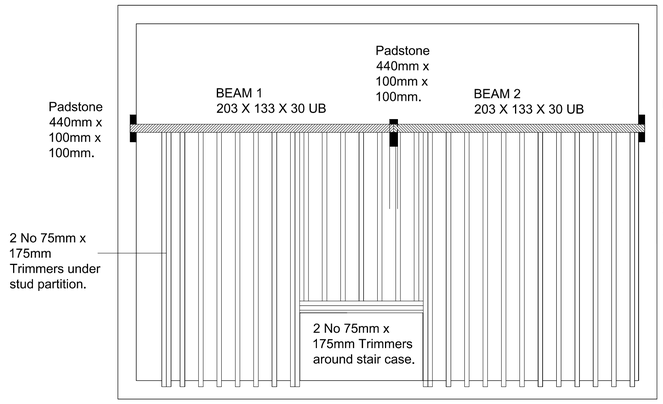
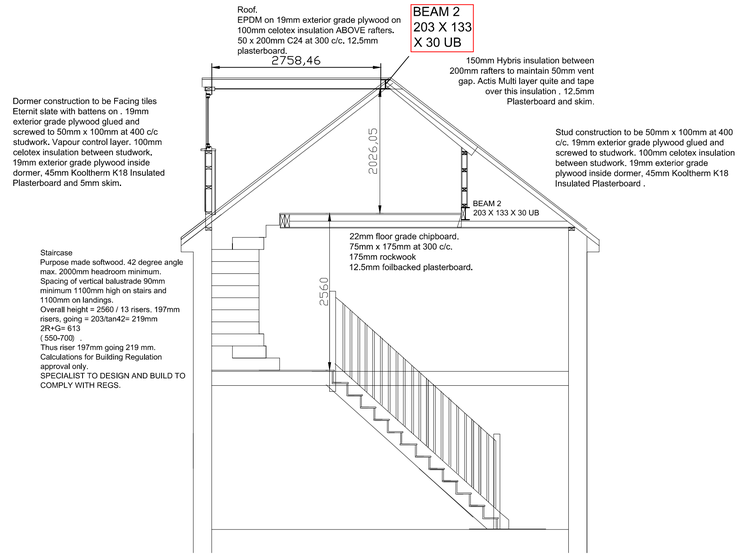
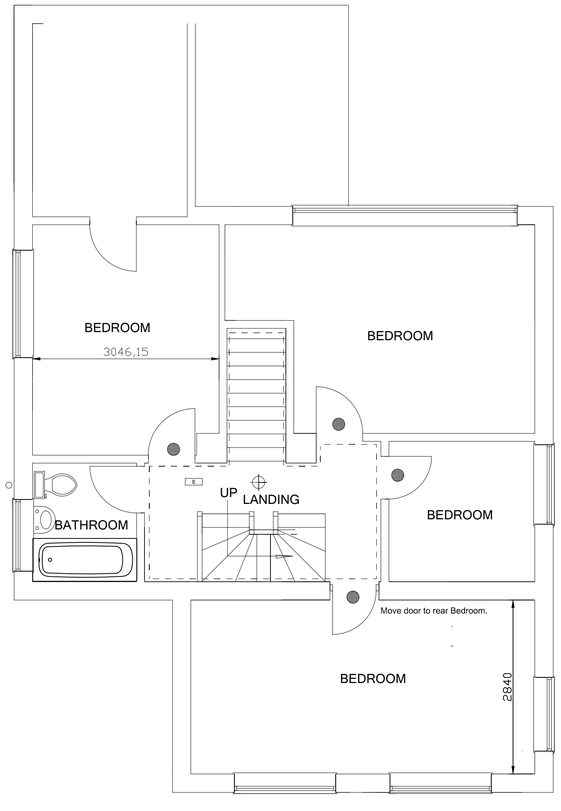


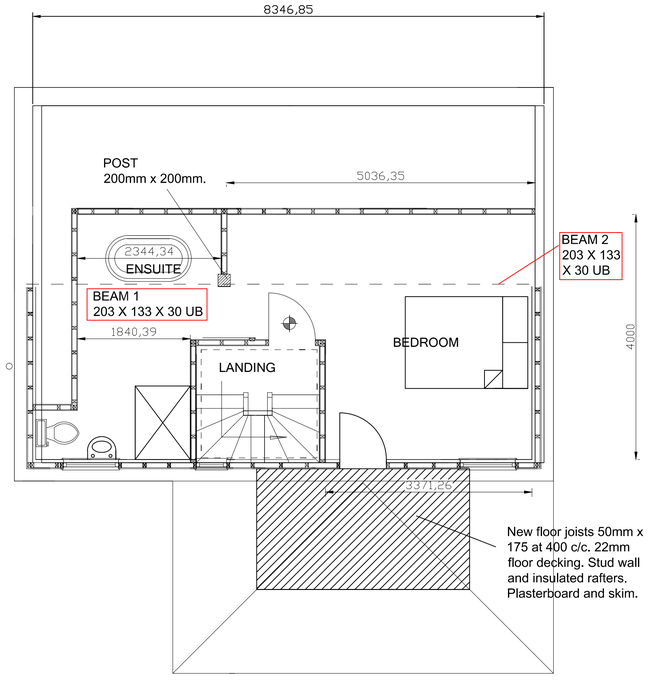
FLOOR JOISTS DETAIL 1:100



SECTION THROUGH LOFT



PROPOSED 1ST FLOOR.
scale 1:50



PROPOSED 2nd FLOOR.
scale 1:50

General Notes

Site Preparation

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants andground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

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).

Foundations

600mm x 750mm trench fill foundations grade of ST2. All foundations to be a minimum of 1000mm below ground level, exact depth to agreed on site with Building Control Surveyor to suit site conditions. All constructed in accordance with the Building Regulations 2010 A1/2 and BS 8004:1986

Code of Practice for Foundations. Ensure foundations are constructed below

invert level of any adjacent drains. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any trees in the vicinity of excavations, the Building Control Surveyor is to be contacted and the advice of a structural engineer may need to be sought.

Ground Floors

Solid Floor - Insulation Over Slab

Solid ground floor to consist of 150mm consolidated well compacted hardcore. 1200mm gauge polythene DPM. 100mm concrete. DPM to be lapped in with DPC in walls.

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 0.18 W/m2K. Provide horizontal strip polymer (hpload) 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.

Roofs

Flat roof

To meet minimum u-value of 0.18w/m2K at rafter level or 0.16w/m2K at ceiling level. Trussed roof be in accordance with BS 5268 or cut roof to be in accordance with Euro code 5 span tables 3rd Edition. Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at maximum 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions, All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres. Insulation requirements to manufacturer's specification for warm or cold roof, Ceiling finished with 12.5mm plasterboard and min 3mm thistle multi-finish plaster.

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.

Means Of Escape and Fire Regulations

Smoke Detection

Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BSS839-6:2004 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. 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.

Escape Windows

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of minimum 0.33m sq. with a minimum dimension of 450mm in an direction, the bottom of the openable area should be not

more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

Windows & Doors

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 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.

Extract Ventilation - All Wet Rooms

Provide mechanical extract ventilation to all wet rooms ducted to external air capable of extracting at a rate of not less than listed below: Shower Room/Bathroom/En-suite 15 litres per second, WC 6 litres per second, Utility 30 litres per second, Kitchen 30 litres per second at cooker hood or 60 litres per second elsewhere. 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 undercut ventilation 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.

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.

Foul Drainage

Underground Drainage

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 400mm pea shingle (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801.

Inspection Chambers

Inspection chambers/manholes to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers internally and be adequate for vehicle loads in driveways.

Above Ground Drainage

Above ground drainage to comply with BS5572.1978 for sanitary pipework. All drainage in accordance with Approved Document H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and maximum length of branch connections (if maximum length is exceeded then anti vacuum traps to be used).

Sinks - 3m for 40mm pipe 4m for 50mm pipe

Washing machine and dishwasher - stand pipe 50mm

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/c - 100mm for 6m for single wc

All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.

Supply hot and cold water to all fittings as appropriate.

Foul Drainage Ventilation

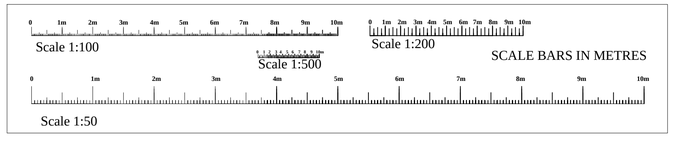
Soil & Vent Pipe

SVP to be extended up in 110mm dia UPVC and to terminate minimum 900mm above any window/door openings within 3m. Provide a long radius bend at foot of SVP.

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 EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

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 and discussed with Phil Rand if any problems have been found.



client
Dean Wason and Emma Veitch.

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1 Hazel End
Wootton Bassett
Swindon
SN4 7ET

PROJECT
Proposed Loft
Conversion.

RAND PLANNING CONSULTANCY LTD
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Clardon lane
Purton.
Wiltshire
SN5 4HN
TEL 01793 771128

Drawn by	Drawing No
Phil Rand	01
Scales: 1:500 1:100 1:50	Date: 11th December 2025