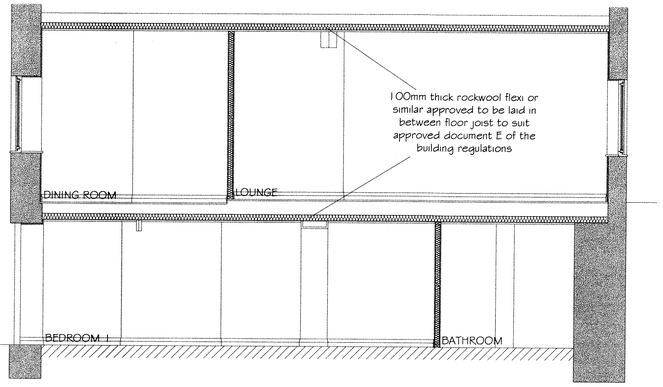
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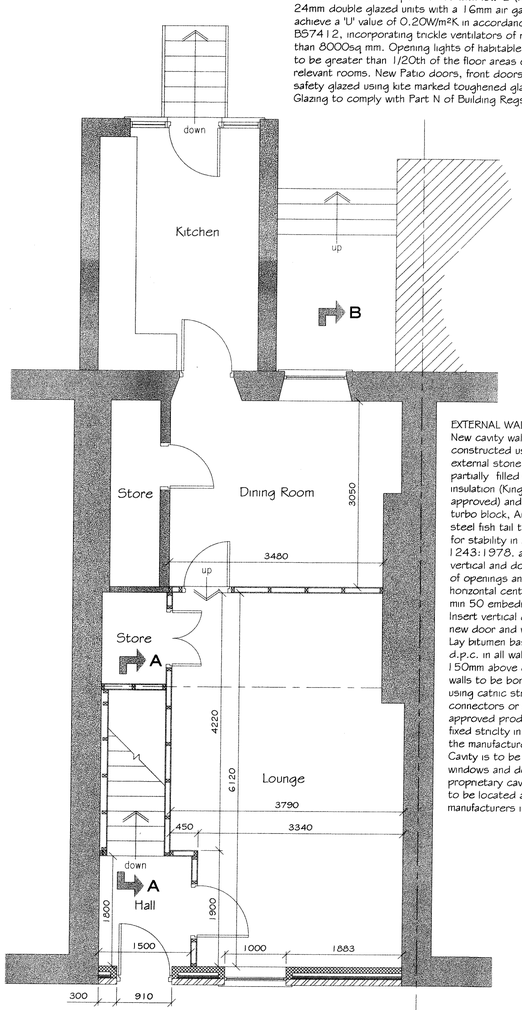
DRAINAGE:
The location of the existing drainage system is to be confirmed prior to commencement so as the new connections and inersections can be determined. Contractor to provide and fix new sanitary fitments to ground floor en-suite bathroom with WC having 100mm dia waste, shower having a 44mm dia waste and WHB having a 32mm dia waste connecting to new 54VP by boss connector and 75mm dst where required. New 54VP to be provide and fixed into location and to be complete with balloon cage to top and rodding access to base.

VENTILATION:
A) Habitable rooms: Windows to have opening lights to minimum 5% (1/20th) of floor area with some part minimum 1.75m above floor level, plus background ventilation trough trickle ventilator, to provide not less than 4000mm sq. of free ventilation.
B) Ensuite Bathroom: Mechanical extract providing 3No. air changes/hour, with 15 litres/sec capacity, operated intermittently with 15min O/run, along with windows as in 'A' above.



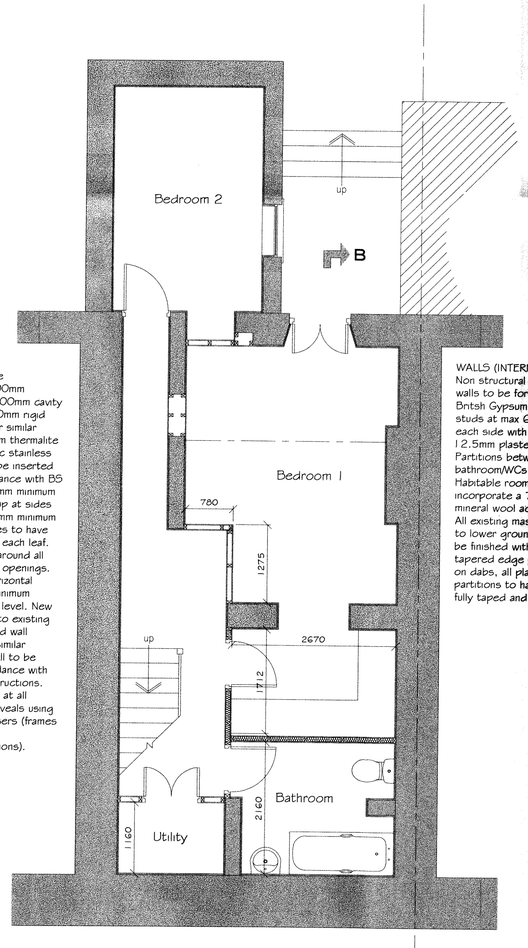
Section B-B

DOORS & WINDOWS
New windows to be upvc frames with low 'E' (K glass) 24mm double glazed units with a 16mm air gap to achieve a 'U' value of 0.20W/m²K in accordance to BS7412, incorporating trickle ventilators of not less than 8000sq mm. Opening lights of habitable rooms are to be greater than 1/20th of the floor areas of the relevant rooms. New Patio doors, front doors to be safety glazed using kite marked toughened glass. Glazing to comply with Part N of Building Regs.



Proposed Ground Floor Plan

EXTERNAL WALLS
New cavity walls to be constructed using 100mm external stone leaf, 100mm cavity partially filled with 50mm rigid insulation (Kingspan or similar approved) and 100mm thermalite turbo block, Austenitic stainless steel fish tail ties to be inserted for stability in accordance with BS 1243:1978, at 450mm minimum vertical and doubled up at sides of openings and 900mm minimum horizontal centres. Ties to have min 50 embedment in each leaf. Insert vertical d.p.c. around all new door and window openings. Lay bitumen based horizontal d.p.c. in all walls at minimum 150mm above ground level. New walls to be bonded into existing using catnic stronghold wall connectors or other similar approved products. All to be fixed strictly in accordance with the manufacturers instructions. Cavity is to be closed at all windows and doors reveals using propretary cavity closers (frames to be located as per manufacturers instructions).



Proposed Lower Ground Floor Plan

WALLS (INTERNAL)
Non structural partition walls to be formed using Bntsh Gypsum 70mm metal studs at max 600crs clad each side with nom. 12.5mm plasterboard. Partitions between bathroom/WCs and Habitable rooms to also incorporate a 70mm min mineral wool acoustic quilt. All existing masonry walls to lower ground floor to be finished with 12.5mm tapered edge plasterboard on dabs, all plasterboard partitions to have joints fully taped and skimmed.

existing timber door and windows to be carefully stripped out and replaced with new uPVC door and windows

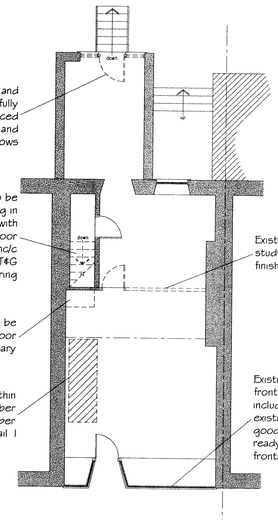
Existing staircase is to be removed and opening in floor to be infilled with 150x50 grade SC3 floor joists at 400mmc/c covered with 22mm T&G chipboard flooring

Existing stair bulkhead to be removed and walls and floor made good as necessary

Opening to be formed within existing suspended timber floor for new staircase as per Detail 1

Existing door & frame and studwall to be removed and finished made good

Existing half glazed shop front to be removed including brick work below, existing opening made good where necessary ready to receive new stone frontage



Enabling Lower Ground Floor Plan

Existing door and frame to be removed and opening blocked up to sill height ready to receive new window

Break through existing wall and support opening with 2 No. 150 x 100 RC lintels over ensuring 150mm end bearing at each side.

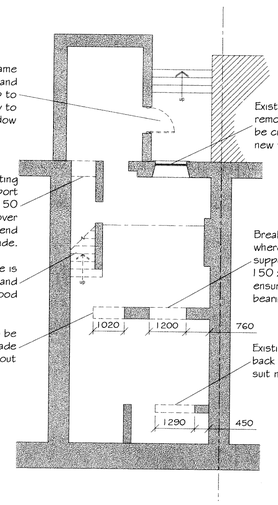
Existing staircase is to be removed and finishes made good

Existing brick wall to be cut back and made good to suit new layout

Existing window to be removed and wall below to be cut out ready to receive new french doors

Break through existing wall where required and support opening with 2 No. 150 x 100 RC lintels over ensuring 150mm end bearing at each side.

Existing brick wall to be cut back and made good to suit new layout



Enabling Lower Ground Floor Plan

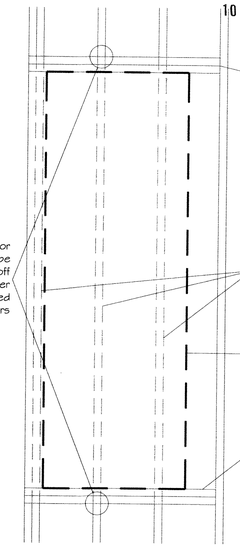
Existing floor joists to be supported off new trimmer using galvanised joist hangers

New trimmer to be inserted to carry existing floor joists. Trimmer is to be constructed using 2No. 195x50 floor joists bolted together at 900mm c/c using M10 bolts.

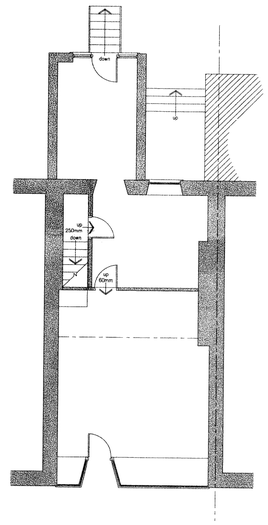
Existing floor joists are to be trimmed to suit new opening for staircase

Dotted line indicates new opening within floor for new stairwell

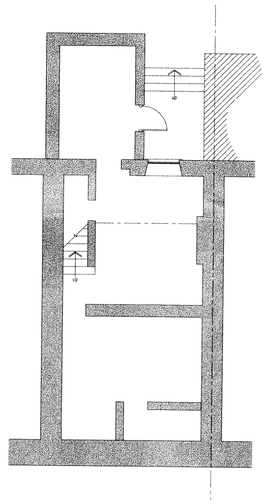
New trimmer to be inserted to carry existing floor joists. Trimmer is to be constructed using 2No. 195x50 floor joists bolted together at 900mm c/c using M10 bolts.



Detail 1 (New Stairwell)

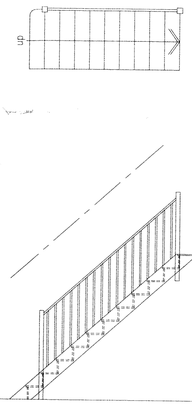


Existing Ground Floor Plan

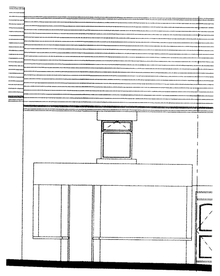


Existing Lower Ground Floor Plan

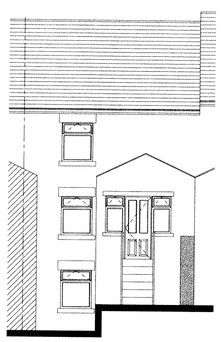
STAIRS
Staircase from lower ground floor to ground floor to be rise = 218.18mm, 11no. = 2407mm total rise, going = 245mm, pitch 41.69°, minimum clear headroom over = 2000mm.
Handrail at 950mm above pitch line, spindles spaced so 100mm sphere cannot pass throughany part and not readily climbable by children.
All handrails / guarding to be able to resist a honzontal force of 0.74kN.



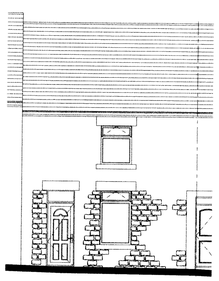
Section A-A



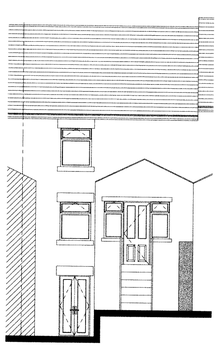
Existing Front Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Rear Elevation

Rev	Date	Description	Drawn

Client
J.W. Mettrick
90 Victoria Street
Glossop, Derbyshire

Project
Conversion of Exisitng Shop to Private Dwelling

Drawing Title
Existing & Proposed Plans & Elevations

Drawn D.Lewis | Scale 1:50 & 1:100 | Date 14.03.11

Drawing No. JM01-01 | Revision. | A1