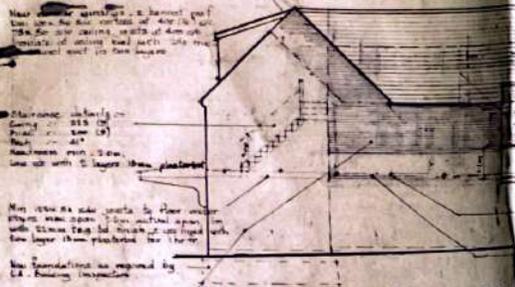


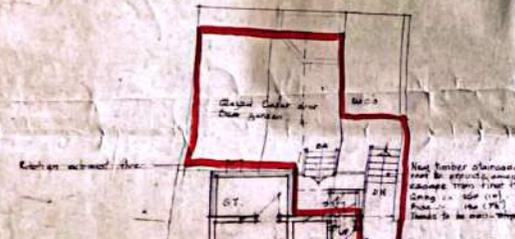
GENERAL NOTES SAP RATING TO BE CALCULATED BY THE ELEMENTAL METHOD.

1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area.
2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area.
3. Structural steel to be designed in accordance with BS 449.

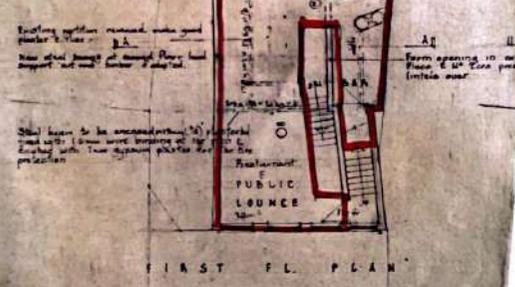
Flat roof, low to the ground, construction. High performance, such as bit felt through waterproofing laid on then covered by an 80mm Calcium Insulation on Insulation (CII) or equivalent. All external walls to be finished with 125mm thick brick or equivalent. All internal walls to be finished with plaster or equivalent.



1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.



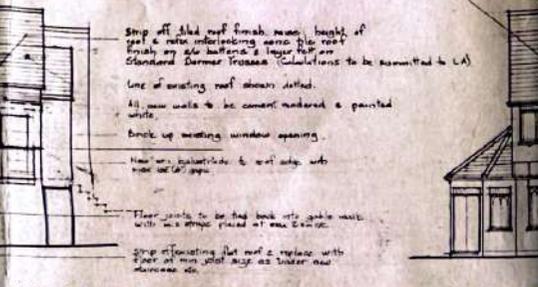
1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.



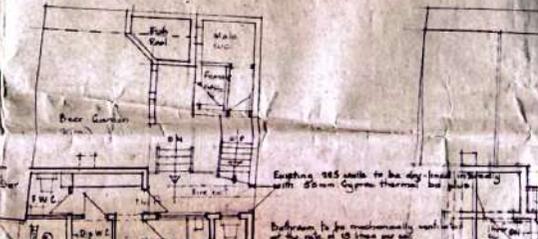
1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.

4. PVC cladding to comply to BS 1360 & the one stack plumbing system to BS 1000.
5. All doors & windows in external walls to be draught sealed on the external side & weatherproof on the internal side with a weatherstripping seal.

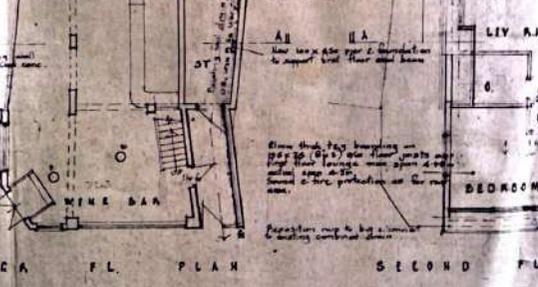
Side checks of dormers to be finished in 12.5mm lead lined to 17mm net weight or to be draught sealed on the external side & weatherproof on the internal side with 30mm Gyprock Thermal board plus.



1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.



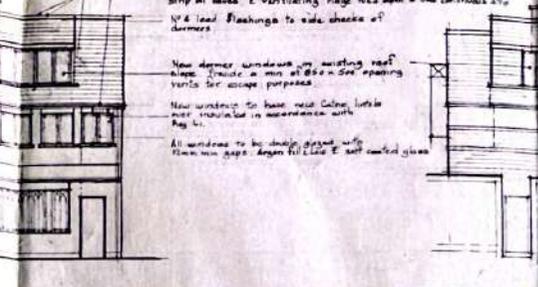
1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.



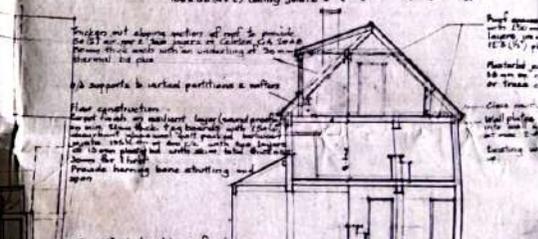
1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.

6. Provide suitable insulation around all windows & door openings in external walls to limit thermal bridging in accordance with Reg L.
7. Provide a min of one efficient light fitting within the extensions in accordance with Reg L1:154.

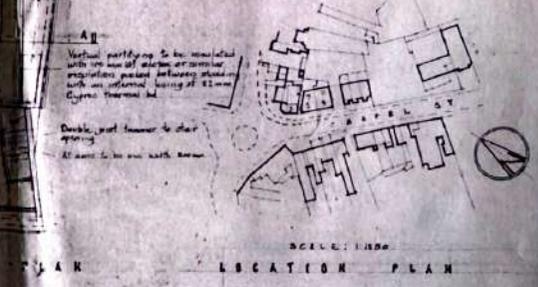
Roof voids to be ventilated via 60mm air strip of eaves & ventilating ridge. New lead lined dormers to be finished in 12.5mm lead lined to 17mm net weight or to be draught sealed on the external side & weatherproof on the internal side with 30mm Gyprock Thermal board plus.



1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.



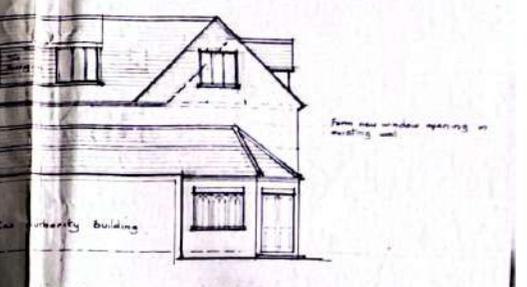
1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.



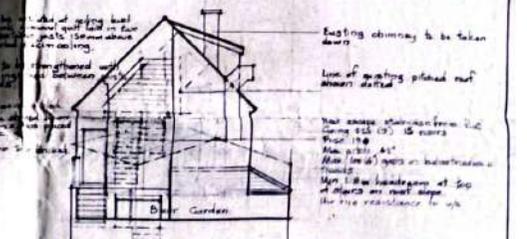
1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.

8. The value of U for pitched roof construction is not to exceed 0.18 W/m² K. The value of U for external walls is not to exceed 0.18 W/m² K.
9. All external doors to be draught sealed on the external side & weatherproof on the internal side with a weatherstripping seal.

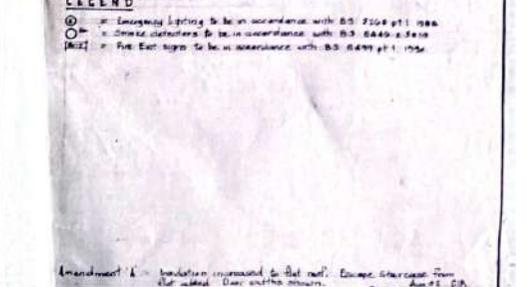
Roof voids to be ventilated via 60mm air strip of eaves & ventilating ridge. New lead lined dormers to be finished in 12.5mm lead lined to 17mm net weight or to be draught sealed on the external side & weatherproof on the internal side with 30mm Gyprock Thermal board plus.



1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.



1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.



1. All windows to be double glazed, spacing to provide ventilation equal to 1/20th floor area. 2. All windows equal to 2.0m x 1.0m or alternative equivalent window with 1/20th floor area. 3. Structural steel to be designed in accordance with BS 449.

CHANGE OF USE OF FIRST FLOOR TO WINE BAR WITH LOFT CONVERSION TO LIVING ACCOMMODATION. 3, CRAPEL STREET, BARWELL. MR. D. GARDNER.

SCALE: 1:100 METRIC. DRAWN BY: G.J. ASTLEY M.A.I.C. BUNGLOW BAR STREET ROAD, KINGSBLY, LEICESTERS LE10 2EA. TEL: KINGSBLY (01455) 654444. DATE: 17/08/2011.

- LEGEND**
- ⊙ = Emergency Lighting to be in accordance with BS 5266 pt 1:1986
 - ⊙ = Smoke detectors to be in accordance with BS 5446:2:2010
 - [M2] = Fire Exit signs to be in accordance with BS 5447 pt 1:1996

- REVISIONS**
- A - Insulation removed to flat roof. Escape staircase from flat added. Door on the stairs.
 - B - Concrete added to external. Escape staircase from flat.
 - C - Final floor treatment added. Concrete from the flat.

GENERAL NOTES SAP RATING TO BE CALCULATED BY THE ELEMENTAL METHOD.

- 1 All windows to habitable rooms to provide ventilation equal to 1/10th floor area of associated room & be fitted with trickle vents equal to 8000mm². Bathroom to have vents equal to 4000mm² or alternative adjustable window catch fittings.
- 2 Structural timbers used to be of strength grade SC3 min.
- 3 Structural steel to be designed in accordance with BS 449

- 4 P.V.C. wastes to comply to BS 1566 & the one stack plumbing system to BS 1329
- 5 All doors & windows in ext. walls are to be draught sealed as are all service pipes & waste pipes passing through walls & ceilings including roof void access's

Flat roof, laid to fall "warm deck" construction.
 High performance torch on bit felt finish, mineral topping
 laid on 13mm vermiculite bd on 120(6) Celotex insulation on
 vapour barrier on 13mm(1/2) ext. quality ply on min 92x50 (4"x2")
 s/w joists placed at 400 c/c max span 1.83m underlined with
 plasterbd & skiro

New dormer windows & bennet roof.
 Use 100x50 s/w rafters at 400(16) c/c
 25x50 s/w ceiling joists at 400 c/c
 Insulate at ceiling level with 250 thick
 mineral wool quilt in two layers.

Staircase details :-
 Going :- 225 (9)
 Rise :- 200 (8)
 Pitch :- 41°
 Headroom min. 2.0m.
 Line ups with 2 layers 13mm plasterbd

Min 120x50 s/w joists to floor under
 stairs max span 2.6m actual span 1m.
 with 22mm teg. bd. finish & ups lined with
 two layer 13mm plasterbd for 1hr fr.

New foundations as required by
 L.A. Building Inspectors

New cavity wall construction :-
 100(4) outer skin in brick or conc. block
 65mm(2 1/2) cavity insulated with 65mm Detherm or
 similar cavity batts (conductivity 0.034)
 inner skin of 100(4) Durax Superblock with int.
 facing of 13mm lightweight plaster or 9.5mm plasterbd.
 on dabs.
 leaves to be tied together with galv. ties placed
 at 450(18) c/c vertically & 900(36) c/c horizontally.

Side cheeks of dormers to be finished in No. 4 lead
 fixed to 19mm ext. quality ply bd on 100mm thick s/w
 framing insulated with 100(4) Styrofoam & finished
 on inside with 30mm Gyproc thermal board plus.

Strip off tiled roof finish, raise height of
 roof & refit interlocking conc tile roof
 finish on s/w battens & layer felt on
 Standard Dormer Trusses. (Calculations to be submitted to L.A.)

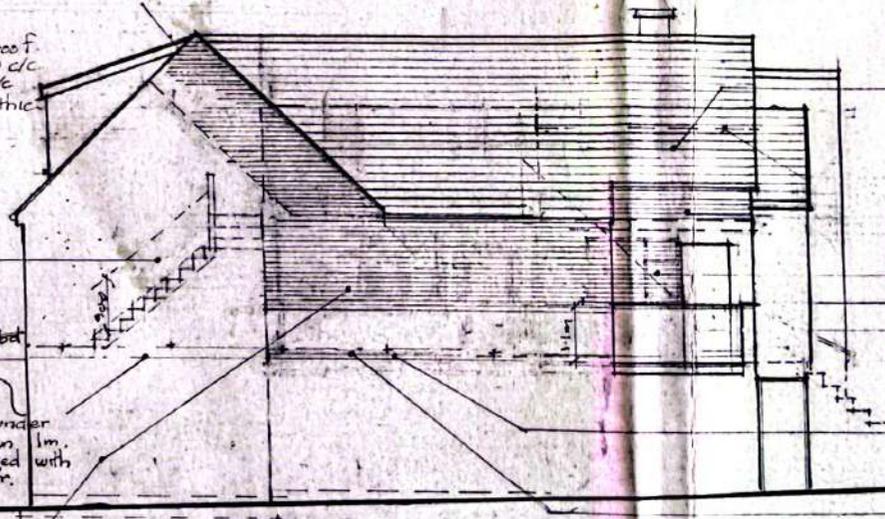
Line of existing roof shown dotted.
 All new walls to be cement rendered & painted
 white.

Brick up existing window opening.

New w.r. balustrade to roof edge with
 max 100(4) gaps.

Floor joists to be tied back into gable walls
 with m.s. straps placed at max 2.0m c/c.

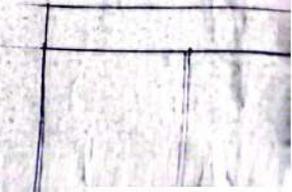
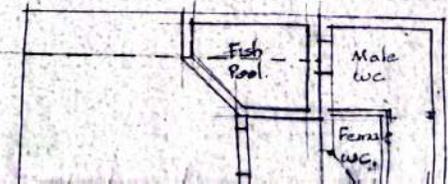
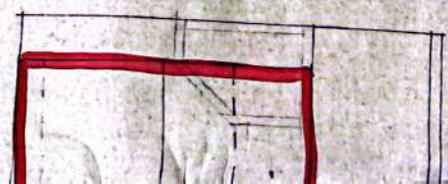
Strip off existing flat roof & replace with
 floor of min joist size as under new
 staircase etc.



SOUTH EAST ELEVATION



S. W.



CALCULATED BY THE ELEMENTAL METHOD.

- 4 P.V.C. wastes to comply to BS 1566 & the one stack plumbing system to BS 1229
- 5 All doors & windows in ext. walls are to be draught sealed as are all service pipes & waste pipes passing through walls & ceilings including roof void access's

- 6 Provide suitable insulation around all window & door openings in ext. walls to limit thermal bridging in accordance with Reg L1
- 7 Provide a min. of one 'efficient' light fitting within the extensions in accordance with Reg L1: 1-54.

Side cheeks of dormers to be finished in No 4 lead fixed to 19mm ext. quality ply bd on 100mm thick s/w framing insulated with 100 (4) Styrofoam & finished on inside with 30mm Gyproc thermal board plus.

Strip off tiled roof finish, raise height of roof & refix interlocking conc tile roof finish on s/w battens & layer felt on Standard Dormer Trusses (Calculations to be submitted to L.A).

Line of existing roof shown dotted.

All new walls to be cement rendered & painted white.

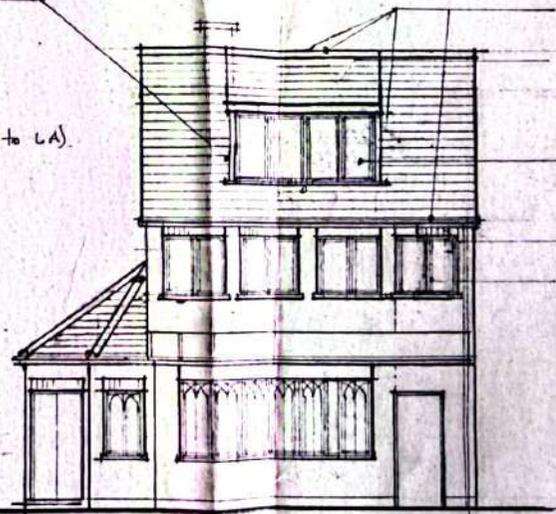
Brick up existing window opening.

New w.i. balustrade to roof edge with max 100 (6") gaps.

Floor joists to be tied back into gable walls with m.s straps placed at max 2m etc.

Strip off existing flat roof & replace with floor of min joist size as under new staircase etc.

V A T I O N



S. W

E L E V N

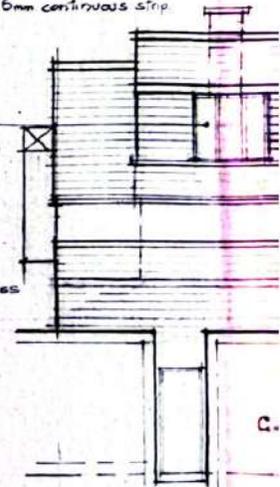
Roof voids to be ventilated via 25mm air strip at eaves & ventilating ridge tiles equal to 6mm continuous strip

No 4 lead flashings to side cheeks of dormers.

New dormer windows in existing roof slope. Provide a min of 850 x 500 opening vents for escape purposes.

New windows to have new Galvalume lintels over insulated in accordance with Reg L1.

All windows to be double glazed with 12mm min gaps. Argon fill & Low E soft coated glass



N. O R T H

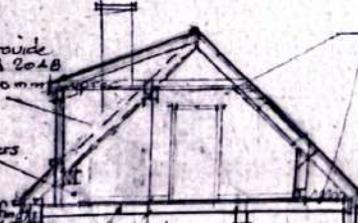
Conc tiles on s/w battens & layer felt on Standard Dormer Trusses placed at max 600 (2'-0") c/c with wind bracing in accordance with BS 5263 pt 3.

Alternative 'cut roof' details:-
125 x 50 (5" x 2") s/w rafters at 400 (16") c/c max span 3.15 m.
100 x 50 (4" x 2") ceiling joists - 1.83

Thicken out sloping section of roof to provide 50 (2") air gap & two layers of Celotex GA 204B 80mm thick each with an underlaid of 30mm Gyproc thermal bd plus.

O/b supports to vertical partitions & rafters.

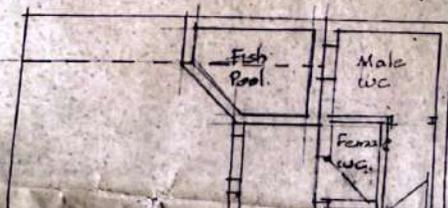
Floor construction:-
Carpet finish on resilient layer (sound proofing) on min. 24mm thick teak boards with 150 (6")



Roof spaces to be filled with 250mm thick layers of mineral wool plaster 12.5 (1/2")

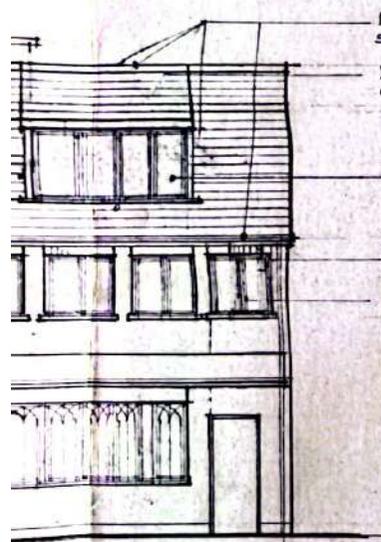
Plasterboard joints to be 30mm or more or truss chord

Close joints to be made into wall with



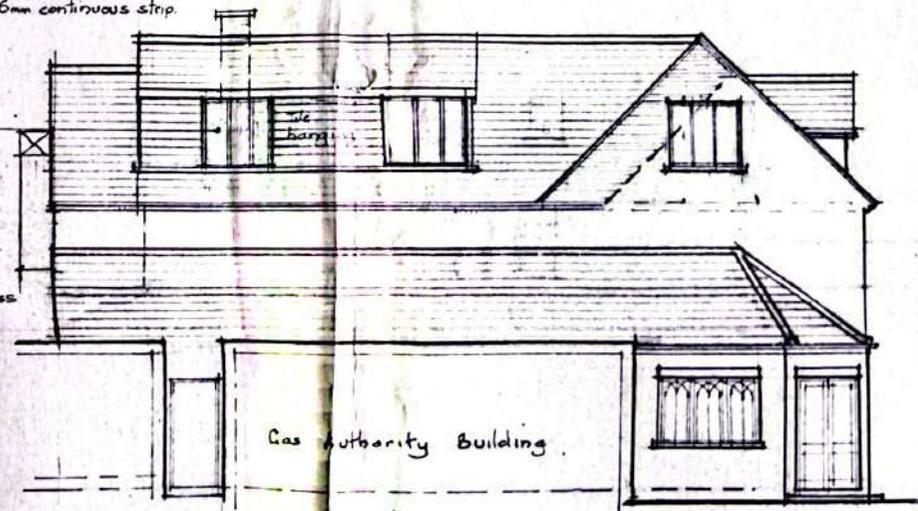
- 6 Provide suitable insulation around all window & door openings in ext. walls to limit thermal bridging in accordance with Reg L1
- 7 Provide a min. of one 'efficient' light fitting within the extensions in accordance with Reg L1: 1.54.

- 8 The U' value of:
 - a) new pitched roof construction is not to exceed 0.2 or 0.16 W/m²K
 - b) cavity wall construction or existing single brick walls is not to exceed 0.55 W/m²K.
- 9. Smoke detectors are to be wired directly into the main electrical system in accordance with BS 5446 (domestic) & BS 5833 pt (commercial premises).



ELEVATION

- Roof voids to be ventilated via 25mm air strip at eaves & ventilating ridge tiles equal to 6mm continuous strip.
- No Lead flashings to side cheeks of dormers.
- New dormer windows in existing roof slope. Provide a min of 850 x 500 opening vents for escape purposes.
- New windows to have new catnic lintels over insulated in accordance with Reg L1.
- All windows to be double glazed with 12mm min gaps. Argon fill & low 'E' soft coated glass.

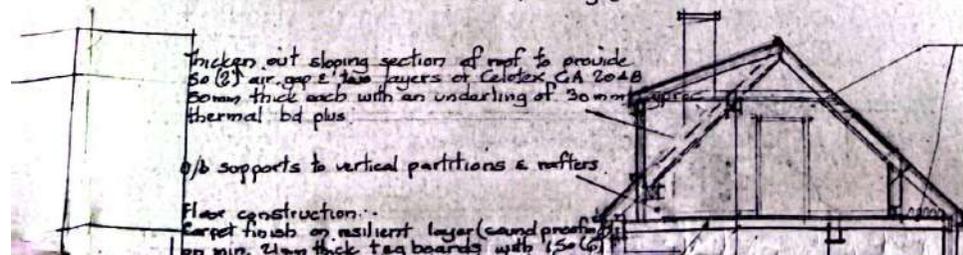


NORTH WEST ELEVATION

Form new window opening in existing wall.

Gas Authority Building

- Conc tiles on s/w battens & layer felt on Standard Dormer Trusses placed at max 600 (2'0") c/c. with wind bracing in accordance with BS 5263 pt 3.
- Alternative 'cut' roof details:
 - 125 x 50 (5'x2") s/w rafters at 400 (16") c/c max span 3.15 or 1.85
 - 100 x 50 (4'x2") ceiling joists

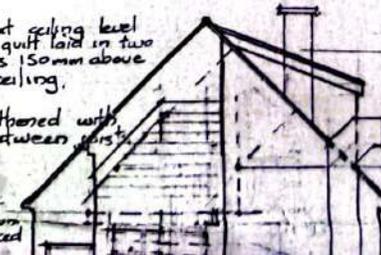


- Thicken out sloping section of roof to provide 50 (2") air gap & two layers of Celotex GA 204B 50mm thick each with an underlaid of 30mm thermal bd plus
- O/b supports to vertical partitions & rafters.
- Floor construction:
 - Carpet finish on resilient layer (sound proofing)
 - 100 min. 24mm thick tog boards with 150 (6")

- Roof spaces to be insulated at ceiling level with 250mm thick mineral quilt laid in two layers 100mm between joists 150mm above 12.5 (1/2") plasterbd & 62mm ceiling.

- Plasterbd joints to be strengthened with 95mm sq. noggings or truss chords.

- Close cavity at eaves & lock.
- Wall plates to be started down into wall with ms. caps piced



Existing chimney to be taken down.

Line of existing pitched roof shown dotted.

New escape staircase from flat going 225 (9') 15 risers

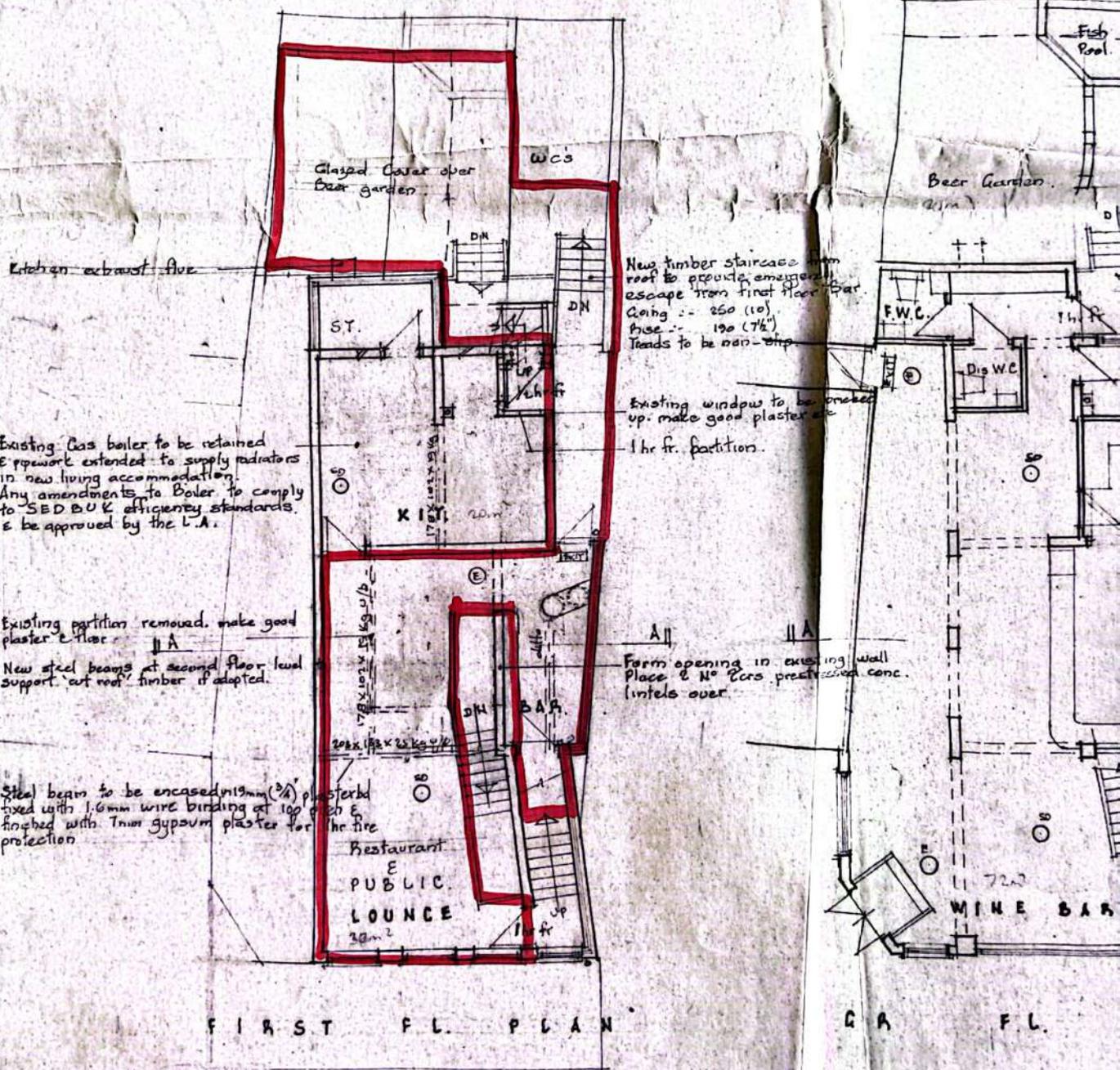
Min. 100 (6) ...
 stairs max span 2.6m actual span 1m.
 with 21mm f.g. bd. finish & u/s lined with
 two layer 13mm plasterbd for 1hr fr.

New foundations as required by
 C.A. Building Inspectors.

SOUTH EAST ELEVATION

New cavity wall construction :-
 100 (6) outer skin in brick or conc. block
 65mm (2 1/2) cavity insulated with 45mm Dettheim or
 similar cavity batts (conductivity 0.024)
 inner skin of 100 (6) Durox Superblac with int.
 facing of 13mm lightweight plaster or 9.5mm plasterbd.
 on dabs.
 Leaves to be tied together with galv. ties placed
 at 450 (18) c/c vertically & 900 (36) c/c horizontally.

Strip off
 floor of
 staircase



Existing Gas boiler to be retained
 & pipework extended to supply radiators
 in new living accommodation.
 Any amendments to Boiler to comply
 to SEDBUK efficiency standards,
 & be approved by the L.A.

Existing partition removed, make good
 plaster & floor

New steel beams at second floor level
 support, cut roof timber if adapted.

Steel beam to be encased in 13mm (1/2) plasterbd
 fixed with 1.6mm wire binding at 100 c/c &
 finished with 13mm gypsum plaster for 1hr fire
 protection

New timber staircase from
 roof to provide emergency
 escape from first floor Bar.
 Going :- 250 (10)
 Rise :- 190 (7 1/2)
 Treads to be non-slip

Existing windows to be broken
 up, make good, plaster etc
 1 hr fr. partition.

Form opening in existing wall
 Place 2 No. Cors. prestressed conc.
 lintels over

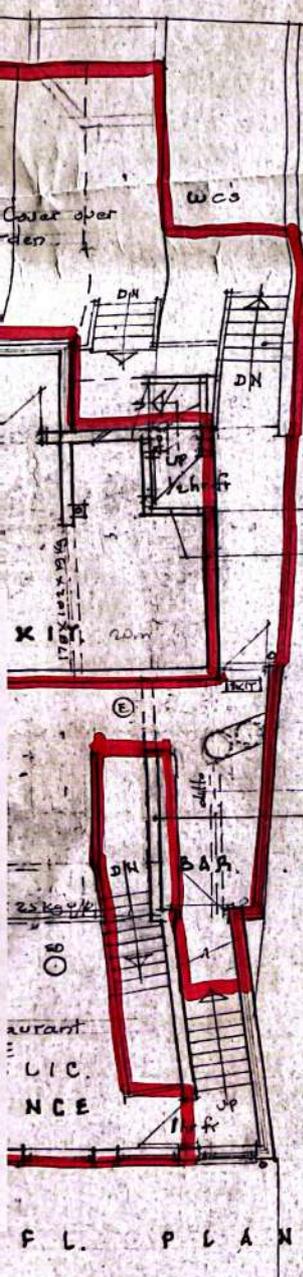
CHANGE OF USE OF F
 TO LIVING ACCOMMODATION

SCALE: 1:100 METRIC. DRAWN BY: C. J. RUSTED

Strip of existing flat roof to be replaced with floor of min joist size as under new staircase etc.

EAST ELEVATION

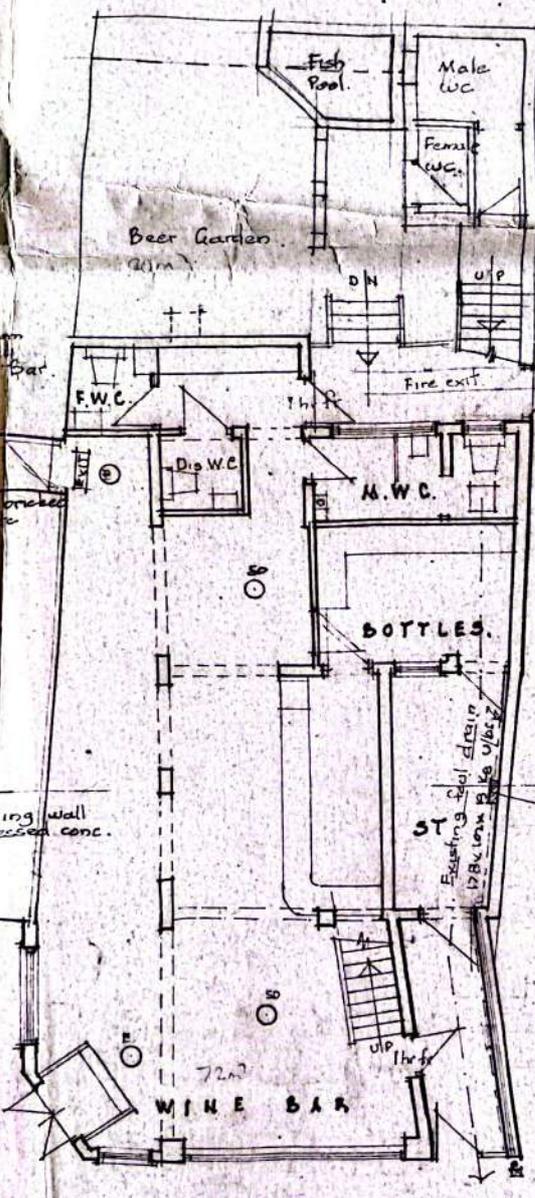
S. WE



New timber staircase from roof to provide emergency escape from first floor bar.
 Going :- 250 (10)
 Rise :- 190 (7 1/2)
 Treads to be non-slip

Existing windows to be broken up, make good plaster etc
 1 hr fr. partition.

Form opening in existing wall Place 2 No 2c's prestressed conc. lintels over



Existing 285 walls to be dry-lined internal with 50mm Gyproc thermal bd plus

Bathroom to be mechanically ventilated at the rate of 15 litres per sec

Fittings discharging to S.E.V.P. to be fitted with 75 (3) deep seal anti-siphon traps. Both waste 40mm dia. Wash hand basin waste 32mm dia

Existing structural wall under.

New 100 x 450 pier & foundation to support first floor steel beam

21mm thick teak boarding on 125 x 75 (6x8) g/w floor joists over first floor lounge max span 4.00m actual span 4.2m. Sound & fire protection as for rear area.

Reposition ramp to big & connect to existing combined drain

F.L. PLAN

GA F.L. PLAN

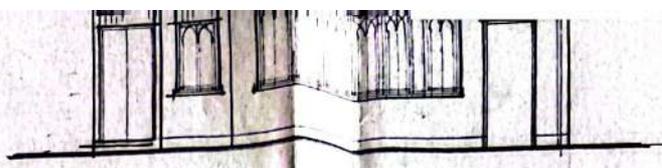
SECOND

OF USE OF FIRST FLOOR ACCOMMODATION. 3. CHAPEL

DRAWN BY: C. J. RUSTED M. B. I. A. T. BUNGALOW FARM

Floor joists to be tied back into gable walls with m.s straps placed at max 2.0m c/c.

Strip off existing flat roof & replace with floor of min joist size as under new staircase etc.

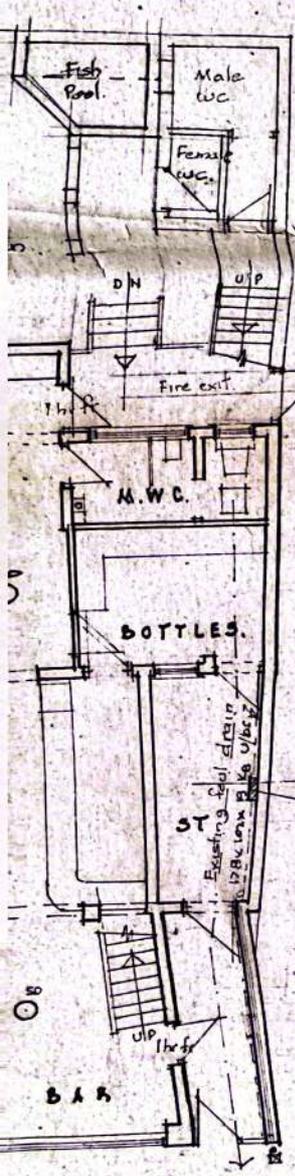


S. W.

ELEVATION

Conc tiles on s/w battens, 2 layers. Standard Dormer Trusses placed with wind bracing in accordance with code.

Alternative 'cut' roof details:- 125 x 50 (5 x 2) s/w rafters at 45° & 100 x 50 (4 x 2) ceiling joists -



Existing 225 walls to be dry-lined internally with 55mm Gyproc thermal bd plus.

Bathroom to be mechanically ventilated at the rate of 15 litres per sec.

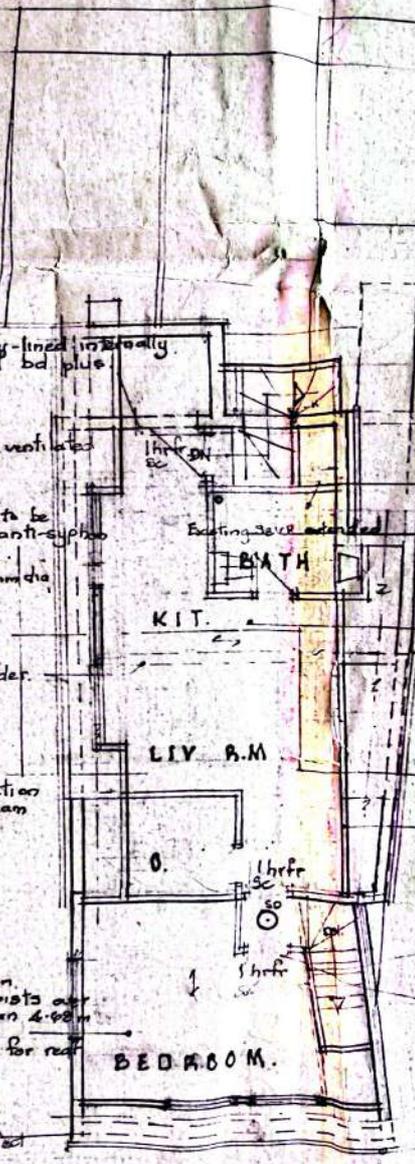
Fittings discharging to S&V.P to be fitted with 75 (3) deep seal anti-siphon traps: Bath waste 40mm dia. Wash hand basin waste 32mm dia.

Existing structural wall under.

New 100 x 450 pier & foundation to support first floor steel beam.

25mm thick te.g boarding on 125 x 75 (8 x 3) s/w floor joists over first floor lounge. max span 4.00m actual sppg 4.2m. Sound & fire protection as for roof area.

Preparation up to big & connect to existing combined drain.



Thicken out sloping section of roof to provide 50 (2) air gap & two layers of Celotex CA 204B 50mm thick each with an underlating of 30mm Gyproc thermal bd plus.

O/b supports to vertical partitions & rafters.

Floor construction:- Carpet finish on resilient layer (sound proofing) on min. 25mm thick te.g boards with 150 (6) absorbant glass wool quilt packed between joists. 195% S.P. at 400 P.C. with two layers of 15mm plaster bd with skim. total thickness 30mm for 1 hr fire. Provide herring bone strutting and span.

75mm (3) stud partitions faced both sides in 9.5 plastered & skim.

Kitchen to be mechanically ventilated at the rate of 60 litres per sec or 30 litres adjacent to hob.

Vertical partitions to be insulated with 100 mm (4) celotex or similar insulation packed between studding with an internal lining of 22mm Gyproc thermal bd.

Double joint trimmer to stair opening.

All doors to be min. width 800mm.

CROSS SECTION

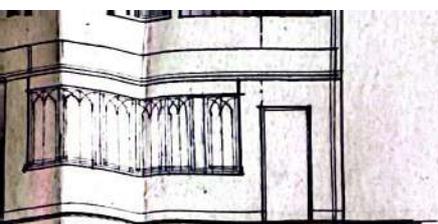
SCALE LOCATION

PLAN

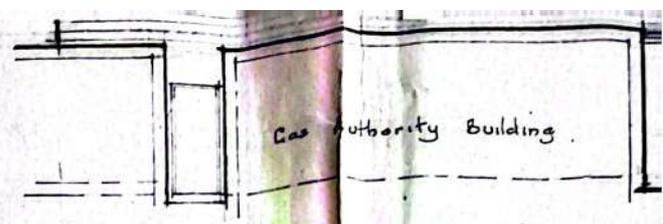
SECOND FL. PLAN

FIRST FLOOR TO WINE BAR
 TION. 3. CHAPEL STREET. BARW.

TED M.P.I.A.T. BUNGLOW FARM STOKES ROAD. HINCKLEY. LEIC.



ELEVATION



Gas Authority Building

NORTH WEST ELEVATION

Conc tiles on s/w battens, 2 layer felt on Standard Dormer Trusses placed at max 600(2'0) c/c with wind bracing in accordance with BS 5243 pt 3.

Alternative 'cut' roof details:-
 125 x 50 (5' x 2') s/w rafters at 400 (16') c/c max span 3.15 m
 100 x 50 (4' x 2') ceiling joists 1.85 m

Thicken out sloping section of roof to provide 50 (2) air gap & two layers of Celotex CA 204B 50mm thick each with an underling of 30mm thermal bd plus.

O/b supports to vertical partitions & rafters.

Floor construction:-
 Carpet finish on resilient layer (sound proofing) on min. 24mm thick teg boards with 150 (6) absorbant glass wool quilt packed between joists. 195 (8) s/w of 400 c/c with two layers of 15mm plasterbd with skim, total thickness 30mm for 1 hrft.
 Provide herring bone strutting mid span.

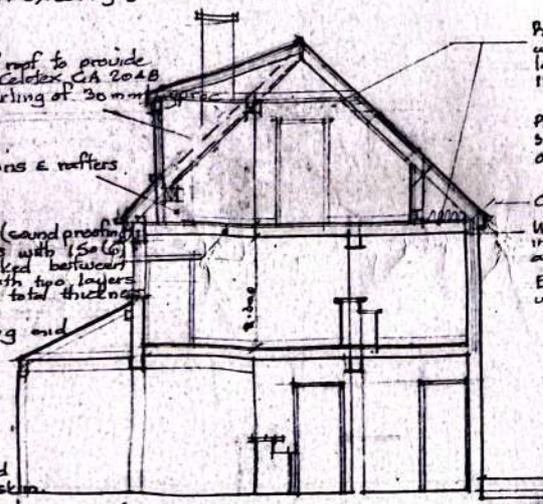
75mm (3) stud partitions faced both sides in 9.5 plasterbd & skim.

Roof spaces to be insulated at ceiling level with 250mm thick glasswool quilt laid in two layers, 100mm between joists 150mm above 12.5 (1/2) plasterbd & skim ceiling.

Plasterbd joints to be strengthened with 58mm sq. noggings fixed between joists or truss chords.

Close cavity at eaves & block wall plates to be strapped down into wall with r.s. caps placed at max 2.0m c/c.

Existing window to be bricked up.



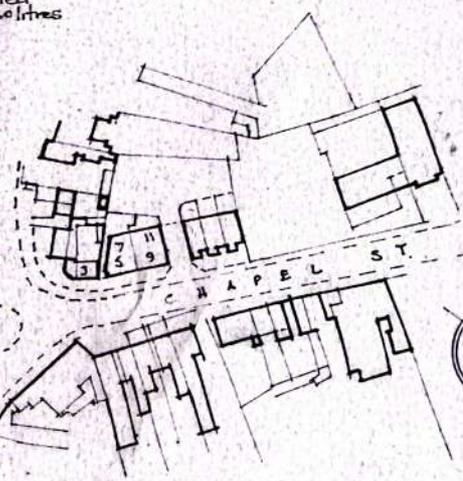
CROSS SECTION A-A

Kitchen to be mechanically ventilated at the rate of 90 litres per sec or 30 litres adjacent to hob.

Vertical partitions to be insulated with 100mm (4) celotex or similar insulation packed between studding with an infernal lining of 22mm Gyproc thermal bd.

Double joint trimmer to stair opening.

All doors to be min. width 800mm.



SCALE: 1:1250

LOCATION PLAN

LEGEND

- (E) = Emergency Exit
- (SD) = Smoke detector
- [EXIT] = Fire Exit sign

Amendment 'A' :-
 A. De
 B. De
 C. De
 D. De

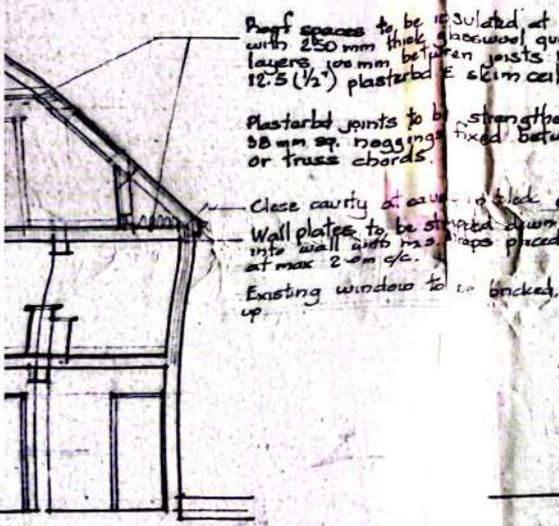
TO WINE BAR WITH LOFT
 STREET. BARWELL. MR. D

STOKI ROAD. HINCKLEY. LEICS. LE10 3EA. TEL: HINCKLEY (01455)

N. O. A. T. A WEST ELEVATION

2 x 600 (2'0) c/c.
BS 5263 pt 3.

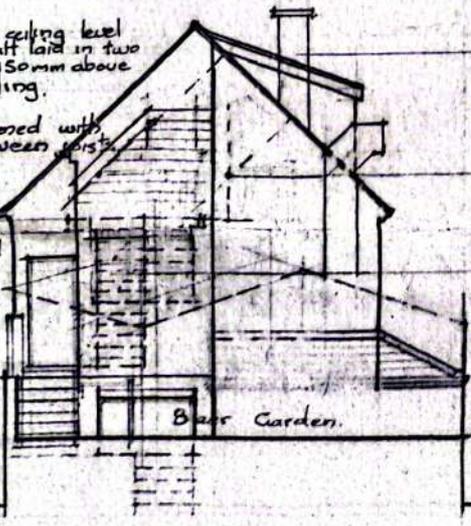
max span 3.15 m.
1.85



Roof spaces to be insulated at ceiling level with 250 mm thick glasswool quilt laid in two layers 100 mm between joists 150 mm above 12.5 (1/2") plasterboard & skim ceiling.

Plasterboard joints to be strengthened with 50 mm sq. noggings fixed between joists or truss chords.

Close cavity at eaves to be blocked.
Wall plates to be strapped down into wall with rags placed at max 2.0 m c/c.
Existing window to be bricked up.

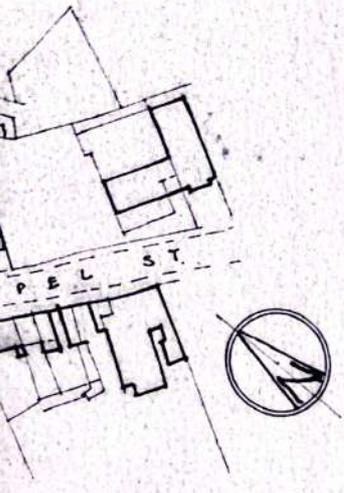


Existing chimney to be taken down.

Line of existing pitched roof shown dotted.

New escape staircase from flat going 225 (9') 15 risers.
Rise 190
Max pitch 42°
Max 100 (4") gaps in battens & threads.
Min 1.0 m headroom at top of stairs on roof slope.
Fire resistance to 1/2.

T. H. A. A



PLAN

N. E. ELEVATION

LEGEND

- ⊙ = Emergency lighting to be in accordance with BS 5266 pt 1 1988
- ⊙^{SD} = Smoke detectors to be in accordance with BS 5446-2:2009
- [EXIT] = Fire Exit signs to be in accordance with BS 5499 pt 1 1990.

- Amendment 'A' - Insulation increased to flat roof. Escape Staircase from flat added. Door widths shown. Aug 02 CJA
- B. Dormers added & altered. Escape Staircase from flat revised. Sept 02 CJA
- C. Flat F. restaurant added. Covered area to Bear garden added. June 03 EA.

WITH

LOFT

CONVERSION

LL.

for

MR.

D.

CARDNER.

LETO SEA.

TEL: HINCKLEY (01455) 634000.

DAWG N° 009,2001,16C