

*Actual measurements to be checked onsite
Contractor to contact architect if errors are found and alternative design is required
Structural engineers specification to take priority for detail(s)
In addition to these notes and drawings, reference shall be made to the specification of
works and the relevant Architects, Engineers and Specialists drawings and
specifications.
The contractor is responsible for verifying all site dimensions before commencing
work.
All dimensions are in millimeters unless noted otherwise
This drawing has been produced electronically and may have been photo reduced
or enlarged when printed or copied. Dimensions on this drawing shall not be scaled.
Work only to figured dimensions. Any dimensional discrepancies, errors or
omissions are to be reported to the architect immediately.
The contractor is responsible for the stability of the building whilst the works are in
progress.*

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Dwarf internal Walls - 75mm GA4075 Celotex between and 12mm TB4012 internally lined to stud
0.28W/m²k. Celotex tape joints and mastic perimeter edges.
Framework for dwarf walls (internal low wall).
50x100mm C16 studs @ 400mm centres fixed to 100x50mm sole and head plates. 12.5mm plasterboard,
scrimmed at joints and plastered with Gyproc Multi-finish. Double up any joists under new partitions
running the same direction as the partition, bolted @ 400mm centres.
Roof slopes: U-value 0.18W/m²k. For additional strengthening please see structural engineers notes.
Upgrading existing or construction new sloping ceilings U-value 0.18W/m²k
When insulating 100x50mm rafters at 400mm centres, use Celotex GA4050 between the rafters, then
fix Celotex GA4070 beneath the rafters. The joints of the insulation beneath the rafters are then taped
using Celotex insulation tape and the perimeter edges sealed with mastic to provide a vapour check layer
(VCL). A 25mm timber batten is then installed on the line of the rafter, on which the 12.5mm plasterboard
is then fixed through to the battens. Ventilation of the roof slope must be achieved by leaving a 50mm air
gap above the insulation. (Use water resistant plasterboard with shower, bath, WC and ensuite rooms)
Plaster all ceilings with 3-5mm skim coat plaster such as Gypsum multi-finish plaster, remember to scrim
all board joints and provide stainless steel drywall beadings to corners.

Ensure a 50mm air gap remains between the membrane and the insulation to allow cross flow ventilation.
Provide eaves ventilation via a continuous ventilation strip to the top edge of the fascia board. Provide
ridge vent terminals at 1.8m centres.

Internal walls to be built up from 50x75mm vertical studwork at 400mm centres fixed to 50x75mm head
and sole plates. Internally line internal walls with 12.5mm Gyproc plasterboard to each side, scrimmed at
joints and plastered with Gyproc Multi-finish.

Windows and ventilation

All windows to be provided with 24mm double glazing with argon fill and provide a U-value of 1.6
W/m²k or better. Any glazing under 800mm in height must be safety glazing. Safety glass to be in
accordance with BS6206 Class C 1981 (1994). Safety glazing shall be installed in all critical locations as
outlined in Approved document N. Safety glazing to be installed in all windows that are 800mm from
finished floor level and to doors containing glass to a height from FFL to 1500mm, any windows fitted
within 300mm to the sides of doors and below 1500mm from FFL must be safety glass as well.
Any glazing in or above internal doors shall be replaced with 6mm Georgian wired safety glass or other
type of clear toughened and fire resistant glazing such as Pilkington Pyrolyte.
Windows within habitable rooms to have a trickle ventilators fitted to window heads (8000mm).

New shower/bathroom to have a trickle ventilator (4000mm) fitted to window
if supplied. A mechanical extractor fan such as a Vent Axia eclipse 1000T with
15 minute timed over-run to allow extraction rate to achieve 30 l/s extraction.
Vent axia shall be fixed to ceiling and ducted through and expelled into
outside, a tile ventilator such as a Glidevale G3 range tile ventilator.

Fire safety and precautions If not present:

The fire detection and alarm system must be mains operated and linked throughout the property and
conform to BS5839-6:2004 - Grade D and at least Category L22 sub. Smoke alarm system shall be
connected to a regularly used local lighting circuit so that it can not be disconnected for prolonged
period.

3rd floor loft space shall have a separating wall that achieves 1/2 hour fire resistance with a FD30
(30minute fire door) installed with intumescent strips to the top and sides of the door. Steel butt hinges
must be fitted to all doors within the staircase escape route. (Brass and aluminum hinges will fail
prematurely to excessive heat).

Doors must be advised to owners to be shut at all times, alternatively Perko closers or steel rising butt
hinges can be used to ensure doors are closed.

Escape doors between rooms to be no less than 600x1981mm high.

Glazing within or above doors to habitable rooms on every floor level to be minimum 30min. fire
resistance, providing 6mm Georgian wired safety glass or Pyrolyte Pilkington fire and toughened
resistant glazing

If a SVP penetrates through floors and runs internally then 2 layers of Gyproc 12.5mm plasterboard
shall be used to achieve 30mins. Fire resistance. Alternatively 1 layer of Gyproc 15mm fireline may be
used.

Plumbing

Existing SVP token 900mm above window heads and fitted with cage.

Pipe work to be lagged with tubular insulation.

Check and replace if necessary all associated pipework.

Existing SVP token 900mm above window heads and fitted with cage.

Bath, shower, basin and bidet waste pipes to be 40mm, runs over 3 metres to be 50mm all to be
connected via 75mm deep seal traps, WC waste pipe to be 110mm Dia. all to connect to the existing
SVP located at the rear external facing wall.

All pipework to be laid to adequate falls. 110mm pipe @ 1in40 fall, 50mm @ gradient between 18 &
45mm per metre and 40mm dia. pipe @ 20 & 45mm per metre.

If found necessary:

Extend existing space heating and hot water system to new radiators, provide thermostatic controls
(TRVs) and all new pipe-works to be lagged with cimaflex or similar foamed lagging.

Insulation of storage tank, pipe-works etc (to BS 1565, BS 3198 or BS 7206 as appropriate)

All plumbing and heating works to be carried out by a registered GASSAFE engineer.

Extended heating and hot water systems

to comply with Domestic Building Services Compliance Guide.

Floor - To be installed - Please follow structural engineers report and design.

22mm tongue and grooved chipboard flooring P5 floor graded (Moisture resistant boarding laid to
bathroom/shower rooms) laid on 50x...mm softwood C... (STRUCTURAL ENGINEERS NOTES TO
TAKE PRIORITY ON TIMBER SIZES AND GRADE, PLEASE READ ENGINEERS NOTES) floor joists @
.....mm centres, fixed to beams using galvanized jiffy hangers. Joists and beams to be 20mm clear of
existing ceiling construction and 50mm clear of chimney flues. Double up floor joists under all
partitions.

Where the span of the joists exceeds 2.5 metres but less than 4.5m then a centre row of strutting is
required. If the span exceeds 4.5m then 2 rows of strutting is required and should be placed at 1/3rd
and 2/3rd of the span.

All multiple beams to be bolted at 600mm centres using M12 bolts. All structural steelwork be coated
with red oxide and to be encased in 2 layers of 12.5mm plasterboard or 1 layer of 12.5mm Fireline
board.

Provide 100mm Isowood quilt insulation between floor joists supported by netting (improving
sound/thermal and fire)

The remaining ceiling voids at eaves level shall be insulated with 275mm Quilted insulation and tucked
to eaves. Eaves trays shall be required to allow for adequate ventilation into the remaining loft space.
U-value 0.16 W/m²k.

Support (where required) existing ceiling from new floor with Simpson straps etc. Any timber joists
supported in party wall to be supported on joist hangers.

If remedial works are required - Party walls U-value 0.30 W/m²k and sound improvement.

Provide a 13mm render scratch coat to existing brickwork party wall to aid sound resistance. Ensure
that any holes and gaps in the party wall are to be fully filled prior to lining. Allow for minimum 25mm
gap between party wall and new stud partition and 50mm gap between chimney stacks. Sound
insulation to be provided to both party walls and shall cover the full length of each party wall.

When insulating a 215mm brick wall, fix Celotex GA4050 to the wall by over battenning with 25x50mm
battens @ 600mm centres. This is fixed through the battens and Celotex GA4050 into the wall using
proprietary fixings. The joints of the Celotex are then taped using Celotex insulation tape and the perimeter
edges sealed with a mastic to provide a VCL. Finally, fix 12.5mm plasterboard through the studs to achieve
a U-value of 0.30 W/m²k. (Use moisture resistant plasterboard with shower, bath, WC and ensuite rooms)
Plaster all ceilings with 3-5mm skim coat plaster such as Gypsum multi-finish plaster, remember to scrim
all board joints and provide stainless steel drywall beadings to corners.

Lead flashings and lead workmanship:

Provide code 5 lead flashings to dormer roof cheek abutments, vertical tile hanging and pitch roof
junctions. (Cheap, step and point into walls).

Workmanship: All lead-work executed in accordance with the Lead sheet manufacturers association
manual Vol.1,2 and 3. Rolled lead sheet to BSEN 12588:1999. Further guidance is given in the British
standards for lead roofing and cladding and a reference to this Standard can be in BS6915:2001. Design
and construction of fully supported lead sheet roof and wall coverings.

Electrical

All electrical work is to comply with Part P (electrical safety) of the approved building regulations and
must be designed, installed, inspected and tested by a NICEIC Reg. Engineer. On completion, The BS
7671 certificate shall be issued by the installer and a further copy submitted to the local building control
authority.

All light switches, power sockets, telephone outlets are to be located within a 450 - 1200mm zone
above floor level. Energy efficient lighting shall be provided throughout the 2nd floor of the property.

Remove all redundant electrical wiring. New wiring to be fully concealed in trunking/ conduits in walls
throughout. Position of switches, sockets and fittings to be agreed with client.

An electrical test and installation certificate is required in accordance with the requirements of BS
7671:2000 and Appendix B of the approved document P (2006 Edition). Signed by a competent person
who is authorized to issue such certificates. Q

A certificate is required from a person carrying out the building work who is registered by the BRE
Certification Ltd. British standards Institution, ELECSA Ltd, NICEIC Certification Services Ltd, or NAPIT
Certification Ltd. Provide at least 25 per cent of energy efficient lighting throughout the property.

Lighting to new second floor

Were recessed lighting is to be used within the new second floor ceiling, energy efficient, L1 compliant
90minute Fire rated downlighters shall be used such as Halolite SGU10 models.

Ceilings to achieve 1/2 fire resistance

All ceilings within stair way escape route area also to achieve 1/2 hour fire resistance and this to be
achieved as above described.

All walls within staircase escape route from ground floor to new second floor to achieve 1/2 hr fire
resistance. The majority of internal walls form plasterboarded stud non-loadbearing to the upper floors.
The ground floor has been provided with masonry loadbearing walls only, however any stud partitions
found separating stair escape route other rooms adjoining the route must be made up of at least 12.5mm
plasterboard fixed to both sides and plaster finish.

Checking existing wall supports for any additional loadings

Existing lintels sustaining additional loads are to be exposed and checked to determine their adequacy. If
lintels above openings are found to be inadequate then replacement will be required following the
structural engineers report.

Existing foundations

Foundations under load-bearing walls are to be exposed and checked for adequacy

Notes

All insulation boards installed must be tightly butted up, taped and mastic applied to perimeters.

Includes mastic seals for flat roof warm deck insulation. All insulation installed to manufacturers
recommendations

Pitched roof to be ventilated and cross flow ventilation provided in air gap above insulation.

All steels and timber sizes to be strictly installed as per structural engineers design.

All leadwork installed to be strictly in accordance with the lead association guidelines.

Contractor responsible for informing the LABC for site inspections

Existing section through
Scale 1:100

Proposed Section
Scale 1:50

Proposed third floor plan
Scale 1:50

Resite tanks
etc within cupboard spaces
storage tanks to be sited on
suitable additional timber bearings
to spread loads



Existing front elevation
Scale 1:100

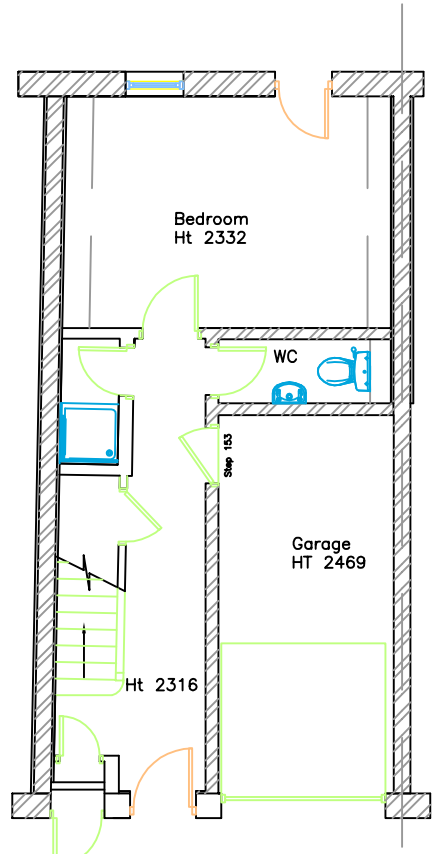
Proposed front elevation
Scale 1:100



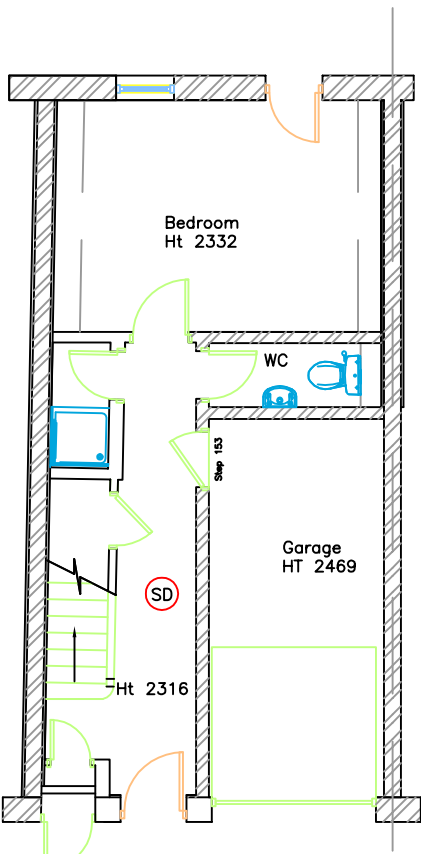
Existing rear elevation
Scale 1:100



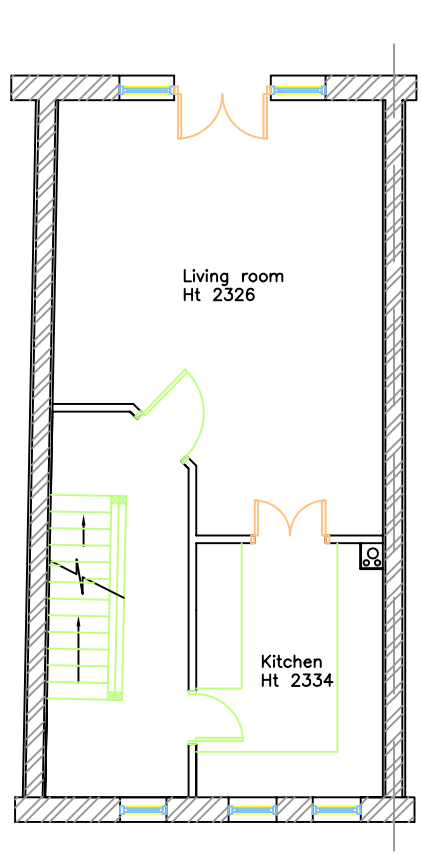
Proposed rear elevation
Scale 1:100



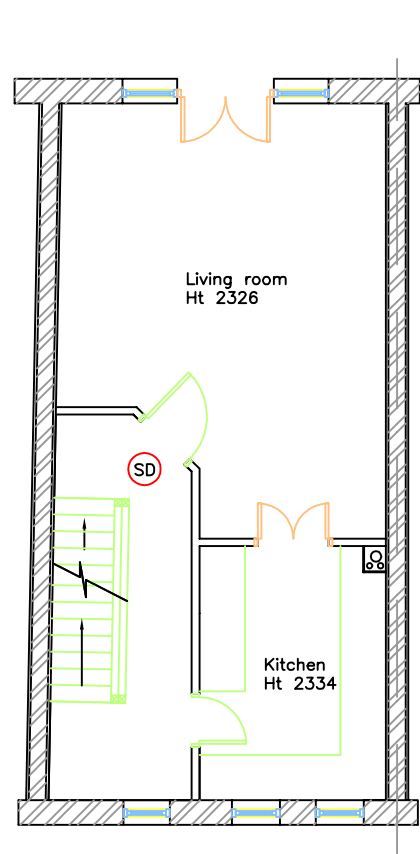
Existing ground floor plan
Scale 1:100



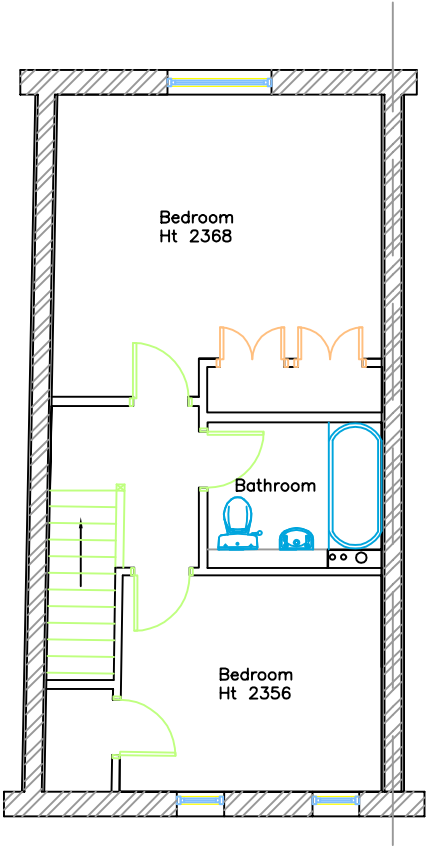
Proposed ground floor plan
Scale 1:100



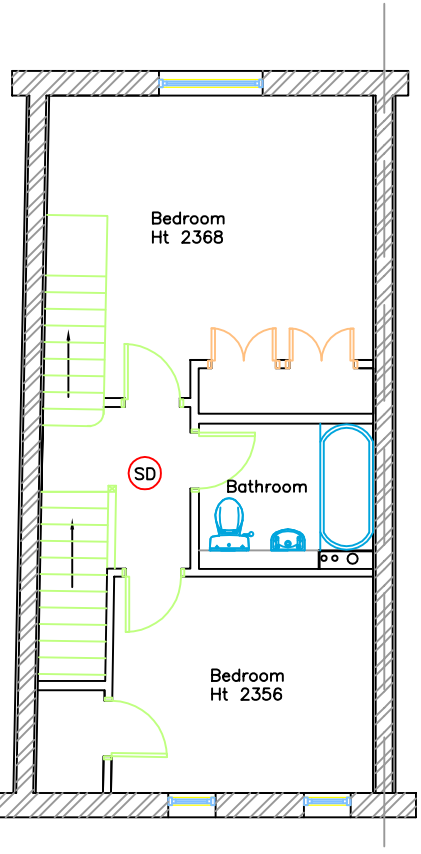
Existing first floor plan
Scale 1:100



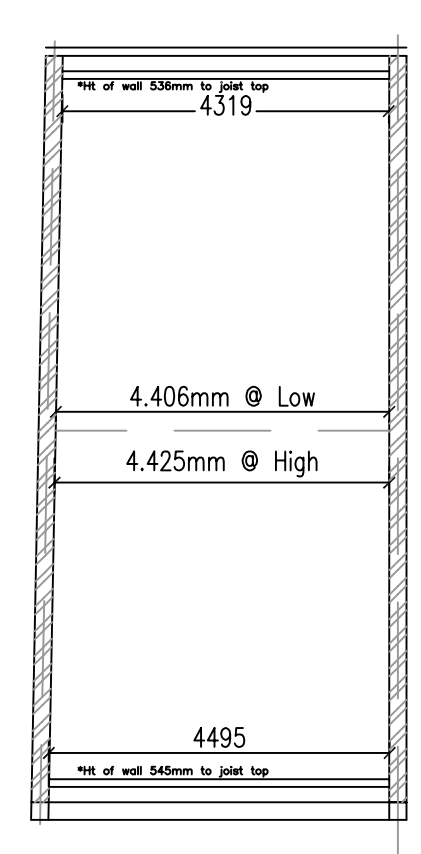
Proposed first floor plan
Scale 1:100



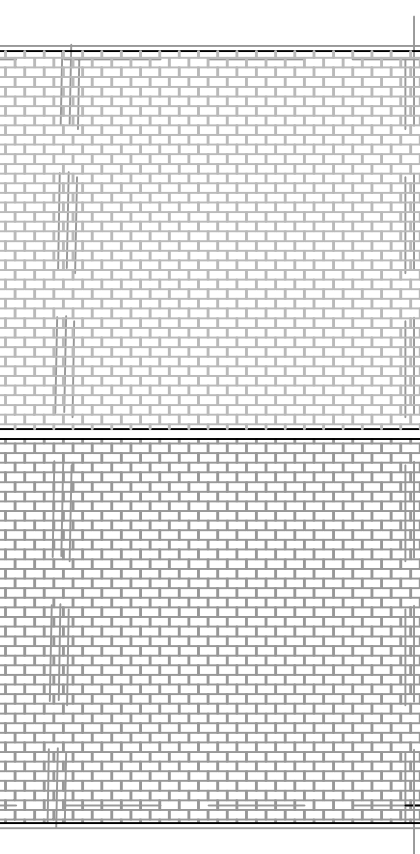
Existing second floor plan
Scale 1:100



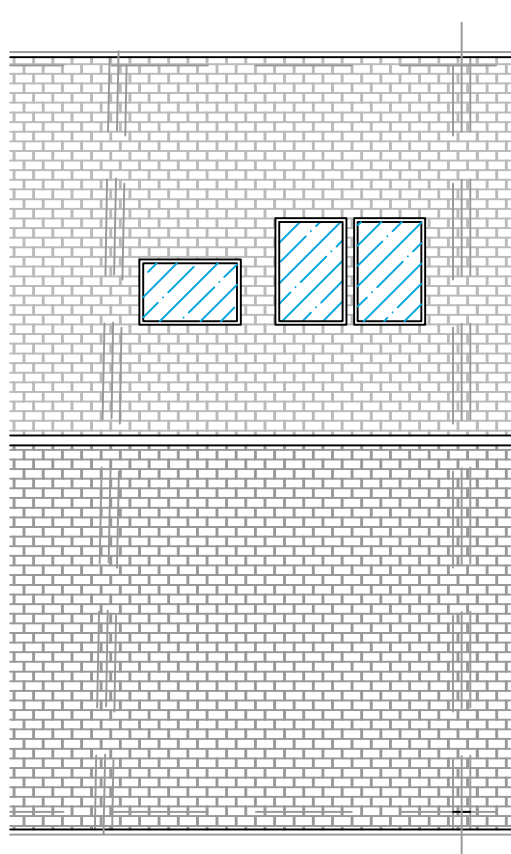
Proposed second floor plan
Scale 1:100



Existing loft floor plan
Scale 1:100



Existing roof plan
Scale 1:100



Proposed roof plan
Scale 1:100