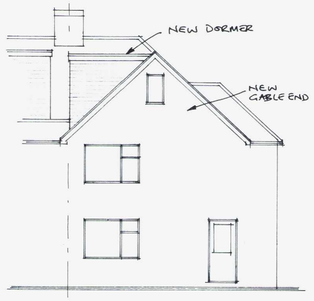
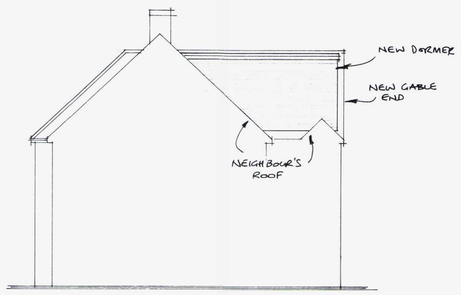
ADUR & WORTHING
PLANNING SERVICES
PLAN | AWDM/0853/12
DATE VALID | 11 JUL 2012



SIDE (N)

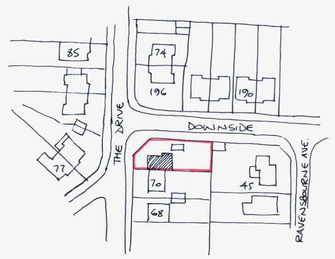


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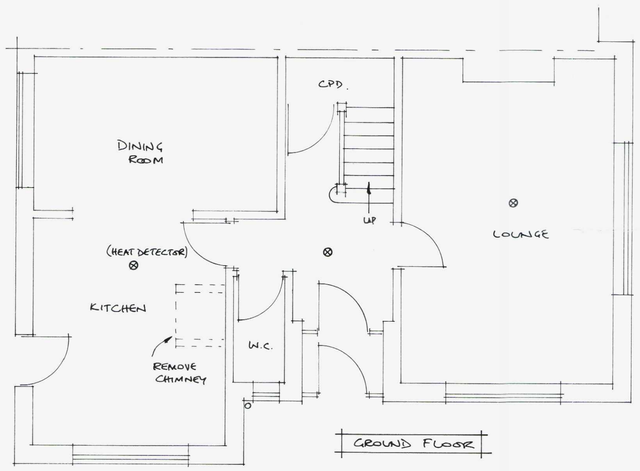


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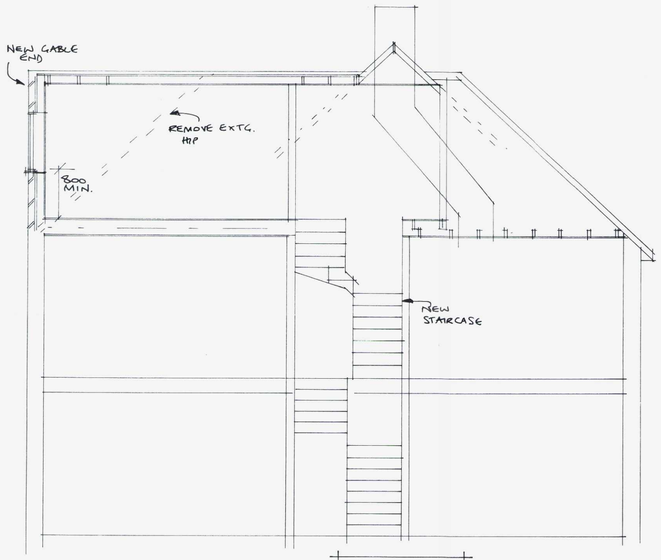
PROPOSED ELEVATIONS (1/100)



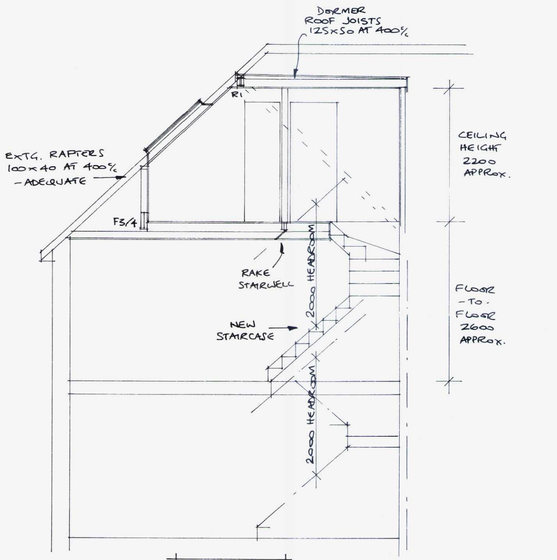
LOCATION PLAN (1/1250)



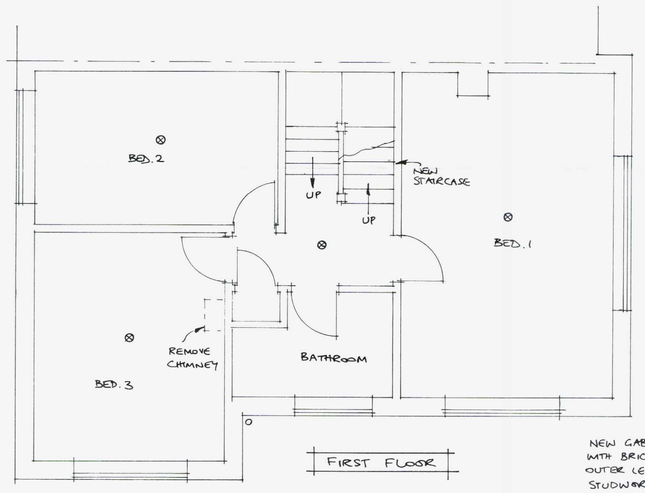
GROUND FLOOR



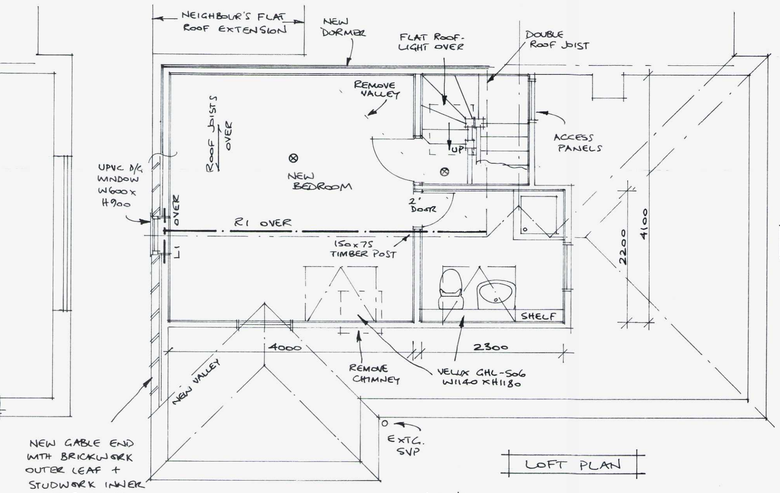
SECTION A



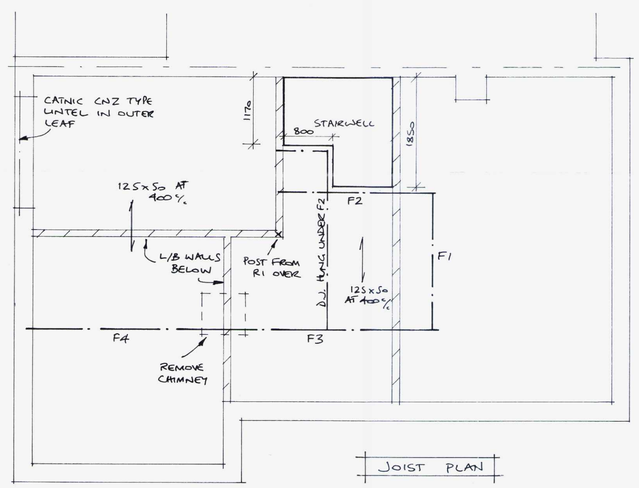
SECTION B



FIRST FLOOR



LOFT PLAN



JOIST PLAN

SPECIFICATIONS

GENERAL
ALL DIMENSIONS IN MILLIMETRES.
Ventilation: Provide equivalent to 5mm continuous ventilation strip at ridge. Ensure/provide 25 ventilation strip (or equivalent) to existing eaves. Provide trickle ventilator to give 8000mm² background ventilation to loft room(s).

Conservation of fuel and power: Glazing to have U value 1.6 W /m² K. Install one energy - efficient light fitting per 25 m² floor area. New radiator(s) to be fitted with TRV's.

Electrical Work: 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 must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.

STAIRCASE
Rise = 200 Going = 222 No. equal Risers = 13 Overall width = 800
Maximum pitch 42 degrees. Floor/pitch line to top of handrail 900. Spindles at 100 centres. Tapered treads to have min 50 going and same going as straight treads at mid-point.

CEILINGS / SKEILINGS
Existing/new rafters to achieve 50 ventilation gap behind 50 Celotex insulation between rafters; 50 Celotex insulation across rafters with plasterboard + 5 plaster skim.

WALLS
100 x 50 studwork at 400 centres with plasterboard + 5 plaster skim. Internal walls to have 25 Rockwool infill as sound insulation. Perimeter walls with 90 Celotex insulation.

DORMER ROOF – FLAT
Bitumen bedded limestone chippings on three layers bitumen roofing felt to BS 747 (or alternative suitable flat-roofing system), on 18 exterior plywood decking on intermittent firring pieces (at 1 : 40) on 125 x 50 flat roof joists at 400 centres, infilled with 140 Celotex insulation, and plasterboard + 5 plaster skim internally. Provide 25 ventilation gap around perimeter of flat roof. 112 half-round gutter to perimeter of roof; discharge onto existing roof via 68 dia downpipe.

DORMER WALLS
Vertical tile hanging on treated battens on breather paper on 12 ply bracing on 100 x 50 framing at 400 centres, infilled with 90 Celotex insulation, and plasterboard + 5 plaster skim internally. 100 x 100 corner post. Cheeks within 1000 of boundary to have 9 Supalux over ply to achieve half-hour fire resistance from both sides. Cheeks built off existing masonry to have GMS straps at 900 centres. Dormer fully weathered in Code 4 lead flashing.

GABLE END
100 x 50 studwork at 400 c/c built up off existing 100 x 50 sole plate on inner leaf, with 60 Celotex insulation infill + 12 Celotex across studs. Plasterboard & skim internally, 9 ply & breather paper externally. Build 100 brickwork outer leaf off existing brickwork, with bricks and bonding pattern to match existing. Stainless steel frame ties screwed to studs at 900 c/c horizontally and 450 c/c vertically. GMS straps at 1200 c/c across 3 new rafters with solid noggins between, to brace gable end.

NEW FLOOR
Main beams on load bearing walls supporting new and existing structure. Lay 100 Rockwool between new floor joists for sound insulation and fire resistance. Existing ceiling joists strapped up to new floor beams where binders/truss members removed. New flooring to be 18 tongued and grooved moisture-resistant flooring grade chipboard.

MULTI-FOIL ALTERNATIVE INSULATION SPECIFICATION
Tri-Iso Super 10 (25mm thick uncompressed) applied to all areas, stapled to inside of rafters/joists/studs, 75mm overlaps with aluminium tape to seal. 25 x 50 cross battens over insulation at 400 centres, then plasterboard + skim finish.

OTHER FIRE RESISTANCE NOTES
Existing ceilings – Plasterboard & skim.
Circulation areas and new loft floor to be full half-hour fire resistant.
Existing doors min 32mm thick, sound & well-fitting.

⊗ Mains powered interlinked smoke alarms to BS 5446.

SOIL/DRAINAGE
40Ø UPVC waste to bath/shower + basin, 100Ø UPVC waste to WC, all connecting into existing SVP with vent pipe extended to terminate 900 above new windows. 75 deep seal traps (anti-vac if necessary). Rodding eyes at bends.

Mechanical ventilation - fit extractor fan with 15 litres per second flow rate.

REF	DESCRIPTION	BEAM SIZE
R1	Ridge beam	152x89 UB 16
F1	Floor beam	2/125x50
F2	Floor beam	2/100x50 + 10mm flitch plate
F3	Floor beam	3/225x50
F4	Floor beam	3/225x50
L1	Lintel	2/175x50

Julian Adams BEng
Loft Conversion Design
01234 314143

Amazingspace LOFT CONVERSIONS

PROJECT
Proposed loft conversion for Mr Redwood
72 The Drive, Shoreham, W Sussex

SCALE	DATE	DRG. NO.	REVISIONS
1/50 1/100	05/07/2012	RE /01	