

MEANS OF ESCAPE - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & 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 and be at least 1.1m above the floor level or stair pitch line.

MEANS OF ESCAPE - Door upgrade

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). Existing doors on to protected route to be upgraded with proprietary intumescent paint/paper products with relevant BBA certificate applied as manufacturer's details to achieve 20 minutes fire resistance (check suitability of doors as agreed with building control before works commence on site). A copy of the purchase invoice will be required by building control on completion to confirm product used and manufacture to confirm fire resistance achieved. Doors to be fitted with intumescent strips rebated around sides & 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 and be at least 1.1m above the floor level or stair pitch line.

MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02).

The following 3 conditions should All be met:

Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up.

Provide an egress window at first floor level with an unobstructed openable area that complies with: minimum height of 450mm and minimum width of 450mm. minimum area 0.33m². the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

ROOF LIGHTS

Min U-value of 1.6 W/m²K.

Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

GLASS BALUSTRADING

All balcony balustrades to be min 1.1m height. Balustrades to be toughened laminated glass (thickness to suit span) in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

TRADITIONAL

BALUSTRADES

Provide balustrades to balcony min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

CONSTRUCTION NOTES

Obtain Council approval before commencing work.

All structural details and calculations to be approved by Building Control prior to work commencing on site.

All description must be reported to the Engineer.

Contractor to be responsible to ensure that all works are carried out in safe and workmanship manner to provide satisfactory temporary propping to maintain the stability of all the structural elements throughout the duration of the proposed works

Should the contractor at any time during the works find that the assumptions made on the drawing are not correct, he must cease that affected operation and notify the Engineer.

The Contractor is responsible for the stability for the adjoining premises throughout the construction.

Setting out information and dimensions should be taken and double checked on site, these drawings are for illustrative purposes and measurements may not be exact.

- All Steel work to be grade S275.
- All Concrete to be grade C40
- All timber to be grade C24
- Fire casing to steel is to be two layers of 12.5 mm gypsum plaster board with joints taped & staggered. Finish with skim coat of gypsum plaster to achieve 1hour fire resistance.

FOUNDATIONS

Trench fill foundations as shown minimum depth 1m and to building control approval. Foundations to be level with or lower than invert of adjacent sewer pipe, Lintels to be provided in walls where drains pass through (no load to be transferred to drain)

FLOOR CONSTRUCTION

Concrete blocks run around the edge with 3 layers of damp stopping plastic sheeting over the blocks and 450mm up the surrounding walls, add 90mm Celotex and 60mm screed on top.

INTERNAL STUD WALLS

Internall stud walls (reg.E2) timber frame with 12.5mm plasterboard linings on each side of frame; add 100mm absorbant layer of Rockwool Linings (minimum density 10kg/m3) fixed to frame with a minimum distance between linings of 75mm and absorbant layer of unfaced mineral wool batts of quilt which may be wire reinforced, suspended in the cavity. All joints well sealed.

Utility room walls to have waterproof membrane to stop condensation, added between the celotex and plaster board.

NEW WALL TO EXISTING

The wall between the proposed extension and the existing house is to be upgraded by screwing 100mm tannolised wood beam studs to the wall @400mm centres and the space between the battens filled with 90mm Celotex insulation, with 10mm air gap. Fix 12.5mm plasterboard onto battens and finish with a skim coat of plaster.

NOTE
The depth of foundation would vary due to the soil condition, presence of near by trees etc. It should comply NHBC guidelines. The final decision on depth of foundation to be taken by the building inspector and bring this notice to the structural engineer.

These are indicative designs. Any quote prepared based on these drawings might vary significantly according to the actual site condition.

NOTE
All site particulars, dimensions and levels of existing structure to be checked on site with the drawings by the contractor and any discrepancies reported to the engineer prior to commencement of any work.

07460727373
info@dewonconstruction.co.uk

ClientMrs Samaneh Mohaghegh Dolatabadi	
Project102D. 8 Turton CI Bury BL8 2EE	
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Date09 DECEMBER 2025	Drawing No.DEW/2025/12/26W/02
Revision: 01 Date: 2025.12.16	
SuitabilityPLANNING	
Ref Archt. Dwg.	
DEWON C LTD.	
1:50Scale 1:50	
1m01m2m	
1:100Scale 1:100	
2m02m4m6m8m10m	