New building construction to consist of:

New Foundations
New foundations are to be concrete strip foundations 650mm width, height to be min 150mm and at depth to be min 450mm/ or deeper if ground conditions require, and to be confirmed on site and all as per approved Doc 'A', where ground conditions are not suitable, amended design to be confirmed by Architect and S. Eng. High Alumina concrete must not be used.

External Works
For details of the works to the garden/ external areas refer to drawing 201

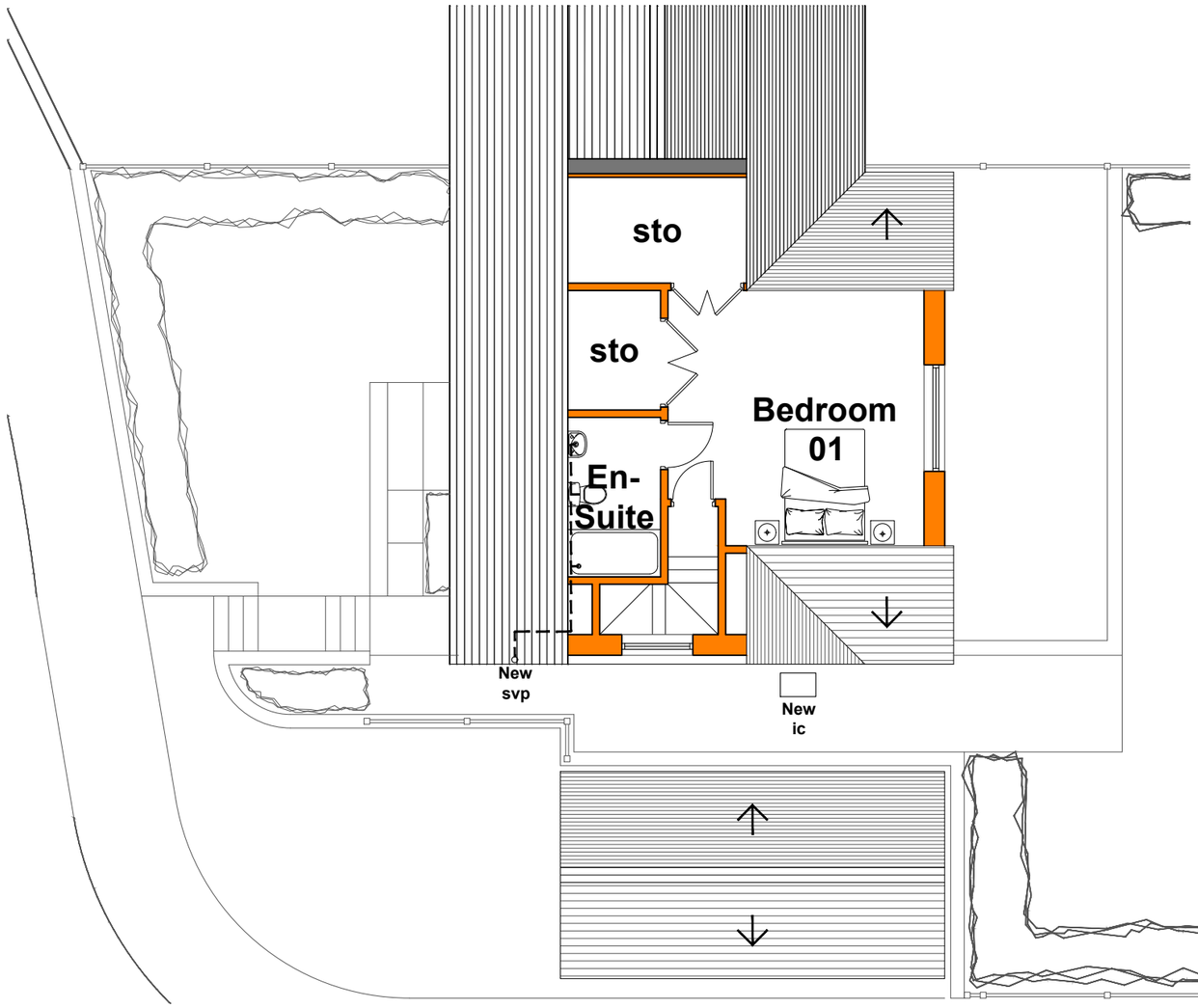
Internal Walls
Internal walls to be 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs

Upper Floors
New floor construction to be finish (to be confirmed by the client) laid on 22mm plywood deck on sw timber floor joists to size and spec by the S. Eng and Lay 100mm Rockwool mineral fibre quilt or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish.

New Suspended Ground Floor
New floor construction to be finish (to be confirmed by the client) laid on 22mm sw timber floor boards on 50mm x 150mm SW timber joists @ 400mm c/c's, height to match the existing floor and suspended above the floor slab supported off the new and existing external walls and with 130mm Kingspan Kooltherm K3 Floor Board insulation laid between the joists. Void to be fully ventilated to the external wall with brick vents, floor slab to be 125mm concrete floor slab on low density polyethylene 300mu, 1200 gauge, Visqueen DPM laid on 50mm sand blinding on well compacted hardcore fill

External Doors
External doors to be composite, 3200mm x 2100mm, 3 leaf folding sliding, fully double glazed doors shown.

New Pitched Roof
Roof to be natural coloured Marley Rivendale fibre cement slates on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to S. Eng's size and specification and with 130mm Kingspan Kooltherm K7 rigid roof board insulation laid between rafters and 62.5mm Kingspan Kooltherm K18 Insulated Dry-Lining fixed to the underside all to achieve a U-Value of 0.13W/m^{2}K



Roof Plan As Proposed
Scale 1:100@A3

Upgrade Party Wall to Attic Floor
Insulate wall on the warm side using 62.5mm Kingspan Kooltherm dry-lining board. Batten out to provide a nominal 25mm cavity between the masonry and insulation. Provide a vapour control layer under the insulation.

Structural Items
All structural openings and supports to removed items, including new roof structure and the amendments to the existing first floor support beam to the design and spec of the S. Eng

Upgrade of Existing Roof
Roof construction - C24 rafters at max 400mm centres span to engineer's details. Insulation to be 100mm Kingspan thermapitch between rafters with Kingspan kooltherm 62.5mm insulated plasterboard below, Maintain a 50mm air gap above insulation 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 or provide equivalent high and low level tile vents in accordance with manufacturer's details. Provide 5mm skim coat of finishing plaster to the underside of all ceilings.

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

New Staircase
Existing ground floor to first floor staircase to be removed and replaced with new ground floor to first floor to attic floor staircase, to consist of 13 No risers to each level change as shown, treads to be 220mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair, NOTE the design of the balustrading to be agreed with the client

External Walls
External walls to be blockwork/ blockwork cavity external wall construction with 12.5mm internal plasterboard and skim finish, 100mm medium density blockwork inner leaf, 100mm Kingspan TW50 cavity wall insulation, 50mm cavity and 100mm external leaf medium density blockwork overlaid with coloured through render, all to achieve a u-value of 0.18W/m^{2}K. NOTE, allow for removing the existing render and concrete cladding back to the inner blockwork skin, and form new external wall construction to match new wall construction as noted above

Windows
Windows to be uPVC, double glazed, openable casement windows to match the existing all as shown.

Acoustics - All internal walls to include for cavity stop insulation at junctions to external wall and for ceiling level insulation to be continuous over the wall at ceiling level to achieve min 40dB sound insulation between rooms. Internal doors to achieve a sound reduction index of 29dBRw all to comply with Part E of the Building Regulations

Heating
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.

Smoke Detection
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings.

Glazing - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m^{2}K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Wall and Ceiling Finishes - finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Lintels - over masonry openings in external walls to be Catnic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

Electrics
All electric works to be carried out by a member of an appropriate competent persons scheme. All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site. All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Kitchen work surface.

Kitchen and Utility Units
New Kitchen and Utility Room units and appliances all to be supplied and installed by the client and to include domestic style 30l/s mechanical extract vent within cooker hood to the kitchen, connected to the outside through the external wall

Bathroom Suites
New bathroom suite to be supplied by the client and to include bath, shower, wc and basin all as shown and domestic style 15l/s Bathroom mechanical extract vent connected to the outside through the external wall with 15min overrun and connected to the light switch

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
A	Nov 2026	ML		Garage roof shown

CLIENT: MR PAUL BASS
PROJECT: 39 WELLAND CRESCENT, ELSECAR
DRAWING TITLE: ATTIC FLOOR PLAN AS PROPOSED
SCALE: 1:100@A3
DATE: OCT 2026
DRAWN: ML
CHECKED:
JOB NUMBER: 261001
DRAWING NO.: 204
REVISION: A

TIME ARCHITECTS

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