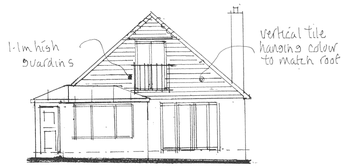
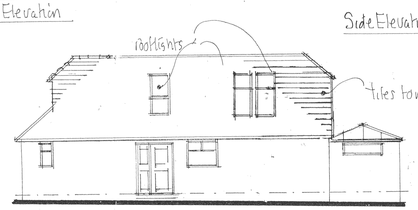


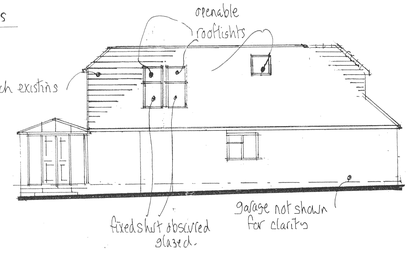

Front Elevation

Rear Elevation



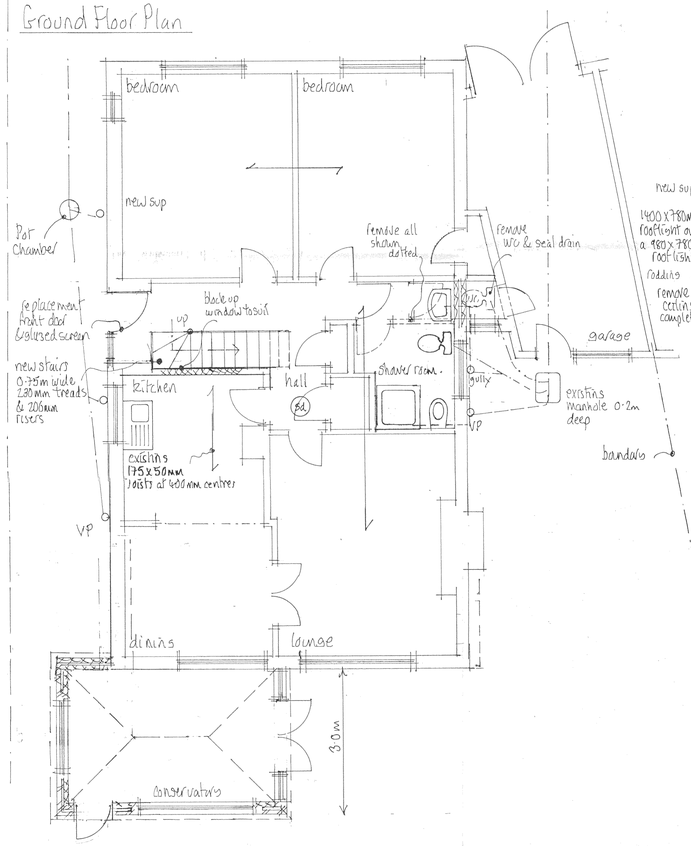

Side Elevations



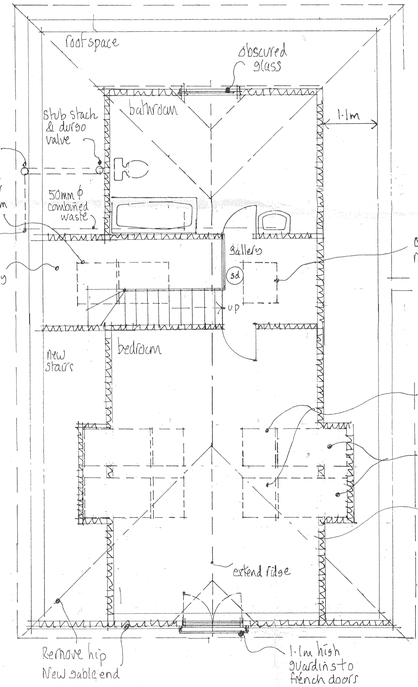



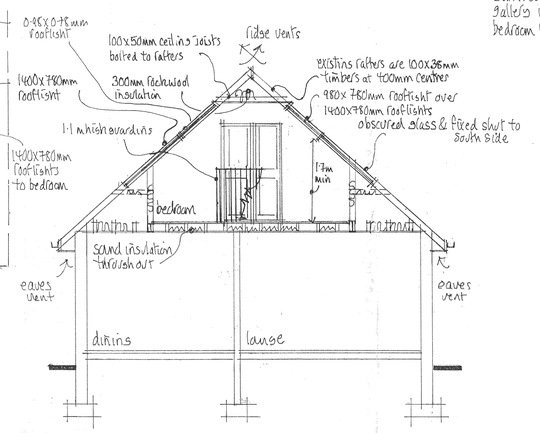

boundary

## Ground Floor Plan




## First Floor Plan




**NOTES:**
**All dimensions must be checked on site and not scaled from this drawing.**

Building Regulation Notes

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All foundations and lintels taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions. THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Foundations
All foundations and lintels supporting additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

Floor
New floor to be 22mm T & G flooring (moisture resistant within en suite) grade chipboard of 15kg/m² on joists with strutting at mid span insulated with 100mm rockwool quilt for sound insulation as indicated on plan. Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 75mm Celotex (GA3000Z) insulation with 25mm unvented air space and then overdrawn with 12mm Celotex tuff-R TB3000, joints taped and 12.5mm gpyroc wallboard and set. All skellings to be insulated with 50mm Celotex, securely supported and battened to achieve a minimum airspace of 50mm over the insulation and under draw with a further 70mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard finish. Ridge or high-level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen. All existing binders supporting ceiling joists are to remain in position where cut. Steel beams to be coated with fire resistant intumescent paint (Nullifire or similar) to provide at least ½ hour fire resistance. Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm plasterboard finished with set.

Gable End
To be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and insulated with 75mm Celotex (GA3000Z) insulation with 25mm unvented air space and then overdrawn with 12mm Celotex tuff-R TB3000, joints taped and 12.5mm gpyroc wallboard and set. To provide adequate lateral restraint to the new gable end, 30 x 5mm m s straps will be installed at no more than 2m centres, the strap will be fully nogged across 3 rafters and packed against the new gable wall.

Smoke Detectors
At least one number main operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling. It is recommended that a heat detector is provided within the kitchen

Ventilation
New windows to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, all fitted with a *minimum* 8000mm² trickle ventilator. All new windows to be double glazed PVC with 16mm air gap and a "soft" low-E coating. New bedrooms to have a window at least 850mm high and 500mm wide when open with a cill height of between 800mm and 1100mm. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, 8562206. Any new bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second operated intermittently and ducted to external air..

Heating
Any radiators to be installed into new rooms are to be fitted with TVR s.

Foul Water Drainage
All complying with BS EN 752. All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths – 40mm diameter Wash hand basin 32mm diameter WC – 100mm diameter Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps, all to discharge into new stub stack fitted with a durgo valve. Any new drains to be 100mm diameter UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm.

Stairs
Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom over pitch of staircase to be 2000mm, measured vertically above the pitch line. Minimum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE

Electrics
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Lighting
New rooms to be capable to support energy efficient light fittings, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt at a rate of not less than the greater of: 1 per 25m² or 1 per 4 fixed light fittings.

Note: openable windows on South side to be at least 1·7m above floor level, windows below to be fixed shut & obscured glazed.

Revision (a)
Planning Requirements.
Bathroom rooflights deleted.
Gallery velux repositioned & reduced in size
Bedroom rooflights recentered.


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Drawing Title: Loft Conversion @ 27 Glebe Close Southwick

Scale: 1:50, 1:100

Date: Sept 10 | Drawn by: mjh

Drg No. | Rev.

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