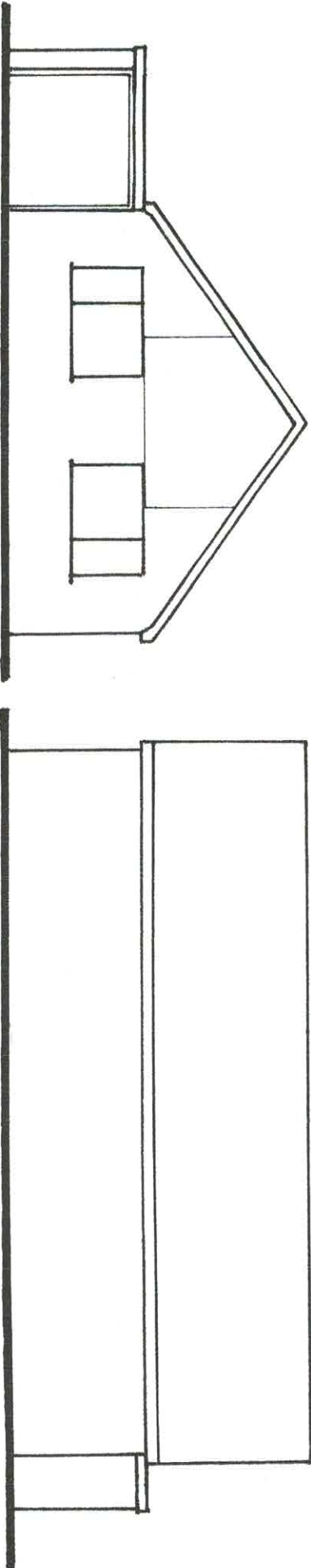
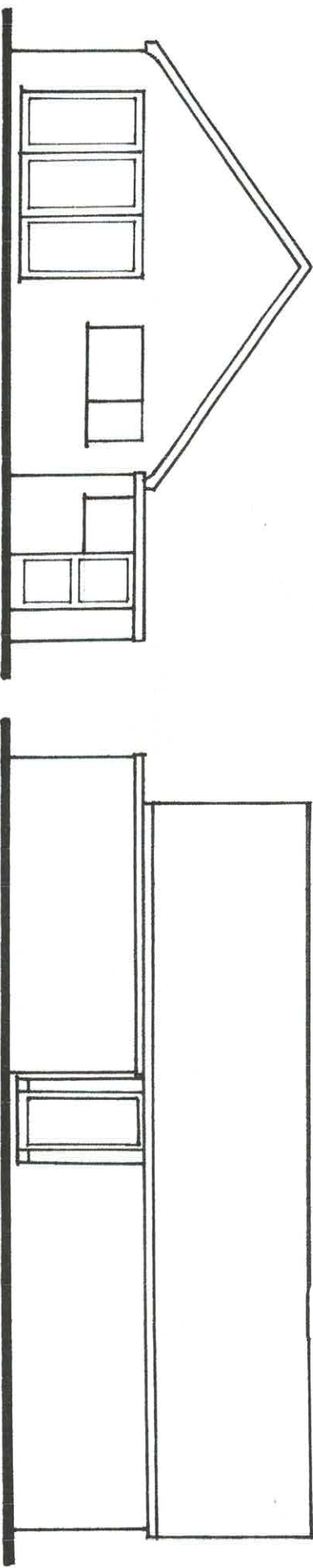


**EXISTING
ELEVATIONS**



FRONT

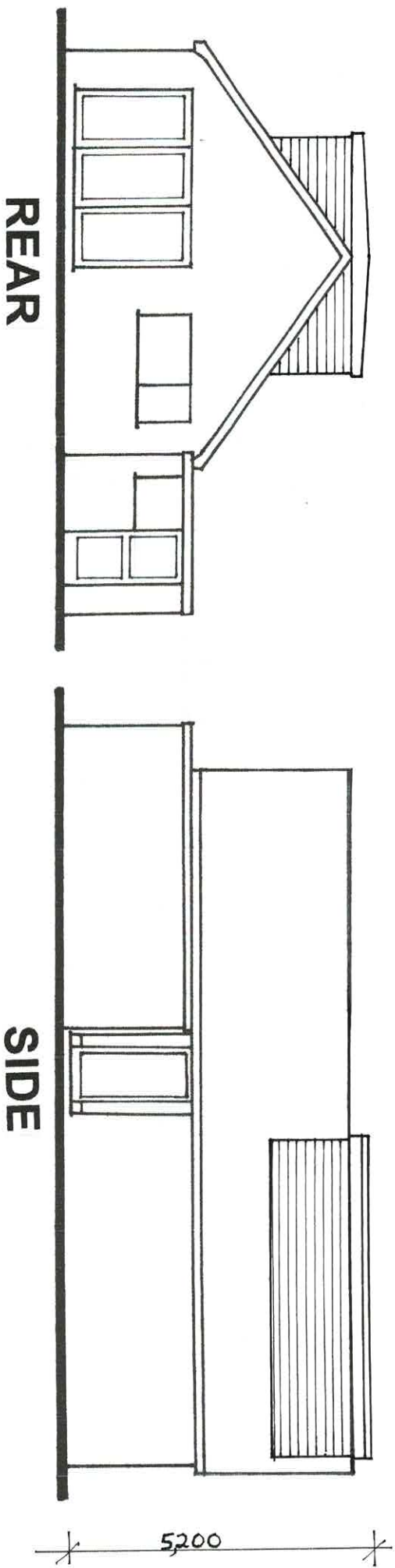
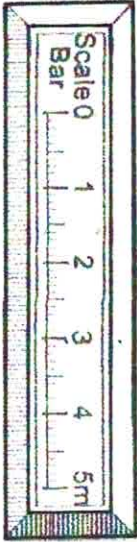
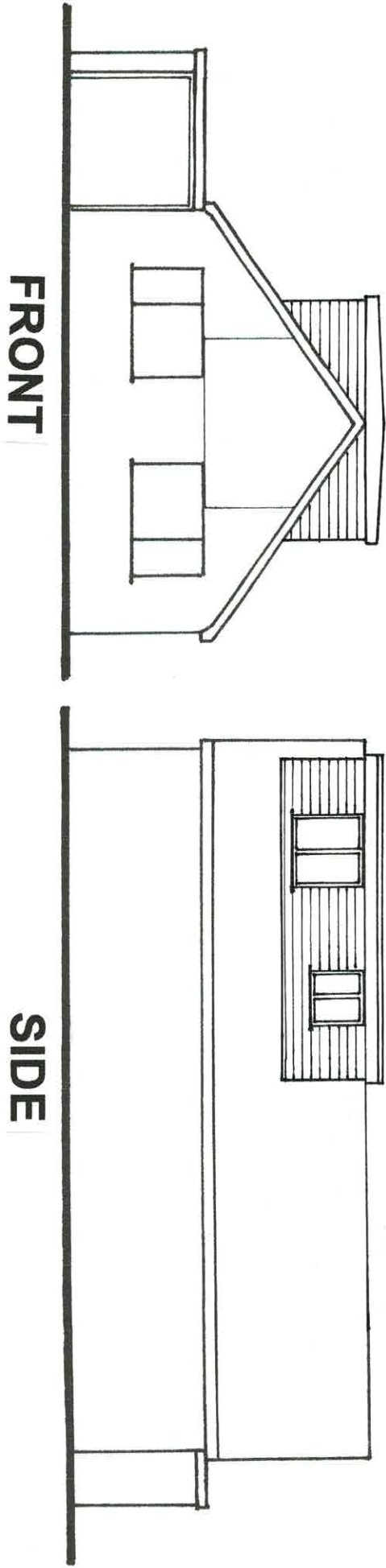
SIDE



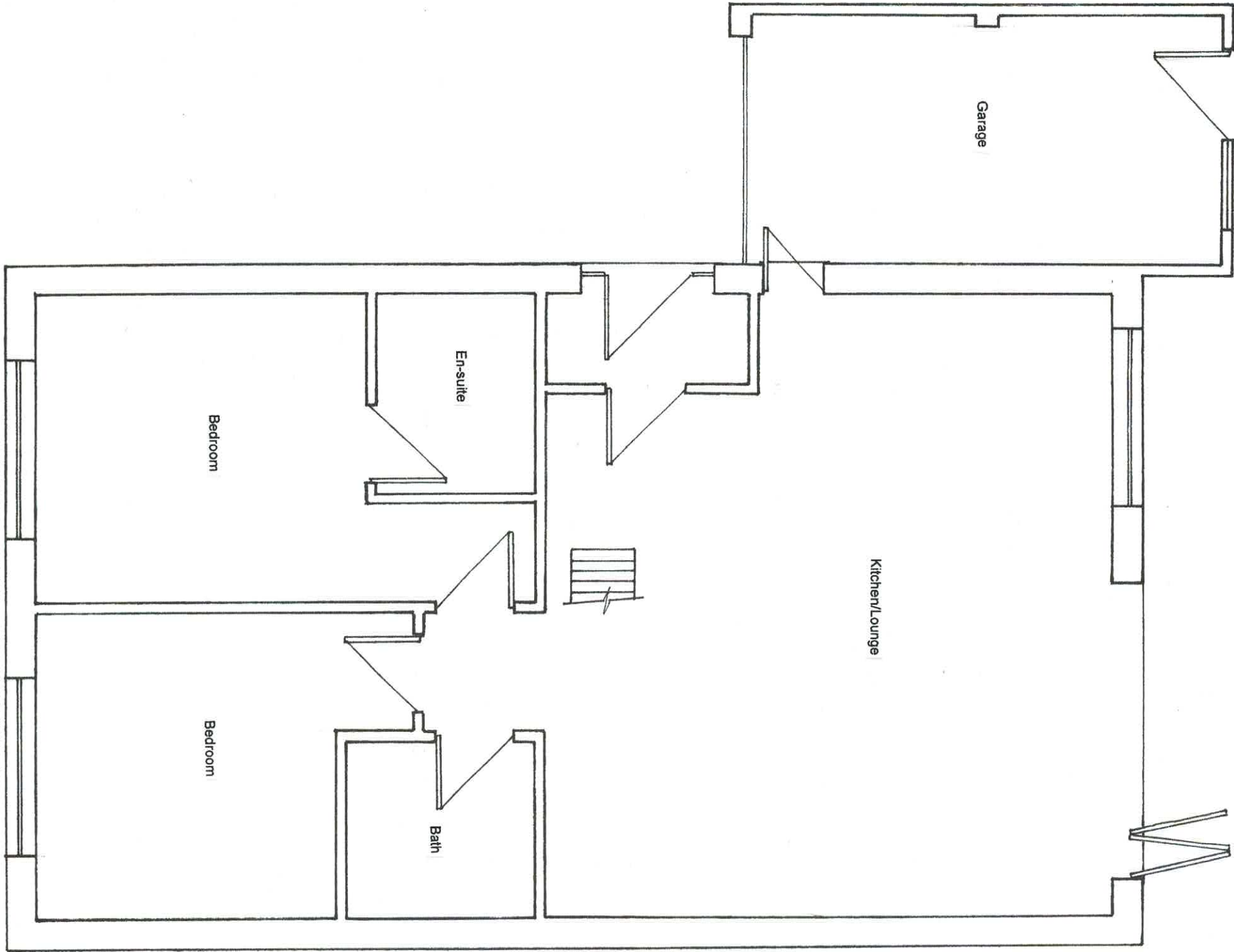
REAR

SIDE

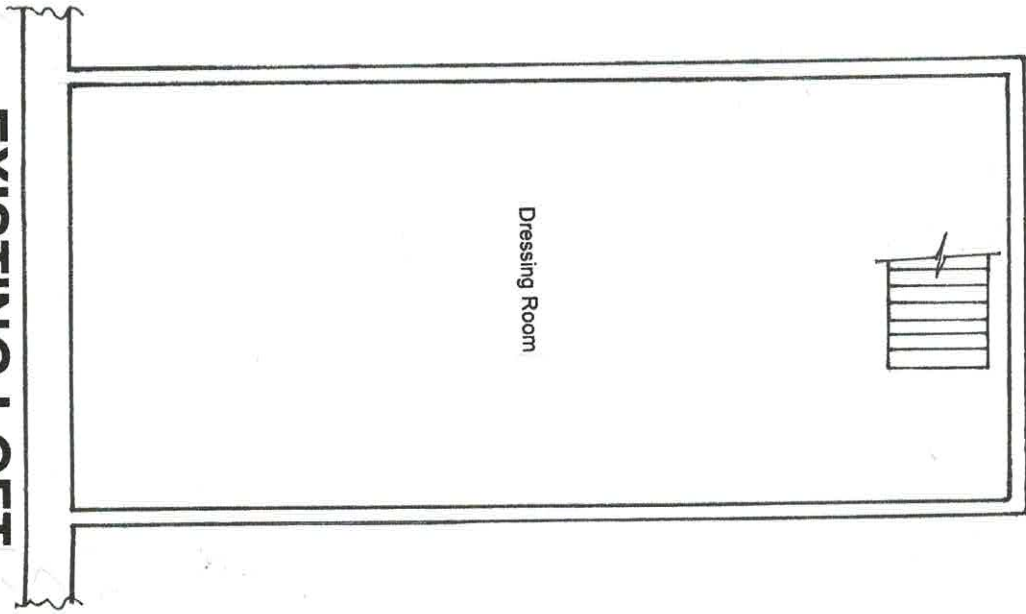
**PROPOSED
ELEVATIONS**



Title – Existing Layouts
Address – 89 Seven Acres Lane
Drawing Number - 2022-09-02-03
Revision
Scale 1:50 at A3

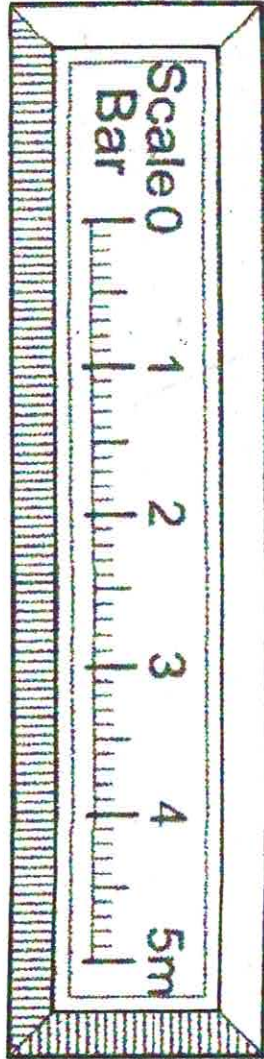
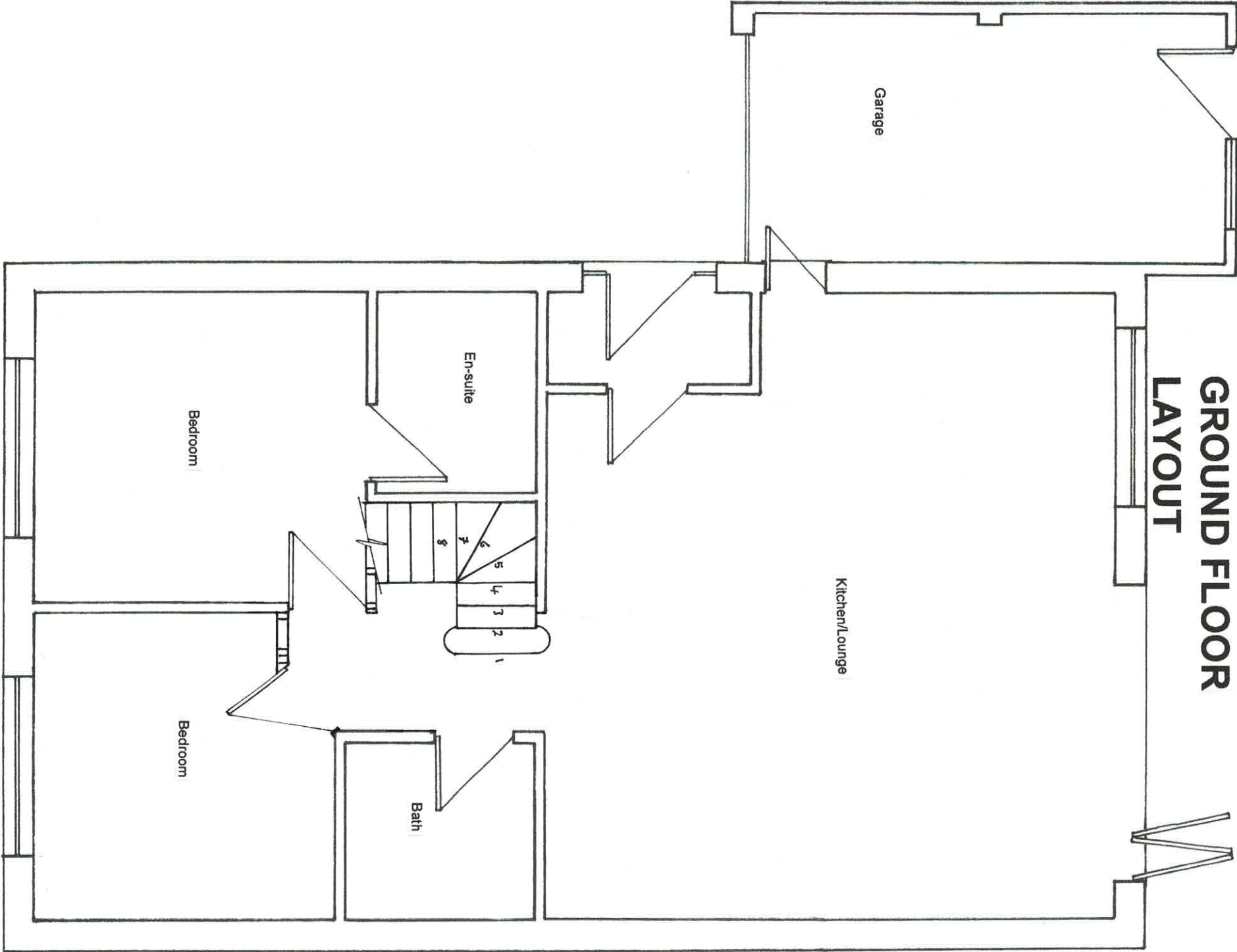


**EXISTING GROUND
FLOOR LAYOUT**



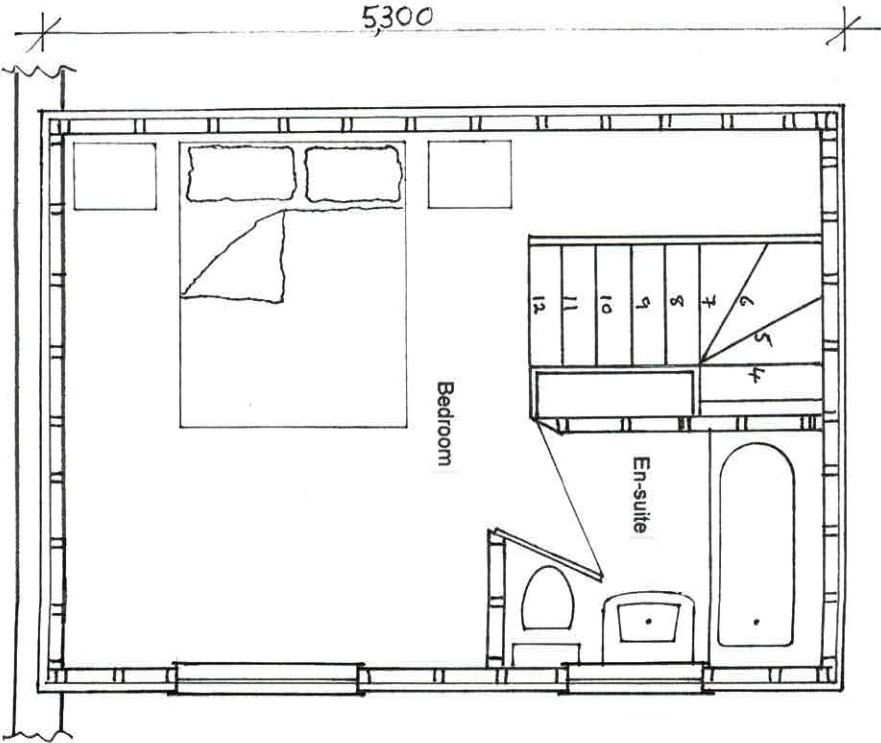
**EXISTING LOFT
LAYOUT**

**PROPOSED
GROUND FLOOR
LAYOUT**



Title Proposed Layouts
Address – 89 Seven Acres Lane
Drawing Number – 2022-09-02-04
Revision
Scale 1:50 at A3

**PROPOSED
DORMER LAYOUT**



Existing bedroom walls/doors to be reconfigured as shown
to facilitate installation of new staircase

Workmanship and materials to be suitable for their purpose and should be in accordance with British Standards, Codes of Practice or equivalent European Standards.

Any dimension should be used in preference to scaling drawings and should be site checked before that part of the works commences or materials ordered.

Any alterations or deviations from the drawings should be agreed in advance with Client, planning Authority if applicable and any other supervising body.

Permission for development should also be sought off land owner before work commences if site is not freehold.

If the work is subject to The Construction Design and Management (CDM) Regulations the Health and Safety Executive should be notified before work commences.

Where the development is within close proximity of a boundary, the Party Wall Act may apply and written intention should be given to the adjoining owners.

This drawing has been prepared for the purpose of obtaining Planning and/or Building Regulation approval and is not intended as a full working document.

All electrical, heating and plumbing requirements should be agreed with Client before work commences.

General Comments

All new electrical installations to be installed in accordance with Approved Document 'P' and to be carried out or inspected by an approved contractor. Commissioning certificate to the Building Control body within 30 days of completion of work.

Energy efficient light fittings and bulbs to be used whenever possible.

All new radiators to be fitted with thermostatic valves.

If it is found that the existing heating system is not sufficient to service the new radiators, a replacement boiler installation should be carried out by a registered 'Gas safe' engineer.

Lintels

'Catnic' or similar lintels to be used over all new openings unless specified otherwise. Model to be suitable for situation, span and loading conditions. To be installed as per manufacturer's instructions and to be plastered to give 30 minutes fire resistance.

Windows

Provide new PVC'U' windows, incorporating an escape opening of minimum size 0.33 Sq M with a clear dimension of 450mm, cill height from floor level to be between 800mm and 1100mm. In addition, background ventilation should be provided by trickle ventilation incorporated into head of frame.

'U' value of window should not exceed 1.4.

Insulated cavity closures to be incorporated around all reveals.

Partition Walls

To consist of 100 x 50mm timber studs at 450mm cts. 100mm acoustic wool positioned between studs and clad either side with plaster board and skim.

Fire Precautions

If not already installed provide a mains operated interlinked smoke detection and alarm system with heads positioned within lounge and landing together with an additional heat detector in kitchen area.

Ensure that new bedroom window is designed for escape purposes. To be of clear opening size of 0.33 SqM with no dimension less than 450mm. Cill

Cill to be a maximum height of 1.1M from floor level

Above and below ground drainage

All new guttering to discharge via, rainwater pipes to existing roof.

New En-suite to be positioned over existing bathroom and new waste pipes to discharge to existing above ground drainage system. All appliances to be fitted with deep seal traps.

Staircase

New timber staircase, minimum 800mm wide and consisting of 12 no. risers at 208mm and 11 no. goings at 234mm. 2.0M minimum headroom from Spring line.

Guarding and handrail to be provided as Client requirement but should not contain any gaps greater than 100mm and should be designed so that it is not easily climbable.

First floor

18mm T&G boarding fixed to 175 X 50 C16 joists at 400mm cts positioned between existing ceiling joists and supported off new steelwork as per structural details.

Plaster board ceiling is already provided but include for acoustic wool between the joists.

Dormer walls

To consist of 100 x 50mm timber studs at 400mm cts built off either load bearing walls beneath or structural beams as sized in attached calculations. 18mm WBP fixed to outer face to provide diaphragm bracing.

Externally to be clad in Fire rated cladding fixed to tanalised battens fixed over breather membrane.

Voids between studs to be insulated with 100mm Kingspan. Provide additional 30mm Kingspan to internal face prior to fixing vapour membrane, plaster board and skim.

Include for all necessary flashings at intersection with roof

Dormer Roof

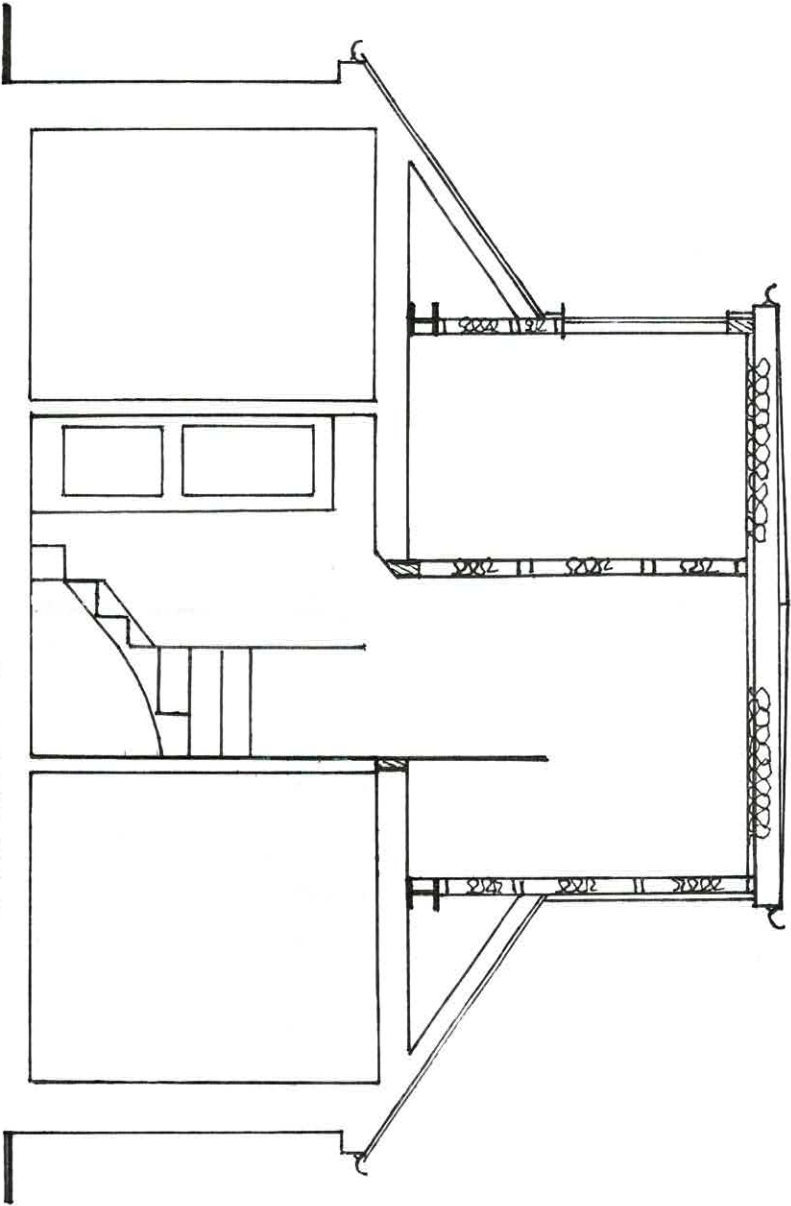
To consist of EPDM bonded to 18mm external grade plywood fixed over fitting pieces at 1.80 minimum fall on 175 x 50mm C16 joists at 450mm cts. Joists to be supported by new dormer walls.

Insulation to consist of 100mm 'Kingspan' or similar insulation positioned between joists maintaining 50mm minimum ventilation over top. Provide additional 50mm of insulation to underside of joists prior to fixing vapour barrier, 12mm plaster board and skim.

Fascia boards to be PVC'U' and to include 25mm fly screened slot ventilation to ventilate roof void.

Ventilation

In addition to natural ventilation provision also include for mechanical extract provision to bathroom. To have a minimum extract rate of 60 L/S and ducted to outside air.



TYPICAL SECTION