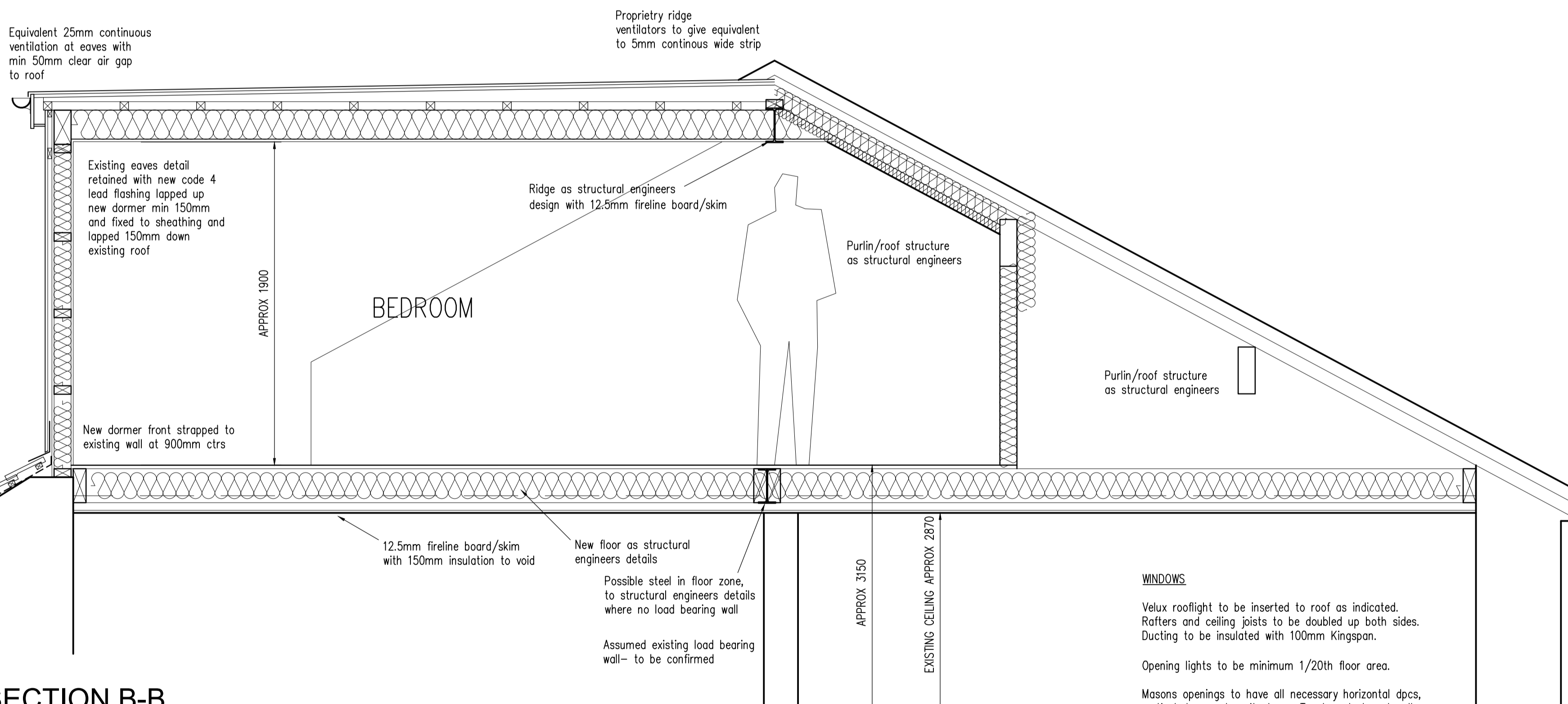


SECTION A-A



SECTION B-B

VENTILATION

Shower Room to have 15 litres/second extract fan.
Extract fan to any windowless Shower to be linked to light switch with 15min overrun

FIRE DETECTION

Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3000mm from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2019. Certification is to be provided prior to completion for the design, testing and installation.

LIGHTING

100% of light fittings to be capable of taking a low energy light bulb.

HEATING

Any new boilers to have a minimum SEDBUK rating of 89%, class A
Any new boiler to comply with Part L of building regs 2010 and commissioning certificate to be provided

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate).
Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces.

Commissioning certificates to be provided to building control.

ELECTRICS

Switches and plugs to be provided, number and position to clients approval. Height of the plugs and switches to be between 450mm and 1200mm.
All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.

All wiring to Part P BS 7671 (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

HEAT DETECTORS

Heat detectors to BS5839:6

WINDOWS

Velux rooflight to be inserted to roof as indicated. Rafter and ceiling joists to be doubled up both sides. Ducting to be insulated with 100mm Kingspan.

Opening lights to be minimum 1/20th floor area.

Masons openings to have all necessary horizontal dpc's, vertical dpc's and cavity trays. Toughened glass to all windows below 800mm above finished floor level, and to all doors below 1500mm above finished floor level and all adjacent windows, and windows and all external doors to be double-glazed sealed upvc sw timber units with a 20mm sealed (low E emissivity = 0.05, argon filled), style to match existing and adjacent, with thermal breaks to frames, and draught excluders, with 1000sq.mm trickle vents to each habitable room.

Lintels to be catnic (or similar approved), installed in accordance with manufacture's specification, and sized as shown on drawings. Weepholes over lintels to be 450mm c/c.

Windows to bathroom wc shower room to be obscure glazed.

All architraves and skirting to match existing and adjacent.

Windows to attain a maximum of 1.6 w/sq.m/deg.k.

PITCHED ROOF – LOFT CONVERSION

Strip out all existing insulation and linings. Increase depth of existing rafters to 150mm using battens. Install 100mm Kingspan K7 inbetween rafters leaving a minimum 50mm air gap with 52mm K18 rigid insulation and plasterboard fastened to underside of rafters, and skim to underside.

PITCHED ROOF – ALTERNATIVE

Replace felt with breathable membrane. Insert 85mm Kingspan insulation inbetween existing rafters (increase existing rafter depth to 125mm) with 25mm air gap between bottom of rafter and insulation. Web Dynamics TLX Silver insulation stapled to rafters with 38x38mm cross battens and 12mm plasterboard and skim finish. ALL AS WEB DYNAMICS SPECIFICATION

U value to be minimum 0.18w/m2/C.

FLAT ROOF

Single ply system or GRP system by specialist on 19mm external grade wbp plywood to 1:60 falls (achieved by diminishing firings minimum 25mm on each joist) on 50mm square counter battens at 450mm c/c, giving a minimum of 50mm ventilation to roof, on 170 x 50mm sw C16 flat roof joists at 450mm c/c. 12.5mm plasterboard, with 300 M.U. grade damp proof membrane between plasterboard and timber, and skim to ceiling, with 170mm Kingspan TPI0 insulation laid between joists. All verges and other internal angles of roofing felt to be turned using 50mm fillets, and to be lapped into gutter at eaves. Minimum 150mm upstand of roofing felt at all masonry junctions, with proprietary ventilation strip at abutment to existing house wall. Holding down ties to perimeters to be 25mm x 3mm galvanized steel *straps at 1800mm c/c.

DORMER WINDOW

Structure comprised of 2no 50 x 200mm sw C16 rakers bolted together to carry each dormer cheek

Structure as structural engineers details.

Cheeks comprised of slates to match existing on 25 x 38mm sw battens, on 50 x 50mm sw counter battens on one layer of polyester-based roofing felt to BS747 on 12mm ply sheathing on 100 x 50mm sw framework and 12.5mm plasterboard, with 300 M.U. grade damp proof membrane between plasterboard and timber, and skim internally. 100mm Kingspan rigid insulation into framework, and ventilation gap linked to main body roof.

Include 9.5mm Supalux to external cheeks if 1m from boundary

Roof joists supported on 100 x 225mm head plate above window carried on 100 x 100mm corner posts bolted on 2no 50 x 200mm C16 rakers to each dormer cheek.

UPPER FLOOR – NEW LOWERED FLOOR

21mm tongued and grooved boarding on 50mm x 200mm sw C24 floor joists at 400mm c/c with 150mm mineral wool inbetween joists (all air gaps in external walls are to be filled with sealant) with herring-bone strutting to centre (over 2500mm span). 12.5mm plasterboard/fireline board (moisture resistant to wet areas) and skim finish to underside. Joists secured to external wall with 5 x 30mm galvanized mild steel straps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall.

200mm x 50mm sw plate fixed to side walls and fixed with M12 bolts at 600mm c/c running 50mm from top of plate and M12 bolts at 600mm c/c running along 50mm from bottom of plate, (top fixings and bottom fixings to be every 300mm) Joists fixed to plate with joist hangers

Joists doubled up under any bath

ATTIC/LOFT FLOOR

21mm tongued and grooved boarding, on 50mm x 200mm sw C24 floor joists at 400mm c/c, positioned against existing ceiling joists. Existing ceiling joists screwed to new floor joists. 150mm mineral wool inbetween joists.

Existing first floor ceiling to be overboarded with 12.5mm Gyproc Fireline board to achieve 30 minutes fire resistance to new floor.

Junction at eaves to be uncovered to determine mode of structural report prior to work commencing.

NOTE

Client please note that you have duties under the CDM 2015

Main contractor to provide a pre-construction information and health and safety file to help them comply with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

PLEASE NOTE THAT BELMONT DESIGN SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRECONSTRUCTION PHASE

A STRUCTURAL SURVEY OF THE EXISTING BUILDING MUST BE CARRIED OUT PRIOR TO WORK COMMENCING.

ANY REFERENCES TO STRUCTURAL ASPECTS ARE FOR COSTING PURPOSES ONLY. THESE DRAWINGS AND OTHER RELATED DOCUMENTS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND CALCULATION SHEETS.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

SERVICES, etc

NOTE

MAIN CONTRACTOR TO MAKE ALL NECESSARY SEARCHES AND INVESTIGATIONS TO ASCERTAIN THE EXACT POSITION OF ALL UNDERGROUND SERVICES AND UTILITIES PRIOR TO WORK COMMENCING. ANY SERVICES SHOWN ARE INDICATIVE AND TO BE CONFIRMED ON SITE.

All existing relevant internal gas pipes, power and lighting cables, water storage tanks, hot water cylinders and associated water supply pipe work, telephone wires and communications cables, security systems, heating systems and associated cable or pipe runs to be re-sited or re-routed prior to work being carried out.

PARTY WALL ACT

As part of the works is adjacent to the boundary, the adjacent neighbours right to support could be affected, the issues associated with Party Wall Act may need to be considered. This may include providing information to the adjoining owner, giving sufficient notice of works in compliance with the Act.

FOUL DRAINAGE

New 100mm diameter proprietary polypropylene pipes and fittings to BS 4660:2000 and BS EN1401-1) kitemarked with flexible joints, at minimum gradient of 1:40 run to have class N bedding as specified in Approved Document H1, and minimum 700mm below ground level and to link to existing assumed run at new inspection chamber to BS8301 1985 to be screwed down and comply with Tables 11 of Part H of the Building Regulations. Manhole to local Authority specification.

Where pipe passes through walls, install 150mm deep Naylor pre-cast concrete lintels (with concrete filled to end to protect reinforcement) to give 50mm space all round and sides to be masked with rigid sheet material, and to be protected to Building Controls Approval.

All drainage to confirm to BS 8301:1985 " code of practice for building drainage "

INTERNAL TIMBER PARTITIONS

Comprised of 75 x 75mm sw C16 head and sole plates, 75 x 50mm studs at 400mm c/c, 75 x 50mm nogginns at 900mm c/c, staggered 450mm in alternate bays, with 12.5mm plasterboard (moisture resistant to wet areas) and skim to each side, and the whole infilled with insulative quilt.

Joists to be doubled along partitions running parallel to studs.

STAIRS – LOFT CONVERSION

Stair width 800mm equal timber risers at maximum 200mm, treads 223mm. Maximum pitch 42 degrees Handrails minimum 900mm above pitchline, and balustrades minimum 1100mm above finished floor level, with maximum 100mm spacing between balusters where applicable. Headroom 2000mm above pitchline where possible and to existing stair.
Headroom min 1900mm to new stair at mid point of stair as approved document K1.

SANITARY PIPEWORK

New 40mm diameter upvc wastepipes, maximum 3.0m run to soil pipe, from hand basin and bath and shower to have minimum 75mm deep seal and filled with anti-vacuum traps. New 100mm diameter upvc soil-pipe from wc to have minimum 50mm deep seal and linked to existing run.

Hot water supply to bath to be limited to 48 degrees c, suitable temperature control device to be fitted

All pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code for practice for sanitary pipe work ". New soil pipe to have rodding eye installed at base and encased in timber duct and clad in plasterboard with removable access panel.

Vent pipes taken through roof, and terminated at a height of minimum 900mm above any opening into the building within 3.0m. Rodding eye to be installed at base of vent pipe (and any other points where access to lengths of pipes cannot be reached from other points in the system), and to be fitted with a bird-proof cage to head.

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This drawing is not a working drawing, and is only for the purpose of the following :-

- A - Planning Submission
- B - Building Regulations Submission

The main contractor is responsible for informing Belmont Design of any discrepancy on, or between, this drawing and any other related document.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

Boundaries, angles, and dimensions are to be checked by the main contractor prior to work commencing.

Written dimensions only to be used from this drawing. - if doubt exists consult Belmont Design for clarification.

NOTE

Client please note that you have duties under the CDM 2015

Main contractor to provide a pre-construction information and health and safety file to help them comply with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

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PROPOSED LOFT CONVERSION AT :

Cragg House
Moor Edge
Harden
BD16 1BP

FOR : Mrs & Mrs Woodhead

Proposed Sections/Specifications

Date - April 2022
Scale - 1:20
Dwg No. - 9360/05