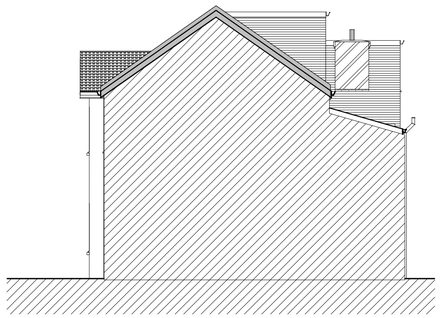
Front Roof lights should not project
more than 150mm from the roof Level.

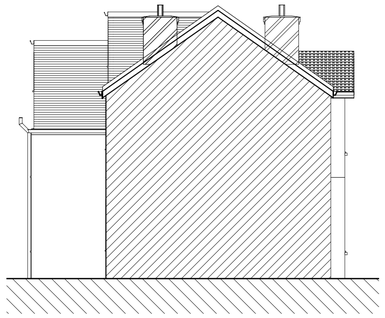
3 Proposed Front Elevation
1 : 100



5 Proposed Side Elevation
1 : 100

The external materials of the proposed extension
would match the external materials of the original
dwelling house

4 Proposed Rear Elevation
1 : 100



6 Proposed Side Elevation II
1 : 100

All wiring & electrical work will be designed, installed , inspected & tested in accordance with requirements of BS7671, the IEE 17th edition wiring guidance and building regulations part P (electrical safety) by competent person registered with an electrical self-certification scheme authorised by the Secretary of state BRE, BSI, ELECSA, NAPIT or BICEIC). the competent person is to send the locasl Authority a self certification certificate within 30 days of completion the electrical works. the client must receive both a copy of the self-certification certificate & a BS7671 electrical installation test certificate & forward copies to building control

Provide double glazed (low-E, en = 0.2) windows
with 16mm gap between panes.
use pilkington K glass, or similar manufacturers
glazing

Proposal for stairs to be measured prior to construction
by the contractor/stairs designer to ensure correct
fiottings with treads/risers/headroom & beam

Ventilations systems should be installed & commisioned in accordance with the guidance given in the 2010 edition of the Domestic Ventilation Compliance Guide. Sufficient information about the ventilation system should be given to the building owner upon completion of the building work, so that the ventilation system can be operated to provide adequate air flow.

New Stairs to be 800mm clear unobstructed
width, with 15No. risers @ 200mm and 225mm
goings @42deg. max pitch angle, 2m clear
headroom above pitch line.

New stairs to be within 1/2hour fire resisting construction

Any glazing around stairs must be improved to
1/2hr fire resistance

Handrail to be 900mm min. above pitch line, with
100mm max. openings in balustrade.

Windows to be fitted with clear area controllable
secondary ventilators giving 800mm sq, of ventilation.

Low energy lighting will be provided to three out of four fixed light fittings, in the ares affected by the building work. (Cupboards & wardrobes etc are excluded).Low energy light fittings should have lamps with a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater tahn 450 lamp lumens.

All existing walls that are intended to accept additional loadings from the new works including the foundations should be inspected in consultation with the BCO on site to verify their loadbearing capacity and structural condition. It may be necessary to partially or completely rebuild walls and/or underpin foundations.

Load Bearing wall to be checked prior to the
construction of works by L.A Inspector.

Ground floor ceiling to the underside of the First floor landing to be checked by L.A Inspector & upgraded if neccesary to achieve 1/2hour fire resistance.

Beam must not be inserted into chimney breasts.

The Existing internal spinal will be exposed at ground floor and First floor level to justify the additional load from the Loft Conversion.

Where a smoke detection system is installed,an installation and commissioning certificate should be provided.Please note that the developer/builder/installer should provide information to the occupants on the use of the equipmemt and its maintenance. BS5839-1 and BS5839-6 reccomended that occupants should receive the manufacturers' instructions concerning the operation and maintenance of the smoke detection system.

All rooms to have a min, ventilation of 1/20th of the
floor area.
8000mm square background ventilation to be
provided in habitable rooms.

Partiton around stairs to be 100x50mm timber studings @ 400mm cts. with 12.5mm plasterboard + 5mm gypsum plaster skin finished + set flush with top + bottom plates and noggings

Inter + mains operated smoke detectors with battery back-ups required to BS5446 will be provided @ ground, First and Second floor landings.

All Doors on all floor levels to be 1/2hr fire resistance
FD 30s

Door frames to be fitted with 25x 38mm stops screwed @ 300mm cts and fixed to frames.

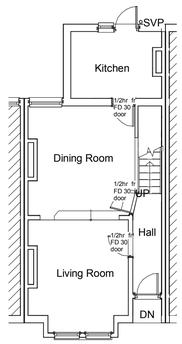
Insert New doors + windows as indicated and double glazed to BS 6206.

Insert new velux window as indicated. Velux to be double glazed AA rating with 2/100 x 50mm trimmers installed & weathered to manufactures requirement and toughened safety glazing BS6206.

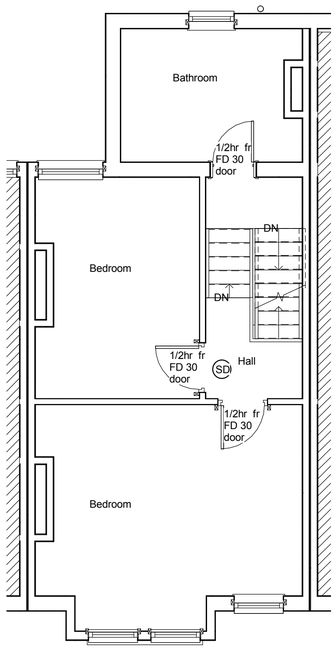
Provide 4000mm sq. background trickle ventilation in Shower Room.
Provide 15 l/s mechanical ventilation extractor fan in Shower Room.
Supply + fit new shower tray with 50mm dia.
Supply + fit new W.C with 90mm dia.
Discharge, new wash-hand basin with 32mm dia. Discharge all falling @ 1:40 leading to Ex. SVP leading to Ex.MH

Studwalls to have 12.5mm soundblock plasterboard with cavity filled 25mm min. Rockwool insulation. Insert 100x50mm timber studdings @ 400mm c/c with 12.5mm plasterboard + 5mm gypsum plaster skim finished and set flush with top plates and noggings.

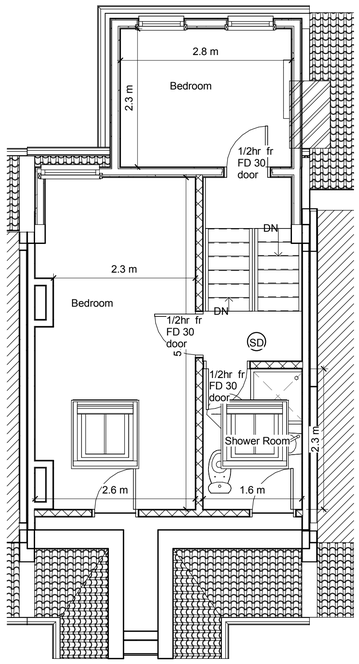
All new windows to acheive a min U-value of 1.6W/m2k



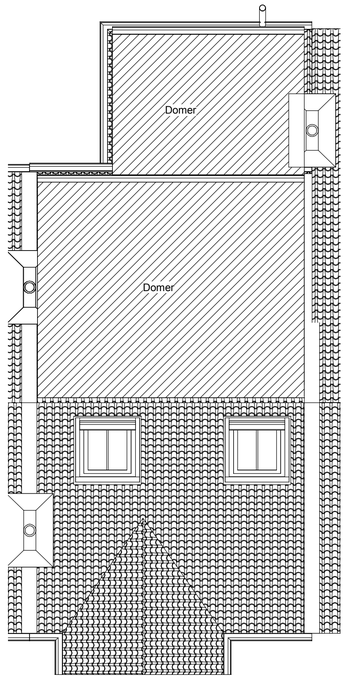
1 01 Existing Ground Floor
1 : 100



2 02 Proposed First Floor
1 : 50



7 03 Proposed Second Floor Plan
1 : 50



8 04 proposed Roof Plan
1 : 50