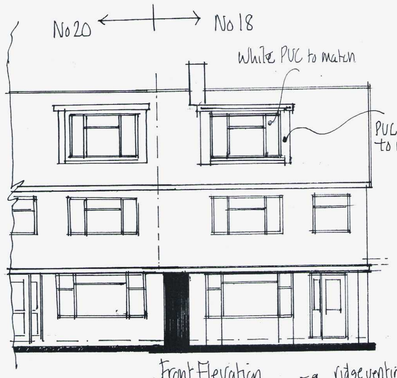
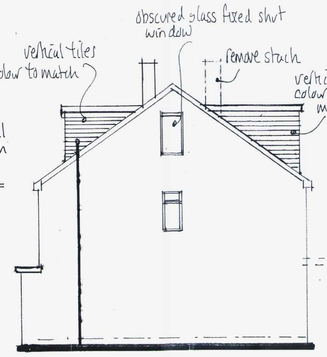
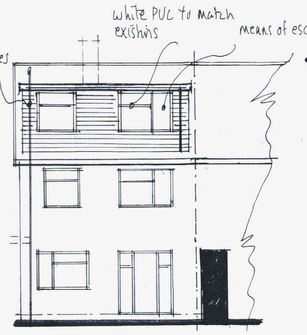


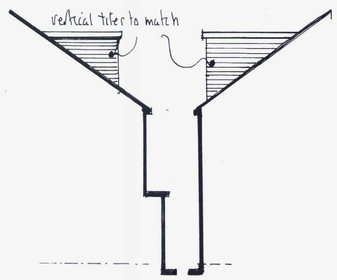
Front Elevation



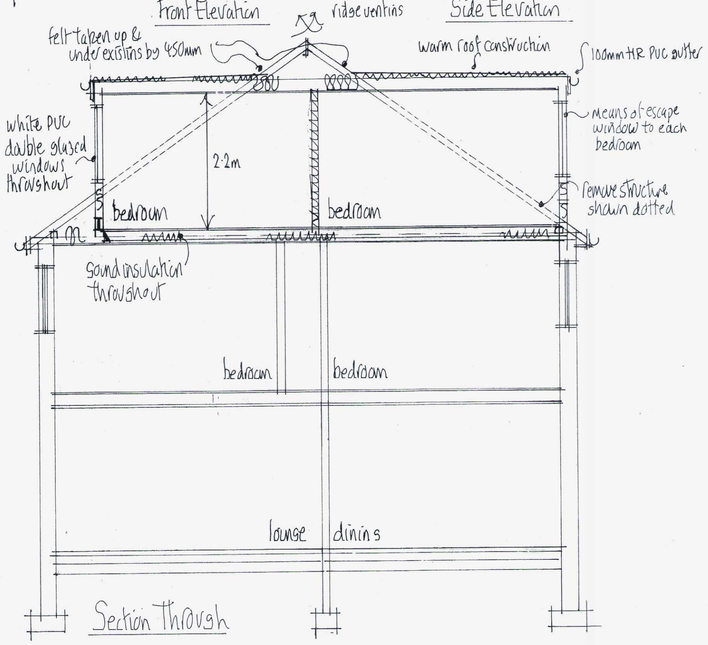
Side Elevation



Rear Elevation



Side Elevation



Section Through

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 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. 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. The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.

Loft conversion

To upgrade to the ½ hour fire resistance required provide min 20mm T and G chipboard flooring minimum 150mm Rockwool insulating material laid on chicken wire between and fixed to the joists for fire resistance and sound insulation purposes. Nails or staples should penetrate into the joist sides to a minimum depth of 20mm. ½ hour fire resisting partitions around stair enclosure should be taken up to the underside of the roof covering and fire stopped. All doors marked thus * to be ½ hour fire resisting .Any glazing in doors shall be of wired glass. Under draw the soffit of the new stairs with 12.5mm Gyproc wallboard and set. Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 100mm Celotex insulation, lined with 1000-gauge polythene vapour barrier under 12.5mm plasterboard and set finish. All skeilings 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. 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. Steel beams to be coated with fire resistant intumescent paint (Nullifire or similar) to provide at least ½ hour fire resistance.

Flat Roof

To be throughout to be a warm roof construction. Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112 Flat roof covered with 3 layers built up felt to BS747 finished with 12.5mm chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 130mm of Celotex laminated roof board on type 1B felt vapour control layer on 18mm WBP plywood decking on sw firrings laid to give a fall of at least 1 in 40, all on C16 grade sw joists (as shown on plans.) Rain water to discharge onto existing pitched roof. 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Rainwater to 100mm half round PVC gutter laid to falls to the 65mm down pipes as shown discharging on existing roof.

Dormers

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 80mm 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. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary. Dormer cheeks within 1.0m of the boundary to be lined externally with 12.5mm Superlux and internally with 12.5mm plasterboard to achieve ½ hour fire resistance from both sides with 1000 gauge polythene vapour barrier between 100mm Celotex insulation & plasterboard finish.

Internal stud partition walls

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 Soundbloc plasterboard finished with set.

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

Ventilation

New window serving all rooms 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 glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. 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. All new windows to be double glazed with 16mm air gap and a "soft" low-E coating. All bedrooms shall have a window with an unobstructed opening with easy clean hinges at least 850mm high and 500mm wide when open with a cill height of between 0.8 and 1.1m.

Smoke Detectors

At least one number mains 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.

Foul Water Drainage

Bathroom to discharge into new soil and vent pipe and drain. All below ground drainage to 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. New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions. Soil and vent pipe or stub stack within the building to be fitted with a "Durgo" air admittance valve. This valve to be situated above the overflow of the highest appliance. New and existing soil and vent pipes to terminate 900mm above any opening windows within 3.0m including a PVC cage. New SVP to be connected to manhole with long radius bend at bottom, and have an access panel fitted at its base.

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.

Heating

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

Energy efficient lighting

At least 75% of new light fittings will be energy efficient.

Sanitation Hot Water Safety and Water Efficiency

There will be a supply of wholesome water (mains water supplied and stored in accordance with the requirements of the Water Supply (water fittings) Regulations 1999) to the following locations.....

a) Any place where drinking water is drawn off.

b) Wash hand basins, baths, showers and sinks.

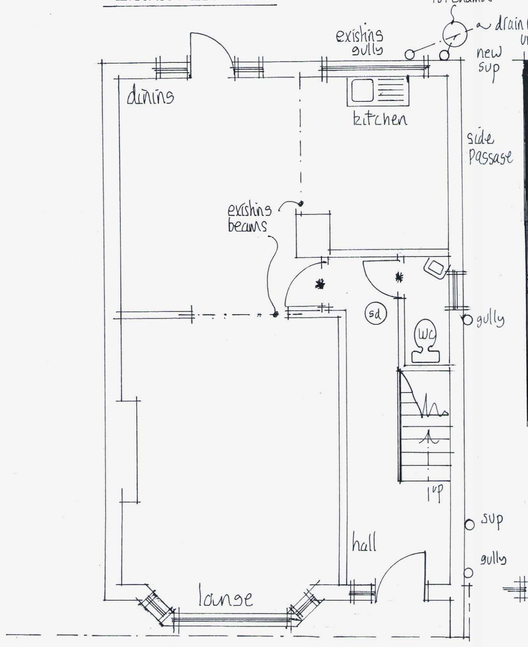
c) Sanitary conveniences –however alternative supplies to sanitary conveniences are acceptable (e.g. harvester rainwater).

Heated (includes softened) wholesome water will be supplied to the following locations.....

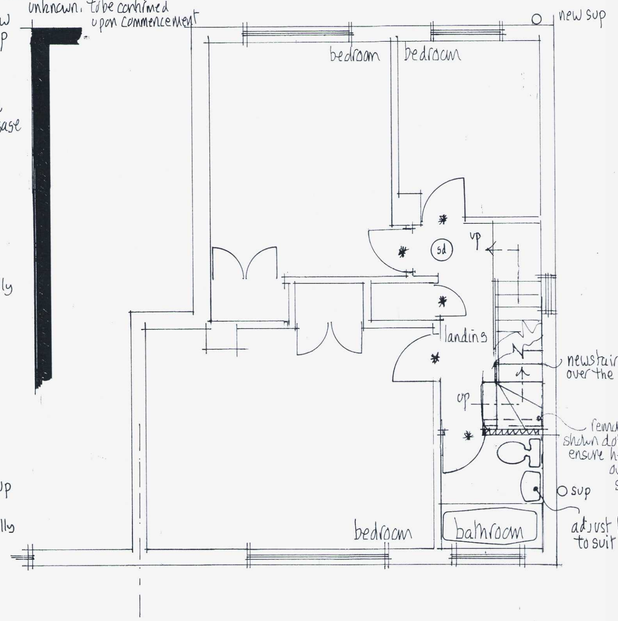
Wash hand basins, bidets, baths, showers and sinks (in areas where food is prepared).

Any hot water storage and supply system installed is required to be commissioned in accordance with procedures set out in the domestic heating compliance guide .Commissioning documentation will be required at completion. Hot water storage systems should be designed and installed in accordance with BS 6700, 2006 + A1 2009. Indirectly heated unvented (closed) storage water heater should comply with BS EN 12897.2006.

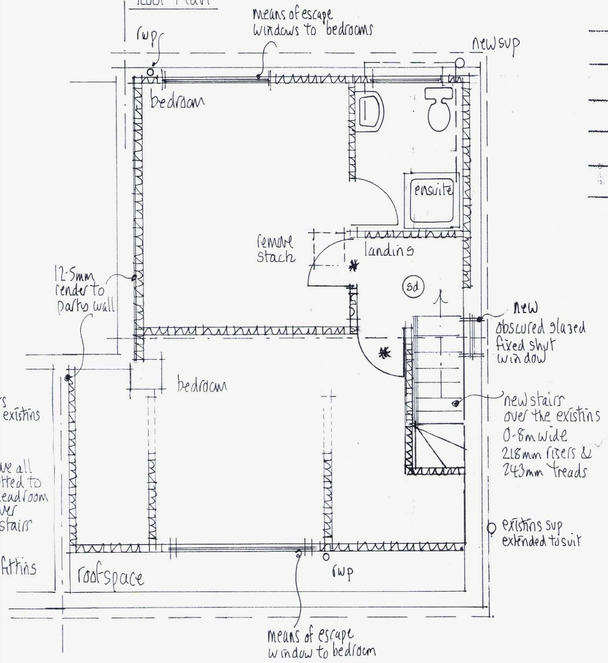
Ground Floor Plan



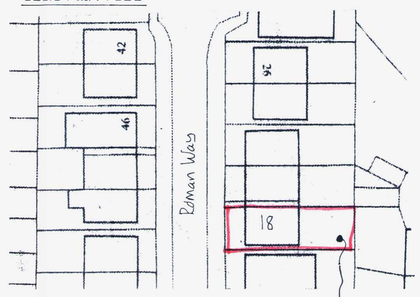
First Floor Plan



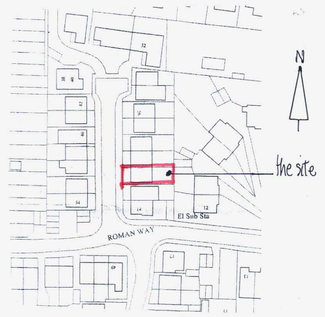
Roof Plan



Block Plan 1:500



Site Location Plan 1:1250



1:50 Scale Bar

1m 2m 3m 4m 5m

1:100 Scale Bar

1m 2m 3m 4m 5m

PLAN No. 0/pre/16003111

1 APR 2011

Mel Humphrey
MRICS MBEng

39 Northease Drive
Hove East Sussex BN3 8PQ

RICS
Mobile: 07701 055182
Email: mel_humphrey_uk@yahoo.co.uk

Drawing Title: loft conversion @ 18 Roman Way, Southwick

Scale: 1:50, 1:100,

Date: March 11 Drawn by:

A1 size drawing

Drg No. Rev.