

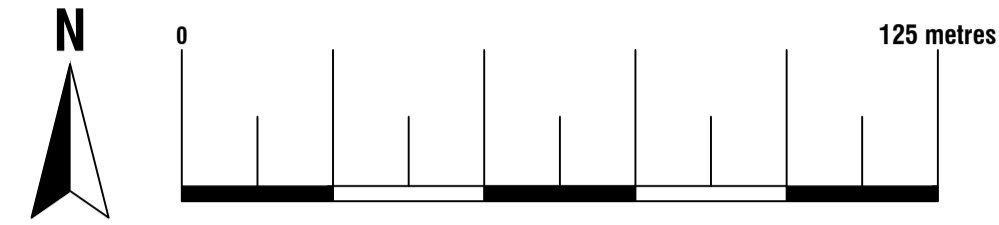


Location Plan

Scale 1:1250

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OS 100047474

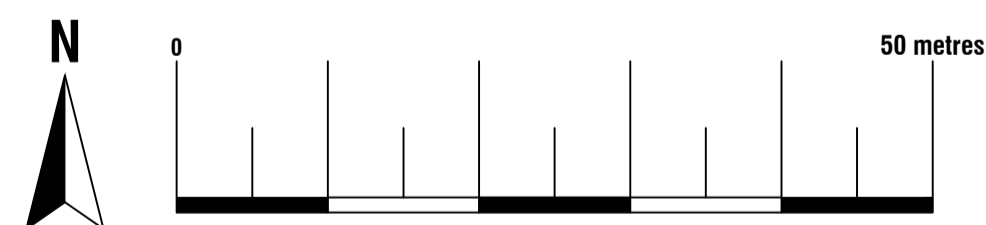


Existing Block Plan

Scale 1:500

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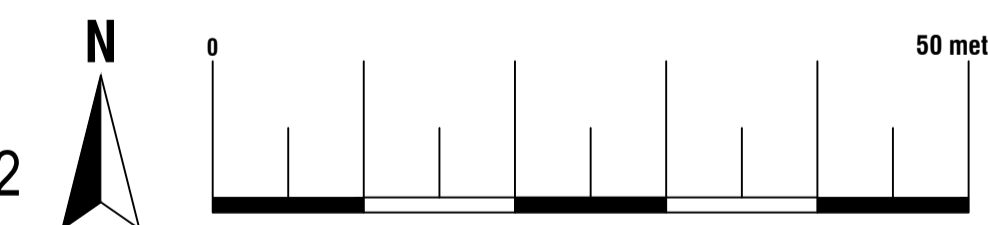


Proposed Block Plan

Scale 1:500

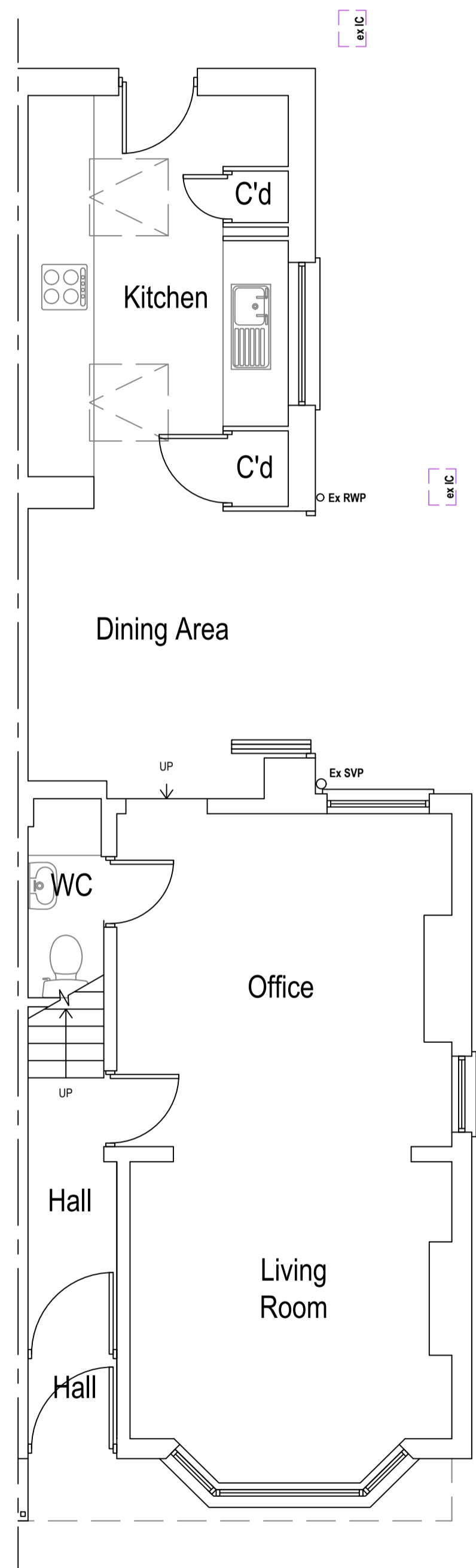
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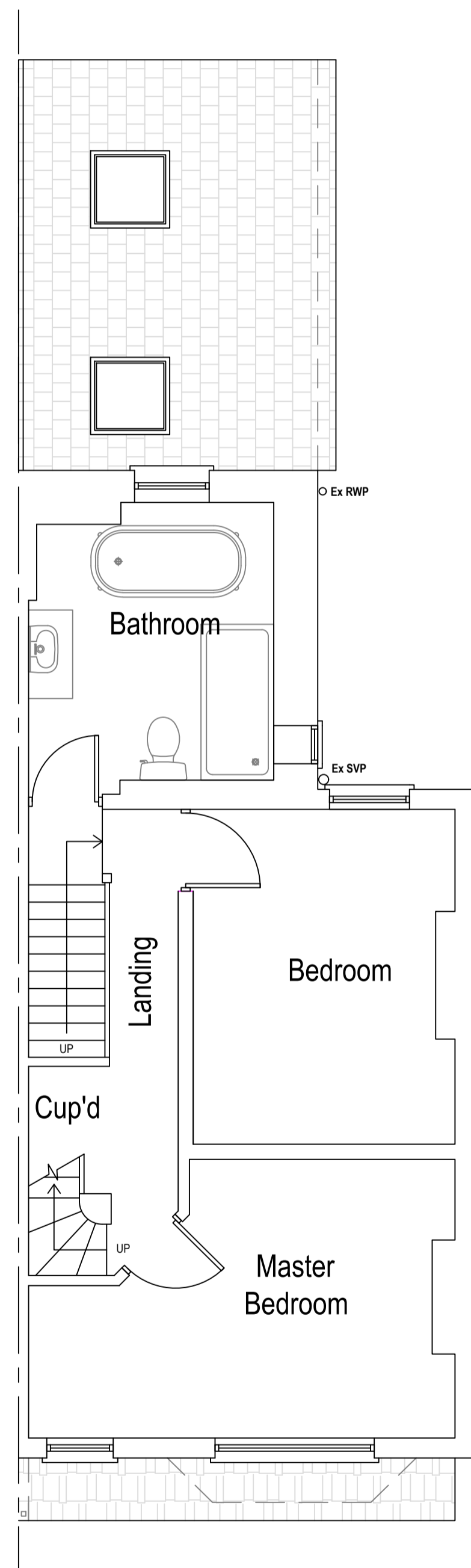


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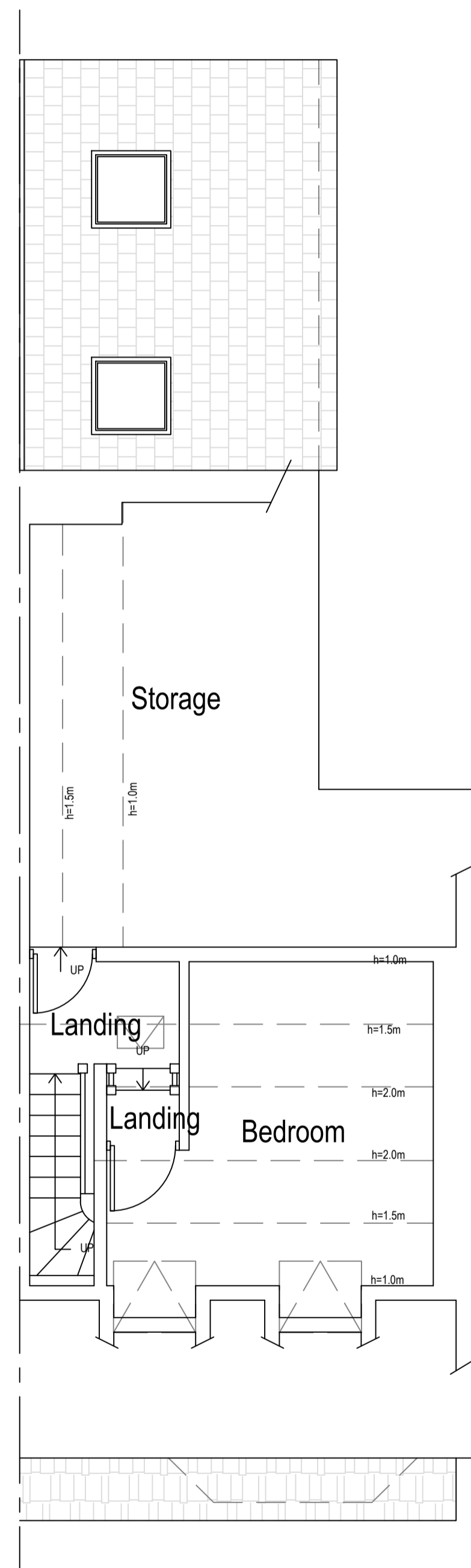
Site	56 Stanmore Road, Stevenage SG1 3QE	Date	28.11.2023
		Sheet	23-1845 D01 REV 1
		Job	Loft Conversion
Title Number	HD359986	Scale	As Shown@A1
		Title	As Shown



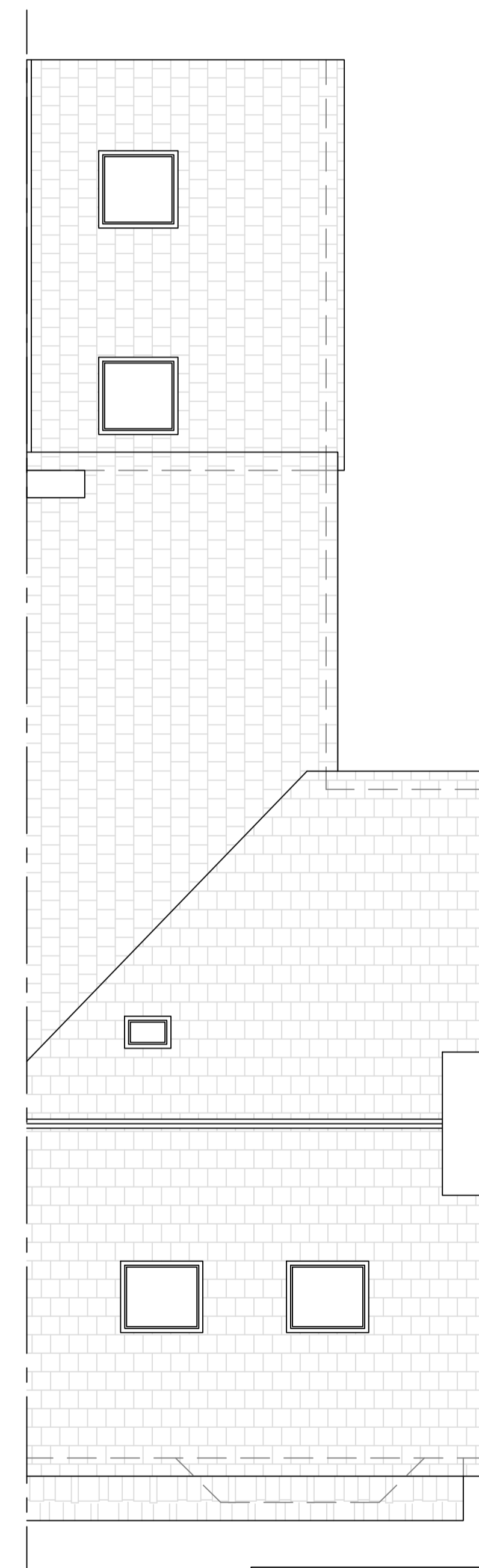
Existing Ground Floor Plan
Scale 1:50
Area ca. 56.28 m²



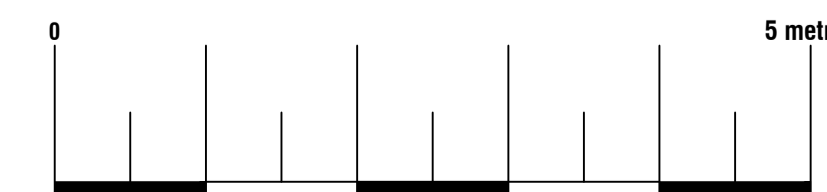
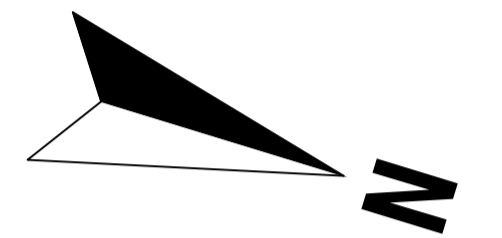
Existing First Floor Plan
Scale 1:50
Area ca. 41.40 m²



Existing Loft Plan
Scale 1:50
Area ca. 9.70 m²



Existing Roof Plan
Scale 1:50



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Site	56 Stanmore Road, Stevenage SG1 3QE	Date	28.11.2023
		Sheet	23-1845 D02 REV 1
		Job	Loft Conversion
		Scale	As Shown@A1
Title Number	HD359986	Title	As Shown

Symbol Key:

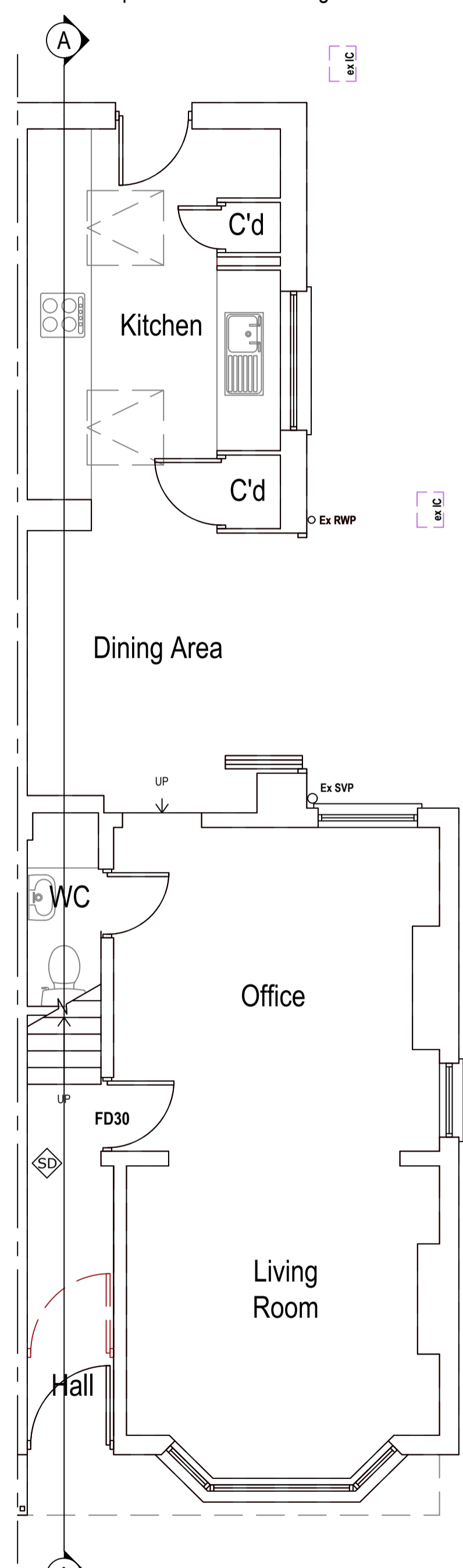
- Boundary line
 - - - Demolished
 - - - Details above
 - Proposed foundation
 - - - Waste drainage layout
 - - - Rainwater drainage layout
 - timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing
- Mechanically ventilated
 - Mains operated interlinked smoke detector
 - Mains operated interlinked heat detector
 - Escape door / window
 - Carbon Monoxide alarm

Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings

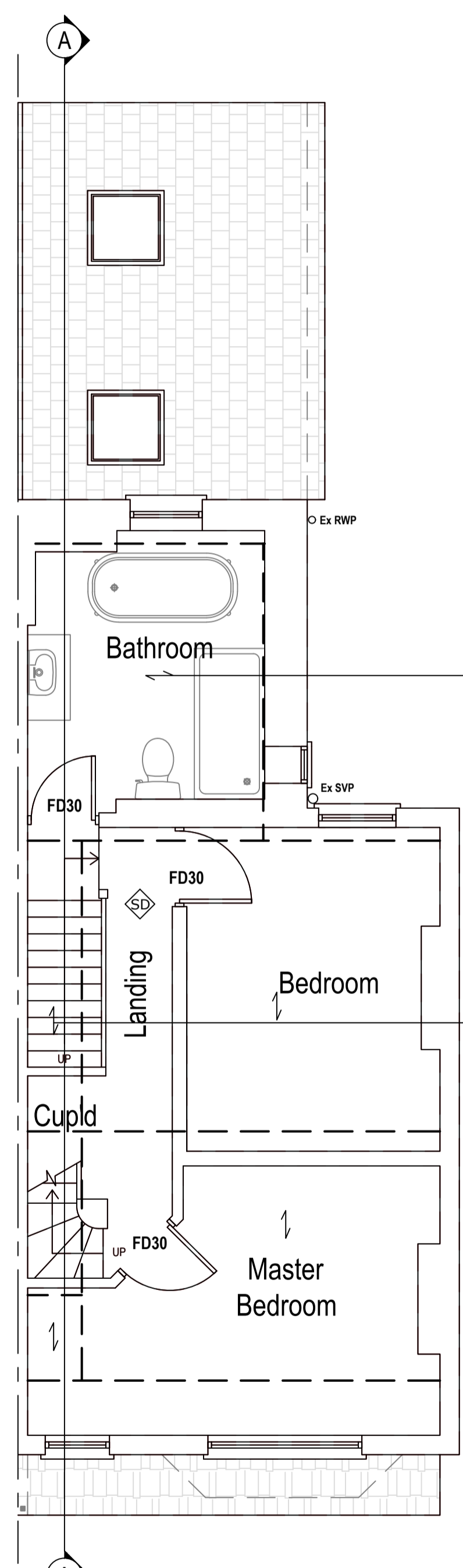
DRAWING NOTES

This drawing is the property of Arkiplan Architectural Ltd. Copyright is reserved by the company and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent in writing. Dimensions are provided as a guide only. All dimensions are approximate and to be checked on site prior to commencement of any works. All the works should be executed in compliance with the specification. Parts of this project may require new structural steelwork or timberwork. Structural Engineer to provide the necessary calculations and beam sizes/connections to satisfy Building Control Officer requirements. If the proposed area of any new glazing accounts for more than 25% of the new floor area (minus the area of existing glazing being removed) the client may be required to obtain SAP Calculations from a SAP Assessor before Building Control can fully approve the plans. If in doubt please contact Arkiplan: Arkiplan Architectural Ltd, Lytchett House, 13 Freeland Park, Wareham Road, Pool, Dorset BH16 6FA 0845 852 0852 enquiries@arkiplan.co.uk

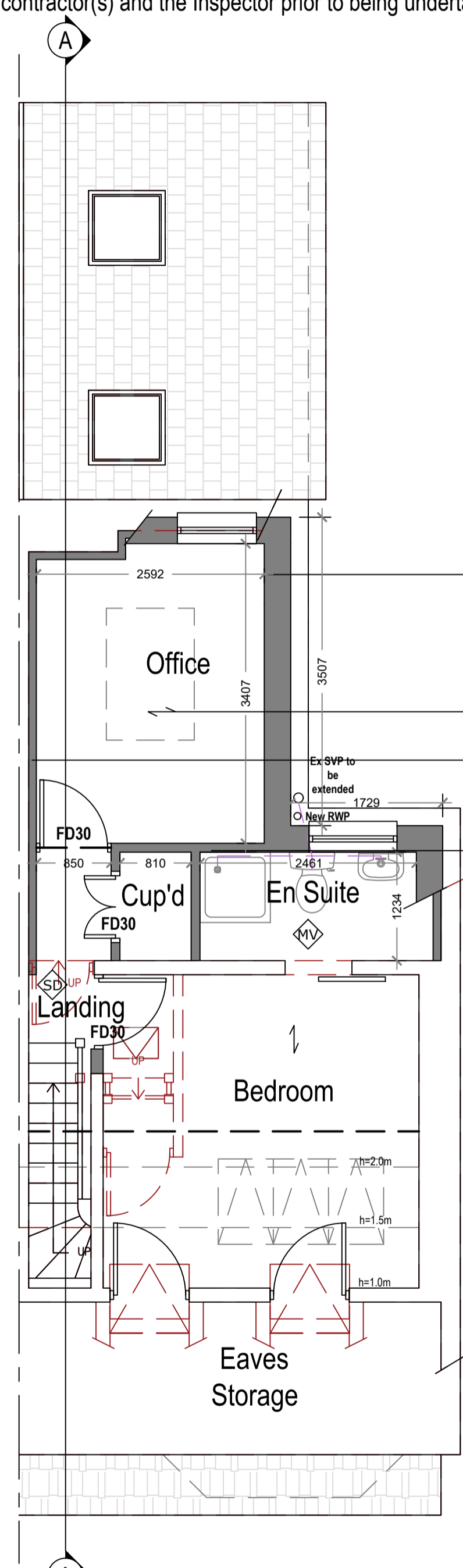
The Building Regulations 2010
 Under the above regulations, any works to a building that fall within the requirements must be inspected by either the Local Authority Building Control Department or a person registered under the Competent Person Scheme. This includes independent qualified building inspection organisations. These drawings are intended only to obtain approval for Building Control applications by either the Local Authority Building Control Department or an independant building inspection company, and should not be used as working construction drawings. These drawings provide an indication only of the work required, and the current building standards that must be met at the minimum level. All works must be discussed on-site between the contractor(s) and the Inspector prior to being undertaken. All guidance and instructions from the Building Inspector must be strictly adhered to at all times.



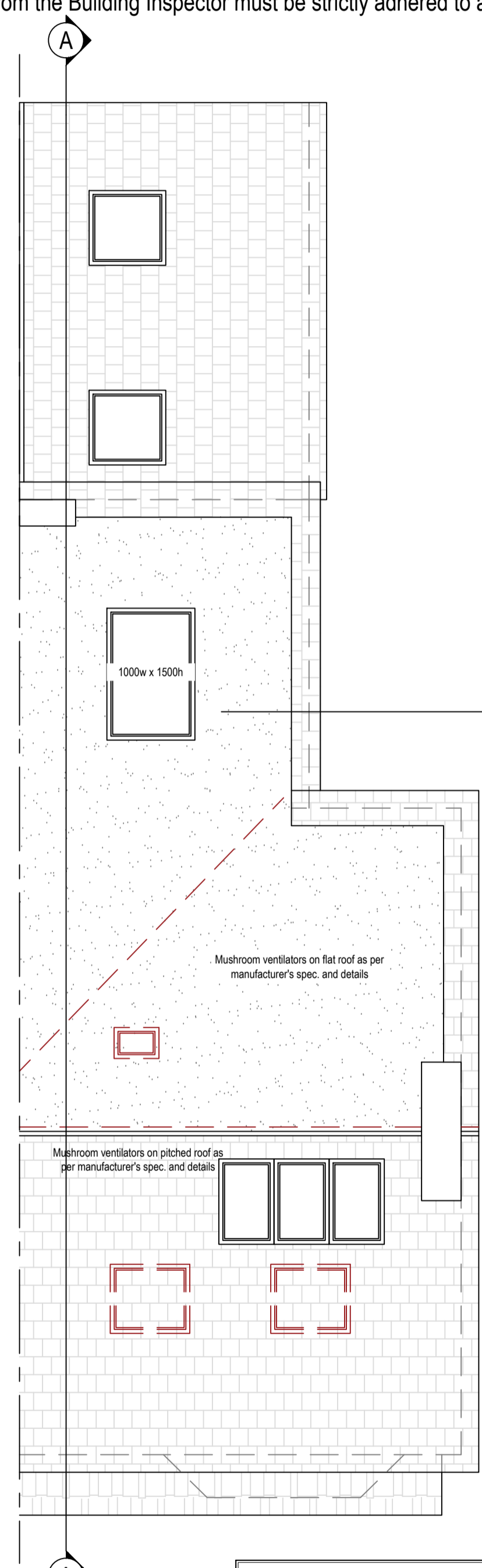
Proposed Ground Floor Plan
 Scale 1:50
 Area ca. 56.28 m²
 Additional Area: 0m²



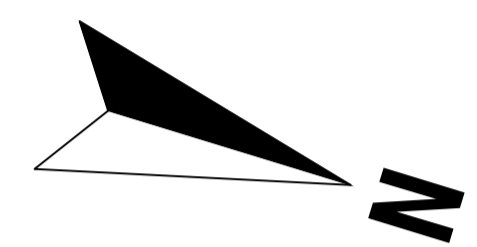
Proposed First Floor Plan
 Scale 1:50
 Area ca. 41.40 m²
 Additional Area: 0m²



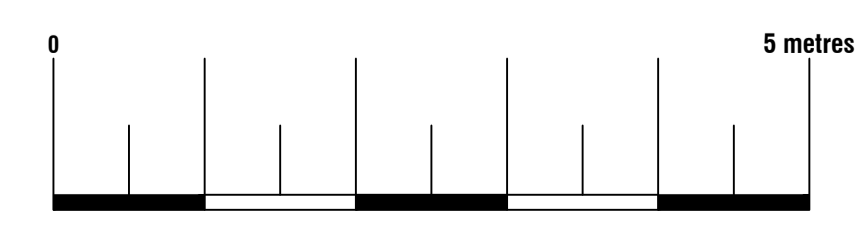
Proposed Loft Plan
 Scale 1:50
 Area ca. 27.83 m²
 Additional Area: 18.12m²
 Additional Volume: 39.16m³



Proposed Roof Plan
 Scale 1:50



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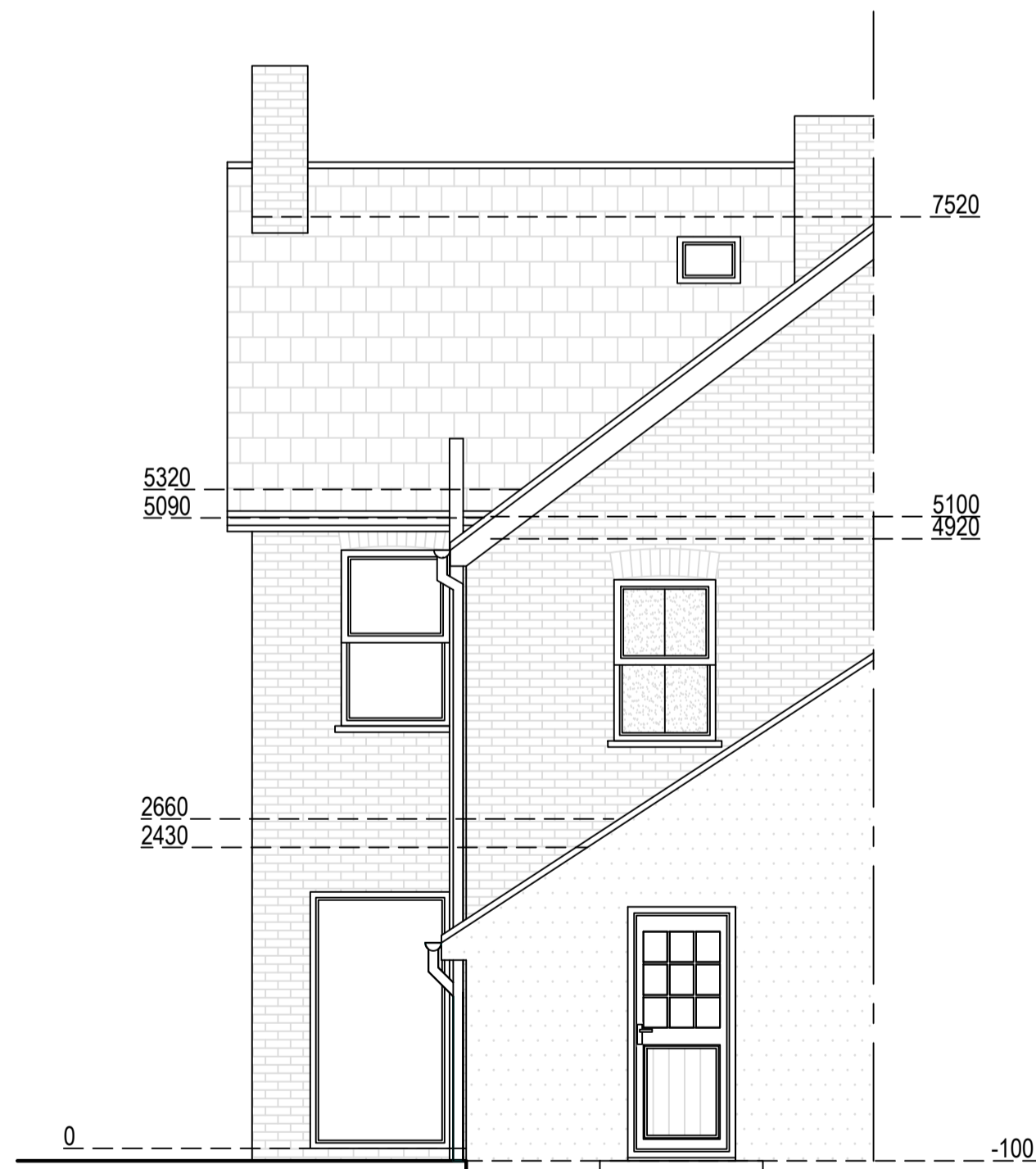
Site	56 Stanmore Road, Stevenage SG1 3QE	Date	28.11.2023
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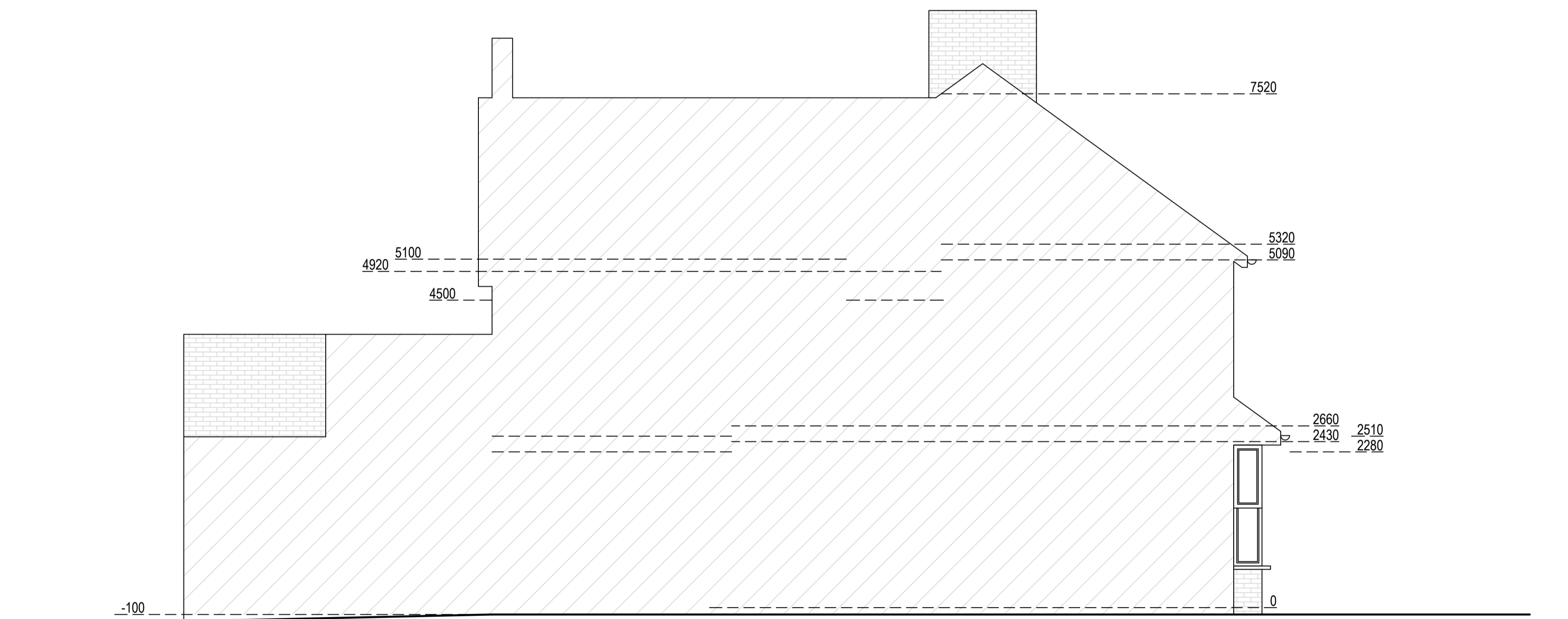
Existing East Elevation
Scale 1:50



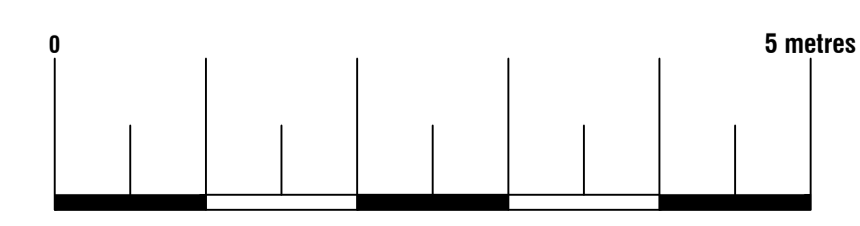
Existing North Elevation
Scale 1:50



Existing West Elevation
Scale 1:50



Existing South Elevation
Scale 1:50



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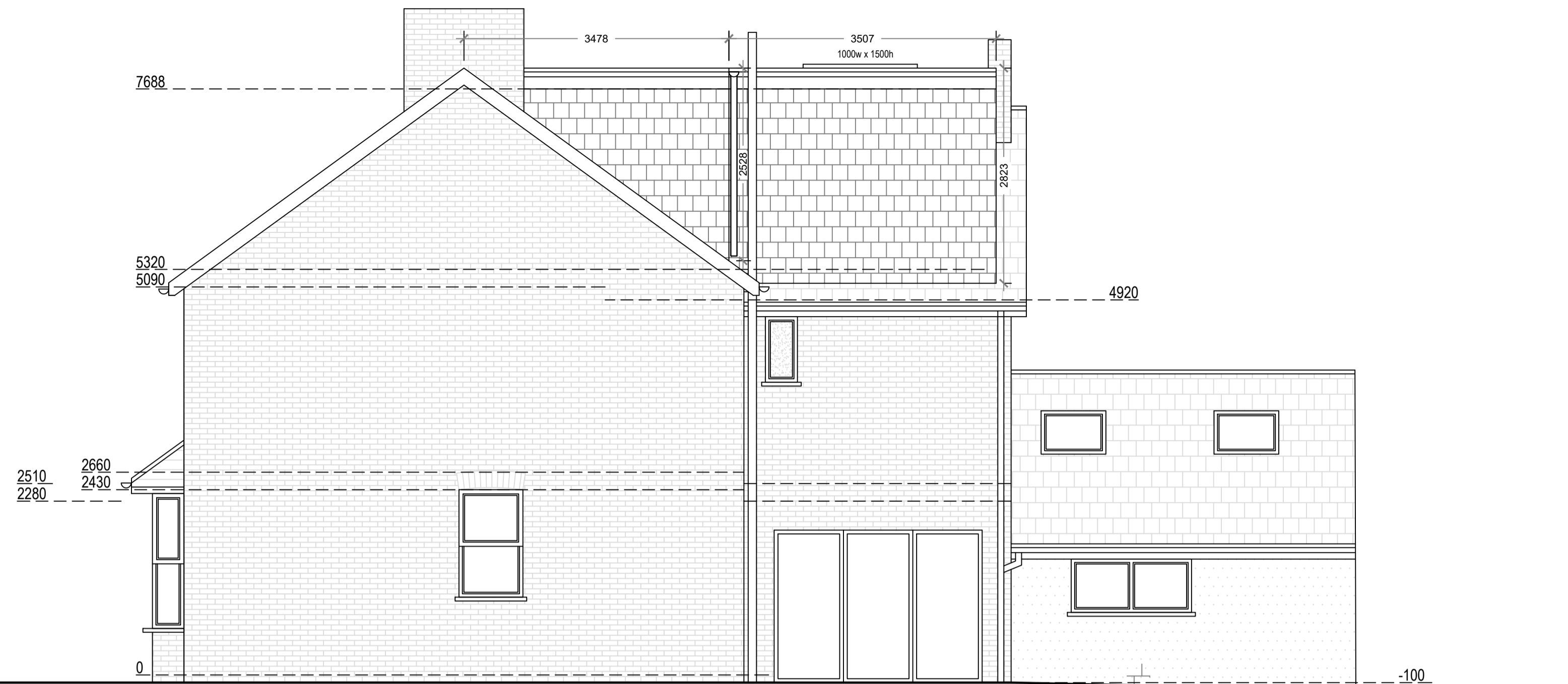
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Site	56 Stanmore Road, Stevenage SG1 3QE	Date	28.11.2023
		Sheet	23-1845 D04 REV 1
		Job	Loft Conversion
		Scale	As Shown@A1
Title Number	HD359986	Title	As Shown

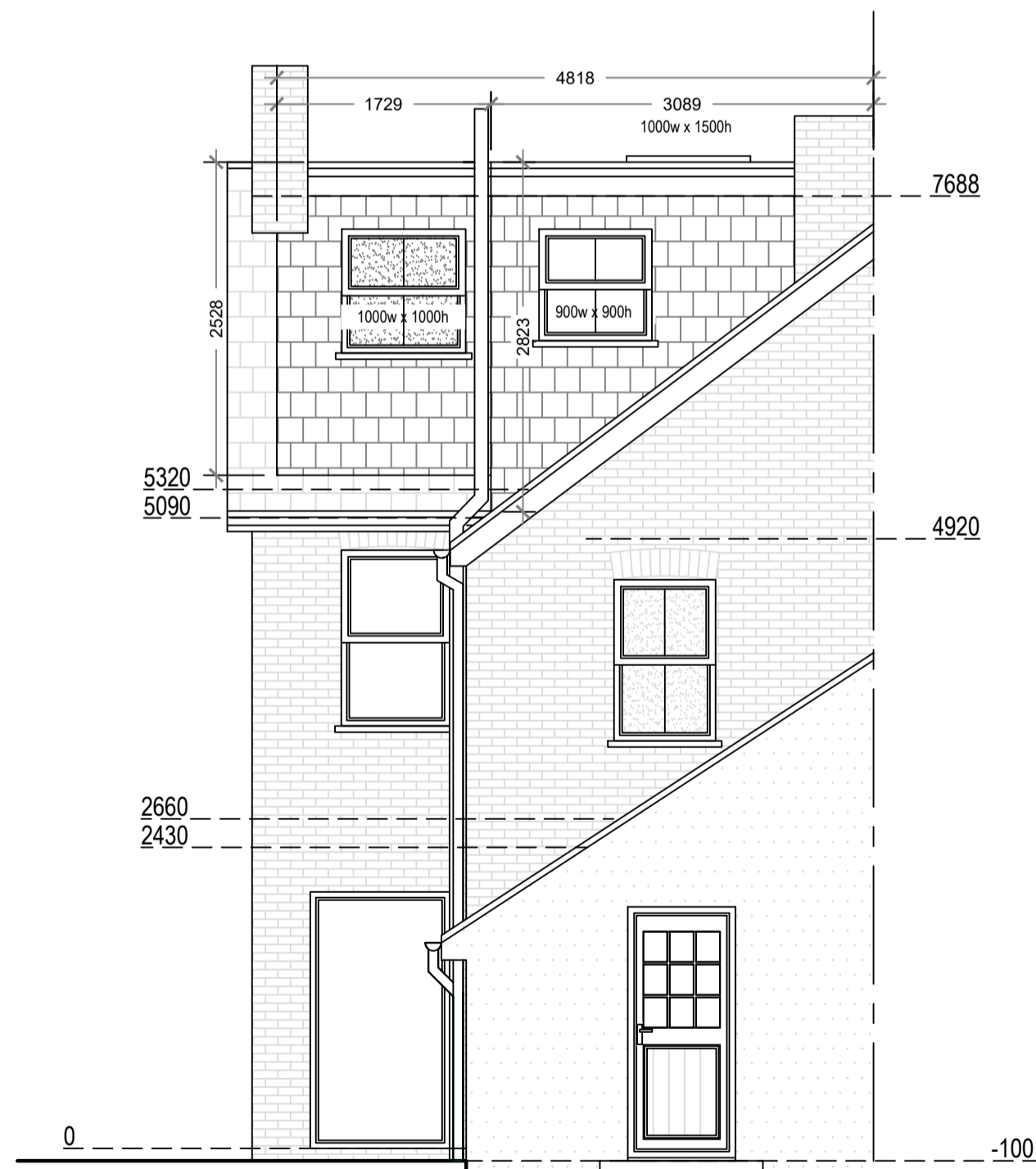
Proposed Materials:
 Walls: Slate
 Flat roof: Ply membrane (to match existing)
 Windows: Double glazed (to match existing)
 Skylights: Size as indicated (not protruding more than 150mm above the existing roof plane)



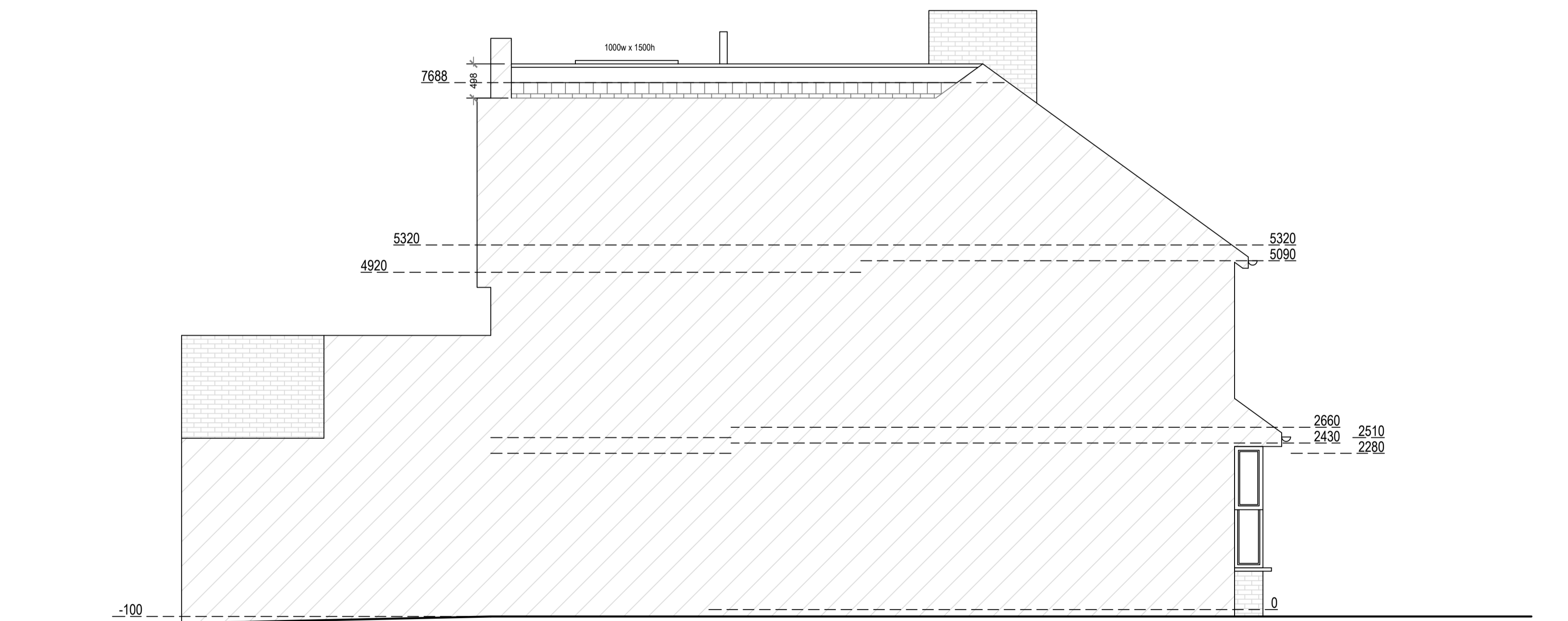
Proposed East Elevation
Scale 1:50



Proposed North Elevation
Scale 1:50

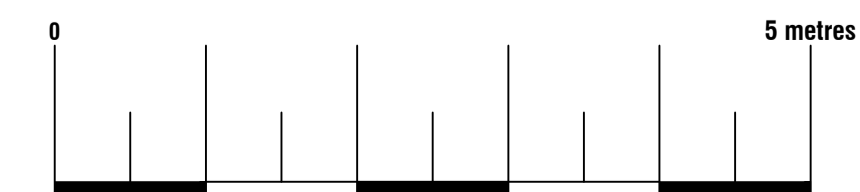


Proposed West Elevation
Scale 1:50



Proposed South Elevation
Scale 1:50

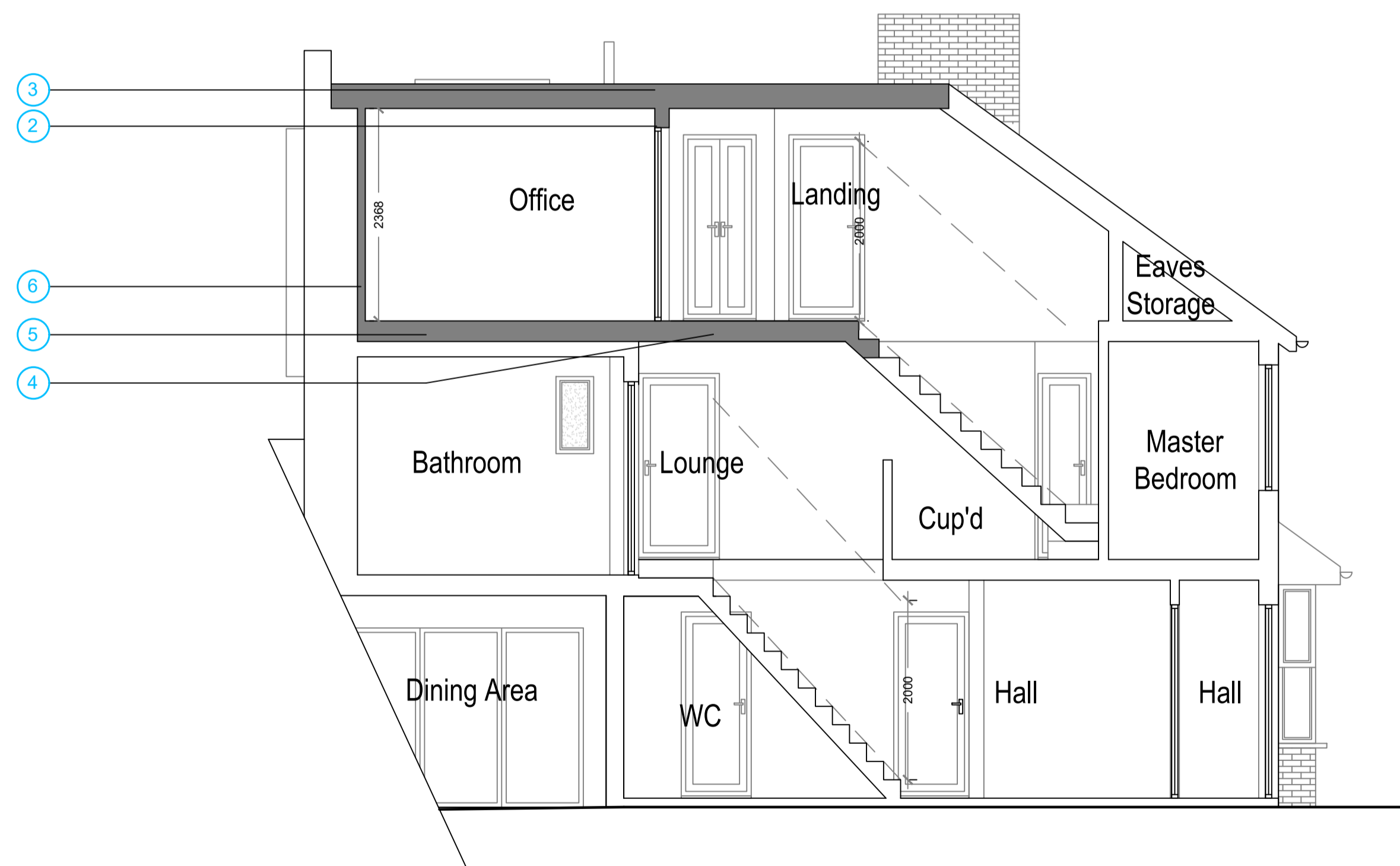
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Site	56 Stanmore Road, Stevenage SG1 3QE	Date	28.11.2023
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Title Number	HD359986	Job	Loft Conversion
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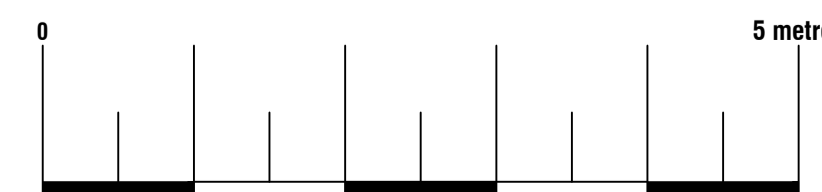


Proposed Section A-A
Scale 1:50

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		Sheet	23-1845 D06 REV 1
		Job	Loft Conversion
		Scale	As Shown@A1
Title Number	HD359986	Title	As Shown

BUILDING REGULATIONS NOTES

PLANNING NOTE

It is recommended that the Agent contact the local planning authority for advice on all matters concerning permitted development.

A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres additional roof space for terraced houses*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Sole facing windows to be obscure-glazed, any opening to be 1.7m above the floor
- Roof extensions not to be permitted developments in designated areas
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves
- *Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space, a previous owner may have done so. (Ref - planningportal.gov.uk)

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45-degree line of the adjoining foundations.

A Party Wall Agreement must be in place prior to start of works on site.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Exceeds 500 person days

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kitemark) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficacy better than 80 lumens per candle watt. All fixed to have lighting capacity (in 195 x 100mm area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 8000mm³ and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm³. Where an open plan kitchen diner is proposed, a minimum of 3 trickle vents are necessary within the room (each 8000mm³).
Purge ventilation - New Windows/doorlights to have operable area in excess of 100m² of their floor area. If the window opens more than 30° or 110cm of their floor area if the window opens less than 30° Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

INTERMEDIATE FLOORS

Intermediate floor to be P5 moisture resistant structural grade flooring board to EN1312-5 and EN13986 laid on C24 joists at 300mm ctrs (see engineer's calculations for spans and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312:2010. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1. At max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x 1/4 depth solid noggins between joists at strap positions.

UPGRADE OF EXISTING CEILINGS

Intermediate floor to be upgraded by the provision of 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5mm plasterboard with a minimum mass of 10 kg/m³ with skim plaster set and finish. Ensure the existing timber flooring of the room above has a minimum mass of 15 kg/m³.

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS5555 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 500 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircases to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

SMOKE DETECTION

Mainstream fixed smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/stories and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

FLAT ROOF RESTRAINT

100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.

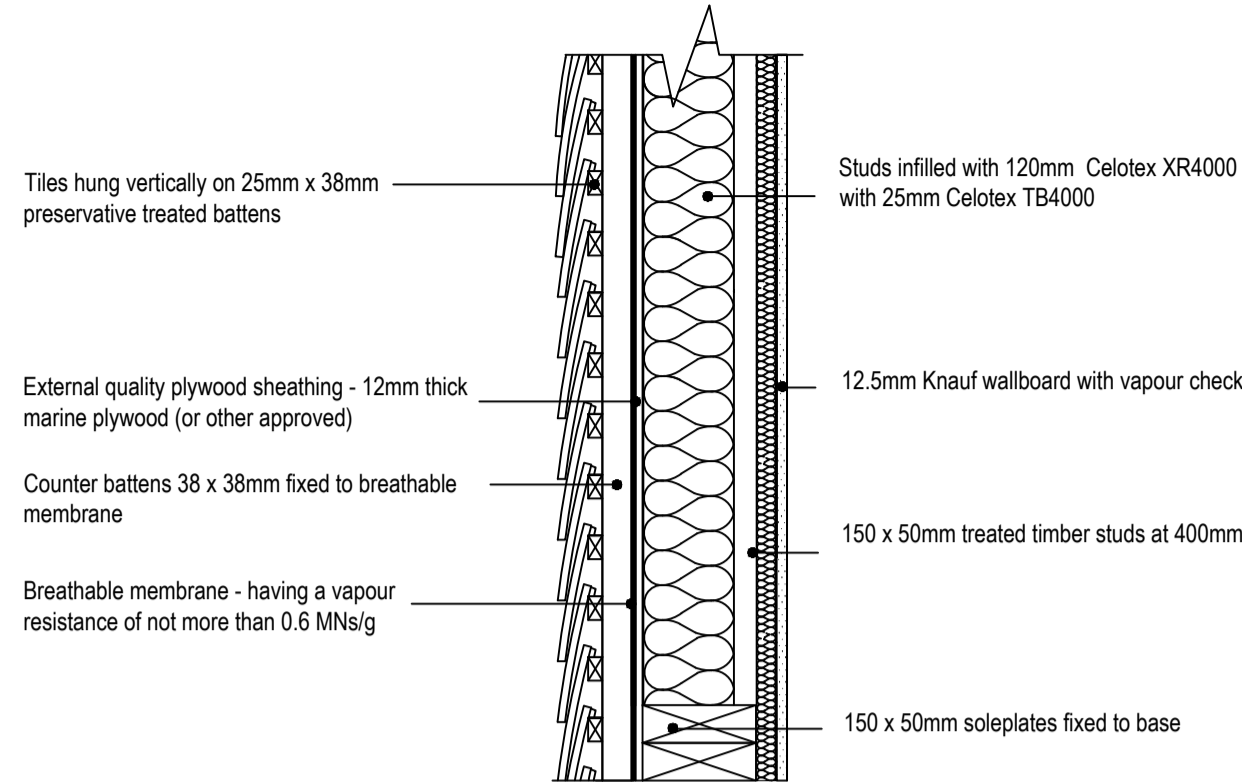
AUTOMATIC AIR VALVE

Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

MEANS OF ESCAPE - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD30 rated fire doors to BS 9936: 2015 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

TILE HUNG 150mm TIMBER FRAMED WALL



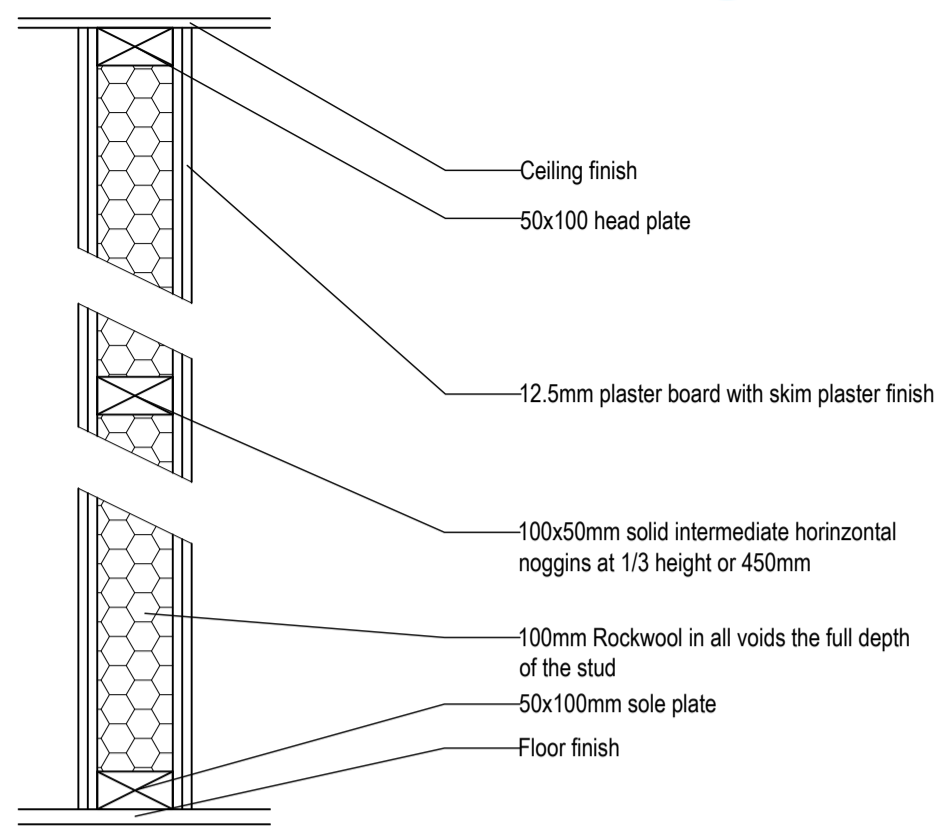
TIMBER FRAME WALL

To achieve minimum U Value of 0.18 W/m²K

Tiles hung vertically on 25 x 38mm preservative-treated battens. Counter battens (to ensure vented and drained cavity) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm ctrs or to s/engineer's details and calculations. Insulation to be 120mm Celotex XR4000 between studs with 25mm Celotex TB4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. 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. Walls within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

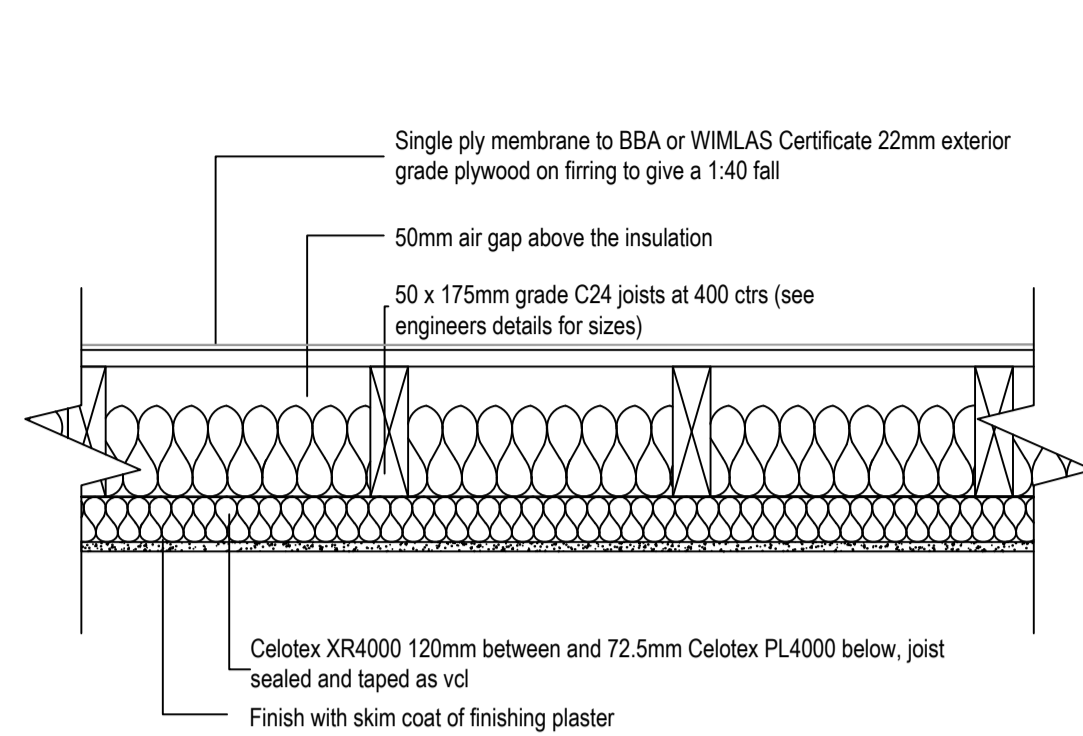
1

STUD WALL



2

COLD FLAT ROOF



VENTILATED FLAT ROOF

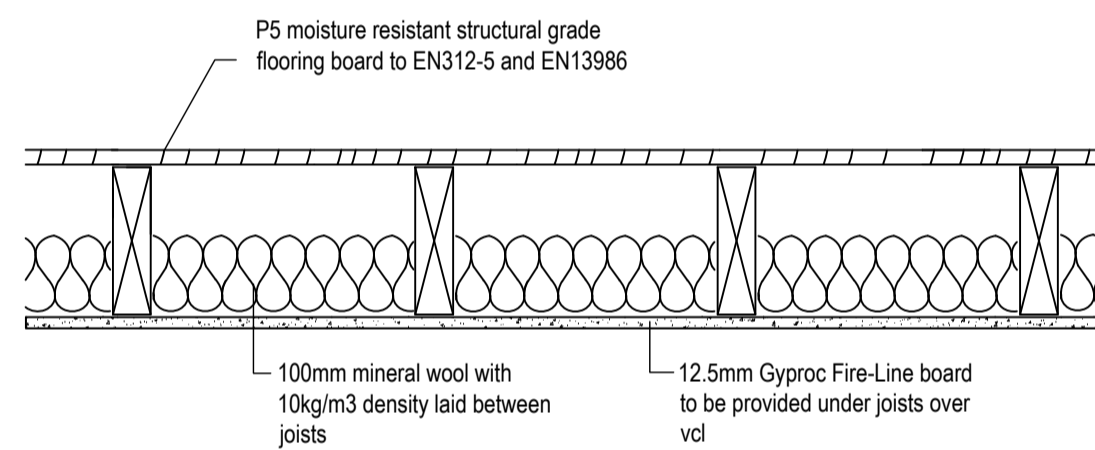
(imposed load max 1.0 kNm² - dead load max 0.75 kN/m²)

To achieve 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 BBA or WIMLAS Certificate on 22mm exterior grade plywood, laid on firrings to give a 1:40 fall on 50 x 175mm grade C24 timber joists at 400 ctrs. Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is 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 Celotex XR4000 120mm between and 72.5mm Celotex PL4000 under, joist sealed and taped as vcl. Finish with skim coat of finishing plaster.

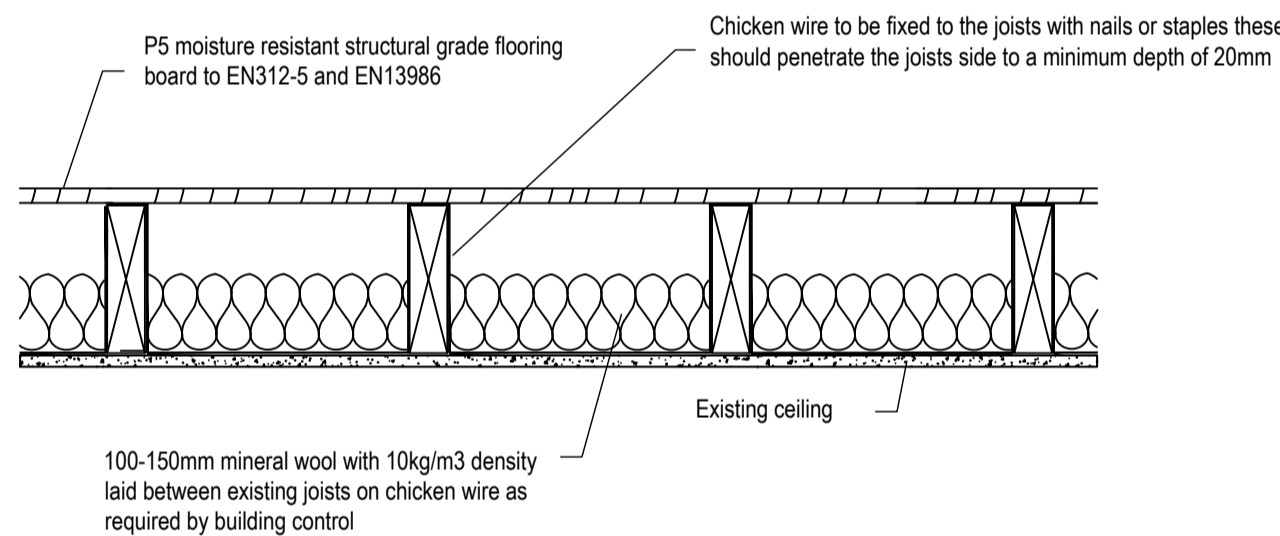
3

INTERMEDIATE TIMBER FLOOR



4

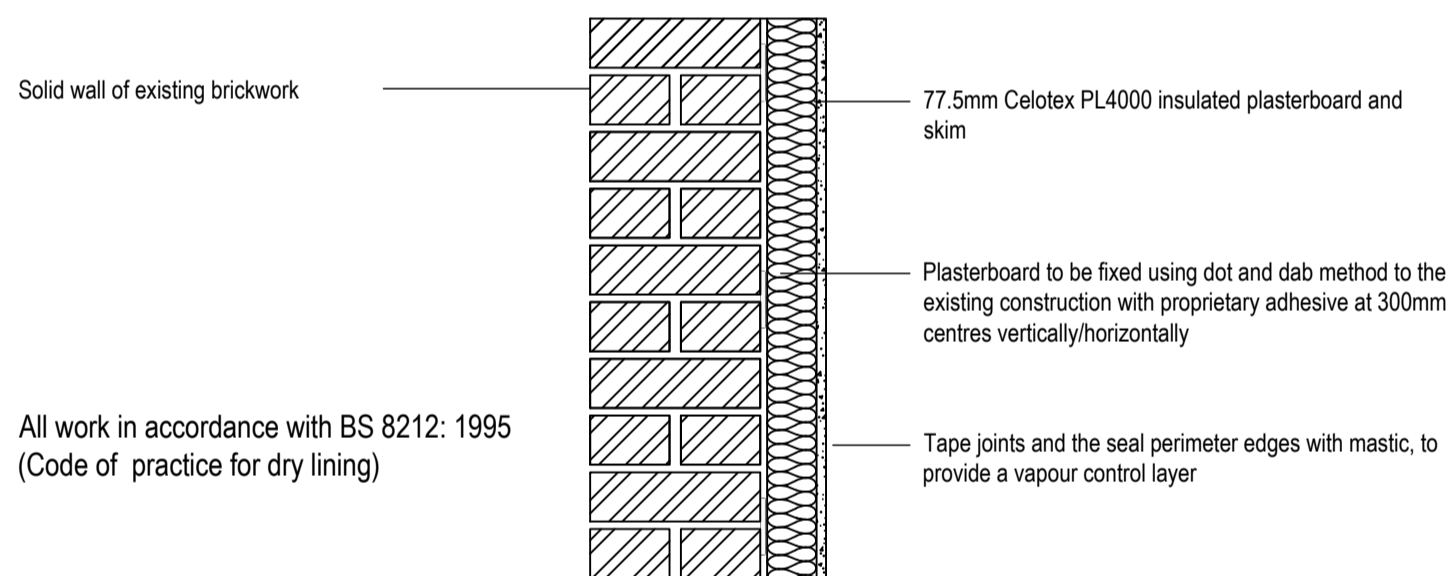
UPGRADING EXISTING LOFT FLOOR



5

UPGRADING 225mm SOLID PARTY WALL

Cold adjoining space

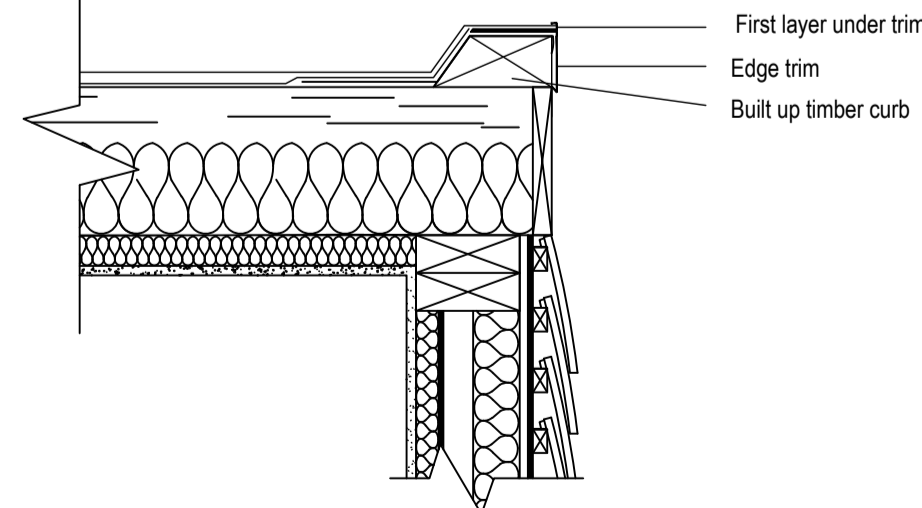


6

UPGRADE OF EXISTING FLOORS

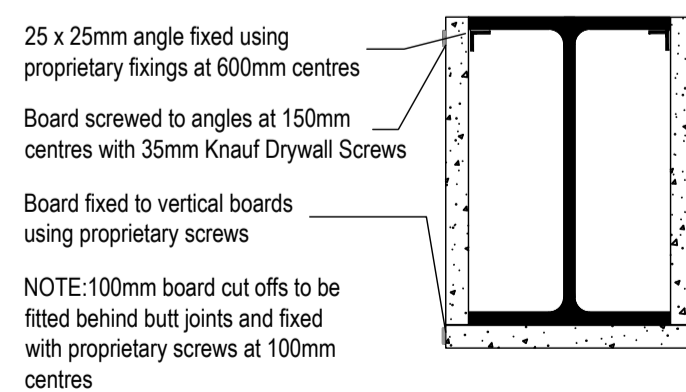
Ensure first floor achieves modified half-hour fire resistance.
New floor - Joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations)
Provide P5 moisture resistant structural grade flooring board to EN1312-5 and EN13986. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010. Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1. At max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x 1/4 depth solid noggins between joists at strap positions.

VERGE DETAIL



FIRE PROTECTION OF STEEL BEAM

(Knauf fire board - as section 6 :2012 of manufacturer's details)



NOTE: 100mm board cut offs to be fitted behind butt joints and fixed with proprietary screws at 100mm centres

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nulifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

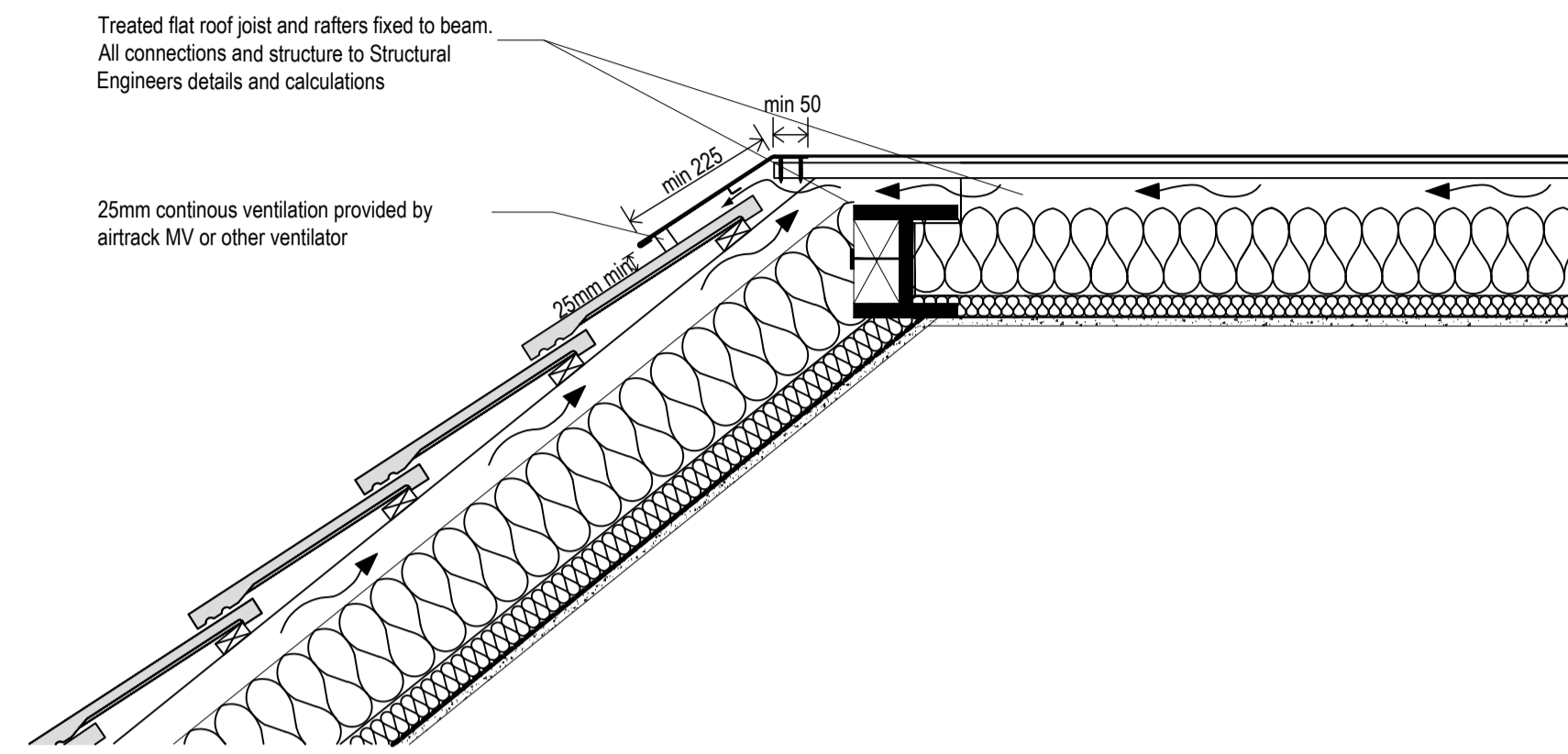
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Site	56 Stanmore Road, Stevenage SG1 3QE	Date	28.11.2023
		Sheet	23-1845 D07 REV 1
		Job	Loft Conversion
Title Number	HD359986	Scale	Not To Scale
		Title	Specification & Section Detail Drawings 1:10

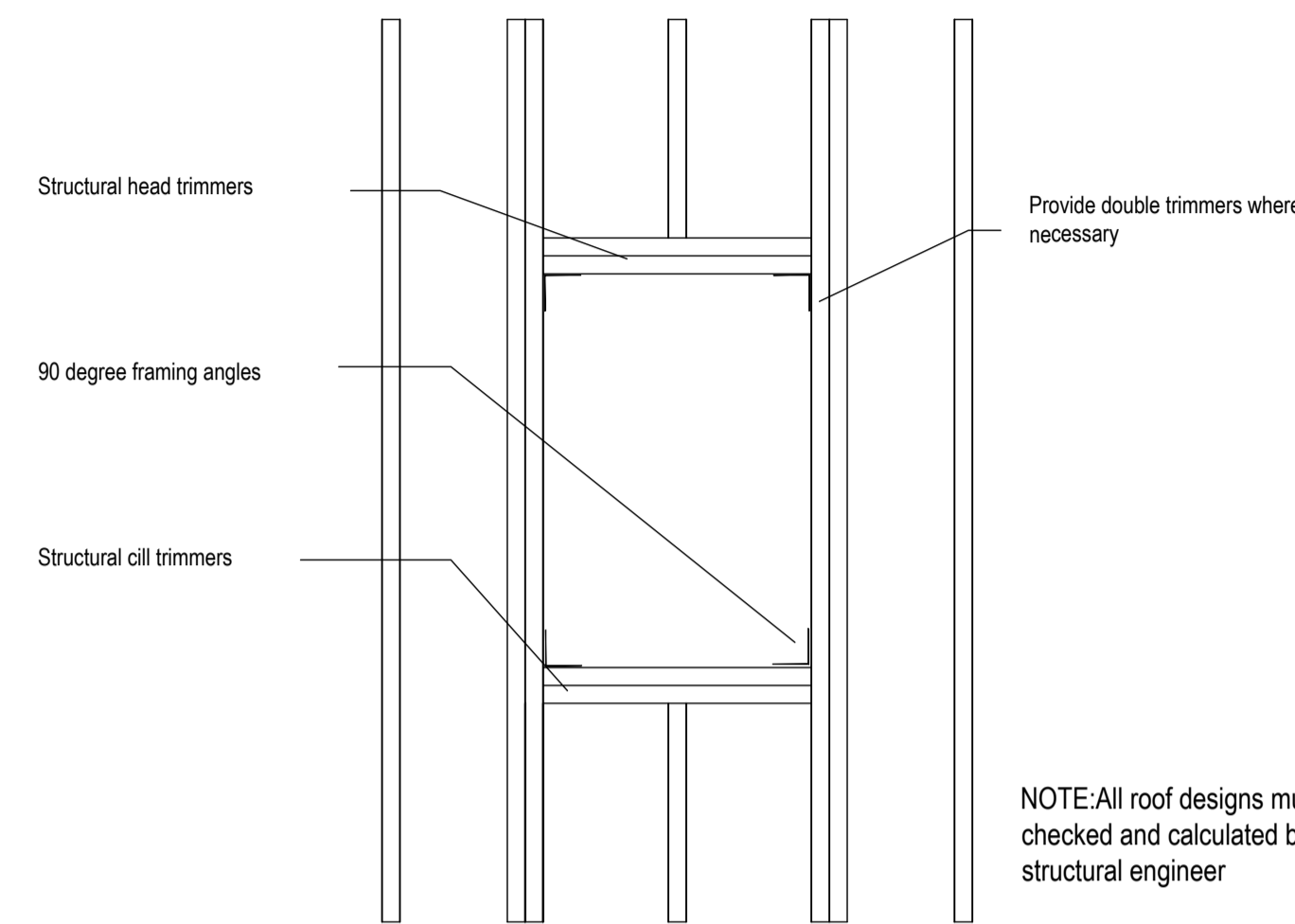
LOFT RIDGE DORMER DETAIL

Structural design by suitably qualified engineer



ROOFLIGHTS (STRUCTURE)

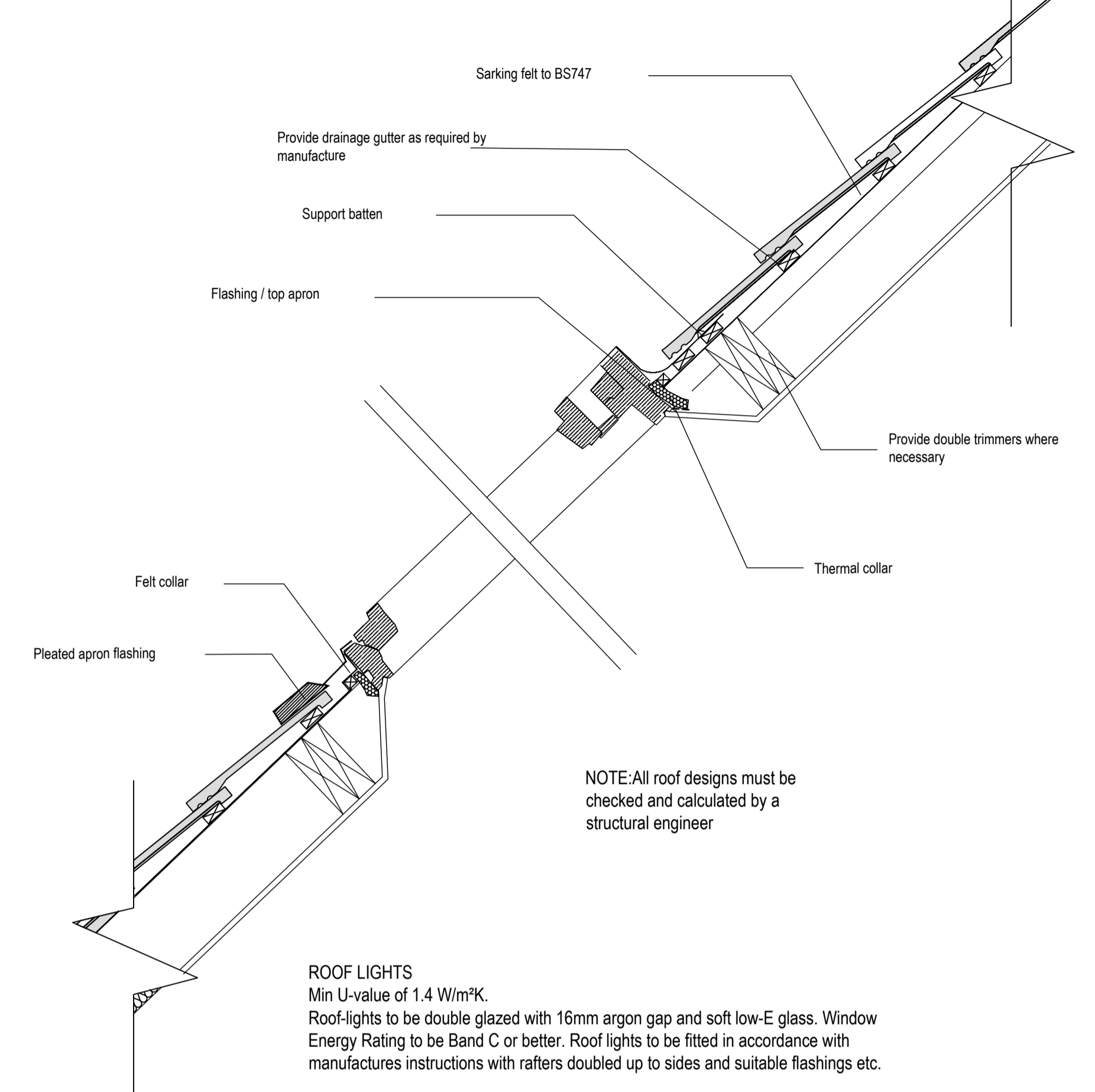
Rooflight installed in accordance with manufactures details



ROOF LIGHTS
Min U-value of 1.4 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

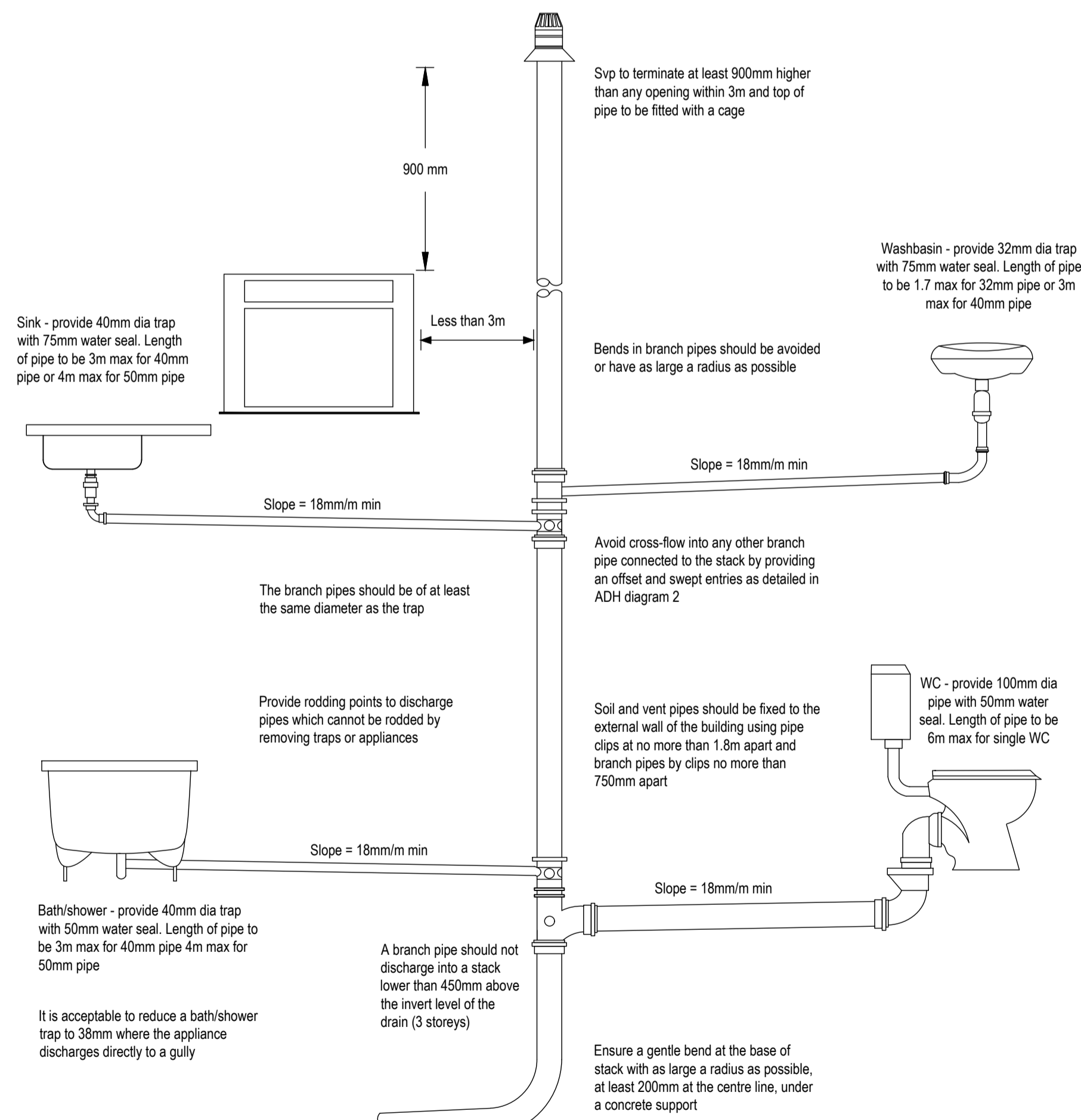
ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details



ROOF LIGHTS
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ABOVE GROUND DRAINAGE SCALE 1:20

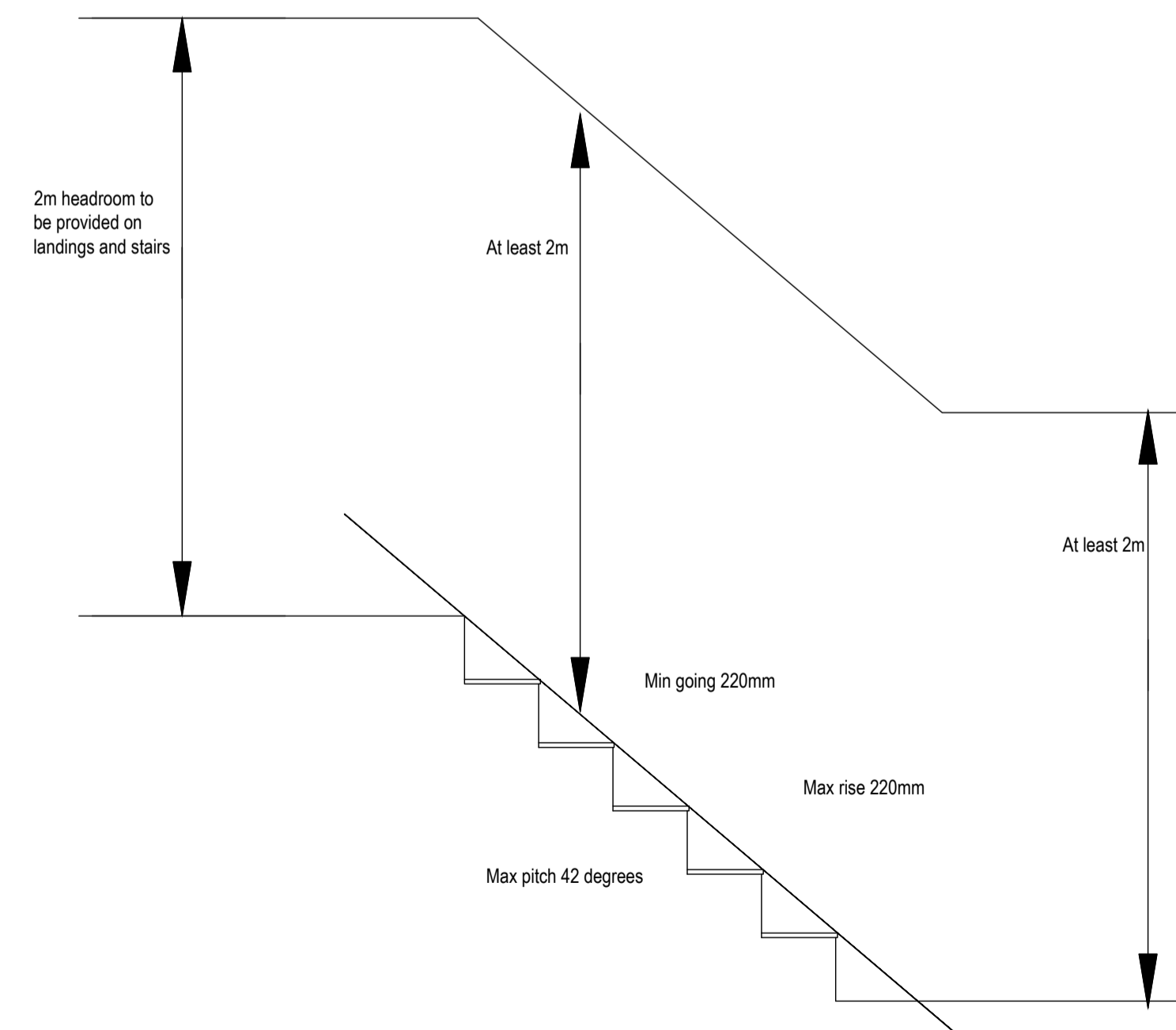


ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

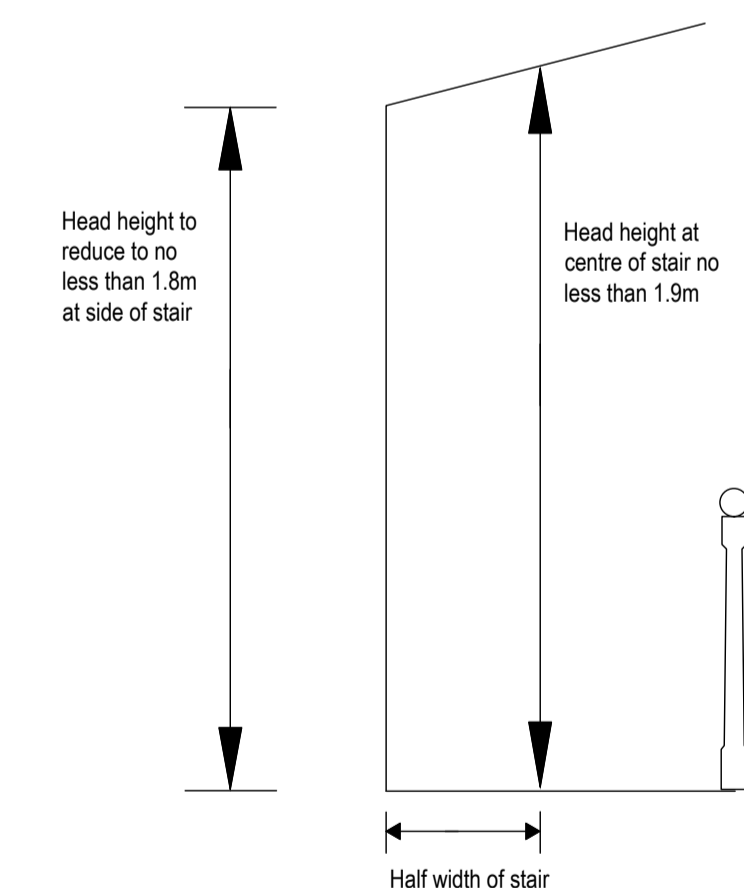
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
- W/C - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

HEADROOM FOR NEW STAIRS



REDUCED HEADROOM FOR LOFT STAIRS



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Site	56 Stanmore Road, Stevenage SG1 3QE	Date	28.11.2023
		Sheet	23-1845 D08 REV 1
		Job	Loft Conversion
		Scale	Not To Scale
Title Number	HD359986	Title	Section Detail Drawings 1:10