

- Provision must be made for insulating the roof, including the pitched section, and the new internal walls within the conversion to prevent heat loss.

- Use of a high performance insulant to the pitched roof section which allows greater flexibility in providing effective cross-ventilation, and also increased height within the room.
- For flat or shallow pitched roofs, a 'warm roof' construction.

- N.B. A warm roof construction is achieved by placing a layer of rigid insulation across the top of the roof joists creating a warm roof void which will not be subject to condensation and therefore requires no ventilation. You should take the advice of your Building Control Surveyor as to what grade of insulation is adequate.

- Check that the rigid board insulation supplied for use in the rafter voids is of a high performance foam based insulant and not the cheaper white polystyrene normally used for cavity wall insulation. The former is twice as efficient thermally and allows increased height within the room. If in doubt, contact your Building Control Surveyor for advice before installation. Thermal efficiency requirements change regularly, please ask for the up to date 'U Value' requirement.

- Check the construction of party walls at roof level. Cavity walls or 225mm solid walls usually present few problems, but 100mm thick single skin walls are problematical when beams or floor joists have to bear upon them. Building solutions, which avoid penetration of such walls, should be adopted. Fireproofing at roof level and at beam bearings should also be addressed.

When a new storey is proposed within a residential unit, a permanent access must be provided, which ideally will take the form of a traditional staircase similar to that which provides access from ground to first floor.

- If a traditional flight is proposed, the parameters for the rise, going and pitch of the flight are as follows: Max Rise 220mm - Min Going 220mm - Max Pitch 42°. The normal relationship between the dimensions of the rise and going is that twice the rise plus the going ($2R + G$) should be between 550mm and 700mm.

- Where space permits, a clear 2 m of headroom should be provided above the pitch line of the flight as indicated in Diagram 13. However, sometimes there is not enough space to achieve this height. The headroom will be satisfactory if the height measured at the centre of the stair width is 1.9 m reducing to 1.8 m at the side of the stair as shown in Diagram 14.

The width of the flight should ensure the safe passage for people, particularly when evacuating the building in the event of fire, although not specifically controlled by the Building Regulations. The width should ideally be 800mm where two habitable rooms are involved in the conversion, however, a reduced dimension of 600mm would normally be acceptable if access is only being given to a single habitable room. It should be noted that a bedroom and en-suite bathroom is accepted as a single room provided that there is an additional W.C. in the dwelling.

- A single handrail is required to a flight under 1m in width, unless 2 are specifically needed as mentioned earlier, positioned at a height between 900mm and 1000mm from the pitch line of the flight. The pitch line is one drawn through all the nosings of the treads contained in the flight as shown in Diagram 13.

- All flights and landings require guarding if a drop of more than 600mm is involved. Balusters are to be constructed so that a 100mm sphere cannot pass through any opening in the guarding, to prevent children from being held fast. Guardings should be positioned at a minimum height of 900mm, and should not be climbable. In practice vertical balusters are the generally accepted method of compliance.

- A FD20 fire-resisting door rated to BS 476: Part 22, can be identified by 'core plugs' set into the lipping of the door. If the plug has a red core within a white background, an intumescent strip will be required in either the door or frame to achieve the rating. However, if the door is identified by a blue core within a white background, then the additional provision of intumescent is not required to satisfy a FD30 performance. Other forms of identification are also being introduced, if in doubt ask your Building Control Surveyor. Two hinges would normally be provided for this rating. Doors do need to be self-closing to protect children of being injured, but adults should keep fire doors closed at all times.

- Any new fixed electrical installations for domestic premises will be required to be designed and installed in accordance with the Building Regulations, Approved Document P & British Standards 7671. (Further details can be obtained from your Local Building Control Authority).
- NOTE:** If you are employing the services of an electrician registered to a self certifying body, then Building Regulation Approval is not required.

- Check that any new or existing soil and vent pipe will terminate at least 900mm above any opening into the building, which is within 3.0m of the pipe.

- Where an escape window is required, ensure that this window is not fitted with the 'slide-across' type of hinge. Although this facilitates easy cleaning it may also reduce the effective opening size of the window below the minimum of at least 0.33m² (clear area) and at least 450mm high and 450mm wide, indicated in the Approved Document guidance.

- It is not acceptable to use plastic or nylon type hinges and door furniture in conjunction with fire doors.

- Check that any new or existing soil and vent pipe will terminate at least 900mm above any opening into the building, which is within 3.0m of the pipe.

- A landing should be provided at the bottom and top of the flight, with the width and length of the landing being at least the width of the flight. A door may swing across a landing at the bottom of a flight if it leaves a clear space of at least 400mm across the full width of the flight as indicated in Diagram 15.

- Bins will be store inside fenced wooden enclosure as shown on the Front Garden illustrations shown indicated by diags 1, 2, 3 & 4. To keep the enclosure vented, it will be left open on the top.

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Revision

AEC
DESIGN

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Commitment to Design Excellence

Contact:

Tel: 07985306082
Email: aecdesign.co.uk@outlook.com
www.aecdesign.co.uk

Project Name
**House Front, Side and Rear Ground
and First Floor Extension**

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Client Name		Khaled Muwaha	
Project Address		Sheet No.	P112
479 Princess Road Manchester M20 1BU			

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