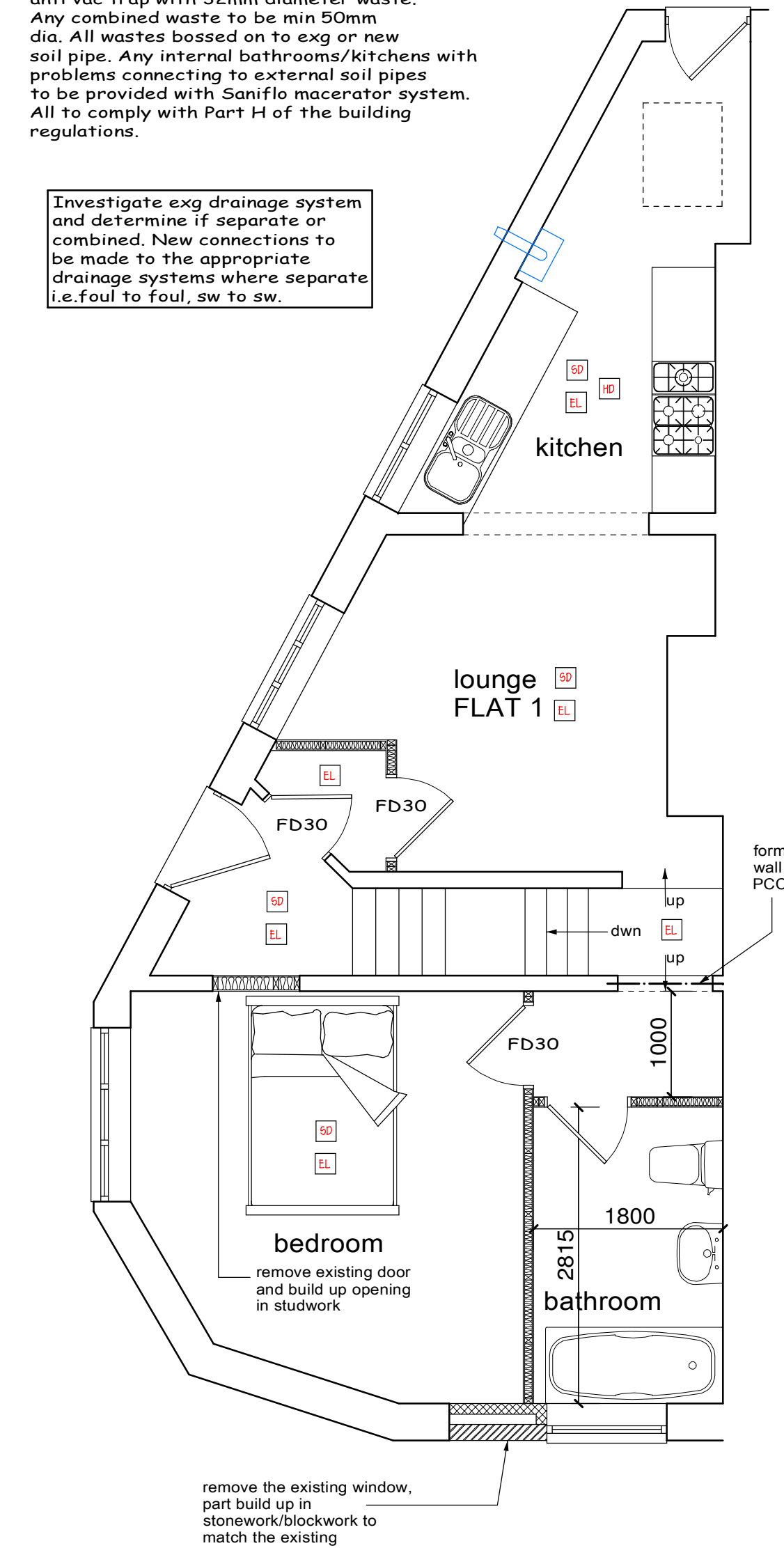




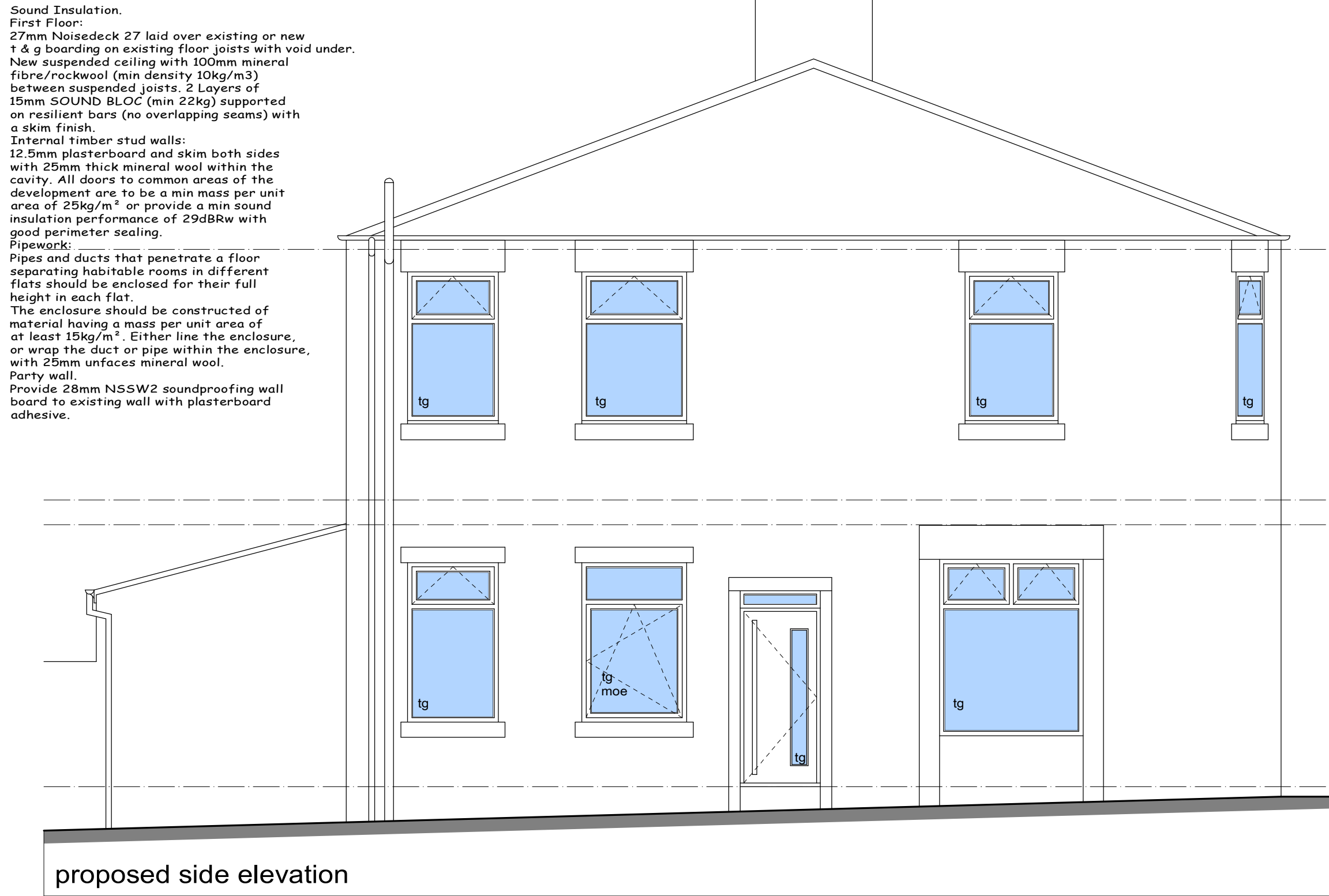
proposed front elevation

Plumbing to new Bathrooms:
WC to have 100mm connection to soil pipes, bath, shower to have 75mm deep seal anti vac traps with 38mm diameter wastes basin to have 75mm deep seal anti vac trap with 32mm diameter waste. Any combined waste to be min 50mm dia. All wastes bossed on to exg or new soil pipe. Any internal bathrooms/kitchens with problems connecting to external soil pipes to be provided with Saniflo macerator system. All to comply with Part H of the building regulations.

Investigate exg drainage system and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate i.e. Foul to Foul, SW to SW.



proposed ground floor plan



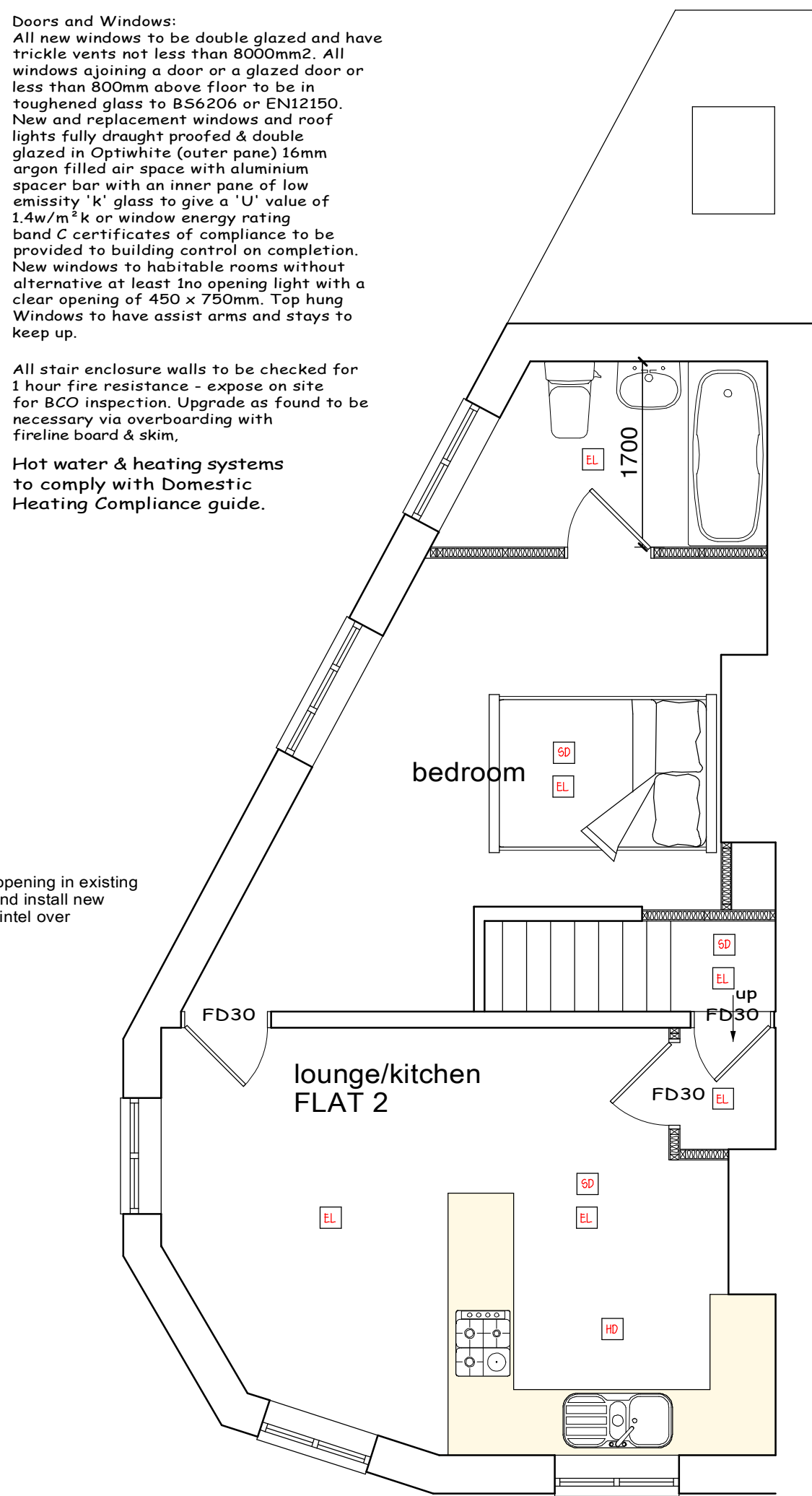
proposed side elevation

Kitchen Layouts:
New Kitchen by others but new sink to have 75mm deep seal anti vac trap with 38mm waste to discharge to new roddable gully below grate but above water level. Any combined waste to be min 50mm dia.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a 'U' value of 1.4w/m²k or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.

All stair enclosure walls to be checked for 1 hour fire resistance - expose on site for BCO inspection. Upgrade as found to be necessary via overboarding with fireline board & skim.

Hot water & heating systems to comply with Domestic Heating Compliance guide.



proposed first floor plan

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Existing Lintols:
All existing lintols to be checked for suitability and replaced with approved Catnic insulated lintol to suit situation.

Double Glazing:
All double glazed units to be Argon filled to achieve U value of 1.4/M2k

Safety Glazing:
All door, windows adjacent to doors and all glazing below 800mm above floor level to be glazed using toughened glass to comply with current British

Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Background ventilation to habitable rooms to be provided with controllable trickle vents with an equivalent area of 5,000mm2 to suit 1/20th of the floor area.

Means of Escape:
New windows to habitable rooms without alternative exits must include at least 1no opening light with a clear opening of 450 x 750mm.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

All walls and ceilings between flats, between flats and common areas and between ground floor areas and flats at to be provided with fire line boarding to achieve 1 hour fire protection. All walls between flats and between flats and common areas are to be taken up to the underside of floor soffit, roof soffit and fully fire stopped to provide 60 minutes fire separation.

Flat entrance doors and all final exit doors to be easily openable without use of a key to B.5.11 of Approved Document B2

All drainage to the satisfactory of the Local Authority Building Inspector on site.

Any soil and vent pipes are to be taken 900mm above any openings within 3m

Ventilation:
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm2. Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
Utility Room 60 Litres/sec elsewhere
Bathroom 30 Litres/sec
Sanitary accommodation 6 Litres/sec.

In addition, controllable trickle vents with equivalent area of area of 2,500mm2. All extracts to open air. Extractor to have minimum 15 mins over run.

Any gas heating works is to be carried out by a Gas Safe registered installer. Any Gas pipes to flats are to be installed to requirements of Approved Document B2.

APPROVED DOCUMENT L1 (2005)
From the 1st April 2005. All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 88%. From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 88%. Exceptional circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

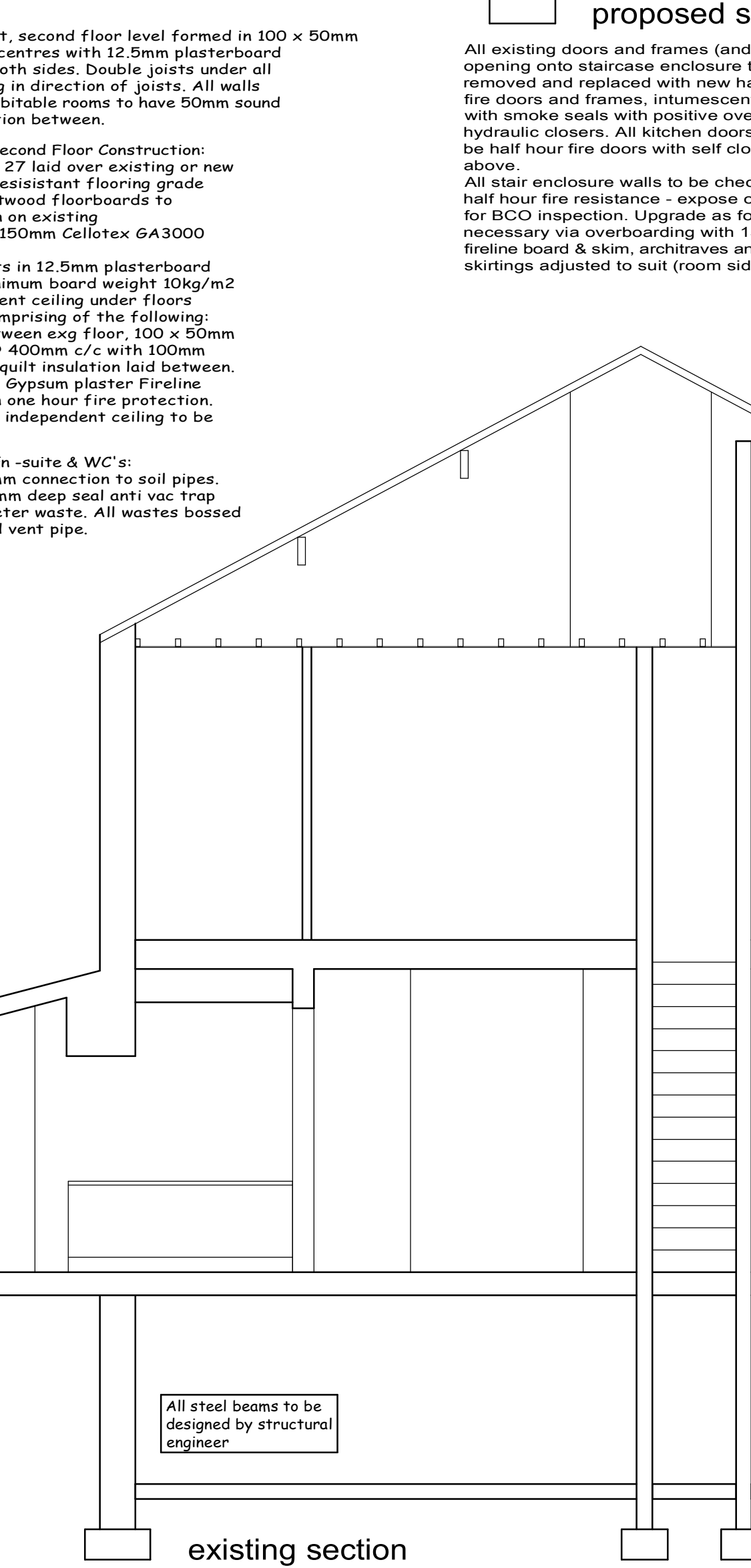
All walls and ceilings between flats, between flats and common areas and between ground floor areas and flats at to be provided with fire line boarding to achieve 1 hour fire protection. All walls between flats and between flats and common areas are to be taken up to the underside of floor soffit, roof soffit and fully fire stopped to provide 60 minutes fire separation.

Guarding required to glazing below 800mm to be able to resist horizontal impact to BS6399 part 1 and be non climbable to children in accordance with requirements of Approved Documents K and N.

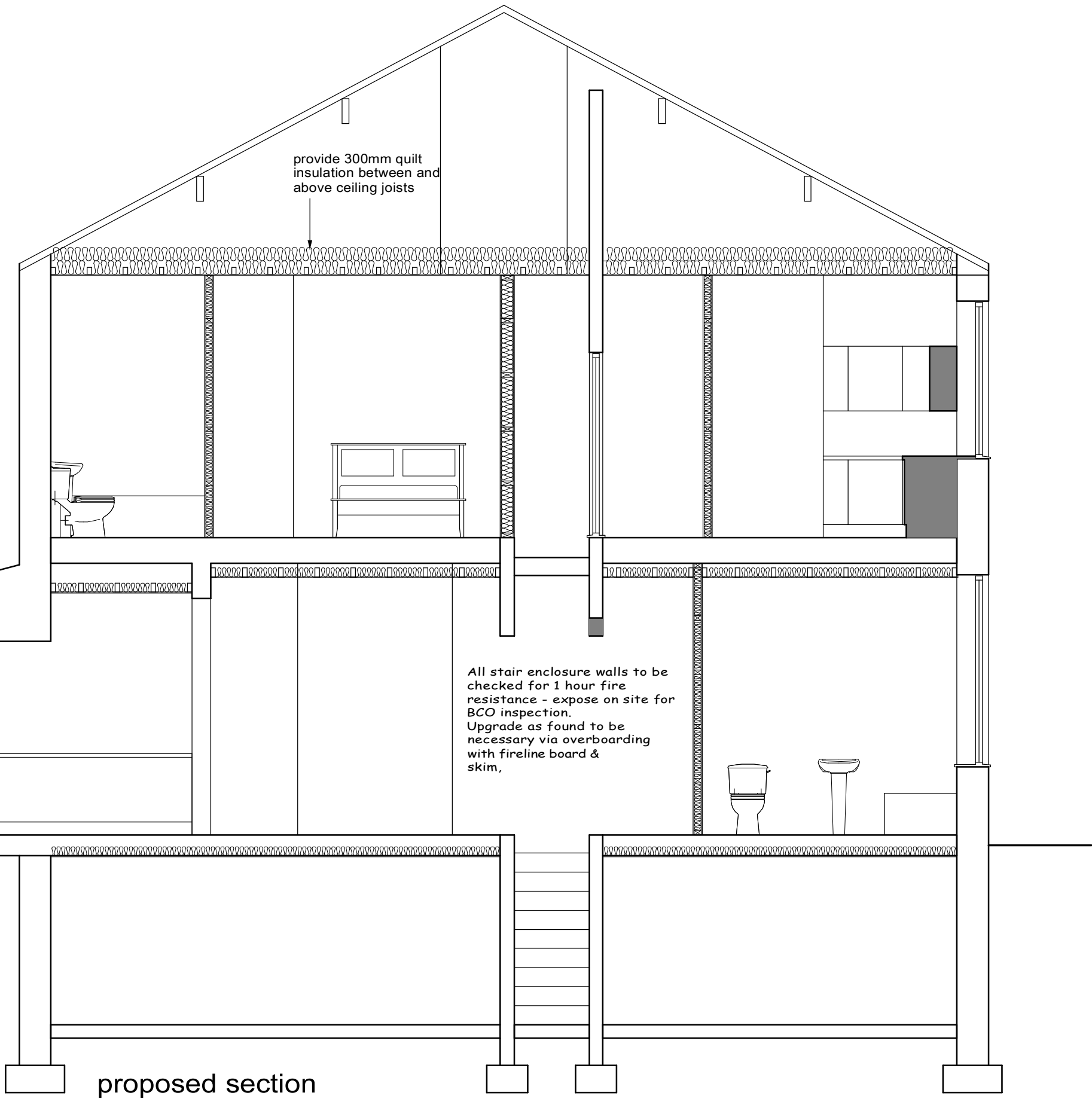
Partitions:
Partitions at first, second floor level formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & habitable rooms to have 50mm sound deadening insulation between.

Existing First & second Floor Construction:
27mm Noisdeck 27 laid over existing or new 22mm moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on existing floor joists with 150mm Celloflex G43000 between joists
Underdrawn joists in 12.5mm plasterboard and skim. NB Minimum board weight 10kg/m2 provide independent ceiling under floors between flats comprising of the following:
100mm space between exg floor, 100 x 50mm ceiling framing @ 400mm c/c with 100mm sound deadening quilt insulation laid between. 2 layers of 15mm Gypsum plaster Fireline board to give min one hour fire protection, the perimeter of independent ceiling to be taped or sealed.

Plumbing to new En -suite & WC's:
WC to have 100mm connection to soil pipes, basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to exg soil and vent pipe.



existing section



proposed section

All existing doors and frames (and any new) opening onto staircase enclosure to be removed and replaced with new half hour fire doors and frames, intumescent strips with smoke seals with positive overhead hydraulic closers. All kitchen doors are to be half hour fire doors with self closer as above.
All stair enclosure walls to be checked for half hour fire resistance - expose on site for BCO inspection. Upgrade as found to be necessary via overboarding with 15mm fireline board & skim, architraves and skirtings adjusted to suit (room side).

All pipes exceeding 40mm dia which pass through fire protecting structure are to be sealed or fire stopped to prevent spread of fire from one side to the other.

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.

Background ventilation to habitable rooms to be provided with controllable trickle vents with an equivalent area of 5,000mm2 to suit 1/20th of the floor area.

The following information must be provided:

Pre-completion Sound testing
A SAP Calculation
An EPC for each apartment
Part P
Gas Safe

Smoke detection:
Provide interlinked smoke detection to all rooms in each flat.

All bedroom windows in each flat one to be replaced with new D/G window units with low E glazing and to contain egress windows.

All new boarding to achieve a minimum of class 1 flame rating in accordance with BS: 1989 and BS: 476 Part 7: 1987 (or class B-s3, d2 in and class C-s3,d2 elsewhere to BS EN 13501).

Check existing floors where under the stair escape routes. Upgrade as found to be necessary via overboarding with fireline board & skim to achieve 60min.

All stair enclosure walls to be checked for half hour fire resistance - expose on site for BCO inspection. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side).

THE OWNER MUST PROVIDE A FIRE RISK ASSESSMENT AND FIRE EVACUATION POLICY FOR THE FLATS.

PROVIDE A NETWORK TERMINATION POINT TO EACH FLAT FOR HIGHSPEED ELECTRONIC COMMUNICATIONS NETWORK.

FIRE SEPARATION BETWEEN GROUND AND FIRST FLOOR MUST BE A MINIMUM OF 60MINS.

	FIRE
SD	Smoke detector
EL	Emergency lighting
HD	Heat detector

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval (D&M). All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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D	
C	
B	
A	
DATE	

SCALE	1:50	DATE	Sept 22
DRAWN	JDJ	PP	B.R

CUSTOMER
Dr S Nadin

PROJECT
Change of use

LOCATION
2 Jones Street, Hadfield, SK13 1BZ

LOCAL AUTHORITY

Extensions
3 Cribden Street, Ravenhill, Boreham, Essex, SS4 9BZ
Mobile: 07968438495
Web: www.extensionsnw.co.uk E-mail: jpc@extensionsnw.co.uk

JOB No.	3120 - 02	REV.	
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