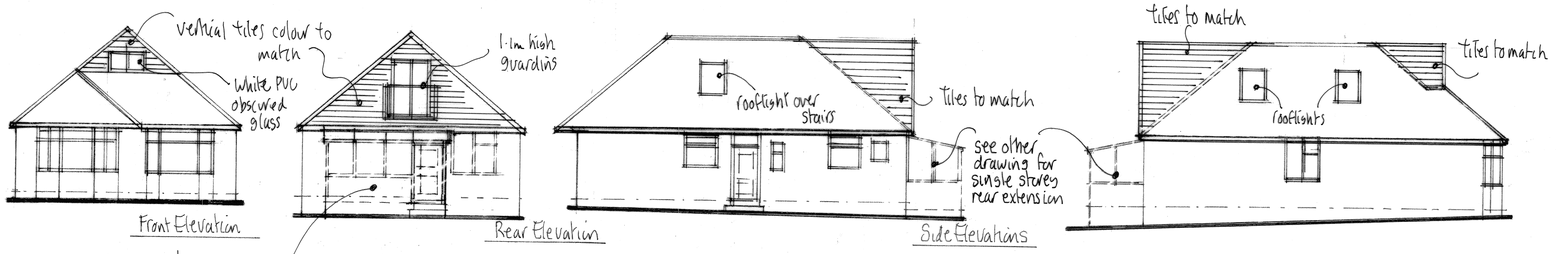
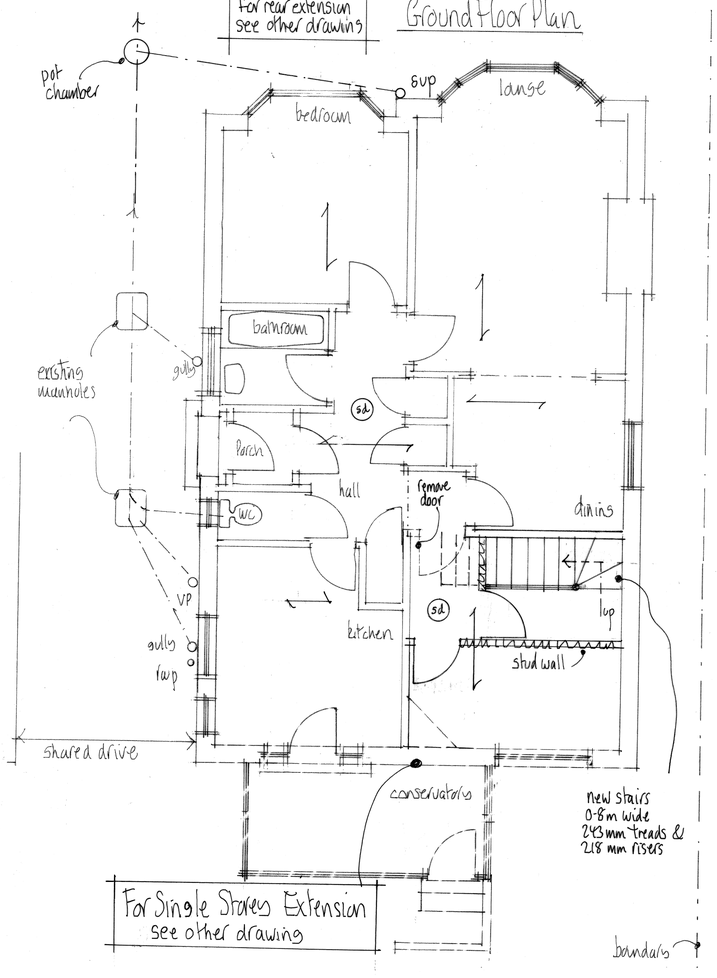
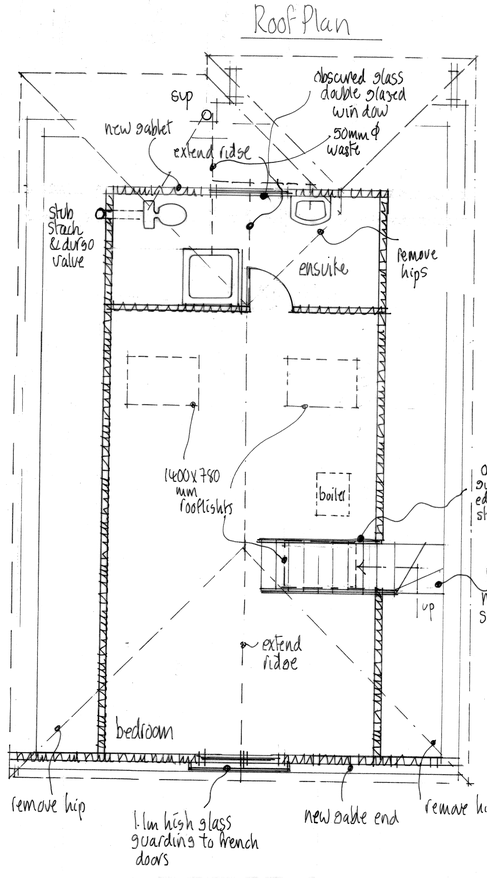
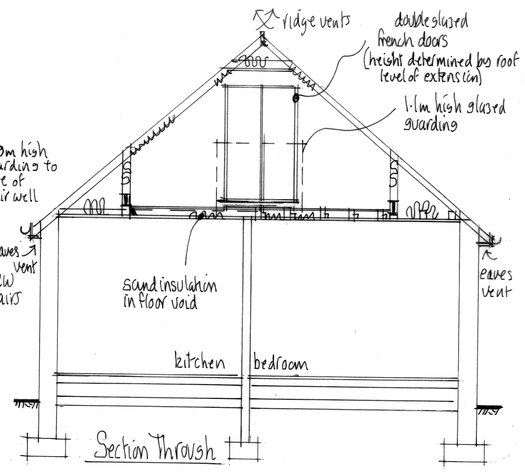
Rear Gable is “Permitted Development “ This application relates to the Gablet to the front elevation only.

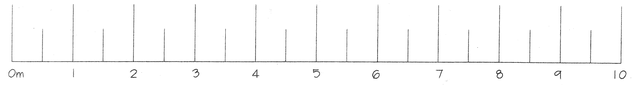












Building Regulation Notes

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.

First Floor
New areas of first floor to be 22mm T & G flooring, moisture resistant grade chipboard of 15kg/m² on new floor joists at 400mm centres insulated with 100mm Rockwool quilt for sound insulation purposes.

Steel beams and supports
Any new to be clad to afford 1/2hours fire resistance encased in 12.5mm Fireline board upon a timber cradle or alternatively coated with intumescent paint (Nullifire or similar)

Internal stud partitions
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 99mm. 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.

Gable ends
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.

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

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 rooflights and windows to be double glazed PVC C rated with 16mm air gap and a "soft" low-E coating. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. 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. Roof lights to be double-glazed and AA rated. The U values of the windows will be 1.6 W/m²K and the doors 1.8 W/m²K. . 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.

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 existing soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. 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. Provide rodding access at the base of any new soil and vent pipe.

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.

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. A minimum of 75% of all new lighting will be high efficiency type.

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Drawing Title	Loft Conversion @ 12 Upton Avenue Southwick
Scale:	1:50, 1:100
Date: Sept 14	Drawn by: mjh
A1 sized drawing	
Drg No.	Rev.