

Key colour code:

Pink indicates new structural beams / trimmers - █
 Blue indicates new glazing - █

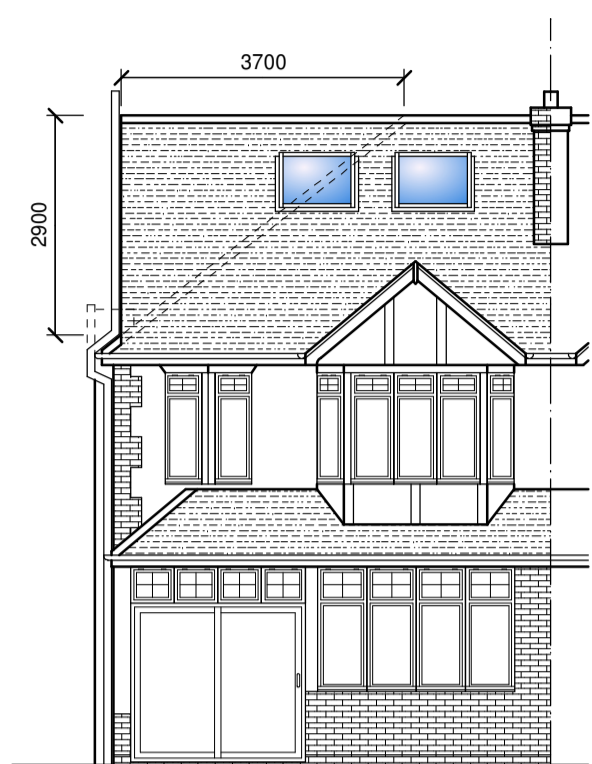
0 1 2 3 4 5m

SCALE BAR: 1:100

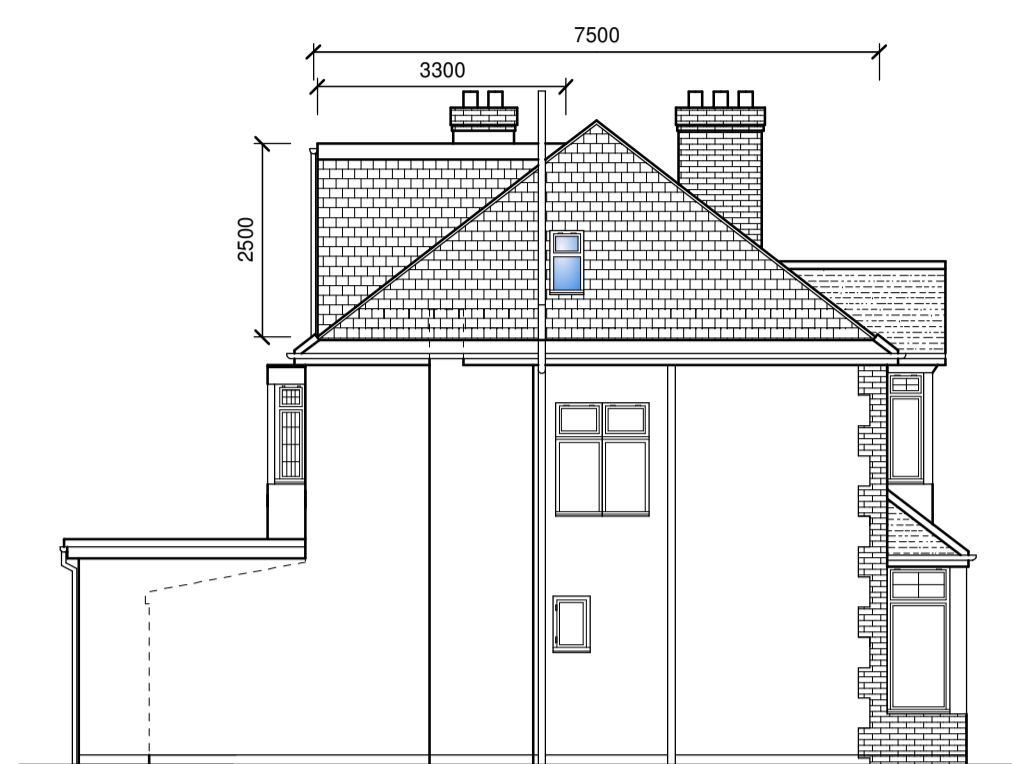
0 1 2 3 4 5m

SCALE BAR: 1:50

CUBIC VOLUME OF PROPOSED DORMER AND HIP TO GABLE DOES NOT EXCEED 50 CUBIC METRE PERMITTED DEVELOPMENT ALLOWANCE.
 Dormer: $5.2 \times 3.3 \times 2.5 = 42.9$ divided by 2 = 21.4m³
 Hip to Gable: $7.5 \times 3.7 \times 2.9 = 80.5$ divided by 6 = 13.4m³
 Total cubic volume = 34.8m³



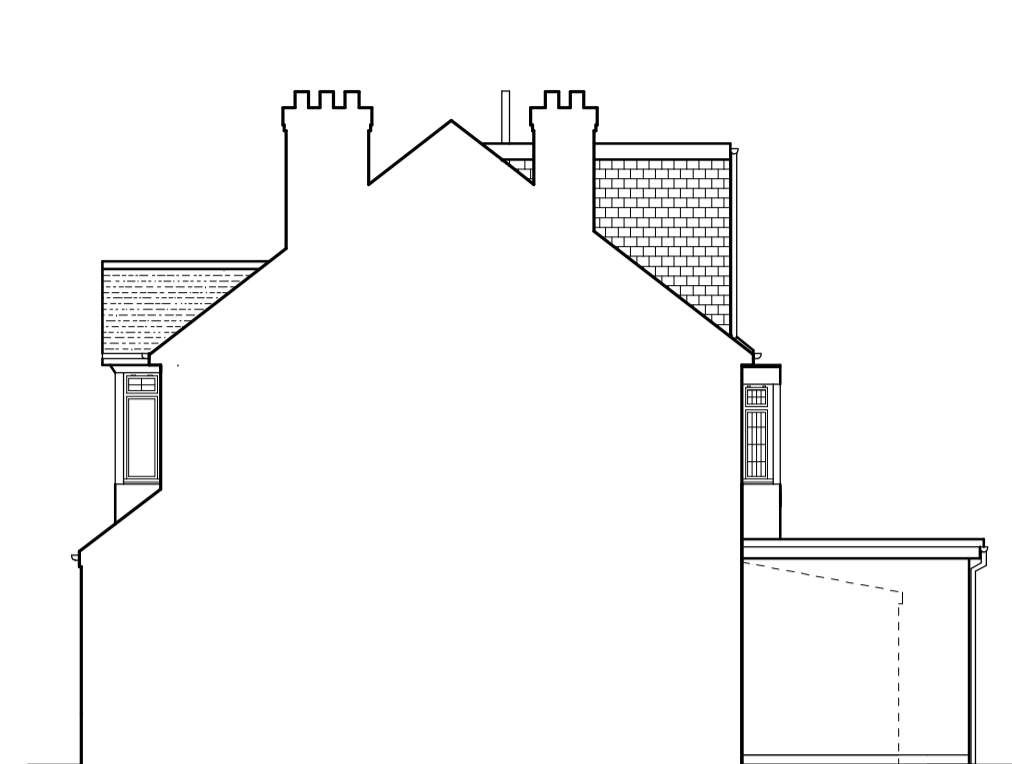
FRONT ELEVATION



SIDE ELEVATION

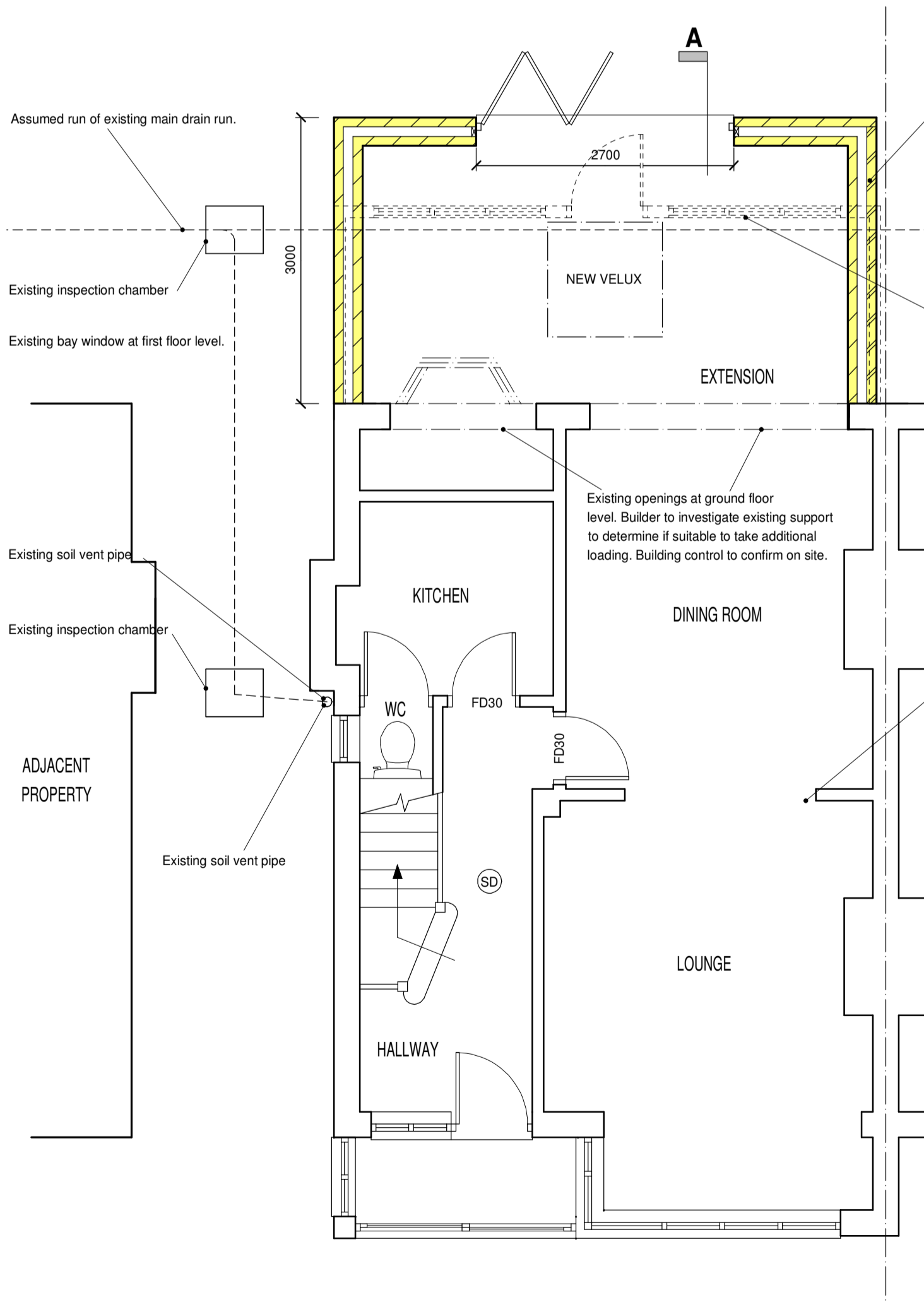
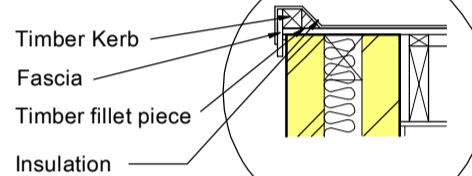


REAR ELEVATION

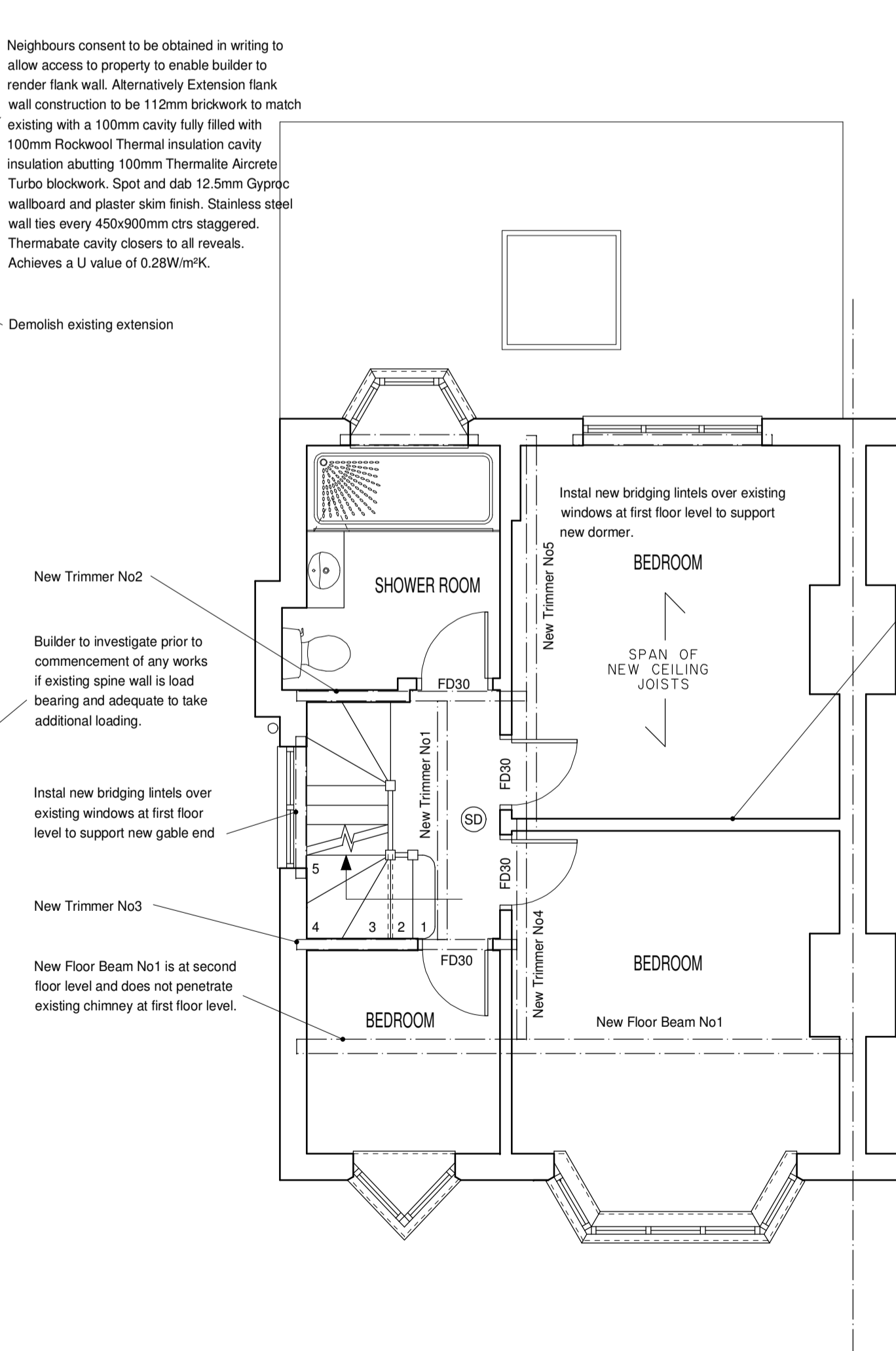


SIDE ELEVATION

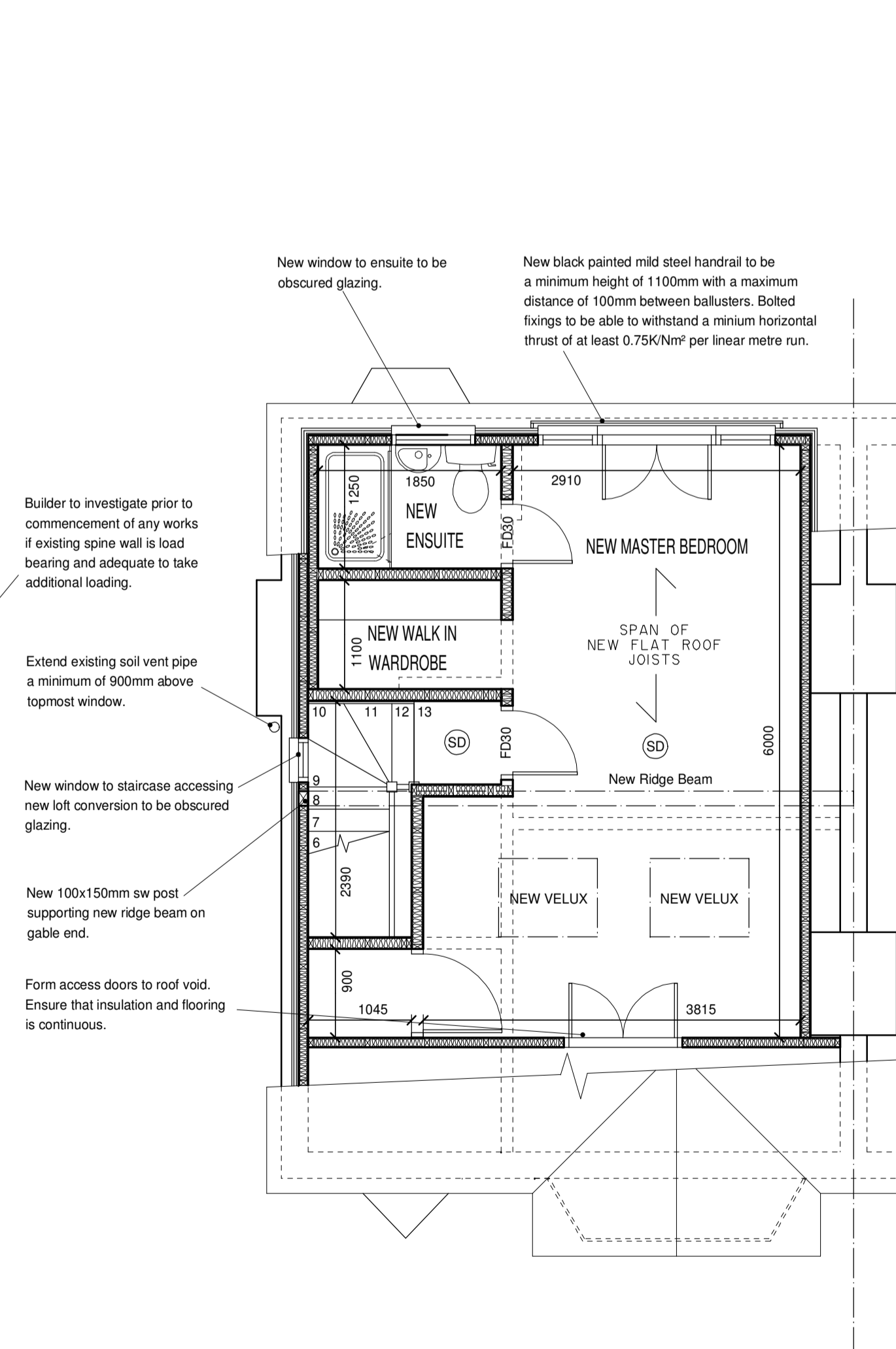
Section through exposed flat roof flank elevations
 1:20



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

1. Drawing are for Local Authority approval only.
2. Builder to check all dimensions on site.
3. Builder to measure all new steelwork, timber beams/joists and materials on site when ordering materials.
4. No responsibility is taken for checking legal ownership of site, covenants thereon and position of boundaries.
5. Appropriate party wall notice must be served in advance to, and any negotiation settlements prior to commencement of work in accordance with the 'Party Wall Act 1996'. (ARRANGED BY CONTRACTOR OR CLIENT)
6. All electrics to comply to IEE regulations.
7. All workmanship and materials to comply with the relevant British Standard Code of Practice, BBA certificate and manufacturers instructions.
8. Builder to investigate on site condition of existing party wall to provide adequate end bearing for new steelwork. Building inspector to approve on site.

GENERAL BUILDING REGULATIONS NOTES:
 Ensure that the dormer is set back a minimum of 200mm from the original eaves in accordance with permitted development for householders technical guidance updated version April 2014.

Remove existing binders. Provide solid noggings between new floor joists and install Jiffy hangers in position of original binders.

New 150x100mm sw post to be seated into prefabricated ms shoe reversed to receive new ridgebeam bearing onto new bridging beam over head of existing landing window and existing load bearing spine wall.

Install 150x50mm sw struts in wall to support cut end of existing purlin.

Remove existing hip end rafters and extend and splice existing ridgeboard through. Install new 50x125mm sw treated rafters every 400mm ctrs supported via new load bearing ashlar wall.

Half round ridgetile bedded on sand and cement / dry fixed over extended ridgeboard.

GABLE END CONSTRUCTION (TIMBER CONSTRUCTION): Plain tile hanging on battens and Kingspan nilvent breathable membrane on 9mm OSB on sw treated studs 50x100mm every 400mm ctrs. 100mm Kingspan Kooltherm K107 Pitched Roof Board between timber studs. 37.5mm Kingspan Kooltherm K118 Insulated Plasterboard 3mm skim coated. Achieves U value of 0.18W/m²K.

Apply 9.5mm Calcium silicate board (Supalux or similar) to party wall dormer cheeks between studs and ply to achieve half hour fire resistance to party wall abutments within one metre of boundary.

The new and existing protected shaft to be half hour fire resistant and the existing landing to be half hour fire resistant. (If existing existing floor boards are tongued and grooved apply 5mm hardboard)

Clad underside of stairs with 2x 12.5mm fireboard on battens with staggered joints to maintain 1hr fire protection.

Bridge existing first floor lintels with new bridging beams.

Apply double rafters eitherside to dormer cheeks.

Neighbours consent in writing to be obtained to allow end bearings of steels onto party walls.

Ensure that steels do not penetrate or bear into existing chimneys.

Install new structural pre-stressed concrete lintels over internal openings. Applicable to solid masonry / structural walls only.

Builder to investigate on site prior to commencement of work that existing spine walls are load bearing and adequate to take additional loading or prior to removal.

INTERNAL WALLS: New stud partition walls to be 50x100mm sw treated studs every 400mm ctrs on double joists/noggings or sw soleplate. Install 100mm Rockwool 23kg/m³ density sound insulation to wall void 12.5mm wallboard and plaster skim eitherside.

NEW INTERNAL LOAD BEARING WALLS (LBW): 100mm Thermalite Aircrete Hi-Strength 7 (7.3 N/mm²) blockwork on exg / new foundation. 12.5mm Gyproc wallboard and plaster skim finish to both faces.

Stainless steel Furix profile wall starters to tie in new blockwork / cavity brickwork to existing walls.

Install expansion joint at maximum 6000mm ctrs (1200mm ctrs for brickwork). Brick debonding ties every course with mastic infill.

Painting: 2no undercoats 1no glosscoat to MDF skirting and architraving. Walls and ceilings to 2no coats emulsion.

Encase new steels in 2no layers 12.5mm wallboard and plaster skim finish to achieve half hour fire resistance. Alternatively apply 2no coats of intumescent paint to new steels to achieve half hour fire resistance.

FIRE NOTES: All doors to fire escape route hallway and landings to be half hour fire resistant and fitted with 25mm door stops.

Automatic fire detection system should be installed in accordance with British standard BS:5839-Part 6 2004. SD denotes locations of smoke detectors wired into main distributory board.

Relocate water storage tanks as necessary. Exact position to be determined on site.

N.B Builder to investigate on site prior to commencement of any work exact run and location of existing foul drain to ensure that new waste connections are possible maintaining a minimum 1:40 fall. All new underground drainage connections into main sewer to be Hepsevue clay pipework.

New 65mm upvc rainwater downpipe connected to new 100mm upvc drain branch discharging into new prefabricated crates constructed skidaway located minimum 500mm from all buildings. Alternatively discharge into existing surface water drain if possible. Building Inspector to approve on site.

Novia 500g Polythene VCL. CE approved to EN13984 to be installed to inside face of timber partitions to new 'wet rooms' i.e. bathrooms, wc's, utilities etc.

New 65mm upvc rainwater downpipe to discharge onto new / existing roof via upvc shoe.

New sanitary ware and kitchen units to be chosen by client supplied and fitted by builder.

Plumbing to British standard code of practice
 Extend soil vent pipe minimum 900mm above topmost window head. Box in and sound insulate. Provide collar and soaker through new roof. Install 100mm upvc soil stub capped with air admittance valve discharging into extended svp via new 100mm upvc drain branch. Box in and sound insulate.

Install new back inlet gully connected to new 100mm upvc drain branch discharging into existing inspection chamber.

Flexible WC connection with P trap

75mm deep sealed trap to new hand basin, bath, shower and sink

40mm upvc waste to new hand basin

50mm upvc waste to new bath, shower and sink

Rodding access to all bends in wastes

Provide anti-siphon valves to wastes in excess of 2400mm

Provide Balafix isolating valves to new appliances

All new pipework to comply with BS 5572

Allow a pc sum for ceramic tiling to clients instruction.

Allow a pc sum to relocate boiler and flue outlet and extend central heating system. Radiator positions to be determined on site and fitted with thermostatic rad valves.

Operable area of new bedroom windows to be 0.33m with clear unobstructed distance of 450mm in any direction and fitted with emergency Egress hinges. Maximum floor to cill height to be between 800-1100mm.

Operable area of new windows to be the equivalent of 1/20th of the room's floor area for rapid ventilation

Smoke detectors are to be installed to new rooms and wired to mains distributory board with battery back up in accordance with BS5839-6 2004 where there is no final exit from the new room.

See Suggested electrical layout.

Double gang 13amp socket

Light switch and fittings. The high efficiency light fittings capable of on accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt will be provided in rooms or circulation areas most frequently used at a rate of 1 per 25m² of floor area or per 4 fixed lighting fittings (L1).

Mechanically ventilated extract fan sired to over run timer switch of 15 minutes to extract the equivalent of 30 litres of air per second from bathroom and vented via duct to airbrick. Ensure that a minimum 10mm air gap under the bathroom door is provided for air replacement.

Part P Electrical Safety: Confirmation that the electrician is capable of self certifying the work to BS 7671 or is registered under a competent person self certification scheme to enable council to issue completion certificate.

**PROPOSED HIP TO GABLE LOFT CONVERSION
 WITH REAR DORMER AND SINGLE STOREY REAR EXTENSION
 289 SUTTON COMMON ROAD
 SHEET SIZE: A1
 SCALE: 1:50 (PLAN) & 1:100 (ELEVATIONS)
 CLIENT:
 JOB NUMBER: 4205/PFE
 DRAWN: R. RICHARDSON**

REVISIONS:
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LPR DES/IGN
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