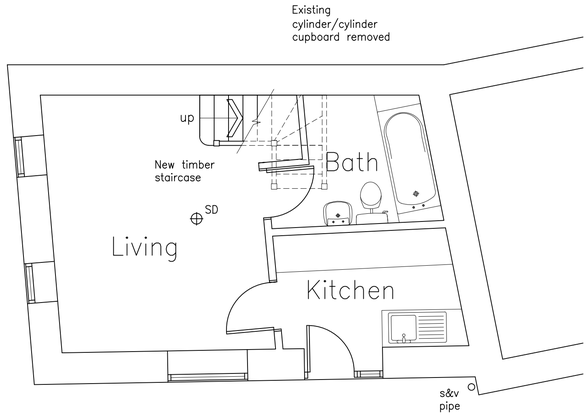
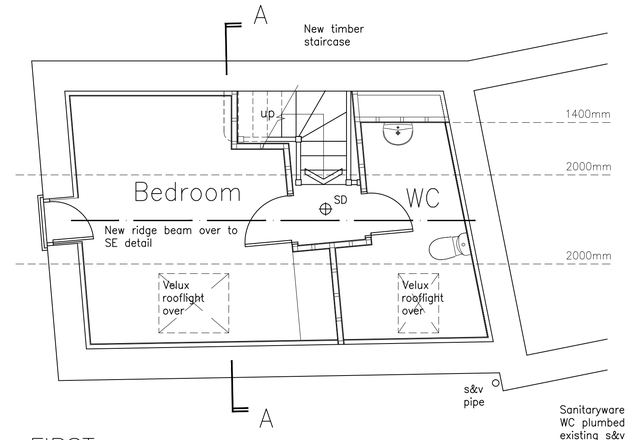


GROUND

NEW STAIRCASE:
Width = 750mm
Risers = 12No x approx 209mm. (site check).
Goings = 235mm (min 50mm goings at narrow end of winders).
Pitch = Max. 42 degress
Guardings = 900mm above pitch line/landings. Balusters to be non-climbable + not to pass 100mm dia sphere.
Min 2000mm headroom over new staircase.

New window in place of existing door. Window to be suitable for escape purposes. Opening be guarded with Juliet balcony in accordance with Approved Document K of the Building Regulations. 1100mm from floor level with any balusters to be non-climbable + gaps not to pass 100mm dia sphere.



FIRST

Sanitaryware to new WC plumbed into existing s&v pipe.

NEW EXTERNAL WALL CONSTRUCTION
Walls to be raised in height in similar construction to existing wall beneath. (assumed nom 150mm stone inner and outer leaves with rubble fill). New walls lined internally with 77.5mm Celotex PL4000 insulation/plasterboard laminate on sw studs mechanically fixed to wall @ max 400mm c/cs to give max 'U' value 0.28W/m²K.

Cavity wall construction to have 6No stainless steel wall ties per metre sq.

LINTELS
Existing lintels to be to the satisfaction of the DBS.

NEW PITCHED ROOF CONSTRUCTION
Natural slates to match the existing roof on 50x38mm treated sw tiling battens on 38x50mm sw counterbattens on Tyvek SUPRO breather membrane laid taut with sealed laps, perimeters and penetrations (installed strictly in accordance with manufacturer's instructions) 125x50mm C16 rafters at 400mm c/cs. 100x50mm C16 ceiling joists @ 400mm c/cs with 12.5mm plasterboard + skim ceiling to underside. 150mm mineral fibre insulation laid between ceiling joists with a further 120mm laid over in the opposite direction giving a U-Value of 0.16W/m²K. (Raking ceilings to have 100mm Celotex GA4000 between rafters with multi-foil insulation across the bottom retained with 38mm deep timber battens. 12.5mm plasterboard + skim internally, with all joints & perimeters sealed to form vapour control layer to underside, all to give max U-Value of 0.18W/m²K. Min 50mm airgap to be maintained over the insulation between the rafters).

Rafters birdsmouthed over 100x50mm sw wall plates at eaves + over 100x75mm wallplate bolted to new steel ridge beam at head. Rafters either side of rooflights to be doubled up.

30x5mm galv steel restraint straps to gable wall at verge at max 2.0M c/cs. Straps to be built into wall and to pass over and be fastened to min 3No rafters.

FIRST FLOOR CONSTRUCTION
Existing flooring removed to determine existing floor joist size/direction. If existing joists do not have a minimum size of 225x63mm @ 400mm c/cs then new 225x63mm C16 floor joists to be provided between existing with 1no line of strutting at mid span. Joists under new partition walls (where running parallel) to be doubled up. New 20mm t&g sw boarding over + 100mm Rockwool insulation between joists (existing 12.5mm plasterboard + skim ceiling to underside) all to achieve 40db sound insulation.

NEW PARTITIONS:
12.5mm plasterboard + skim either side of 75x50mm sw studs @ 400mm c/cs.

All steelwork and loadbearing lintels to be encased in 12.5mm Fireline board + skim to give half hour fire protection.

ABOVE GROUND DRAINAGE
WC to have 100mm dia UPVC 'horizontal' waste at a fall of between 9 & 90mm per metre run. Washbasin to have 40mm dia waste and 32mm dia trap.

All appliances to have 75mm deep seal traps.

HEATING
New LPHW radiators to new accommodation to be served from new electric combi boiler. Contractor to be responsible for the sizing of the new radiators and is to allow for re-locating of existing radiators where necessary. All new radiators to have thermostatic radiator valves.

Pipework within roof void to be insulated.

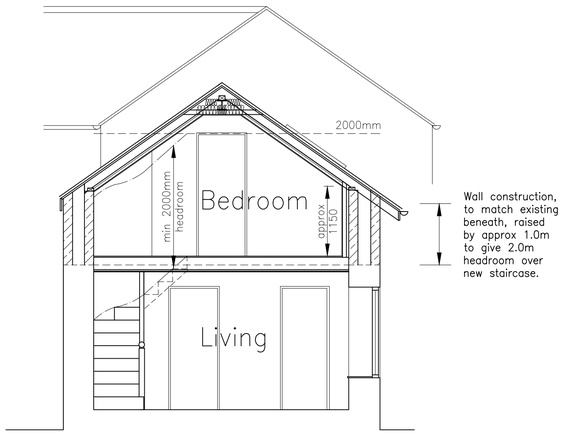
ELECTRICAL INSTALLATION:
Contractor to include for new general power and lighting to new accommodation + alterations to the existing installation as necessary/to client's requirements. A minimum of 1No light fitting which will only take a lamp having a luminous efficacy greater than 40 lumens per circuit-Watt to be provided to the area affected by the building works.

Prior to completion of the work the DBS is to be provided evidence to demonstrate that the electrical work has been carried out by a person who is a member of a relevant Competant Person Scheme.

SD ⊕ = Mains operated interconnected smoke alarms on separate fused circuit. Alarms to be installed in accordance with BS5839: Part 6 2013.

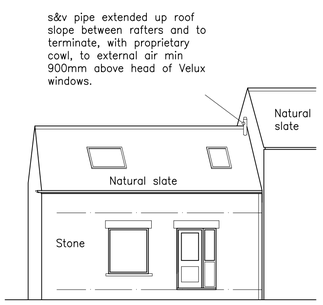
VENTILATION
New Bedroom to have openable window min 1/20th floor area with trickle ventilators in head to give min 8000mm2 background ventilation.

WC to have openable window (Velux rooflight) plus mechanical extract ventilation rated at min 6 litres/second with the fan controlled from light switch with an overrun of 15 minutes.



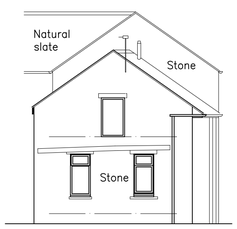
Wall construction, to match existing beneath, raised by approx 1.0m to give 2.0m headroom over new staircase.

SECTION A-A (1:50)

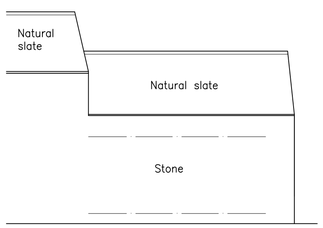


ELEVATION FACING BANK HOUSE (1:100)

Eaves increased in height by approx 1.0m



ELEVATION FACING ROAD (1:100)



REAR ELEVATION (1:100)

WINDOWS/GLAZING
All new windows to be double glazed and draught proofed. Double glazing to incorporate 16mm air gap and Low 'E' glass internally, all to acheive a minimum 'U' Value of 1.6W/m²K.
Any glazing within 800mm of floor level generally and within 1500mm of floor level in doors and zone 300mm either side of door openings to be glazed in toughened or laminated glass to BS 6206 and permanently marked accordingly.

PLANS, ELEVATIONS & SECTION AS PROPOSED

Kinesis Design
Tel: 0114 2621966

Mrs K Winn,
Proposed Alterations to Existing Granny Flat,
Bank House, Bank Lane,
Wortley.

1:50 | 1.0 | 2.0 | 3.0 | 4.0

SCALE: 1:50 1:100 @ A1 DWG no: 164/333/02

1:100 | 1.0 | 2.0 | 3.0 | 4.0 | 5.0 | 6.0 | 7.0 | 8.0