

UPGRADING EXISTING FLOORS Ensure first floor achieves modified half-hour fire resistance. Provide min 20mm t and g chipboard or timber board flooring. In bathroom, flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm,

ABOVE GROUND DRAINAGE: All new above ground drainage & plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction with branch length as shown. W/c waste pipes to be 100mm with and max length of branch connection of 6m. to existing 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

ALL STUD LOADBEARING WALLS: to comprise vertical members @ 400 ctrs with cross noggins @ 800 centres. One face of studwork to be covered with OSB boarding and nailed @ 150 ctrs both directions.

External walls (to achieve a U-value of 0.18 W/m² K°) to be double skin 100mm standard blockwork in 1:1:6 cement mortar. Assuming ground floor walls to be extended upwards are insufficient for adequate residual cavity, provide partial-fill insulation of 50mm Celotex GA4000 (fixed to inner skin) plus 52.5mm PIR insulated plasterboard internally (Celotex PL 4000 or similar) dot-and-dabbed to internal wall (fixing with battens is acceptable alternative) with plaster skim finish. External skin to have two coats of 20mm cement render with waterproof additive.

TRIAL PIT TO BE DUG ALONG RH ELEVATION CLOSE TO EXISTING FOUNDATION TO DETERMINE SUITABILITY FOR INCREASED LOADS

New window with minimum clear opening area 0.33 m², min. opening width 450 cm and max. ht. of cill 1100mm.

Line of continuous pitched roof - see roof plan.

DORMER WALL CONSTRUCTION (to achieve U-value of 1.8 W/m² K°) Structure to SE's details and calculations. Render finish (to comply with BS EN 13914-1:2005) - 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 fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs. Insulation between and over studs to be: Celotex GA4000, 90mm between and 50 mm over studs with VCL. 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.

All double glazed windows to have inner pane soft low E coating and min. 16mm argon-filled gap between panes to achieve minimum U value of 1.4 W/m² K°. Total area of glazing in new gym to be under 25% of the floor area. All glazing below 800mm of floor level in windows, or less than 1500mm above floor level in doors, to be safety glass to conform to BS 6206 (BS EN 12600).

New doors to achieve a U-Value of 1.40W/m²K°. Glazed areas to be double glazed with 16mm 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 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

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.

Gym background Ventilation Controllable background ventilation to be provided by trickle vents at least 1700mm above floor level in gym at a rate of 8,000mm².

Dormer window

New Ridgeline

Post positions as per engineer's specification

Line of wall under

Gutter/drainage

Conservatory roof

Study - Den - Bar

Bedroom 5

Gym

Glazed Sun Room

Conservatory roof

Conservatory roof

Conservatory roof

Conservatory roof

Conservatory roof

First Floor Plans - As Proposed 2021-24

1:100

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid inter-mediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plaster board with skim plaster finish and taken up to roof space where possible to support the roof.

Any drainage to drainage required to gym to be connected to existing runs at side. Wastes to have 75mm deep antivac bottle traps and rodding eyes at change of direction. Shower wastes to be 40mm (for max 3m branch length), W.C. 100mm (max 6m branch) and basin 32mm (1.7m max branch).

General Notes
Do not scale from this drawing. Specified dimensions may be relied upon. All dimensions to be confirmed by site measurement by the contractor before opening up works or ordering any materials. We accept no liability for incorrect site measurement. Report any discrepancies to the architect or surveyor.

When printing out this drawing, use a professional service rather than an office printer. It should be printed at A3 size in order to be read at the scale indicated. Check scale bar to confirm printed scale before using any scale rule.

These drawings are prepared for planning or Building Regulations approval only.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workman-like manner. All materials and workmanship must comply with Regulation 7 of the Building Regs., 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.

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).

EXISTING STRUCTURE including foundations, floor, beams, walls, roof and lintels) To be exposed and checked for adequacy prior to commencement of work and as required by the BCO.

BEAMS AND STRUCTURE Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works start on site. 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 FR as agreed with the BCO.

planning by design
Architectural Services

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Project Description:

Loft Conversion & Rear First Floor Extension

For:

Mr & Mrs D Dake

Site Address:

No 1 Tonge Hall Close, Middleton, M24 2TT

Date:

February 2024

Scale:

1:100 @ A3

Sheet Description:

First Floor As Proposed

B	Rear gym window width finalised	24/4/16
A	Gable wall specification added.	8/3/24
No.	Revision /Issue	

Drawing Number:

030514/21/AP010B