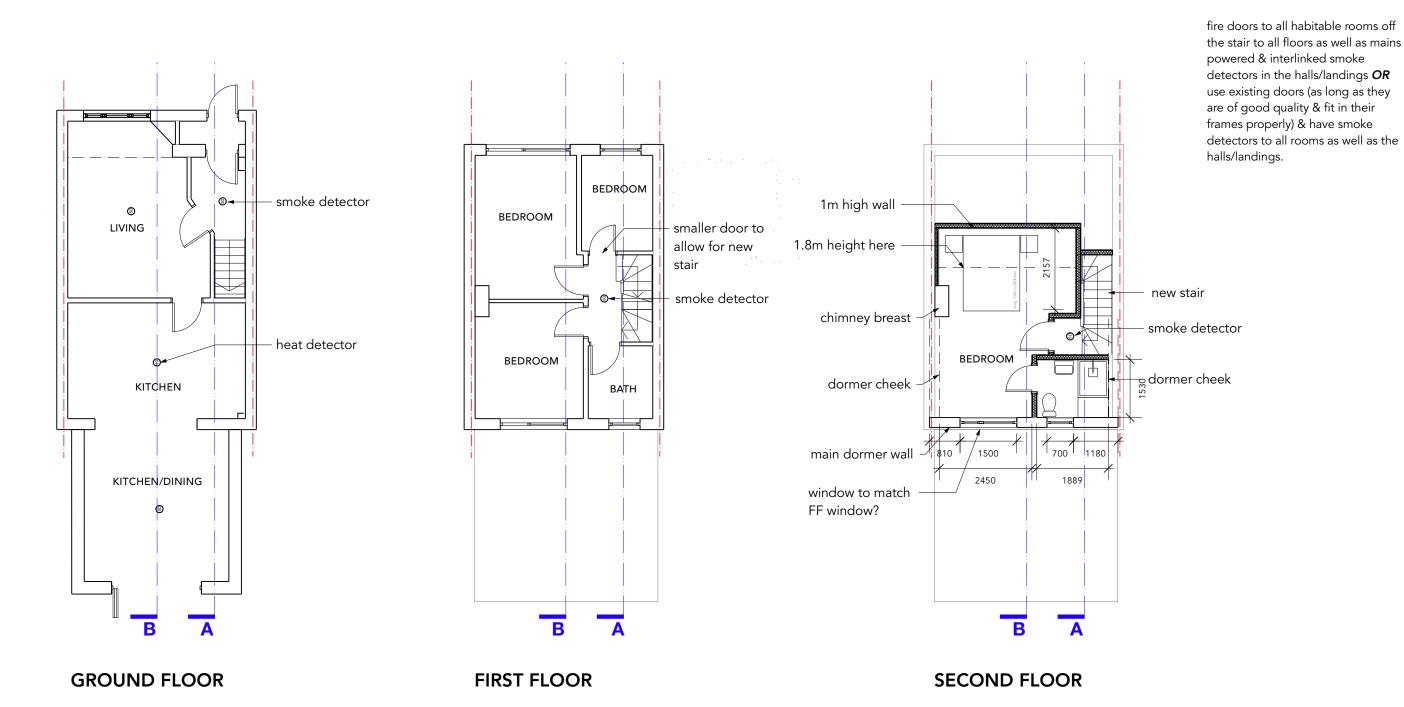
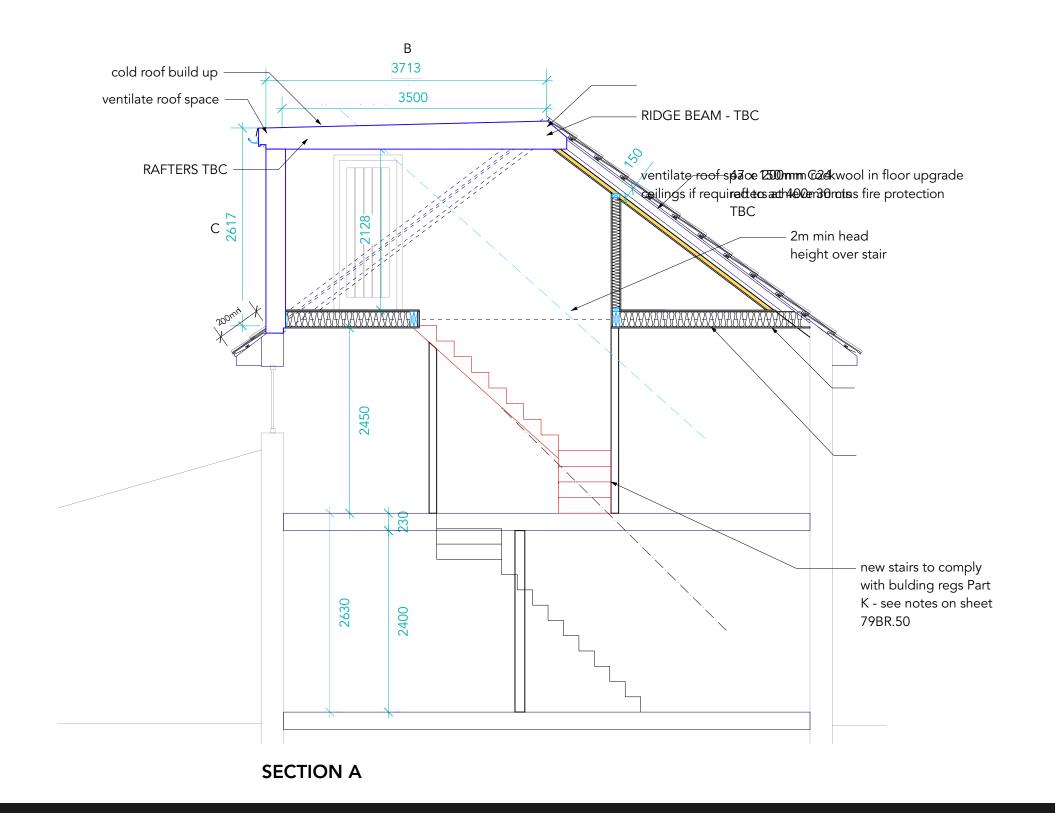


REAR ELEVATON



<u>FIRE</u>



Permitted development rules - Loft

- Materials must be similar in appearance to the existing house.
- Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than: 40 cubic metres for terraced houses; Proposed volume is 24.23m3
- Must not exceed the height of the existing roof
- On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.
- Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed. Construction must ensure that:
- The eaves of the original roof are maintained (or reinstated)
- Any enlargement is set back, so far as practicable, at least 20cm from the original eaves
- The roof enlargement does not overhang the outer face of the wall of the original house With the exceptions that:
- Points 1 and 2 do not apply to the relevant parts of any hip-to-gable enlargement -None of these three points apply to the relevant parts of any enlargement that joins the original roof to the roof of a side or rear extension.

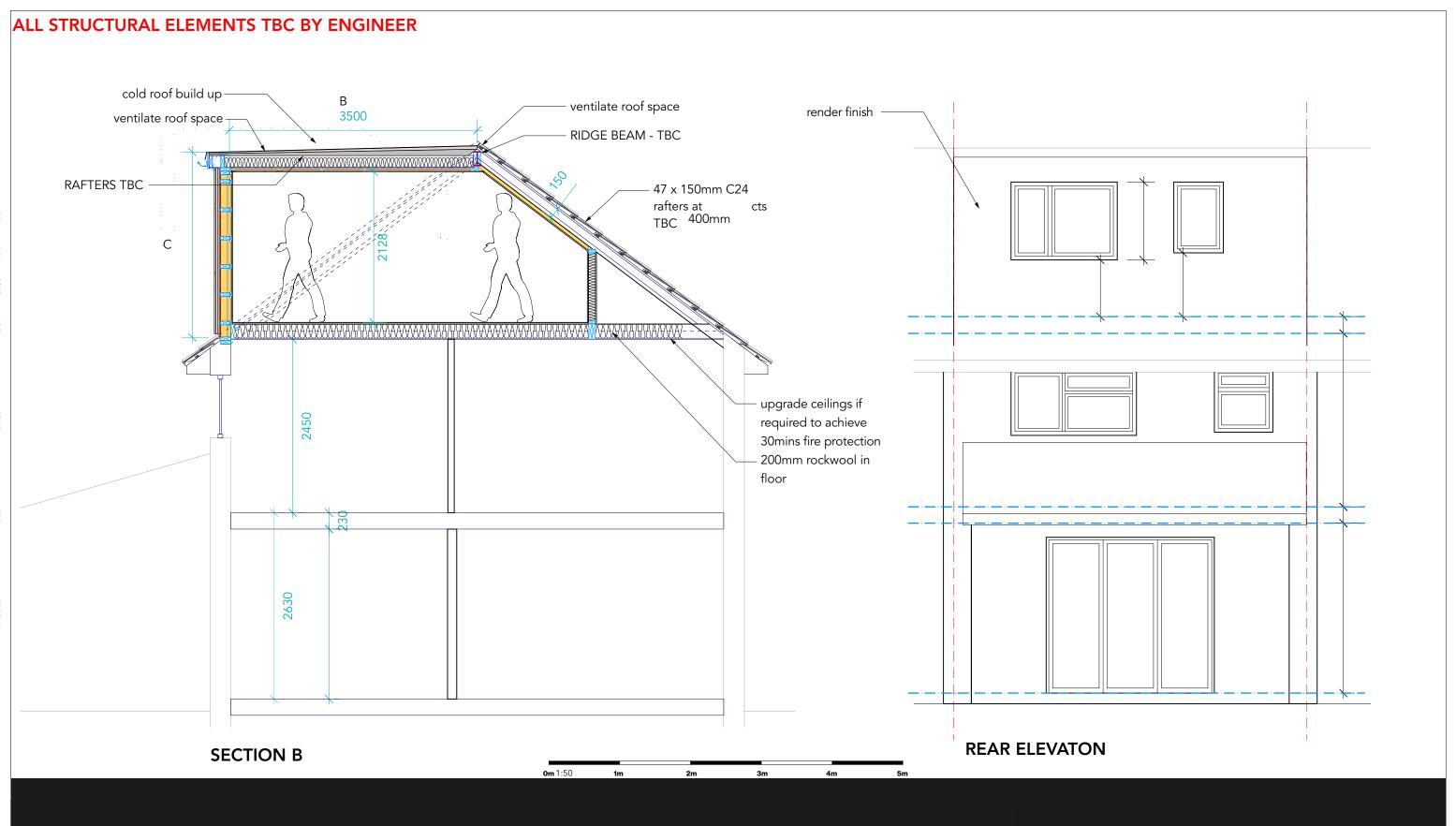
LOFT VOLUME CALCULATON

A = 4.989 B = 3.713 C = 2.617Base = (B x C) ÷ 2 Volume = base x A

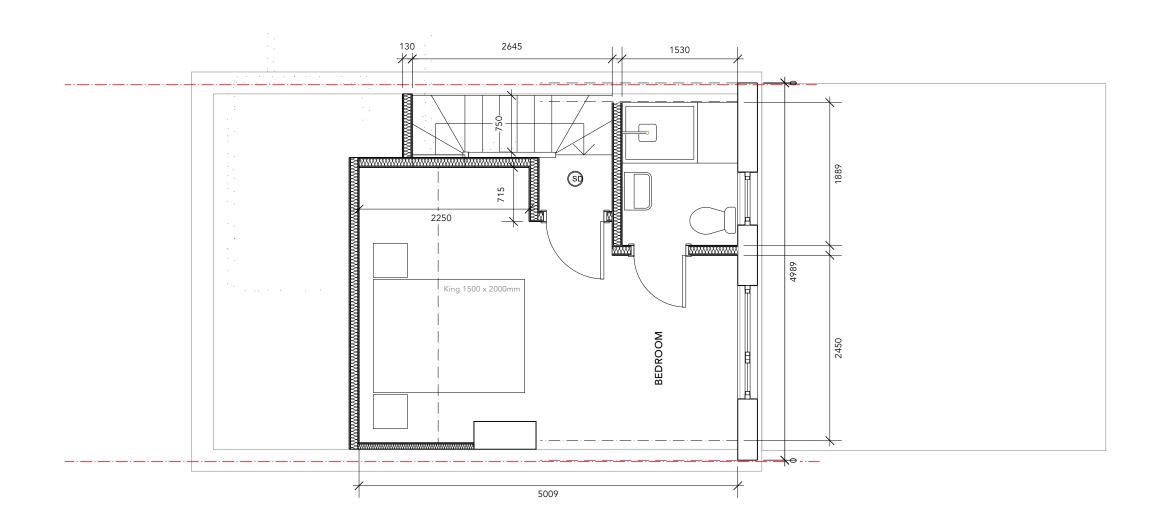
Total 24.23m3

1.50

NORTH BRISTOL CONVERSIONS



ALL DRAWINGS TO BE READ ALONGSIDE ENGINEERS DESIGN/CALCS



SECOND FLOOR

NORTH BRISTOL

CONVERSIONS

Site Preparation:

- Remove topsoil and vegetable matter from area of new build, to the depths/levels shown on the elevations

Foundations:

- Excavate for minimum 450mm wide strip foundations, Gen 3 as per structural engineers specification,
- nominally 1000mm deep to satisfaction of LA - bwilding conincil afficeD30 labor (swifetypolation) bent specification), primmed and ready for painting,
- incretioning to obtain principle decarries in grant in grant in the contract of the contract o

Rainwater Drainage; new rainwater pipes to be connected to existing mains sewer

lew below ground pipes at least 100mm dia with access for rodding points and laid to fall on suitable pipe bedding

Extraction:

Fire Doors

Utility room; minimum 30L/sec. intermittent extract rate. -Bathrooms: minimum 15L/sec. intermittent extract rate. -Cooker hood; minimum 30L/sec. intermittent extract rate. -Internal WC (windowless) 6L/sec. intermittent extract rate.

standard. Mains operated, inter-linked smoke

detectors should be provided within the staircase

at each level and a heat detector in the kitchen.

All structural details and calculations to be designed by the Consulting Structural Engineer to

the relevant codes and to be in accordance with Structural Engineer's drawings and calculations.

Use 1no. Layer 12.5mm gyproc fireline plasterboard to clad structural steel. Note: Mechanical ventilation systems and extracts should be tested upon installation to measure the on-site performance achieved. Ventilation:

Fire Safety: Frickle vents to be provided to all new windows to habitable rooms: 12000mm2 - A smoke detection system should be installed to Background ventilaton; Bathrooms and BS 5839-6:2019 to at least Grade D2 category LD2

WC's 5000mm2 per room Habitable rooms 8000mm2 per room

Access to and Use of Buildings:

- Electrical sockets to be mounted with their centre line between 450mm and 1200mm above floor level, with light switches and other controls at 1050mm above FFL.

Electrical:

- All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition wiring guidance and Building Regulation Part P, installed by competent person scheme member

Competent person shall be registered with the NICEIC or equivalent body.

A test certificate is to be produced after commissioning of the system and sent to the local authority within 30 days of the electrical works completion. Client must receive both a copy of the self certification certificate and a BS7671 Electrical Installation Test Certificate

At least 75% of fixed light fittings to be energy efficient (fittings to have lamps with luminous efficacy greater than 45 lamp lumens per circuit-watt)

Combustion appliances and fuel storage systems:

Gas appliances must be installed by a suitably qualified person (GAS Safe) and commissioning certificates should be supplied to the property owner in accordance with the self-certification

- Carbon monoxide alarm to be positioned at ceiling level between 1m - 3m away from appliance. - A fixed notice plate providing details of hearths and flues should be provided within the dwelling.

Staircase:

- New staircase in position shown on plans minimum going 220mm, maxrise 220mm
- maximum pitch 42°
- Tapered treads to have a minimum of 220mm measured at mid point with an absolute minimum of
- handrail set at 900mm above pitch line. Minimum 2000mm clear headroom above pitch line
- Provide level landing at top and bottom of stair flight with no dimension less than the width of the stair

Means of Escape

- All habitable rooms to dwellings and extensions shall have first floor windows suitable for means of escape. This also applies to all ground storey habitable rooms, which do not connect to a hallway leading directly to an outside door. The window should have an unobstructed clear openable area that is at least 0.33m2 and have no clear dimension less than 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through), appropriate escape catches and hinges must be fitted to ensure this clear opening is achieved. Bottom of the openable area is to be a minimum of 800mm and not more than 1100mm above the finished floor level NOTE: for roof windows the minimum height to the openable area is 600mm. Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.

Dormer Walls:

Structure:

(to achieve u-value 0.18 or less)

- render board and render
- 25 x 38 treated vertical battens @400mm cts -25mm ventilated void
- breather membrane
- 18mm thick WBP OSB fixed to face of studs
- 90mm Hybris by Actis
- 47 x 120 C24mm timber studs @ 400mm cts double

up studs either side of openings

- air cavity
- HControl Hybrid by Actis
- 38mm batten
- 12.5mm plasterboard each side and 3mm skim Flat roof dormer build up (to achieve u-value 0.15 or less)

- GRP/Single ply by approved installers

- 18mm OSB deck
- firrings laid to 1:80 fall
- 75 x 170mm C24 Rafters at 400mm cts Insulation at ceiling level:
- 140mm Hybris by Actis Insulation
- Vapour control layer
- 45mm HControl Hybrid by Actis
- Cross battens
- achieve u-value 0.15 or less)

roof tiles to match existing on 28 x 38mm

47 x 150mm C24 Rafters at 400mm cts (doubled around openings)

- 140mm Hybris by Actis Insulation
 - Vapour control layer
 - 45mm HControl Hybrid by Actis

Proctor Roof Sheild breather membrane -

- Cross battens

-15mm plasterboard and skim, smooth finish for pain at 5mm Piblated road during the smooth finish for painting

PITCH ROOF NOTE:

Rafters to supported onto 100x50mm wall palte strapped to new external wall @ max 1.2m cts restraint strapping 100 x 50mm wall plate strapped down to walls. Rafters to be strapped to walls and gable walls across at least 3 timbers with noggins All straps to be 30x5mm galv straps or other approved

Internal Stud Walls:

Place double floor joists under all partitions as applicable.

- 75/100x50mm treated timber studs at maximum 600 cts horizontally and vertically -75 x 50mm head and sole plates
- Full fill Rockwool mineral wool guilt between studs for sound attenuation
- 12.5mm plasterboard each side and 3mm skim

Windows/Glazed Doors:

- All windows and glazed doors to be clear double glazing with thermally broken frames.
- Glass and frame to give minimum U-Value 1.4W/m2K to windows and 1.4 W/m2K to glazed doors.
- Controllable and secure trickle vents to all habitable
- Provide a minimum equivalent 8000mm2 to habitable rooms and 4000mm2 to wet rooms.
- Double glazed unit to be 4/20/4 glass/air/glass construction using Pilkington 'K' or equal low 'E' glass to comply with BS EN673.

Glazing Safety:

All internal and external windows and doors with glazing below 800mm to be fitted with laminated and/or toughened safety glass

Rooflights:

- Rooflights to be clear (unless noted on drg otherwise) double glazing and thermally broken frames
- Rooflight and frame to give minimum U-value 2.2W/m2K
- Flat roof windows should be installed in strict accordance with the manufacturer's installation instructions

NORTH BRISTOL CONVERSIONS