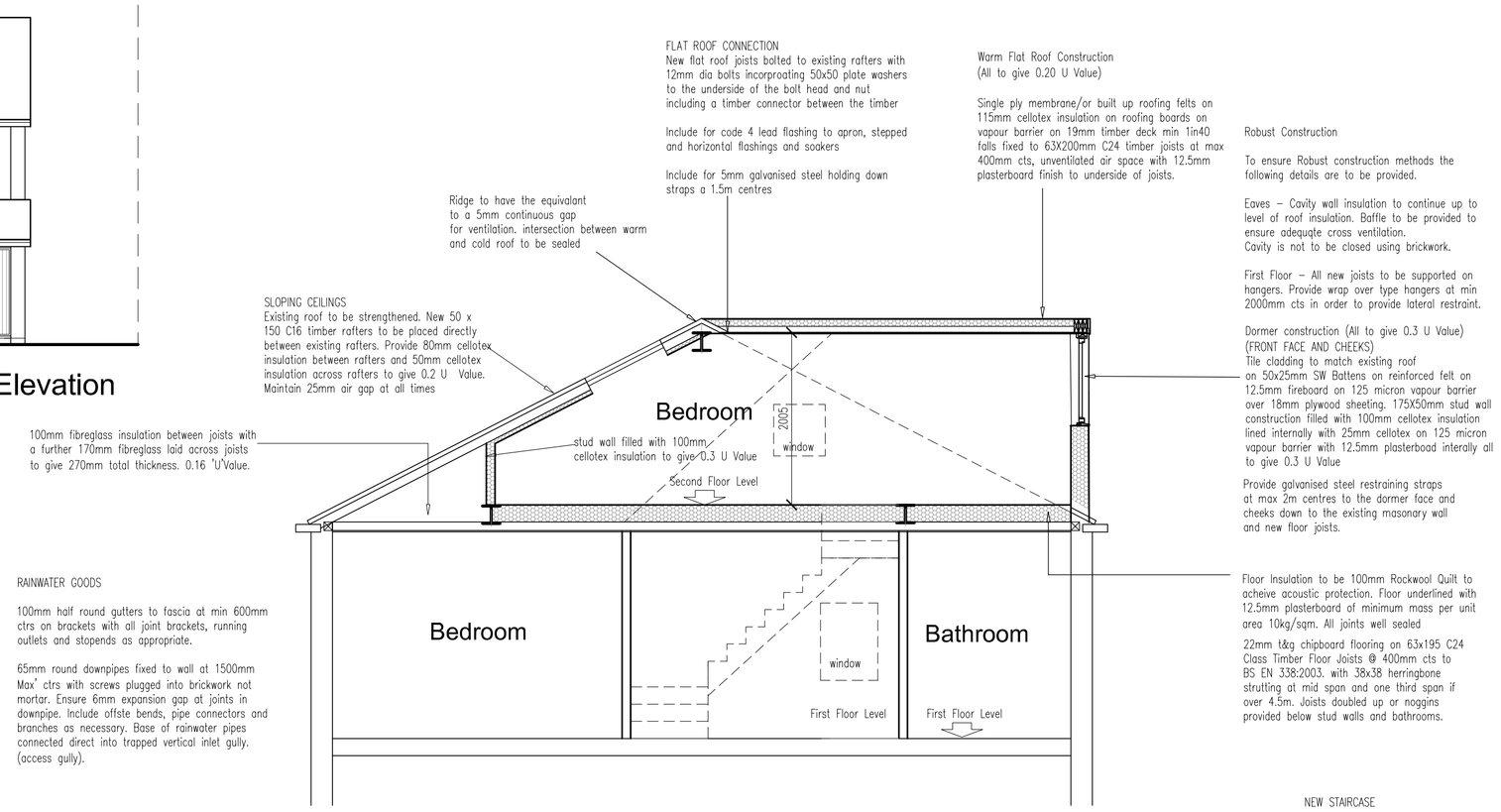
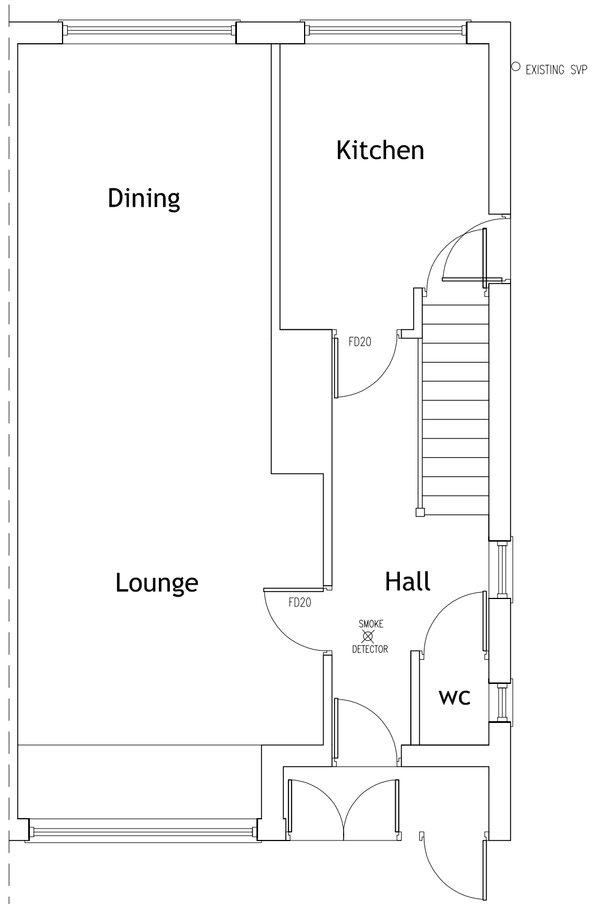
Proposed Rear Elevation

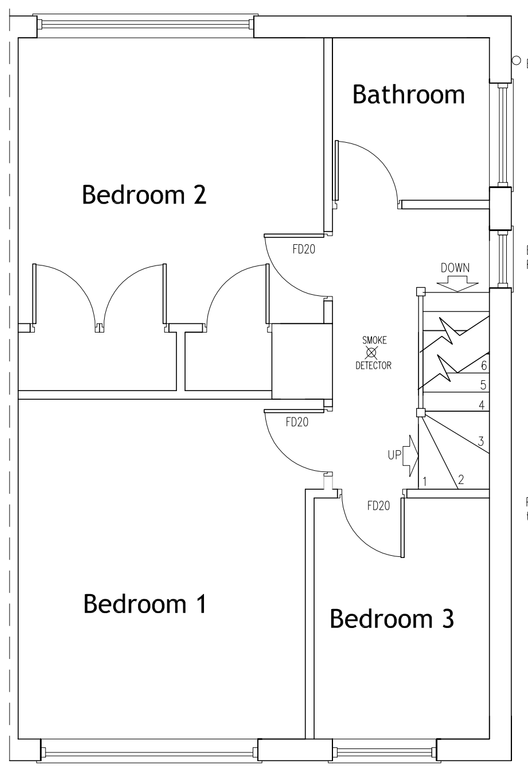
Proposed Side Elevation

Proposed Front Elevation

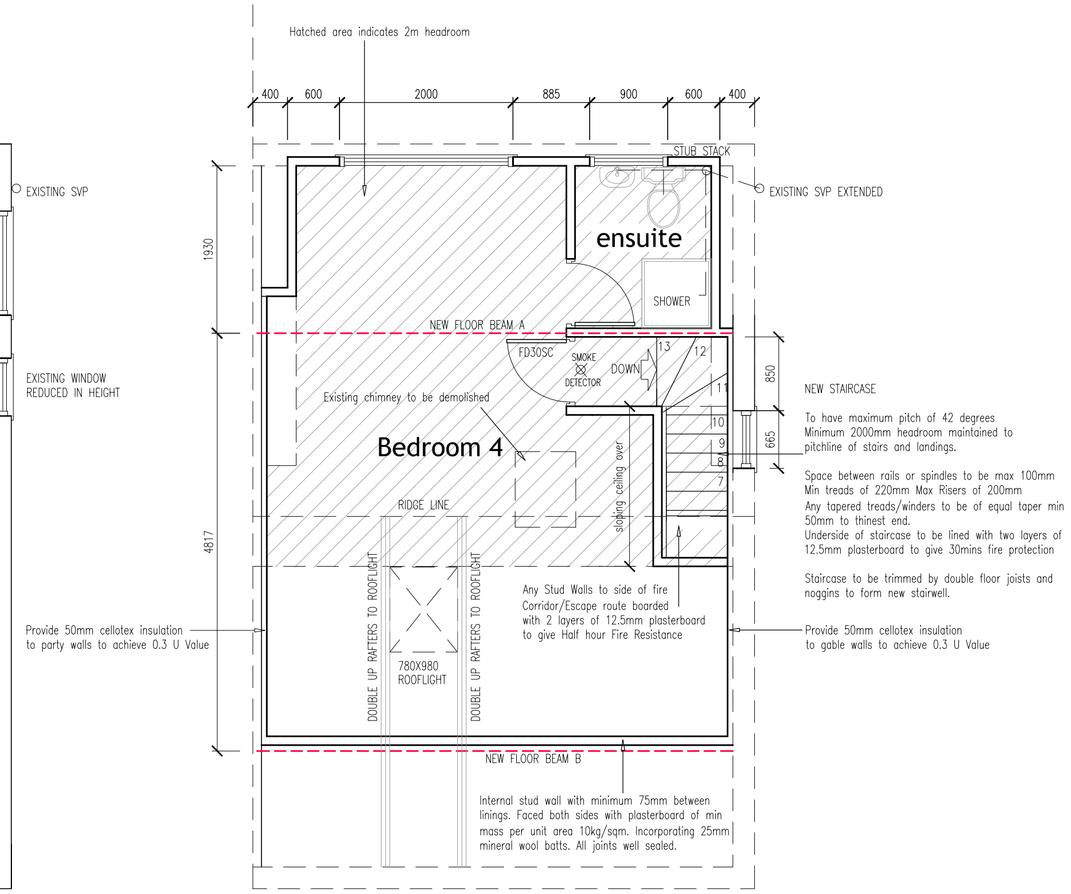




Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Approved Drawings

These drawings have been prepared solely for Planning and Building Regulation Applications only. Any amendments by the contractor to the approved design must be agreed on site with the Local Building Inspector before works are undertaken.

Part 'B' Fire Safety
New walls and ceilings to provide 30min separate to adjoining areas

FD30 fire door with self closing device and fitted with heat activated seals in conjunction with flexible edge seals installed between garage and dwelling.

All new ceilings to be 12.5mm plasterboard with skim finish to give 30min fire protection.

All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection

A Fire Detection and Alarm System designed and installed in accordance with BS 5839:part 6:2004 comprising Ceiling mounted smoke alarms provided on each floor to BS 5446:part 1:2000, situated max 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribusion board. Alarms to be linked together and have a battery back up supply. Provide a Heat detector to kitchen.

New FD20 fire doors to have a minimum 25mm rebate, an additional 12mm planted stop to be screwed to the existing door frame/lining if required.

Part 'F' Ventilation
Kicthen to be ventilated to provide Min' 60 ltrs/second and operated by an intermittant timer and light switch with a 20 minute over-run.

Bathroom and wc to be ventilated to provide 15 ltrs/second extraction, operated by an intermittant timer and humidistat. Over-run to be 20 minutes.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom operated by an intermittant timer and also operated by the light switch and over-run for 20 minutes after room has been in use.

Part'H' Drainage
Internal

Showers, bath and sink waste pipes are to be fitted with 40mm Min' dia' waste pipes. Wash hand basins to be fitted with 32mm Min' dia' waste pipe. WC's to be fitted with 100mm Min' dia' waste pipes. Where 40mm dia' wastes exceed 3m in length or 32mm dia' wastes exceed 1.7m in length, anti-syphon traps must be fitted.
40mm and 32mm dia' wates shall be installed at a gradient of between 18-90mm/m run of pipe. WC 100mm dia' pipes shall be installed at a Min' gradient of 18mm/m run. All new showers, baths, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

Below Ground

New drainage to conform with part H of the Building regulations and BS 8301:1985 and to be formed in 100mm dia' (unless otherwise stated) Hepworth Supersleeve, laid in straight and even falls of Min' 1:40 for foul and 1:80 for surface water, with flexible water joints.
Drains to have Class N bedding, consisting of 100mm regulating granualr material to BS.8301:1985 and Min' cover of selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes of less than 150mm dia' have less than 600mm of cover the pipes shall be surrounded with concrete with a thickness of at least the dia' of the pipe.

Drains under Buildings

Drains under buildings to be surrounded with a Min' 100mm granular material. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Min' of concrete.
'Spanlite' prestressed concrete lintols to be used above all openings where drains run through a wall or under foundations. Maintain a 50mm clearance around pipes to openings. Openings in walls need to be masked either side with rigid sheet material.

Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where more than 1m from the building, fill with concrete to a level equal to the distance from the building less 150mm.

New Manholes are to be constructed in 215mm Class B engineering brickwork to BS.3921, laid in english bond in 1:3 cement:sand mortar flush pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be heavy duty to BS.497.

Inspection chambers less than 900mm deep to be in proprietary polypropylene construction. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS.497.

Part 'J' Combustion Appliance s
Existing central heating system to be extended into new rooms. All new radiators to have TRV's.

Part 'N' Glazing
Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq The windows shall be as scheduled or as otherwise described on the drawings. All windows to have locking handle. New glazing to have low E coating to give U-value of 1.8W/m2k. New Glazing to be max 25% of floor area. If above this ratio calculations for whole house glazing to be supplied.

Part 'L1' Conservation of Fuel and Power
For extensions which create up to 3 new rooms 1 No Energy efficient light fitting which will only take a lamp having a luminous efficiency greater than 40 lumens per circuit-watt must be providded.

New Condencing boiler to have a SEDBUK value of 86% or more

Part 'M' Disabled Access
Switched Socket Outlets to be 450mm above Finished Floor Level. New light switches to be 1200mm above Finished Floor Level. All as outlined in Approved Document M2 diagram 22.

Part 'P' Electrical Installations
All new Electrical work to be design, installed, inspected and tested in accordance with BS 7671:2001.(I.E.E Wiring Regulations 16th Edition) The works are to be undertaken by an installer registered under a suitable electrical self -certification scheme, with a Certificate of compliance produced to Building Control on completion of the works.

Before works begin
Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to Easyplan before works are undertaken or materials are ordered.

EasyPlan
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Gallows Hill, Warwick. CV34 6UW.
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project

Example Loft Conversion
Flat Roof Dormer Window

drawing

Proposed Floor Plans & Elevations

scale 1:50/1:100 date drawn

Job no

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