

Means of Escape - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips repeated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

Escape route to main front door entrance, doors to include

Bedrooms 01 -03 and
1 other GF hallway door.

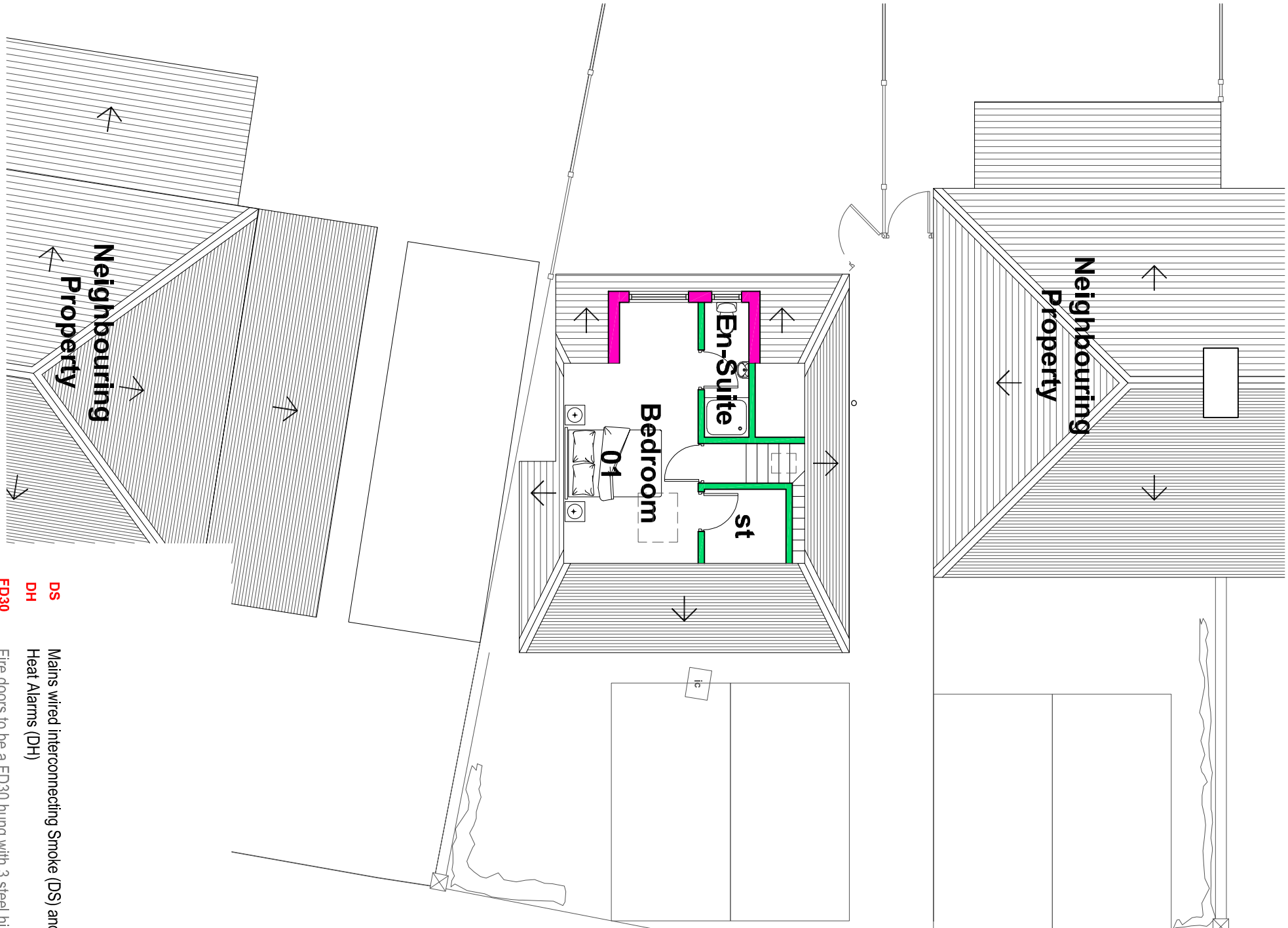
Smoke Detection - Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. 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.

Intermediate floors

Intermediate floor to be 25mm &g flooring grade chipboard or floorboards laid on C24 joists at 400mm c/cs (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent FireLine joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

Attic As Proposed

Scale 1:100@A3



DS

DH

FD30

Mains wired interconnecting Smoke (DS) and

Five doors to be a FD30 hung with 3 steel hinges with a melting point of at least 800 °C and fitted with intumescent strips to the approval of building control.

Dormer Walls

To achieve minimum U Value of 0.18W/m²K

Tiles hung vertically on 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P. external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggin) at 400mm cts or to s/engineer's details and calculations. Suitable PIR insulation between and over studs; e.g. 120mm Celotex GA4000 between with 25mm Celotex GS5000. Finish with vcl under 12.5mm plasterboard and 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

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

Partial Fill Cavity Wall

To achieve minimum U Value of 0.18W/m²K
Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 80mm PIR insulation e.g. Celotex CW4000 insulation fixed to 100mm lightweight block internal leaf, K value 0.11 (Celcon solar, Thermalite turbo, Toplite GTI, Supablock) Internal finish to be 13mm lightweight plaster. Walls to be built with 1:1.5 cement mortar.

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 15 litres per second. Vent to be connected to light switch and to have 15 minute 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 fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

ISSUED FOR BUILDING REGS

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
A	Jan 2020	ML				
FOOTPRINT, ROOF AND INTERNAL LAYOUT AMENDED						
MR HENRY PETHERWICK						
PROJECT LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND				DRAWN		CHECKED
DRAWING TITLE				MH		ML
AS PROPOSED				JOB NUMBER		DRAWING NO.
				1927		204
				REVISION		

TIMEARCHITECTS

Creative Conservation - Inspiring Design, Time Architects 220-222 Holme Lane, Sheffield, S64 4LH
Registered Company Number in England and Wales: 8033383, Director: Michael Leigh
W. www.timearchitects.co.uk E. info@timearchitects.co.uk T. 0114 430 0114

© all rights reserved, report all discrepancies, do not scale from drawing, check dimensions on site