

Demolitions

Existing external walls, internal partitions, staircase, doors, windows and kitchen units to be carefully removed, shown dotted

New building construction to consist of:

New Foundations

New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used.

New External Walls

To achieve a u-value of 0.18W/m²K
External walls to be brickwork/ blockwork cavity external wall construction with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork k value 0.15 inner leaf, 75mm Kingspan kooltherm K08 cavity wall insulation, 50mm cavity and 100mm external leaf brickwork all to match the existing building.

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

Pitched Roof

New roofs tiles to match the existing roofs on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to match the existing and with 140mm Kingspan Thermapitch 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 0.15W/m²K NOTE - Where existing walls have cavities. Install cavity tray to walls above any new roof abutments.

Windows

Windows to be uPVC fully double glazed openable casement windows to match existing. Insulated plasterboard to be used in reveals to abut jambs. Fully insulated and continuous cavity closers to be used around reveals.
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms with an openable area that is at least 0.33m² and have no dimension less than 450mm high or 450mm wide.

Dormer Walls

To achieve minimum U Value of 0.18W/m²K
Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens fixed on vertical counterbattens to ensure vented and drained cavity. breathable membrane below (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 noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 120mm Kingspan kooltherm between plus 37.5mm kingspan kooltherm insulated plasterboard over with VCL fixed to internal face of insulation. Finish with 3mm skim coat of finishing plaster.

Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

New Staircase

Existing ground floor to first floor staircase to be retained, install new sw timber staircase from first floor to second floor to consist of 13 No risers (2.6m FFL to FFL) 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 match that of the adjacent and below staircase

Structural Items

All structural openings and supports to removed items, including new roof structure to the design and spec of the S. Eng All steel beams to be fully encased and achieve 30mis fire resistance.

External Doors

External doors to be uPVC double glazed pair of sliding doors 2065mm x 2100mm doors to match the existing, fit the existing opening, and all as shown

Background Ventilation

Background ventilation via trickle ventswithin the window frame to new habitable rooms at a rate of min 8000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm²

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

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

Sanitaryware

New bathroom suite to be supplied by the client and to include wc, basin and shower to the bathroom, NOTE allow for installation. Contractor to allow for new domestic style 15l/s Bathroom mechanical extract vent through the external wall with 15min overrun and connected to the light switch to all bathroom and wc areas. NOTE all extracts to be taken to front or rear wall and not through the side wall

Kitchen/ Utility Units & Appliances

New Kitchen & utility units all to be supplied by the client, Contractor to allow for new domestic style 30l/s mechanical extract vent through the external wall (allow for installation)

Electrics

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 Utility work surface. All electric works to be carried out by a member of an appropriate competent persons scheme

Glazing - New and replacement windows and doors to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. to be safety glazing within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

Heating

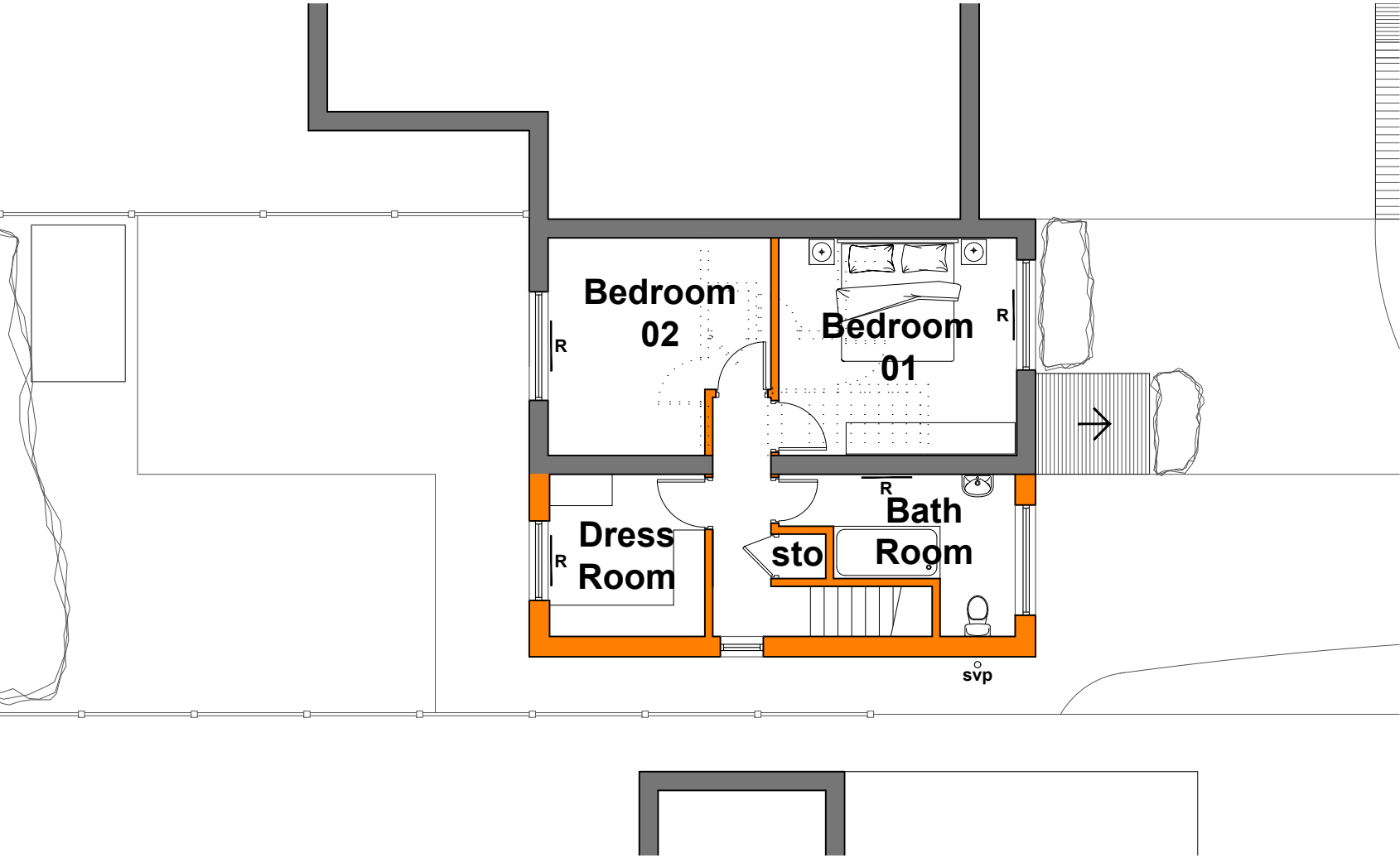
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. Install new wet floor underfloor heating to the kitchen area, New Stelrad radiator locations as shown, new AAA+ combi boiler to replace existing, located within store to first floor

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT	MR & MRS MORLEY				1:100@A3	SEP 2024
PROJECT	4 QUEENS GARDENS, HOYLAND	DRAWN	ML	CHECKED		
DRAWING TITLE	FIRST FLOOR PLAN AS PROPOSED	JOB NUMBER	240903	DRAWINGS NO.	203	REVISION

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New Solid Ground Floor

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Kingspan Kooltherm insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all to achieve a u-value of 0.18W/m²K.Where existing air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

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 Rainwater Goods

New gutters to match existing, downpipes to be standard 68mm plastic rainwater pipes to drain to new gully connected to existing drains

External Works

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

Internal Partitions

Form new 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 as shown

Internal Doors

Internal doors to be 826mm x 1981mm doors (726mm x 1981mm to the bathroom), style to be confirmed by the client

Smoke Detection

Mains operated linked smoke alarm detection system 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

First Floor Plan As Proposed

Scale 1:100@A3