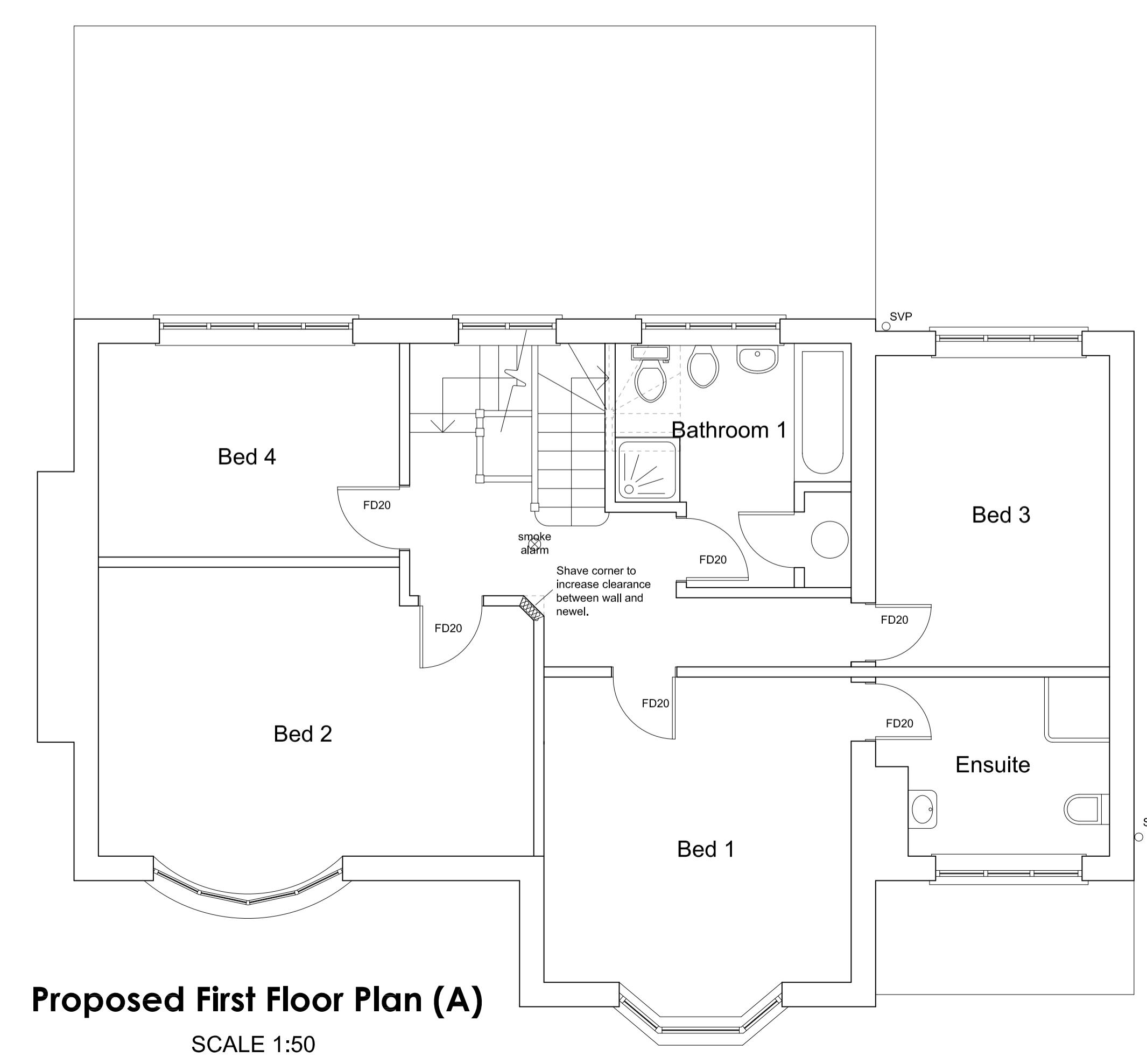
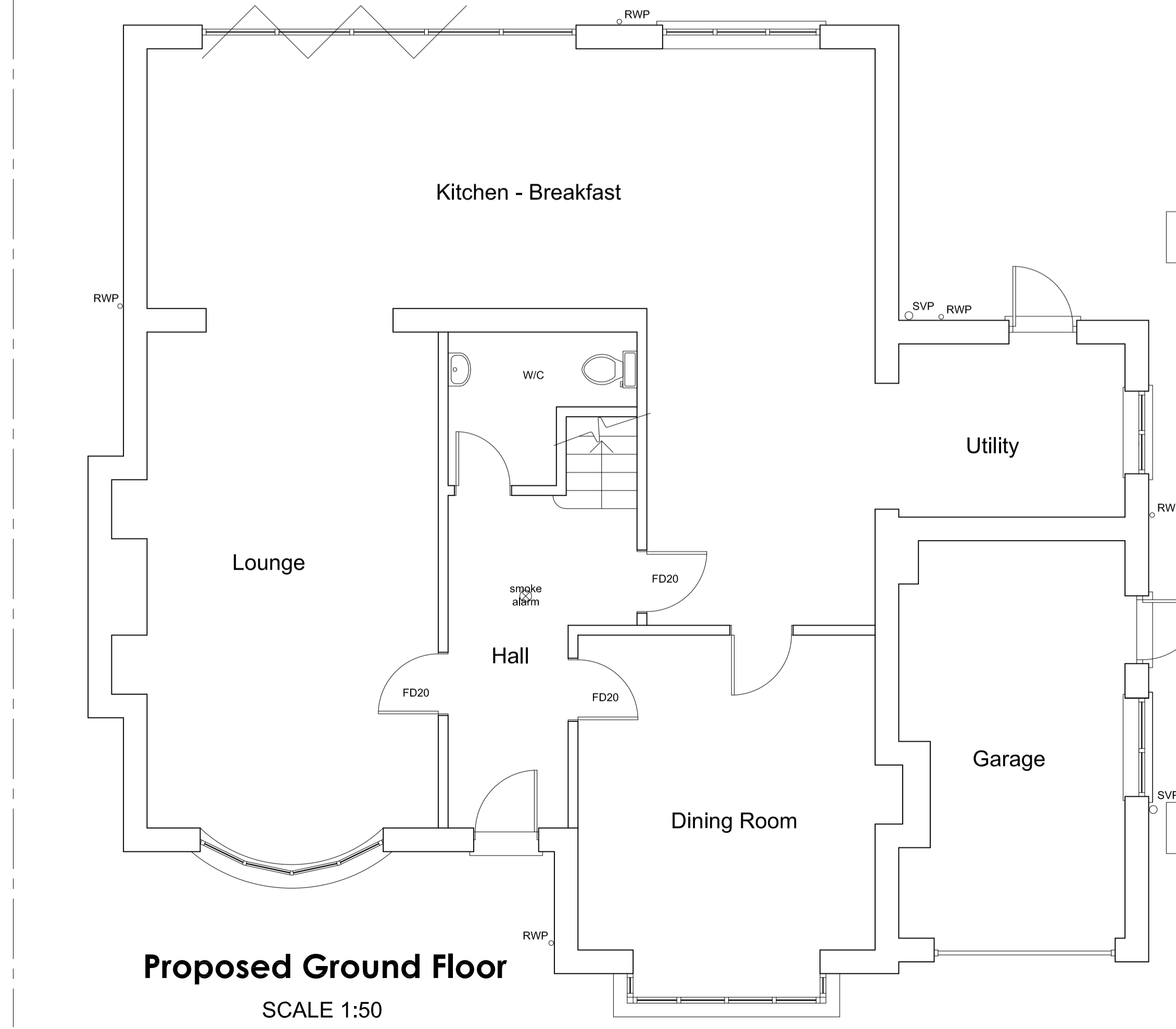
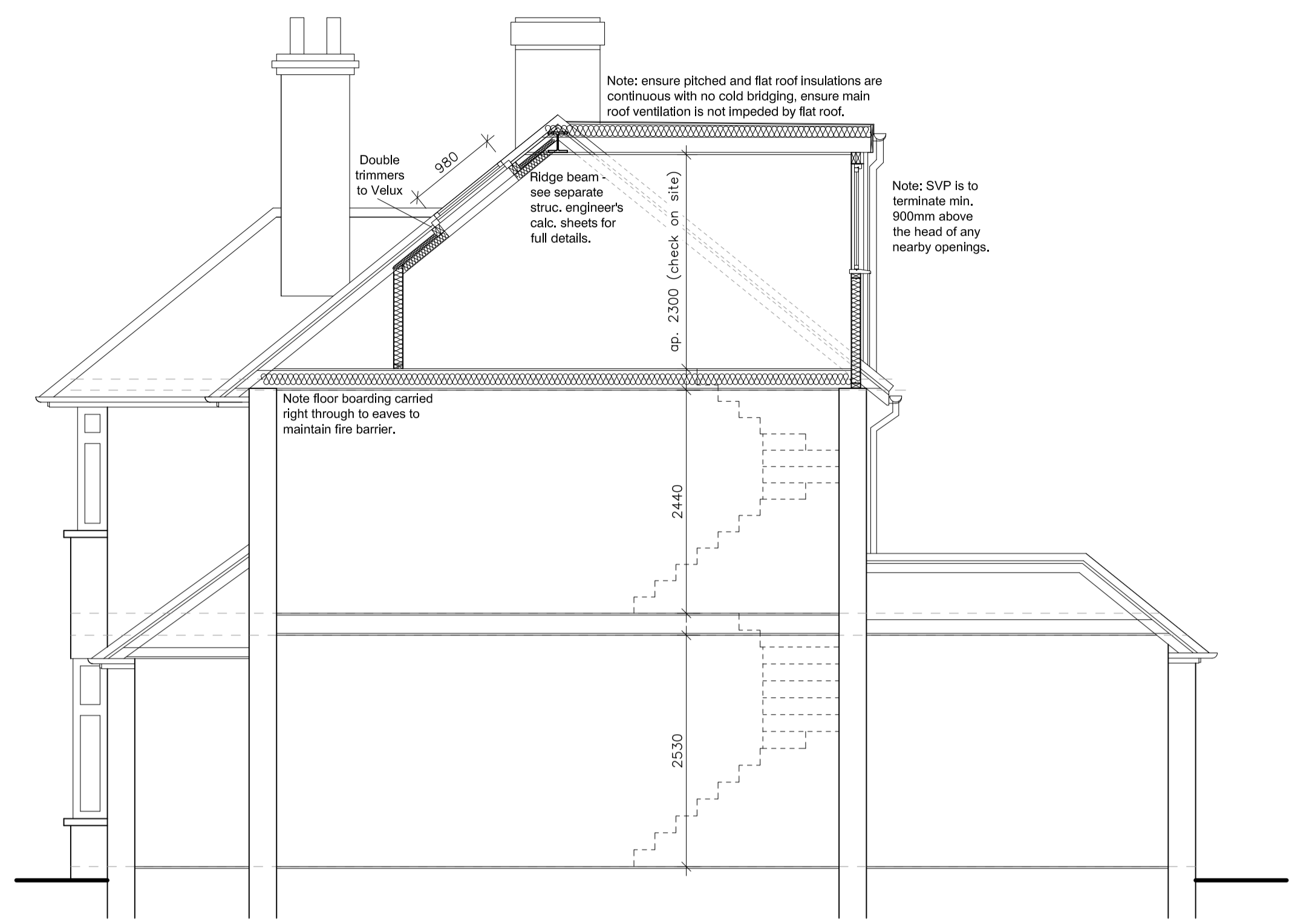
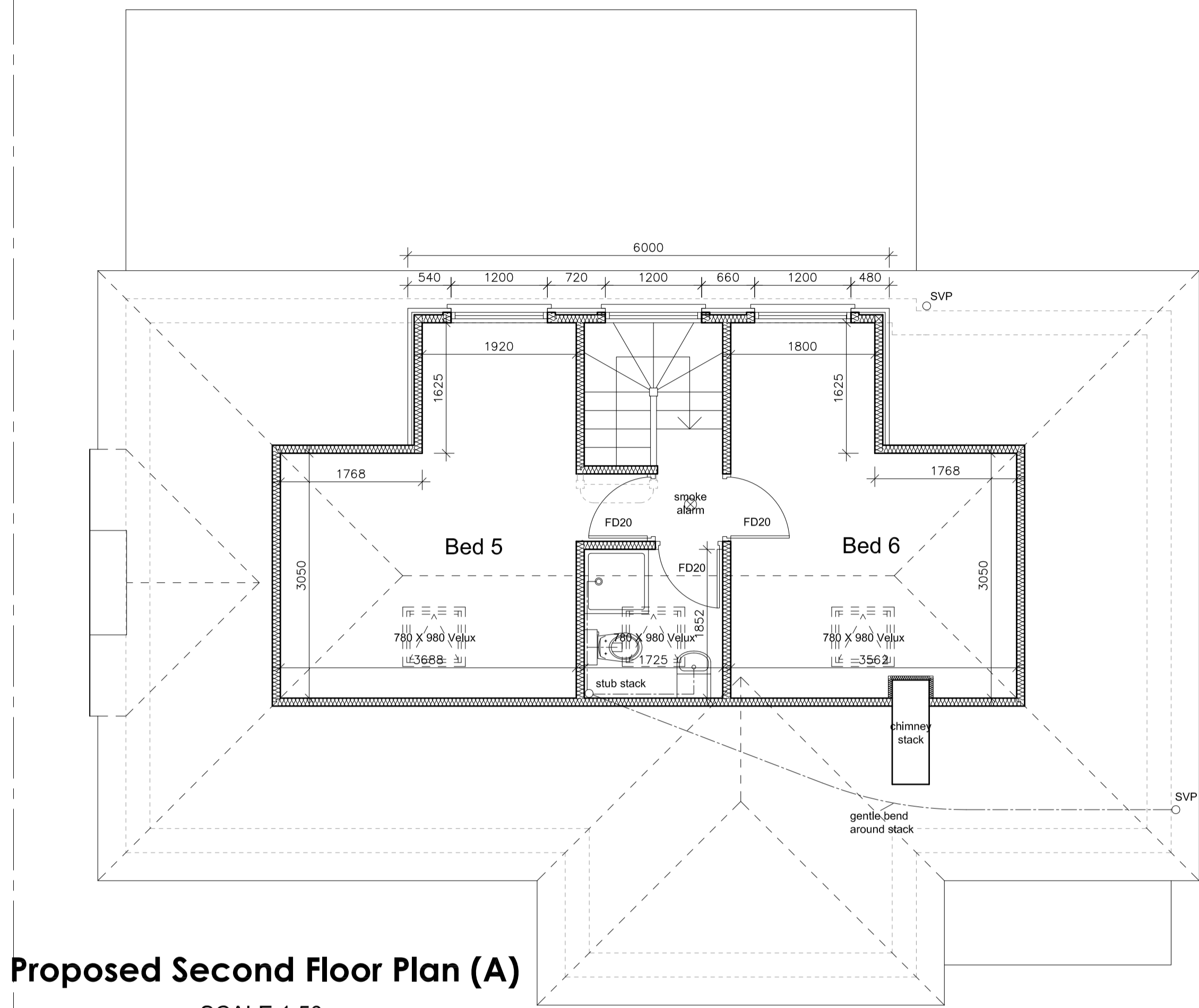


SCALE = 1 TO 100.
(Ex. plans & all elevations)

SCALE = 1 TO 50
(Prop. plan & sections)



- NOTE:** These drawings have been prepared for submission to the local authority for approval under the Planning Act and Building Regulations. As the total increase in volume of the loft conversion is under 50m³ (3.4 x 2.7 x 6.0 / 2 = 27.2 dormer volume) and all other aspects comply with the 2003, the loft is considered to be permitted development under planning rules. Assumptions may have been made and all relevant facts and dimensions must be taken by the builder when the drawing is used for construction purposes. This drawing should not be used, except for LA Planning Dept. purposes only. All work must comply with the 1998 Party Wall Act (unless served if applicable), current BS codes of practice and Building Regulations to the Building Inspector's satisfaction. Confirm with Thames Water prior to commencement whether permission is required for any work to (or which affects) the drains. All figured dimensions are wall face to wall face, excluding plaster/insulation. This drawing should be read together with drawing 15521 and structural engineer's calculations/details.
- FOUNDATIONS:** Any existing foundations subject to additional loads are to be exposed and checked for adequacy, if necessary, trial holes to be dug to show to SL.
- WALLS:** Internal partitions are to be 100 x 50 softwood studs at 400c/c, 120mm 'Rockwool Acoustic' sound ins. quilt fill, 12.5mm plasterboard & skim finish (with double floor joists under if joists run parallel). Note: partitions enclosing bedrooms and/or bathrooms to have additional sound insulation to comply with the 2003 Regs (part E), use proprietary sound-resisting wall-board and acoustic fill, tape edges to avoid flanking transmission. The inner face of partitions to any 'wet' rooms are to have a suitable vapour barrier. Note: the protected shaft (i.e. all partitions and floors surrounding the stair-enclosure) at all levels is to be half floor fire resisting. Check existing partitions and upgrade if required. The loft floor construction is to be continued into the eaves in order that the continuity of the fire resistance of the floor is maintained.
- LOFT FLOOR:** Lay new 47 x 195 joists at 400c/c between ex. ceiling joists, bearing on front and rear wall plates and on central load bearing 'spine' wall (or as specified by structural engineer if different). Provide 21mm flooring grade T&G chipboard finish (moisture-resistant grade in shower room). Provide double joists under partitions and to trim round any retained chimneys, leave min. 40mm gap between chimneys & new floor/roof timber. Loft floor joists to be insulated against sound transmission, to comply with the 2003 Regs (Approved Document E); fit resilient layer between joists and floor finish (i.e. across top of joists), provide 150mm 'Rockwool' acoustic quilt between joists, supported on chicken wire. The floor boarding is to be extended through to the eaves to maintain the fire resistance of the new floor construction.
- MAIN ROOF:** Insulate ex. (and new) rafters, 50 x 100 at approx. 375c/c with 130mm 'Celotex G44000' rigid urethane foil faced insulation board, fit timber batten/backs to rafters - min. 50mm ventilation gap above ins. Fit 50mm insulation between and 80mm below rafters to manufacturer's instructions, ensuring tight fit. Fix 12.5mm plasterboard to rafters, max. 'U' value 0.16 W/m²K. Either: ensure a 25mm continuous ventilation gap is maintained at eaves and the equivalent of a continuous 5mm gap at ridge level; (i.e. 'Narrowley' the vent terminals to manufacturer's instructions at 1900c/c to ensure cross ventilation is maintained or (preferably) use a breathable membrane throughout in place of standard roofing felt, which will not require additional ventilation measures.
- DORMER:** Warm deck flat roof: 'Ruberoid Superflex Fire8.0C' AA fire-rated BBA certified slate surfaced roofing membrane on 'Superbase' underlay on 130mm 'Celotex' insulation above, on firings laid to fall to rear, on exterior grade plywood deck. All layers to be fully bonded in hot bitumen and installed to manufacturer's instructions on 47 x 170 joists at 400c/c, max. permissible span 3720 (note: 63 x 147 joists at 400c/c may be used if preferred and if available, to give slightly more internal headroom) laid underside with 9.5mm foil-backed plasterboard and skim, max. 'U' value 0.16 W/m²K. Rear wall is to be built up off existing wall plate or support beam to engineer's specification - check calculations, tank walls are to be built up off double up rafters and to comprise 100 x 50 studs at 400c/c with diagonal bracing, 18mm ply sheathing, 6mm Supadux or equivalent party wall side (applied to both the inside and the outside - fire barrier) and 90mm Celotex insulation between the dormer studs with 20mm Celotex across the face, vertical tie cladding externally to match ex. roof. Dormer cheeks are to incorporate an internal vapour barrier. Provide 100 x 100 corner posts. Strap roof to walls at perimeter using vertical 30 x 5 galv. mild steel straps at max. 2000c/c, with additional lateral restraint straps where joists run parallel to walls. Provide code 5 lead flashing and sowers at dormer-main roof junction.
- SMOKE ALARM:** An approved mains wired interlinked smoke detector is to be provided at all levels, complying with building regulations Part B1, 2000. A copy of the 'Installation and Commissioning' certificate for the alarm system is to be supplied to building control, to comply with Approved Doc. B1, 2000.
- STAIRCASE:** Max. pitch 42 degrees, min. headroom 2m (above new & ex.), handrail to be min. 900 above pitch line. Staircase is to be 15 risers, rise approx. 175, going min. 220, min. wider tread with 50mm, width of staircases to be approx. 800mm (sized to fit). (Note: stairs may be 14 risers, 191 rise, 230 going if preferred for a steeper rise but reduced bulkhead/doorhead in first floor bathroom - discuss with client). Bolsters to be spaced max. 99mm apart. Provide double trimmer joists, bolted together, to trim all round new staircase. Line underside of staircase with 12.5mm plasterboard and skim. Ex. main staircase from ground to first floor: check ex. bolsters/handrail and if not present or inadequate provide new bolsters and handrail on stairs above. If client opts for a Juliette balcony rather than a rear window, it is to have 1100mm high wrought iron or similar handrail and railings, to comply with Approved Document K, as above, balcony structure to be bolted to dormer wall timbers either side of opening.
- STEELWORK:** Any indicated beam sizes and positions are based on assumption only and are not to be taken as definitive. This drawing must be read in conjunction with structural engineer's calculations and spec. for details of new beam sizes, positions & bearings. Beams to be min. 1/2 hr. fire resisting; encase in 12.5mm 'Gyproc Fireline' plasterboard & skim (min. 15mm plaster over).
- VENTILATION:** Habitable rooms to have trickle vent background ventilation, min. 8000mm². WC/bathrooms to have similar, but 4000mm² and extractor fans, direct to open air, capable of extracting min. 15 litres/sec., capable of intermittent operation. Any rooms without opening windows are to have fans linked to light switch with a minimum 15 minute overrun and a 10mm air gap under the door. Ducts or vents passing through floor or walls are to be fire stopped with proprietary collar, access panels at branches and base to BS 476. Ventilation systems should be installed & commissioned in accordance with the guidance given in the 2010 edition of the Domestic Ventilation Compliance Guide. Sufficient information about the ventilation system should be given to the building owner upon completion of the building work, so that the ventilation system can be operated to provide adequate air flow.
- DRAINAGE:** To comply with BS 8301 and 5572. Surface water is to fall to rear rainwater gutter to match existing, discharging into ex. RWP's and surface water system. WC to have 100mm pipe & 50mm seal, basin: 32 pipe & 75 seal (max. 1700 pipe run - increase to 40mm pipe if over 1700). New shower room waste is to discharge into 100mm stub stack with air admittance valve above floor level, with 100mm connecting pipe to ex. F1 S&WP as shown. Extend S&WP if necessary/appropriate, so that it terminates min. 900mm above the top of any opening windows within 3m. SVP branch pipe is to be provided with roading access. Drainage proposals may be modified on opening up site, subject to agreement with building inspector. Provide roading eyes at drainage junctions. Bridge soil pipes passing under new walls with concrete lintels. Drains are to have a minimum fall of 1 in 40 and are to be surrounded in gips shingle. All new drainage and sanitary pipework, including layout, materials, bedding/ surround etc, must be discussed and approved on site by a Building Control Surveyor prior to installation. Air and running tests will be required on completion of works.
- OPENINGS:** Glazing less than 800mm above finished floor level in walls/partitions, or 1500mm in doors/adjacent side panels, to be toughened or laminated glass to BS 6206:1981. New escape windows (i.e. new windows to habitable rooms) should have an unobstructed openable area of at least 0.3m², with neither width nor height less than 450mm, bottom of opening section to be min. 800mm/max. 1100 above floor level and max. 1700 from eaves. Any glazing (whether new or existing) in the enclosure to the existing stair, including all doors (whether or not they need to be fire doors) are to be fire resisting and retained by a suitable glazing system and beads compatible with the type of glass. (Balcony guarding is to be at least 1100mm high above finished floor level, is to be non-climbable and designed to resist a horizontal force as defined in BS 6399: Part 1: 1986. All beams/lintels are to have a minimum end bearing of 150mm. Any existing lintels subject to additional loads are to be exposed and checked for adequacy. New openings in load-bearing walls up to 1500 wide to have precast concrete lintels over. Any openings over 1500 wide to have 'Cotnic' lintels or universal beam(s) over, encased in 12.5mm 'Gyproc Fireline' plasterboard for half hour fire resistance. All new glazing is to be 'Pilkington K', or equivalent low E glass, max. 'U' value 1.6 W/m²K - e.g. double glazed, low-E, g = 0.1, argon filled, 16mm gap if uPVC frames or triple glazed, low-E, g = 0.1, argon filled, 16mm gap if metal frames. New windows to be similar style and to line through as much as possible with existing. 'New' rooflights are to be fitted to manufacturer's instructions, with code 5 lead and double trimmers all round. Low energy lighting is to be provided to three out of four fixed light fittings, in the areas affected by the building work (cupboards & wardrobes etc are excluded). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lumens per circuit-Watt and a total output greater than 400 lamp lumens, more information can be found in the Domestic Building Services Compliance Guide 2010, to comply with Regulation L1B. Provide coving, skirting and all joinery to match existing. Electrical installation is to be in accordance with IEE standards and Approved Document P - to be designed and installed in accordance with that document; inspection and testing of works to be undertaken by a competent person (i.e. a registered electrical engineer) and an appropriate BS 7671 electrical installation certificate is to be issued prior to completion of works. All new and extended rooms are to have additional radiators to match existing fitted with thermostatic radiator valves, connected to existing gas central heating system, check position and capacity of existing central heating boiler and if required replace with new 'condensing' balanced flue boiler installed by an approved (Gas Safe) registered plumber (SEDBUR rating to be better than 92%), suitably ventilated and positioned on external wall (note: extract duct to be min. 300mm from external doors or windows); if the boiler is replaced, appropriate controls must be provided for the particular type of appliance and heat distribution system. Any fixed building service provided, replaced or extended should follow the guidance in the Domestic Building Services Compliance Guide.