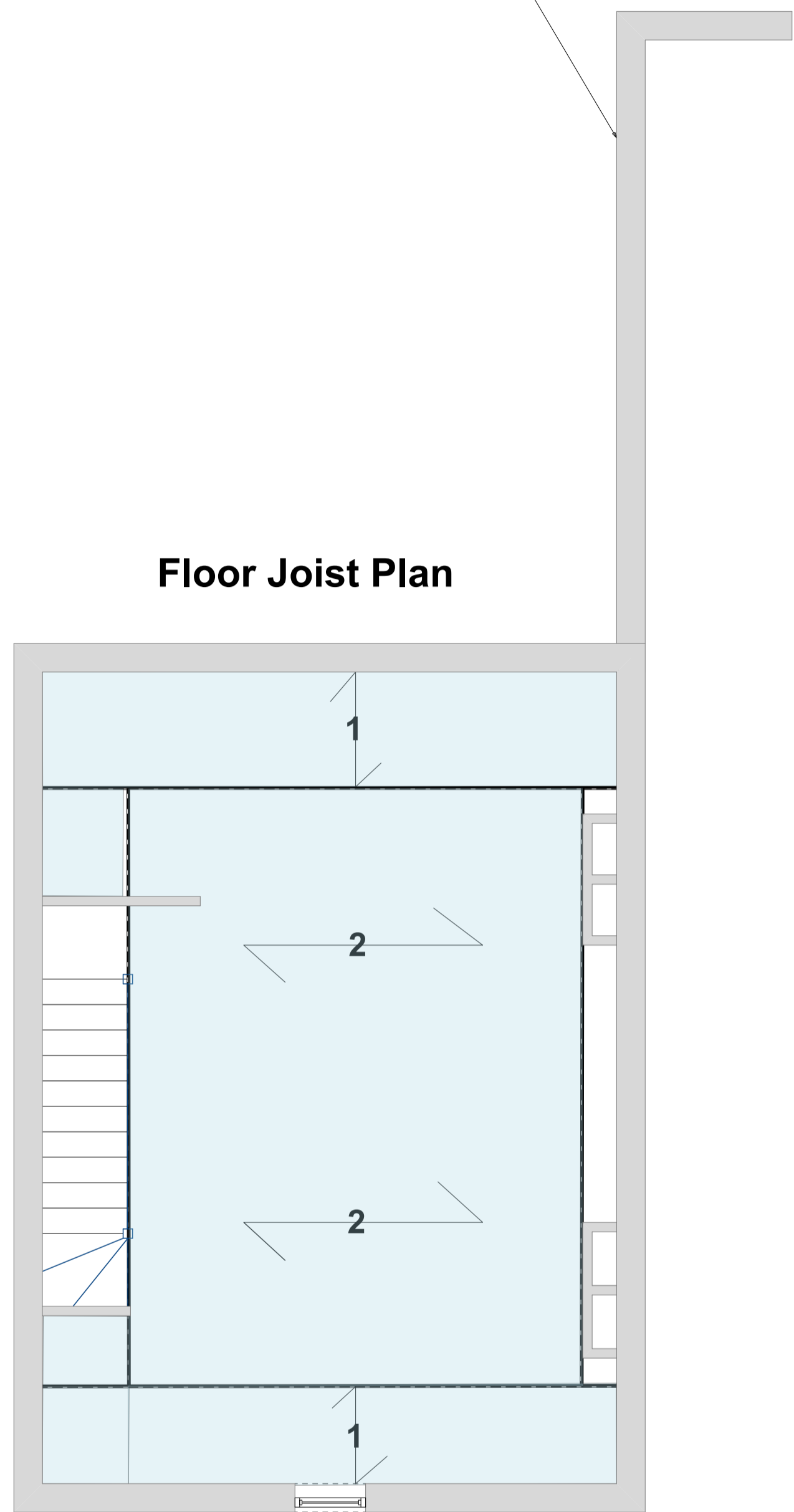
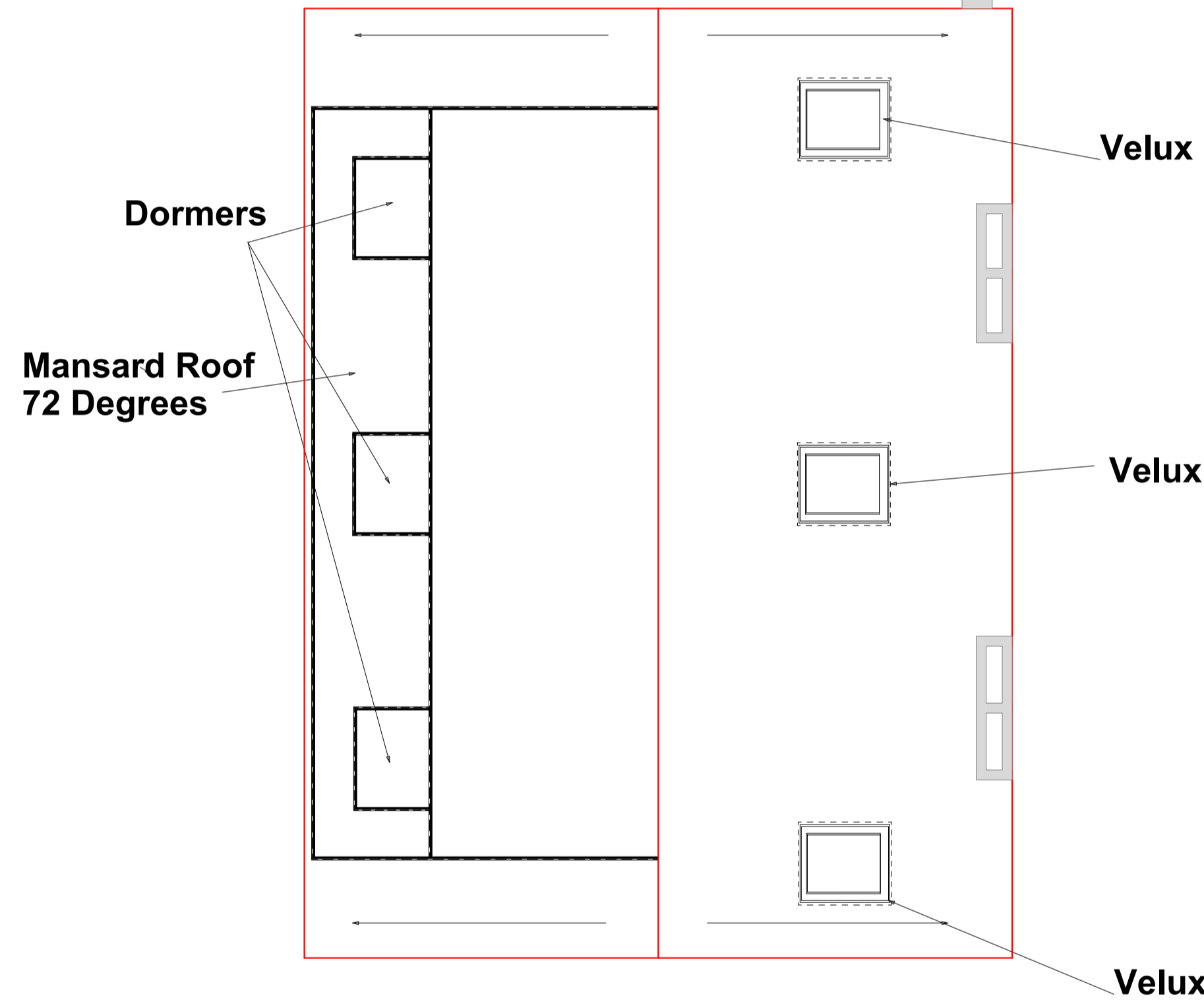


## Neighbours Extension Wall



Floor Joist Plan

Roof Plan



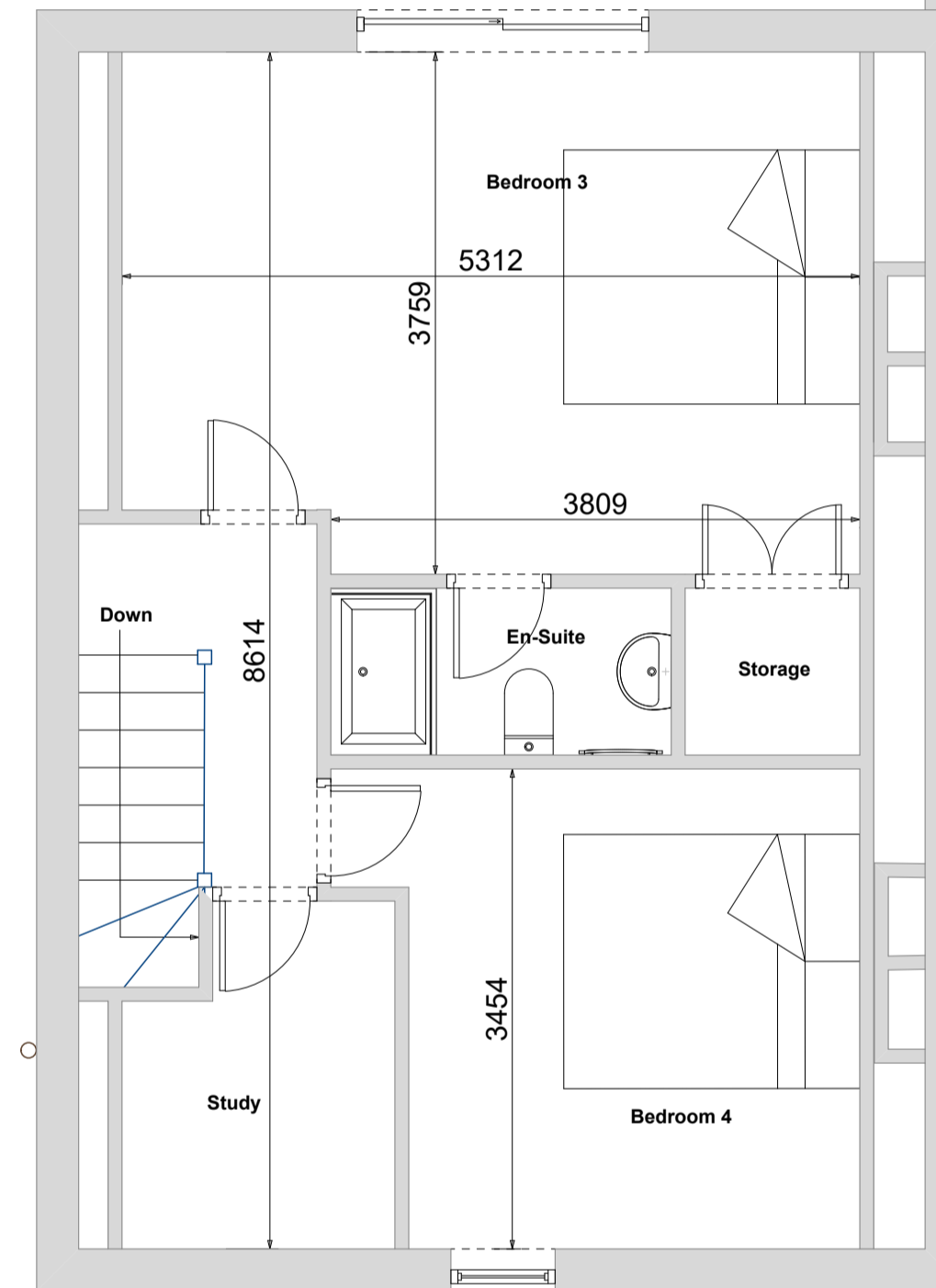
## Dormer Wall Construction (Timber)

External Walls - Formed of 100x50mm studs at 400mm c/c 100 x50 head plates, sole plates and noggins. Provide 100x100mm posts at all corners and double 100x50mm to all window openings, incorporating thermal insulation as noted under thermal insulations notes.  
 Fix 11mm thick OSB boards to external face as bracing, secure OSB using 75mm x 3.5mm diameter galvanised nails at 300mm centres and 150mm centres at edges. Fix breathable felt and 38 x 25mm softwood treated battens through OSB to studs at required centres. Finish with plain tiles/slate hanging to match existing roof finish.  
 Use stainless steel/copper fixings as required to secure tiles/slates. Wall built off steel beam and/or multiple floor joists/rafters as shown or stated on plans. Secure sole plates using galvanised ms strapping around steel beams.  
 over doors/window openings, provide 2no 150mmx50 timbers bolted together for spans upto 2m max provide 25mm thick Ecotherm insulation between the timber to prevent cold bridging.

Where rafters are cut back to accommodate dormer wall, fix to new stud framework. Finish internally with thermal board. Refer to Thermal insulation notes.  
 Provide Code 4 lead flashing at all roof abutments, doors/ window cills and if necessary at eaves junctions.  
 Internal walls forming rooms 100mmx50mm studs at 400mm c/c sole header plates. Incorporate thermal/sound insulation. See other notes.

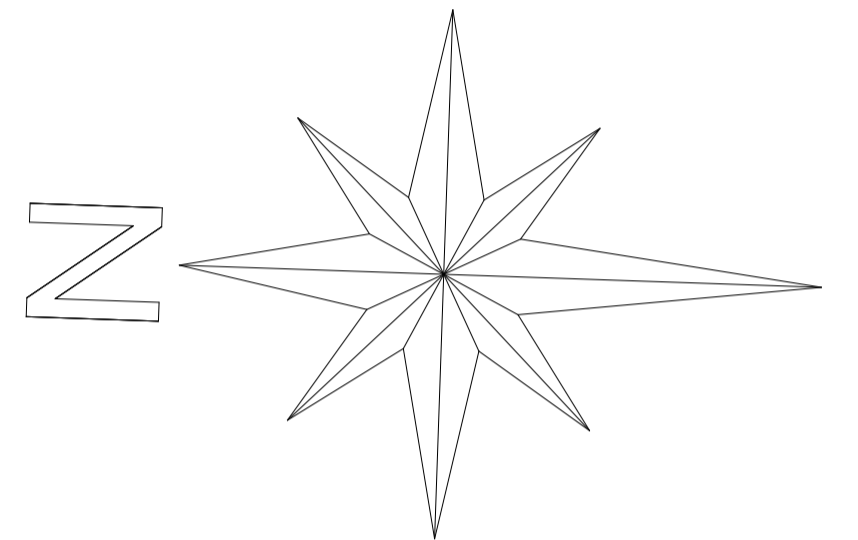
Internal finishes- 12.5mm plaster board to all internal walls and ceilings incorporating thermal insulation.

Floor Plan



## Notes

- Dimensions should not be scaled from drawings where accuracy is essential.
- Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority are entirely at the risk of the owner and builder.
- Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are agreed with the L.A Surveyor prior to carrying out the affected works.
- All materials are to be used in accordance with the manufacturers guidelines and all relevant British Standards Codes of Practice & regulation 7 of building Regs.
- All works are to be carried out in accordance with local Authority requirements.
- The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
- No part of the steelwork to project into adjoining boundary lines.



## Structural Steel & Timber

Steelwork to be Grade S275 complying with all current British Standards.  
 All bolts to be GALVANIZED Grade 8.8 except where noted otherwise.

All structural steelwork to loft floor to be Grade, shot-blasted and painted with one coat epoxy high build zinc phosphate primer to 125 microns DFT Leighs Paints Eqigrip C400 or similar approved to prevent corrosion and intumescently painted or one layer of 12.5mm fireline board 1/2 hr fire resistance.

For application, where the hangers extends below the support install top and face joist nail according to manufactures details including nail type and size recommended from Strongties.

All double joists to be bolted at 600mm centres with M12 bolts and timber connectors.  
 All timbers in loft to be 40mm from active chimney breast 300mm from any flue.  
 Any discrepancies between drawings to be reported to the Architect and resolved prior to construction.

Contractor to design, supply, install and maintain responsible for all temporary works required to ensure the total safety and structural integrity of the building and surrounding structures and permit the safe installation of the proposed works for the duration of the contract

Steel lengths to be accurately site measured by the builder prior to ordering, allowing 100mm end bearings on to masonry party walls

## Trimmer & Window Headers

T-1 ( 2no 47 x 200 C24 ]

T-2 [ 2no 47 x 200 C24 ]

HB-1 [ 2no 47x 200 C24 ]

all timbers to be connections using suitable strong tie hangers.

## Insulation in Sloping Parts of Loft.

Provide 50x50mm timber battens to underside of existing 50x100 rafters screwed at 400/c/c . Tight fit 120mm Ecotherm or similar between rafters and 25mm Ecotherm or similar over boarding.  
 The rafters are to be doubled up where new Velux windows are to be fitted where roof is changed to gable end, new rafters are to be 50x150mm.

## Loft Floor

New loft floor joists as indicated on structural floor plans with mid span 0,75x depth solid noggins and noggins at ends. If the existing first floor ceiling is found to be in poor condition then chicken wire is to be fixed between joists. Provide 100mm thick Rockwall (min density 10kg/m3) between joists. New floor to be 22mm moisture resistant T&G floor grade chipboard (minimum mass 15KG M2) Flooring to be extended in to eaves to minimise flanking sound transmission.  
 Timber notching and drilling should be kept to dimensions provided in Trade Joist Table.

## Glass & Glazing

All new windows to be double glazed pvc with 20mm gap between panes and soft low E- coatings to achieve a min U value of 1.6W/m2K or better. Maximum external window/ door area should be no more than 25% of total floor area. Toughened safety glass in critical areas to B.S 6206 within 800mm off floor and between finished floor level and 1500mm above floor level at any door and side window, closer than 300mm to edge of door. Cill height should be minimum 800mm and maximum 1100mm from floor.

## Stairs

New timber staircase to second floor to have width as existing stairs. Equal closed risers max 220mm and equal goings min 220mm but max pitch angle should not be greater than 42 degrees. Continuous handrail to one side fixed to wall or floor Winder treads to be consecutive equal at centre line of tread Min 50mm at narrow edge. Clear headroom height to be min 2.0 metres. Balustrades spacing Max 100mm. All details to comply with Approved Document K. Guarding to be vertical, ie not easily climbable by children.

Note staircase should be site surveyed by specialist prior to manufacture. All works to comply with Approved document Part K (2000 as amended) and relevant British Standard BS 585.

## Electrical Works ( Part P)

New electrical works should be installed, inspected and tested by an electrician competent to do so. A competent electrician is one who holds a City & Guilds 2380 or 2381 (17th edition) certificate and city and guilds 2391 (inspection,testing and certification) certificate and has experience of electrical installation work. The electrician may or may not be registered trade body such as NICEIC, ECA or NAPIT a copy of the appropriate BS7671 electrical installation and test certificate must be provided to building control by a competent electrician before a completion certificate can be issued.  
 If a competent electrician is not employed to carry out the electrical installation, a full design must be submitted for and approved prior to any commencement of site work.

## Restraint and Anchor Straps

Provide straps to restrain and anchor new and existing structures, as required by building inspector. Fix at 2.0m centres (Max). Link straps to brickwork etc, and across 4No rafters, roof and ceiling joists. Build straps into Masonry. Provide noggings and wedges as necessary.

## Asset Building Contractors

### Project Description

86 Park Crescent  
 Erith  
 Kent DA8 3DZ

### Drawing Type Drawings Included

Client  
 Mr & Mrs Taylor  
 Loft Conversion Plans

Date 6th August 2023 Scale 1:50  
 Drawn by Dean Taylor Checked by Name DRT

Page Size - A1 3000 mm

Asset Building Contractors  
 info@atticsandextensions.co.uk  
 07801 444486

Refer to Specification sheet for details

# 86 Park Crescent Proposed Loft Conversion Plan