

- Drawing are for Local Authority approval only.
- Builder to check all dimensions on site.
- Builder to measure all new steelwork, timber beams/joists and materials on site when ordering materials.
- No responsibility is taken for checking legal ownership of site, covenants thereon and position of boundaries.
- Appropriate party wall notice must be served in advance to, and any negotiation settlements prior to commencement of work in accordance with the 'Party Wall Act 1996'.
(ARRANGED BY CONTRACTOR OR CLIENT)
- All electrics to comply to IEE regulations.
- All workmanship and materials to comply with the relevant British Standard Code of Practice, BBA certificate and manufacturers instructions.
- Builder to investigate on site condition of existing party wall to provide adequate end bearing for new steelwork. Building inspector to approve on site.

Ensure that the dormer is set back a minimum of 200mm from the original eaves in accordance with permitted development for householders technical guidance updated version April 2014.

Cut existing truss supports individually only after installation of new steels and load bearing ashlar walls to ensure that the roof structure is not left in a weakened state.

Remove existing binders. Provide solid noggings between new floor joists and instal Jifty hangers in position of original binders.

Instal 150x50mm sw struts in wall to support cut end of existing purlin.

New 150x100mm sw post to be seated into prefabricated ms shoe reversed to receive new ridgebeam bearing onto existing flank load bearing masonry wall.

Remove existing hip end rafters and extend and splice existing ridgeboard through. Instal new 50x125mm sw treated rafters every 400mm ctrs to supported via new load bearing ashlar wall.

Gable end construction: Plain tile hanging on battens and breathable roofing felt on 12.5mm roofing grade ply on sw treated studs 50x100mm every 400mm ctrs. Instal 100mm Celotex GA4000 insulation flush with inner face of studwork. Apply PL4015 Celotex Thermal Laminate insulation board (15+12.5mm). Plaster skim finish. Achieves U value of 0.28W/m²K.

Apply 9.5mm Masterboard to party wall dormer cheeks between studs and ply to achieve half hour fire resistance to party wall abutments within one metre of boundary.

The new and existing protected shaft to be half hour fire resistant and the existing landing to be half hour fire resistant. (If existing existing floor boards are tongued and grooved apply 5mm hardboard)

Bridge existing first floor lintels with new bridging beams.

Apply double rafters eitherside to dormer cheeks.

Neighbours consent in writing to be obtained to allow end bearings of steels onto party walls.

Ensure that steels do not penetrate or bear into existing chimneys.

Instal new pre-stressed concrete lintel over new internal openings. Maximum clear span 1200mm.

Builder to investigate on site prior to commencement of work that existing spine walls are load bearing and adequate to take additional loading or prior to removal.

Internal walls: New stud partition walls to be 50x100mm sw treated studs every 400mm ctrs on double joists/noggings or sw soleplate. Instal 100mm Rockwool 23kg/m³ density sound insulation to wall void 12.5mm wallboard and plaster skim eitherside.

Upgrading of existing solid masonry walls within loft room: 50x100mm sw treated studs every 400mm ctrs on head and sole plate and fixed vertically to existing walls with mechanical fixings (with a strip of damp proof course between stud & wall if there is a risk of moisture penetration). Instal 100mm Celotex GA4000 insulation between studs. Apply PL3015 Celotex Thermal Laminate insulation board (15+12.5mm). Plaster skim finish. Achieves U value of 0.28W/m²K.

Upgrading internal faces of existing external solid walls: Spot and dab 52.5mm Celotex PL3040 insulation board fully bonded with thermal laminate plasterboard (40mm+12.5mm). Plaster skim finish.

Apply 2no layers of 12.5mm wallboard and plaster skim finish to soffit of staircase to achieve half hour fire resistance.

Encase new steels in 2no layers 12.5mm wallboard and plaster skim finish to achieve half hour fire resistance. Alternatively apply 2no coats of intumescent paint to new steels to achieve half hour fire resistance.

Fire Notes: All doors to fire escape route hallway and landings to be half hour fire resistant and fitted with 25mm door stops.

Automatic fire detection system should be installed in accordance with British standard BS:5839:Part 6 6.2004. SD denotes locations of smoke detectors wired into main distributary board.

Relocate water storage tanks if necessary.

N.B Builder to investigate on site prior to commencement of any work exact run and location of existing foul drain to ensure that new waste connections are possible maintaining a minimum 1:40 fall.

Novia 500g Polythene VCL, CE approved to EN13984 to be installed to inside face of timber partitions to new 'wet rooms' i.e bathrooms, wc's, utilities etc.

Painting: Knot prime and stock new wrot timber 2no undercoat 1no glosscoat. Walls and ceilings 2no coats emulsion.

New 63mm upvc rainwater downpipe to discharge onto existing roof via ms shoe.

New sanitary ware to be chosen by client supplied and fitted by builder.

Plumbing to British standard code of practice

Extend soil vent pipe. Terminate minimum 900mm above topmost window head.

Flexible WC connection with P trap

75mm deep sealed trap to new hand basin and shower

40mm upvc waste to new hand basin

50mm upvc waste to new shower

Rodding access to all bends in wastes

Provide anti-siphon valves to wastes in excess of 2400mm

Provide Balafix isolating valves to new appliances

All new pipework to comply with BS 5572

Allow a pc sum for ceramic tiling to clients instruction.

Allow a pc sum to extend central heating system. Radiator positions to be determined on site and fitted with thermostatic rad valves.

Openable area of new bedroom windows to be 0.33m with clear unobstructed distance of 450mm in any direction and fitted with emergency Egress hinges. Maximum floor to cill height to be between 800-1100mm.

Openable area of new windows to be the equivalent of 1/20th of the room's floor area for rapid ventilation

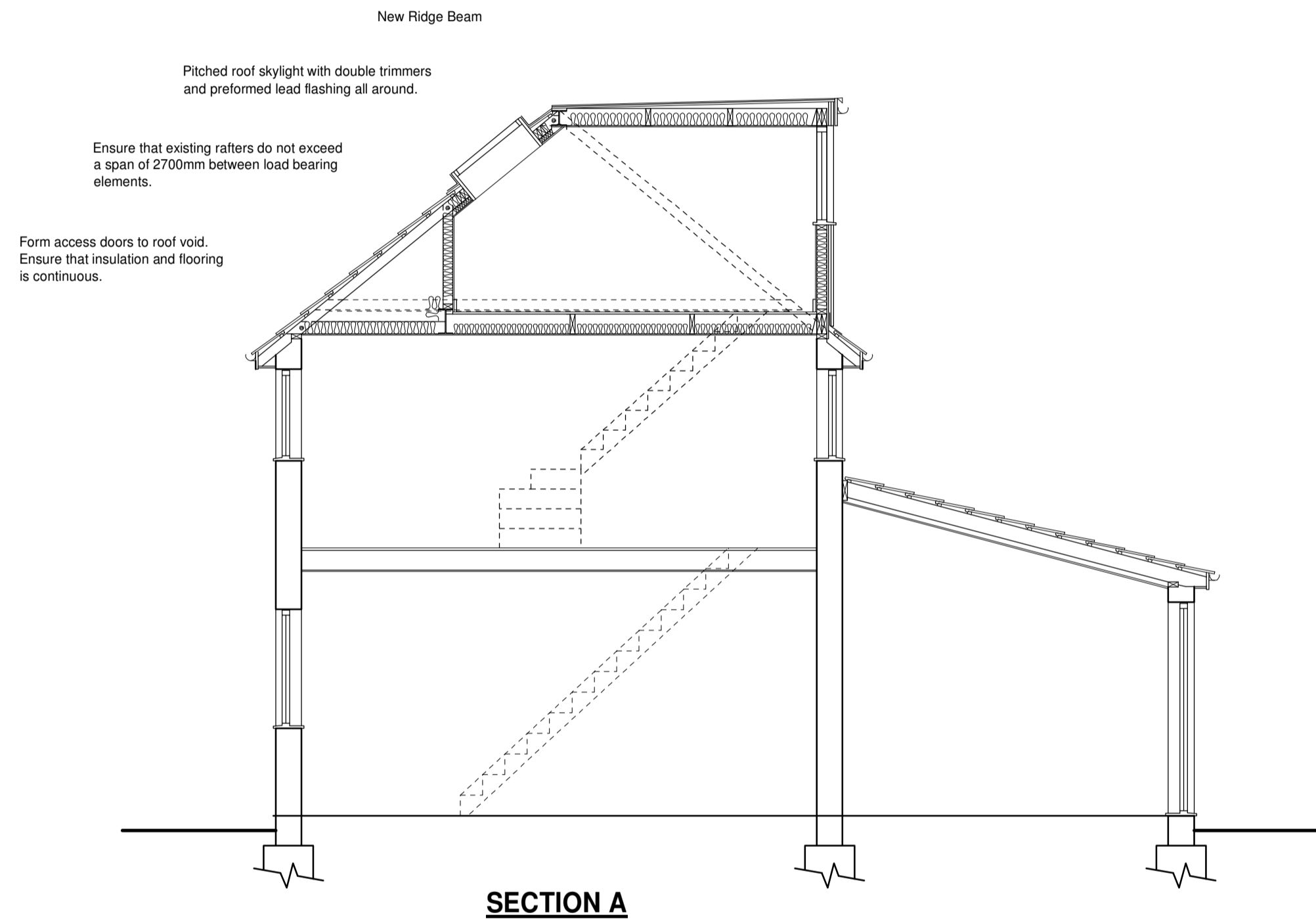
See Suggested electrical layout.

Double gang 13amp socket

Light switch and fittings. The high efficiency light fittings capable of on accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt will be provided in rooms or circulation areas most frequently used at a rate of 1 per 25m² of floor area or per 4 fixed lighting fittings (L1).

Mechanically ventilated extract fan sired to over run timer switch of 15 minutes to extract the equivalent of 30 litres of air per second from bathroom and vented via duct to airbrick. Ensure that a minimum 10mm air gap under the bathroom door is provided for air replacement.

Part P Electrical Safety: Confirmation that the electrician is capable of self certifying the work to BS 7671 or is registered under a competent person self certification scheme to enable council to issue completion certificate.



Dormer Section notes:

Dormer height not to exceed existing ridge.

Ensure that the dormer is set back a minimum of 200mm from the original eaves in accordance with permitted development for householders technical guidance updated version April 2014.

All new timber connections to be bolted with 10mm ms bolts and dog tooth connectors.

Strip back and refix roof coverings with new EPDM fully adhered roofing system (dressed under tiles min 600mm) and sw treated battens as necessary, dress flat roof membrane over plywood and tiling fillet (150mm min above flat roof) to provide water proof junction.

Provide double trimmers and preformed lead cover flashing around new skylight pitched roof windows.

Insulation to rafters: Instal TLX Silver RafterFit Multifoil Roofing Insulation to underside of skieeling rafters. TLX Silver RafterFit Multifoil Roofing Insulation should be continuous with insulation to ashlar walls and flat roof. Downlighters should not be used in Skielings. Electrical sockets and switches should also be isolated from insulation. Instal 75mm Celotex GA4000 insulation flush to underside of rafters. Unroll insulation from underside of and horizontally between rafters. Staple every 50mm with 14mm galvanized staples. Overlay joints 50-10mm. Cover joints with 100mm TLX Silver tape. 25x35mm sw battens should be fixed in line using appropriate nails ensuring that there is always a minimum air gap of 25mm between insulation and plasterboard. 12.5mm Gyproc vapour check wallboard and 7mm plaster skim finish achieves a U value of 0.16W/m²K.

Maximum span of existing rafters to be 2700mm from load bearing ashlar wall to ridge beam.

New 100x150mm sw post to be seated into prefabricated ms shoe reversed to receive new ridgebeam bearing onto new beam no.2 / existing load bearing wall

Dormer flat roof: EPDM fully adhered roofing system by approved installer in accordance with BS EN 13707 on 18mm roofing grade ply sw firings laid to fall 1:50 minimum on sw treated joists 50x175mm every 400mm ctrs seated into web of new ridge beam. Instal 150mm Celotex XF4000 insulation to joist void. Apply 12.5mm Gyproc vapour check wallboard and 7mm plaster skim finish. Provide Herring bone strutting at 1/3rd and 2/3rd ctrs. Achieves U value of 0.16W/m²K.

30x5mm ms strapping all around every 1800mm ctrs to provide lateral restraint at junction of wall, joists and rafters.

50mm wetted drip on galvanized plate to centre line of gutter fixed to 75mm deep timber nosing piece.

100mm upvc gutter on fascia board to match existing. 25mm Glidvale soffit vent strip all around to maintain cross ventilation.

2no 50x200mm sw beams bolted together bearing onto 100x100mm sw posts over new dormer windows.

2no 50x200mm sw beams bolted together bridged over existing window lintels.

New windows to be double glazed Low E glass with a 23mm Argon gas injected cavity to achieve a U value of 1.6W/m²K. Provide toughened safety glass in accordance with BS 6206 to glazing in critical areas i.e French door set and glazing below 800mm from floor level. Provide trickle vents to head of each new upvc frame to provide a continuous air flow of 8000mm².

New black painted mild steel handrail to be a minimum height of 1100mm with a maximum distance of 100mm between ballusters. Bolted fixings to be able to withstand a minium horizontal thrust of at least 0.75kNm² per linear metre run.

Dormer walls: Plain tile hanging on battens and breathable roofing felt on 12.5mm roofing grade ply on sw treated studs 50x100mm every 400mm ctrs. Instal 100mm Celotex GA4000 insulation between studs. Apply PL4015 Celotex Thermal Laminate insulation board (15+12.5mm). Plaster skim finish. Achieves U value of 0.28W/m²K.

Instal code 5 lead cover flashing to underside of windows and all around new dormer with code 4 lead soakers.

Novia 500g Polythene VCL, CE approved to EN13984 to be installed to inside face of timber partitions to new 'wet rooms' i.e bathrooms, wc's, utilities etc.

Form new load bearing ashlar wall with 50x100mm sw studs every 400mm ctrs bearing onto new floor beam.

Ensure insulation at junction of ashlar wall and cold roof void is continuous to avoid cold bridging.

50x100mm sw wallplates bedded on sand and cement / mechanically fixed to wall.

New floor joists note: 22mm tongued and grooved flooring grade moisture resistant chipboard (grade 2/3 in bathroom) on sw treated joists 50x200mm minimum C24 grade every 400mm ctrs. Solid strutting at 1/3rd and 2/3rd ctrs. Solid noggings at ends to prevent movement. Joists supported on Simpson JHK Strong Ties fully nailed to full depth timber blocking bolted through web of new steel in accordance with the recommendations. Instal 100mm Mineral wool 10kg/m³ density suspended on chicken wire fixed to underside of new joists. Existing ceilings of lathe and plaster to be sound condition to achieve modified half hour fire resistance. Continue flooring and Rockwool to roof void.

Stair Notes:

Taper tread winders to comply with Building Regulations

Minimum going to be 225mm and 75mm around newell posts

Maximum rise to be 205mm

Maximum distance between balustrading to 100mm

Minimum handrail height 900mm and 1100mm at landing levels

2000mm minimum headroom with minimum clearance of 1500mm taken from a 45 degree angle from stair nosing

Specialist stair fabricator to determine design of staircase from site dimensions.

N.B. All dimensions for new stair to be taken strictly on site prior to fabrication and installation. Staircase to show compliance with Part K1 and K2 Protection against falling.

Key colour code:

Pink indicates new structural beams / trimmers -

Blue indicates new glazing -



PROPOSED LOFT CONVERSION WITH REAR DORMER
327 HOOK ROAD, KT19 8QU
SHEET SIZE: A1
SCALE: 1:50 (PLAN) & 1:100 (ELEVATIONS)
CLIENT:
JOB NUMBER: 4160
DRAWN: R. RICHARDSON

REVISIONS:
 REV.

TEL: 01883 627 634