THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal elements, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner.
All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification or Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1.2m height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt (rigidly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off SPC on thickened concrete slab if solid ground floor. Slab faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs.
Timber stairs to comply with BS5585 and with Part K of the Building Regulations.
Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smaller width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be uncimbable and should contain no space through which a 100mm sphere could pass.
Allow for all structure as designed by a Structural Engineer.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671: Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Provide low energy light fittings that only take lamps having a luminous efficiency better than 60 lumens per circuit watt. All fixed to have lighting capacity (no) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. Ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with16mm argon gap and soft low-E glass.
Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BACKGROUND VENTILATION
Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm², and to wet rooms at a rate of min 5000mm².
Background ventilators to be tested to BS EN 13141-1.
Background ventilator equivalent area and operation to be measured and recorded.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Traps to have 75mm dags and use bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE
May to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.
OR

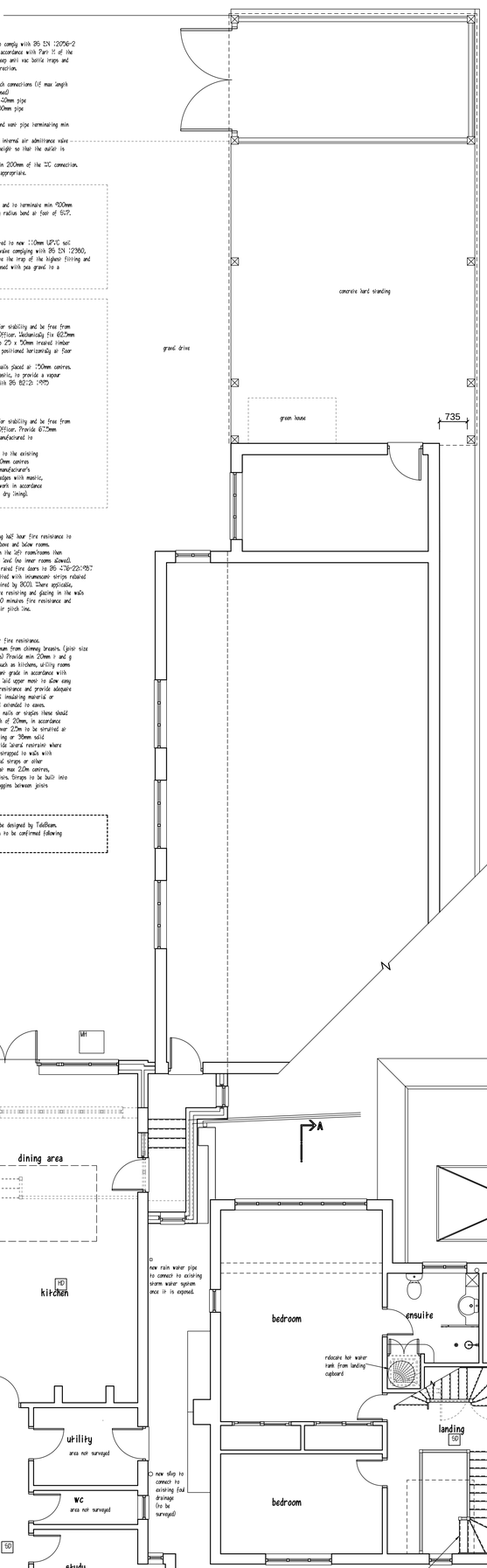
AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground drainage encased with pea gravel to a depth of 150mm.

DRY LINING EXISTING CAVITY WALL
To achieve min U-value 0.30 W/m²K.
The existing external walls must be checked for stability and be free from defects as required by the Building Control Officer. Mechanically fix 60.25mm Celotex PL4000 insulated dry lining board to 25 x 50mm treated timber battens set at maximum 600mm centres and positioned horizontally at floor and ceiling level.
Fix using drywall screws or galvanised clout nails placed at 150mm centres. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work in accordance with BS 8212: 1995 (Code of practice for dry lining).
OR
UPGRADING UNINSULATED CAVITY WALL
To achieve a U-value of 0.30 W/m²K.
The existing external walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide 67.5mm Celotex PL4000 insulated dry lining board manufactured to EN ISO 9001:2000 with 3mm skim plaster.
Plasterboard to be bonded, using dot and dab, to the existing construction with proprietary adhesive at 300mm centres vertically/horizontally and in accordance with manufacturer's instructions. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

MEANS OF ESCAPE - Fire doors
Form a protected escape stairway by providing 1/2 hour fire resistance to all partitions as well as floors and ceilings above and below rooms.
Stairway to be protected at all levels - from the 1st room/rooms then leading directly to an external door at ground level (no inner rooms allowed).
All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (Fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be 1/2 hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

UPGRADE OF EXISTING FLOORS
Ensure first floor achieves modified 1/2-hour fire resistance.
New second floor joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations) Provide min 22mm t and g chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:1. Identification marking must be laid upper most to allow easy identification. To upgrade to 1/2 hour fire resistance and provide adequate sound insulation by minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves.
Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208: 1988. Joists spans over 2.25m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide blank restraint where joists run parallel to walls. Floors are to be strapped to walls with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x depth solid noggins between joists at strap positions.

Floor joint upgrade to be TedeBeams and to be designed by TedeBeam. Truss rafters to be doubled up. Specification to be confirmed following TedeBeam quotation & design.



1000 1000 1000 1000 1000

1 : 50 Scale Bar

Disclaimer
This drawing is accurate from the information that was available at the time of survey and is by no means a detailed representation. Due to the subterranean nature of storm and foul drainage, any drainage shown is an educated assessment of the drainage runs. All drainage shown to be assessed and confirmed on site before works commence.

DO NOT SCALE FROM THIS DRAWING

Project
PROPOSED GARAGE & LOFT CONVERSTIONS 8 THE GREEN DADLINGTON NUNEATON CV13 6JB

Client
MR & MRS ROLLINS

Drawing Title
CONSTRUCTION DRAWING

Drawing No	Revision	Date
1392-02	B	06-05-2025
Scale		
Drawn by : RMT	Checked by : ___	

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