



Front Elevation



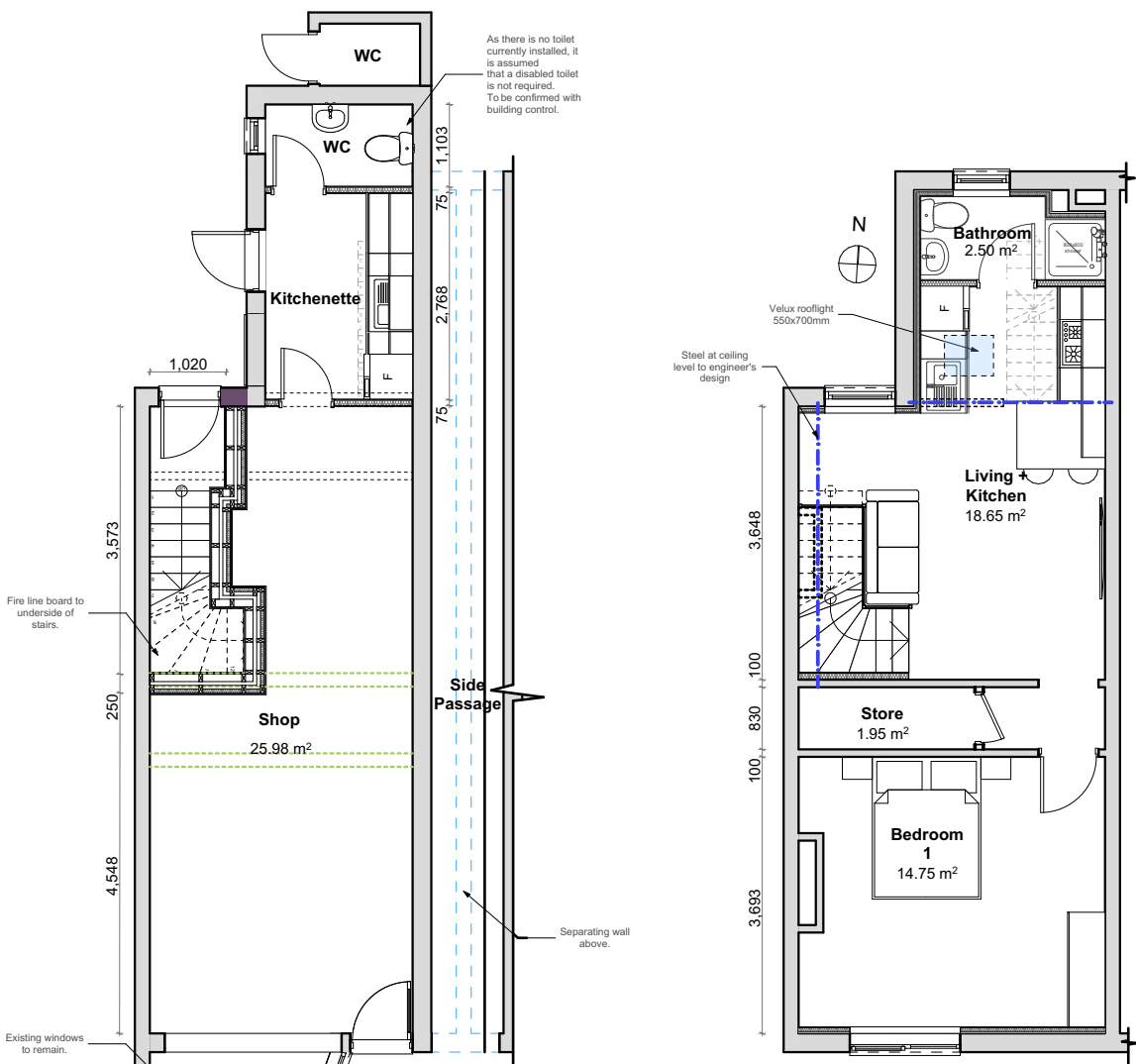
Rear Elevation



Side Elevation



Side Elevation



Ground Floor Plan

First Floor Plan

BUILDING REGULATIONS NOTES

UPGRADE OF SOLID EXTERNAL WALL

To achieve min U-value 0.30 W/m²K
Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 50mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation, (50mm cavity or vandex slurry to be provided, if required by building control).
Fix a vapour control layer on the warm side of the insulation. Finish with 12.5mm plasterboard with a plaster skim.
All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

TIMBER FRAMED SEPARATING WALL

Approved Document E Wall Type 4.1
Construct two parallel timber frames using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm centres, or to Structural Engineer's details & calculations, ensuring a minimum distance of 200mm is provided between inside faces of the two frames. Provide two layers of plasterboard with staggered joints each side of frame, each sheet to have a minimum mass per unit area 10kg/m² (for example Gyproc Soundbloc). Provide 50mm of mineral wool batts, Crown Acoustic Partition Roll or Iso wool APR 1200, with a minimum density 10kg/m³ between the studs of the frames.
Stagger all sockets on opposite sides of the separating wall by a min of 150mm.
Care to be taken at junctions to block air paths using timber blocking or joists as detailed in Approved Document E.

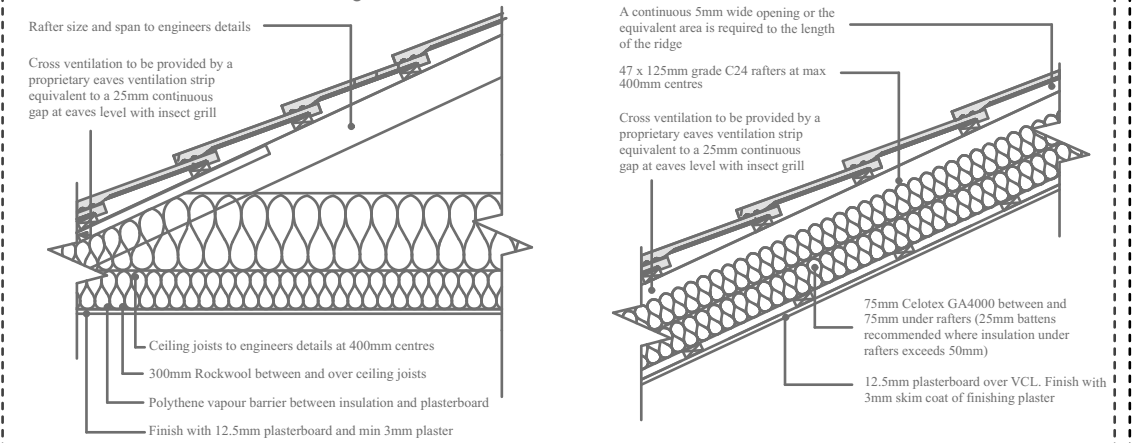
UPGRADE OF EXISTING FLOOR WITH AN INDEPENDENT CEILING

(As detailed in Approved Document E1)
The existing floor should be assessed to ensure any additional loads imposed on it can be carried safely or be strengthened where necessary. Any required remedial works to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with boarding of a minimum thickness of 12mm. Gaps in the timber boarding should be sealed by overlaying with hardboard or filled with sealant. Upgrade existing ceiling by providing 2 layers of plasterboard under existing ceiling with a total mass per unit area 20kg/m² with staggered joints.

New independent ceiling
Construct a new independent ceiling under existing ceiling using C24 timber joists (sizes to Structural Engineer's details) fixed to the surrounding wall only; ensure a minimum clearance of 25mm is provided between the top of the independent ceiling joists and the underside of the existing floor (additional support can be provided using resilient hangers attached directly to the existing floor base if required).
Lay 100mm mineral wool with a minimum density 10kg/m³ between the joists and provide 2 layers of plasterboard minimum total mass per unit area 20kg/m² under new ceiling with staggered joints. The top of the independent ceiling to be at least 125mm from the underside of the existing floor. Seal the perimeter of the independent ceiling with tape or sealant.
Where the window head is near to the existing ceiling the new independent ceiling may be raised to form a pelmet recess.
Pre completion sound testing to be carried out to new floor by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

Roof buildup to outrigger

to be confirmed/discussed with building control

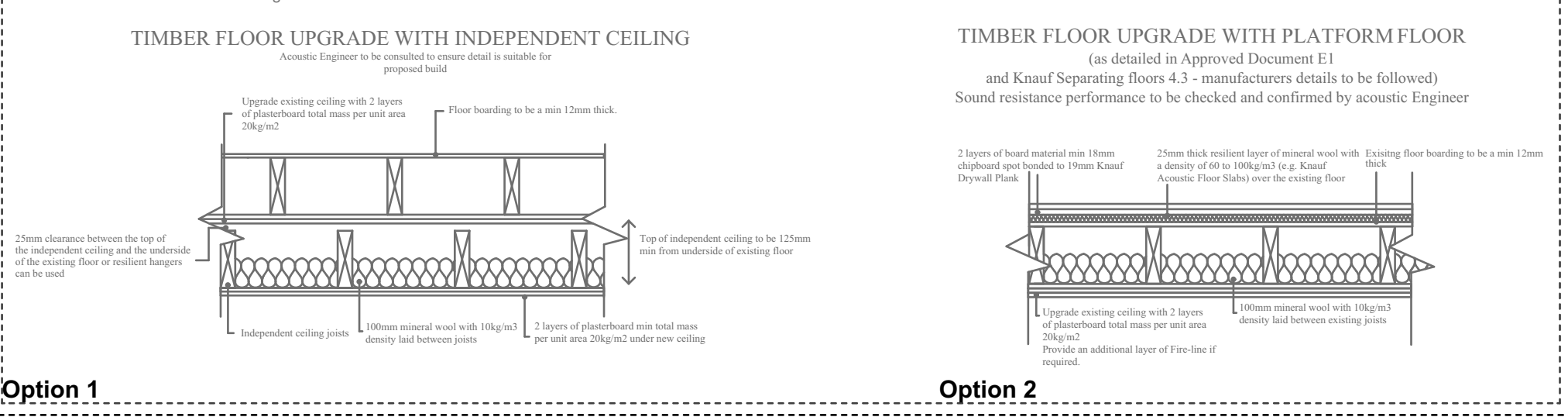


Option 1

Option 2 (with velux)

Separating floor upgrade

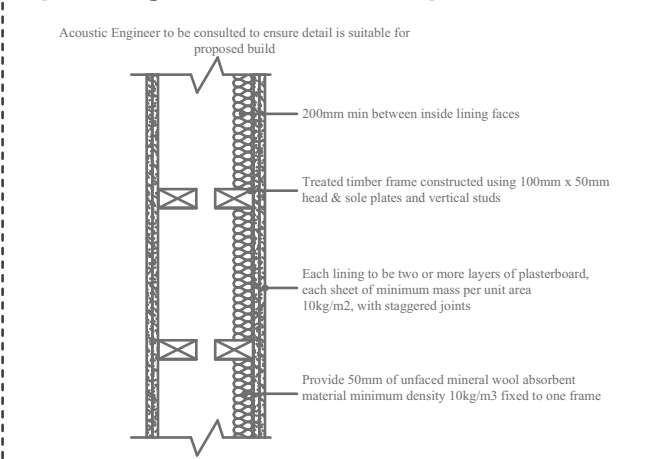
to be confirmed/discussed with building control



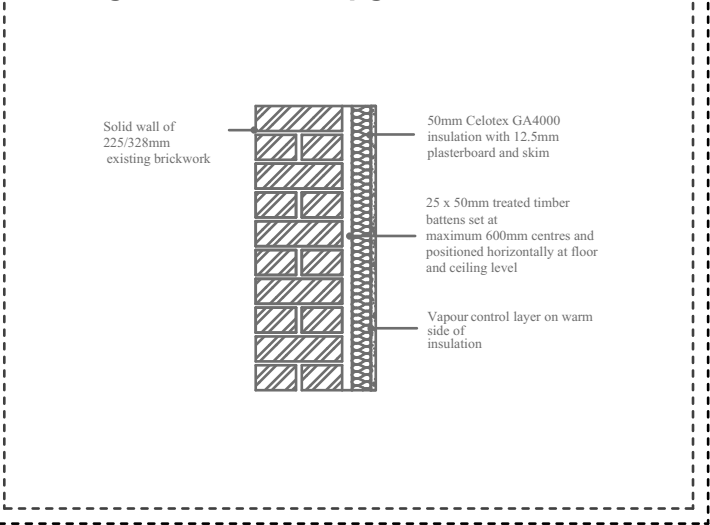
Option 1

Option 2

Separating wall between shop and flat



Existing external wall upgrade



UPGRADE OF EXISTING FLOOR WITH A PLATFORM FLOOR

(As detailed in Approved Document E1)
Existing floor construction to be surveyed and any required remedial works to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with boarding of a minimum thickness of 12mm. Gaps in the timber boarding should be sealed by overlaying with hardboard or filled with sealant. Upgrade the existing ceiling by:
a) Providing 100mm thick mineral wool with a minimum density 10kg/m³ between the joists in the floor cavity of the existing floor and
b) Installing 2 layers of plasterboard minimum total mass per unit area 20kg/m², under existing ceiling laid with staggered joints.
Perimeter of ceiling to be sealed with tape or sealant.

A platform floor to be created by providing a 25mm thick resilient layer of mineral wool with a density of 60 to 100kg/m³ (e.g. Knauf Acoustic Floor Slabs) over the existing floor and carried up the edges of the room to isolate the floating layer from the wall surface. Over this provide 2 layers of board material 19mm chipboard spot bonded to 19mm Knauf Drywall Plank, glued together with staggered joints.
Refix the floor deck and fix Flooroam Easy Edge Strip to the perimeter wall with the integral self adhesive strip.
Install timber battens on resilient strips at the floor perimeter and thresholds.
A 5mm gap to be provided between the skirting and floating layer, gap to be filled with flexible sealant.
Do not bridge the floating layer and the base or surrounding walls e.g. with services or fixings that penetrate the resilient layer.

All construction to be in accordance with Knauf 4.3 Separating Floors.
Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

INSULATION AT CEILING LEVEL

To achieve U value of 0.16 W/m²K
Insulation at ceiling level to be 2 layers of Rockwool insulation to total 300mm laid between and over ceiling joists, cross laid at right angles.
Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Allow for all structure as designed by a Structural Engineer.
Loft hatches should be suitable designed and installed to ensure optimum air tightness.

UPGRADE OF PITCHED ROOF

(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof – pitch 22-45°
To achieve U-value 0.16 W/m²K
Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which may be approved by Building Control before works commence on site. The existing roof condition must be checked and be free from defects, as required by Building Control, any defective coverings or felt to be replaced in accordance with manufacturer's details.
Roof construction - 47 x 125mm Grade C24 rafters at max 400mm centres, max span 2.79m. Insulation to be 75mm Celotex GA4000 between rafters and 75mm under rafters. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

Please Note:

This drawing may be printed and scaled FOR PLANNING PURPOSES.

All dimensions to be CHECKED ON SITE and any DISCREPANCY reported to Perfect Planning.

The site boundary shown is the best assumed from available data and does NOT represent legal ownership.

All dimensions in mm unless otherwise stated.

Revisions.



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Proposed Floor Plans and Elevations

Drawing by:
AL / SK / WJ / EB
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Checked by:
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1:100@A2
Revision:

