Part A
Refer to Structural Engineers specifications, calculations and details
-New lintel to form a doorway to the existing living room
-New structural opening between the existing hallway and kitchen, lintel to opening as structural engineers drawings and spec. New lintel raised to align with the first floor joists. Plasterboard ceilings levelled.
- Removal of the existing kitchen flue, at ground, first and roof level.
Removal of the existing nib and over-panel to the ground floor doorway between the living and kitchen area.to sit at the level of the existing floor joists.
Removal of the existing timber lean-to shed to the rear of the existing. Existing render and rear wall to be made good.

Part B

Note that the addition of new openings to the ground floor level, increase the number of egress points from the existing living kitchen area, and does not compromise the as existing escape arrangement. See note B2 for alarm /detector strategy.

P/B1.2 Fire alarm and detection system fitted to ground floor hallway and living room, compatible interlinked heat detector located within the kitchen and smoke detectors located within the ground floor hallway, first floor landing and living room area. System to be designed by electrical sub contractor in accordance with BS 5839-6:2004 grade D category LD3 standard. Smoke and heat alarms to be mains operated and confirm to BS EN 14604:2005. Detectors to be located within 7.5m apart and 300mm from walls and light fittings.

P/B2.3 An new exposed steelwork/lintels internally to be painted with a 30 minute intumescent coating, or new concrete lintels to be 30 minute rated. 10mm gap to be left between the face of the painted steel and any supplementary linings.

P/B3.1 Note that any new extractors fitted to the existing extractor positions within the existing shared alleyway to be fitted with 60 minute Hilti intumescent collars.
P/B3.2 New plywood lining internally to underside of stair and exterior of WC to incorporate n envirograf class 0 matt transparent varnish.

Part C

P/C1 Site, and ground immediately adjoining a site, must be cleared of any surface soil and vegetable matter (including wood) to the extent necessary to prevent any harmful effect on a building and the solum (the prepared area within the containing walls of a building) treated to prevent vegetable growth.

P/C5.3 All joints between walls and door/window frames to resist the passage of moisture into the building, sealed with a compound as recommended by the glazing installer, fully sealed, to avoid damaged by precipitation. New weatherguard Flush threshold to new timber exterior door.

P/C5.5 Refer to manufacturers U value and condensation risk analysis calculations related to the upgrade of the existing ground floor of the property.

P/C5.6 Debris and obstructions to be cleared if upgraded, An average of 250mm earth-wool insulation to be installed between and over the existing ceiling rafters within the roof space, existing eaves ventilators to be cleared, and airflow retained at eaves level and at ridge of existing to ensure adequate ventilation as BS5250:2002 ISO13788:2002 through the existing roof space. Where existing boarding out /flooring exists insulate where possible from the underside. Where 250mm cannot be achieved ensure an equivalent level of thermal performance to the over-all roof area by thickening in areas.

P/C5.7 Installation of Warmcell blown insulation within a certified 'hammock' system to the void between ground floor joists. This will achieve a U value of 0.24 W/m2K

P/C5.8 Installation of Warmcell blown insulation within a certified 'hammock' system to the void between first floor bathroom floor joists over pend. This will achieve a U value of 0.24 W/m2K

Part D
Not applicable

Part E

P/E1 Note that the proposed works do not reduce the existing sound separation provided between the property and adjacent properties via the existing separating boundary walls or indeed to internal walls between living and sleeping areas.

Part F

P/F1 Kitchen to be provided with a 60L/s extractor located through the existing extractor voids to the external wall to the shared pend. Note that this will be provided with a 60min intumescent collar internally.

P/F2 Mechanical extraction 15L/s linked to light switch to be provided to the ground floor WC terminating at roof level via a tile vent. Ducts insulated where they pass through a cold space. Electrical contractor to specify a fan to accommodate a 2 storey rise.

P/F3 Replacement extract to be provided to the first floor bathroom, to the existing ceiling location, linked via flexi ducting to terminate at roof level. Ducts insulated where they pass through a cold space.

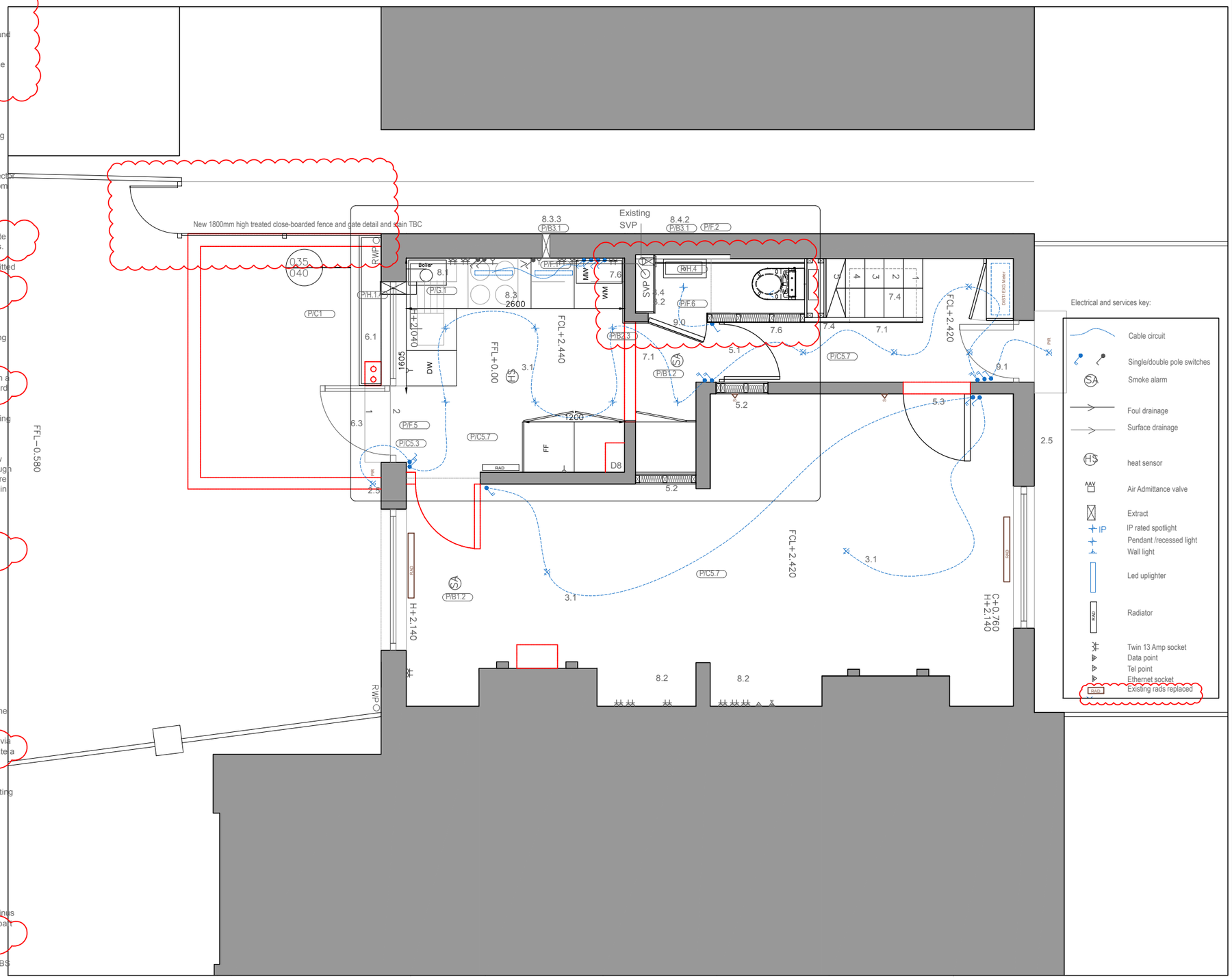
P/F5 8000mm2 equivalent area of trickle ventilation to be provided to the new external door to the kitchen.

P/F6 A 8000mm2 (10mm gap) left at the base of the door to the new ground floor WC to permit airflow.

Part G

P/G1.1 Space and Water heating system (a worcester Bosch Ecotec or similar large combination boiler with integral storage) to be installed as part of Contractor's Proposals in accordance with manufacturer's instructions and current British Standards. To be designed to incorporate new and replacement radiators to the positions illustrated. Heating requirement - heating system to be capable of maintaining a temperature of 22° C when the outside temperature is minus 1° C, or make available at least 3 kW of heating throughout. Gas Space and Water heating system to be installed as part of Contractor's Proposals in accordance with manufacturer's instructions and current British Standards. Plumbing contractor to provide heat calcs to allow radiator sizing

P/G1.2 Insulation of pipes and ducts to be insulated against heat loss according to 'environmental thickness' given in BS EN ISO 12241.



0 1 2 3 4 5

Ground Floor Plan as proposed 1:50

Note: This drawing is copyright
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Note: to be read in conjuntion with Structural Engineers Information, specification and drawings for superstructure design and underground drainage.

All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP. Windows, steelwork, to be site sized.

Michael Collins Architect LLP
12 Purwell Lane
Hitchin, SG4 0NE
07866479770
michaelcollinsarchitect@gmail.com

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New Extension /Reconfiguration
31 Glebe Rd Letchworth

Job No.		Scale	DWG No.
035	Ground floor plan Proposed: phase 1	1:50 @: A3	021
REVISION: D	Stage 3		