

Notes
 Dormer front and cheeks - constructed from 100 x 50mm studwork frame lined externally with 9.0mm O.S.B. and then lined with tyvek breathable membrane, counter battens and batters and slate clad to match roof.
 Infill between studs with 100mm celotex and line internally with a further 50mm celotex with taped joints, 25x50mm battens and 12.5mm plasterboard. Double up studs at window reveals and corners. Cheeks to be supported on on 100x150mm C24 rafters

Dormer roof - 12mm solar chippings laid in cold bitumen over three layers high performance built up felt laid in hot bitumen on 18mm w.b.p plywood decking.

Fire Precautions -
 Interconnected mains operated smoke detectors with battery backup to be fitted in the downstairs hallway and the first floor landings.
 Smoke detectors to connect directly to mcb on consumer unit or to principal lighting circuit.
 Line underside of staircase to first floor with 12.5mm plasterboard.
 First floor ceiling lath and plaster - confirm on site that it is in good condition as this provides 30 minute protection.

Beams B1, B2 & B3 to be encased in two layers of 12.5mm plasterboard or painted with three coats of intumescent paint to provide 30 minutes fire protection. Replace all doors leading from landings and ground floor hall with FD20 fire doors.
 Escape window with opening area of min. 0.33 square metres and no dimension less than 450mm sill level between 800 and 1100mm above floor level

Ventilation-
 Bedroom - Opening area of windows to be minimum 1/20 floor area with some part minimum 1.75m above floor level and with minimum 8000 square mm of equivalent area background ventilation provided by integral ventilators in the frames.
 En-suite - opening window with 4000 square mm of equivalent area background ventilation provided by integral ventilator in the frame. Extractor fan fitted extracting at rate of 15 litres per second.

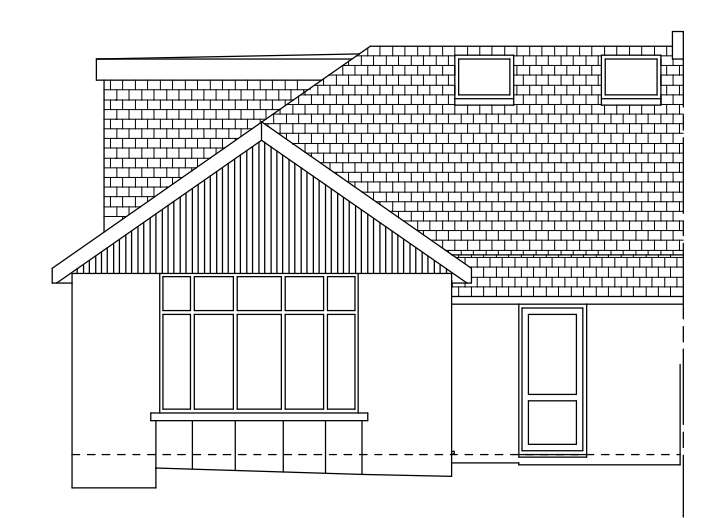
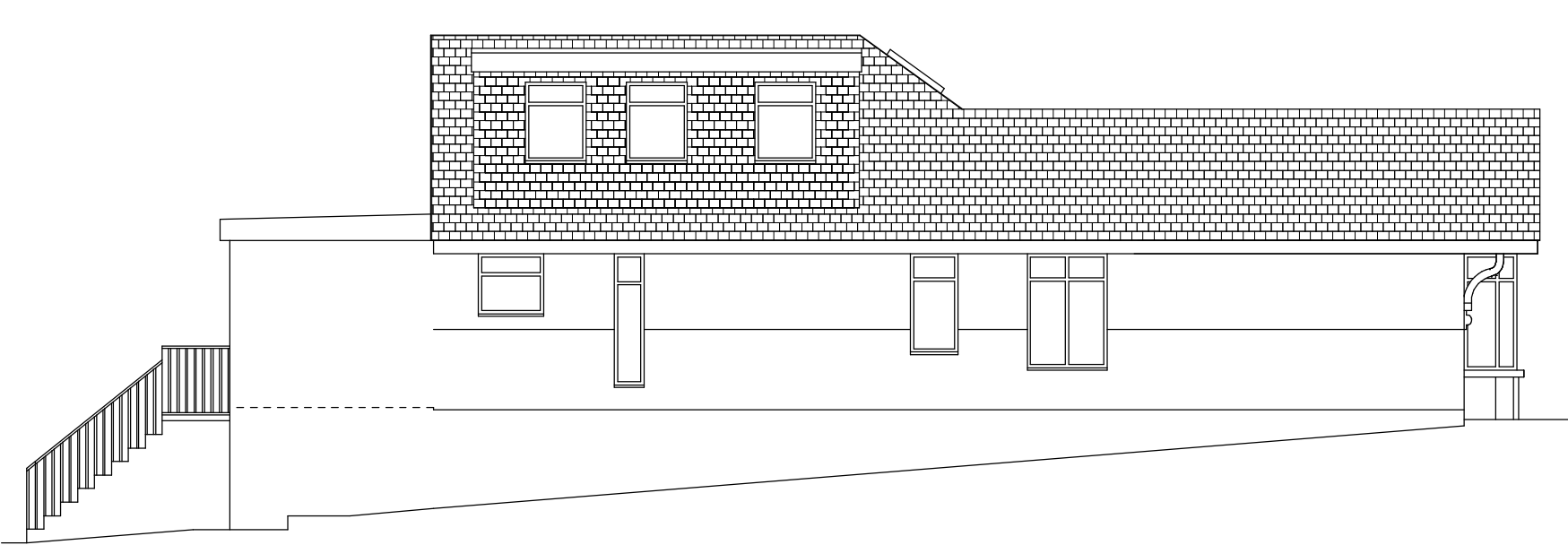
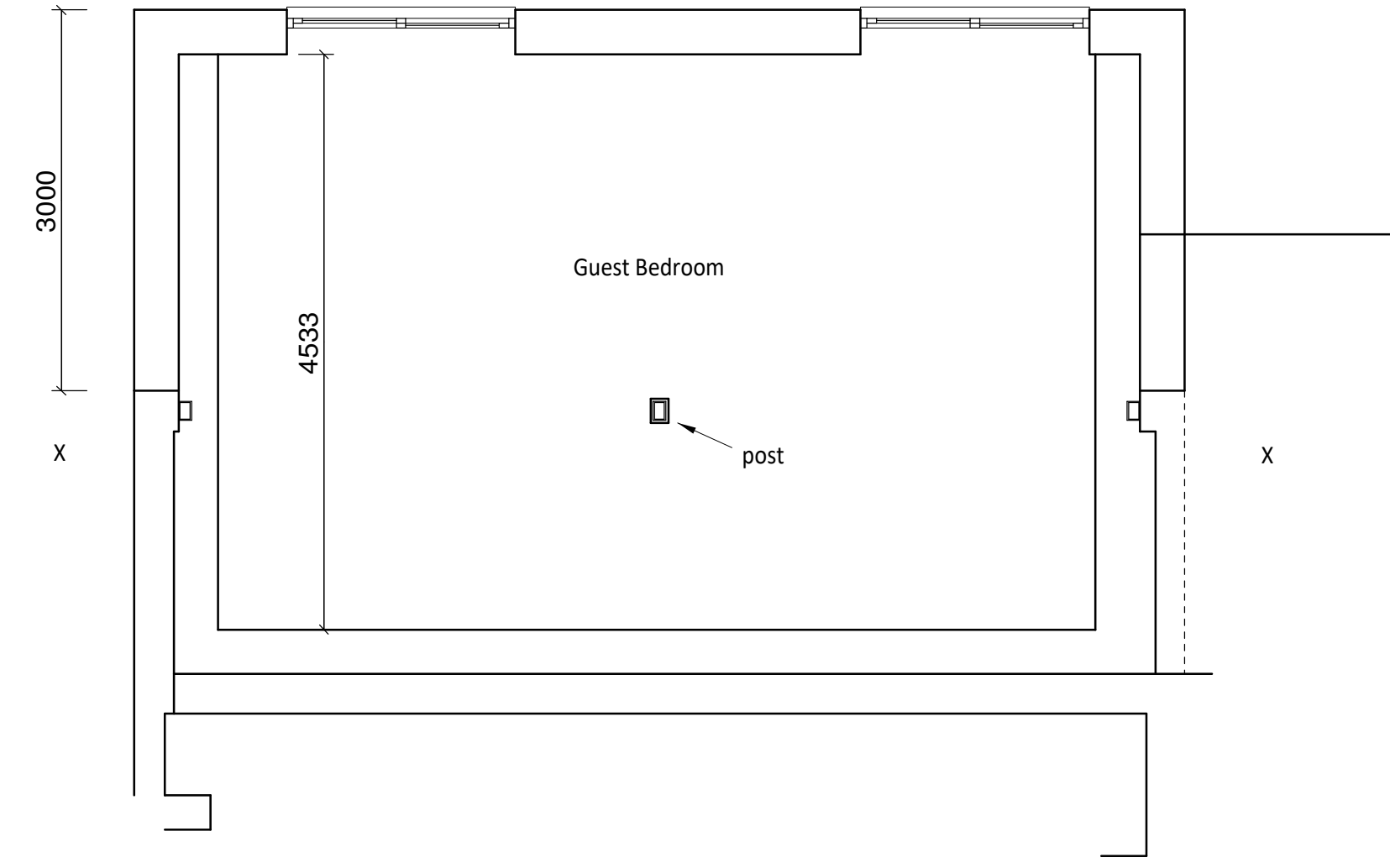
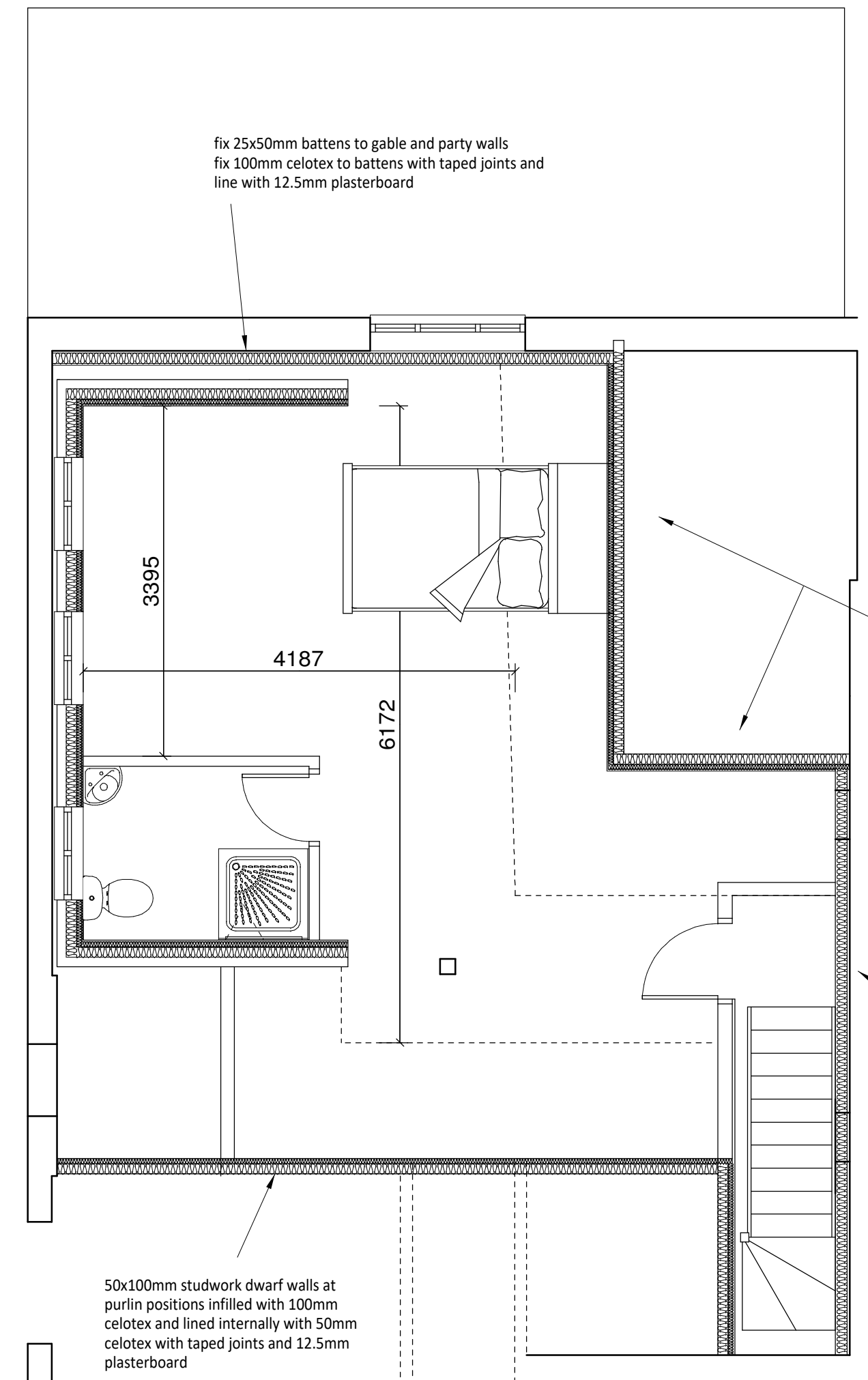
Roof - 25mm opening provided at eaves with slate or soffit ventilators. 5mm opening at ridge provided by equally spaced ridge ventilators, with ridge board removed. Maintain 50mm clear air space above insulation.

Dormer roof - 25mm opening the length of the dormer provided by overhanging eaves and fitting flyproof mesh to the underside.

The following documents are to be completed by the building contractor and given to the building inspector.

- Part 1 System details and declarations - commencement
- Part 2a Installation details - prior to commissioning
- Part 2b Inspection of installation - at commissioning
- Part 3 Commissioning details - declaration at completion

Templates for these are in the appendix of approved document F



Stairs - Total rise 2800mm. Staircase to comprise of min. 750x750mm landing at bottom of stairs followed by three winders and ten parallel treads leading to a min. 750x750mm landing at finished floor level. 2.0m headroom to be maintained above the proposed staircase, including landing at top.
 Handrail to be fitted 900mm above pitchline with less than 100mm between balusters, risers 200mm and goings 223mm, maintain 50mm min. trad on winders.

Drainage
 Foul
 Shower Room - 40mm diameter trap with 75mm seal to shower, 32mm diameter trap with 75mm seal to w.h.b both discharging via 40mm wastes to 110mm diameter soil stack with vent min. 900mm above any opening within 3.0 metres horizontally. Soil stack connecting via long radius bend to existing 110mm diameter underground drain via min. 225mm diameter access point.

Surface water - 112mm diameter guttering discharging via 65mm diameter rain water pipes to existing gutter.

Glazing - upvc double glazed windows with "U" value maximum 1.4. Roof windows to have a "U" value of 1.4 or less.

Electrical Installation - All the new electrical works will be designed, installed inspected and tested in accordance with BS7671 (IEE Wiring Regulations 18th Edition). The works to be carried out either by an installer registered under a suitable electrical self certification scheme or a suitably qualified person with a certificate of compliance produced by that person to the Building Control Surveyor on completion of the works

Proposed porch
 External wall
 Cavity walls constructed from 100mm, 7.0 N/sq.mm dense concrete blockwork with a 150mm cavity partially filled with 100mm Celotex cavity board extending to 225mm below floor level. Wall finished internally with 12.5mm plasterboard on dabs or wet plaster. Ancor ST1 cavity ties, 275mm long or similar approved for 150mm cavity, at 750mm horizontal and 450mm vertical centres and one tie per course within 200mm of reveals. Cavity closed at eaves with 6mm masterboard. Cavities closed at reveals and sills with therm-a-bate cavity closers. Cavity insulation to lap roof insulation.

Roof - Slates laid on 25x50mm treated battens fixed to 25x50mm treated cross battens securing permanent dry+ membrane to the rafters. Slates fitted using the easy slate system for low pitched roofs which requires the use of permanent dry+ and permanent butyl tape and to be fitted strictly in accordance with manufacturers specification.

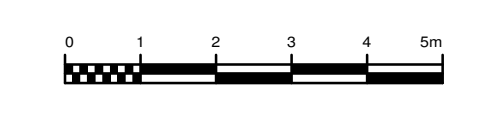
Surface water - 112mm diameter guttering discharging via 65mm diameter rain water pipes to connect to soakaway minimum 5.0 metres from the dwelling.

A build alongside agreement from SWW to be in place before works commence if within 3.0m of SWW drain.

Glazing - All windows and doors to be fitted with sealed unit double-glazing "U" values of all windows and doors to be a maximum of 1.4 W/Sq.M/degree K. Doors less than 1500mm and windows less than 800mm above floor level to be fitted with safety glass to BS6206.

All dimensions to be checked on site

Neighbours to be given appropriate notice under the 1996 Party Wall Act.



PROPOSED LOFT CONVERSION AND EXTENSION AT No. 69 UNDERLANE PLYMSTOCK

DRAWN BY : MIKE LEGGETT BUILDING PLANS LTD
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 DATE : 18th January 2024
 SCALE : 1/50 1/100 (PRINT @ A1)
 DWG 2 of 3
 CLIENT : Mr L Blampey