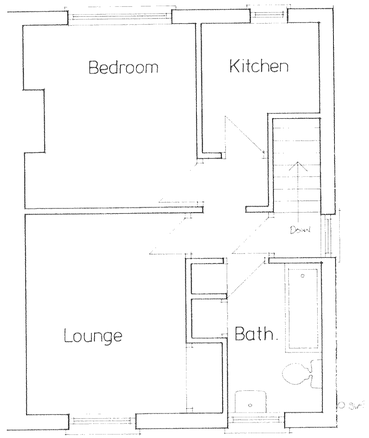
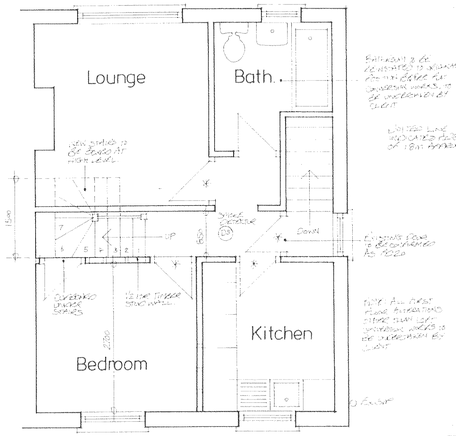
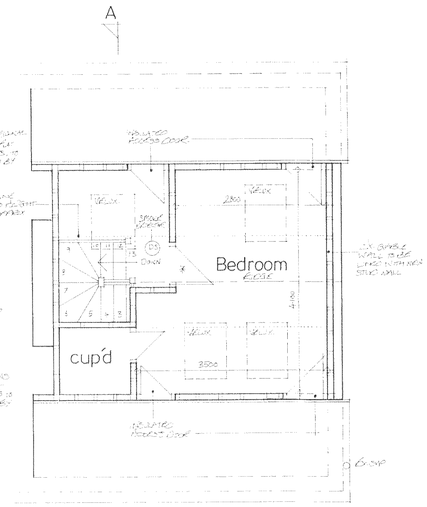


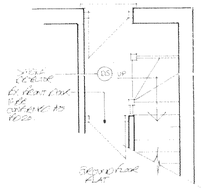
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



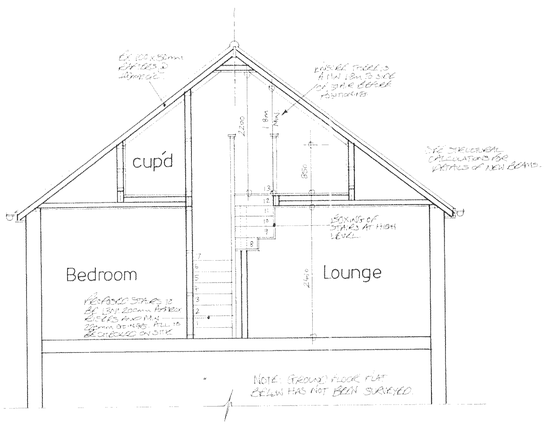
GROUND FLOOR PLAN



LOCATION PLAN 1:1250



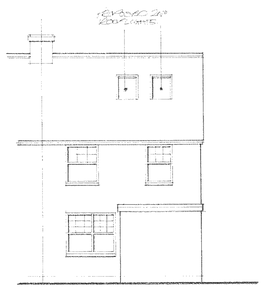
SITE PLAN 1:500



SECTION A:A



FRONT ELEVATION



REAR ELEVATION

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.
All building work is to be carried out in accordance with all current building regulations and codes of practice in force at this time.
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for those areas including underground.
All contractors must comply with all current Health and Safety legislation and the following Health and Safety Approved Codes of Practise:-

- Management of Health and Safety at Work
- Managing Construction for Health and Safety

All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
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.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Foundations
All foundations taking 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.

External Wall
Existing rendered block gable wall to be upgraded by constructing timber frame internal skin and insulated with 75mm thick Celotex GA3000 insulation fitted between studwork. Internally finish the wall with a 12mm layer of Celotex and one layer of 12.5mm foil backed (vapour barrier) plasterboard with joints taped. All to achieve a U value of 0.30 W/m² K. All gaps in gable wall to be filled as necessary.

Beams
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation
New windows to provide openable 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 timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m² K.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side.

Glazing
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Rooms in Roof (3 Storey)
New floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan.
To provide ½ hour fire resistance fix chicken wire between joists and lay 100mm mineral wool with a min. density of 10Kg/m³ between joists on chicken wire support.
Means of escape Velux rooflight GHL3OSE, 780 x 1400mm to be used to allow access by ladder from the ground.
½ hour fire-resisting partitions around stair enclosure should be taken up to the underside of the roof covering and fire stopped.
Internal stud partitions required to be ½ hour fire resisting to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at 1.2m centres. Studded each side with 12.5mm Gyproc wallboard & set. Provide 100mm mineral wool between studs for sound insulation purposes.
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 GA3075 insulation fitted between studs (pushed to rear of stud leaving a 35mm air gap), lined with 12mm Celotex TB3012 insulation (all joints to be taped) and 12.5mm foil faced plasterboard and set finish. To provide a U value of 0.30 W/m²K.

Skeilings (sloping ceilings) to be insulated with Celotex 2 layer method. Fit securely 50mm thick Celotex GA4050 insulation between joists leaving a minimum airspace of 50mm between the insulation and sarking felt. Fit a second board of 55mm Celotex GA4000 under rafters and secure with 25 x 47mm vertical battens fixed through batten / insulation into rafter. Tape all joints with Celotex insulation tape and vapour seal all perimeter boards with sealant. 12.5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens.
All to achieve a U value of 0.20 W/m² K. Refer to Celotex for installation and fixing instructions.
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 doors marked thus * to be FD20 standard fire resisting doors. All doors are required to be hung with 3 steel hinges and have intumescent strips in the top and side edges.
Any glazing in doors shall be of wired glass.
Underdraw the soffit of the new stairs with 12.5mm Gyproc wallboard and set.
Party wall to be given a good brushing and have a 12.7mm sand/cement render coat applied with a set coat of plaster finish. In order to provide adequate insulation to the existing party wall provide 50mm thick Celotex insulation between battens fixed to wall. Finish with 12.5mm plasterboard with set. All to provide the minimum U value of 0.30 W/m² K.
No beams shall bear onto the existing chimney breast / stacks and shall not penetrate any existing flue.

Staircase
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 at centre of stair width to be 1.9m reducing to 1.8m at the side of the stair, measured vertically above the pitch line. Maximum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.
Provide handrail on widest side of tapered treads.

Heating
All alterations and extensions to the heating and hot water systems shall be designed, installed and commissioned in accordance with the Domestic Heating Compliance Guide.

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 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.

Electrical Safety
All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should 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.

Lighting
High efficiency light fittings, capable of only accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt, will be provided, in rooms or circulation areas most frequently used, the number not less than the greater of: 1 per 25m² of floor area or 1 per 4 fixed light fittings.

It is assumed that the previous flat conversion works have provided the necessary fire protection to the means of escape route. However this will need to be checked and agreed with the Building Control Officer on site.

Simply Lofts
in association with:-

PLNS No. Arc/0341/10 — 27 SEP

ama architectural & quantity surveying services
atterbury moore associates
Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT
Phone: 01903 871131
Fax: 01903 871132
E mail: ...

Address of works: First Floor Flat, 33 Victoria Road, Shoreham

Drawing title: Proposed Loft Conversion

Date:	Revisions:		
August 2010			
Scales: 1:50,100,500,1250	Dwg No. 01	Job No. AD-129	