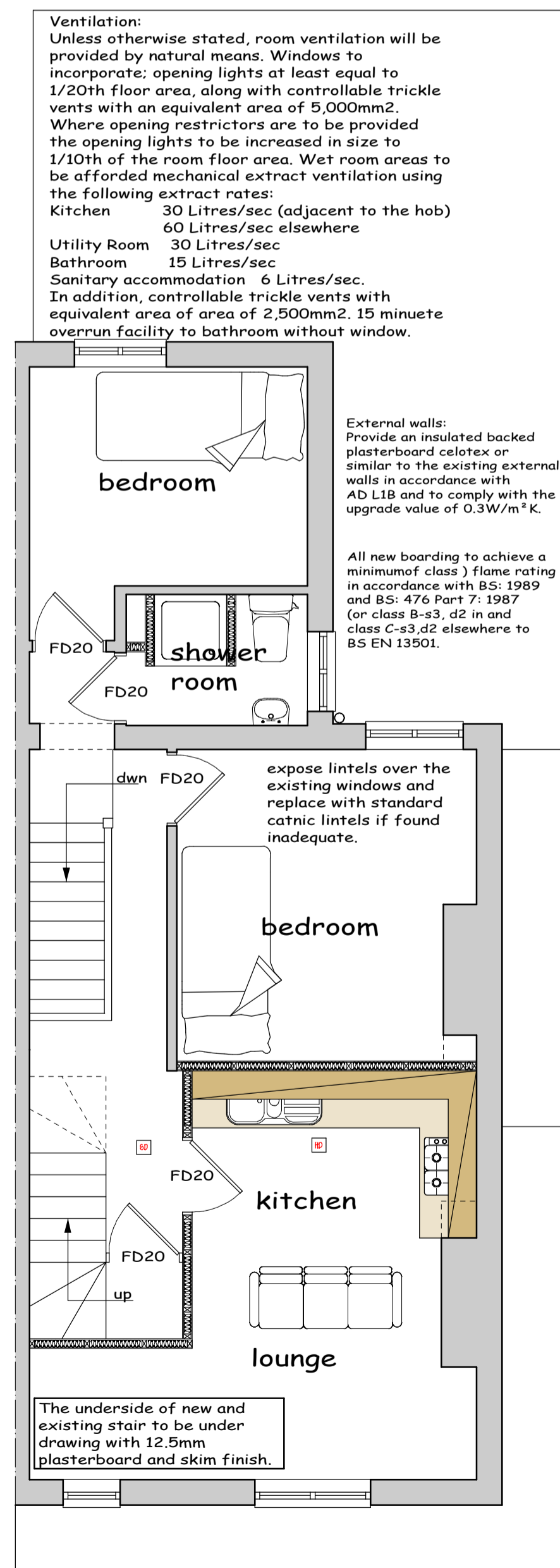
proposed side elevation



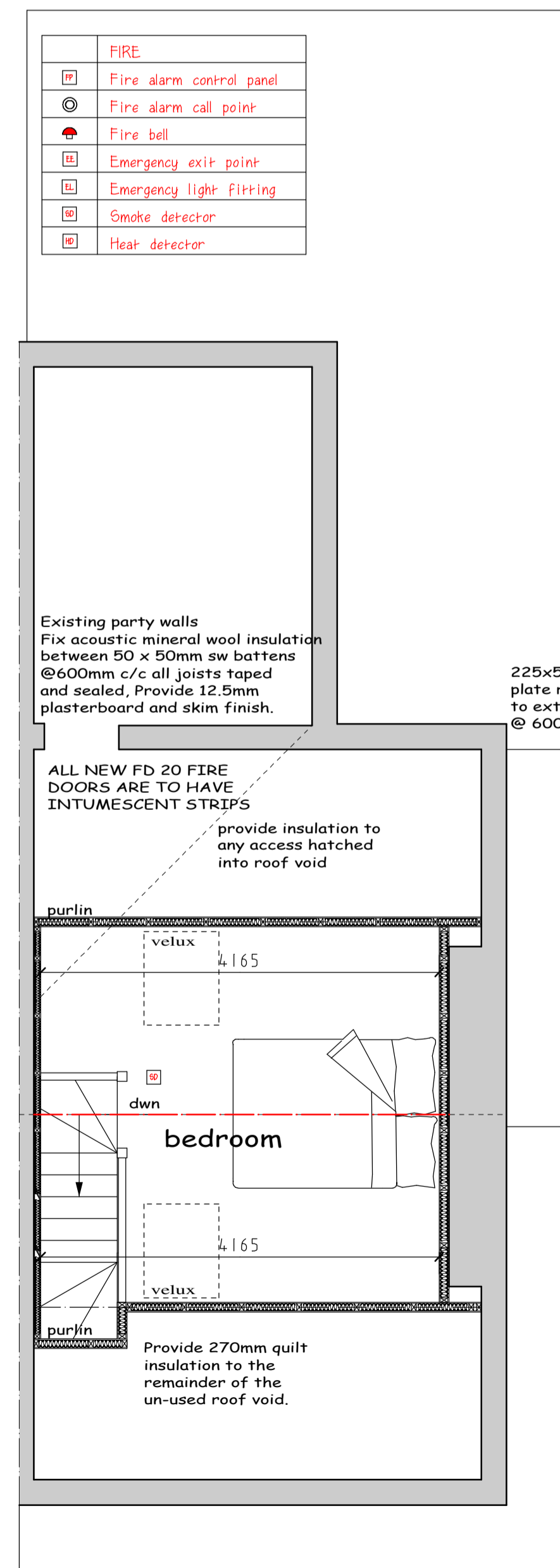
proposed rear elevation



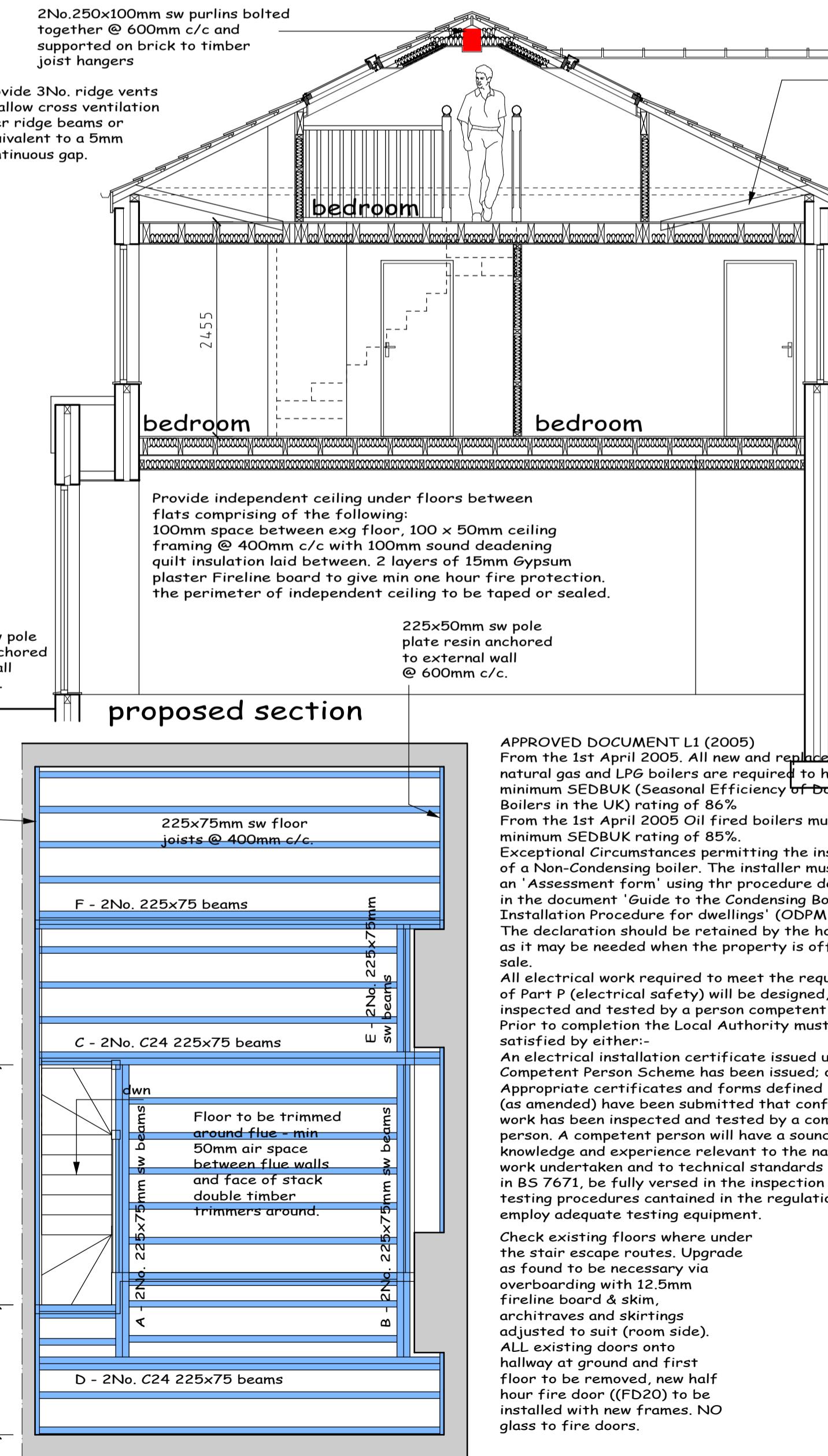
proposed ground floor plan



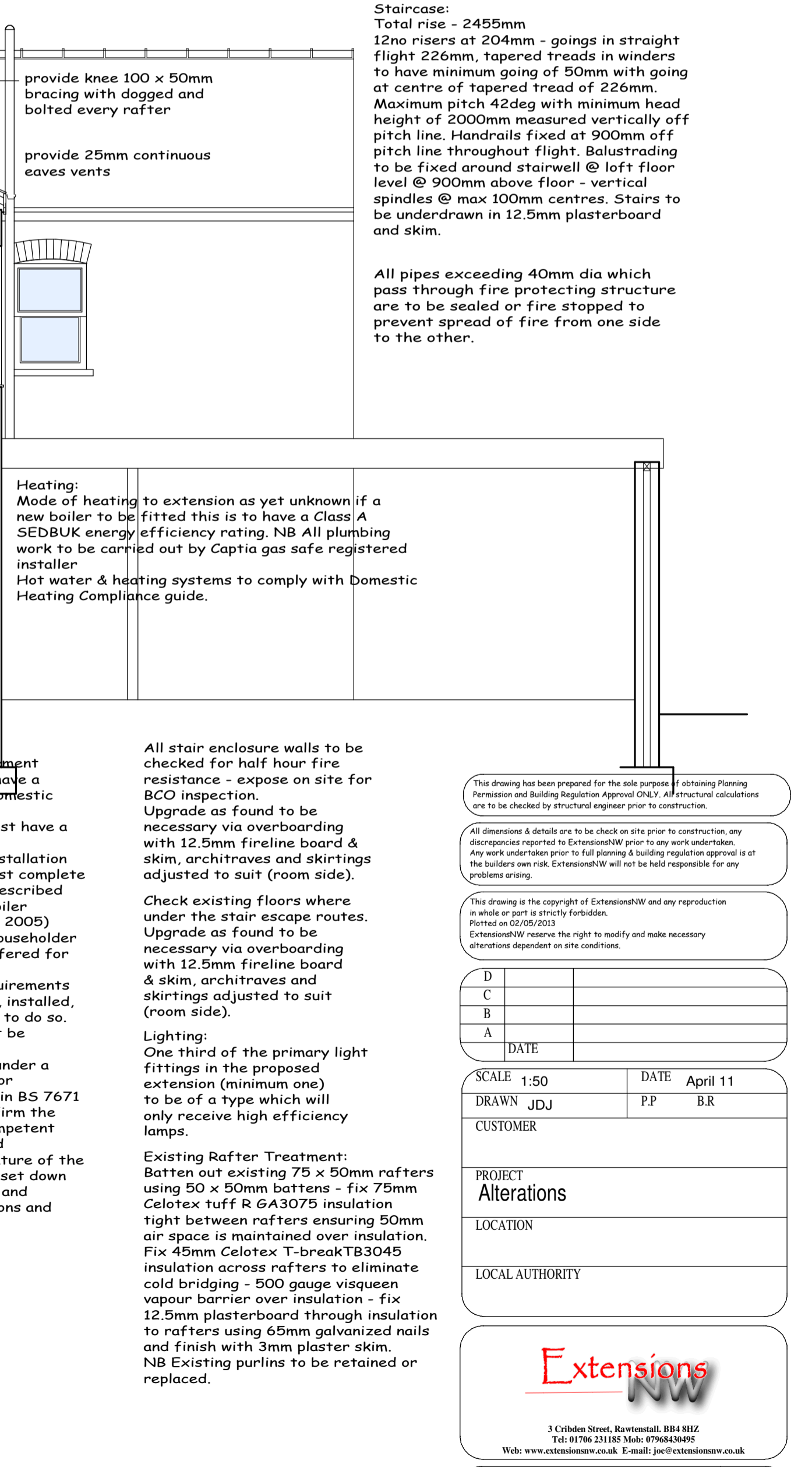
proposed first floor plan



proposed loft plan



proposed section



proposed section

- FIRE
- Fire alarm control panel
- Fire alarm call point
- Fire bell
- Emergency exit point
- Emergency light fitting
- Smoke detector
- Heat detector

Ventilation:
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm². 15 minute overrun facility to bathroom without window.

External walls:
Provide an insulated backed plasterboard celotex or similar to the existing external walls in accordance with AD L18 and to comply with the upgrade value of 0.3W/m²K.
All new boarding to achieve a minimum of class 1 flame rating in accordance with BS 1989 and BS 476 Part 7: 1987 (or class B-s3, d2 in and class C-s3, d2 elsewhere to BS EN 13501).

Existing party walls
Fix acoustic mineral wool insulation between 50 x 50mm sw battens @ 600mm c/c all joists taped and sealed. Provide 12.5mm plasterboard and skim finish.

2No. 250x100mm sw purlins bolted together @ 600mm c/c and supported on brick to timber joist hangers
provide 3No. ridge vents to allow cross ventilation over ridge beams or equivalent to a 5mm continuous gap.

Provide independent ceiling under floors between flats comprising of the following:
100mm space between exg floor, 100 x 50mm ceiling framing @ 400mm c/c with 100mm sound deadening quilt insulation laid between. 2 layers of 15mm Gypsum plaster Firlene board to give min one hour fire protection. The perimeter of independent ceiling to be taped or sealed.

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by Captia gas safe registered installer
Hot water & heating systems to comply with Domestic Heating Compliance guide.

Staircase:
Total rise - 2455mm
12no risers at 204mm - goings in straight flight 226mm, tapered treads in winders to have minimum going of 50mm with going at centre of tapered tread of 226mm. Maximum pitch 42deg with minimum head height of 2000mm measured vertically off pitch line. Handrails fixed at 900mm off pitch line throughout flight. Balustrading to be fixed around stairwell @ loft floor level @ 900mm above floor - vertical spindles @ max 100mm centres. Stairs to be underlain in 12.5mm plasterboard and skim.

All pipes exceeding 40mm dia which pass through fire protecting structure are to be sealed or fire stopped to prevent spread of fire from one side to the other.

APPROVED DOCUMENT L1 (2005)
From the 1st April 2005, All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%.
From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 85%.
Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005)
The declaration should be retained by the householder as it may be needed when the property is offered for sale.
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:
An electrical installation certificate issued under a Competent Person Scheme has been issued; or
Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
Check existing floors where under the stair escape routes. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side).
ALL existing doors onto hallway at ground and first floor to be removed, new half hour fire door (FD20) to be installed with new frames. NO glass to fire doors.

All stair enclosure walls to be checked for half hour fire resistance - expose on site for BCO inspection.
Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side).
Check existing floors where under the stair escape routes. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side).
Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.
Existing Rafter Treatment:
Batten out existing 75 x 50mm rafters using 50 x 50mm battens - fix 75mm Celotex tuff R GA3075 insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 45mm Celotex T-break TB3045 insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard through insulation to rafters using 65mm galvanised nails and finish with 3mm plaster skim. NB Existing purlins to be retained or replaced.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations Approval (DAS). All structural calculations are to be checked by structural engineer prior to construction.
All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builder's own risk. ExtensionsNW will not be held responsible for any problems arising.
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Printed on 02/05/2023
ExtensionsNW reserves the right to modify and make necessary alterations dependent on site conditions.

D	DATE
C	April 11
B	PP BR
A	CUSTOMER
DATE	
SCALE 1:50	DATE April 11
DRAWN UDJ	PP BR
CUSTOMER	
PROJECT	Alterations
LOCATION	
LOCAL AUTHORITY	
Extensions	
3 Clifton Street, Barnstaple, BBA 8BZ Tel: 01760 23118 Mob: 07964240495 Web: www.extensionsnw.co.uk E-mail: jpc@extensionsnw.co.uk	
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