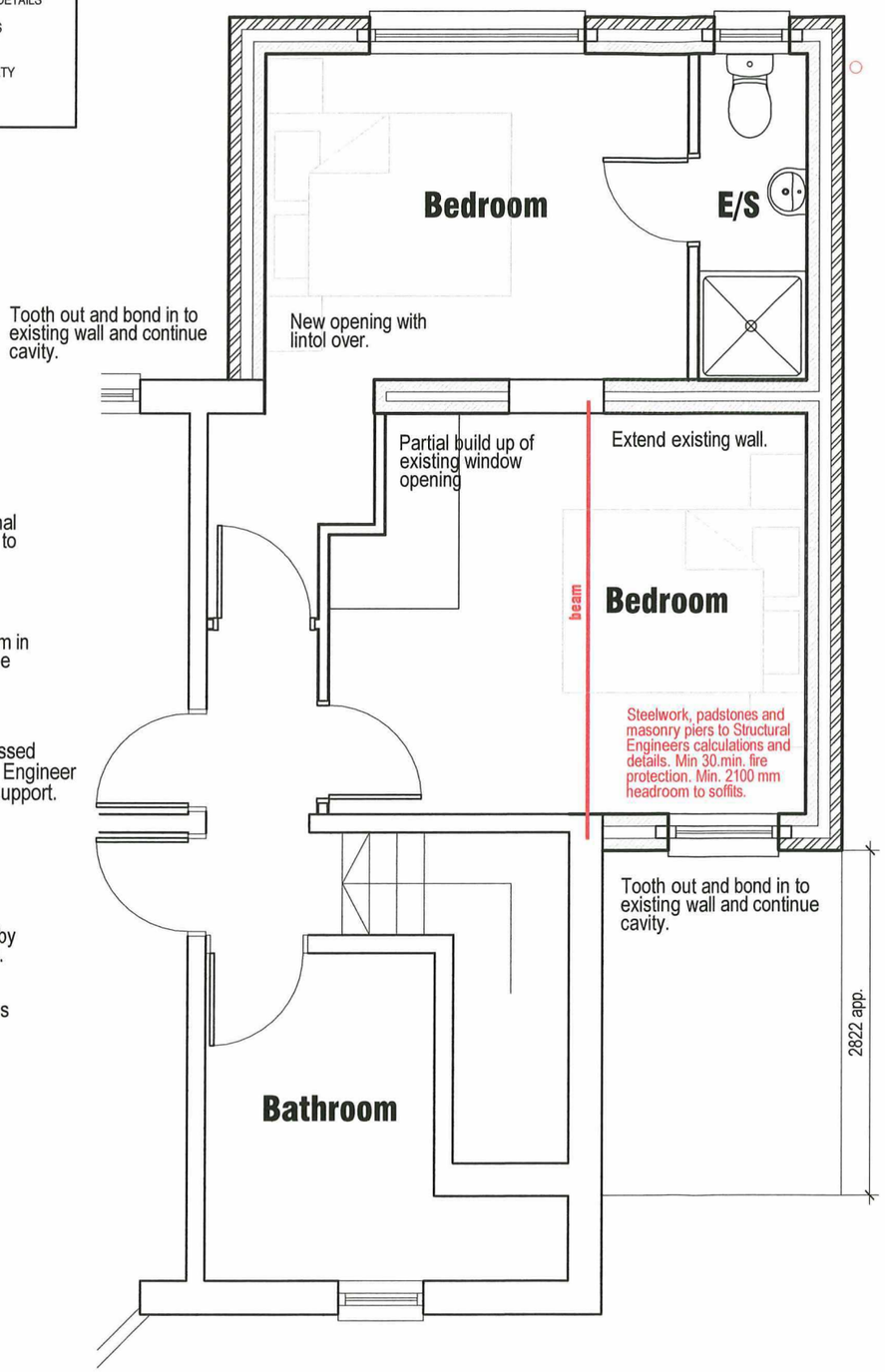
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,NHBC STANDARDS , EU STANDARDS AND ROBUST DETAILS

CONSTRUCTION MUST NOT DEVIATE FROM THE APPROVED PLANS WITHOUT THE WRITTEN APPROVAL FROM THE LOCAL AUTHORITY

ALL WORK SHALL COMPLY WITH THE CURRENT HEALTH AND SAFETY LEGISLATION - CONTRACTOR TO SUPPLY ALL NECESSARY RISK ASSESMENTS AND METHOD STATEMENTS WHERE APPLICABLE.



Part A - any existing load bearing elements (foundations, lintols, beams etc subject to additional loading to be exposed and proven adequate prior to any works commencing on site.

Part K- Glazing in critical locations ie below 800mm in windows, 1500mm in doors / side panels should be toughened or laminated to BS 6206..

Any existing walls to be removed shall be assessed whether loadbearing and reported to Structural Engineer if not specified to have replacement structural support.

Part L - the following U values shall be acheived by the envelope of the extended parts of the building.

Pitched roof - insulation nat at ceiling level 0.16w/m2k - ie 2 x 150mm mineral felt layers cross laid. Min 50mm cross ventilation via rafter tray.

75% energy efficient lighting.

Thermostatic radiator valves.

En Suite to have 30l/sec. extract fan ducted to external air.

Provide energy efficient light fittings @ 1 per 25m2 of floor area or 1per 4 fittings , whichever is greater.

All bedrooms shall have egress window for fire escape purposes.

Escape windows shall have an unobstructed openable area of min 0.33m2 and at least 450mm high and 450mm wide.

The bottom of the openable area shall be max 1100mm above floor level.

Interlinked smoke detectors shall be provided to circulation areas and installed in accordance with BS 5839pt. 6 to at least Grade D Category LD3 standard..

Surface linings of walls and ceilings shall meet Class1 surface spread of flame rating to circulation spaces and all rooms greater than 4m2. Plasterboard and skim finishes to walls and ceilings provide this rating.

All elements of structure shall have min. period of 30mins. fire resistance.

0m 1m 2m 3m

Project

Alterations and Extension
79 Kingsfield Drive
Didsbury
M20 6HX

Title

Proposed First Floor Plan
Working Drawing

Rev	Date	Revision

Scale	1:50 @ A3
Date	February 2018
Ref	79.KD

Drg No

79.KD.06

Rev