

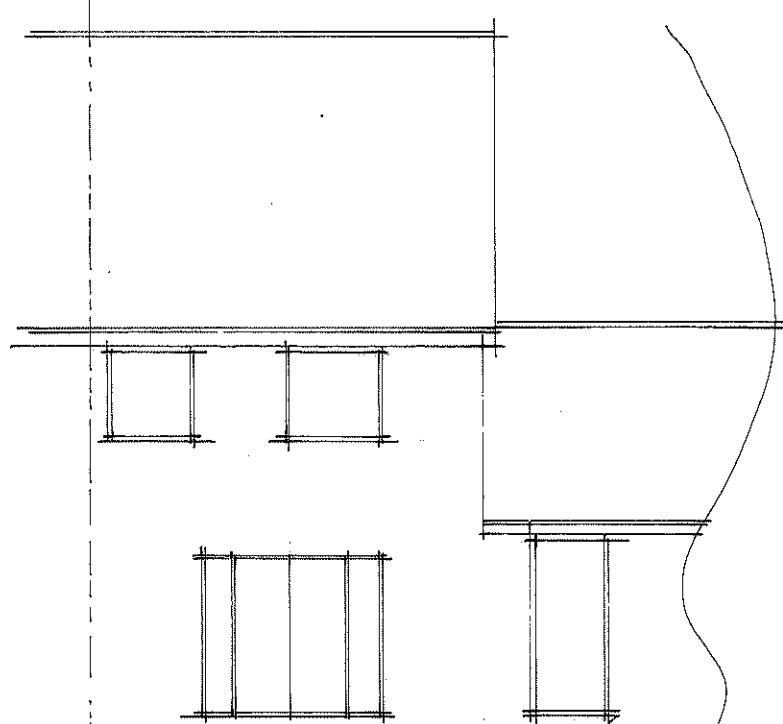
proposed ground floor

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas side facing windows above ground floor level to be obscure and fixed below 1.7m.

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations, i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening size of escape window 0.33sq.m. min clear dimension of edge 450mm with sill below 1.10m from floor and above 800mm.

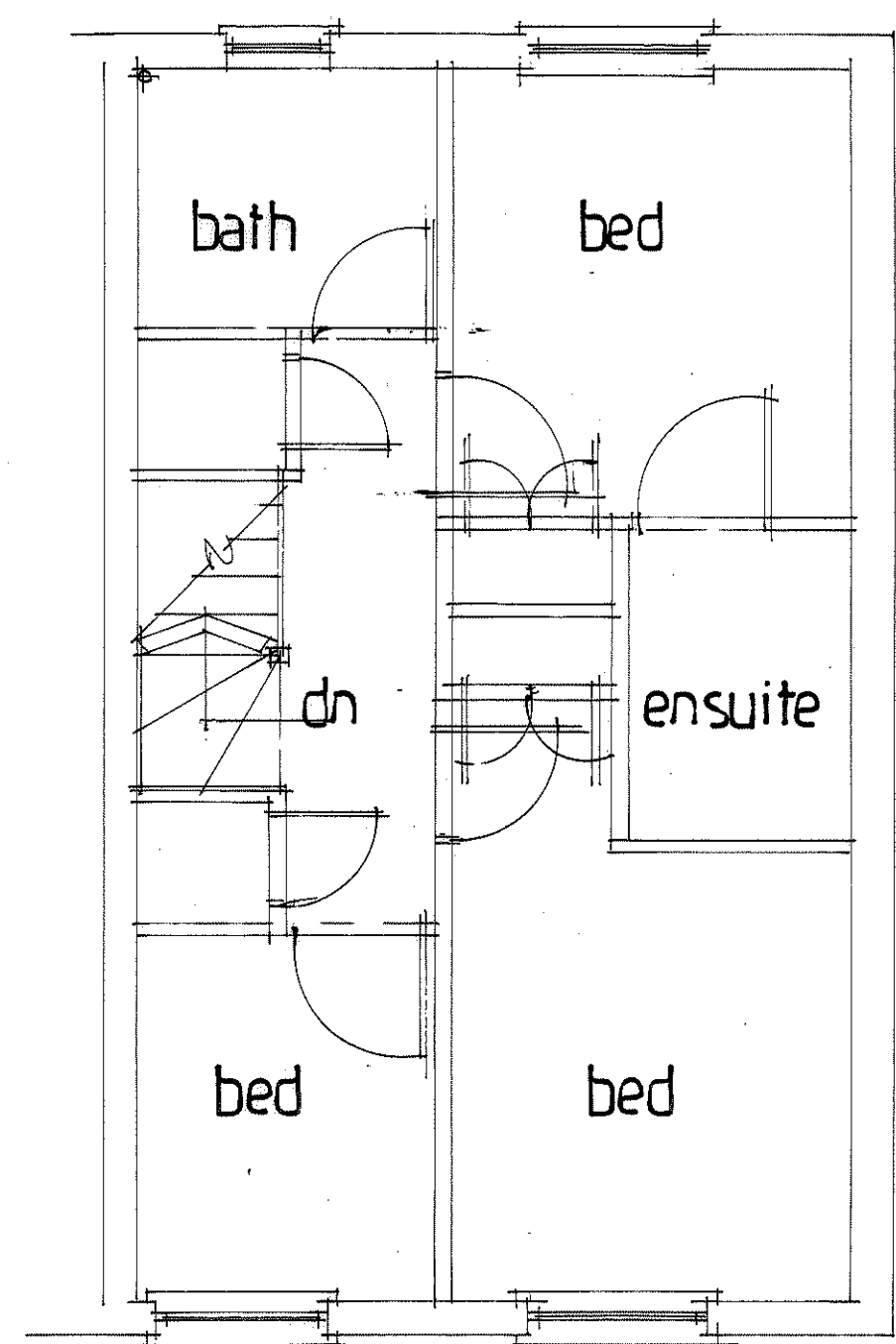
Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec



existing rear

Dormer walls: tile hanging on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over Celotex G44070 batts between studs flush with outer face of studs (30mm cavity) and Celotex TB4012 across the face of the studs. Tape and mastic joints (12.5mm plasterboard on cheeks where within 1.00m of boundary). Also fit 6mm masterboard web under cheek felt where within 1.00m of boundary. Triple rafters under cheeks. Sheath with 12.5mm marine ply under felt for additional lateral support. **200mm minimum measurement on roof slope from rear external face of dormer to fascia board must be maintained to avoid planning application.**

Dormer warm flat roof: Three layer built up felt to BS747:04/14/17/3 on Celotex X04120 decking on firings and 50x175mm joists at 400mm centres. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable. Flat covering should achieve AA, AB or AC clarification for fire protection. To be checked and confirmed with Building Control on site.



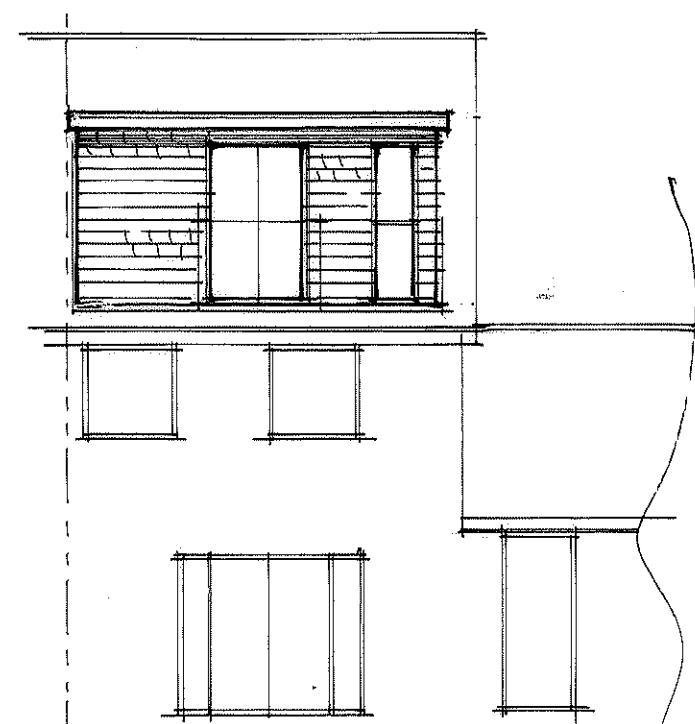
existing first floor

Studwork enclosing stairwell: 12.5mm plasterboard each side of minimum 75 x 50mm studwork with taped and filled joints for minimum half fire resistance.

Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

Outer studwork: 100x50mm studwork with Celotex G44075 rigid batts vertically between the studwork flush with outer face of studs (25mm cavity) with Celotex TB4012 batts across the studwork face. Tape and mastic joints. 12.5mm foil back plasterboard finish.

Loadbearing studwork to be minimum 100 x 50mm C24 studs at 400mm ctrs with horizontal noggins at 600mm ctrs and galv. metal cross strapping on both sides.



proposed rear

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE 18th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

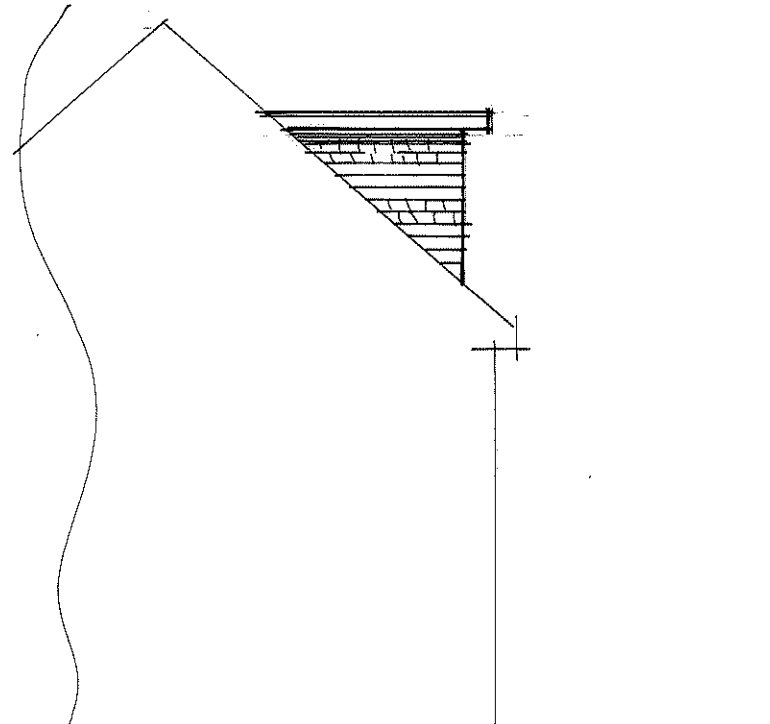
Lighting: Fit high efficacy light fittings minimum one per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

SD O smoke detectors: fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839-6:2004 To be over 300mm from doors, walls and light fittings

Roof insulation: roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to apex as shown.

Stairs: New staircase dimensions to be confirmed on site prior to manufacture. Maximum rise 220mm, minimum going on tread 220mm with minimum 16mm nosings, minimum going on winders 50mm. Minimum clear width 750mm, maximum pitch 42 degrees, minimum 2.0m clear vertical headroom off pitchline over new and existing stairs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres. Allow to pack off party/outer wall to accommodate any required dry lining of wall above.

Stair practical limits: Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260, OR risers 165/200 to be used with goings 223/300mm

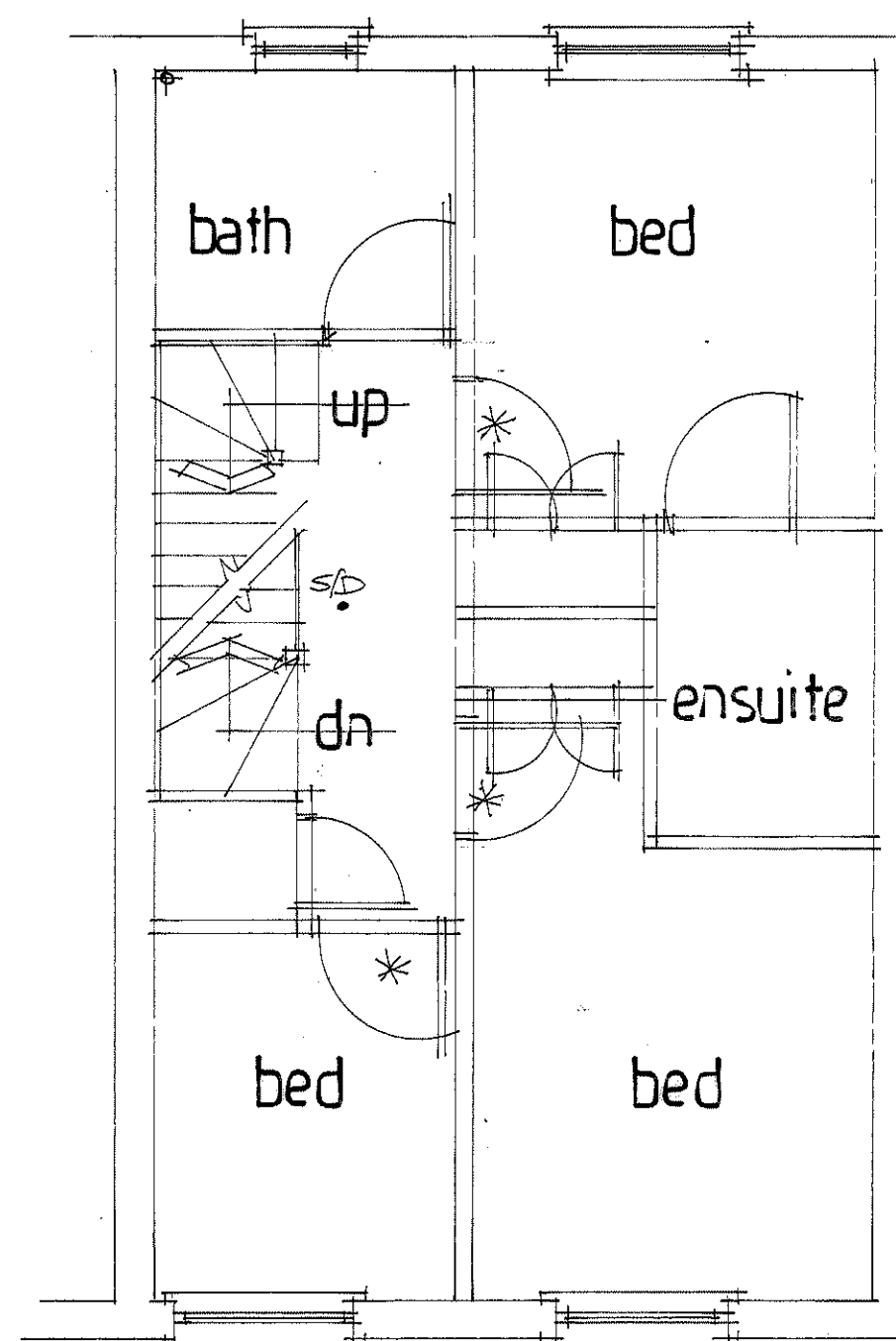


proposed side

Form Juliet balcony: With metal handrail at 1.1m & bolted back to dormer sides. Balusters at maximum 100mm centres. The guarding is to be a minimum height of 1100mm and to have spacings no more than 100mm, and not be climbable. The guarding is to be capable of resisting forces in accordance with BS EN 1991-1-1 and the national annex PD 6688-1-1, these are: 0.74 kN/m for a horizontally uniformly distributed line load, 1.0 kN/m² for a uniformly distributed load applied to the infill and 0.5 kN for a point load applied to part of the infill.

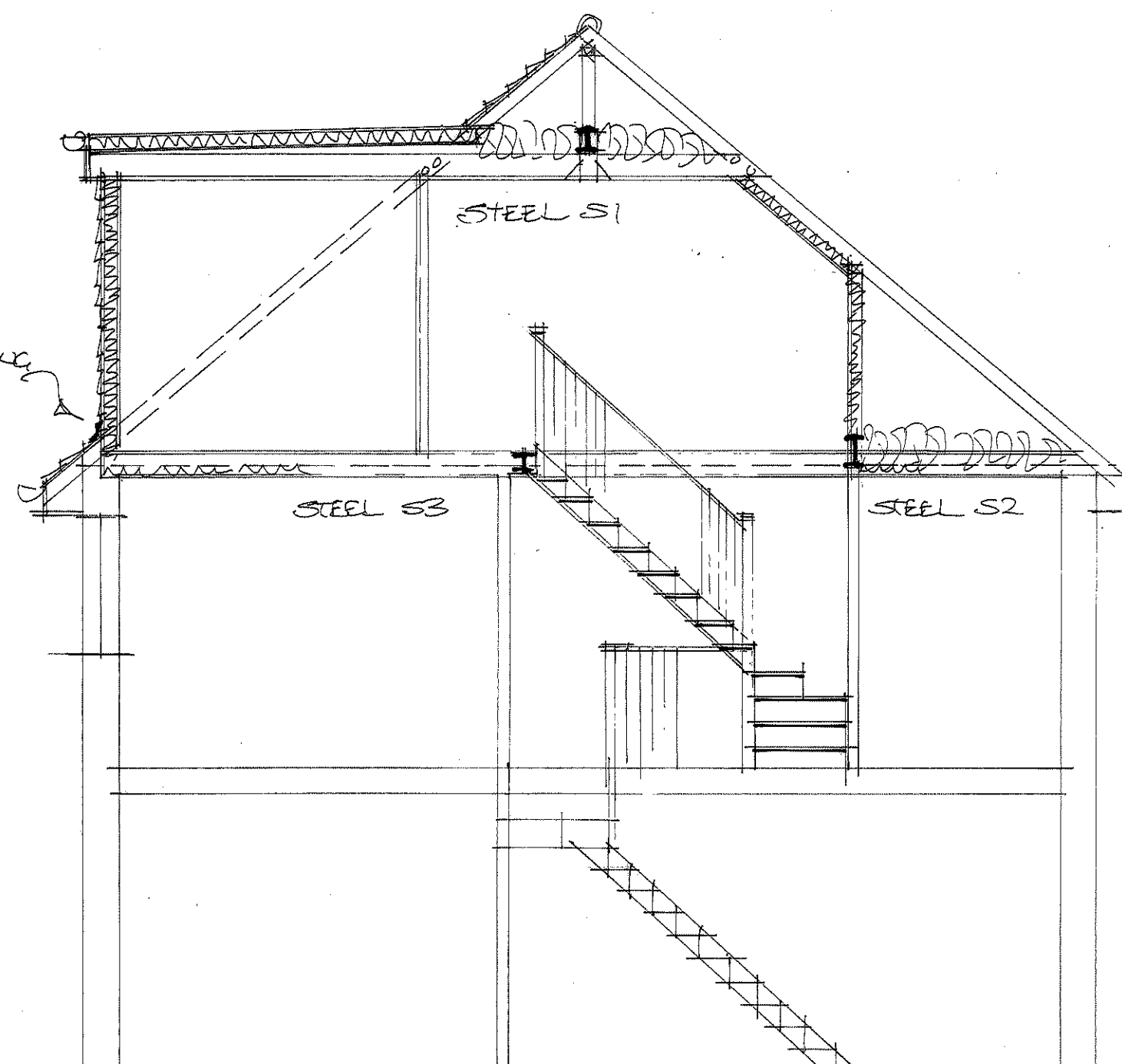
Party walls to be lined with 12.5mm foil back plasterboard over Celotex G44050 insulation batts on 25x50mm battens at 600mm ctrs. (25mm air gap) Tape joints before plasterboarding

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from shower, 32mm diam. Waste from wash hand basin, all with rodding access on changes of direction and with deep seal traps. Run to existing 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base.



proposed first floor

Conversion of existing roofspace: 150x50mm timbers at 300mm centres, Fit Celotex G44100 batts between rafters and Celotex TB4035 beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.



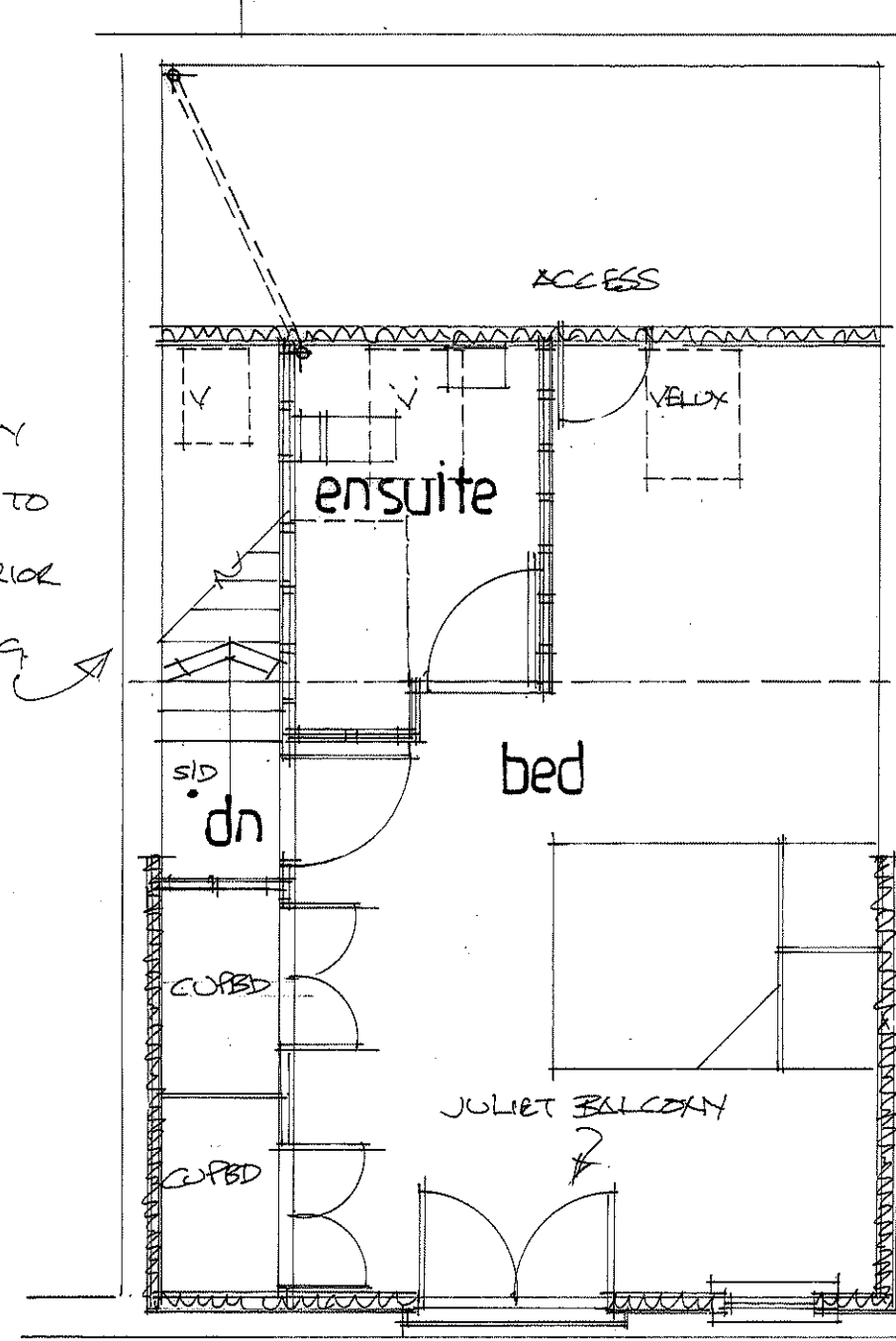
section a-a

Alternative fire protection: If existing relevant doors are found to be in good condition and close correctly existing door stops can be replaced with new 25mm x 38mm door stops. Mains wired smoke detectors to be fitted in each room and hallway (except bathrooms) and heat detector installed in kitchen. The guidance contained within the LABC technical guidance on left conversion in two storey houses will need to be adhered to.

Existing truss roof: All remaining truss timbers to be strapped to new timber/steel framework or bolted together where alongside new work. New works to be fully installed before cutting existing timbers.

Existing gable walls to be lined with 12.5mm foil back plasterboard over Celotex G44050 insulation batts on 25x50mm treated battens at 600mm ctrs. (25mm air gap) Tape joints before plasterboarding.

CHECK PARTY WALL FOR SUITABILITY TO TAKE NEW LOADINGS PRIOR TO WORK COMMENCING



proposed loft

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

Floor in roofspace: 21mm floor grade tongued and grooved chipboard, 2.3 grade in bathrooms on 125x50mm joists at 400mm centres. Joists to be doubled where under and parallel to partitions over. Solid strut at third centres of joists spanning more than 2.40m. Remaining roof spaces to be floored as main area when joists extend out to outer walls. 'Simpson strongtie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made no shoe / hanger where fitch beams join to steelwork or other fitch beams. Fit min 100mm mineral wool batts between joists for sound insulation.

Steelwork and Timbers: see structural calcs or notes for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings. All timbers to be C24 grade minimum. Fabrication details to be provided to Building Control if required.

Existing ceilings: if good condition plaster and lath ceilings, to remain. If 9mm plasterboard, to be over laid between joists with 60mm mineral wool batts on chicken mesh support in areas not covered in flooring note.

Extend existing svp into roofspace and terminate with dargo autovent. Or, if no other vent pipe on the drain run, extend svp up and within roof slope to terminate to air min. 900mm above window heads.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system.

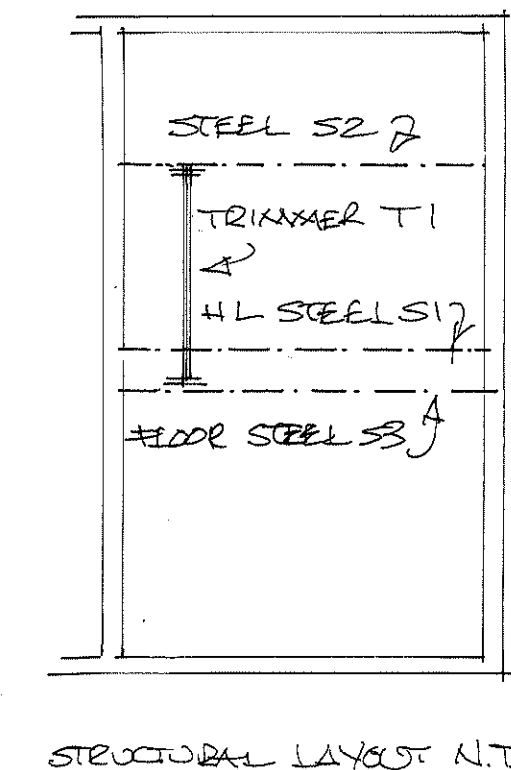
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND/OR STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENT'S OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



STRUCTURAL LAYOUT N.T.S.

A		Revision	
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THORNS YOUNG ARCHITECTURAL			
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Client		MR & MRS. BOAST	
Job Title		36, SKYLARK AVENUE EMSWORTH PO10 7QB	
Drawing Title			
PROPOSED LOFT CONVERSION			
Scale		1:50 + 1:100	
Date	APRIL 21	Drawn by	CML
Dwg. No.	5096:21	Rev.	