

SOUTH EAST ELEVATION

S+P WROUGHT IRON RAILINGS (TO C.P.A APPROVAL) SECURELY FIXED TO TOP OF EXISTING BRICK WALL TO FINISH 1100MM ABOVE ROOF LEVEL.



FORM 2ND OPENING WITH 152 x 152mm 23kg/m UB AND 10mm STEEL PLATE WELDED TO U/SIDE. S+P NEW DOUBLE DOOR FRAME AS SHOWN.

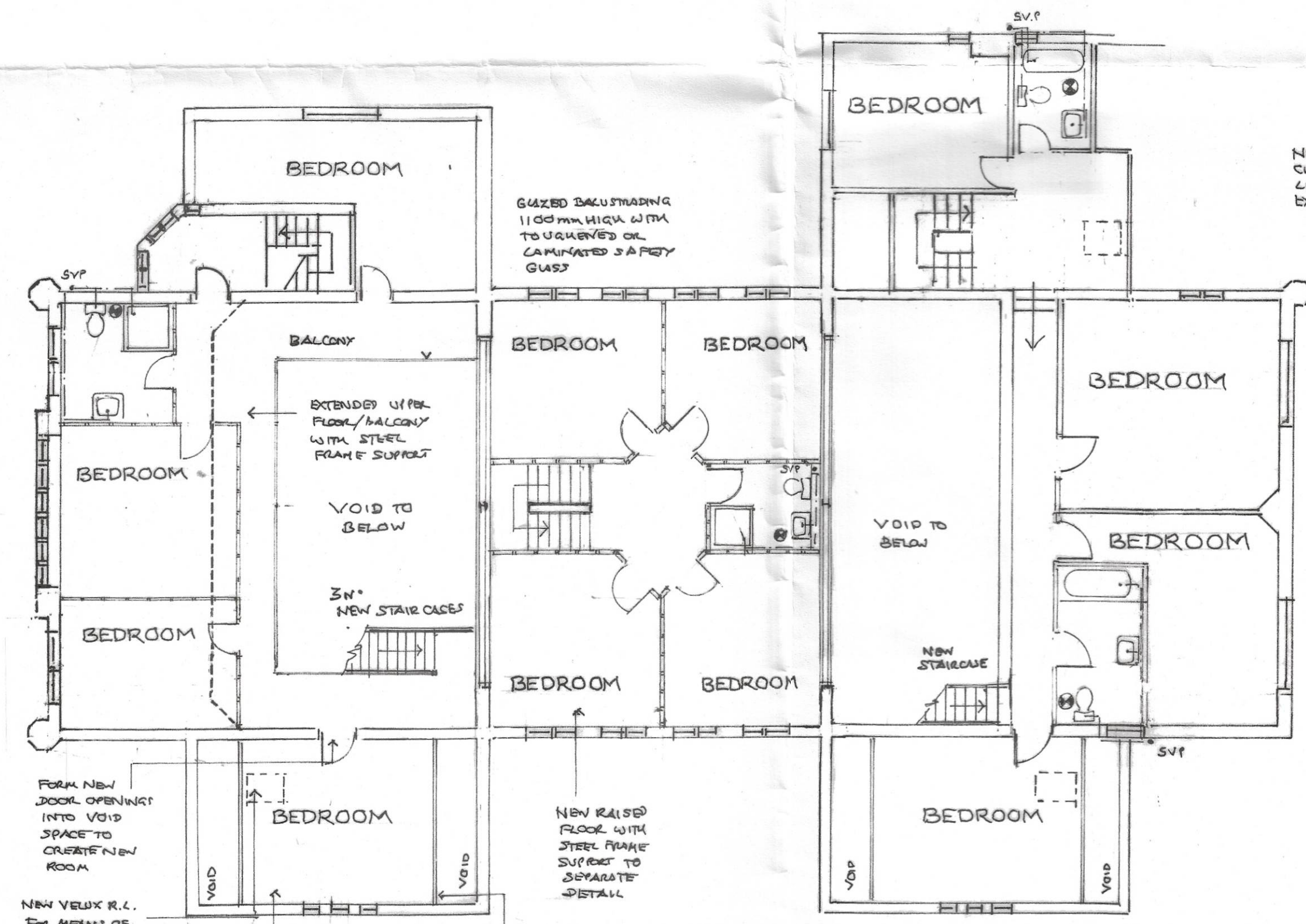
FRONT ELEVATION



CLADDING TO BE REMOVED FROM JAMB WALL FROM NEW WINDOW AND DOOR OPENING WITH 152 x 152 UB'S AND 10mm STEEL PLATE.

NEW DOOR TO C.P.A APPROVAL.

PORCH TO BE DEMOLISHED TO REVEAL EXISTING ARCHED FEATURES.

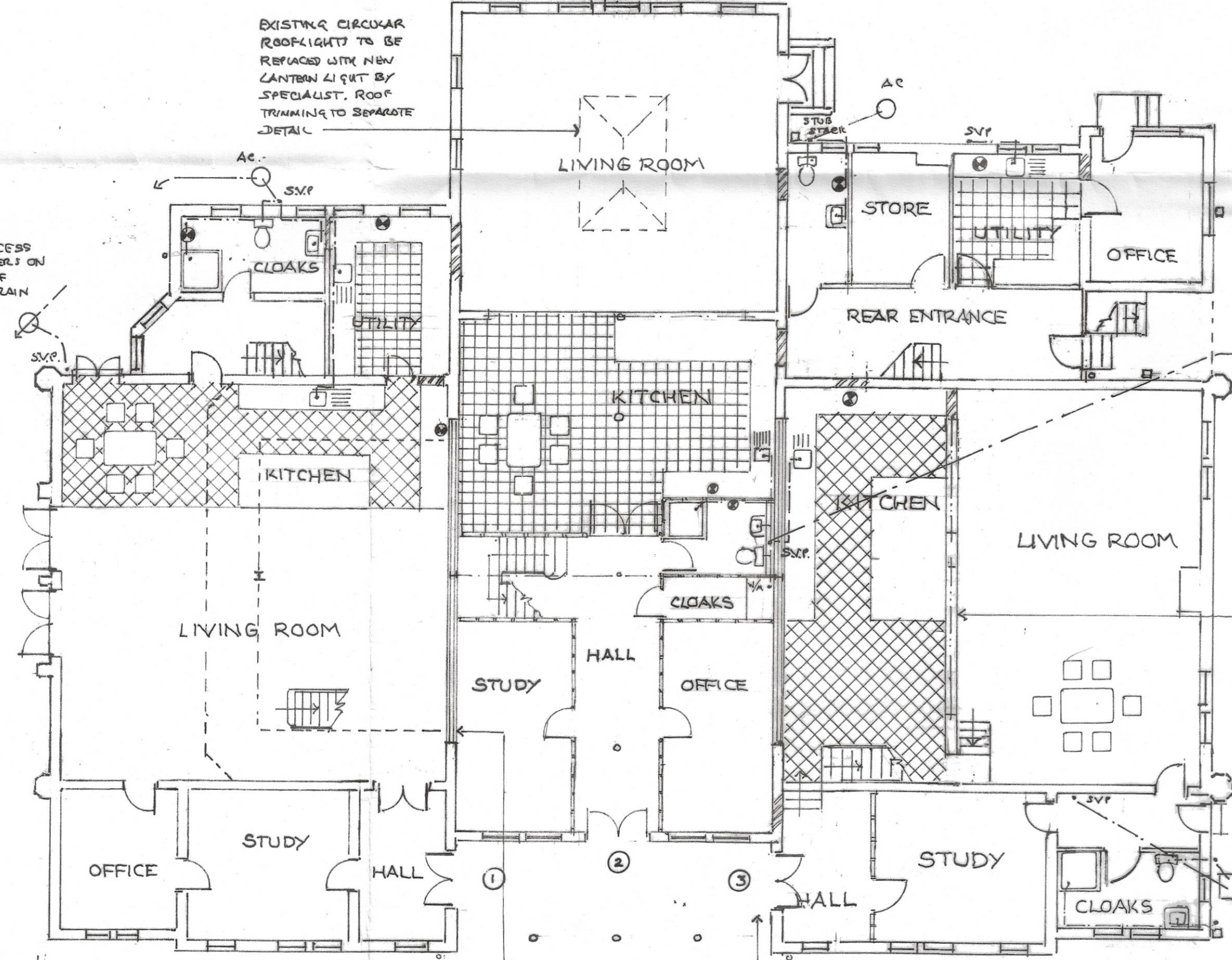


GLAZED BALUSTADING 1100mm HIGH WITH TOUGHERED OR LAMINATED SAFETY GLASS.

INSULATED PERIMETER PARTITIONS TO BE CONSTRUCTED WITH 100X50MM TIMBER STUDDING AT 400MM CENTRES WITH 80MM 'CELOTEX DOUBLE R' RIGID, P.S. INSULATION INFILL AND 12M DUPLEX BOARD EACH SIDE.

FIRST FLOOR PLAN

RAFTERS TO HAVE A MINIMUM OVERALL 100mm THICKNESS OF KINGSPAN INSULATION BETWEEN AND ACROSS FACE OF RAFTERS WITH A MINIMUM 50mm CLEAR AIR SPACE ABOVE CROSS VENTILATED BY H.L. AND L.L. ROOF VENT TILES, 9MM PB AND SKIM CEILING.



EXISTING CIRCULAR ROOFLIGHT TO BE REPLACED WITH NEW CANTEN LIGHT BY SPECIALIST. ROOF TRIMMING TO SEPARATE DETAIL.

NEW ACCESS CHANGERS ON LINE OF EXIST. DRAIN.

NEW FULL HEIGHT SEPARATING WALL IN TIMBER FRAME WITH MINERAL WOOL INSULATION FOR COMPLIANCE WITH PART E REQUIREMENT FOR SOUND INSULATION AND MIN 60MM FIRE RESISTANCE.

GROUND FLOOR PLAN

WINDOWS

ALL NEW WINDOWS AND ROOF LIGHTS IN U.P.V.C OR H.W. FRAMES TO HAVE 20MM SEALED DOUBLE GLAZED UNITS INCORPORATING LOW EMISSIVITY 'K' GLASS TO ACHIEVE A MAXIMUM 1.4W/M² K VALUE.

VENTILATION

ALL HABITABLE ROOMS TO HAVE AT LEAST 8000MM³ BACKGROUND VENTILATION PROVIDED THROUGH TRICKLE VENTILATORS BUILT INTO WINDOW FRAMES OR 2 NO 225 X 150MM AIR BRICKS WITH LOUVRED CONTROLLABLE PLASTER VENTS. AT LEAST 4000MM³ BACKGROUND VENTILATION TO BE PROVIDED TO KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOW FRAMES TO INCORPORATE OPENING VENTS EQUIVALENT TO AT LEAST 5% OF THE FLOOR AREA OF THE ROOM SERVED.

MECHANICAL VENTILATION

ALL BATHROOMS AND SHOWER ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF AT LEAST 15 LITRES/SECOND EXTRACT RATE. KITCHENS TO HAVE EITHER A MECHANICAL EXTRACT FAN CAPABLE OF 60 LITRES/SECOND OR A COOKER HOOD CAPABLE OF 30L/S. MECHANICAL EXTRACT FANS SERVING WINDOWLESS BATHROOM/SHOWER ROOMS/W.C. CUBICLES TO PROVIDE AT LEAST 8 AIR CHANGES PER HOUR WITH A 15 MINUTE OVER RUN FACILITY.

DRAINAGE

ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSELEVE OR U.P.V.C. PIPES AT 1:40 MINIMUM SELF-CLEANSING GRADIENT. DRAINS UNDER BUILDING AND WITHIN 1M OF FOUNDATIONS TO BE ENCASED IN CONCRETE SURROUND. DRAINS PASSING THROUGH FOUNDATIONS TO BE BRIDGED OVER WITH P.C.C. LINTOLS AND ROCKER PIPE USED EITHER SIDE OF WALL. 100MM DIAMETER S.V.P.'S TO RECEIVE UPPER FLOOR FITTINGS WITH WIRE BIRD CAGE TERMINAL AT LEAST 500MM ABOVE THE HIGHEST WINDOW VENT OPENING AND ABOVE ROOF LEVEL. ALL NEW SANITARY FITTINGS TO HAVE ANTI VAC TRAPS WITH WASTES CONNECTED SEPARATELY INTO SOIL STACKS. ALL WASTES TO BE MADE ACCESSIBLE.

GENERAL NOTES

ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR BEFORE WORK COMMENCES. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE COMPLETE SATISFACTION OF THE DISTRICT B.C.O. ALL TIMBER TO BE TREATED WITH PRESERVATIVE. ALL NEW STEELWORK TO BE ENCASED IN 12M GYPSUM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. LINTOLS TO BE INSULATED AND ENCASED WITH 12MM PLASTERBOARD AND SKIM FOR 30 MINUTES FIRE PROTECTION. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY NICEIC APPROVED CONTRACTOR WITH AN INSTALLATION CERTIFICATE TO BE PROVIDED ON COMPLETION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND C.H. BOILERS TO BE REPLACED IF NECESSARY WITH CONDENSING TYPE BOILERS AND INSTALLED BY A CORGI REGISTERED CONTRACTOR. TOUGHENED OR LAMINATED SAFETY GLASS TO BE USED IN ALL CRITICAL LOCATIONS.

FIRST FLOOR CONSTRUCTION

MOISTURE RESISTANT 21MM T&G BOARDING NAILED TO FLOOR JOISTS AS SPECIFIED WITH STRUTTING AT MID SPAN 30 X 5 MM GALV. M.S. RESTRAINT STRAPS TO BE PROVIDED AT 1.8M CENTRES TO JOISTS PARALLEL TO WALLS FIXED TO AT LEAST 8 NO. JOISTS DOUBLE JOISTS TO BE BOLTED TOGETHER AT 600 C/C PLACED UNDER PARTITIONS FOR SUPPORT. 12MM PLASTERBOARD AND SKIM CEILING.

INTERNAL PARTITIONS: 100 X 50mm TIMBER OR METSEC STUDS WITH MINERAL WOOL INFILL AND 12MM PB AND SKIM BOTH SIDES. NEW STAIRCASES: MIN 800MM WIDE MAX 42° PITCH. HANDRAIL/BALUSTRADE 900MM HIGH. MINIMUM 2000MM HEADROOM TO BE MAINTAINED OVER ALL RIGHTS.

NOTE: NEW CEILING TO HAVE A MIN 300MM LEAF B.L. INSULATION TO ALL ACCESSIBLE AREAS.

FULL DETAILS OF HEATING INSTALLATION TO BE PROVIDED BY SPECIALIST HEATING.

SOUND INSULATION SPECIFICATIONS AND FULL TESTING RESULT TO BE PROVIDED BY SPECIALIST.

STRUCTURAL ENGINEER'S DETAILS TO BE PROVIDED AFTER FINAL DESIGN AGREED WITH CLIENT AND C.P.A.

FULL THERMAL INSULATION/VEGETABLE DETAILS TO BE SUPPLIED WITH SAP CALCULATIONS AND BRE.'S FOR FACIL DWELLING BY SPECIALIST.

CLIENT	MR. B. MAGUIRE	
SCHEME	CONVERSION OF FORMER HALL INTO RESIDENTIAL ACCOMMODATION	
ADDRESS	KNOWSLEY VILLAGE HALL SCHOOL LANE KNOWSLEY VILLAGE	

DRAWING TITLE	NUMBER	REVISION
PROPOSED	BK05	

DATE	JANUARY 2024	SCALES	1:100
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