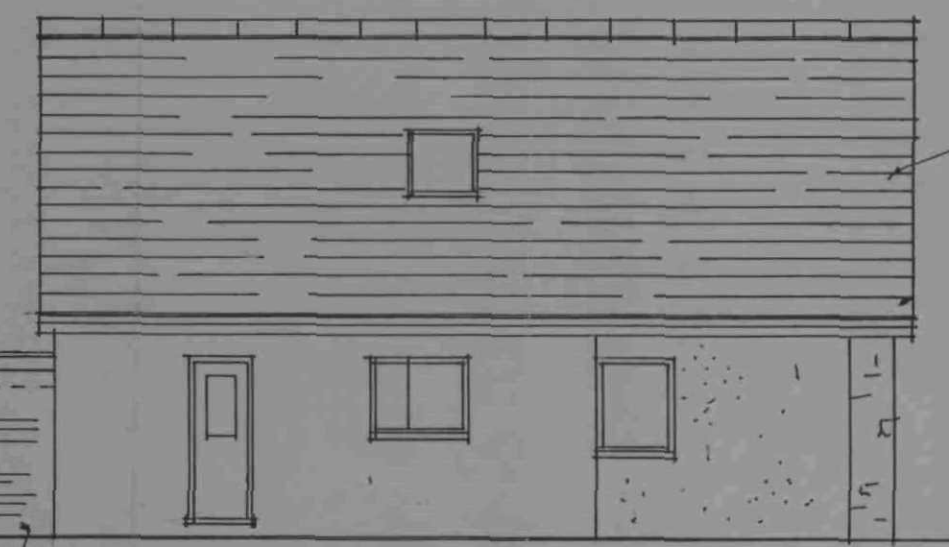




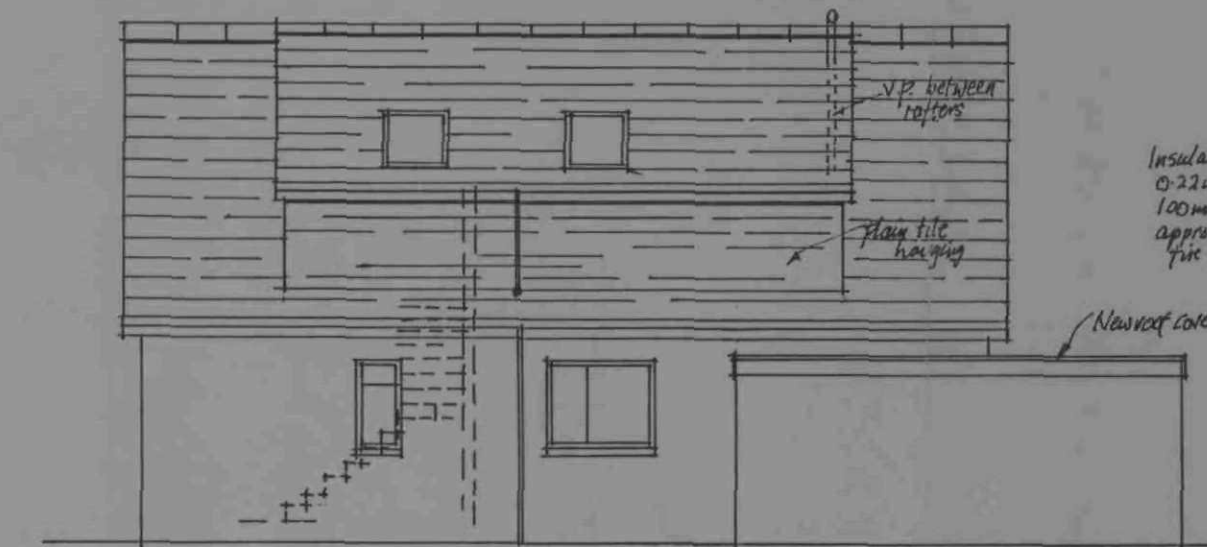
FRONT ELEVATION



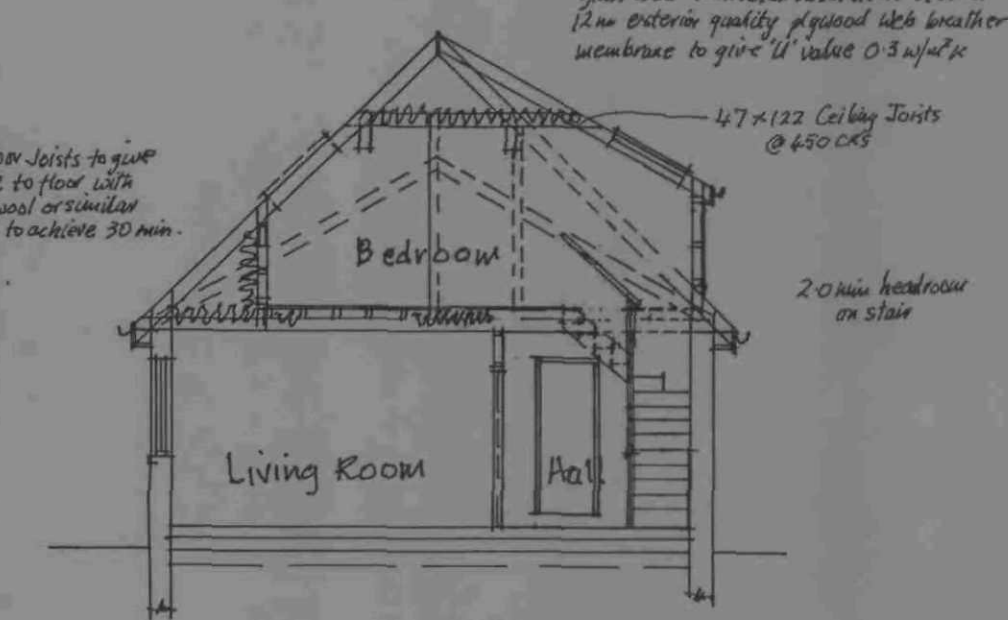
FRONT ELEVATION



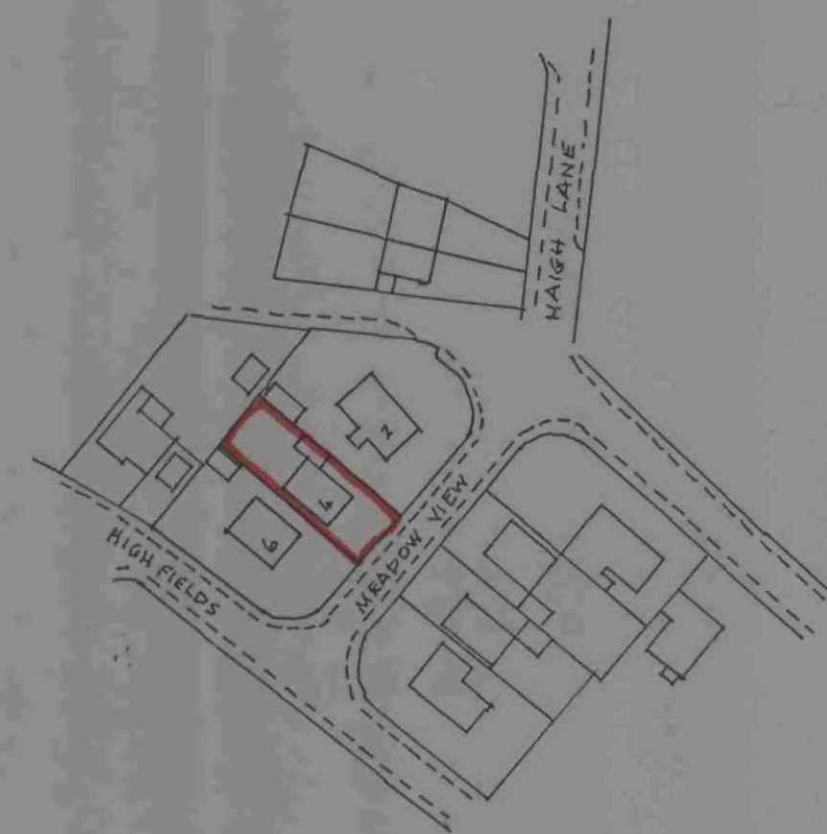
SIDE ELEVATION



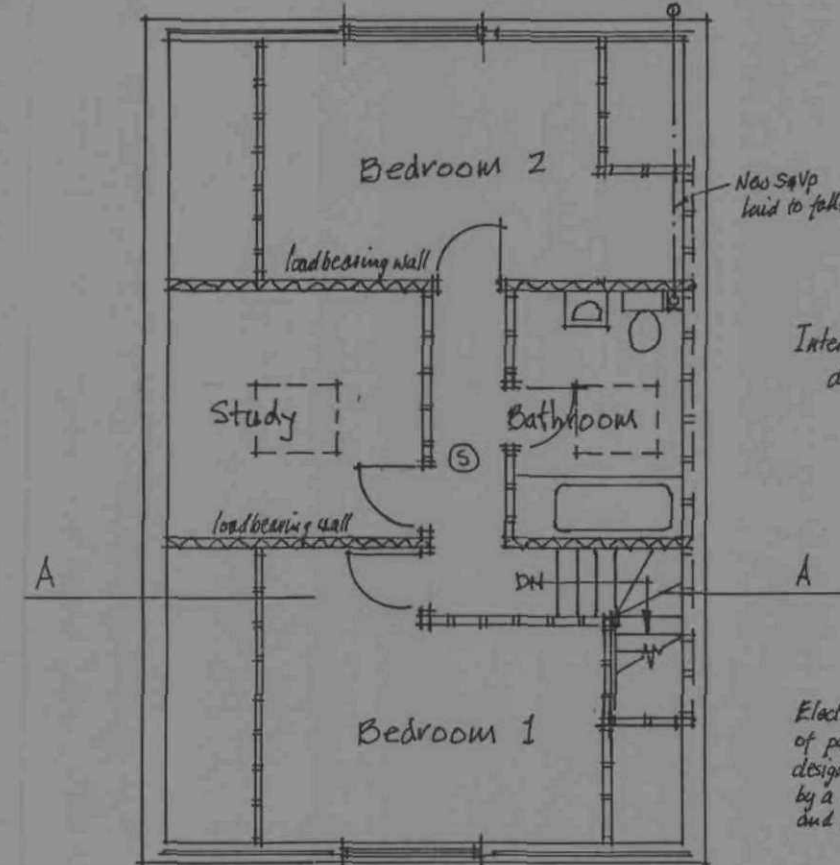
SIDE ELEVATION



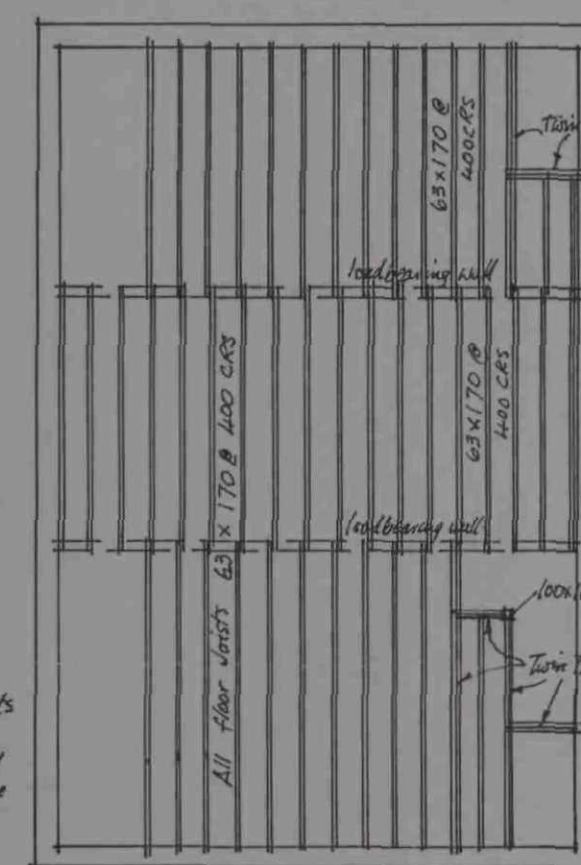
SECTION A A



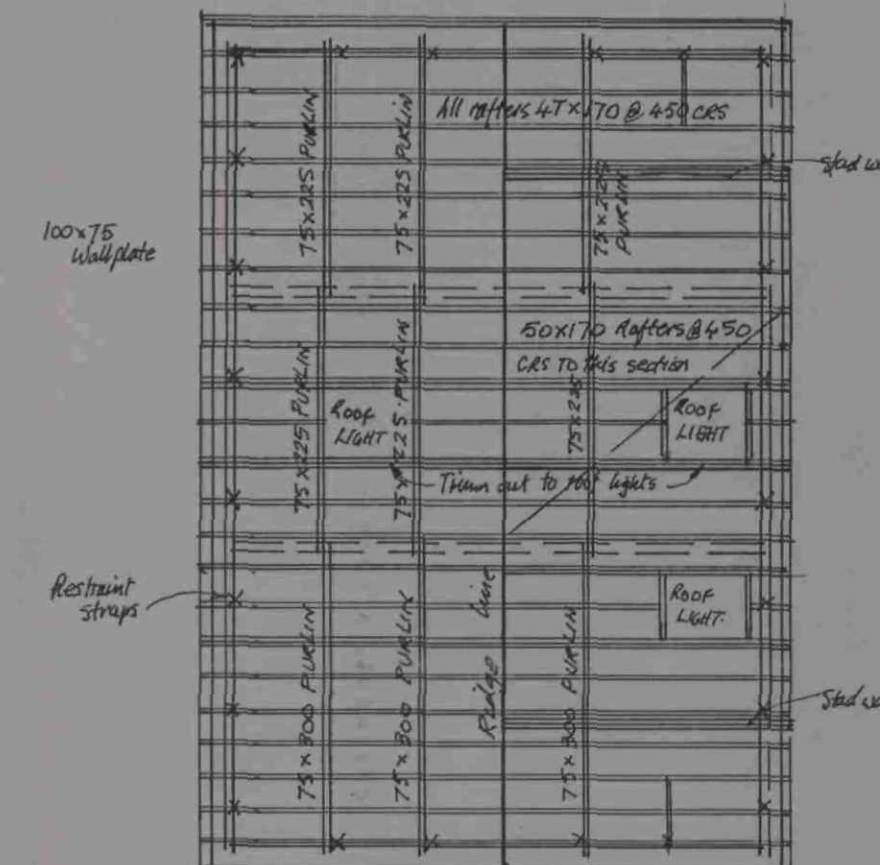
BLOCK PLAN Scale 1:1250



FIRST FLOOR



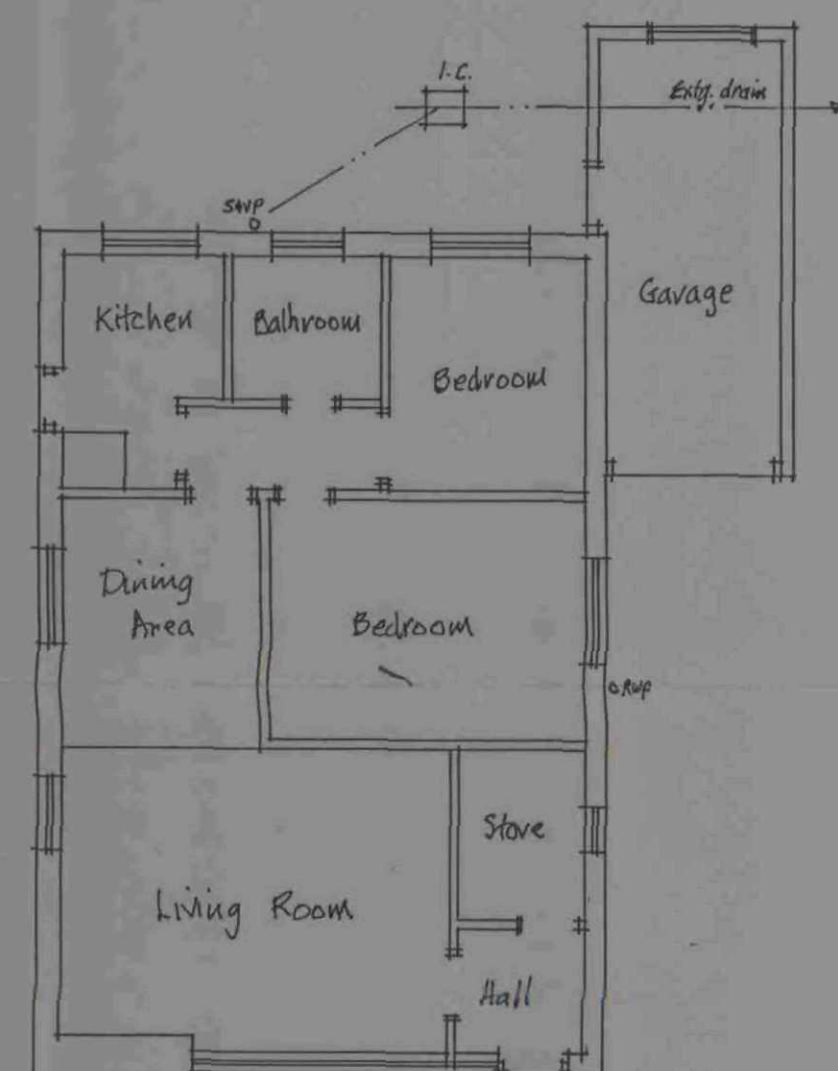
FLOOR JOISTS



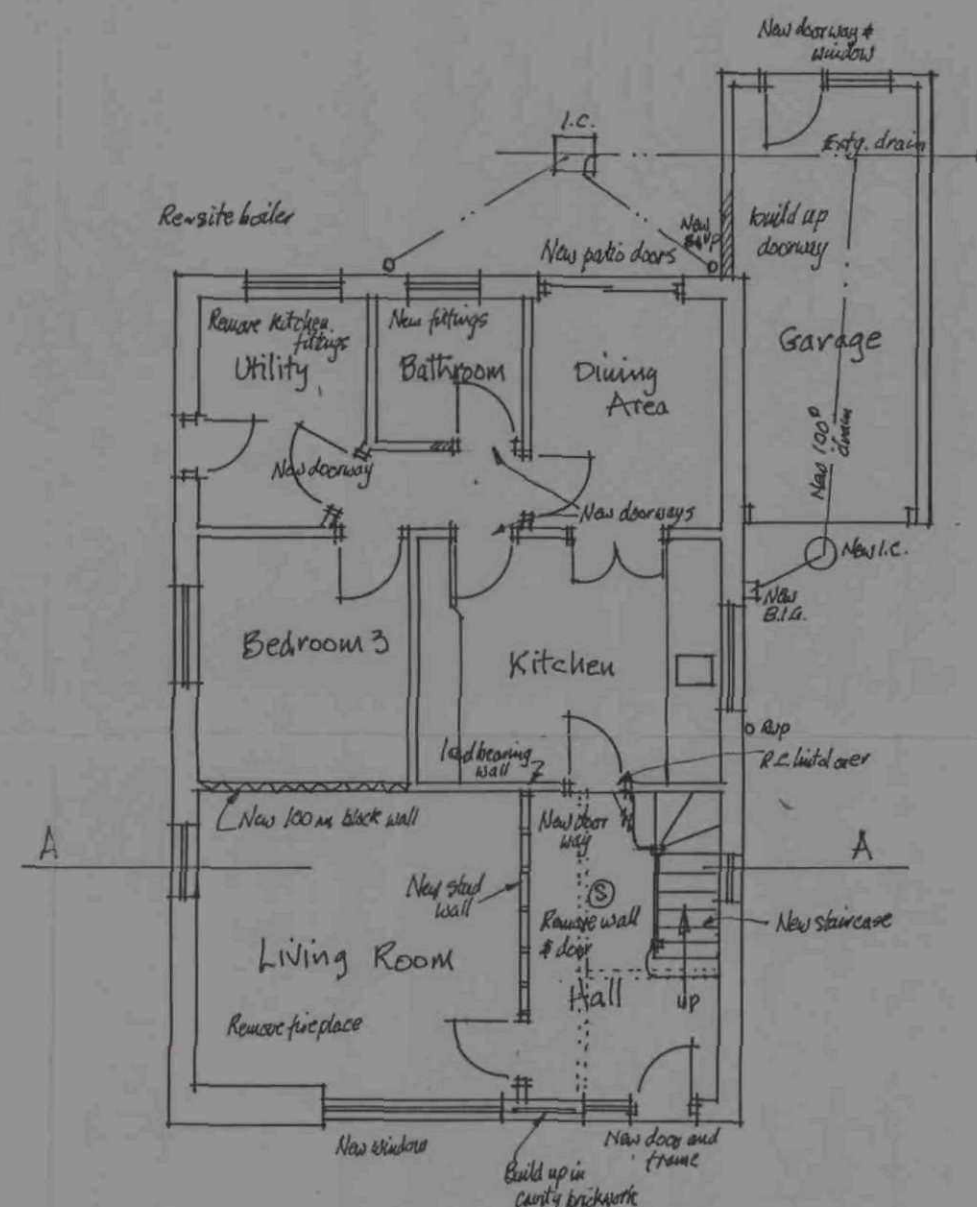
ROOF PLAN



REAR ELEVATION



GROUND FLOOR EXISTING



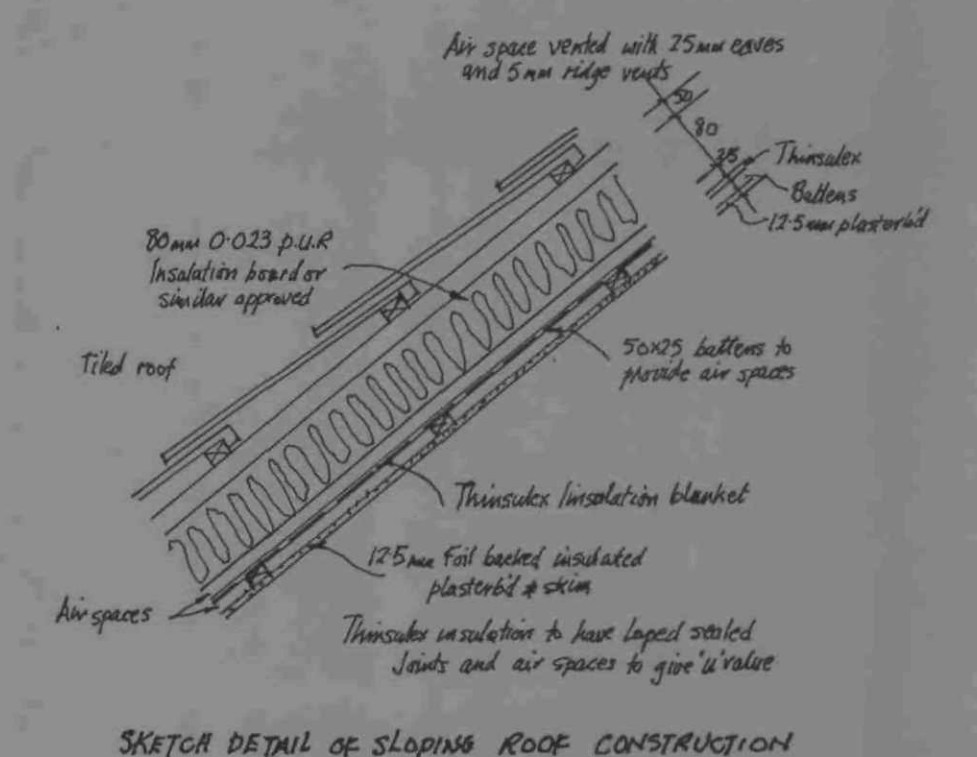
GROUND FLOOR PROPOSED

ALTERATIONS TO FORM TWO BEDROOMS IN ROOFSpace OF BUNGALOW AT 4 MEADOW VIEW,
HOYLANDSWAIN FOR MRS. E. GREEN. Scale 1:100

Glazing
All areas to be double glazed, with 10 glass to achieve a U value of 0.18 with 2K. Glazed panels in windows or doors less than 1500 mm above floor level to be fitted with safety glass.
Glazing in windows that form a combined panel with a door unit to be fitted with safety glass to BS 6206.
Windows less than 800 mm above floor level to be fitted with safety glass to BS 6206.
All safety glazing to comply with BS 6206 and be permanently marked to indicate this.
Windows within 500 mm of doors to be fitted with safety glass to BS 6206.
Provide escape windows in first floor bedrooms with unobstructed clear opening 850mm high x 500mm wide, sill to be between 900mm and 1100mm above floor level.
Windows
All windows to be double glazed UPVC or treated timber. Windows in all habitable rooms shall have one or more ventilation openings of total not less than 1/20" floor area of room with trickle vents at heads to give 8000mm² ventilation.
Windows to achieve U value of 0.18 (16mm clear gap double glazing with low E glass).

External Walls
305mm non cavity wall comprising 150mm *Hardwick* outer leaf 50mm clear cavity and 150mm *Thames Valley* inner leaf insulation or other approved material with an external leaf of 100mm *Thames Valley* or similar approved bricks giving 0.27m² U value. Walls below ground level to be either common brickwork or foundation type blockwork.
Weather checks and DPC's to be provided to all openings in external cavity brickwork. Provide S. Steel wall ties to BS 1243 placed at 750mm centres horizontally and 450mm vertically and every 200mm at reveals. Provide clips on ties to secure insulation. Include weak mix concrete cavity fill to within 150mm of lowest DPC.
Links to be Galvalume gable ends or similar compatible with load and span with 150mm min. end bearing. Provide insulation and thermal breaks to all openings in external wall.
Drainage
To be 100mm flexible joint earthenware pipes laid directly on trench bottom and bedded with selected material in compacted layers. Where drains pass within 1.00 of foundations pipes to be surrounded with 100mm concrete and trench filled with lean concrete to level of underside of foundations. Where drains pass through walls a lintol or arch to be formed over leaving 50mm min. clearance. Drains to be laid even and to correct falls.
Internal Walls
To be either 100mm load bearing blockwork or non load bearing stud partitioning. 75x50mm softwood studs at 450mm c/c, vertically and noggin at 1.0m are horizontally with continuous 75x50mm sole and head plates. Joints between studs to be filled with 75mm mineral fibre insulation with 12mm plasterboard and skim both sides.
Staircase
Standard softwood timber staircase and pre cast concrete stair with pitch of not more than 42 degrees. Maximum rise to 220mm with a min. going of 220mm. A Max. headroom of 2.00m clear to be maintained. Handrail to stair to be a min of 900mm - 1000mm max. above nosing line. Landing balustrade to be a min. 900mm - 1000mm max. above finished floor level. Max gap to balustrade rails to be no greater than 100mm. A min width of 800mm shall be maintained between handrails or handrail and wall. Stairs to BS 589 Part 1 - 1980.
Internal Finishes
Ceilings 12.5mm plasterboard and skim
Walls plaster and skim
Timber skirtings to all walls

Roof Construction
Roof timbers, rafters, struts and bracing as shown. Provide galvanneal mild steel rafter straps to floor joists and rafters at 1.20 c/c. Ties to span across three joists or rafters where parallel with noggin between. Ties to be fixed down wall 450mm.
Roof to be filled on treated timber battens on untreated rafters. Treat timber wallplate 100x75mm to be secured to top of wall with metal straps. Allow for 270mm thickness of insulation material in roof space to give U value of 0.18 with 2K. Provide 10mm continuous gap at eaves with fly screen mesh and tile vents at high level to roof giving through ventilation. Flashings to be made of lead. Valleys to be made of lead.
Heating System
Provide gas fired LP H.W. heating system with boiler efficiency to SEDBUK 80% Fire outlet to be 300mm from any opening windows or glass and 600mm from corners of building. Outlets to be protected with wire mesh cage if below 2.00m from ground level all in accordance with manufacturers requirements.
Cylinder to be insulated to BS 5618 Hot water system to be vented. Provide draught stops to door/bath openings including loft hatch. Spray foam or insulated panel 100mm to cylinder. Cylinder thermostat boiler, interlock, zone controls and thermostatic valves to all radiators.
Ventilation
Mechanical ventilation to be provided to kitchen to give 20 air changes/hour 60 litres/sec.
Mechanical ventilation to be provided to bathrooms to give 5 air changes/hour 15 litres/sec.
Mechanical ventilation to be provided to utility to give 10 air changes/hour 30 litres/sec.
Sanitary Pipe Work
100mm dia UPVC soil pipe terminating 900mm min. above opening lights within 1.00m. Waste pipes from sink units, baths, showers, to be 38mm dia. and 32mm dia to wash hand basins with concealed waste trap to discharge below level of grate or solum to soil stack where connection to be 300mm min from W/C connection. Back inlet trapped gullies to be used.
Rainwater Goods
Provide 100mm half round UPVC gutters and 65mm round UPVC fall pipes. Provide trapped gullies and drainage to existing surface water drains.



SKETCH DETAIL OF SLOPING ROOF CONSTRUCTION