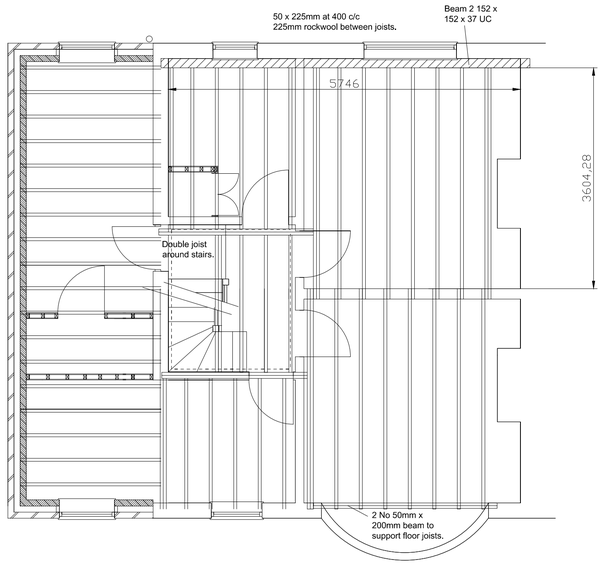
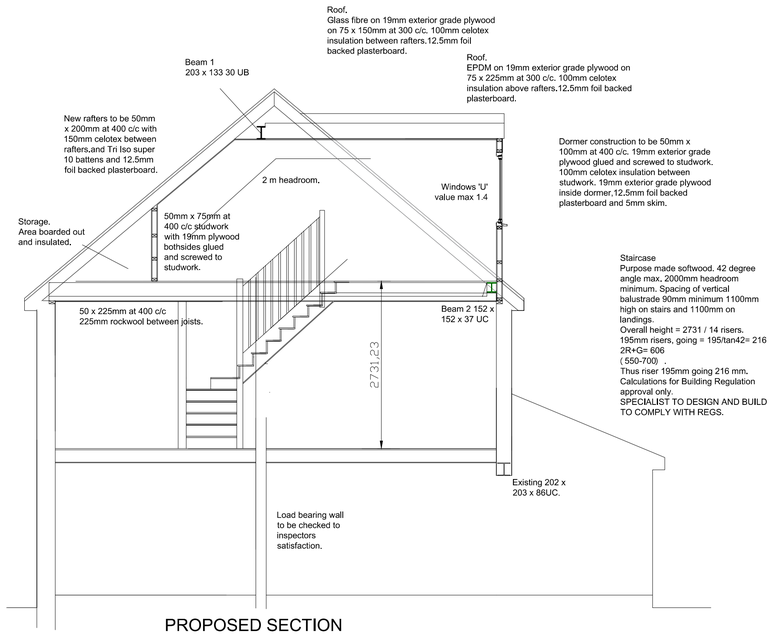
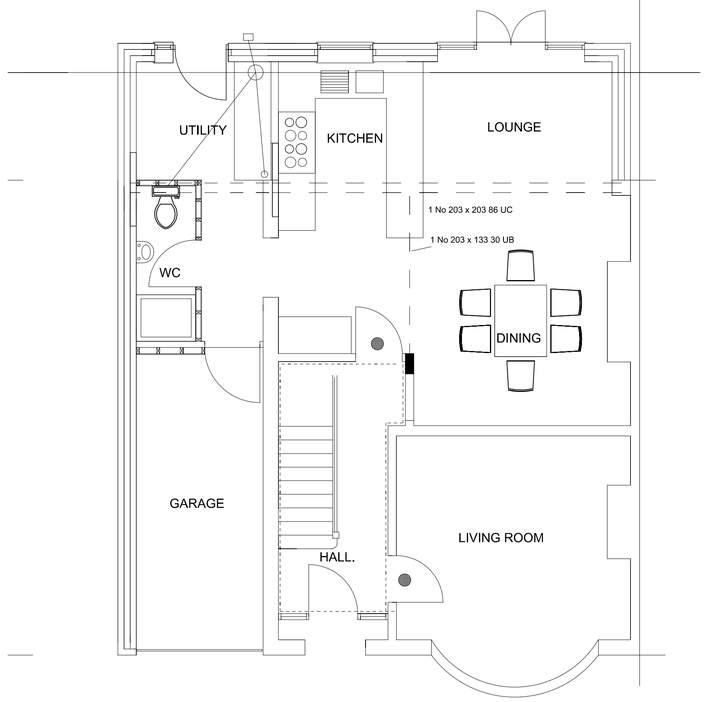
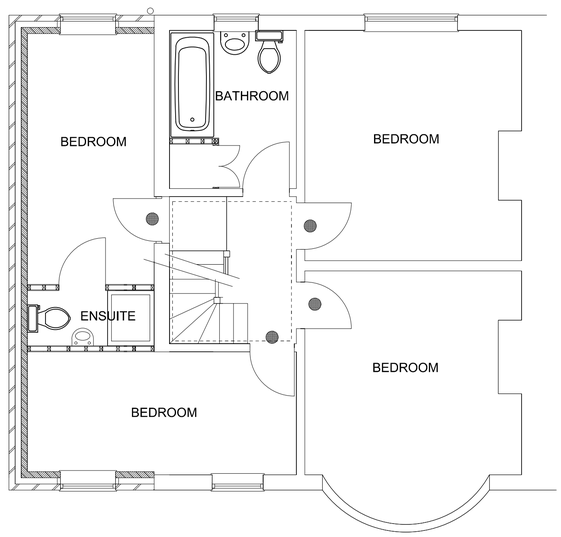




PROPOSED SECTION
THROUGH LOFT
CONVERSION.



PROPOSED GROUND FLOOR.
GROUND FLOOR EXTENSION
APROVED AND BUILT.



PROPOSED FIRST FLOOR

Structure
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 Project Structural Engineer or Building Control Surveyor.

New Structure
Beams, Lintels and Fire Protection
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 30 minutes fire resisting construction with staggered joints **Openings and Wall Returns**
An opening or recess greater than 0.1m² shall be at least 665mm from the supported wall (measured externally).

External Walls
Walls Below Ground
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete maximum 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weep holes.

Cavity Wall
To meet minimum U value required of 0.28 W/m2K, Provide horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. 102.5mm thick brickwork outer leaf. Cavity width to suit insulation manufacturer's specification. All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm centres horizontally, 450mm vertically and 225mm centres at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243. Inner leaf to be insulated blockwork to achieve the u-value with the chosen insulation. Provide cavity trays over openings. All cavities to be closed at eaves and around openings using proprietary cavity closers. Provide vertical DPC's around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres. Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles. 12.5mm standard plasterboard dry lining on plaster dabs with lightweight plasterboard to finish.
Attaching New Wall to Existing Wall
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

Thermal Bridging and Air Leakage
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (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.

Roof.
GRP flat roof system and trim. 22mm OSB boarding. 150mm Kingspan on 19mm exterior grade plywood on rafters. These straps secured using 100mm spit hit screws and solid noggins.
12.5mm foilbacked plasterboard and skim

Flat roof
To meet minimum u-value of 0.18w/m2K at rafter level or 0.16w/m2K at ceiling level.

Lead Work
All lead flashings, any valleys or soakers to be Code 6 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped minimum 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

Internal Works

Electrics
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. 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 the B. Inspector.

Internal Lighting
Install low energy light fittings. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

Heating - Gas Heating
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.
Heating -New Boiler If required
Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a minimum SEDBUK rating of 86%. No combustible materials within 50mm of the flue. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of Approved Document L1B.

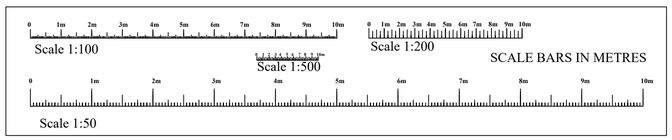
Windows & Doors
Roof Lights (not applicable on this project)
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with openings to be trimmed in accordance with Trada Euro code 5 span tables 3rd Edition.
Safety Glazing
All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Approved Document N of the current Building Regulations. I.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.
Window U-Values
Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Door U-Values
New and replacement doors to achieve a U-Value of 1.8 W/m²K. Glass to be toughened or laminated safety glass to BS 6206 and Approved Document N of the current Building Regulations.

Ventilation
Background & Purge
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of minimum 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm².
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors to kitchen, bathroom/shower rooms, WC's and utility rooms should be provided with a 10mm undercut ventilation from finished floor level to aid air circulation.Ventilation provision in accordance with the Domestic ventilation compliance guide.

Drainage
Rainwater Drainage
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm diameter UPVC downpipes. Rainwater taken to existing storm water system or new soakaway, situated a minimum distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway or taken to alternative outfall.

All windows and stairs must be measured and designed on site by specialist supplier. All woodwork to be agreed with client before supplying and fixing. All measurements checked on site before specialist manufacture or bespoke elements.

All dimensions are in millimetres unless stated otherwise
All dimensions to be checked on site by the contractor prior to preparation of shop drawings, ordering materials or commencing works
This drawing has been prepared solely for the purposes of obtaining either planning consent or building approval.



client: Mrs Eastgate

SITE ADDRESS: 60 Noremarsh Road, Royal Wootton Bassett, Wiltshire, SN4 8BH

PROJECT: Proposed oft conversion and rear dormer.

RAND PLANNING CONSULTANCY LTD
Phil Rand
Cherry Tree House
Clardon lane
Purton.
Wiltshire
SN5 4HN
TEL 01793 771128

Drawn by	Drawing No
Phil Rand	02
Scales: 1:200 1:100 1:50	Date: 12th Sept 2023