



New fd20 fire doors to
the existing bedroom
fitted as App. Document
R1

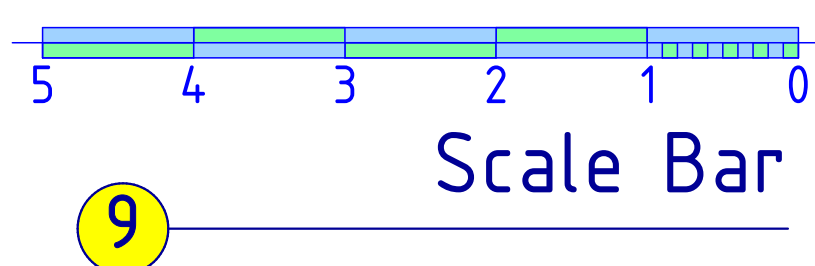


walls as agreed with client.



HEATING AND HOT WATER
PROVISION TO BE DESIGNED
AND INSTALLED BY A 'GAS-
SAFE' REGISTERED PLUMBER
IN ACCORDANCE WITH ALL
CURRENT REGULATIONS.

FIT RADIO INTERLINKED SMOKE/HEAT
DETECTORS IN STAIRWELLENCLOSURES AS
AGREED WITH THE APPROVED INSPECTOR.
ALL DETECTORS ARE TO BE WIRED
TOGETHER AND HAVE BATTERY BACK-UP.
WHEN ONE DETECTOR IS ACTIVATED ALL
DETECTORS ARE TO SOUND.



Planning Note:
With the rear dormer wall being set back significantly from the rear elevation it is NOT possible to observe the dormer from the footpath to any great degree with only a small part being visible when viewed from the driveway between the semi-detached dwellings.



All dims are to be checked on site by builder.



Planning Note:
With the rear dormer wall being set back significantly from the rear elevation the dormer does NOT overdominate the rear aesthetic looking balanced and proportionate.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. BETTER PROSPECTS LOFTS Ltd cannot be held liable in any eventuality for failure to do so. The Party Wall Act considers the end bearing of the new steel beams ONLY.



Ref No: 6462/004

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS5851 and with Part K of the Building Regulations. Max riser 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going at tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2,0m clear height. Treads and landings on each line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no surface from which a 100mm sphere could pass.

BUILDING ABOVE EXISTING STRUCTURES:
The existing foundations, beams and lintels that are taking additional load are to be exposed to ascertain their suitability to take the new building loads/load paths. If found to be unsatisfactory a separate building regulations application is to be submitted to cover the remedial work. The construction of the existing external walls is to be checked to determine its capability of adequately supporting the proposed wall design.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 10 litres per second. The fan to be connected to light switch and to have a minimum over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4

All new building works are to comply with the current building and fire protection regulations.

DISCLAIMER:
BETTER PROSPECTS LOFTS Ltd cannot be held responsible for any further enhancements or alterations/maintenance to the existing property for fire doors, fire protection, etc... as required on site by the Approved Inspector during his site inspections. Likewise, any structural/electrical/plumbing faults that become apparent during the building work will be brought to the attention of client by the builder for resolution.



BACKGROUND AND PURGE VENTILATION

BACKGROUND AND PURGE VENTILATION
Background ventilation – Background background ventilation via trickle vents to BS EN 13141-3 within the window opening is to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bthrooms, WCs and utility rooms at a rate of 2500mm².

Purge ventilation – New Windows/rooftlights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°.

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Ventilation provision in accordance with the Domestic ventilation compliance guide.

FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

DORMER FLAT ROOF :
On the top of the flat roof joists provide 50x50 cross battens and firing pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firrings. Weather protect with **FIBREGLASS or ICOPAL Technocrast System** to comply with 30mth (14) roofing membrane applied in strict accordance with the manufacturers instructions. Fire retardant guarantee. Between flat roof joists lay 75mm thick 'celotex' GA4700 roof insulation ensuring a min 50mm clear air vent space above insulation.
Line flat roof joists internally with 'YBS SUPERQUILT' taping all joints and fixing in strict accordance with the manufacturers instructions and nail 50x38 'timber' batten to the underside of the insulation. The insulation must be fixed before finishing work with 12.5mm 'dualux' plasterboard and 25mm skin finish.

DORMER CHEEKS AND WALLS:
Construct 100x50 stud frame @ 400mm c/c's. Line stud frame internally with "YBS SUPERQUILT" multi foil insulation and cross battens to achieve u/value and stop thermal bridging, finish with visqueuse vapour barrier and finish with 12.5mm plasterboard and skim. Externally line frame with plain tile hanging or 38x25 battens in accordance with the manufacturers details on "Tyvek" roofing membrane nailed to 18mm marine quality plywood nailed to the 100x50c3 stud frame. The dormer cheeks facing the party wall are to have 30 minutes fire resistance. The 100x50c3 stud frame, studs, rafters and plywood fit no layer of 9.5mm superlux to provide 30 minutes fire resistance. Between the vertical studs fix 30mm thick Celotex GA 4100' roof insulation

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.