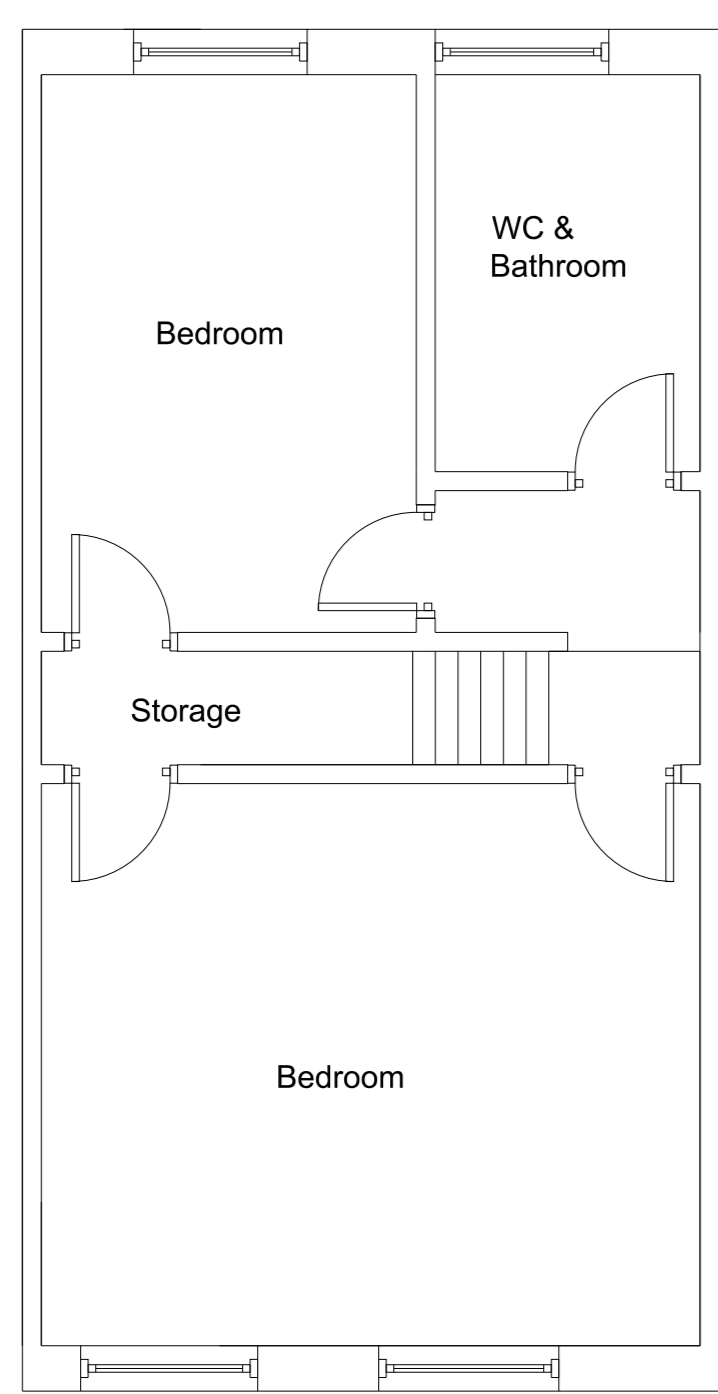
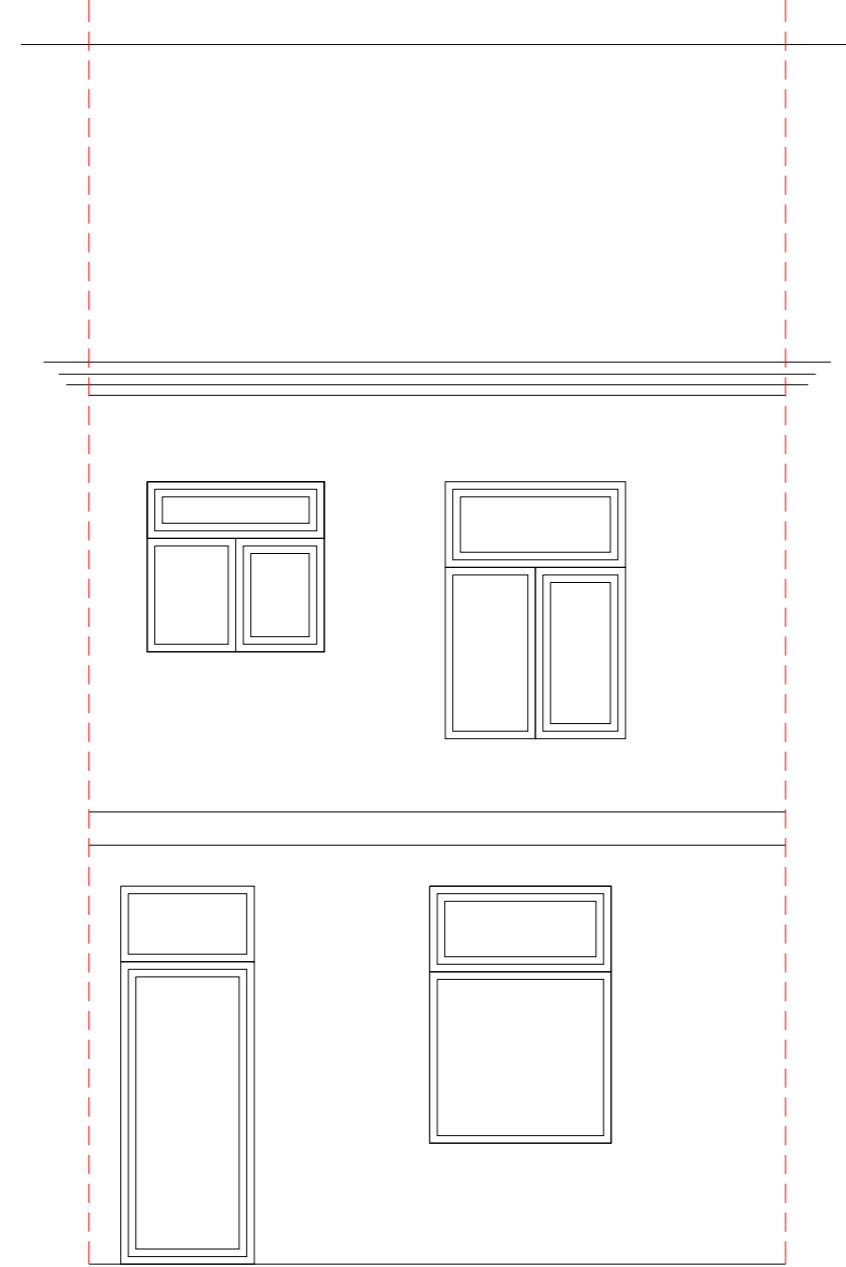


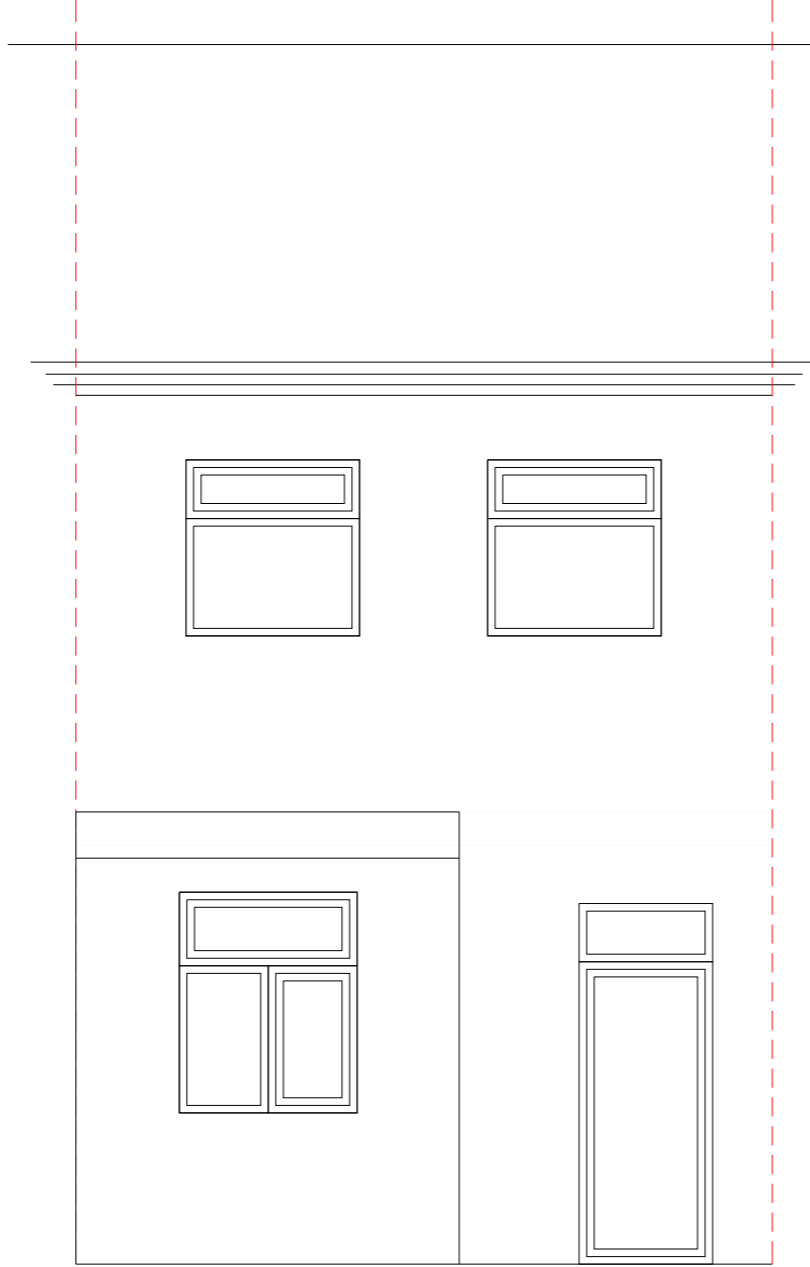
Existing Ground Floor



Existing First Floor



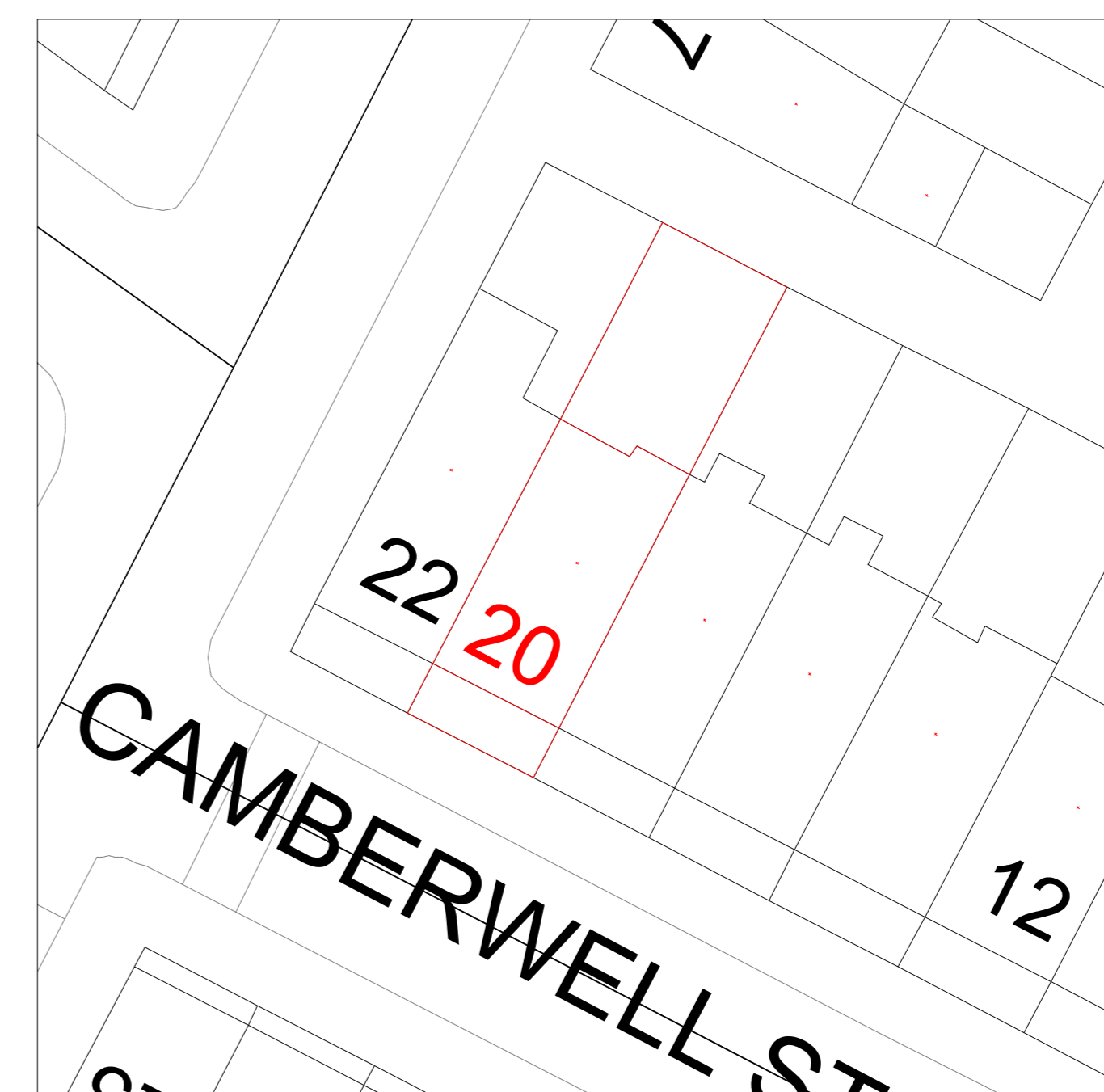
Existing Front Elevation



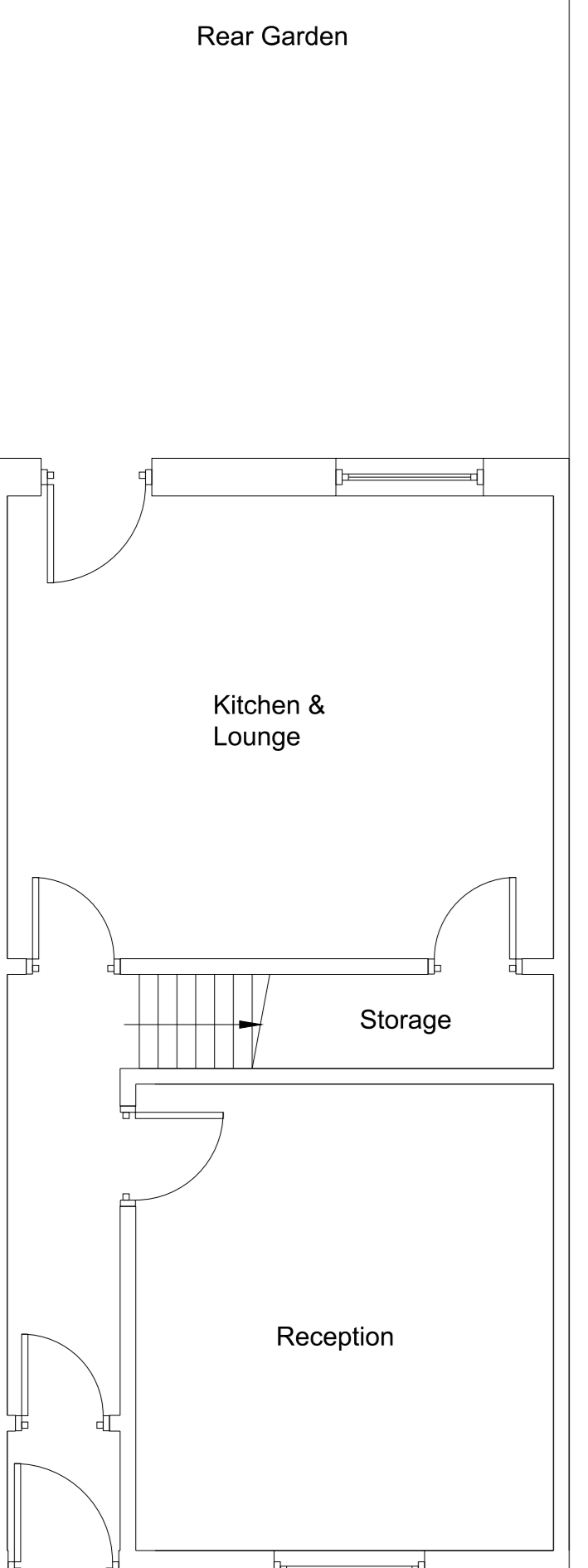
Existing Rear Elevation



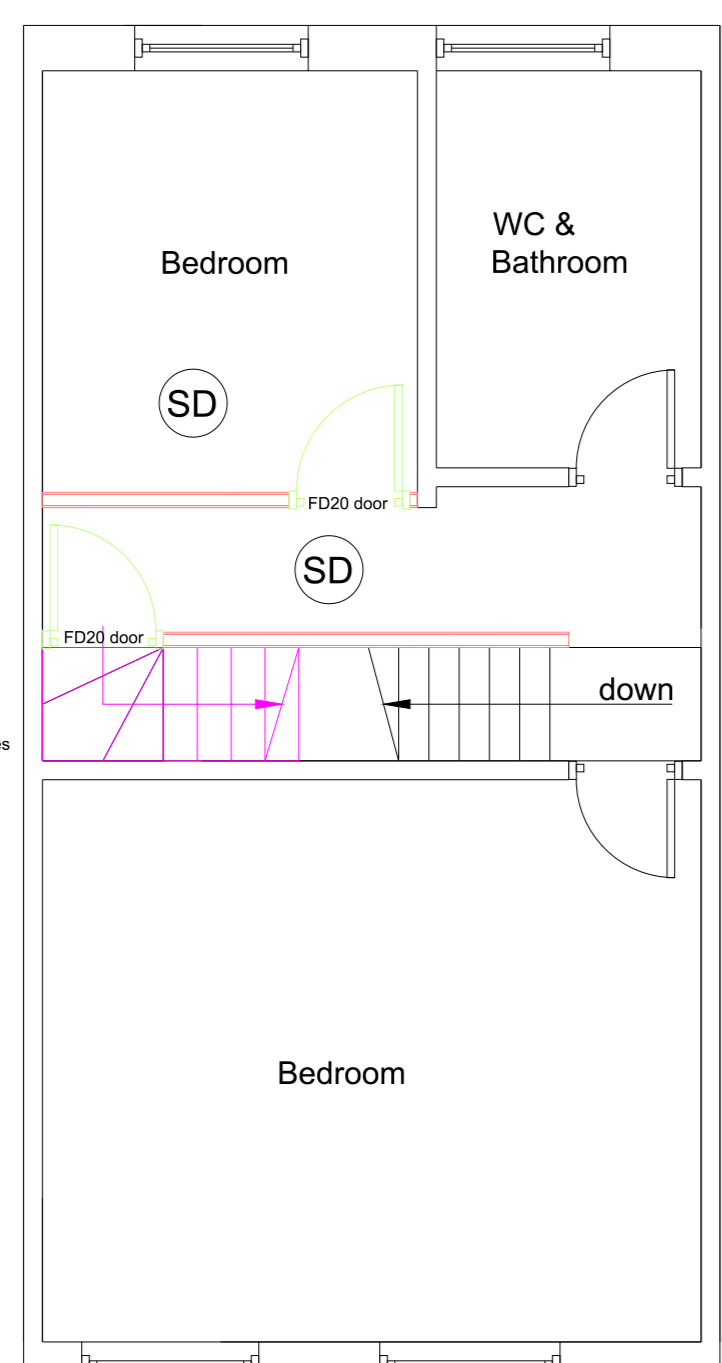
Location map @1:1250



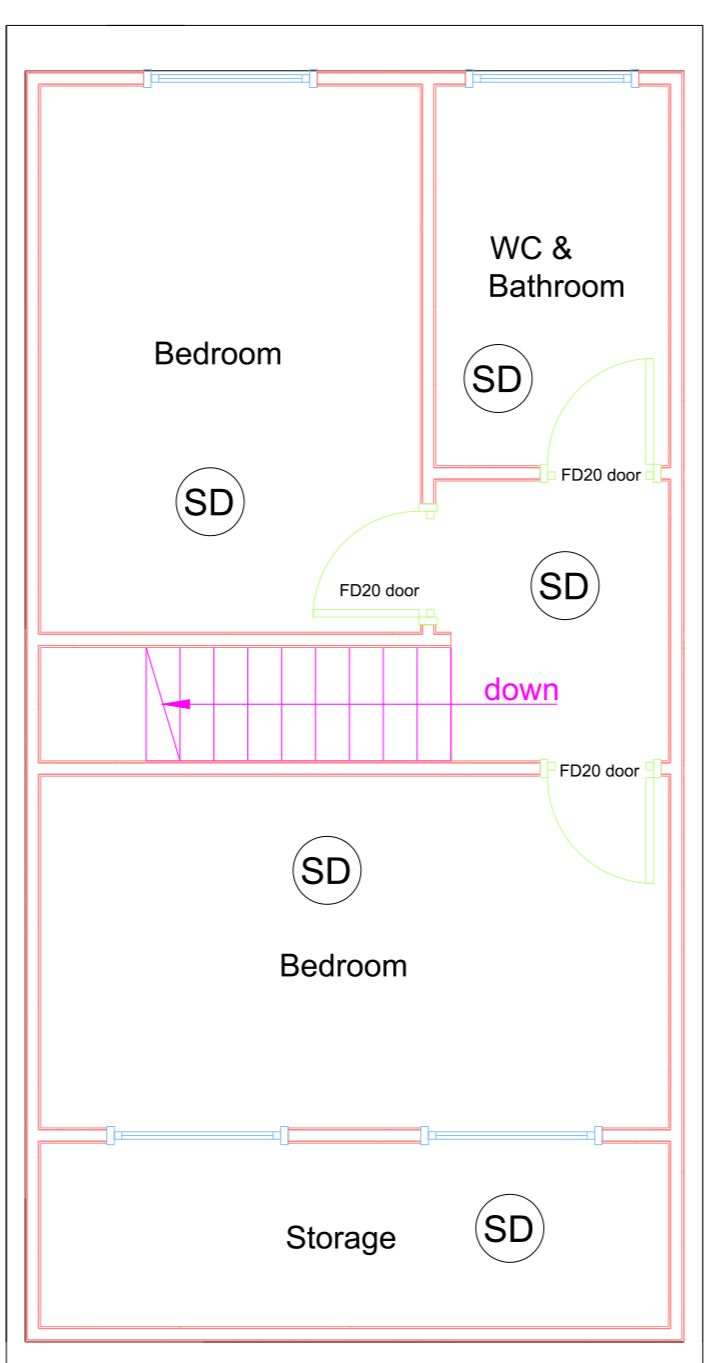
Location map @1:200



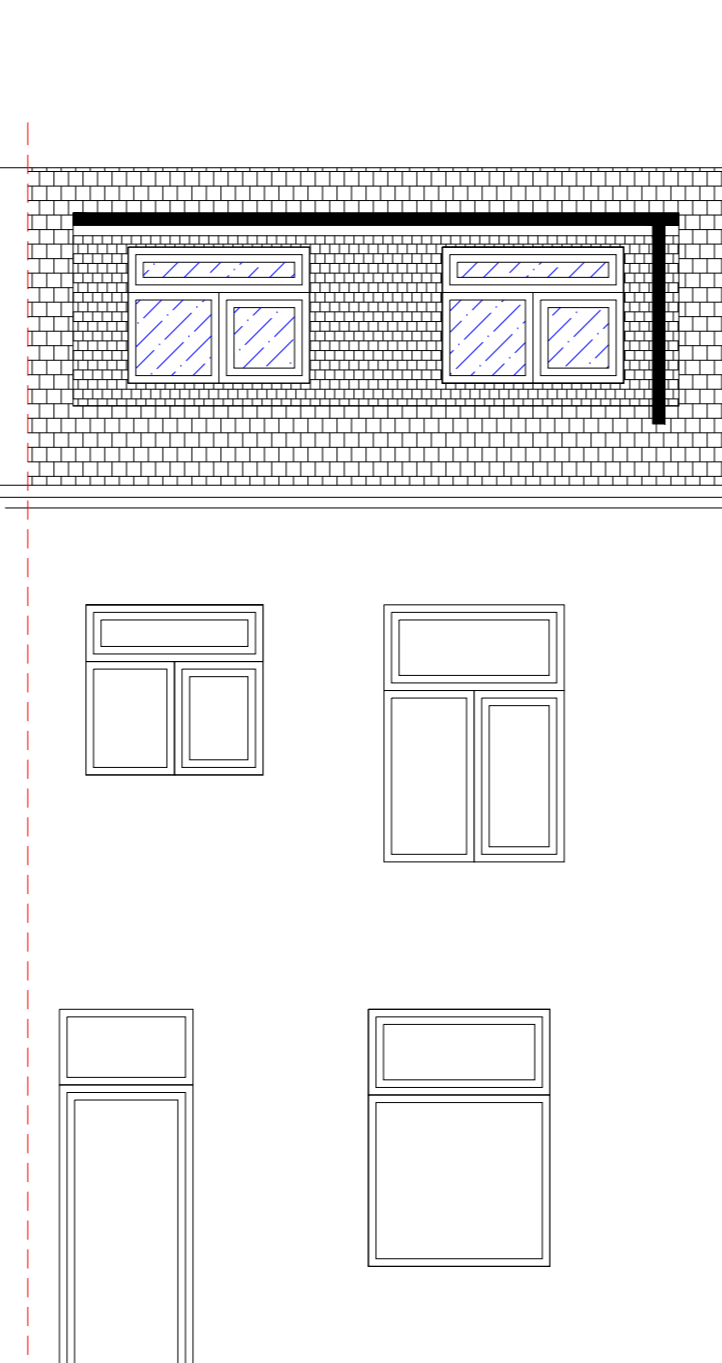
Proposed Ground Floor



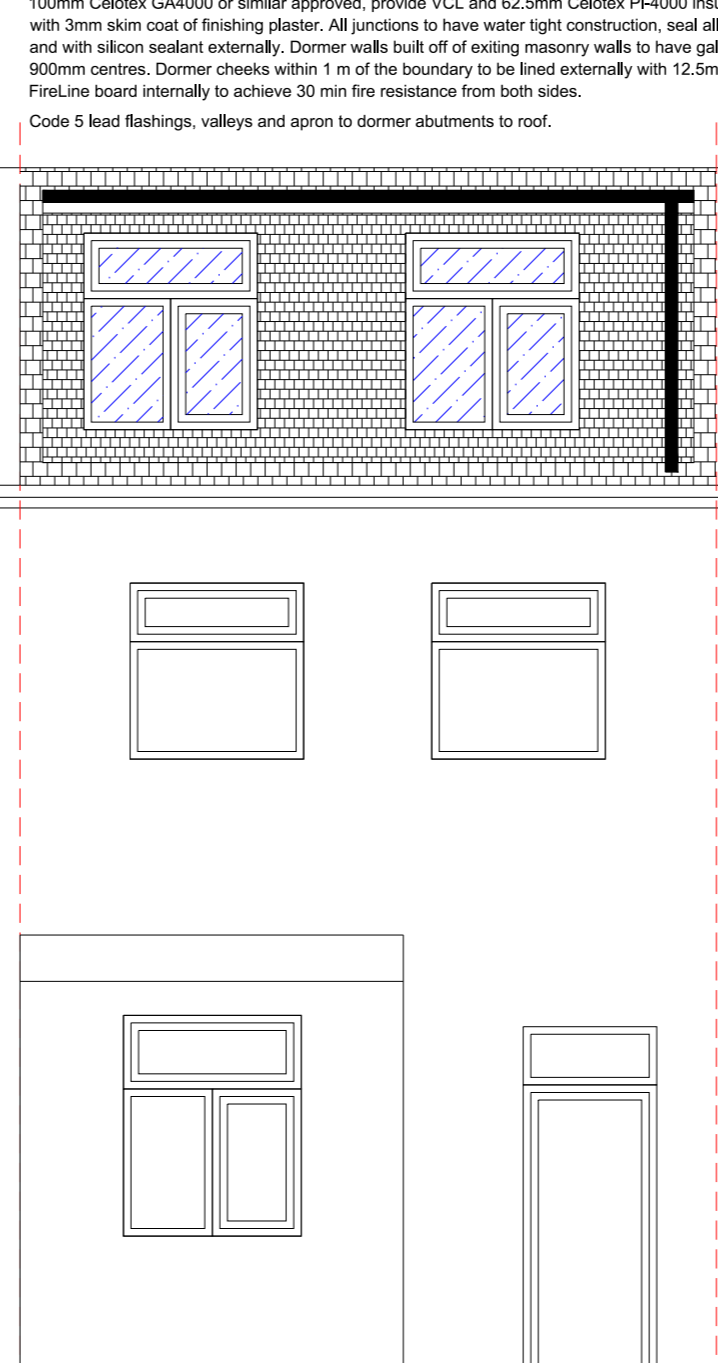
Proposed First Floor



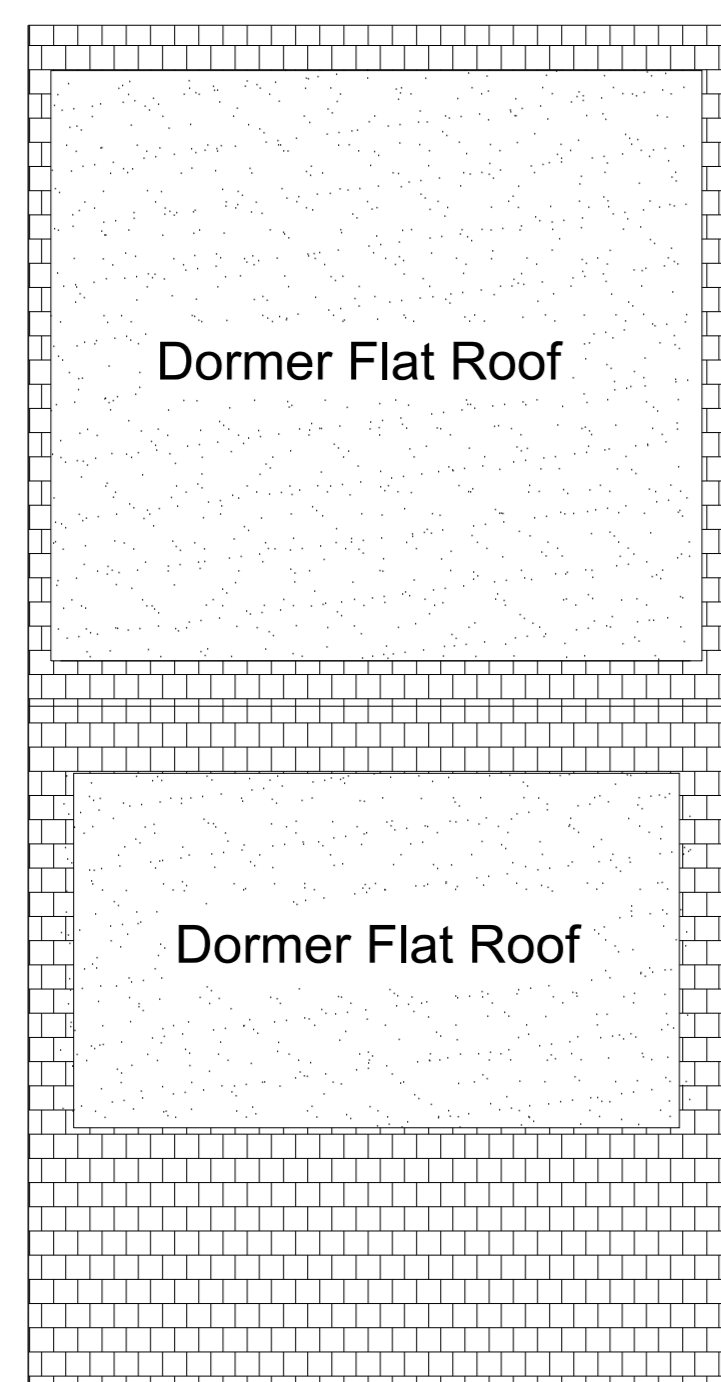
Proposed Second Floor



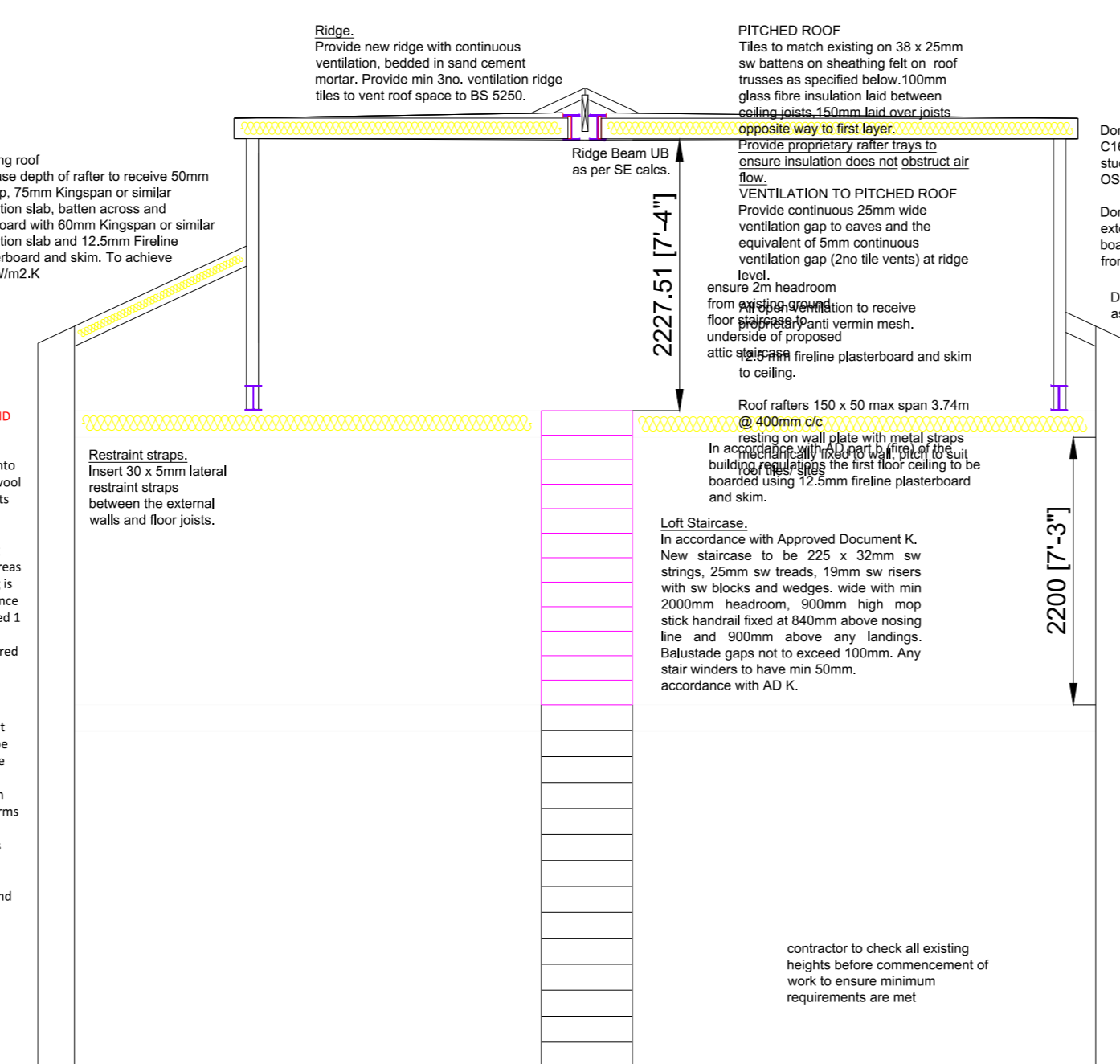
Proposed Front Elevation



Proposed Rear Elevation



Proposed Roof Plan



Proposed Cross Section

NOTE
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Specification
All materials and workmanship to comply with the recommendations and requirements of the current British Standards Codes of Practice, Building Regulations, Health & Safety. We must adhere to in accordance with CDM Regulation. All proprietary products to be used in accordance to manufacturer's instructions. All structural timber to be SCS Grade and preservative treated. Site to be left clean and tidy on completion of works and all deleterious materials to be removed of site.

Chimney Stack & Chimney Breast Removal
Option 1. Remove all chimney breasts to property, make good to ceiling and floors as required. Remove chimney stack to both properties and make good roofs as required.
Option 2. Remove all chimney breasts to property, make good to ceiling and floors as required. Support chimney stack on existing lead bearing wall. RSLJs calls to be substituted if this option is used.

Loft Conversion
Dormer Ridge RSLJ. As per Structural Engineers Calculations
Dormer Face RSLJ. As per Structural Engineers Calculations

STEEL BEAMS
New steel beams to be encased in 12.5mm Gyprock Fireline board with staggered joints nailed to timber braces or painted in Nulifire 5 or similar intumescent paint to provide 120-hour fire resistance.

Existing roof
Increase depth of rafter to receive 50mm air gap, 75mm Kingspan or similar insulation slab, batten across and overboard with 50mm Kingspan or similar insulation slab and plasterboard and skim, to achieve a minimum U value of 0.15W/m2K in accordance to Approved Document L Table 4.2

VENTILATED DORMER FLAT ROOF
STRUCTURAL ENGINEER TO CONFIRM STRUCTURE WITH APPROVED DETAILS AND CALCULATIONS.
BUILD UP BELOW INDICATIVE TO ACHIEVING BUILDING REGULATIONS COMPLIANCE.
To achieve maximum U Value of 0.15 W/m2K
Flat roof to be single ply membrane roofing with aa fire rating as specialist specification, with a current BSA or WILAS Certificate on 20mm exterior grade plywood, laid on furrings to give a 140 fall @ 47 x 195 grade C24 joists at 400mm centres max span 4.2m. Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation slip equivalent to 25mm continuous ventilation, with fly proof screen. Flat roof insulation to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 100mm Kingspan Thermafloor or similar approved between joists and 50mm Kingspan under joists. Ceilings to be lined with 12.5mm Fireline plasterboard over vapour barrier with skim plaster finish. Provide restraint to flat roof by fixing 30 x 5 x 1000mm ms galvanized lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

Form opening for Velux type roof lights as per BREGS & manufacturer's instructions.
Distance of Roof lights from eaves to meet Building Regulation criteria.
All frames to include for trickle vents as per Building Regulation Requirements.

DORMER CONSTRUCTION:
STRUCTURAL ENGINEER TO CONFIRM STRUCTURE WITH APPROVED DETAILS AND CALCULATIONS.
BUILD UP BELOW INDICATIVE TO ACHIEVING BUILDING REGULATIONS COMPLIANCE.
Dormer walls to achieve maximum U Value of 0.18W/m2K. Cladding panels to clients requirements hung horizontally on 25 x 38mm preservative treated battens (horizontal counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNg) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 150 x 50mm head and side plates and vertical studs (with noggin) at 400mm centres or to structural engineers details and calculations. Insulation between studs to be 100mm Celotex GA4000 or similar approved, provide VCL and 62.5mm Celotex P4000 insulated plasterboard over studs. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off of existing masonry walls to have galvanised mild steel straps placed at 900mm centres. Dormer cheeks within 1 m of the boundary to be fixed externally with 12.5mm Sikaquik and 125mm Gyprock FireLine board internally to achieve 30 min fire resistance from both sides.
Code 5 lead flashings, valleys and apron to dormer abutments to roof. The requirement to install a cavity tray is subject to a number of factors including type of brickwork, render, exposure to the weather etc. Therefore must be installed as per manufacturers guidelines.

Staircase
In accordance with Approved Document K
New staircase to be 225 x 32mm SW string, 25mm wa treads, 15mm wa risers with SW blocks and wedges. Treads 720mm wide with min 2000mm headroom, 900mm high mop stick handrail fixed at 800mm above nosing line and 900mm above any landings. Balustrade gaps not to exceed 100mm.
Any stair winders to have min 50mm.
In accordance with AD K.

Plastering
Ceilings throughout using 12.5mm fire line plasterboard and skim finish. All lintels and purins to have min 1hr fire resistance.
Walls to be drylined and skim finish or direct plastering to walls as required to match existing finish.

SUSPENDED TIMBER FLOORS TO SECOND FLOOR
As per drawing. To be C16 floor joists spanning from left to right @ 400mm c/c, strutting at 2000mm c/c, fixed to sleeper joist with Simpson timber to timber joist connections. Floor void to be filled with min 150mm insulation.
Sleeper joist resin fixed with M12 bolt to existing brickwork
Staircase trimmer detail.
2no timber staircase detail, bolted max 1000 c/c, hung on joist hangers, as per layout.
Joists to be under boarded using 12.5mm Fireline plasterboard to achieve a minimum 30-minute fire resistance in accordance to Approved Document K.

ANCHOR STRAPS
30 x 5mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and tied down wall minimum 225mm.
30 x 5mm galvanised steel straps to be fixed at 1800mm centres along wall plate and tied down wall minimum 450mm.

ROLLED STEEL JOISTS
Sizes to be checked with Structural Engineers Calculations and recommendations to sit on spreader padstones and bolted as recommended by structural engineer. Packed out boarded over and skim finished.

VENTILATION
Windows and air to provide a minimum of 1000h floor area natural ventilation. Background ventilation minimum 8000 sq. mm to each room.
Provide mechanical extract ducted to the outside air to the following:
Bathrooms (with or without wc)- 15 litres/sec
Sanitary Accommodation- 6 litres/sec.

Glazing in critical locations
Glazing in critical locations should either be robust or break into small pieces.
Critical locations are -
Windows - glazing within 900mm of the finished floor level
Doors and sideights within 300mm - glazing within 1.5m from the finished floor level
Glass that breaks into small pieces should be as BS EN 12600 section 4 and BS 6206 clause 5.3. Annular glass gains strength through thickness. The thickness of glass can be determined dependent on the size of glazing by using Diagram 5.2 in Approved Document K.
Please note that if the glass is also acting as guarding at a floor edge it also needs to designed as such as requirement K2.
Any glazing under a height of 800mm to be safety glass.
All glazing to be double glazed units with a minimum 16mm air gap with low E coating to achieve a minimum U value of 1.40W/m2K

DRAINAGE BELOW GROUND
Provide separate foul and storm drainage. All pipe work to be uPVC and to comply with BS7158 and BS80072005.
Installation to be in accordance with HNB guidance note 5.3 Min drain cover to be 750mm in gressed areas, 900mm in pedestrian areas and 1200mm in vehicular areas. Any drain within 1m of the foundations and requiring excavation below foundation level shall be concrete trench filled to the level of the foundations. Any drain which is less than 1m from the building, the trench is to be filled with concrete to the vertical distance below the bottom of the foundation not more than the horizontal distance from foundation less 150mm, see diagram at clause 5.3.4.3 HNB guidance.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form roofer joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank inlets over drain to form opening in wall to give 50mm space around pipe, make opening both sides with rigid seal material and compressible sealant to prevent entry of fill or vermin. As the pipe emerges from the building a flexible coupler is to be used on other side of the wall wrapped in compressible material and back filled with pea gravel to a min 150mm.

INTERNAL SOIL VENT PIPES
Soil pipes to be boxed in with 12mm bonding and skim finish on two layers 9.5 plasterboard on 50x50 subfloor framing. Pipe to be wrapped in 25mm unflashed mineral fibre.

INSPECTION CHAMBERS
Underground quality proprietary uPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have lock down double sealed covers in buildings and be adequate for vehicle loads in driveways. Provide inspection chamber within 12m of the connection to a sewer INTERNAL SOIL VENT PIPES
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BRANCH PIPES TO SOIL STACKS
All soil stacks 110dia with 25dia waste to wash hand basins, 400dia wastes to showers, baths and sinks, all with deep seal traps. Provide access traps to shower trays.

RAINWATER GOODS
uPVC 112mm high-capacity stormwater system complies with 68mm diameter downpipes. Install rainwater goods in accordance with manufacturers recommendations. Black colour.
All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so in accordance with BS7171. A copy of the certificate should be forwarded to the Council immediately following the completion of the electrical installation.
All new drainage to be to Building Control approval with new RWP and ensuite drainage into new back inlet gully subject to confirmation by Building Control. All to connect into existing combined drainage run. To be agreed between builder and DC officer.

FIRE/SMOKE DETECTION
Provide proprietary mains powered smoke and heat detectors with battery back up to BS 5446 Part 1:2009 Part 3:2004A least a Grade D category LD3standard. The self-contained smoke and heat alarm deceives shall be permanently wired to a circuit which is separately fused at the distribution board, to which no other equipment is connected, and which where a residual current device is to be used in connection therewith, is not connected to a residual current device which is also connected to another circuit. Detectors shall be located as shown on drawings. NOTE - smoke and heat detectors to be installed. A smoke or heat detector shall be located so that it is:
- Either on a ceiling and not less than 300mm from wall or lighting fixture, or where designed for wall mounting, on a wall and not less than 150mm and not more than 300mm from the ceiling.
- Not less than 300mm from, and not directly above a heater or air conditioning ventator.
- On a surface which is normally at the ambient temperature of the space it bounds.
- Easily and safely accessible.
Any existing radon / Gas protection measures in place to the existing dwelling will need to be maintained within the proposed extension.
Any existing sub floor ventilation measures in place to the existing dwelling will need to be maintained within the proposed extension.

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FIRE/SMOKE DETECTION
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Scale 1:50
Project
20 Camberwell Street, Oldham, OL8 1BL
Proposed Front & Rear Dormer Loft Conversion
Title
Date 04.12.2023
CAD File AAZ02CAMBERWELL0412
Dwg No 001
Revision 000

DO NOT SCALE FROM THIS DRAWING - ALL DIMENSIONS IN MM

