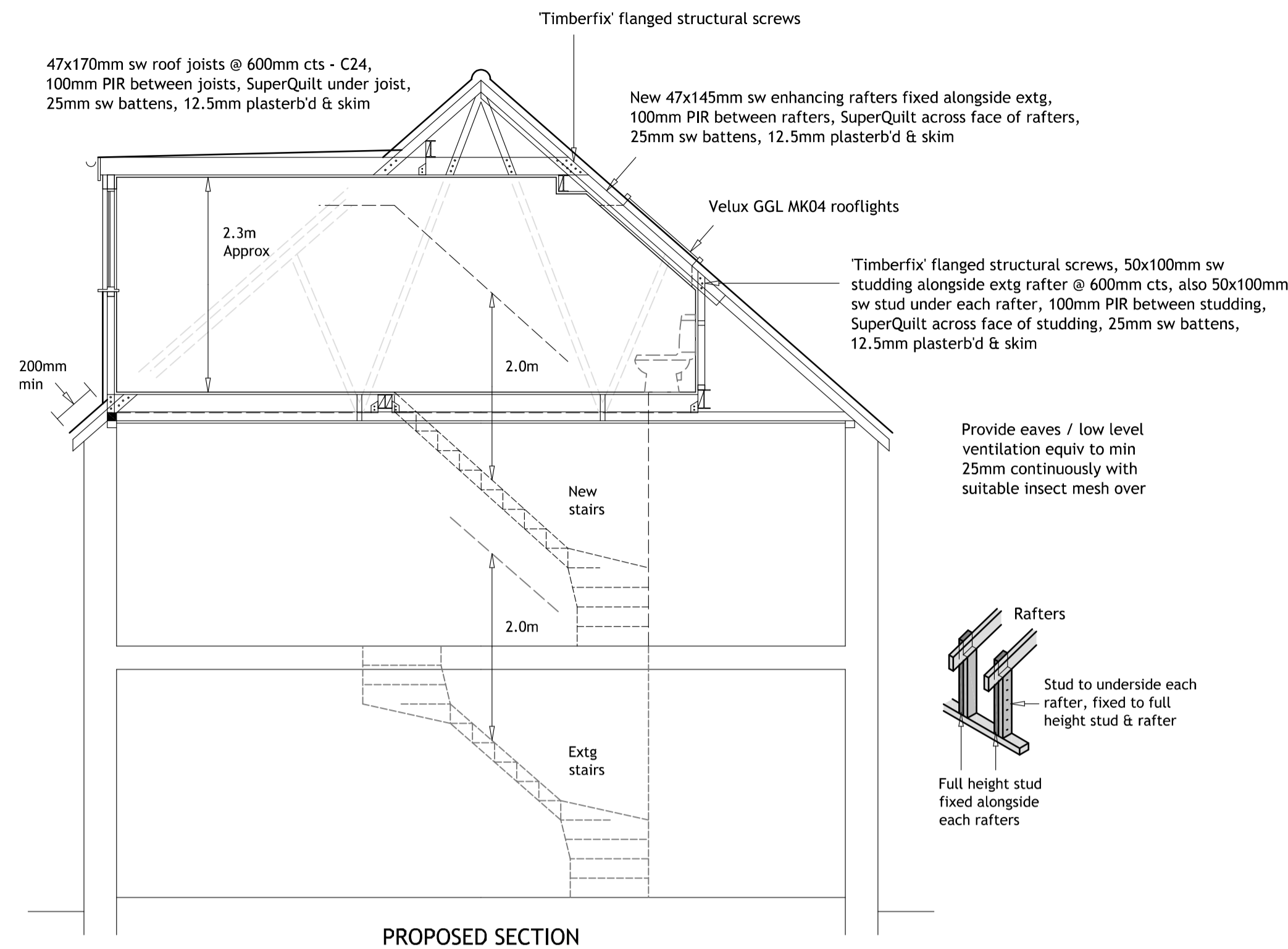
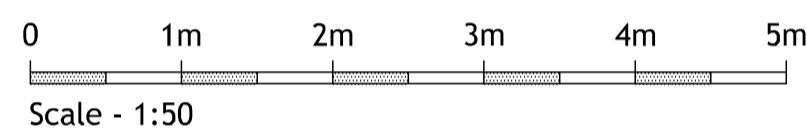


Provide high level ventilation via ridge tiles or proprietary ventilation tiles fitted to both roof slopes installed in accordance with manufacturer's fitting instructions to provide ventilation equiv to 5mm continuously



PROPOSED SECTION



Scale - 1:50

**ADDITIONAL SPECIFICATION**

**GENERAL :**  
Provide ridge ventilation equiv to 5mm x length of ridge.  
Provide eaves / low level ventilation equiv to 25mm continuously.  
Unless stated otherwise : timber = C24 grade, steel = S355 grade.

**NEW LOFT FLOOR :**  
New flooring = 22mm T+G moisture resistant flooring grade chipboard.  
New beams and / or joists to support new structure to span to existing outside walls to achieve min 100mm bearing. Use 100mm Rockwool quilt between new floor joists for sound insulation & additional fire resistance.  
Existing ceiling joists / truss bottom chord strapped to new floor joists and / or beams where existing support removed. New steel floor trimmers to be treated to provide 1/2hr fire protection to manufacturer's instructions.

**DORMER ROOF :**  
AA fire rated long life rubberised membrane on 18mm exterior grade ply on sw firing strips set to fall 1 in 80 on new sw roof joists - see PROPOSED SECTION for joist size and insulation spec.  
New uPVC rainwater goods to discharge via new downpipe(s) onto existing roof. Maintain 50mm cross ventilation air gap above insulation between joists (either front to back into ventilated roof void or side to side). Insect proof mesh over.

**DORMER CHEEKS / FACE :**

External dormer finish using rehung tiles or new tiles to match colour & finish of existing as closely as possible on breather paper on 12mm ply bracing on 50x100mm sw studding @ 600mm cts, 100x100mm sw corner & reveal posts 100mm PIR insulation between studding, SuperQuilt across studding, 25mm sw battens, 12.5mm plasterbd & skim. Code 4 lead flashing to fully weatherproof the dormer externally.  
Where dormer cheeks are within 1m of the boundary, they are to achieve 1/2hr fire by using 12.5mm cement-based board fixed to external face before applying finishes or similar as approved by Building Inspector.  
HIP TO GABLE BUILD UP : (where applicable) Construction as per dormer face / cheeks.

**GLAZING :**

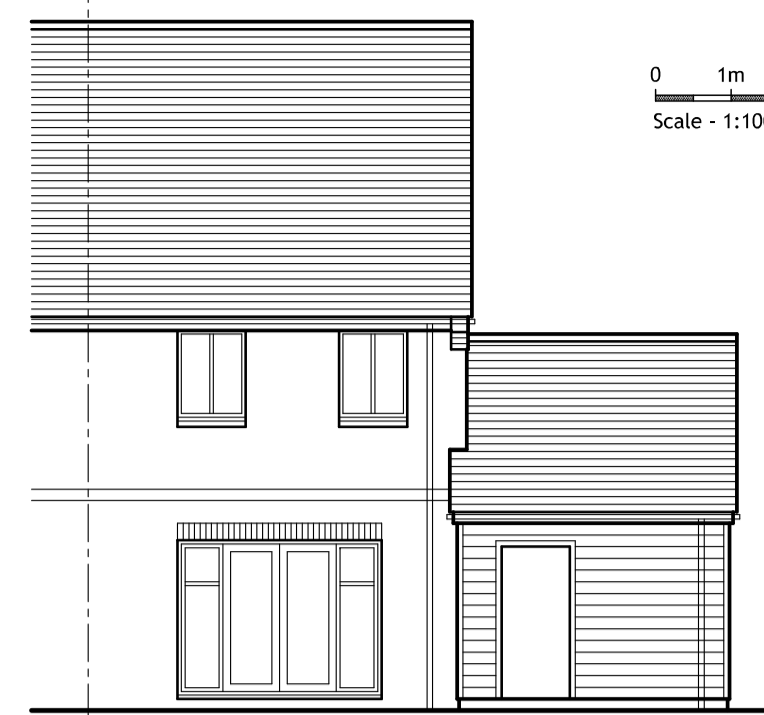
New glazing to have a U-value 1.4W/m2 k.  
Install one new energy efficient light fitting per 25m2 floor area.

**STAIRCASE :**

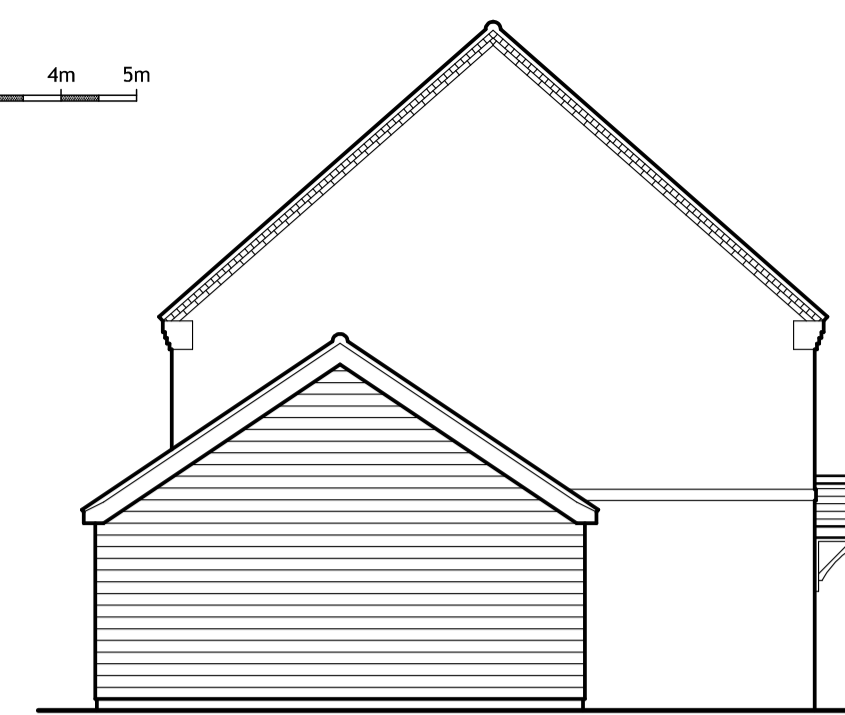
Max tread rise = 220mm ; Min tread going = 220mm.  
Max pitch = 42 degrees ; Min headroom = 2.0m from pitch line of new stairs.  
900mm high handrail / balustrades with max 100mm gaps anywhere.  
Any tapered treads to have a min going of 50mm.  
New stairs to be manufactured from new floor to floor measurement taken from site. All to current Building Regulations, Part K.



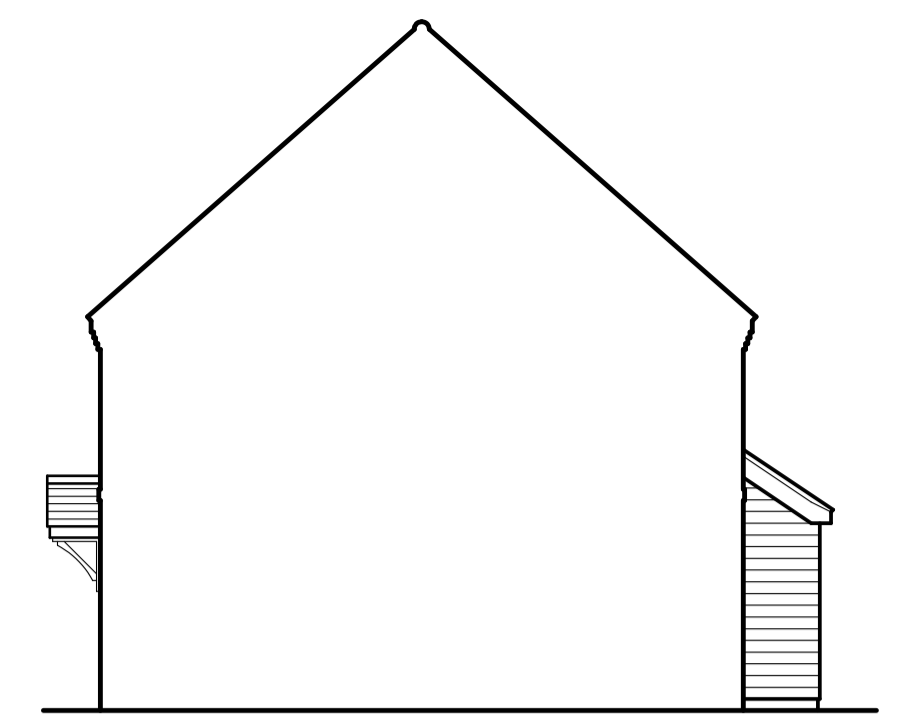
EXISTING FRONT ELEVATION



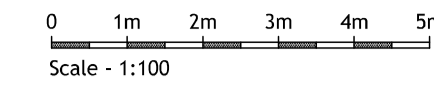
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



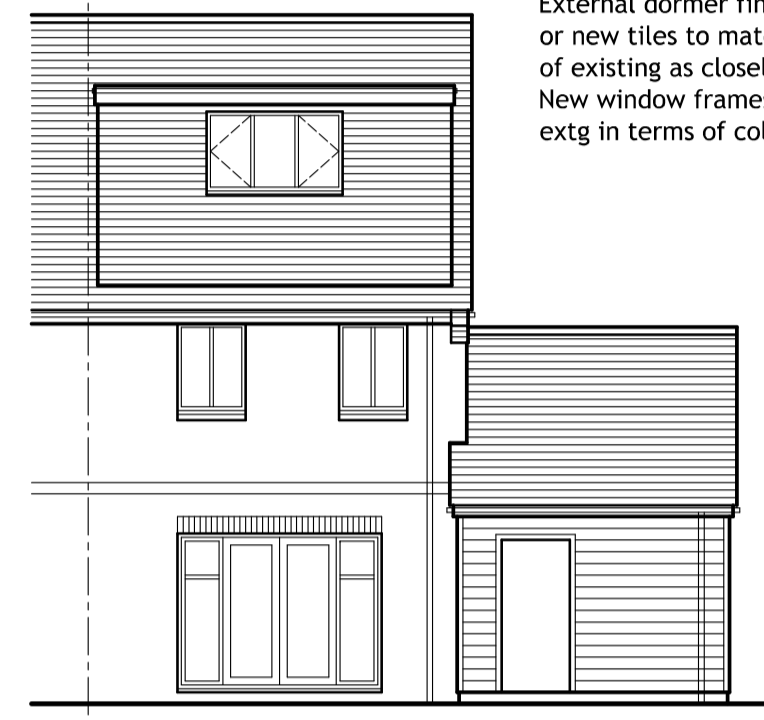
EXISTING SIDE ELEVATION - THROUGH PARTY WALL -



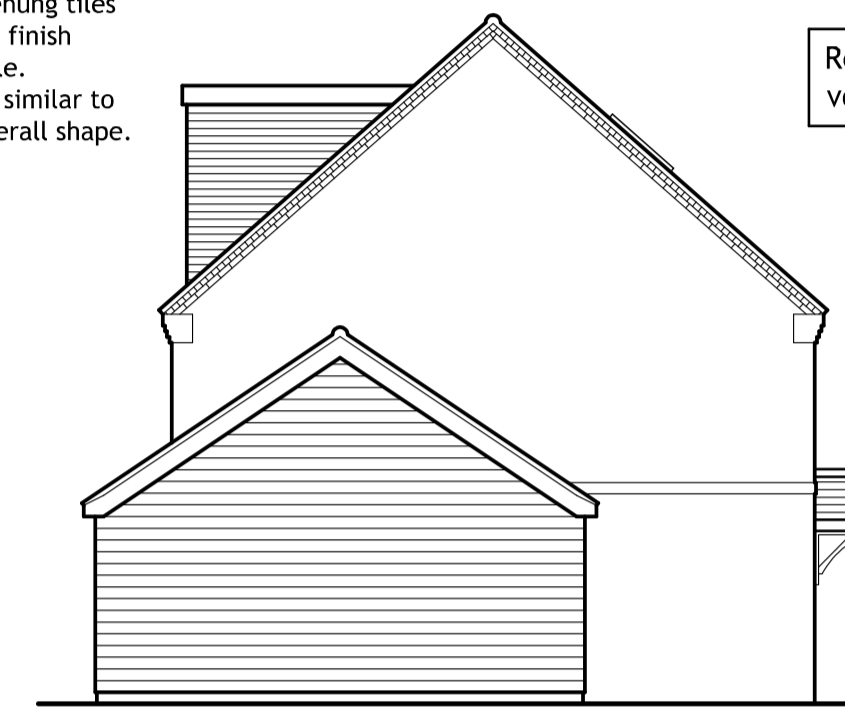
Scale - 1:100



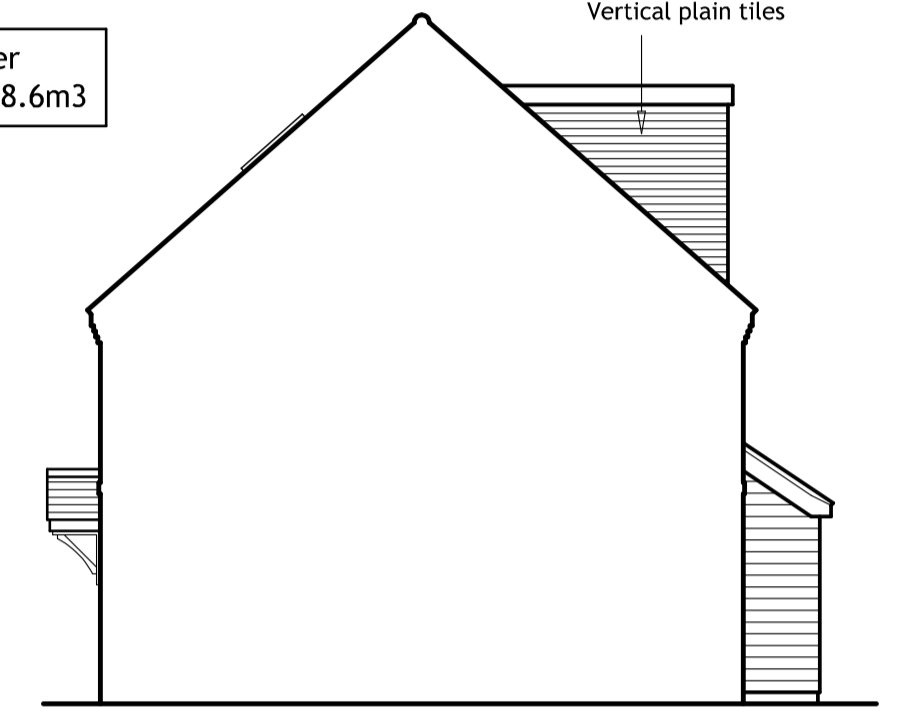
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



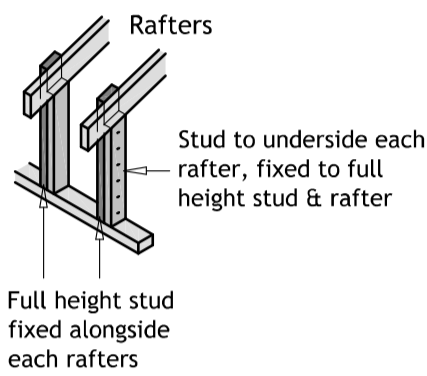
PROPOSED SIDE ELEVATION - THROUGH PARTY WALL -

External dormer finish using rehung tiles or new tiles to match colour & finish of existing as closely as possible. New window frames should be similar to extg in terms of colour and overall shape.

Rear dormer volume = 18.6m3

Vertical plain tiles

New rooflights installed such that they do not protrude beyond the existing roof covering by more than 150mm



Rafters  
Stud to underside each rafter, fixed to full height stud & rafter  
Full height stud fixed alongside each rafters

**DWAFER WALLS :**  
Double 50x100mm sw studding @ same centres as extg rafters, 100mm PIR insulation between studs, SuperQuilt insulation, 25mm sw battens, 12.5 plasterboard & skim finish.

**NEW ROOFLIGHTS :**  
All new rooflights to be rated AA, AB or AC  
Trim out rooflights using doubled rafters each side to manufacturer's instructions.

**MECHANICAL EXTRACTION :**  
Provide mechanical extractor to extract at a rate of not less than 15 litres / second, operable intermittently. Where no rapid ventilation is provided to new room, extractor to be connected to light switch and to provide 20 minute overrun.

**DRAINAGE :**  
New 100mm dia uPVC waste to WC ; new 40mm dia uPVC waste to shower & WHB. All to have 75mm deep seal traps with anti-vac if required. All to connect to extg SVP with rodding access to any changes in direction. If necessary, divert / extend extg SVP to terminate min 900mm above any adjacent windows withing 3.0m Suitable bird cage over.

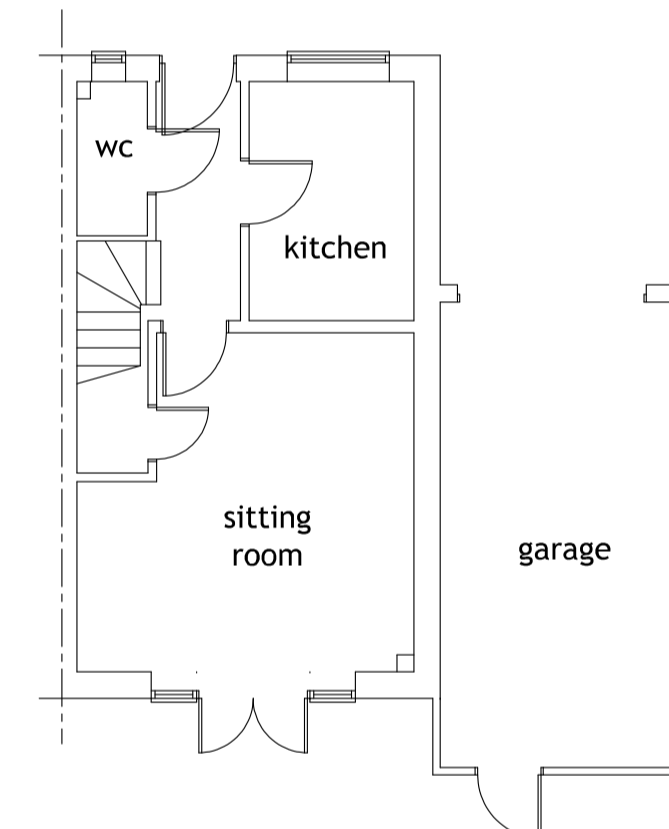
**INTERNAL STUD WALLS :**  
50x100mm sw studding @ 400mm cts with 12.5mm plasterbd & skim internal finish. Internal walls to include 25mm Rockwool infill.

**OTHER FIRE RESISTANCE NOTES :**  
Existing ceiling = 12.5mm plasterboard & skim. New circulation space at loft level to be fully 1/2hr fire resistant. Existing doors to be min 32mm thick and to be of sound construction and be well fitting and be fitted with steel hinges - replace if necessary. To extg party wall(s), always ensure min 1/2hr fire separation between adjoining properties.  
Any glazing to stairwell to be replaced with fire-proof glazing or overboarded with 12.5mm plasterbd & skim. Glazed doors to be replaced.

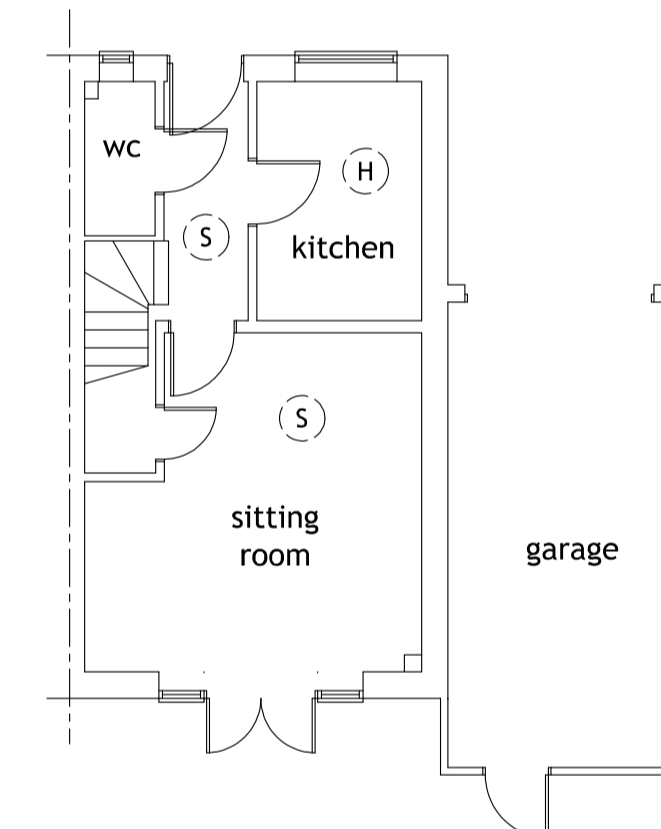
**ELECTRICS - PART P :**  
Electrical installation to be designed and carried out by a competent person and in accordance with Part P of the Building Regulations.  
A Certificate of Compliance to be supplied to the Building Inspectors upon completion.

**HEATING :**  
New heating system elements to meet the requirements of PART L, Building Regulations.  
New radiator(s) to be fitted with TRV.

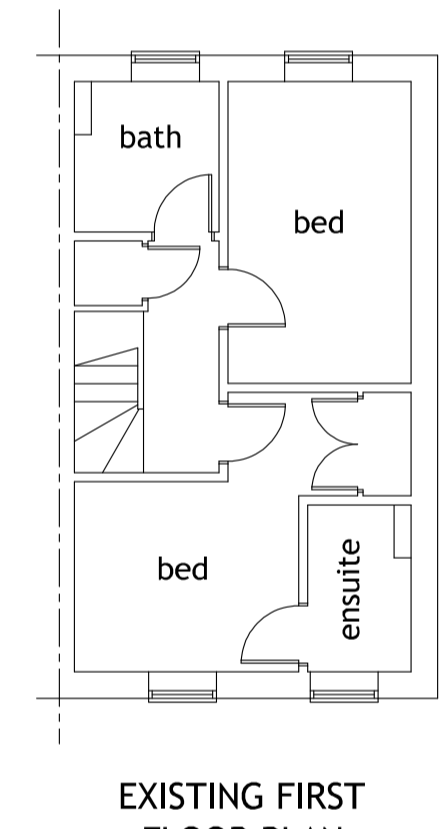
**LIGHTING :**  
Lighting to Building Regulations, PART L.



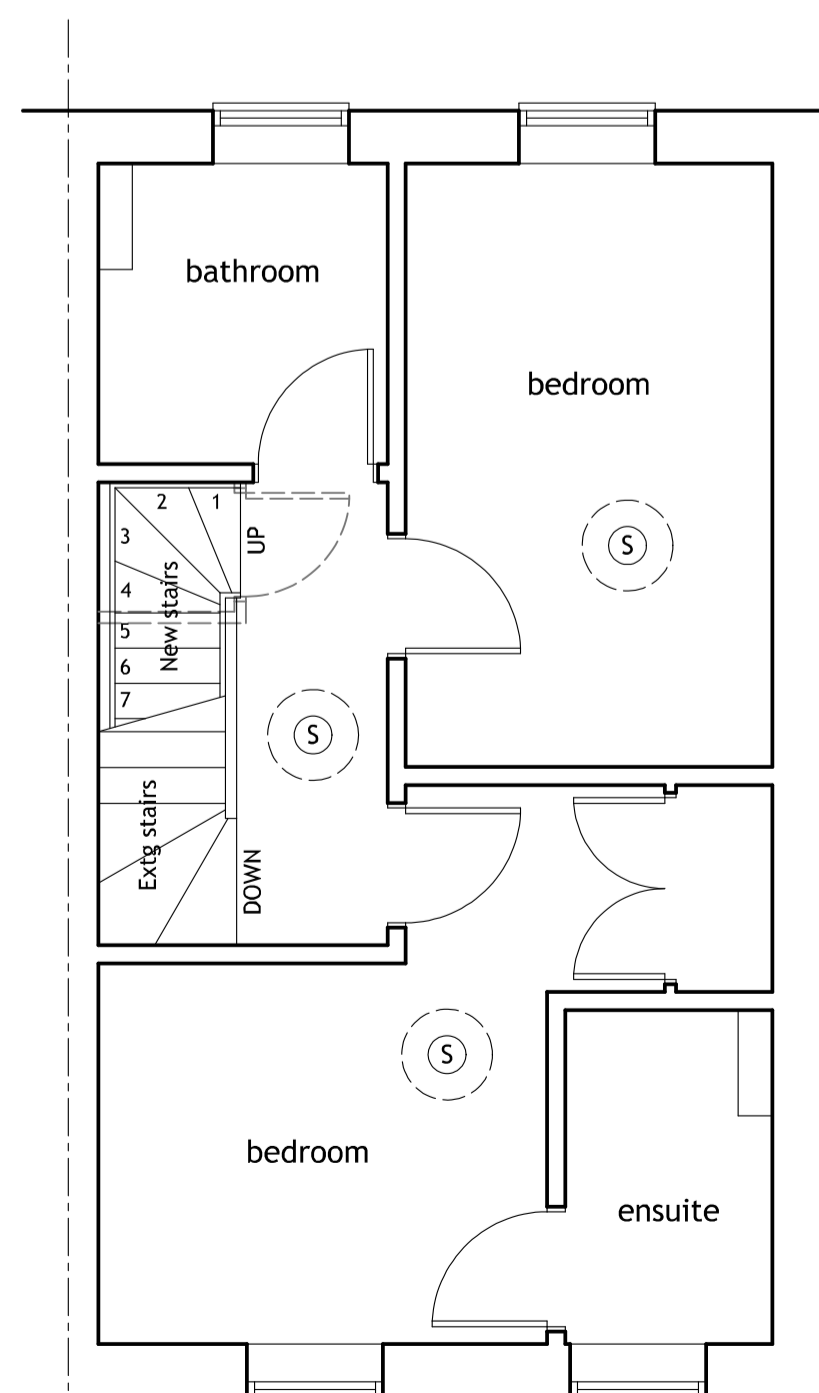
EXISTING GROUND FLOOR PLAN



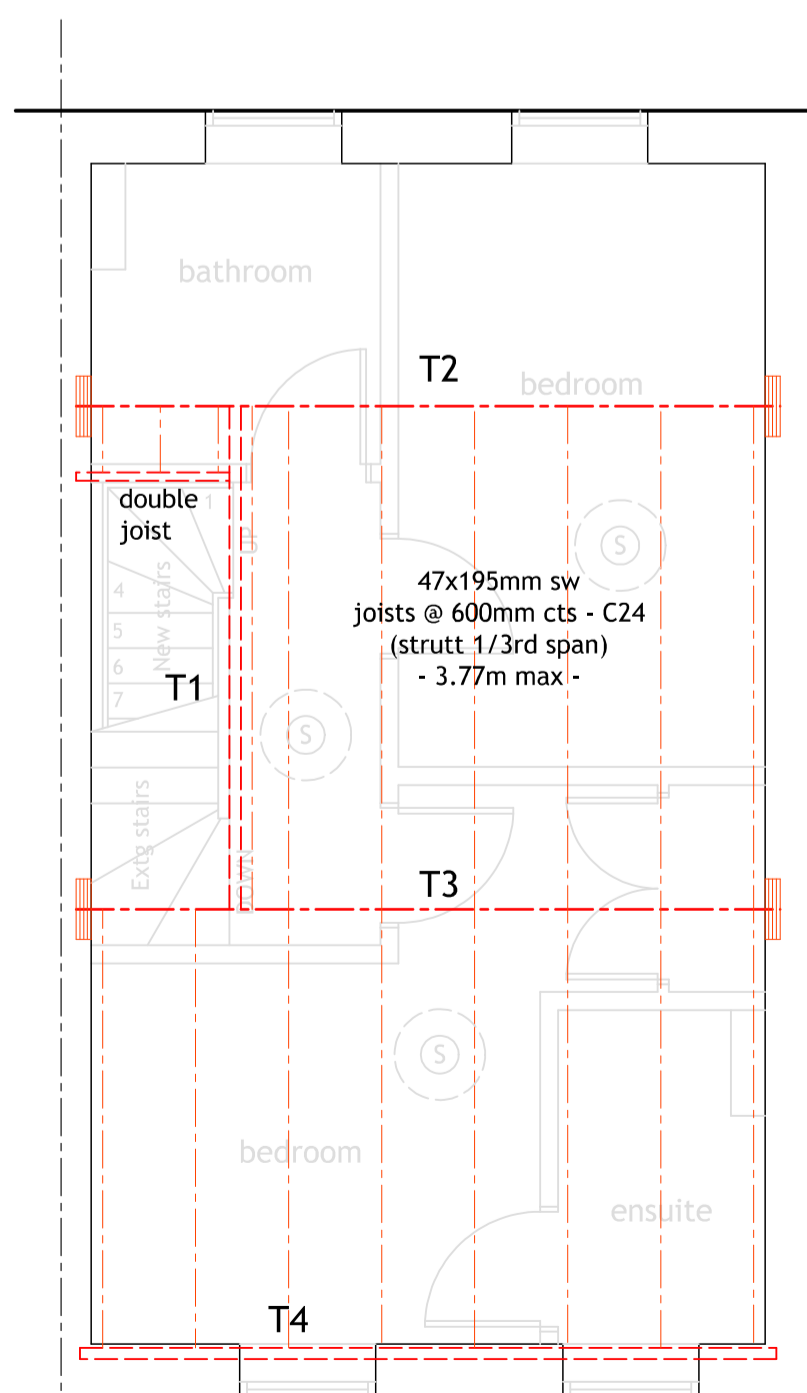
PROPOSED GROUND FLOOR PLAN



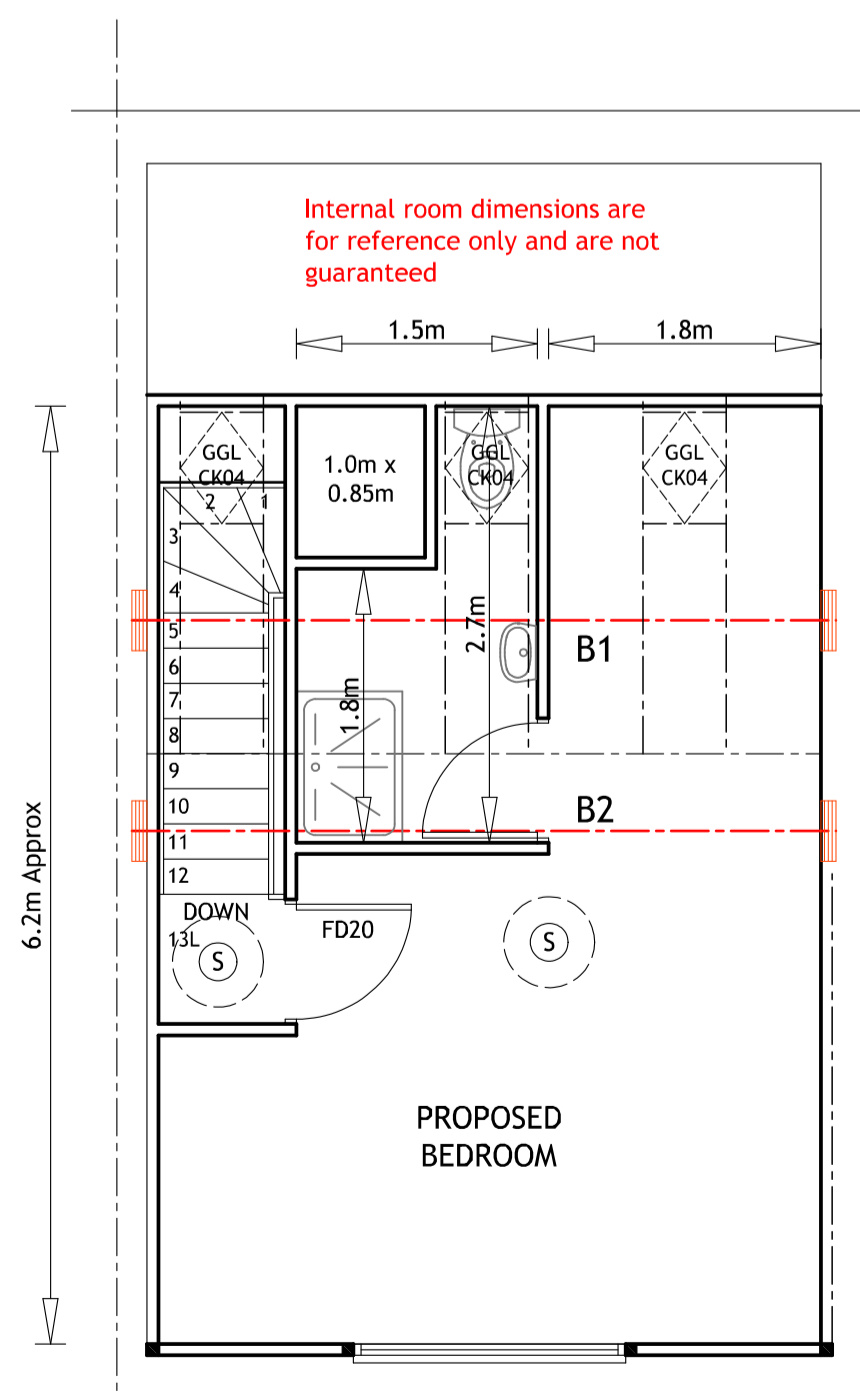
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN - LOFT FLOOR CONSTRUCTION SUPERIMPOSED -



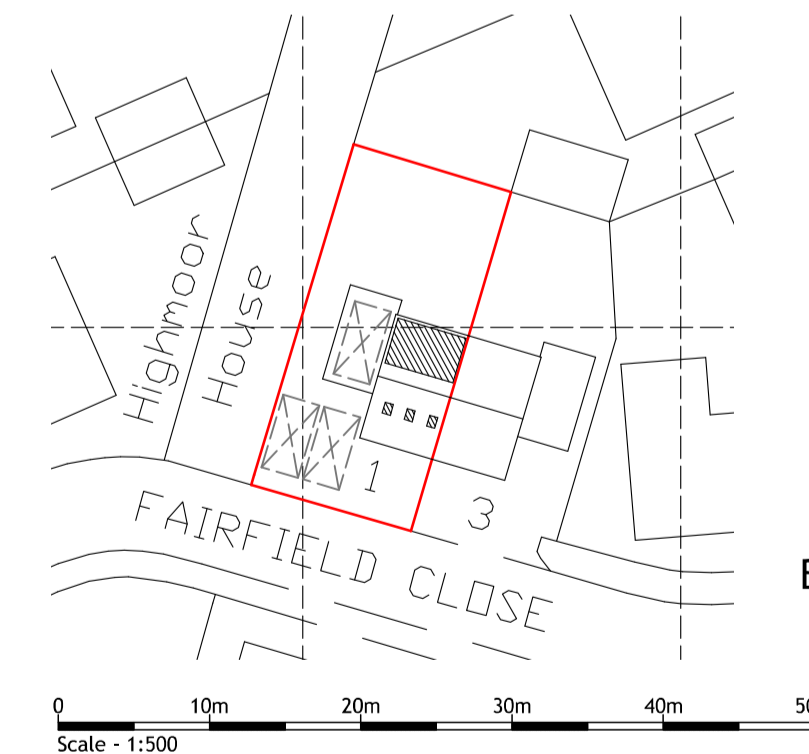
PROPOSED SECOND FLOOR / ROOF PLAN

**Beam schedule :**  
Steel = S355 Grade  
Timber = C24 Grade  
B1 & B2 = 178x102x19 UB  
300x100x15mm ms bearing plates  
T1 = 94x195mm sw - 2 @ 47x195mm sw  
T2 = 203x133x30 UB  
500x100x25mm ms bearing plates  
T3 = 152x152x37 UC  
500x100x25mm ms bearing plates  
T4 = 94x170mm sw - 2 @ 47x170mm sw

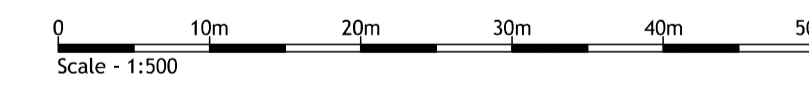
Reinstate 30x5mm ms galv straps @ 1.5m cts across and screwed to 3No. min rafters / floor joists & returned and screwed to gable wall. Additional bracing may be required, to maintain overall structural stability, to be agreed on site as necessary.

Position of new ensuite fittings to be agreed with client.  
All new drainage to be agreed on site with Building Inspector.  
All to current Building Regulations.

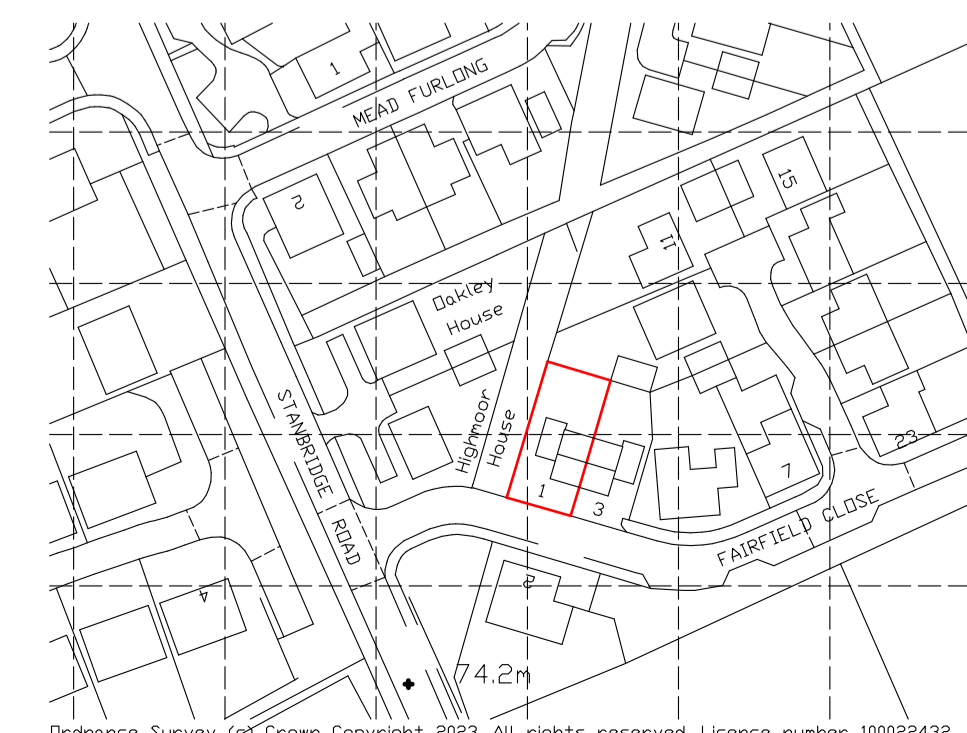
Dormer cheeks built off doubled 72x145mm sw rafters each side, batten out & insulate party wall.



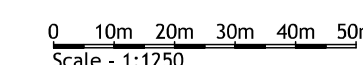
BLOCK PLAN - 1:500



Scale - 1:500



LOCATION PLAN - 1:1250



Scale - 1:1250

(S) Interconnected mains operated smoke detector with battery back-up. 300mm min from any light fitting

(H) Interconnected mains operated optical smoke detector with battery back-up. 300mm min from any light fitting

Grade D1 Category LD2 AFD SYSTEM (IN ACCORDANCE WITH BS 5839-6 : 2019) TO BE INSTALLED INCORPORATING DETECTORS IN ALL CIRCULATION SPACES THAT FORM PART OF THE ESCAPE ROUTES FROM THE DWELLING & IN ALL ROOMS THAT REPRESENT A HIGH RISK TO OCCUPANTS INCLUDING A HEAT DETECTOR IN THE KITCHEN



**Mr & Mrs PEDROSA**

1 Fairfield Close, Haddenham, Buckinghamshire. HP17 8TW

**PROPOSED LOFT CONVERSION**

SCALE: 1:50, 1:100, 1:500, 1:1250	Drawing number: 2198 / 12 - 23
DATE: Dec 2023	BY: A. Lloyd
SHEET: 1 of 1	B. Insp. Alpha
	Revision: 0
	Sheet: A1

Copyright Adrian Lloyd. All dimensions to be verified on site. As this plan does not form part of the contract, any items shown which are not on the signed small works order, will be subject to additional charge.