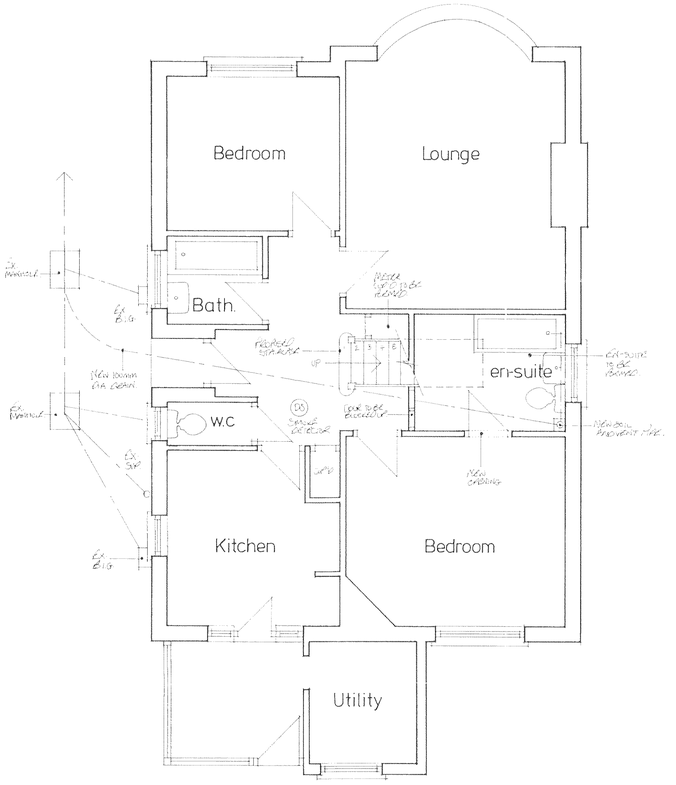
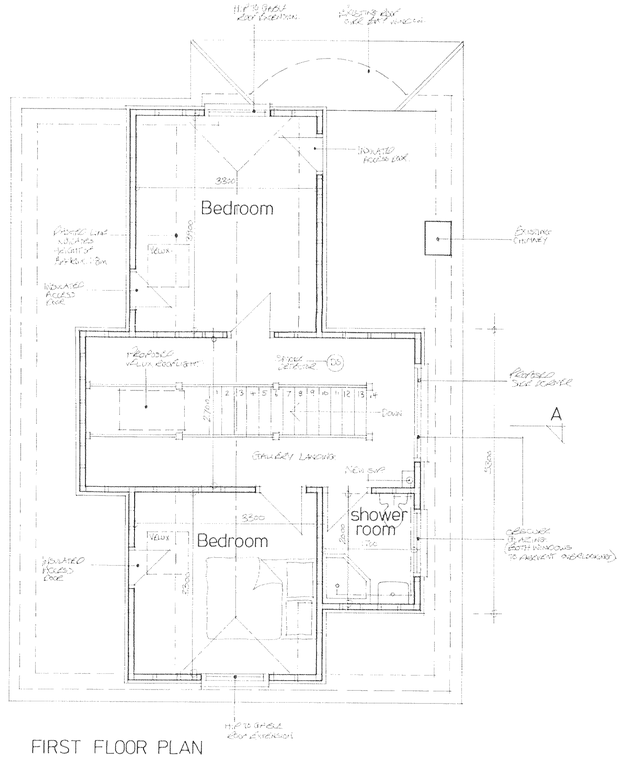
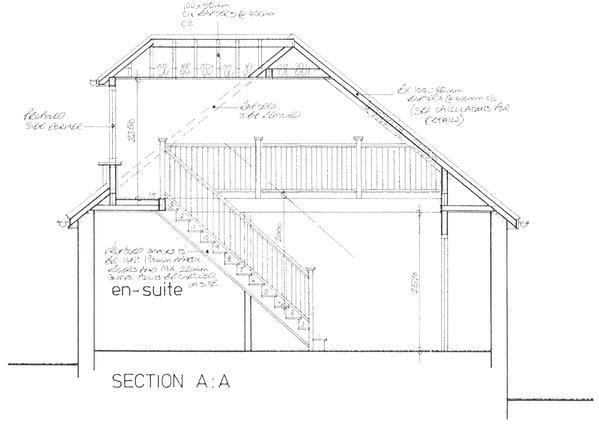


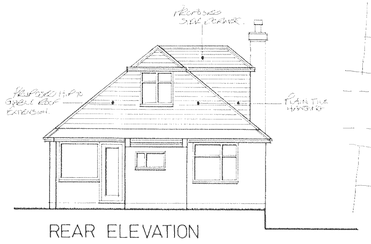
GROUND FLOOR PLAN



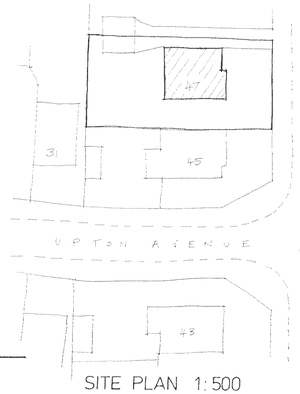
FIRST FLOOR PLAN



SECTION A:A



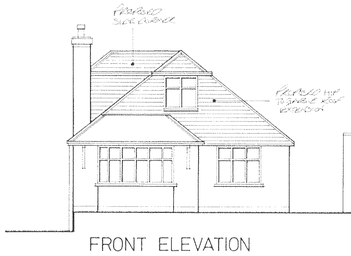
REAR ELEVATION



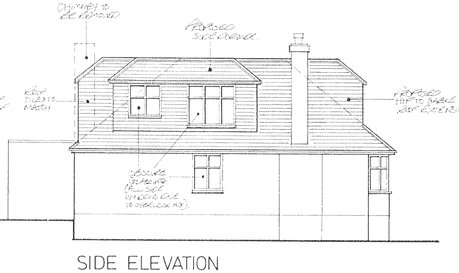
SITE PLAN 1:500



LOCATION PLAN 1:1250



FRONT ELEVATION



SIDE 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 these areas including underground.

If the proposed works are altered on site and deviate away from the plan then it is the responsibility of the builder to notify the Architect and the Local Authority to ensure the alterations do not have impact on the design of the Local Authority approvals. None of the measurements on this drawing should be exceeded for whatever reason without consulting the Local Authority. If they are it could result in further permission being required for the works.

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.

Information note: Problems have arisen due to the current trend to use electrical downlighters. The concern is the fire prevention, sound and thermal insulation. If it is the intention to install these fittings then the contractor is advised to contact the Building Control Officer. Incorrect installation will prevent the completion certificate being issued.

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 Walls

New external wall constructed of 100 x 50mm studding at 400mm centres. Studding to be clad externally with plain tiles on 38 x 19mm horizontal treated battens on treated softwood vertical counter battens (cavity to be vented and drained) on breathable membrane (Kingspan Nilvent), on 12.5mm WBP plywood sheathing, nailed to studwork at 200mm centres, and insulated with 70mm thick Kingspan Kooltherm K12 Framing Board insulation fitted between studwork (leaving a minimum service void behind between the insulation and the plywood). Internally finish the wall with a 20mm layer of Kingspan Kooltherm K12 and one layer of 12.5mm plasterboard with joints taped. All to achieve a U value of 0.24 W/m^2K. Walls within 1.0m of the boundary to be lined externally with 12.5mm Supalux.

Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.

Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. C16 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of Masterboard fitted with continuous 25mm vent and fly-proof screen. 175 x 25mm ridge, hip and valley boards. 12.5mm foil faced (vapor barrier) plasterboard ceiling with 100mm Rockwall Rollbatts insulation laid in between ceiling joists and 170mm rollbatts laid in opposite direction above the ceilings joists. To provide a U value of 0.16W/mK. Ensure 50mm air space is maintained between sarking felt and the Rollbatts.

Flat Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.

Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw firrings to give min. 1 in 40 fall and C16 grade sw joists (size and centres as shown on plan). Roofing felt taken up under existing sarking felt minimum 450mm.

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 8000mm^2 trickle ventilator.

Shower room / en-suite to be provided with an extract fan capable of extracting not less than 15 litres per second operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.

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 1.6 W/m^2K.

Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm^2 trickle ventilator. Double up rafters either side.

Foul Water Drainage

All plumbing to BS EN 12056 (BS5572).

All below ground drainage to BS8301

New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom.

All fittings to be provided with trapped waste pipes as follows

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 antisyphonic traps.

Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage.

Surface Water Drainage

Rainwater to 100mm half round pvc gutter laid to falls to the 65mm downpipes as shown discharging on existing roof.

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 (2 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/m^3 between joists on chicken wire support.

The new room shall have a window or rooflight with an unobstructed openable area that is at least 550mm high and 500mm wide when open located to allow access by ladder from the ground. Cill height to be minimum 800mm and maximum 1100mm above floor level.

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. Studding faced both sides with 12.5mm plasterboard finished with set. Provide 100mm mineral wool between studs for sound insulation purposes.

Dwarf stud partition to be of maximum 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 38mm 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/m^2K.

Ceilings to be 12.5mm foil faced (vapour barrier) plasterboard with 100mm Rockwall Rollbatts insulation laid in between ceiling joists and 170mm rollbatts laid in opposite direction above the ceilings joists. To provide a u-value of 0.16W/m^2K. Ensure 50mm air space is maintained between sarking felt and the Rollbatts.

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 65mm Celotex GA4000 under rafters and secure with 25 x 47mm vertical battens fixed through batten / insulation into rafter. Taps 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/m^2K. 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 existing binders supporting ceiling joists are to remain in position where cut.

No battens shall bear onto the existing chimney breast / stacks and shall not penetrate any existing flue.

Dormer

Dormer to be constructed of 100 x 50mm studding at 400mm centres. Studding to be clad externally with plain tiles on 38 x 19mm horizontal treated battens on treated softwood vertical counter battens (cavity to be vented and drained) on breathable membrane (Kingspan Nilvent), on 12.5mm WBP plywood sheathing, nailed to studwork at 200mm centres, and insulated with 70mm thick Kingspan Kooltherm K12 Framing Board insulation fitted between studwork (leaving a minimum service void behind between the insulation and the plywood). Internally finish the wall with a 20mm layer of Kingspan Kooltherm K12 and one layer of 12.5mm plasterboard with joints taped. All to achieve a U value of 0.24 W/m^2K. 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 Supertux and internally with 12.5mm plasterboard to achieve ½ hour fire resistance from both sides.

Dormer cheeks to be supported off party walls. Provide sole plate well strapped down walls with 30 x 5mm ms straps at 600mm centres.

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 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.

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.

Heating to be controlled by thermostatic radiator valves.

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 25m^2 of floor area or 1 per 4 fixed light fittings.

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Drawing Title: Proposed Loft Conversion

Date:	Revisions:	Job No:
July 2010	A - 11/12/10 - REVISED DORMER WIDTH	AD-127
Scales: 1:50,100,500,1250	Dwg No: 01/5	