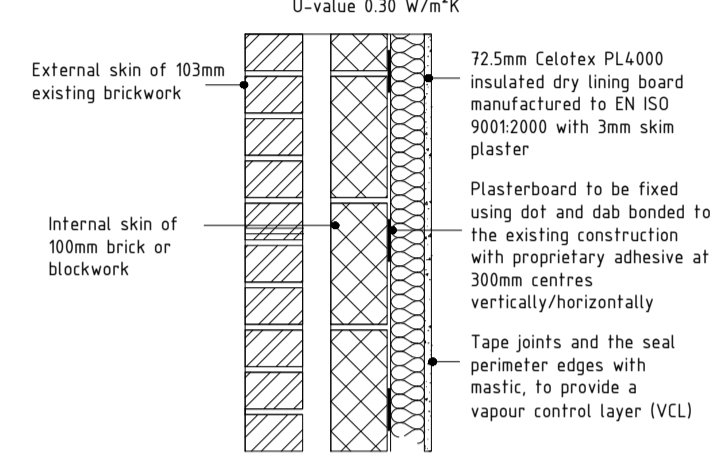


Proposed floor plan 1:50@A2

U-values for conversions are required to achieve a lesser standard than for extensions, if this is queried by your local Building Control please forward the document below to your building control officer

UPGRADING UNINSULATED CAVITY WALL
To achieve a U-value of 0.30 W/m²K. The existing external walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide 72.5mm Celotex PL4000 insulated dry lining board with 3mm skim plaster. Plasterboard to be bonded, using dot and dab, to the existing construction with proprietary adhesive at 300mm centres vertically/horizontally and in accordance with manufacturer's instructions. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

UPGRADING EXISTING CAVITY WALL



Upgrade uninsulated cavity walls to achieve a U-value of 0.30 W/m²K. Before any insulation is added, the existing external walls must be inspected to ensure they are stable, and a Building Control Officer will inspect them defect-free to ensure compliance with structural safety requirements. Install 72.5mm Celotex PL4000 insulated dry lining board, which includes insulation and plasterboard in a single unit. This will help meet the thermal performance target U-value of 0.30 W/m²K. The insulated plasterboard should be bonded to the existing wall using a dot-and-dab technique. This involves applying proprietary adhesive at 300mm centres vertically and horizontally. This ensures a secure and even fixing to the existing wall. Installation must follow the manufacturer's instructions to ensure proper adhesion and thermal performance. Tape all joints between the plasterboard sheets to prevent moisture penetration and ensure a good vapour control barrier. Seal all perimeter edges with mastic to create a continuous vapour control layer. Apply a 3mm skim plaster finish to the dry lining board for a smooth, durable surface finish. All work must be done by BS 8000-8:2023, which sets out the design and installation standards for dry-lining systems. This ensures the quality of workmanship and compliance with building regulations.

UPGRADE OF EXISTING FLOORS



Joists to be 50mm minimum from chimney breasts (joist sizes to Structural Engineer's details and calculations). Provide min 20mm t and g chipboard or timber board flooring (in areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation, lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208. Joists spans over 2.5m to be struffed at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). 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. Provide 38mm wide x 3/4 depth solid noggins between joists at strap positions. All work to be in accordance with BRE-Digest 208, first floor ceiling to be checked for suitability in accordance with guide, if found to be unsuitable, first floor ceiling to be over boarded with 12.5mm Fire-line board.

FIRE-RATED PLASTERBOARD (FRP) wall ceiling
Fire-rated plasterboard, popularly known as fireproof plasterboard, is a building material designed to resist or withstand fire. The panels are used for both ceiling and wall applications.

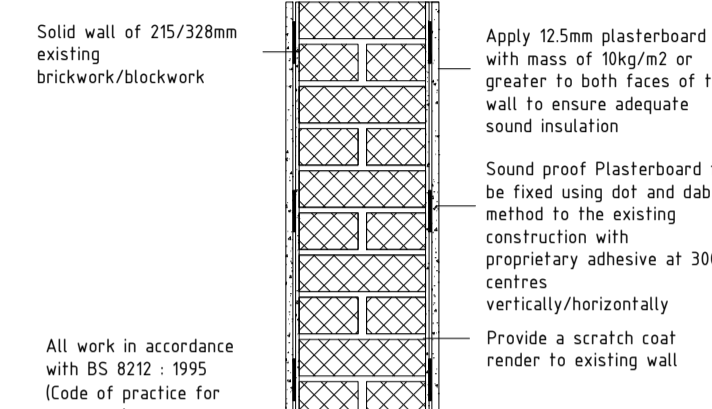
SOUND PROOF PLASTERBOARD wall ceiling
Sound proof plasterboard Highest quality gypsum plasterboard, strong and highly versatile. Suitable for direct decoration or plaster finish. Sound Panel includes special additives to suit acoustic-resistant installations.

COMMON STAIRS AND CORRIDORS - Common corridors and stairs should be protected, i.e. within a 30 minute fire resisting enclosure, and should lead directly to outside. Wall and ceiling surfaces are to have the appropriate linings to inhibit surface spread of flame in accordance with BS476. Meters located within the stairway shall be enclosed with a secure cupboard which is separated from the escape route with fire resisting construction. All gas services within a protected stairway must be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

UPGRADING SOLID PARTY WALL

As detailed in Approved Document E Wall Type 11. The existing walls must be checked for stability and be free from defects, as required by Building Control. Wall to be a minimum 215mm thick with a minimum block density of 1840kg/m³. Provide a scratch coat render to existing wall. Apply plasterboard with mass of 10kg/m² or greater, e.g. Gyproc Soundbloc, to the both wall faces to ensure adequate sound insulation in accordance with Approved Document E. Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

UPGRADING SOLID PARTY WALL

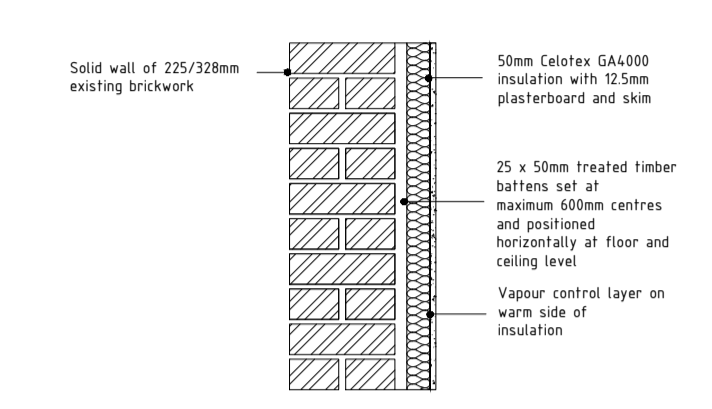


Upgrade a solid party wall per Approved Document E Wall Type 11 for sound insulation. Inspect the existing party wall for stability and to ensure it is defects-free. The Building Control Officer must approve this inspection to ensure the wall's structural integrity before any further work begins. The party wall must be at least 215mm thick with a minimum block density of 1840kg/m³ to meet the structural and acoustic requirements outlined in Approved Document E. Ensure that the wall material complies with these standards. Apply a scratch coat render to the existing wall surface. This will help prepare the wall for plasterboard application and contribute to sound insulation performance. Provide plasterboard with a mass of 10kg/m² or more significant, such as Gyproc Soundbloc, on both faces of the wall. The plasterboard's high mass helps to absorb sound and enhance the acoustic separation between the two adjoining spaces. Install the plasterboard on both sides of the wall to ensure it meets the sound insulation standards in Approved Document E.

UPGRADE OF SOLID EXTERNAL WALL

To achieve min U-value 0.30 W/m²K. Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 50mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation. (50mm cavity or vandex slurry to be provided, if required by building control). Fix a vapour control layer on the warm side of the insulation. Finish with 12.5mm plasterboard with a plaster skim. All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

UPGRADING EXISTING SOLID WALL



INTERNAL STUD PARTITIONS (within flat)
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min 10kg/m² density acoustic soundproof quilt lightly packed (eg. 100mm Rockwool or Isovol mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm Gyproc Fire-line board with skim plaster finish. Taped and jointed complete with beads and stops.

Standard Door Sizes: Most internal fire doors in residential properties, including IPMDs, are typically either 1981mm x 162mm (198" x 30 3/4) or 1981mm x 838mm (198" x 33 1/4), which are standard sizes. The exact size should suit the door frame.
Fire Rating: The doors should be FD30-rated, meaning they provide 30 minutes of fire resistance.
Self-closing Mechanism: Fire doors must be fitted with a self-closing mechanism to ensure they remain closed in the event of a fire.
Fire Seals and Smoke Seals: Intumescent strips and smoke seals must be fitted around the edges of the fire door to prevent the spread of fire and smoke.

PIPES PASSING THROUGH SEPARATING WALLS

Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic intumescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained.

INSULATION AT CEILING LEVEL

To achieve U value of 0.16 W/m²K. Insulation at ceiling level to be 2 layers of Rockwool insulation to total 300mm laid between and over ceiling joists, cross laid at right angles. Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thick multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Allow for all structure as designed by a Structural Engineer. Loft hatches should be suitable designed and installed to ensure optimum air tightness.

FLAT ENTRANCE DOORS

Flat entrance doors to be a FD30 hung with 3 steel hinges with a melting point of at least 800°C and fitted with a self-closing device, intumescent strips and smoke seals. All fire doors to be tested in accordance with BS 476.

DOORS WITHIN FLAT (Protected lobby)

Form a protected lobby within the flat entrance by providing half hour fire resistance to all partitions. All doors on to lobby must be FD20 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides and 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 to at least 1.1m above the floor level.

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Cupboard doors may open across the top landing where the swing is a minimum of 400mm from the tread. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

SOUND INSULATION UNDER STAIRS WHICH FORM A SEPARATING FUNCTION
Stair treatment 1 as detailed in Approved Document E. Lay a soft covering over stair treads of at least 6mm thickness and glue securely so the covering does not become a safety hazard. Construct a new independent ceiling under stairs ensuring a minimum clearance of 25mm. Additional support can be provided by resilient hangers attached directly to the existing soffit (if required). Provide 2 layers of plasterboard, minimum total mass per unit area 20kg/m², under new ceiling with staggered joints. Fill void with 100mm mineral wool (eg. Rockwool Flexi slab) with a minimum density 10kg/m³. Seal the perimeter of the independent ceiling with tape or sealant.

ESCAPE WINDOWS

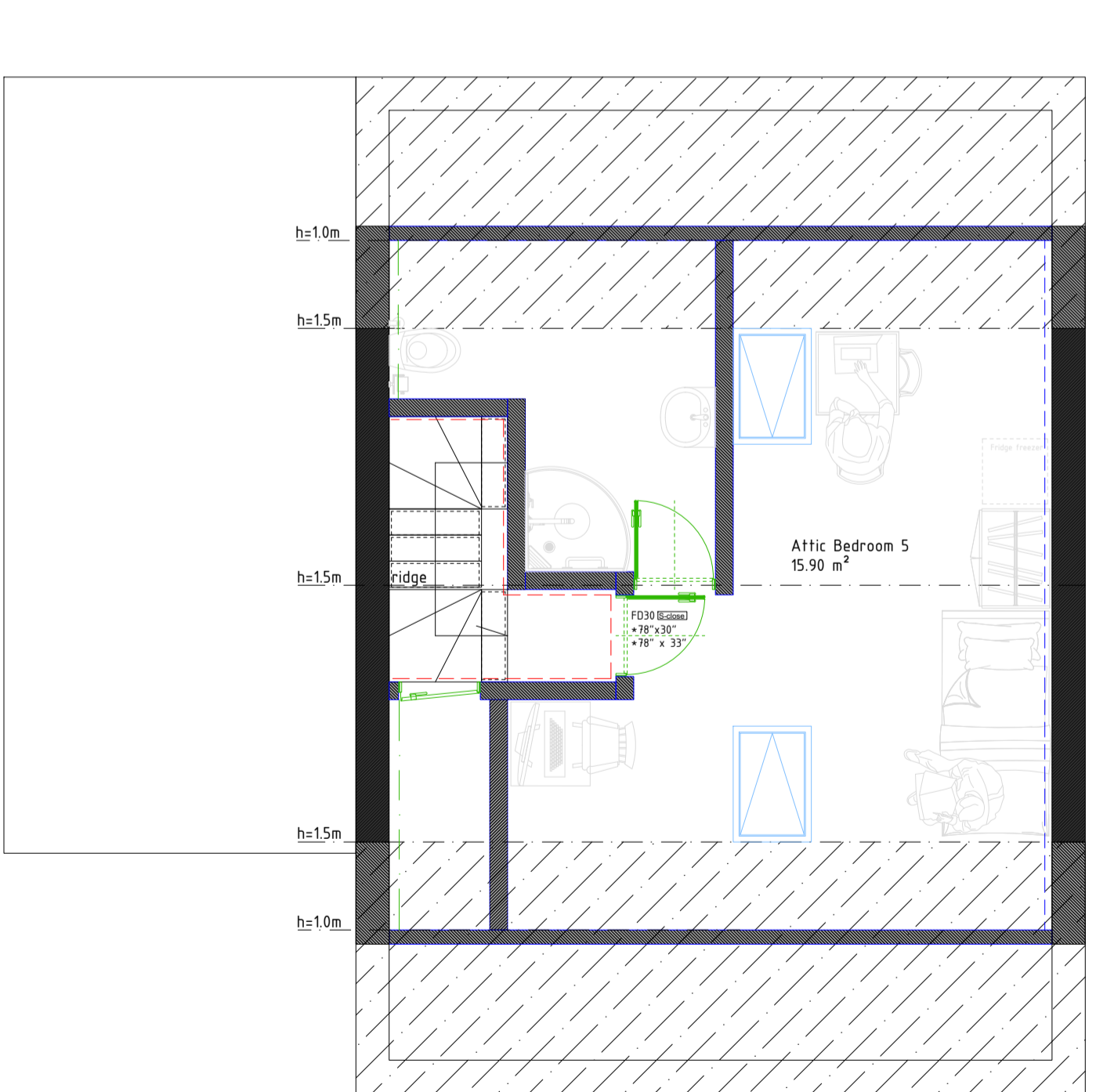
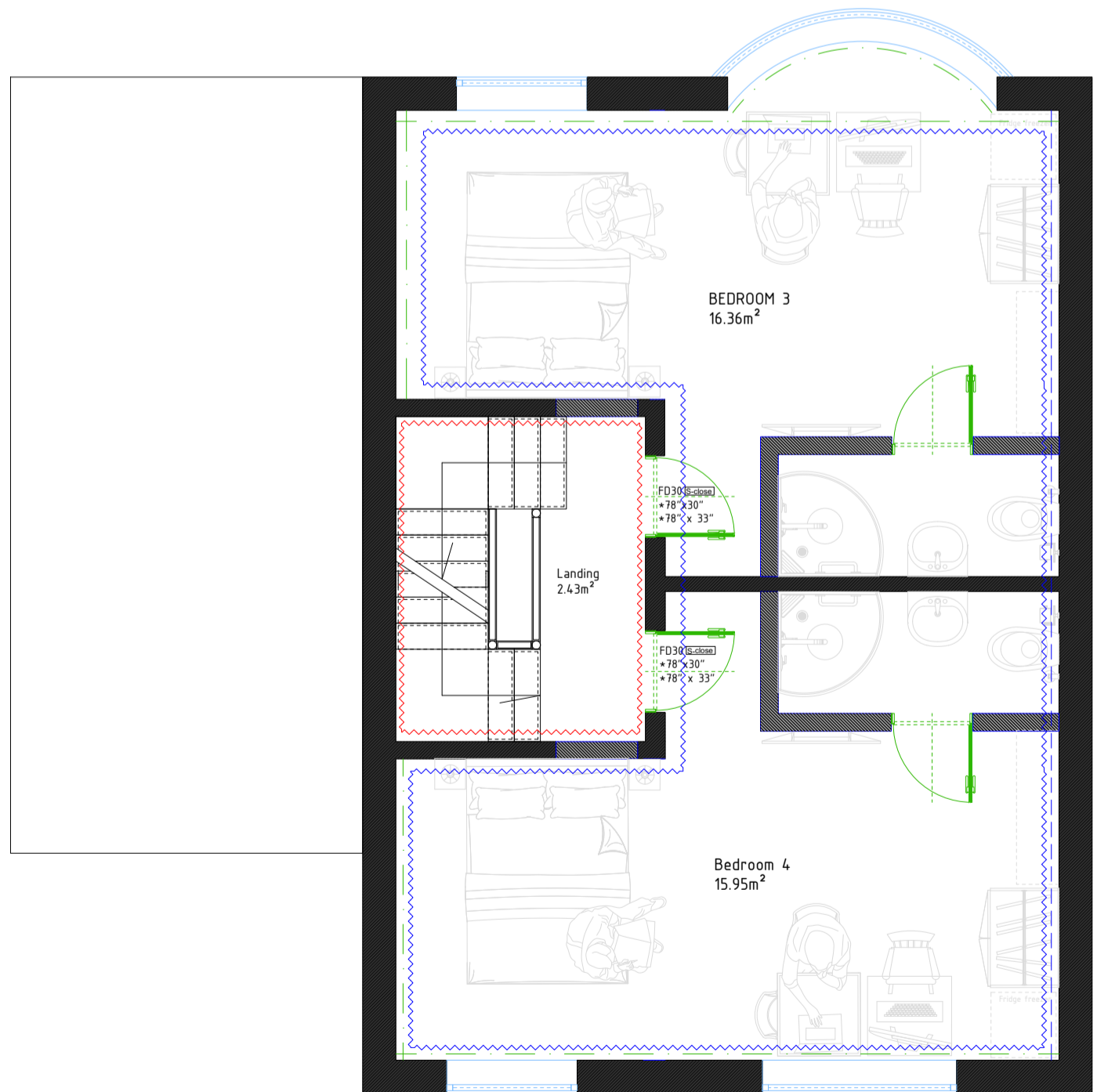
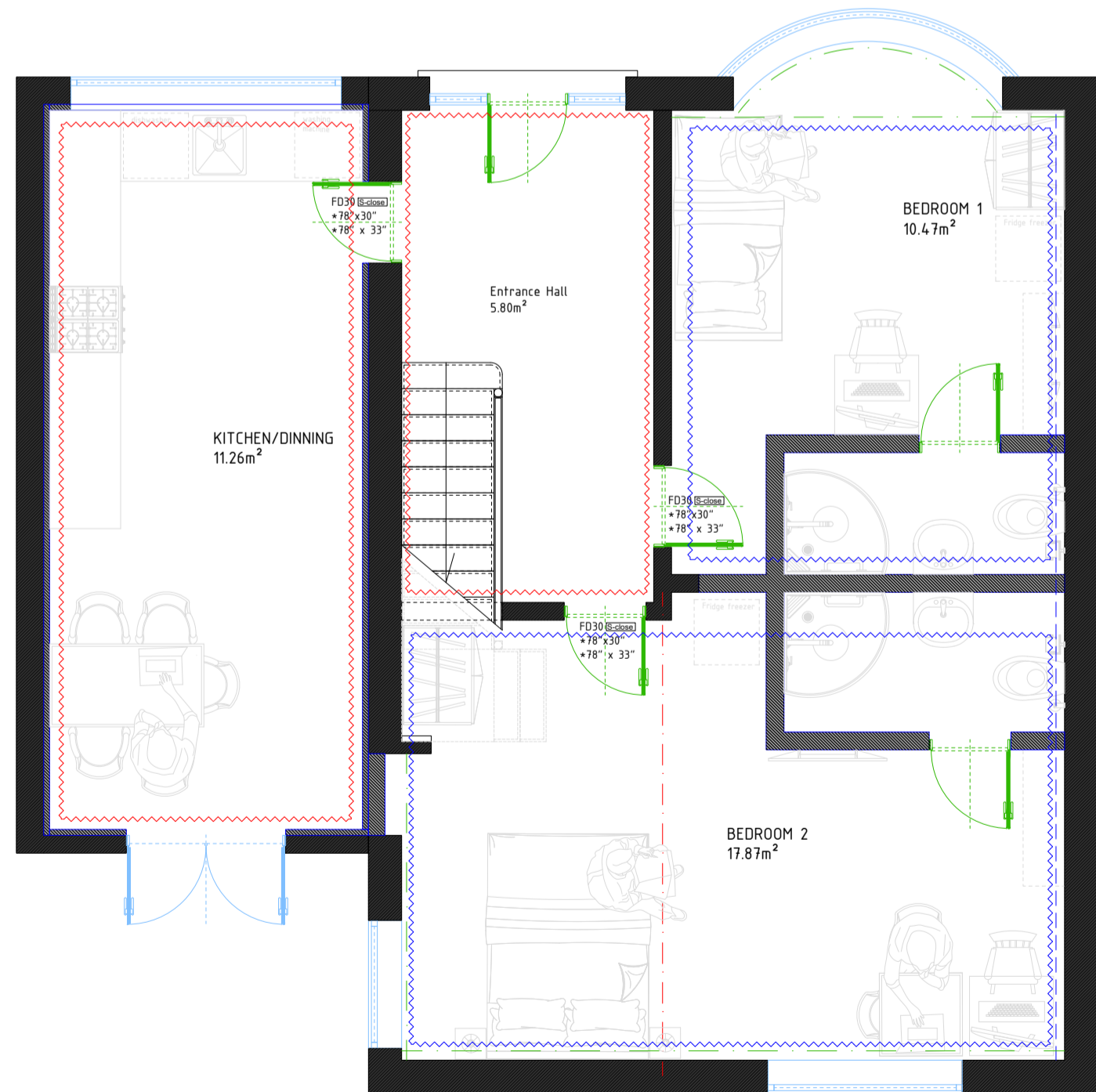
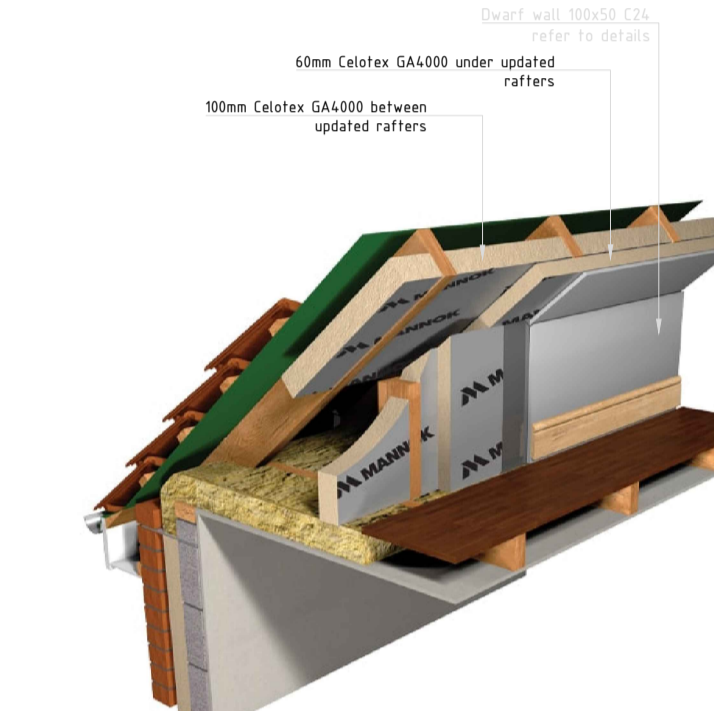
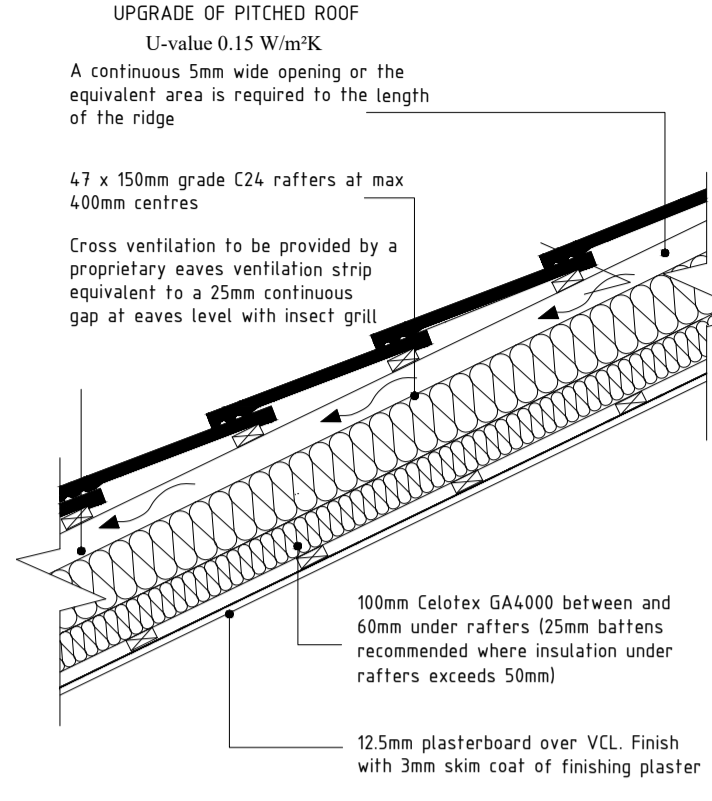
Where escape windows are required. The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide. The bottom of the openable area should be not more than 100mm above the floor. The window should enable the person to reach a place free from danger from fire.

UPGRADE OF PITCHED ROOF

(imposed load max 100 kN/m² - dead load max 100 kN/m²)
Vented roof - pitch 22-45°
To achieve U-value 0.15 W/m²K. Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects, as required by the Building Control Officer, any defective coverings or felt to be replaced in accordance with manufacturer's details.
Roof construction - 42 x 150mm Grade C24 rafters at max 400mm centres, max span 3.47m. Insulation to be 100mm Celotex GA4000 between rafters and 60mm under rafters. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. (Cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation recommended where insulation under rafters exceeds 50mm). Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.



Notice: for building regulation submission only, not for ordering materials. Principal Contractors is responsible for taking measurements on site, prepare construction drawings and safety erecting the proposed structural works.

Concept A.A	09/10/2021	Approved
Notes: THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE & ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED & RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.		
DRAWING DESCRIPTION: PROPOSED FLOOR PLAN		
SITE: 8 W Water Avenue, Kewley, DN15 7DU		
CLIENT: Mr Kamel		
DATE: 06/12/2024	DWG NO: 20X_01A_FLOOR_P2_N	
SCALE: 1:50 (as noted @A2)	DRAWN: J.Z	
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