SHEARER & MORRIS | Project Conversion of chapel into dwelling 17-06-2011 revision incorporating new owner's CHARTERED SURVEYORS personal requirements and details added for Site Bwlch-y-Ffridd Chapel, Bwlcy-y-Ffridd, Newtown SY16 3HX 13 Shortbridge St, Newtown, Powys SY16 1AA **Building Regulations** 28-07-11 Stove & flue moved, 2 roadside velux Tel: 01686 625762 Fax: 01686 624997 Client Mrs Jane Knill over kit/gallery & velux over bed 3 omitted. Also at 18 Maengwyn St, Machynlleth, Powys SY20 8DT Working drawing sliding sash style windows retained This drawing is the copyright of Shearer & Morris and Tel: 01654 702472 Fax: 01654 702289 Maesgwyn, High St, Tywyn, Gwynedd, LL36 9AD 0912-2 Working drawing no unauthorised reproduction is permitted. Figured dimensions take preference to scaled sizes Scale 1:50, 1:100 Tel: 01654 710388 Fax: 01654 711822 and if discrepancies are found notify designer. 28-07-2011 issue 23 Terrace Rd, Aberystwyth, SY23 1NP Underground work is provisional and subject to Tel: 01970 625020 Fax: 01970 611447 Drawn by Mike Woosnam ground conditions. CONSTRUCTION INFORMATION The external appearance of the building is to remain generally as existing, apart from the addition of roof windows, solar panels, flue \$ drainage vent stack. Although windows are to be remade in wood with double glazing, the wall openings are as existing and tracery patterns will be retained and incorporated into new windows. The stained glass circular window in south west wall will remain intact. Other works necessary to upgrade elements to improve the thermal performance of the building will be effected from within-eg insulated wall linings BAT MITIGATION SPECIFICATIONS (As set out in ecologist's report page 10) Suitable gaps for bat access will be left under eaves \$ at the gable ends, with a 20mmx100mm gap behind soffits/bareboards approximately every 5m. The gaps at the apex of all gables will be made at 20mm under bargeboards etc.. Provide 4 bat boxes suitable for crevice-dwelling bats, preferably built into walls tape all joints, junctions with service pipe entries. Provide 2 raised ridge tiles on the ridge giving access under ridge tiles, with LINING TO PERIMETER WALLS cavity left under them and the attic void with holes made in felt. As traditional bitumastic roofing felt is presently under the roof tiles this already provides a niche for bats. Any reroofing or repairs should use the same plasterboard \$ skim. Over openings fit doubled 200 deep timbers External lighting will be on a relatively short timer, directed away from the bat

This information is NOT intended to be a complete specification for estimating purposes. The notes give construction specifications to show compliance with current Building Regulations. Other options may be acceptable, but any variations which are contemplated should receive approval prior to work being carried out.

Excavate to remove existing floorsand consolidate ground below. Lay min 150mm consolidated hardcore with sand blinding, 1200 quage polythene \$ 100mm concrete thickened under load bearing studding to 225. Overlay with 100mm Celotex, underfloor heating pipes \$ 75mm screed. As polythene serves as radon barrier

Landing and Hall constructed as Protected Enclosure with half hour fire 38x89cls studding € 400crs with multiple studs under beam and lintel bearings MECHANICAL VENTILATION Cut 100mm celotex to fit tight between studs line inside with 35mm thermal Provide mechanical vents discharging direct to external air with flow rates as

22mm tkg chipboard on Posistrut joists @ 400crs.. 100mm acoustic mineral wool to voids with underlining of 12.5mm plasterboard & skim. See detail of floor behind front windows

38x89 cls timber studding € 400crs clad with plasterboard € voids filled with

900 wide with 15 No risers @ approx 199, treads 225 Handrail \$ quarding

Insulate roof voids with 2No crosslaid layers of 150mm fibreglass. Note there

Purpose made timber with 24mm double glazing comprising 4-16-4 glazing units

Style and opening casements as shown. Background ventilation by means of trickle

to all others. To permit air transfer between rooms leave 20mm gap under doors.

Safety glass in window areas within 800mm of floors, in all doors \$ door side

panels. Velux roof windows are centre pivot opening \$ fitted with trickle vents

MEANS OF ESCAPE FROM BEDROOMS ≰ OTHER INNER ROOMS

head vents as follows:-8000mm² to all windows of habitable rooms. 4000mm²

900 high with spindle balusters set so that gaps are less than 100mm.

Underline stairs with 12.5 plasterboard \( \xi \) skim

are sufficient vents/air gaps to ventilate roof

with warm edged space giving C rating with UV of 1.3

WINDOWS/VENTILATION/GLAZING

Rockwool mineral wool.

WATER SUPPLY AND DRAINAGE Mains water supply with direct feed to all appliances. Foul drainage to main sewer via existing connection. Sanitary and other waste fittings to discharge either through integral traps or 75mm deep anti-syphon traps into soil \( \xi \) vent pipe, waste stack or inspection chamber as shown. Wastes 32mm, 38mm \$1 10mm appropriate to appliance outlet. IIOmm s/vp taken up to open air minimum 900 above any openable window head and fitted with wire balloon. Underground drains in IIOmm plastic pipes laid to line and level shown and bedded to top of pipe in pea gravel. Pipelines under building \$ drive encased in 150 concrete. New inspection chamber  $500\emptyset$  polypropylene with ductile iron cover. Stormwater as

HOT WATER SUPPLY & HEATING Oil fired balanced flue class A condensing external boiler sited as shown. Domestic hot water supplemented by solar panels. Megaflo unvented factory insulated cylinder. Fully automatic zoned system with 7 day programmer which will control each heating zone \$ domestic hot water separately. Temperature control effected by room stat, thermostatic radiator valves & water vessel thermostats. Insulate all pipes in unheated areas. Hot water service to bath to have device to limit temperature to 48°

3500 litre bunded oil tank sited minimum 750 from boundary. Secondary heating by log burner stove to Lounge connected prefabricated double walled insulated chimney. Stove set on non-combustible raised hearth of size as specified by stove maker. Provide 100mm under floor air duct terminating near

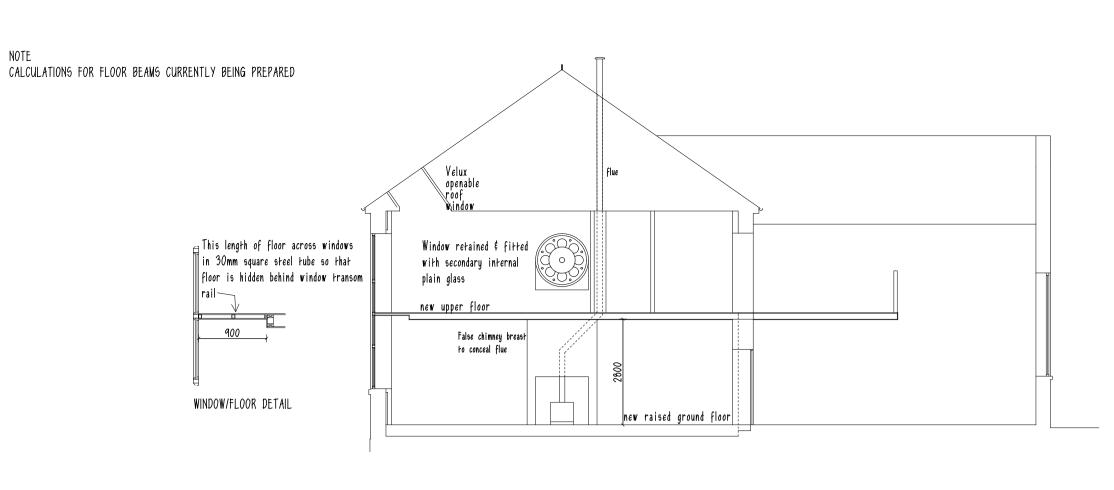
Smoke/heat detector alarms positioned as shown with units interconnected and operated off separately fused mains circuit with battery backup.

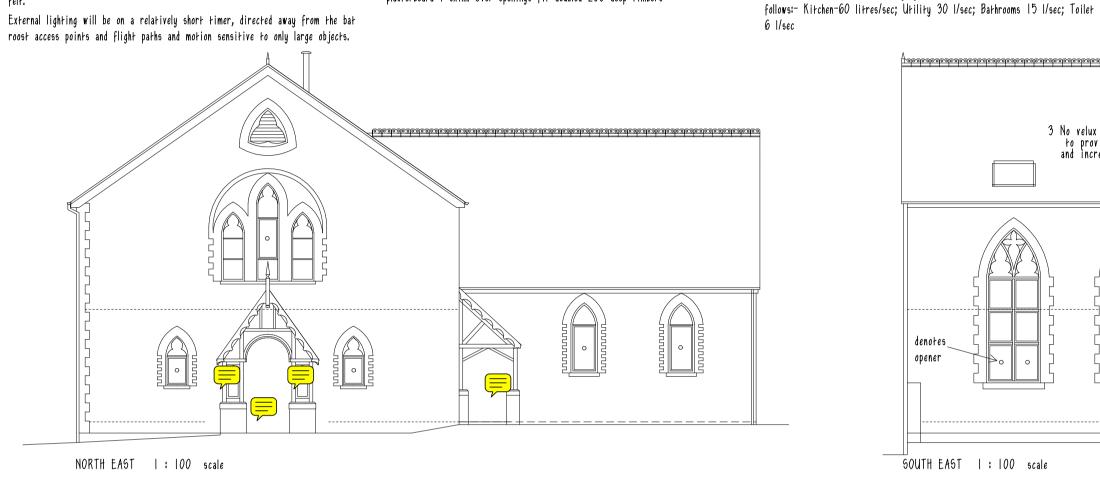
FLECTRICAL INSTALLATION All electrical work required to meet the requirements of Part P (Electrical Safety) designed, installed, inspected \$ tested in accordance with BS 7671 by a person competant to do so. Notify Building Control prior to covering any electrical cables or fittings so that an inspection may be made while they are still visible. In addition inform BC or give the opportunity to witness B67671 inspection and testing of the fixed electrical installation work. Prior to completion of building, provide BC with Electrical Installation Certificate (complete with a schedule of inspections \$ a schedule of test results as required by Part 7 BS7671) signed by competant qualified electrician. Provide sufficient information to building owner on completion so that persons wishing to operate, maintain or alter the installation in the future can do so reasonably safely. Failure to comply with any of the above will result in the BC completion certificate being witheld and/or enforcement action requiring all the above to be implemented retrospectively. ADDITIONAL INFORMATION

Prior to construction or as otherwise requested by Building Control Officer the following are to be provided.

I Design Energy ratings/SAP calculations and upon completion of construction As built ratings. 2 Commissioning certificate for central heating boiler

3 Commissioning certificate for electrical installation 4 Schedule of potential wholesome water consumption





PORCH

GROUND FLOOR 1:50 scale

