

INTERNAL STUDWORK WALLS:
Studded walls of 75 x 50mm studs at max. 400c/m with 75mm mineral wool quilt between studs. 75 x 50mm head plate, mid rail and sole plate - all faced with 12.5mm soundbloc & skim.

PROPOSED STAIRCASE FROM G/F TO 1ST FLOOR:
Softwood staircase min. 800mm wide between handrails.
140 risers to not exceed 220mm to be checked on site prior to manufacturing. Treads min. 225mm.
Pitch of staircase to not exceed 42 deg.
Balustrade minimum 900mm or maximum 1000mm above line of nosings.
Handrail to be suitably terminated Maximum 100mm space between balusters and any opening to staircase. Min 2000mm clear height measured vertically above line of nosings.

CDM Regulations 2015
These drawings have been prepared on the understanding that work will not commence on site prior to the granting of Planning Permission (if required) and Building Regulations Approval. At this point, the designers' work is complete, hence the designer of this drawing will not be acting as the 'Principal Designer' in terms of Health and Safety and Building Regulations. There are no foreseeable risks other than those typically associated with construction of this nature such as - overhead power lines, buried private or public services, deep excavations, contaminants in the ground, lifting heavy materials/steelwork, working at height safely with scaffolding, etc

Under the new regulations, both the Client and the Building Contractor will have Health and Safety responsibilities and will need to prepare a Construction Phase Plan for the scheme. The Construction Phase Plan should include Risk Assessments and Method Statements for elements of the works such as Excavations, Buried Services, Risk of Electrocutation, Working at Height, Lifting and Handling etc.

Should you require guidance, please visit the HSE website.

Building Regulations From 01-10-2023
Prior to the Building Regulations Final Certificate being issued, the Client, and Principal Contractor will be expected to provide a statement to the Building Control Body confirming that the work they have undertaken complies with the requirements of the Building Regulations.

The designer of these plans has produced them from the clients instructions/design and will not be taking on the role of the Principal Designer for the duration of the construction period.

Notes -
Note:
Drawing must be read, strictly in conjunction with the drawings details where applicable.

Note:
The client & builder must allow for the fact that the building can't be assessed at survey stage drawings, due to un-accessible areas of the existing building. Should a structural assessment be assessed on exposed, then a Structural assessment will be required.

(SD) indicates mains operated smoke detectors which are to be interlinked.

(M) install a mains wired carbon monoxide alarm within 1 to 2 metres of appliances within fireplace, must be a minimum of 300mm from the wall, all in accordance with BS EN 59021:2001.

Architectural elevation drawing of a house. The drawing shows a gabled roof, a central arched window, and a side porch. Annotations include:

- ★ Denotes safety glass to BS 6206
- with the structural
- en works that
- ration of the
- structural elements
- ments need to be
- ceer must be
- code 4 lead flashing to roof/wall abutment.
- side of porch roof to be enclosed with studwork and then faced with oak t and g boarding.
- proposed roof slates to match the existing.
- the window to be
- the rear elevation.

walls of dormer roof window serving the bedroom, to be constructed off double rafters and in accordance with the construction specification.

form roof construction of dormer windows with 50 x 100 rafters and ceiling joists at 400cets.

within the existing roof over the landing space, install a velux conversation type rooflight, 660 w x 980L., install double rafters to each side and double trimmers at head and base of rooflight.

allow for forming tunnel effect from the rooflight down to the ceiling level with insulated studwork, trim out the ceiling to form void.

roof void to be insulated with 150mm mineral wool quilt insulation laid in between joists and 150mm mineral wool quilt insulation, to be cross laid over joists.

Proposed Bathroom

reclaimed stone cill below window.

proposed dormer window/roof system is to be constructed over the existing wall.

ensure each leaf of masonry is adequately tied together.

Landing

Rev. A - Arched soldier details added over rear fence doors and sldights in place of soldier details, following from L.A. Planning Officer 27.06.24

Job Add: Station House, Shackerstone, Nuneaton. CV13 6NU		Date Mar 2024	
Dwg Title Proposed Renovation Drawing		Rev A	
		Dwg No: 2024-03-14-01	

Plans - scale 1:50

Construction Notes:

PROPOSED FOUNDATIONS - Porch:
750 x 750 x 600 deep trench fill concrete foundations - depth to the satisfaction of the building inspection, base (min. 100mm) below [gl] and below the invert of the nearest adjacent drainage.

DRAINAGE:
63mm upvc rainwater pipes with 100mm upvc half round gutter pipes.
Foul and storm drains to be 100mm dia stoneware with flexible joints, laid to regular and even falls (min 1:40) bedded in peg gravel and backfilled to suit site conditions.
Drains under extension to be casted with min. 150mm concrete, where within 300mm of underside of floor slab with min. 100mm granular fill, where more than 300mm below floor slab.
Drains to be bridged with lintols where they pass thro' walls to give min. 50mm clearance all round.
(durable street material on each side of wall to match existing)
Verified civil and polypropylene inspection chambers complete with alloy cast iron covers respectively.

EXTERNAL DORMER WINDOW CAPABILITY SIZES:
Cavity wall with outer leaf of 102mm imperial sized brickwork with 150mm cavity fully filled with KNAUF crown dry-drum cavity slab 32 insulation and an inner leaf of 100mm Tarmac Topblock airtcrete blockwork faced with 12.5mm plasterboard with skimmed finish.
Both skins of wall to be tied together with stainless steel wall ties at 900cxs horizontally and 450cxs vertically.
Crestone or similar roof tiles over penultimate roof and end bearings with cavity trays where applicable.
Cavities to be closed with proprietary insulated cavity closers around openings and at eaves & verges.
Openings to be lined with 200g polythene both horizontally and vertically.
Dpc to be laid within minimum 150mm above adjacent ground level.
Cavities to be filled with weak mix concrete up to but not within 225mm of dpc.
Wall to achieve a U value of 0.18 W/m2 k.

WINDOWS:
Windows to be double glazed plus hand min. 8000mm2 trickle vents which are to be sized & located in accordance with table 1.2a of Approved Document (E) 2006 B Regs.
Calc's to be undertaken by window installer/manufacturer.
All new glass to be Pilkington (E) glass of sim approved with min 20mm air space between panes.
Opening purge area of windows to be not less than 1/20th of floor area of room it serves as opening space, as per details in table 1.3 of Approved Document (E) 2006 B Regs.
All glazing below 800mm in windows & 1500mm in doors and side panels to doors are to be safety glass in accordance with BS 6260. Obscure glazing to bathroom, ensuite and wc.
Windows to achieve a U value of 1.4 W/m2 k.

allow for increasing the depth of the existing opening.
remove the existing svp from the front elevation.

PORCH & DORMER ROOFS:
New pitched roof structure to be formed on roof slates to match the existing property on 50 onto 75 x 100 wall plates.
Ceiling to be formed below ceiling joists within dormer roofs, to be formed with 12.5mm p/br.
Ceiling to be formed below ceiling joists within porch roof, to be formed with 18mm oak t/br.
Roof void of dormer roofs to be insulated with 150mm mineral-wool insulation in between and 150mm mineral wool insulation cross laid over ceiling joists.
All structural roof timbers to be tied to walls with galvanised ms straps at max 1200cxs to BS 12.
Lead flashing and soakers to roof/wall abutments. Roof to achieve a U value of 0.15 W/m2 k.
STRUCTURAL WORK:
Prior to completion of electrical works, client/building contractor to provide an Installation accordance with BS 7671 which must be signed by an Electrical Engineer who is qualified to do so. This certificate must cover Design, Installation & Inspection of Testing.
All as required by Part (P) of the current Building Regs.

SIDE DORMER WALLS:
Studded walls of 50 x 100mm studs at max. 400cxs with 100mm celotex insulation between 50 x 100mm head frame, mid rail and sole plates - faced each side with 18mm structural ply
Walls to then be finished each side where it is a room, with 12.5mm plasterboard with skim
Porch floor to be double up & bolted together where they run parallel and beneath studwork.
Walls to be finished externally with code 4 lead flashing.

GENERAL:
Drawings prepared for local authority approvals.
All dimensions to be verified on site prior to commencement of construction. Any discrepancies to be notified to designer.
All electrical, heating installation, joinery items, finishes and fittings to be as instructed by Existing central heating system to be extended to proposed radiator positions. Radiators to be with Thermostatic Radiator Valves.
The clients are to satisfy themselves that the proposals will not be affected by any private or public works or other works in the vicinity.
The clients are to give min. 2 months notice to neighbours affected by the works and obtain written approval for the construction of the extension as required by the Party Wall Act 199

PROPOSED FOUNDATIONS - Porch:
750 x 750 x 600 deep pad trench fill concrete foundations - depth to the satisfaction of the building inspector, base (min. 1000mm) below [gl] and below the invert of the nearest adjacent drainage.

DRAINAGE:
63mm upspue rainwater pipes with 100mm upspue half round gutter pipes.
Foul and storm drains to be 100mm dia stoneware with flexible joints, laid to regular and even falls (min 1:40) bedded on a gravel and backfilled to suit site conditions.
Drains under extension to be cased with min. 150mm concrete, where within 300mm of underside of floor slab and with min. 100mm granular fill, where more than 300mm below floor slab.
Drains to be bridged with walls where they pass under floor, min. 50mm clearance all round.
(durable sheet material on each side of wall to mask opening.)
Vitrified clay and polypropylene inspection chambers complete with alloy cast and cast iron covers respectively.

EXTERNAL DOORMAN WINDOW CHAMBER WALLS:
Cavity wall with outer leaf of 102mm imperial sized facing brickwork with 150mm cavity fully filled with KNAUF Cron-dri cement-chamber slab 32 insulation and an inner leaf of 100mm Tarmac Toploc arecrete blockwork faced with 12.5mm plasterboard with skinned finish.
Both skins of wall to be tied together with stainless steel wall ties @ 900cbs horizontally and 450cbs vertically.
Keystone or similar insulated lintel over openings, 150mm end bearings with cavity trays over where applicable.
Joints to be closed with a fire rated sealant and caulked at all joints and at eaves & verges.
Openings to be lined with 200kg polythene both horizontally and vertically.
Dp to be laid within wall structure, minimum 150mm above opening faced f.g.l.
Cavities to be filled with weak mix concrete up to but not within 225mm of dpc.
Wall to achieve a U value of 0.18 W/m2 K.

WINDOWS:
Windows to be double glazed plus have min. 800mm2 trickle vents which are to be sized & located in accordance with table 2a of Approved Document (2) 2006 B Regs.
Cale's to be undertaken by window installer/manufacturer.
All new glass to be 4mm Pilkington (K) glass or smi approved with min.20mm air space between panes.
Opening purge area of not less than 120th of floor area of room it serves as opening vent, as per details in table 13.1 of Approved Document (2) 2006 B Regs.
All glazing below 800mm in windows and 1500mm in doors to be safety glass.
Safety glass in accordance with BS 6206. Obscure glazing to bathroom, ensuite and wc.
Windows to achieve a U value of 1.4 W/m2 K.

PORCH & DOORMAN ROOF:
New pitched roof structure to be formed with roof slates to match the existing gypwork on 50mm on 12TYEC, breathable roofing membrane on 50 x 100 C24 rafters and ceiling joists (g) 400cbs on 75 x 100 wall plate.
Ceiling to be formed below ceiling joists within 100mm C24s, to be formed with 12.5mm p.p. Ceiling to be formed below ceiling joists within porch roof, to be formed with 15mm oak s.p.
Roof w/ot of dormer roofs to be insulated with 150mm mineral wool insulation in between and 150mm mineral wool insulation cross laid over ceiling joists
All structural roof timbers to be dry with galvanised s.m straps at max 1200cbs to B.S. 460
Lead flashing and soakers to be fixed to wall abutments. Roof to achieve a U value of 0.15 W/m2 K.

ELECTRICAL WORKS:
Prior to completion of electrical works, client/building contractor to provide an Installation Certificate with BS 7671-10 must be signed by a competent electrical Engineer as qualified to do so. This certificate must cover Design, Installation & Inspection of Testing.
All as required by Part (P) of the current Building Regs.

SIDE DOORMAN WALLS:
Studded walls up to 50 x 100mm studs at max. 400cbs with 100mm celoc insulation between studs.
100mm heavy duty mineral wool and sole plate 12.5mm thick side side with 10mm structural ply.
Walls to be then finished each side where it is a room, with 12.5mm plasterboard with skinned finish.
Floor joists to be doubled up & bolted together where they run parallel and beneath studded walls.
Walls to be finished externally with code 4 lead flashing.

GENERAL:
Drawings prepared for local authority approvals.
All dimensions to be verified on site prior to commencement of construction. Any discrepancies to be designed.
All electrical, heating, installation, joinery items, finishes and fittings to be as instructed by the client.
Existing central heating system to be extended to proposed radiator positions. Radiators to be with Thermosonic Radiator Valves.
The clients are to be satisfied that the proposals will not be affected by any private or public works that may be carried out by the council or other authorities.
The clients are to give min. 2 months notice to neighbours affected by the works and obtain written approval for the construction of the extension as required by the Party Wall Act 1996.

level masonry pillar, capped off with a stone coping, fix 150mm oak sq.post over, to support roof structure.

over, to support root structure.