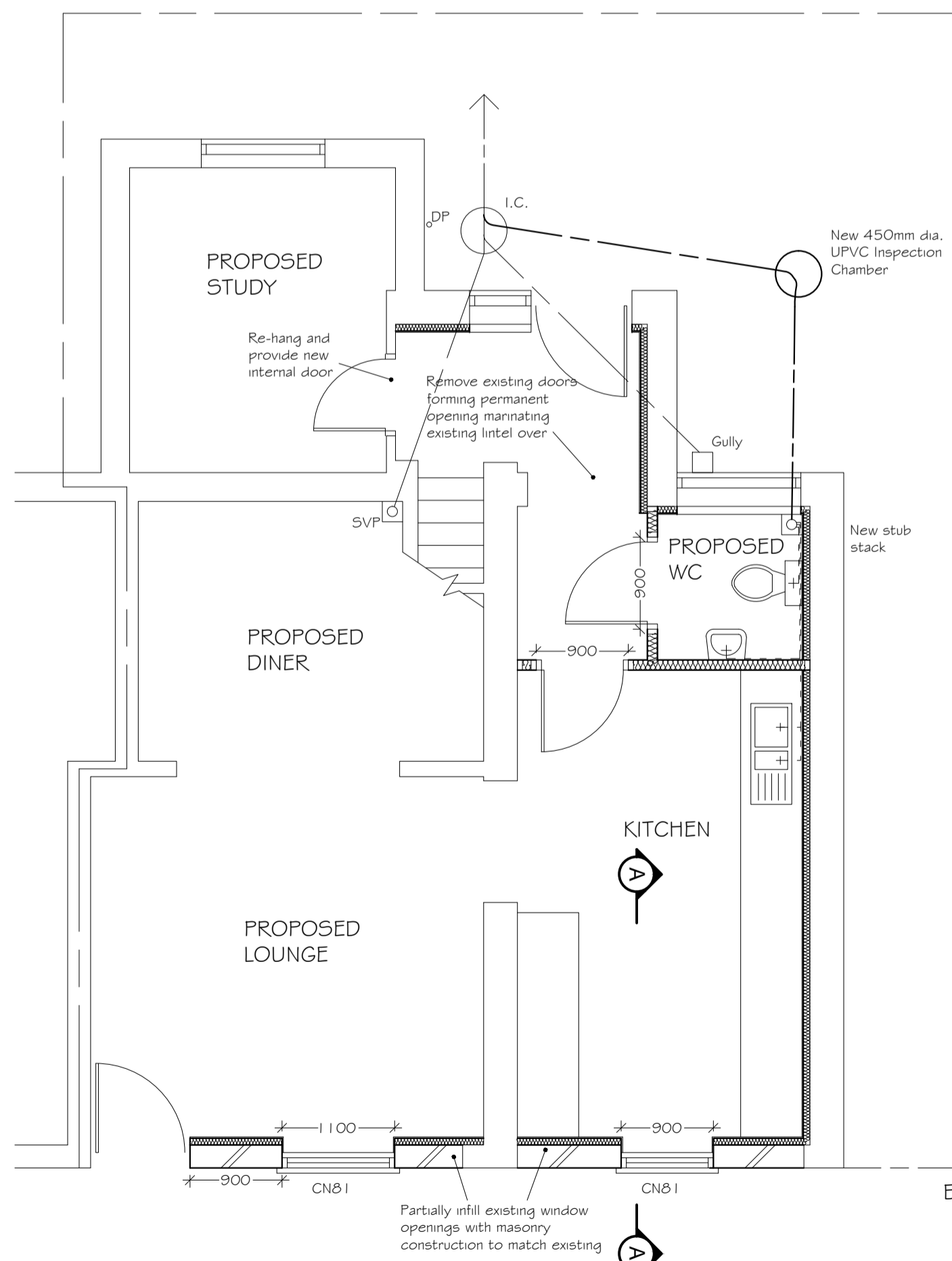
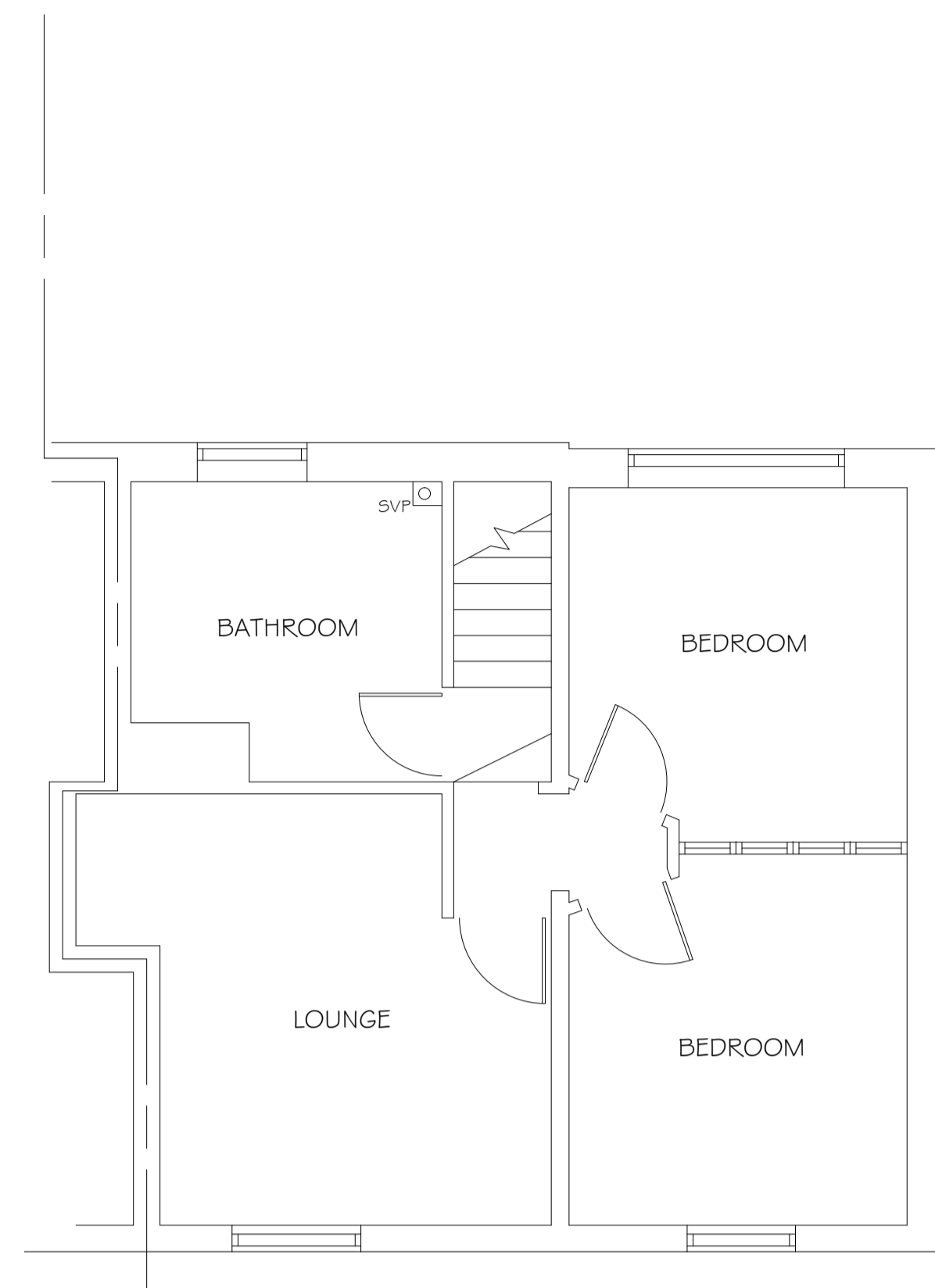


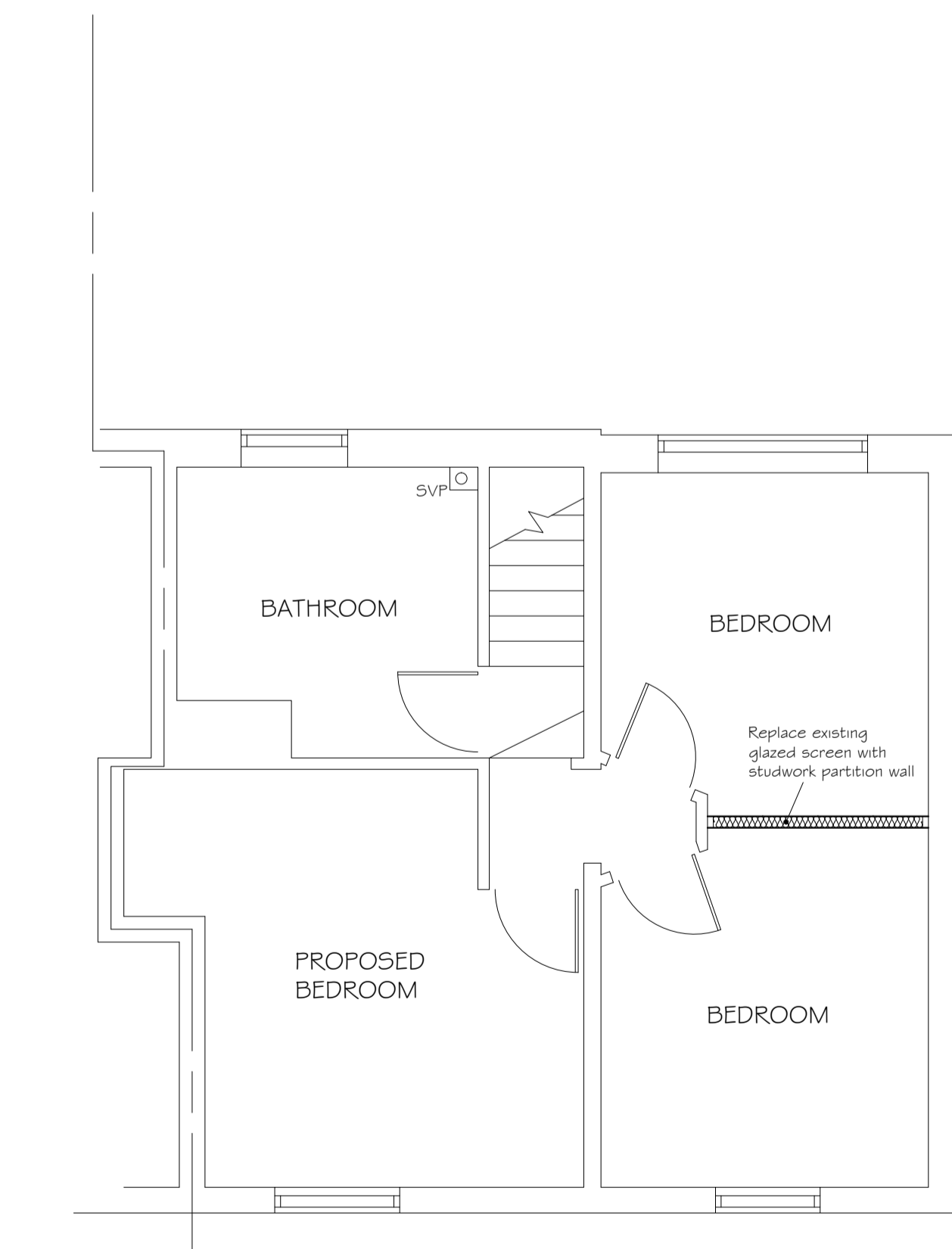
EXISTING GROUND FLOOR PLAN 1:50



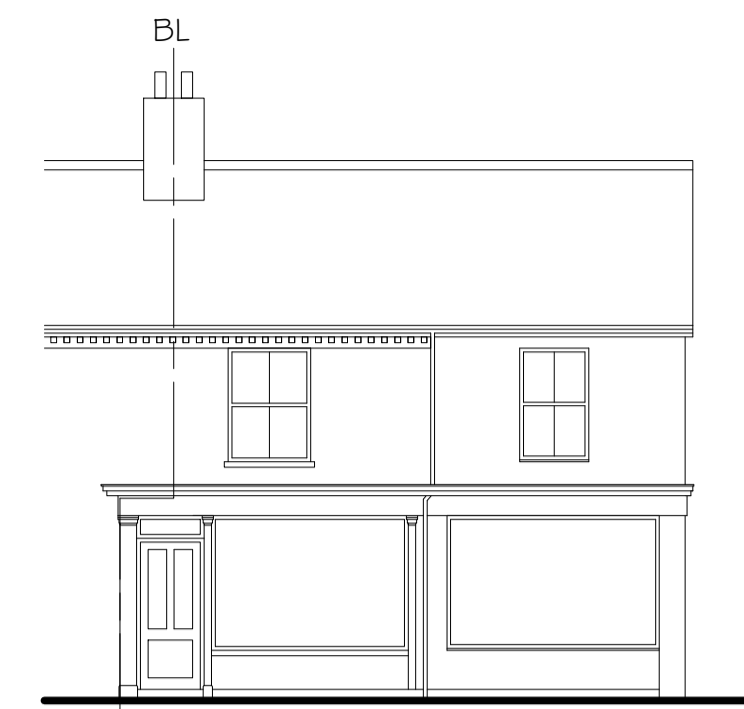
PROPOSED GROUND FLOOR PLAN 1:50



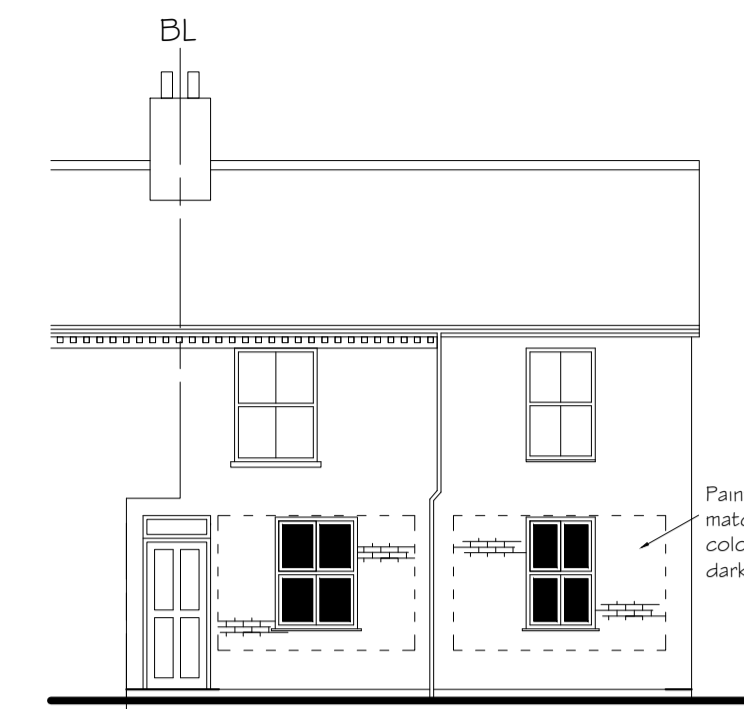
EXISTING FIRST FLOOR PLAN 1:50



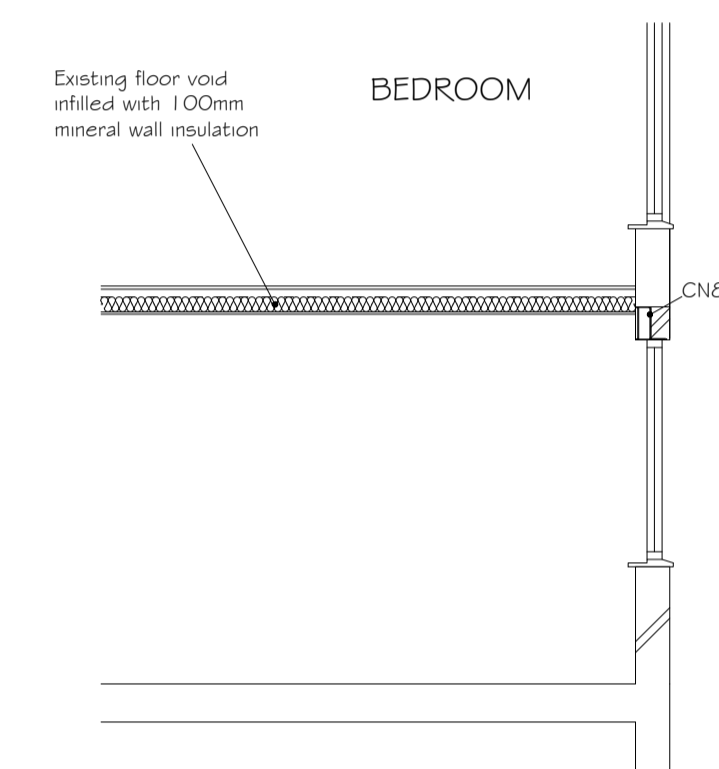
PROPOSED FIRST FLOOR PLAN 1:50



EXISTING FRONT ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



SECTION A - A 1:50



LOCATION PLAN 1:1250

Construction Notes

**GENERAL SPECIFICATION** - All works are to comply with the current Building Regulations, British Standards and Codes of Practice referred to herein but not specifically mentioned. The works shall be carried out to the full satisfaction of the local authority Building Control Officer, Approved inspector or other body including submission of all necessary notices and payment of fees. All products referred to on the drawing and this specification are to be used strictly in accordance with the manufacturer's recommendations. Before starting any works, all site conditions and dimensions are to be checked and verified by the builder and any discrepancies reported to the Client. Allow to supply and fix/apply all new finishes/fittings to match existing unless otherwise specified, eg. doors/frames, windows, door and window furniture, skirtings, architraves, dado/picture rails etc. All softwood used in a structural capacity to be FSC or PEFC certified, min C16 grade (to BS 5268 pt 2, 1991) unless otherwise specified.

**STRUCTURAL DESIGN** - Construction specification to be read in conjunction with any structural calculations relating to project.

**ELECTRICS** - All electrics to be wired in accordance with latest IEE Regulations. Power outlets and light fittings to be located as directed by applicant. Efficient lighting to be provided in new buildings/extensions/calculations with at least 75% of the total of all new light fittings to have a luminous efficacy greater than 45 lumens per circuit-watt. Fixed external lighting to be controlled via sensors which automatically turn off lights when not required and when there is sufficient daylight. Each external light fitting should not have a lamp capacity exceeding 150W. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a registered person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a registered person competent to do so.

**METERS** - Where existing gas and electric meters/boxes need re-locating, applicant should contact relevant service providers and all work to be carried out by nominated contractors.

**HEALTH AND SAFETY** - The client is to be aware that the work shown should only be executed by competent builders who are fully proficient in all forms of safety procedures relating to all aspects of building, demolition and temporary shoring and the safe operation of all plant and equipment including personal protection. The Principal Contractor is responsible for preparing a Construction Phase Health and Safety Plan before commencing work, which shall include all necessary method statements and risk assessments and details of welfare facilities relating to the work shown on the plans and detailed in the specification. This document shall be made available to the Client if required. For domestic clients, the Principal Contractor is responsible for notifying the HSE if the project is to last more than 30 working days or involve more than 20 workers working simultaneously at any point in the project or exceed 500 person days. Upon completion of the work, if there has been more than one contractor involved in the project, the Principal Contractor shall provide a Health and Safety File to the Client. This shall contain as-built information, details of underground services, any hazardous materials used, health and safety maintenance instructions, maintenance manuals, all certificates and consents and details of any residual hazards that remain.

**PARTY WALL ACT** - Main contractor to ensure that there will be no undermining of foundations to adjacent properties and where applicable new works of any nature are within 3 meters of adjacent owners property and boundary walls, the main contractor is to ensure all relevant notices are served, and agreements obtained in accordance with the Party Wall Act 1996, before any works are commenced.

**WALL CONSTRUCTION** - Internal partition walls to be constructed in timber stud work built off existing floor/slab/first floor. Studwork partition walls constructed of regualised 100 x 50mm C16 grade timbers at 400mm centres with 100 x 50mm head plate, sole plate and noggins to suit plasterboard joints. Provide fibreglass insulation to infill voids and finish both sides with 15mm plasterboard with taped joints and a plaster skim coat.

**DRYLINING** - Upgrade thermally existing external walls where indicated by dry lining. Dry lining to consist of Celotex PL4000 insulation board (G5 + 12.5mm) on dabs with taped joints and a plaster skim coat finish.

**EXISTING FIRST FLOOR UPGRADE** - Provide 100mm fibreglass sound insulation between existing joists.

**LINTELS** - All lintels are to be galvanneal steel lintels in masonry walls, 'catnic' or similar approved, with proprietary cavity tray where required and attaining 150mm and beams. Lintels in external walls to be clad with 15mm lightweight plaster coat to inside face of lintel. Lintel types as indicated on plan.

**SECURITY MEASURES** - Provisions to be made to resist unauthorised access to new dwelling with all new entrance door sets and windows to be designed and tested to meet the security requirements of BS PAS24:2012 or designed and manufactured in accordance with Approved Document Q Appendix B for bespoke joinery with all frames mechanically fixed in accordance with manufacturers instructions. Front entrance door should have a door viewer unless other means exist to see callers such as a clear glass panel within door or an adjacent window next to the door set. The same door set should be fitted with a door limiter or chain. NOTE - Electronic audio-visual door entry systems can be used to identify visitors. Letter plates where provided to have an aperture of 260 x 40mm and be located/designed to hinder anyone attempting to gain access by a stick or hand incorporating a flap or other features restricting access.

**WINDOWS/DOORS** - Provide timber windows and doors where indicated with trickle vents to give 8000mm<sup>2</sup> (5000mm<sup>2</sup> equivalent area) to each habitable room and 4000mm<sup>2</sup> (2500mm<sup>2</sup> equivalent area) to bathrooms, ensuites, shower rooms, utilities, cloakrooms and kitchens. The windows and doors are to provide a minimum of 5% of floor area in operable window area to each room. The windows and doors are to be double-glazed with sealed units with a 16mm argon gas filled air gap and low-E glass (Emmissivity value = 0.05) to achieve a max. U' value of 1.8 for doors and 1.6 for windows fitted with draught seals and frames sealed at junction with walls with a flexible sealant. External joinery to be finished in Santex smooth smokey grey paint finish.

**SAFETY GLASS** - All glazing in windows within a distance of 800mm above finished floor/ground floor level and glazing in doors and adjacent sidelights within a distance of 1500mm to be safety glass to comply with BS 6206:1981.

**VENTILATION** - Mechanical ventilation to be provided to bathrooms, shower rooms, utilities, kitchens and WC accommodation where present. Mechanical vents to be generally manually operated fans with 15litres/second discharge rate to bathrooms, shower rooms and WC accommodation, 30litres/second to utilities and 60 litres/second to kitchens all ducted directly to outside. Windowless WC and other wet area accommodation fans to be linked to light switch and have a 15 minute overrun. All new internal doors serving accommodation to have a 10mm air transfer gap at bottom.

**SMOKE DETECTION** - Provide mains operated, interlinked smoke detection system in accordance with BS5839-6:2004 permanently wired to a separately fused circuit at distribution board with smoke detectors fitted with a capacitor or battery back up. Smoke detectors to be provided in hall and on each floor level on landings within 7m of doors to habitable rooms. Detectors to be situated at least 300mm from any wall and light fitting.

**BOILER AND HEATING** - Provide new gas fired balanced flue condensing boiler positioned to suit clients choice in agreement with Local Authority Building Control. Boiler installation to be carried out by a registered gas safe engineer with reference made to OFGEM/RE Installation Assessment Procedure for condensing boilers. Boiler to achieve a SEDBUK 2009 rating of 90% or 88% if calculated under SEDBUK 2009. Flue outlet to be minimum 300mm from any opening window or door and guarded externally if within 2m of ground level. Heating system to be adapted and extended to accommodate project and repositioning of boiler if necessary. Radiators to be fitted with thermostatic radiator valves and heating system to be controlled with a programmer and room stat. Hot water cylinder if provided to have factory-applied coating of 35mm thick PU-foam having a minimum density of 30kg/m<sup>3</sup> ensuring the heat losses from the cylinder comply with the Domestic Building Services Compliance Guide 2013. Hot water supply to the bath to be regulated to ensure it does not exceed a temperature of 48°C with all other hot water supply outlets not to exceed a temperature of 60°C.

**PLUMBING** - All appliances to have pvc waste systems with 75mm deep seal anti-siphon traps with cleaning eyes on all waste pipes on changes in direction. Where indicated basins to have 32mm waste pipes, baths, showers and sinks to have 38mm waste pipes all discharging into new or existing 100mm dia. soil and vent pipes, trapped gullies or 100mm dia. stub stacks. New or extended SVPs where present to terminate 900mm above any opening within 3m and fitted with a vermin proof cage. Above waste pipes where exceeding permitted lengths (Up to 1.7m for 32mm dia. wastes and 3m for 38mm) to be increased to 50mm dia. where permitted lengths exceeded including common wastes where indicated on plan. Any bends within wet part to SVP to be provided with rodding access points. Any waste pipes in excess of 40mm in diameter passing through fire separating walls or floors to be fitted with half hour fire collars where passing through roof/floor or encased in two layers 15mm plasterboard to give half hour fire resistance.

**DRAINAGE** - New drains where indicated to comprise 100mm dia. upvc pipes bedded on and surrounded in 150mm pea shingle. Pipes laid generally to 1:40 falls with a max 1:80 fall where a WC is connected at the head of the run. Provide new drains, gullies and upvc inspection chambers in positions where indicated on plan all connected to existing drainage system. Inspection chambers fitted with medium duty covers in gardens and foot paths and heavy duty covers in drives. Inspection chambers in drives to be bedded on and surrounded in 150mm of concrete.

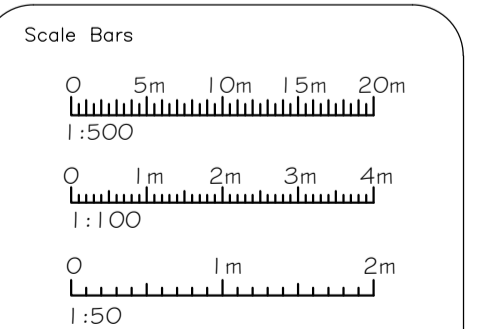
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Project	Proposed conversion of existing shop unit/first floor flat to a dwelling				
Drawing Number	18/05/0080	Scales	1:50, 1:100, 1:500	Paper Size	A1
Revisions	A	Drawn	S,B		