

A. PERMITTED DEVELOPMENT CALCULATIONS

1. Floor Area = 25 sq. M x 1.6 M (mean height) = 40 cu. M
Under 50 cu. M for semi-detached houses

B. GLAZED AREA RATIO CALCULATIONS

1. Velux Rooflight U08 = 1.33 sq.M x 3 Rooflights = 3.99 sq. M
Glazed Area to new Loft Floor (25 sq.M) = 16 %
Glazed area is under 25 % of new Loft Floor Area

FIRE WARNING SYSTEM (TO COMPLY WITH PART B1)

An electrically operated Fire Alarm System supplied from batteries trickle charged from the mains supply and installed in accordance with BS 5839: Part 1: of type L2 must be provided throughout the building to all habitable rooms.

SA denotes Smoke Alarm

HD denotes Heat detector

On completion a certificate of Installation and commissioning of the Fire Alarm System will be required from the contractor confirming that the work has been designed and installed in accordance with the above code prior to inspection and acceptance by the Fire & Local Authority.

VENTILATION (TO PART F)

All bathroom, shower room, WCs etc. to have mechanical ventilation providing minimum of 3 volume air changes per hour and 20 minutes over run operated by light switch and ducted to external wall or roof

INTERNAL PARTITIONS (X HR. FIRE)

50 x 75 thick stud work partitions with noggings. All sole and head plates faced on both sides with 12.5mm thick plasterboard and plaster skim finish.

50mm thick sound insulation to all bathrooms & WC internal walls - CELOTEX TD 50 or similar approved.

All internal doors to habitable rooms to be FD 30 S (smoke sealed & self closing doors)

DRAINAGE & PLUMBING (BS 5572: 1978)

All sanitary pipework to comply with PART H1 and all waste pipes to be UPVC and to be of the following minimum sizes:

Wash Hand Basin, Shower & sinks - 38 mm dia.

WCs - 100 mm dia.

Combined or overlength wastes - 50 mm dia.

All sanitary fittings to have 75mm deep seal traps with access for rodding provided in wastes at all change of direction. All wastes to be laid to 19-30mm/M run fall.

Provide plumbing air test on completion to Local Authority Building Inspector's approval on site.

All proposed waste from Shower room etc. to connect to EX. SVP as per layout to drawing.

NEW STAIR

Manufacturer's Stair design and specification to be submitted to the Architect at least 2 weeks before fabrication for comment purpose.

New 650mm wide timber stair with a total of 13 risers to suit 2nd floor to 3rd floor finish level of 2625 mm (site check) as per layout on drawings. Stair to comply with Part K with maximum riser of 220mm and minimum going of 225mm not exceeding 42 degree pitch.

Reduced headroom for loft conversions to comply with Part K1: Headroom will be satisfactory if the height measured at the centre of stair is 1.9M reducing to 1.8M at the side of the stair as shown in Diagram 3

Provide 1.0 M high guarding constructed in stud/w with plasterboard finish on both sides.

Soffit of the stair to be lined in 12mm thick fire line board to achieve X hour fire protection.

PROPOSED ROOF PLAN 1:100

(including New Rooflights)

NOTES DO NOT SCALE FROM DRAWING

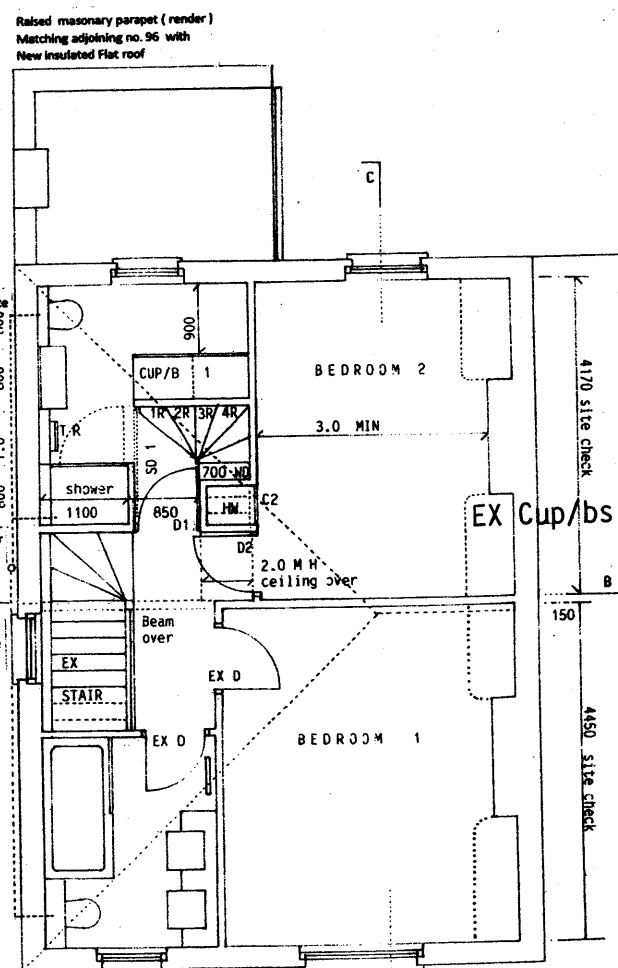
All dimensions to be site checked and any discrepancy to be reported to the Architect

EX. Denotes existing dimensions

TD. Denotes turn out dimensions

All products to have BBA Certification where applicable and all manufacturer's approved sub-contractor's work to conform with BS 4980 - Quality Assurance

Raised masonry parapet (render)
Matching adjoining no. 96 with
New Insulated Flat roof



PROPOSED FIRST FLOOR PLAN 1:100



WEST (STREET) ELEVATION 1:100

GENERAL NOTES

1. All products to have BBA certification where applicable and all manufacturer's approved sub-contractor's work to conform with BS 4980 on quality assurance.
2. All Structural members, fixing details to Structural Eng's specifications and Building Inspector's approval on site. REFER TO STRUCTURAL ENG'S DRG.
3. All Structural timbers to be tanked or treated preservative to BS 4072 and cut end be brush treated
4. All Electrical works to be carried out in accordance with IEE Regulations and Part P certification is required where applicable. All positions of sockets, switches lighting points etc. to Part M and to be agreed with Architect prior to installation.
5. All Plumbing works related to Hot and Cold water tank/cylinders isolating valves, etc and drain codes etc. to be provided in easily accessible positions and to the requirement the statutory authorities. All pipework shall be copper to comply with BS 2871-Table X



EAST (REAR GARDEN) ELEVATION 1:100

WORKS TO REAR EXTENSION
NOT PERMITTED DEVELOPMENT