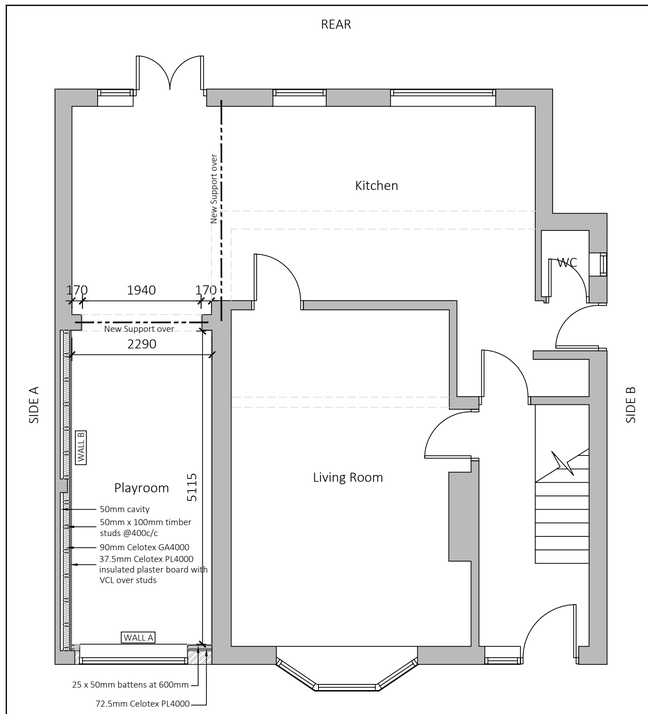
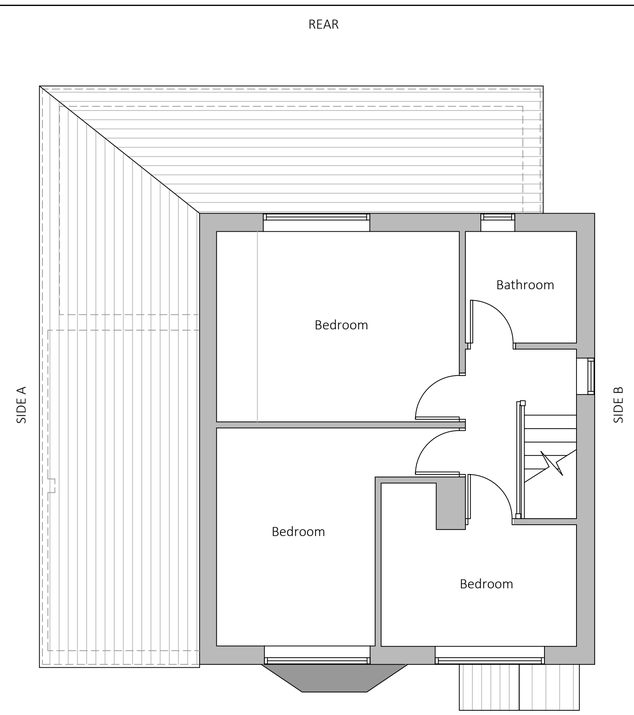
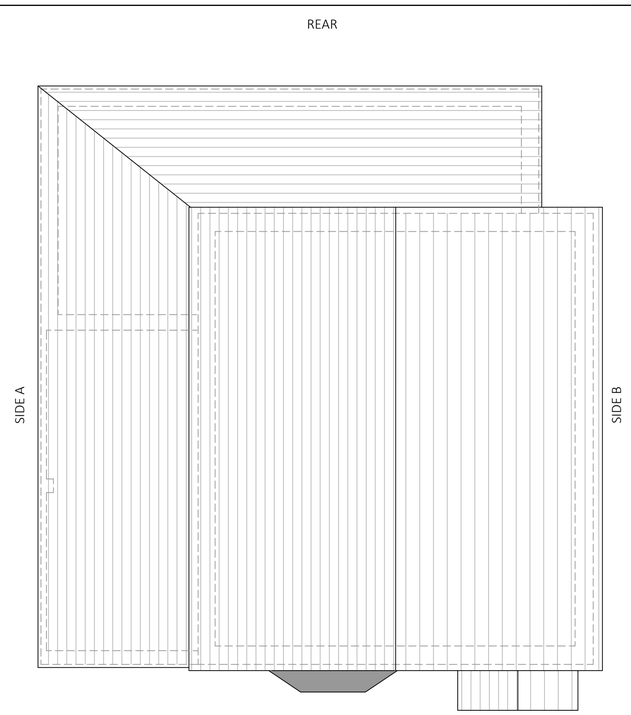


GROUND FLOOR PLAN



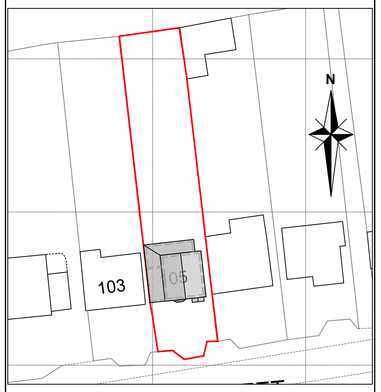
FIRST FLOOR PLAN



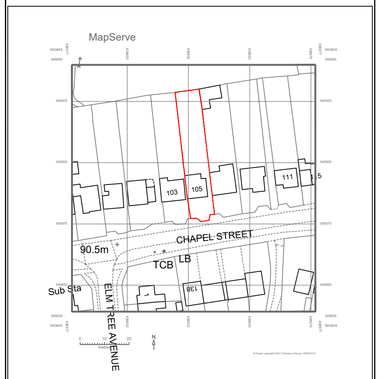
ROOF PLAN

GENERAL NOTES

Whilst every care has been taken to ensure accuracy, no responsibility will be accepted for any errors contained in this drawing and it should not be relied upon for ordering of any materials.
All details and dimensions must be checked on-site before any building work or material ordering.
This drawing is copyright the property of the Client. All dimensions to be checked on site before proceeding.
Contractor to check and adjust dimensions of new work to suit existing conditions.
Do not assume existing structure or details are plumb, square or level.
Contractor must notify the Agent of any discrepancies before proceeding.



Block Plan
Scale 1:500



Location Plan
Scale 1:1250

BUILDING REGULATION NOTES

EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

THERMAL BRIDGING
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).

UPGRADING EXISTING SOLID FLOOR
To meet min U value required of 0.25 W/m²K
The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Provide 1200 gauge polythene DPM or 3 coats RIW over existing concrete slab (if required). DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000, 25mm Celotex insulation to continue around floor perimeters to avoid thermal bridging.
A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air. Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.

WALL A
To achieve min U-value 0.30W/m²K
Existing garage wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 72.5mm Celotex PL4000 insulated dry lining board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.
Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). Finish with a plaster skim. An injected DPC may also be required to the wall if one is not already present and working. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room. All work in accordance with BS 8212 (Code of practice for dry lining).

WALL B
To achieve minimum U Value of 0.30W/m²K
Existing garage floor to be exposed and checked for suitability to carry the load from the new stud wall prior to commencement of work and as required by the Building Control Officer. Construct an inner leaf of timber studwork using 100mm x 50mm treated timbers with head and sole plates and noggins at 400mm ctrs ensuring a 50mm clear cavity between existing wall and new stud. Provide a breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) on cavity side of studwork. Insulation between and over studs to be 90mm Celotex GA4000 between and 37.5mm Celotex PL4000 insulated plaster board with VCL over studs. Finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Provide a cavity tray at the base with weep holes at 600 ctrs. Provide horizontal strip polymer (hyload) damp proof course to new leaf minimum 150mm above external ground level. An injected DPC may also be required if one is not already present and working in existing wall. New DPC to be made continuous with floor DPM.

ROOF
To achieve U value of 0.16 W/m²K
The existing roof must be checked for stability and be free from defects as required by the Building Control Officer. Provide 100mm Rockwool insulation laid between ceiling joists with a further 170mm layer over joists cross laid at right angles.
Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Note: Some pitched roofs are constructed using breathable roofing felt and do not require ventilating if installed in strict accordance with their test certificate.

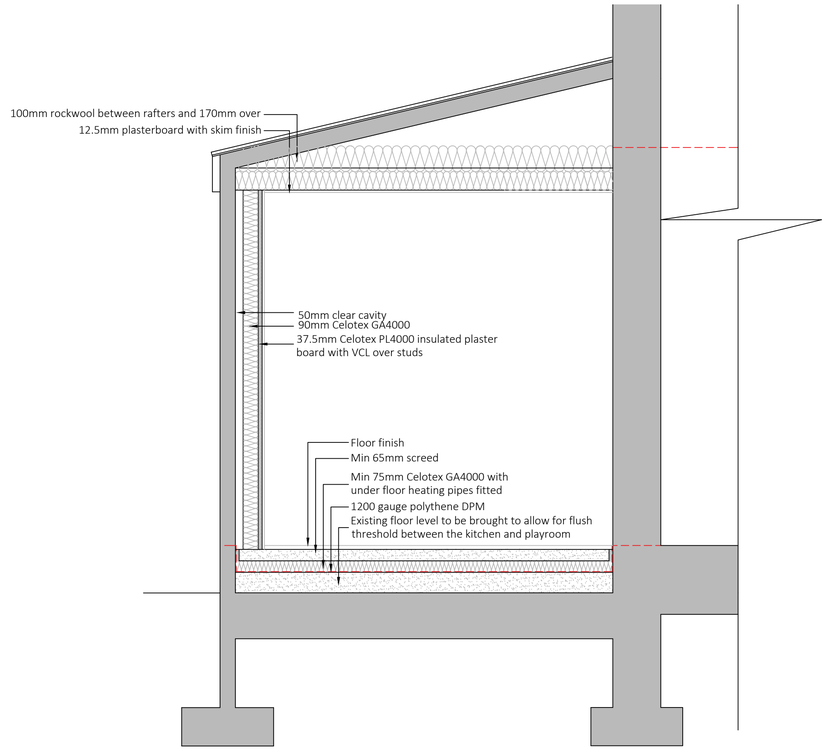
ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. 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 Building Control on completion.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. 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 and the Domestic Building Services Compliance Guide.

SMOKE DETECTION
Where the new room does not have a external door smoke detection will be required. Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard 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. If ceiling mounted they should be 300mm from the walls and light fittings. 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.

NEW AND REPLACEMENT WINDOWS
To achieve U-value of 1.6 W/m²K
New and replacement windows to be draught stripped and double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better. 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. Windows in a cavity wall to have insulated damp proof course around opening. Windows in a solid wall to have insulated dry lining around the opening.



Section Through
Scale 1:20

Rev	By	Chk	App	Date	Description
C	ST			30/06/2021	Map updated
B	ST			27/05/2021	Name amended
A	ST			17/05/2021	Amended to clients comments

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Drawing

Proposed Arrangement
Floor Plans

Drawn by	ST	Date: 10/05/2021
Designed by	ST	Date: 10/05/2021
Checked by		Date:
Approved by		Date:

Drawing No. STA_077_03
Revision C

Drawing Scale: 1:50
Sheet size A1

DO NOT SCALE FROM DRAWING

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