escape window incorporated into rear feature window to provide a minimum opening of 750 x 450mm and with the lowest portion of the escape window being 1100mm above finished floor level



1 : 100 Front Elevation



1 : 100 Side Elevation



1 : 100 Rear Elevation

PITCHED ROOF:

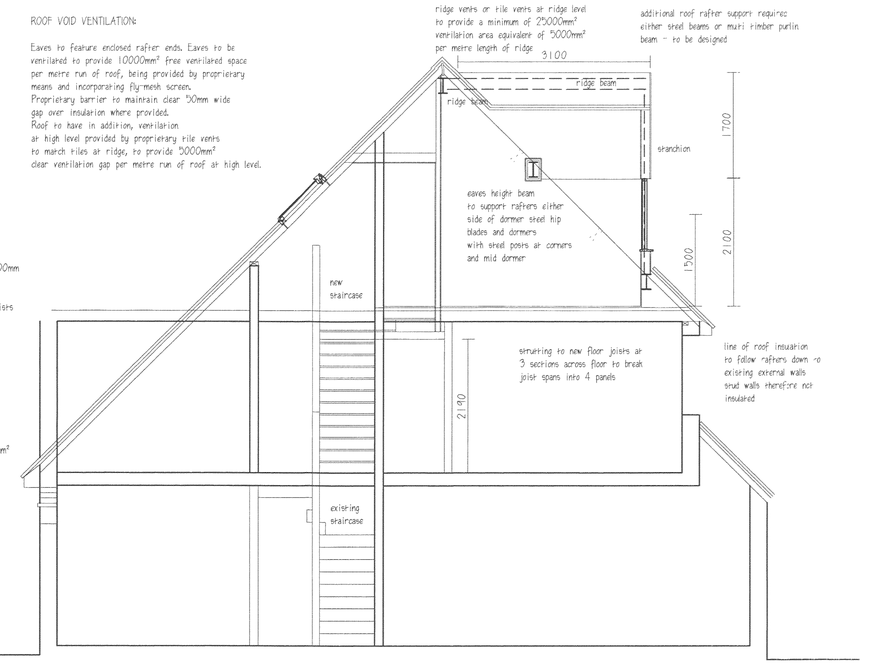
Underside of existing rafters to be lined with Kris Tri-iso Super 9 insulation using the existing rafter void as ventilation and then with 50 x 50mm internal battarens and all finished with 12.5mm plasterboard and skim to finish.
All to provide a minimum U value of 0.16W/m²°C

ROOF VOID VENTILATION:

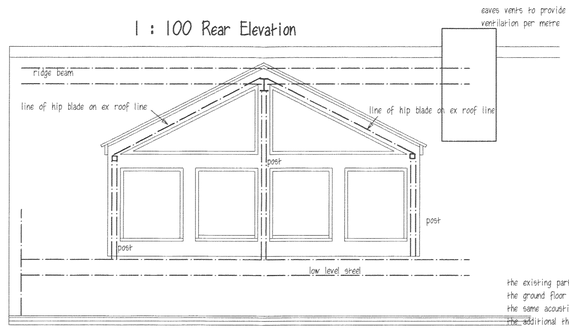
Eaves to feature enclosed rafter ends. Eaves to be ventilated to provide 10000mm² free ventilated space per metre run of roof, being provided by proprietary means and incorporating fly-mesh screen.
Proprietary barrier to maintain clear 50mm wide gap over insulation where provided.
Roof to have in addition, ventilation at high level provided by proprietary tile vents to match tiles at ridge, to provide 5000mm² clear ventilation gap per metre run of roof at high level.

SECOND FLOOR:

22mm tongue and groove boarding laid over 220mm x 50mm C24 grade softwood joists at 400mm centres with 12.5mm gypsum firelineboard OR 19mm plasterboard and skim to finish
100mm Rockwool accoustic quilting laid between joists to ceilings doubled up joists under first floor walls and around stairwell.



1 : 50 Section



All switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from Finished floor level

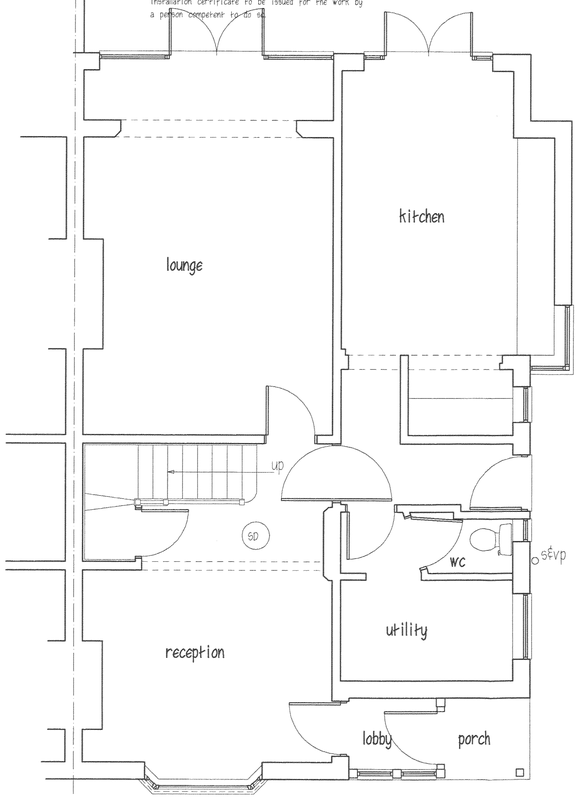
All electrical work requires to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council need to be satisfied that Part P has been complied with.
This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

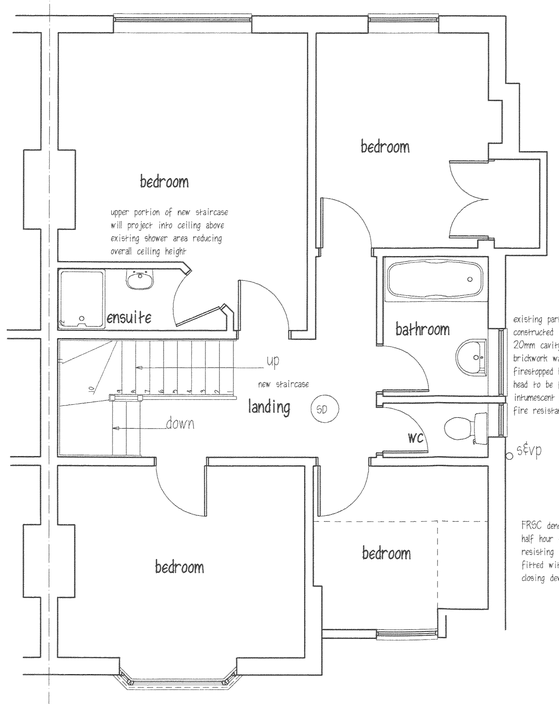
Note :- lighting
The new extended property should have a minimum of 1 new fixed light fittings being of low energy consumption with fitting suitable for the use by compact fluorescent lamp fittings that only take lamps having a lumenous efficacy greater than 40 lumens per circuit-watt
(Not GLS tungsten lamps with bayonet cap or Edison screw bases)
Room where these fittings cannot be used are Garage and lofts

STAIRCASES:

New softwood staircases with handrail set at 900mm above pitch line.
Balustrade to the 1.0m above landing level. No gaps in staircase or balustrade to exceed 100mm.
Handrail to one side only. Minimum width of stair between wall and handrail to be 800mm.
Treads - 230mm) to be checked when floor
Risers - 193mm) height is determined and set
minimum tread to winders to be 75mm with tread 230mm minimum at mid portion of tread
min. 2000mm head height to be provided above pitch line of staircase.
maximum pitch of stairs to be 42 degrees
All dimensions to be checked on site prior to construction of new staircase.



1 : 50 Ground Floor Plan



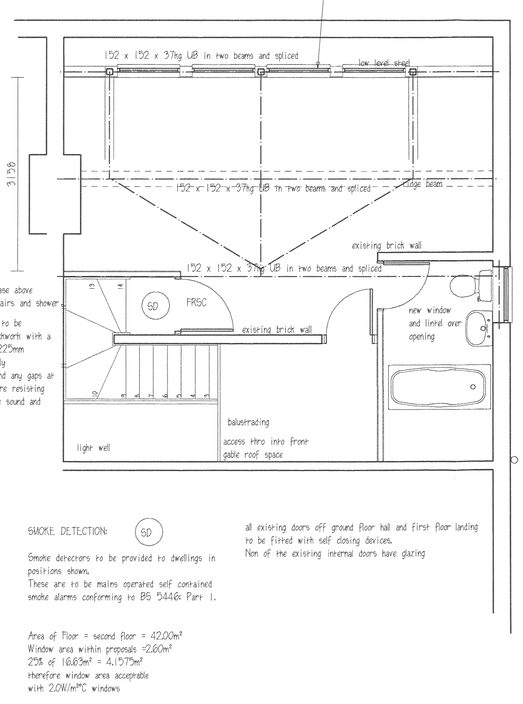
existing party wall is believed to be constructed in 2 skins of brickwork with a 20mm cavity, OR as a solid 220mm brickwork wall - wall to be fully firestopped between dwellings and any gaps at head to be foam filled with fire resisting intumescent foam all to provide sound and fire resistance

FRSC denotes- half hour fire resisting door fitted with self closing device

1 : 50 First Floor Plan

the existing party wall in roof is of same construction as the ground floor and first floor walls and will provide at least the same acoustic insulation between dwellings and with the additional thermal insulation will reduce the acoustic transmission to less than existing

new support posts built up off wall between first floor bedrooms - to be load bearing and provide existing / new purlins at part span



SMOKE DETECTION: SD

Smoke detectors to be provided to dwellings in positions shown.
These are to be mains operated self contained smoke alarms conforming to BS 5446: Part 1.

Area of Floor = second floor = 42.00m²
Window area within proposals =2.60m²
25% of 16.63m² = 4.157m²
therefore window area acceptable with 2.0W/m²°C windows

all existing doors off ground floor hall and first floor landing to be fitted with self closing devices.
Non of the existing internal doors have glazing

1 : 50 Second Floor Plan

Soil and Vent Pipes:

100mm diameter uPVC SVP's as shown on drawings.
Access plates to be provided at ground floor level.
Pipes passing through habitable rooms to be encased in fibreglass sound insulating quilt and enclosed in a duct formed from 50 x 50mm sw framing and 12.5mm Fireline Board, taped and filled joints with skim finish.
SVPs to terminate minimum 900mm above any opening into building within 3m and be flashed around with Code 4 lead as necessary where penetrating roof covering.

Sanitary Fittings:

Above Grounds
wcs : 100mm diameter connection.
sink : 40mm diameter connection.
bath : 40mm diameter connection.
whb : 32mm diameter connection up to 1.7m run.
40mm diameter connection over 1.7m run.
showers: 50mm diameeer connection.

All sanitary fittings to discharge through 75mm deep seal traps.

All wastes to be in PVC and where maximum permissible length of runs are exceeded to be fitted with air admittance valves.
Where gullies or inspection chambers are internal, to have double seal screw down covers, secured with non-corrosive screws. Maximum 1500mm between crown of trap and invert of drain adjacent where wcs connected directly to drain.

GENERAL NOTES:

All low level and large areas of glazing to be in safety glazing to BS 6206 and be toughened or laminated glass.
All new windows and glazing to doors to be double glazed with pilkington K glass set in UPVC or timber frames to provide a minimum of 2.0W/m²°C

Insulation to pipes in unheated areas to be to BS 5422: 1990

Existing Central Heating system to be extended all new radiators to be fitted with TRV's

All structural timber and external joinery is to be treated with an approved vacuum or pressure applied preservative treatment to BS 5707 and BS 5268: 1977

New windows to be fitted with trickle vents to give min. 8000mm sq ventilation opening
Door at top of new stairs to be new half hour fire fire resisting door set in frame with 25mm rebates, intumescent strips , smoke seals and self closing device , and a set and a half of steel hinges

INTERNAL WALLS:

Partition Walls:

12.5mm Gypsum Fireline board and skim. OR 15mm plasterboard and skim to both sides of 75mm x 50mm soft wood studding.
50mm accoustic quilting set between studs

external walls lined with 75mm ploystyrene insulation bonded to 12.5mm plasterboard and skim finish to upgrade walls to a U value of 0.35W/m²°C

DEVELOPMENT SERVICES
20 MAY 2008
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307-2E
PLANS AS PROPOSED
17 THORNFIELD WAY
HINCKLEY. LE10 1BE
FOR MR & MRS J CROSSFIELD