APPLICANT TO OBTAIN PARTY WALL AGREEMENTS
ALL NEW MATERIALS TO MATCH EXISTING

THE APPLICANT IS RESPONSIBLE FOR ALL WORK UNDERTAKEN PRIOR TO TO APPROVALS APPLIED FOR

SCALE BAR 1:100

SCALE BAR 1:50

ACCESS FOOT PATH

OAK TREE

REDUCE EXIST PLANTING AREA TO ACCOMMODATE PARKING OF CAR

EXIST PLANTING

CAR PARKING

EXIST WINDOW OPENING TO BE REDUCED IN HEIGHT TO SUIT NEW W.C CUBICLE SIZE ALL AS EXIST W.C WINDOW.

FRONT OPENING FOR 700 WIDE HEADHIGH D/G WINDOW CATNIC LINTEL C670

1 No 100x100 SUPPORTING OAK POSTS

3 No DOWNLIGHTERS IN SOFFIT CEILING

PORCH

W.C

HALL

DINING

UTILITY

KIT

LIV

LIV

INSTAL NEW D/G WINDOW IN EXIST OPENING 1550W x 1200H WITH LOWER CAVITY WALL WALL

ACCESS FOOT PATH

1 2 3 4 5 6

TELEVISION POINT RECESSED IN WALL

AMENDMENT 'A' 21ST JUNE 2021
PORCH ADDED FOR DETAILS: TO HAVE D/G WINDOW WITH NON OPENING LEVEL WINDOWS EXIST HOUSE.
SEE PLAN & NEW ELEVATION
SIMILAR TO EXIST.
PLASTIC DOORS / FRONT SIDE BRICKWORK TO MATCH EXIST D.P.C. TO BE MIN 150 ABOVE GRND.
PORCH TO BE BENEATH CANOPY ROOF

PROPOSALS STATED ARE TO RE-POSITION FRONT DOOR FROM SIDE WALL TO FRONT ELEVATION TO SERVE CANOPY ROOF, SIMILAR TO EXIST. TO RE-POSITION EXIST W.C CUBICLE TO HAVE REDUCED HEIGHT WITH INFILL BRICK WORK AT LOW LEVEL TO INTRODUCE NEW WINDOW TO DINING ROOM THIS AT FRONT ELEVATION WITH WINDOWS AT EXISTING BAYING ROOF WINDOW WHICH IS NOW IN W.C CUBICLE. EXIST DOOR & SIDELIGHT FORMING EXISTING ENTRANCE FRONT DOOR NOW TO BE INFILLED AT LOW LEVEL WITH WINDOW TO ENLARGED ENTRANCE WALL INFILL FIRST FLOOR LANDING WINDOW EXIST MATERIALS WITH CANOPY THIS TO BE REMOVED D/G OBSCURE GLASS WITH OPENING CASEMENT TO FRONT ELEVATION TO LINE WITH NEW FRONT CANOPY. DOWNLIGHTING.

NEW PITCHED CANOPY ROOF: PLAIN TILES ON 25x38 TANALISED BATTENS RELT TO BS 747 ON TYVEK SUPRO FELT ON 125x50 RAFTERS @ 400 c/c 100x100 SUPPORTING OAK POSTS WITH

1000 WIDE x 1200 HIGH D/G WINDOW WITH CATNIC LINTOL CG670 OVER. BEDROOM 2 PERTH HITP MISS TYPE GRILLE.

BED 3

BED 2

STUDY

SHOWER

W.C

L.B

700 WIDE x 1060 HIGH D/G WINDOW OBSCURE GLAZING CN34 LINTEL OVER. ADOOMM MIN B.V. GRILLE. SKYLIGHT MIN 1700 ABOVE FINISHED FLOOR LEVEL

SHOWER ROOF TO HAVE ITECH VENT SYNTEC THIN OUTLET AIR CHANGE DIRECTED TO EXTERNAL AIR.

1000 WIDE x 1060 HIGH D/G WINDOW WITH CATNIC LINTEL OVER AJT TO SUIT CAVITY WALL OBSCURE GLASS. 800MM² PERTH VENT GRILLE

WINDOW POSITION TO SUIT EXIST RIDGE TO LOWER ROOF

MATH

U.U.

W.C

V.U.

W.C

SHOWER

LANDING

FLOOR JOISTS

BED 5

NEW 200x50 FLOOR JOIST. TO BE HUNG IN GALVD M.S HEAVY DUTY JOIST HANGERS RECESSED IN TIMBER JOINTS. SCREWED & NAILED BACK. ALTERNATELY BOLTED 200x38 VERTICAL WALL JOISTS BOLTED TO 1 No 200x50 JOIST WITH 2 No M12 BOLTS @ 450 CRS GALVANISED METAL JOIST HANGERS SCREWED TO PLATE.

ALL NEW INTERNAL WALLS TO BE 100x50 STUD FRAME WITH 100 ROCKWOOL IN-FILL 12.5 PLASTERBOARD & SKIM BOTH SIDES.

BED 4

BED 1

FIRFIX

ALL WALLS FRONT BACK & SIDE TO HAVE SMOKE ALARM LINKED SYSTEM. STRATE AT MAX 2000 c/c THESE TO BE 5x30 GALVD M.S.

c/c

c/c

c/c

c/c

A

B

2000 WIDE x 1200 HIGH D/G WINDOW CATNIC LINTEL C670 OVER. 6000MM² MIN B.V. GRILLE. HIT & MISS TYPE

A

PROPOSED GRND. FLR. PLAN

PROPOSED 1ST. FLR. PLAN

CONSTRUCTION NOTES: NEW WALLS. 110 BRICKWORK TO MATCH EXIST. 85 CAVITY 85 DAYTHERM CROWN 32 BATS 100 TURBO BLOCK 2. (U.N.O) ALL MASONRY TO BE BONDED USING STD. WALL TIES AT 900 HORIZONTAL & 450 VERTICAL STAGGERED & DOUBLED UP AT OPENINGS. CAVITY CLOSURES AT OPENINGS. EIFFIX OR SIMILAR. STIST CROCODILE WALL TIES AT NEW/EXIST WALL JUNCTIONS. WALL TO ACHIEVE MAX. .28 W/M²K.

FLAT ROOF / CROWN ROOF SEE SIDE NOTES FOR VENTILATED ROOF COVER BUT USE 100x50 JOISTS AT MAX 400 CRS LAY 270 MIN ROCKWOOL BETWEEN & OVER 175x50 CEILING JOISTS

NEW Roof INTERLOCKING TILES TO MATCH EXIST. ON 25x38 TANALISED BATTENS ON TYVEK SUPRO FELT ON 125x50 RAFTERS AT MAX 400 CRS THESE SUPPORT ON 2No 75x50 STUD WALLS GENERALLY FLAT ROOF PITCHED ROOF JUNCTION SELF LOATING CAVITY ROOF WITH 3No SETS OF 2No 150x50 BEAMS FORMING FLAT ROOF. 2No 200x50 JOISTS SUPPORTING 2No 75x50 STUD WALLS. NEW CEILING ROOF JOISTS 175x50 AT 400 c/c 270 ROCKWOOL 12.5 P/B PLASTERBOARD & SKIM COAT. NOTE CONTRACTOR TO DETERMINE THE ROOF FRAME TO BE MADE ON SITE OR TO BE TRUSSED RAFTER FACTORY MADE / MANUFACTURED

VALLEY GUTTER CODE 5 LEAD COVERING

2No 150x50 TIMBERS FIXING BLOCK SUPPORT ON 75x50 STUD WALL

270 ROCKWOOL INSULATION

9No 200x50 JOIST

2No 200x50 JOIST

INTERLOCKING CONC ROOF TILES TO MATCH EXISTING ON 25x38 TANALISED BATTENS ON TYVEK SUPRO FELT ON 125x50 RAFTERS AT MAX 400 CRS

2No VALLEY GUTTERS CODE 5 LEAD COVER COVERING ON 150x22 VALLEY GUTTER BOARDS ON EXIST TRUSSE FRAMES @ NEW 125x50 RAFTERS

75x50 TIE NOGGINS FIXED TO MIN 3No JOISTS @ EACH RAFTER

100 HALF RND. P.V.C. GUTTER ON FASCIA BOARD WITH SOFFITE ACT ALL TO MATCH & LINE WITH EXIST.

NEW 700 WIDE x 1060H D/C OBSCURE GLASS WINDOW CATNIC LINTOL OVER CN34 TOP HUNG CASEMENT MIN 1700 ABOVE F/F LEVEL

LINE OF EXIST PITCH ROOF

22 THK CHIPBOARD TO BS 5669 GRADES P5 OR 6 FOR 22 THK GRADE ON 200x50 FLOOR JOIST AT MAX 400 c/c LAY 100 ROCKWOOL BETWEEN JOISTS HUNG IN CHICKEN WIRE 12.5 PLASTERBOARD & SKIM.

EXIST WINDOW & BRICKWALL C.

EXIST R.C. GRND. BEAMS AND PILED FOUNDATIONS.

2000 WIDE

2400

2360

2No 110 x 150 HIGH 2100 HEADBATCH MIN

2400

2360

FORM NEW OPENING FOR 1000 x 1060 D/C WINDOW 800MM² PERT VENT GRILLE CATNIC LINTOL OVER CN34 TO SUIT EXIST WALL THICKNESS ASSUMED 250

EXIST FRONT DOOR / SCREEN TO BE REMOVED WITH OPENING INFILLED TO LOW LEVEL WITH 110 BRICK INSULATION & 100 BLOCK WITH NEW WINDOW FITTED TO EXACT TO OPENING APPROX 1350 WIDE x 1200 HIGH DOUBLE GLAZED WITH 800MM PERT VENT GRILLE. EXIST LINTOL OVER RETAINED

SECTION A-A

SECTION B-B

NOTES.

This is a scaled drawing. Any discrepancy between drawing and site conditions to be reported to surveyor john cooper.

D.P.C. all new d.p.c to be min 150, above ground level to lap existing d.p.c. min 100, not to bridge cavity, to be to B.S.743.

LINTELS all to have min 150. end bearing along with all beams.

LATERAL RESTRAINT all new ceiling and floor joists to have 30 x 5 galvanised M.S. straps at max.2000 metre centres with gable end strapping at 1500 max centres these fixed to 3no rafters all to be to CP111.

NEW WALLS to be tied to existing walls via. stainless steel wall ties firfix or crocodile.

VENTILATION. new rooms and those existing affected by proposed works to have min. 5% floor area as opening window along with permanent ventilation via grilles in windows.

MECHANICAL VENTILATION. Kitchens to have min. 60 lit/sec. air change. Utility rooms min. 30 lit/sec. air change. Shower rooms, Bathrooms to have min.15 lit/sec. air change, Internal w.c. cubicles to also have 15 lt/sec.air change operated off light switch having overrun facilities.

STRUCTURAL TIMBERS. to be general stressed grade to B.S.4978 (1973).2007

EXTERNAL TIMBERS. treated to C.P.98.

MANHOLES. to be constructed in 225 semi-engineering brickwork with 150 concrete base. Cover to be to B.S.497. Manhole size to be to CP301. All internal manholes to have double sealed screwed down cover to receive floor finish. cover to B.S.497.

DRAINAGE all new drains to be 100 dia. to fall min. 1 in 40. to be flexibly jointed. All new drains & those exposed on excavations to be encased in 150 conc. where passing beneath new building. To be adequately bridged with conc. LINTELS where passing through structural walls. Elsewhere to be bedded & surrounded in pea shingle. All redundant drain runs sealed at source with conc. All new & existing drains to be backfilled to Reg. 14,

ALL NEW ABOVE GROUND DRAINAGE. to be to B.S. EN.12056. having access for rodding at all bends & change of directions bath, showers, sinks & wash.

Machines to be 38 dia. Hand basins 32 dia.max 1700 run. All to have 75 deep seal traps 100 dia. Soil & vent pipe to terminate min. 900 above all window openings via. bird guard.

RAINWATER. To discharge via. 75 dia.downpipes to trapped roddable gully connecting to surface water main drain via. 100 dia. drain run.

FOUNDATIONS. 600 wide conc. trench fill type min. 1000 below ground but to below invert level of all drains where deeper, but no shallower than concrete

TREES. all adjacent trees to be plotted and noted due to determining foundation depth.

LOFT CONVERSIONS. dormers. plain tiles vertically hung on tanalised battens on felt to BS.747 on 18. w.b.p. plywood on 125 / 50 stud frame. 120 celotex infill. 12.5 foil backed plasterboard & skim to achieve MAX .28 w/m.2 k. Dormer cheeks within 1 metre of boundary to have 9.5 superlux on 18 w.b.p. ply to give 1 hour fire protection. ACHIEVE MAX .28 W/M²K

WALLS WITH COLD SIDE. 125 / 50 stud frame 120 celotex infill. 12.5 foil backed plasterboard & skim plus a retarding membrane to rear of wall for insulation to achieve max.18 w/m.2 k. MAX .128 W/M²K

INTERNAL STUD WALLS. 100 / 50 frame. 100 rigid 10K/M3 rockwool infill 12.5 plasterboard & skim.

PITCHED ROOF. within new rooms add 50/50 battens to existing 100/50 rafters infill with 100 celotex allowing a 50 vent void to 50 celotex to battens taped joints 12.5 plasterboard & skim to achieve max .25w / m.2 k. Plasterboard throughout to be screwed fixed. ACHIEVE MAX .18 W/M²K

Note if contractor chooses to strip roof then to refelt with tyvek supro breathable felt requiring 20 vent void 120 celotex between rafters and 30 celotex to underside taped joints plasterboard and skim. 120 + 30 CELOTEX

STAIRCASE all staircases, those existing affected by proposals and new to have min. 2000 metre headroom, to have max. 42 degree pitch, min. 750 clear width, going min 225 tread min 240. Giving 15 nosing overhang. handrail min. 900 above pitch and landings, no aperture in any part of stair or balustrade to allow a 100 sphere to pass through.

EAVES to be insulated with 100 rockwool laid between joists with 170 rockwool across joists, to achieve min. .16; w/ m.2 k.

AREAS BELOW LOFT ROOMS to have 100 rigid 10k/m.3 rockwool laid between joists hung in chicken wire or similar.

ROOFLIGHTS to have 2no. rafters to sides and 2no. rafter size top and bottom trimmers. Rooflights to be A.A. A-B or A-C 1/2 hr rated.

SMOKE DETECTORS to be fitted at ground, 1st & 2nd floor landings to be interlinked operated off mains electricity having battery back up all to BS.5839 PART 6 1998 2000 2p

EXISTING LINTELS BEAMS and foundations where taking increased loads where requested to be exposed and inspected and if required to be reinforced or renewed as necessary to local authorities satisfaction.

DOORS within stay compartment to living / bedrooms / kitchen habitable rooms to be 30 minute fire resisting FD 30 doors and fixed door as BS FD 30 30 minute fire resisting self closing.

SAFETY GLASS to be used in critical locations to BS. 6206. Nl. use toughened or laminated glass.

GLAZING all double glazed to achieve min; 16w / m.2 k. MAX .16 W/M²K

STRUCTURAL STEELWORK to lofts to have 2 coats intumescent paint in accordance with manufacturers instructions.

STRUCTURAL STEELWORK to be encased in 2no 9.5 skins plasterboard wire bound in 16.s.w.g. at max. 100 centres skim coat finish.

SOLID FLOOR to be min. 50 sand cement screed on 100 con. slab on 500g. polythene on 75 celotex on 1900g. polythene D.P.M. this to lap D.P.C. on vertical upstand at edges of 50 min. blinding on minimum 100 hardcore. to achieve min .22 w/m2

SUSPENDED TIMBER FLOOR 22 t & g chipboard to BS5669 grades 2 at 3 on 125 x 50 joists at max 400 centres hang 320 celotex between joists hung on chicken wire allowing min. 150 between underside of joists & 75 concrete oversite to achieve min .22 w/m2

CAVITY WALL 110 brickwork 85 cavity 85 drytherm crown 32 bats. 100 turbo blockwork 2. coat lightweight plaster to achieve min.2 w/m2k stainless steel wall ties at 900 horizontal and 450 vertical staggered centres. MAX .28 W/M²K

CAVITY BLOCK WALL 2 coat each 10 thick water proof render to BS5262 on 100 thermalite shield 85 cavity 85 dritherm crown 32 bats. 100 turbo block 2 coat lightweight plaster to achieve min.2 w/m2k stainless steel wall ties at 900 horizontal & 450 vertical staggered centres. ACHIEVE MAX .28 W/M²K

FLAT ROOF WARM DECK 12.5 coat chippings on hot bitumen on 3 layer asbestos based felting felt to BS747 laid to CP144 on celotex 150 ref. TD3 150 on firrings to 1:40 fall 1 in 50 on 175 x 50 joists at max. 400 centres 12.5 plasterboard and skim. .21 W/M²K

VENTILATED FLAT ROOF 12.5 spar chippings on hot bitumen on 3 layer asbestos based roofing felt to BS747 laid to CP144 on 18w. b-p.ply on firrings to fall 1 in 50 on 175 x 50 joists at max. 400 centres 12.5 plasterboard and skim. .18 W/M²K

SOLID BLOCK WALL 2 coat each 10 thick water proof render to B.S.5262 with the following options, A 215 turbo block wall 50 thick thermalite shield Option B. 250 turbo 50 thermal line plus Option C. 265 cavity wall as thermal line plus all to achieve max 3 w/m 2 k. WM 75%

MOVEMENT JOINT as per drawing and as recommended by manufacturer.

PART P. ELECTRICAL all wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS.7671 the IEE 18TH edition wiring guidance and building regulation part P (electrical safety) by a competent person registered with an electrical self certification scheme authorised by the secretary of state.

THE competent person to send to the local authority a self certification certificate within 30 days of the electrical works completion. THE client must receive both a copy of the self certification certificate and a BS.7671 electrical installation test certificate.

ENERGY EFFICIENT LIGHT FITTINGS, min. 1no. but 3no. in 4. light fittings to take only lights with a luminous efficiency of not less than 40 lumens per circuit watt.

NEW GAS BOILER to be a condensing type with a s.e.d. b.u.k. rating of not less than 88% to be installed and tested and on completion a copy of the test certificate signed by a corgi registered engineer be issued to building control BALANCED flue to terminate min. 300 clear of any door or window opening. BY A CORGI REGISTER ENGINEER IMPORTANT ON THE SUPPLY

THE PARTY WALL ACT APPLIES TO ALL LOFT CONVERSIONS. PLUS ANY NEW BUILDING WORK (requiring foundations) within 3 metres of any adjacent property.

ALL NEW RADS TO HAVE THERMALLY CONTROLLED VALVES

THE PARTY WALL REQUIREMENTS HAVE BEEN RELAYED TO THE APPLICANT

PROPOSED 1ST. FLOOR SIDE EXTENSION PLUS FRONT DOOR REPOSITIONED GRND FLR W.C CUBICLE ALTERATIONS. NEW 1ST FLR. LANDING WINDOW AND FRONT PORCH: AT 4 ELY PLACE IG8 8AG

DRG. No. 1 OFF 3 A' 21/6/2021

DATE APRIL 2021 | SCALE 1 TO 50 & 1:100

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