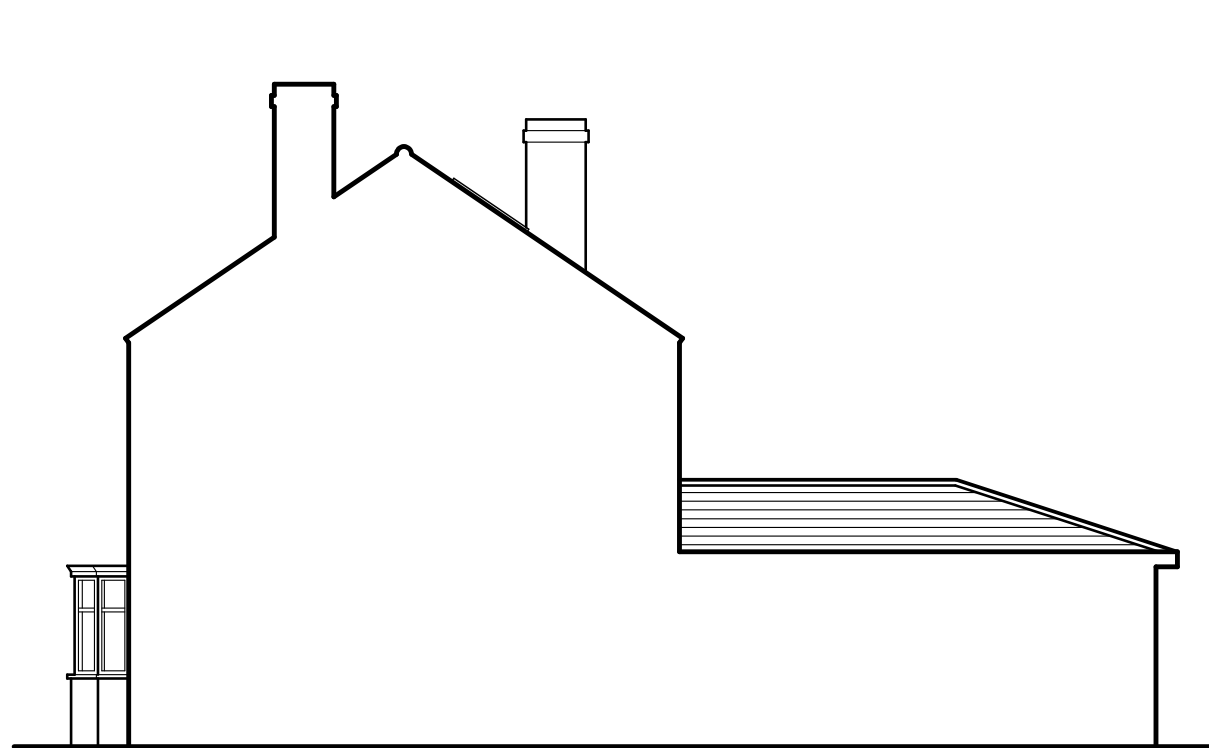


EXISTING FRONT ELEVATION



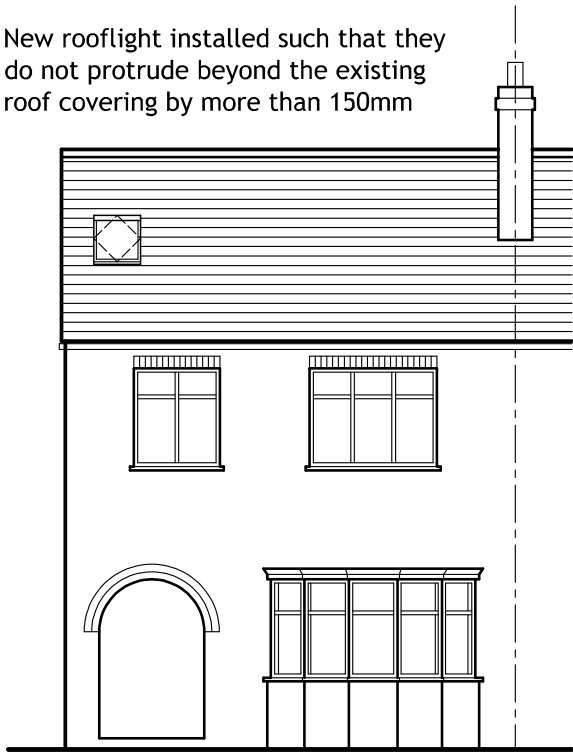
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION - THROUGH PARTY WALL -



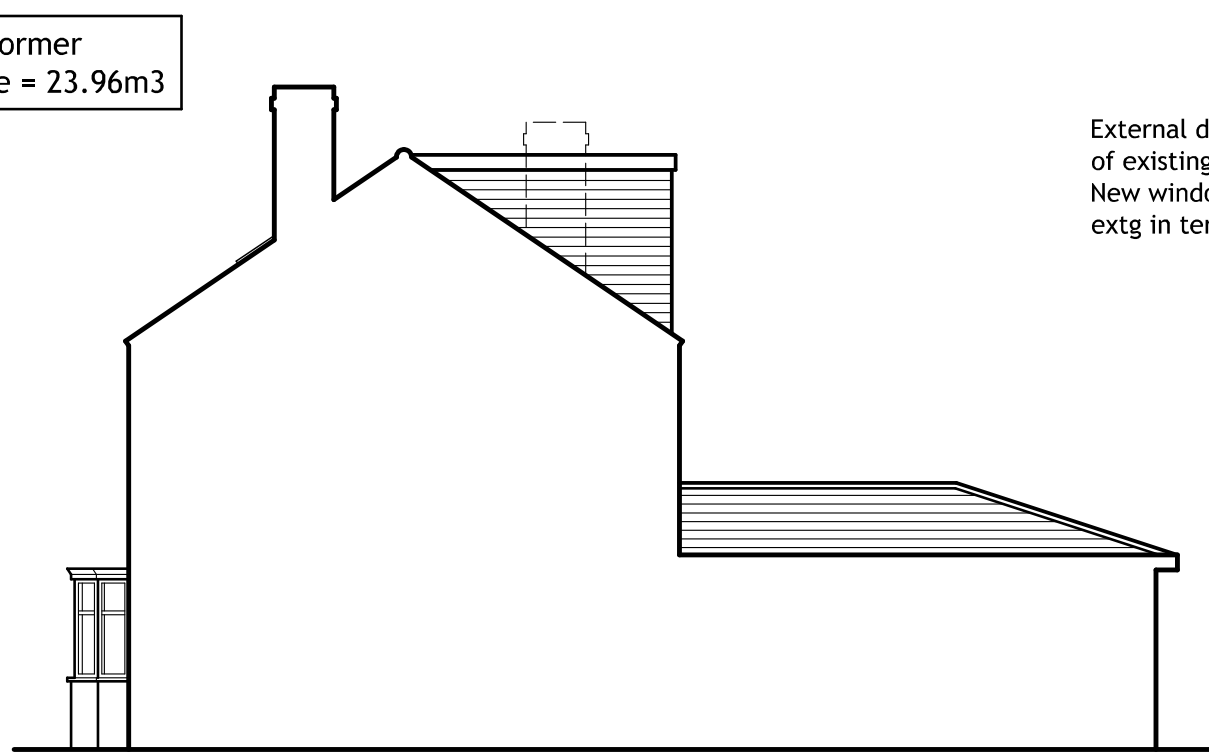
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION - THROUGH PARTY WALL -



PROPOSED SIDE ELEVATION

ADDITIONAL SPECIFICATION

GENERAL :
Provide ridge ventilation equiv to 5mm x length of ridge.
Provide eaves / low level ventilation equiv to 25mm continuously.
Unless stated otherwise : timber = C24 grade, steel = S355 grade.

NEW LOFT FLOOR :
New flooring = 22mm T-G moisture resistant flooring grade chipboard.
New beams and / or joists to support new structure to span to existing outside walls to achieve min 100mm bearing. Use 100mm Rockwool quilt between new floor joists for sound insulation & additional fire resistance. Existing ceiling joists / truss bottom chord strapped to new floor joists and / or beams where existing support removed. New steel floor trimmers to be treated to provide 1/2hr fire protection to manufacturer's instructions.

DORMER ROOF :
AA fire rated long life rubberised membrane on 18mm exterior grade ply on sw firing strips set to fall 1 in 80 on new sw roof joists (see SECTION re size).
90mm Celotex insulation between roof joists, 25mm Celotex insulation under joists.
Internal specification as per CEILING. New uPVC rainwater goods to discharge via new downpipe(s) onto existing roof.
Maintain 50mm cross ventilation air gap above insulation between joists (either front to back into ventilated roof void or side to side). Insect proof mesh over.

VELUX ROOFLIGHTS :
All new rooflights to be rated AA, AB or AC
Trim out rooflights using doubled rafters each side to manufacturer's instructions.

DORMER CHEEKS / FACE :
New external dormer finish to match colour of existing as closely as possible on sw battens on breather paper on 12mm ply bracing on 50x100mm sw studding @ 400mm cts, infill studs with 90mm Celotex insulation, 100x100mm sw corner & reveal posts, 25mm Celotex insulation across face of studding, 12.5mm plasterbd & skim internally.
Code 4 lead flashing to fully weatherproof the dormer externally.
Where dormer cheeks are within 1m of the boundary, they are to achieve 1/2hr fire by using 12.5mm cement-based board fixed to external face before applying finishes or similar as approved by Building Inspector.

GLAZING :
New glazing to have a U-value 1.6W/m2 K.
Install one new energy efficient light fitting per 25m2 floor area.

STAIRCASE :
Max tread rise = 220mm : Min tread going = 220mm.
Max pitch = 42 degrees : Min headroom = 2.0m from pitch line of new stairs.
900mm high handrail / balustrades with max 100mm gaps anywhere.
Any tapered treads to have a min going of 30mm.
New stairs to be manufactured from new floor to floor measurement taken from site. All to current Building Regulations, Part K.

CEILINGS / SKEILINGS :
Provide 50mm air gap above 90mm Celotex insulation between rafters, 25mm Celotex across face of rafters, 12.5mm plasterbd & skim.

STUD WALLS :
50x100mm sw studding @ 400mm cts with 12.5mm foil backed plasterbd & skim internal finish. Internal walls to include 25mm Rockwool infill.
Perimeter stud wall to use 90mm Celotex insulation between studs, 25mm Celotex insulation across face of studs, 12.5mm plasterbd & skim.

INSULATION - MULTI-FOIL ALTERNATIVE :
Tri-fo Super 10+ quilt insulation (or equiv) applied to all areas of loft room. To be stapled to u/side of extg (or new enhancing rafters where used), ceiling collar and stud wall to perimeter of new room(s). Provide 75mm overlap and tape using aluminium tape. 25x50mm sw counterbattens across insulation @ 400mm cts, 40mm PIR board between rafters, 12.5mm plasterbd & skim internal finish.

DRAINAGE :
New 100mm dia uPVC waste to WC : new 40mm dia uPVC waste to shower & WHB. All to have 75mm deep seal traps with anti-vac if required. All to connect to extg SVP with rodding access to any changes in direction. If necessary, divert / extend extg SVP to terminate min 900mm above any adjacent windows withing 3.0m Suitable bird cage over.

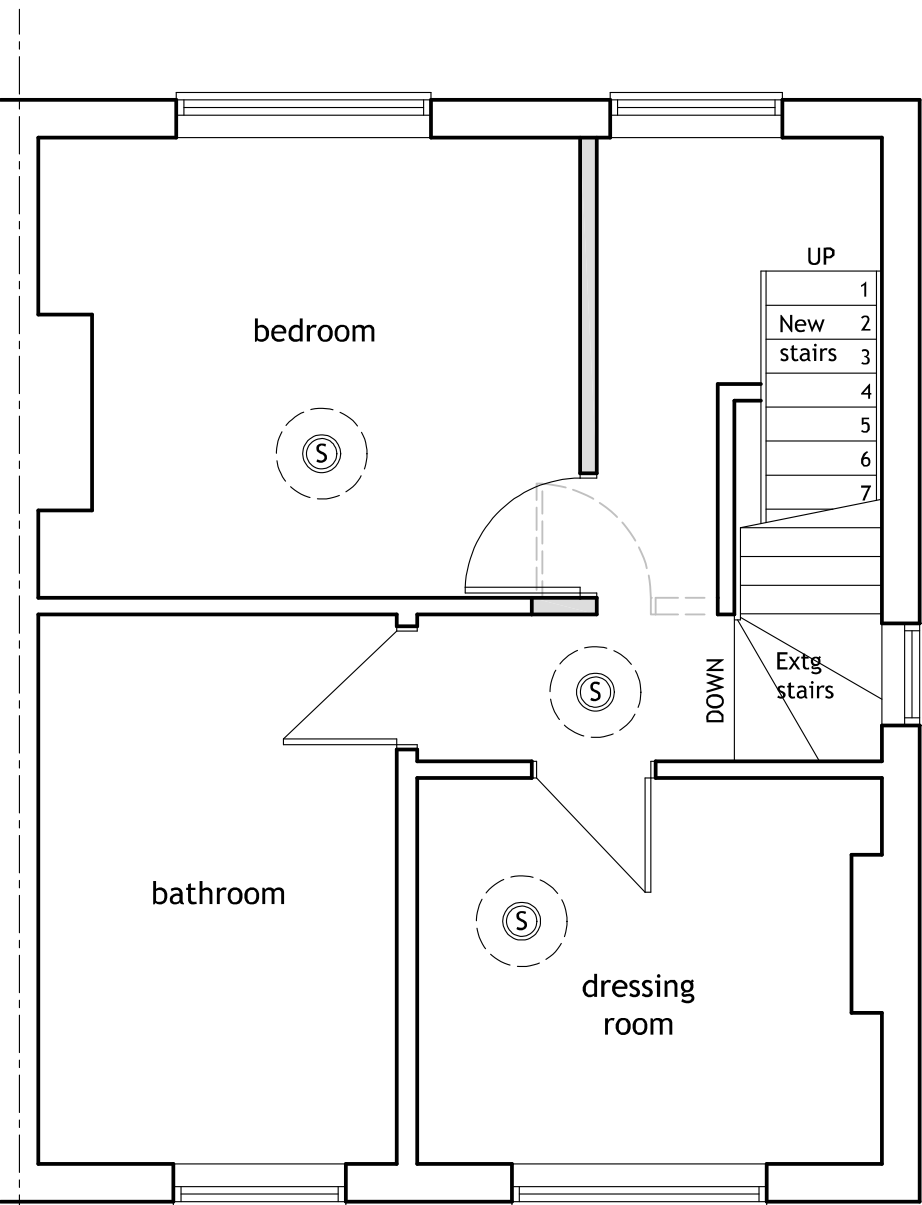
MECHANICAL EXTRACTION :
Provide mechanical extractor to extract at a rate of not less than 15 litres / second, operable intermittently. Where no rapid ventilation is provided to new room, extractor to be connected to light switch and to provide 20 minute overrun.

OTHER FIRE RESISTANCE NOTES :
Existing ceiling = 12.5mm plasterbd & skim. New circulation space at loft level to be fully 1/2hr fire resistant. Existing doors to be min 32mm thick and to be of sound construction and be well fitting and be fitted with steel hinges - replace if necessary. To extg party wall(s), always ensure min 1/2hr fire seperation between adjoining properties.
Any glazing to stairwell to be replaced with fire-proof glazing or overboarded with 12.5mm plasterbd & skim. Glazed doors to be replaced.

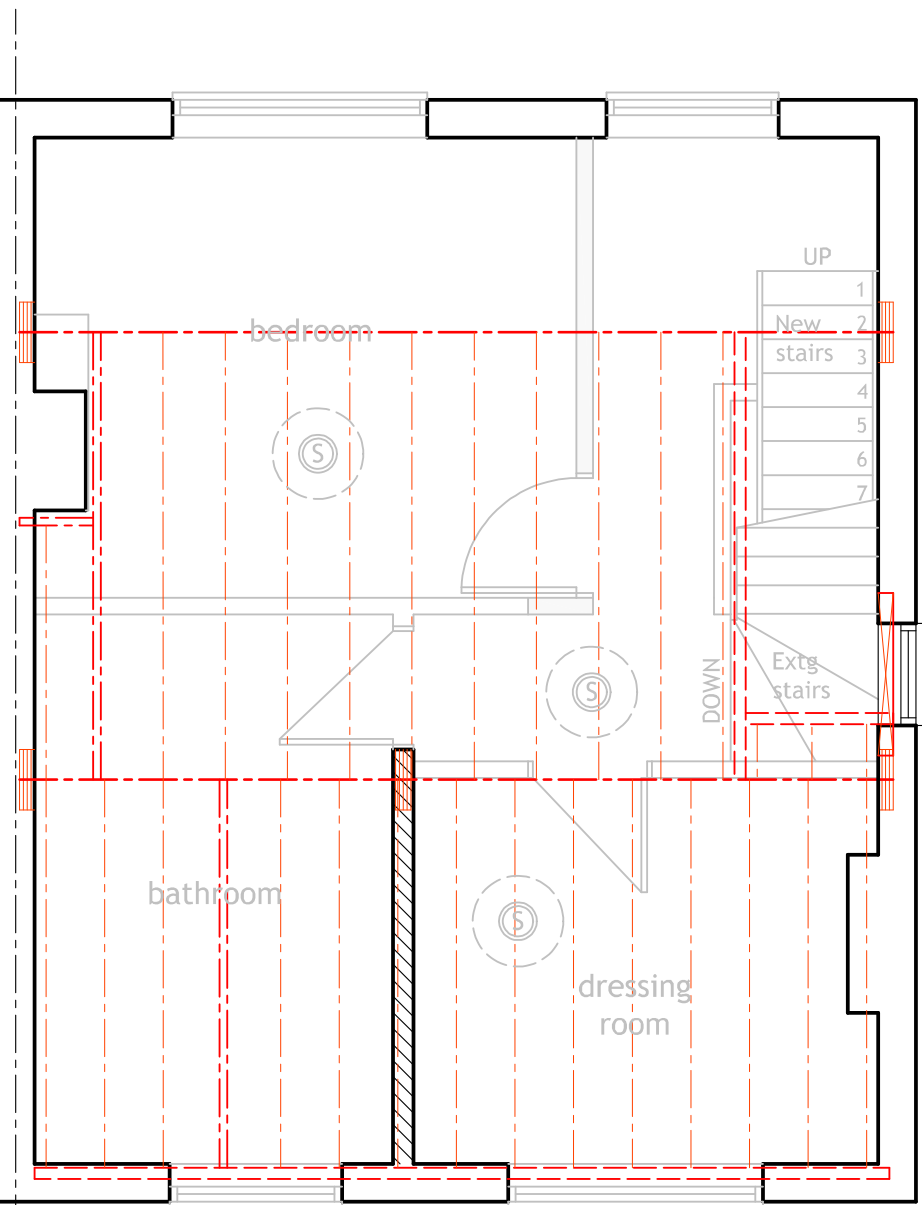
ELECTRICS - PART P :
Electrical installation to be designed and carried out by a competent person and in accordance with Part P of the Building Regulations.
A Certificate of Compliance to be supplied to the Building Inspectors upon completion.

HEATING :
New heating system elements to meet the requirements of PART L, Building Regulations.
New radiator(s) to be fitted with TRV.

LIGHTING :
Lighting to Building Regulations, PART L.



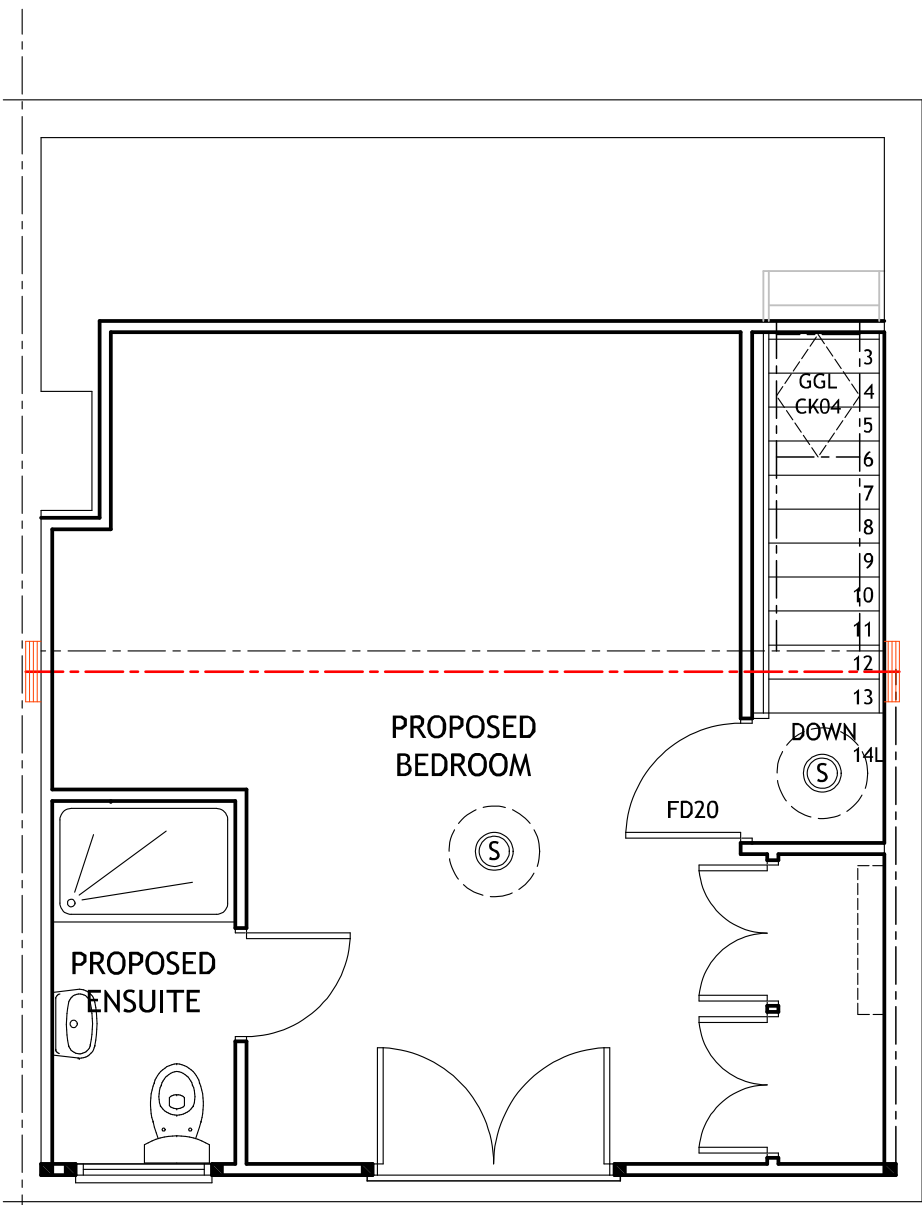
PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN - LOFT FLOOR CONSTRUCTION SUPERIMPOSED -

Dormer cheek built off doubled 75x150mm sw rafters, batten out & insulate party wall

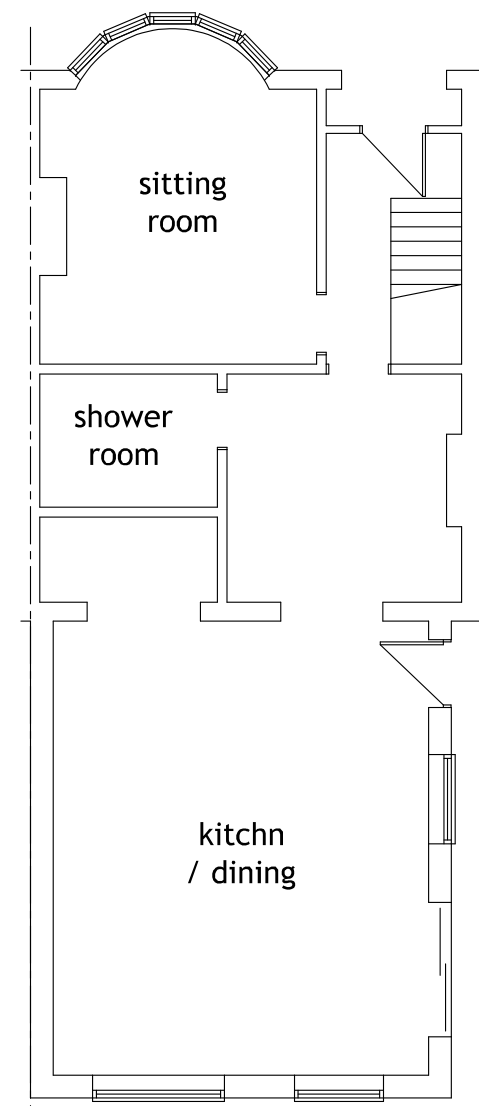
Position of new ensuite fittings to be agreed with client.
All new drainage to be agreed on site with Building Inspector.
All to current Building Regulations.



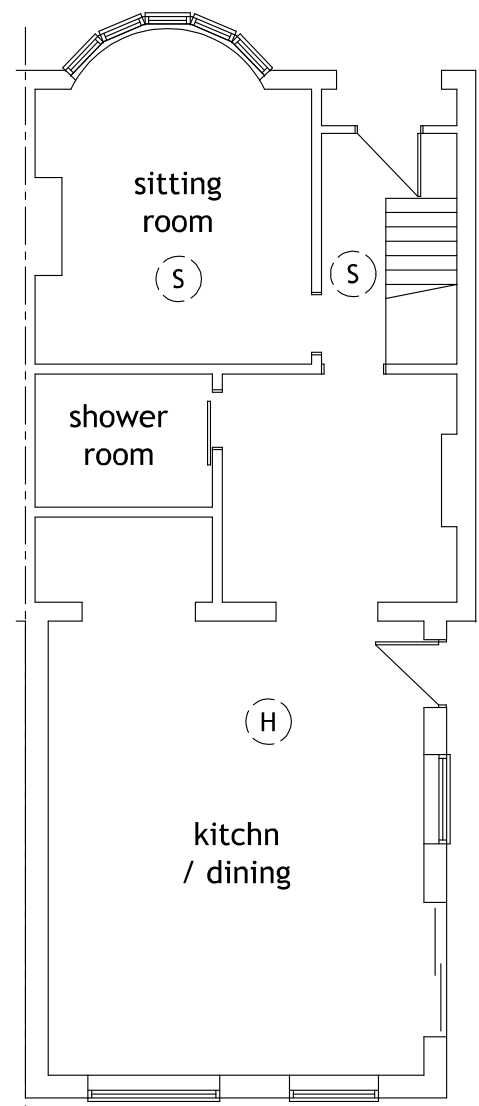
0.9m(w) x 1.1m(h) uPVC d/g window, 4000mm2 trickle vent

1.6m uPVC d/g French doors. Impact resistant glazing throughout. 8000mm2 trickle vent
External guarding with 100mm max gaps anywhere, 1.1m high from new internal floor level to be designed in accordance with approved Document K and securely installed to manufacturer's instructions

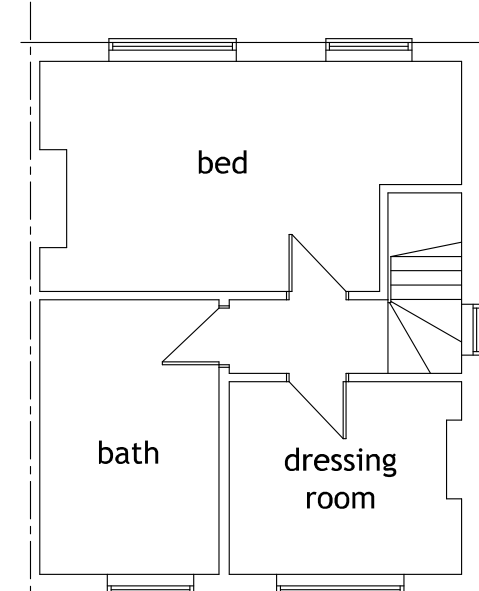
PROPOSED ROOF / SECOND FLOOR PLAN



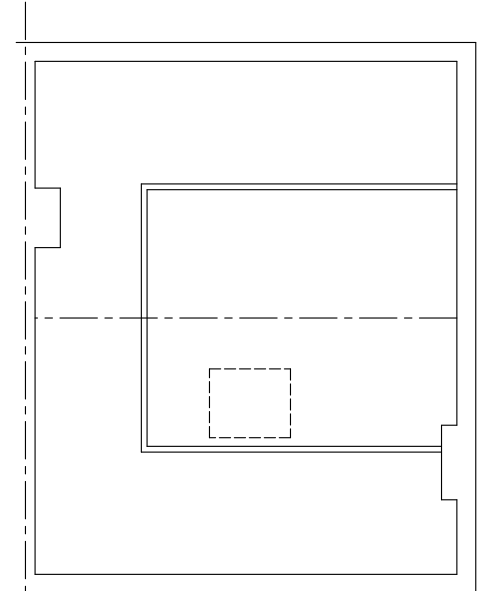
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

0 1m 2m 3m 4m 5m
Scale - 1:100

(S) Interconnected mains operated smoke detector with battery back-up. 300mm min from any light fitting

(H) Interconnected mains operated optical smoke detector with battery back-up. 300mm min from any light fitting

NOTE :
Grade D1 Catagory LD2 AFD SYSTEM (IN ACCORDANCE WITH BS 5839-6 : 2019) TO BE INSTALLED INCORPORATING DETECTORS IN ALL CIRCULATION SPACES THAT FORM PART OF THE ESCAPE ROUTES FROM THE DWELLING & IN ALL ROOMS THAT REPRESENT A HIGH RISK TO OCCUPANTS INCLUDING A HEAT DETECTOR IN THE KITCHEN



Mr & Mrs HARRISON

8 Bull Close, Bozeat,
Northamptonshire. NN29 7LR

PROPOSED LOFT CONVERSION

SCALE :	1:50, 1:100	Drawing number :	1872 / 04 - 21
DATE :	Apr 2021		
BY :	A. Lloyd	B. Insp. Revision :	Sheet :
SHEET :	1 of 2	PWC 0	A1