

GENERAL
DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT LOCAL
AUTHORITY PLANNING AND BUILDING CONTROL REQUIREMENTS AND
CONDITIONS. THIS IS A DRAFT PROPOSAL DOCUMENT, AND IT IS THE
RESPONSIBILITY OF THE HOUSEHOLDER TO CONFIRM THE REQUIREMENTS
FOR PLANNING PERMISSION

SUPPORT TO EXISTING FLOORS, WALLS AND ROOF TO BE CONFIRMED AND
ADDED/ADAPTED AS REQUIRED AND APPROVED PRIOR TO THE DEMOLITION
OR REMOVAL OF ANY PART OF THE EXISTING BUILDING.

All beams and bearings to be in accordance with the structural
engineer's specifications.
All workmanship and materials to be in accordance with the current
Building Regulations, relevant British Standards, Codes of Practice and
Manufacturers recommendations.
Contractor is to verify all dimensions, levels, positions of drains etc.
and acquaint himself with site conditions prior to the commencement
of works.
Do not scale drawing.
All dimensions are guideline and to be checked by contractor prior to
commencement of the works.
This drawing to be read in conjunction with all relevant structural,
mechanical & electrical engineers drawings, details and specifications.

DEMOLITIONS

Existing wall kitchen/hallway:
It is assumed that this wall is non load-bearing and can therefore be
removed without installation of additional supporting members. This
should however be verified by the contractor prior to commencement of
any demolitions and a structural engineer consulted if necessary.

Existing wall kitchen/lounge:
It is assumed that this wall is non load-bearing and can be removed
as necessary to accommodate the proposed new staircase. Comments as
above apply

Note regarding all demolitions; it is essential that the existing structure
be exposed and adequately propped prior to removal of any load
bearing walls

FIRST FLOOR CONSTRUCTION

Existing first floor joists to be upgraded suitable for domestic loading.
22mm floor grade T&G chipboard to BS:1186 Part 1 1986 on new
floor joists to structural engineers details (laid between existing joists).
Fill voids between joists with 100mm mineral wool with a minimum
density of 10 kg/m³. For the purpose of this scheme it has been
assumed that joists will be 47x220mm, this to be confirmed by
engineer
No combustible materials within 40mm of any live chimney stack
All timbers to be C24 grade. All joist sizes, spacings and trimmer
details must be to structural engineer's details.
Prior to removal of any existing supporting members it is essential that
the structure is adequately and correctly supported

PITCHED ROOF TO LOFT

Existing roof structure to be retained and additional/replacement
structural timbers installed to structural engineer's report to provide
support to the roof structure. Existing roof trusses and supports should
not be removed until the roof is adequately propped.
Existing rafters to be retained. Tiles to be laid in accordance with
BS5534 pt 1 & 2 & BS8000 pt6.
Existing roof tiles and felt to be retained in-situ. Fix proprietary soffit
vents to provide clear opening equivalent to a 10mm continuous gap to
provide ventilation above new roof insulation as follows; Install 90mm
Kingspan (or similar approved) insulation board between rafters, then
fix 25x38mm treated battens under rafters, then a further 45mm
Kingspan (or similar approved) laid crossways to rafters, with all joints
staggered and taped. Finish with 13mm plaster board and skim to
underside
Roof construction to be in accordance with structural engineers details
and details to be submitted to Local Authority for approval prior to
commencement of works. All timbers to be pressure treated.
Ceilings to be 12.5mm plasterboard with skim coat plaster finish.
Insulated above flat ceilings with 100mm quilt insulation between joists
(rockwool or fibreglass) and a further 150mm laid crossways above
joists
Insulation and vapour barrier to be fixed in accordance with
manufacturers recommendations.
Code 4 lead to be used for flashings and abutments.
Roof to achieve minimum 'U' value of 0.20w/m²k

INTERNAL WALLS TO FIRST FLOOR

Internal Partitions
Timber stud partition wall comprising one layer 12.5mm Lafarge Echeck board or
equal approved with min. density of 10kg/m² each side of 100mm x 50mm
timber studs at 400mm c/s and with 25mm glass mineral wool insulation with
min. density 18kg/m² between studs. All to comply with Building Regs Part E.
Use Moisturecheck dBcheck board in wet areas.
Internal Partitions to En Suites & Bathrooms
Timber stud partition wall comprising one layer 12.5mm Lafarge Echeck board or
equal approved with min. density of 10kg/m² each side of 100mm x 50mm
timber studs at 400mm c/s and with 25mm glass mineral wool insulation with
min. density 18kg/m² between studs. Install additional layer Lafarge
Moisturecheck board (density 8kg/m²) to bathroom/en suite walls. All to comply
with Building Regs Part E.

Existing external walls

It is assumed that the first floor gable walls are uninsulated cavity construction.
Insulate internally with 50mm Thermaboard installed in accordance with
manufacturers recommendations, finished with plaster board and skim as per
other walls
STRUCTURAL STEELS (IF REQUIRED)
Subject to engineer's report detailing any structural steel beams;
Steel beams to be protected by 2 layers of 12.5mm plasterboard
with staggered joints and skim coat to give min. 1 hours fire
resistance.

STAIRCASE

Timber staircase with maximum pitch 42 degrees, maximum rise
220mm, minimum going 220mm. Maximum space between vertical
balusters 99mm. Clear vertical headroom 2000mm to be retained at all
points over new stairwell. Minimum going at narrow end of tapered
treads to be 50mm. Handrail height 900mm to flight and 1100mm
high on landing. Clear width 900mm with handrails both sides.
Guardings must be able to resist a horz. force of 0.36kN/m and
designed so as to prevent climbing.

MEANS OF ESCAPE WINDOWS

Each habitable room at first floor level to be provided with at least
one window suitable for escape in event of fire, e.g. Roof lights to
new first floor bedrooms to be 1140 x 780 deep providing clear
minimum width min. 450mm with a free area in excess of 0.33sq.m.
Bottom of openable area to be a minimum of 600mm and a maximum
of 1100mm above finished floor level. Note the escape window can be
in the dormer rather than a roof light, the same regulation applies as
above
GLAZING/VENTILATION
All new windows should achieve a U-Value of 1.8W/m²K and
incorporate Low-E glass.
Windows to be fitted with trickle vents to provide 8000mm sq
background ventilation or 4000mm sq where fitted with an extract fan.
Any windows with cills lower than 800mm above finished floor level to
receive 6mm safety glass internally and externally.
Openable area of all windows in habitable rooms to be min. 1/20th
floor area of that room.
Oil based mastic pointing to be provided around all openings in
external walls.

All glazing to comply with the requirements of BS6262. Glass to comply
with BS952. Safety glass to comply with BS6206. Glazing compounds to
be of the approved type and used in accordance with manufacturer's
guidelines
Safe breakage glass as defined by BS6206 is to be installed in all
areas defined as "critical locations" within Approved Document N Section
1. The following locations are to be considered "critical in terms of
safety";
a) Where glazing is located between finished floor or ground level and
800mm above finished floor or ground level in internal and external
walls and partitions
b) Where glazing is located between finished floor or ground level and
1500mm above finished floor or ground level in a door or side pane,
next to either edge of the door
If further clarification is required, refer to Diagram 1 "Critical Locations
in Internal and external walls"

HEATING & MECHANICAL VENTILATION

Mechanical ventilation to be provided to first floor Bathroom using fans
by 'Van-Axia' or similar to provide an extraction rate of 15 litres/sec
and operated intermittently if window provided.
All new radiators to be fitted with thermostatic valves
Existing central heating system to be extended to first floor subject to
confirmation of capacity of system. All gas / heating works to be
carried out by qualified personnel and in accordance with C.O.R.G.I.
regulations

ELECTRICAL

All electrical work to meet the requirements of Building Regulations Part
P and must be designed, installed, inspected and tested by a person
competent to do so.
Prior to completion electrical installation certificate in accordance with
BS 7671 to be issued to the Local Authority for the work by a person
competent to do so.

PLUMBING

All stub stacks to be fitted with air admittance valve.
All waste plumbing to be in UPVC to BS 4514 and BS 5255.
Cleaning eye to be provided at bends and wc branches.
No connection to syp within 200mm of wc branch connection.
WC connected to stack with 100mm diameter pipe.
32mm dia. waste to hand basins.
40mm dia. wastes to sinks and baths.
50mm dia. waste to shower in Bathroom & where combined.
100mm dia. w.c connections.

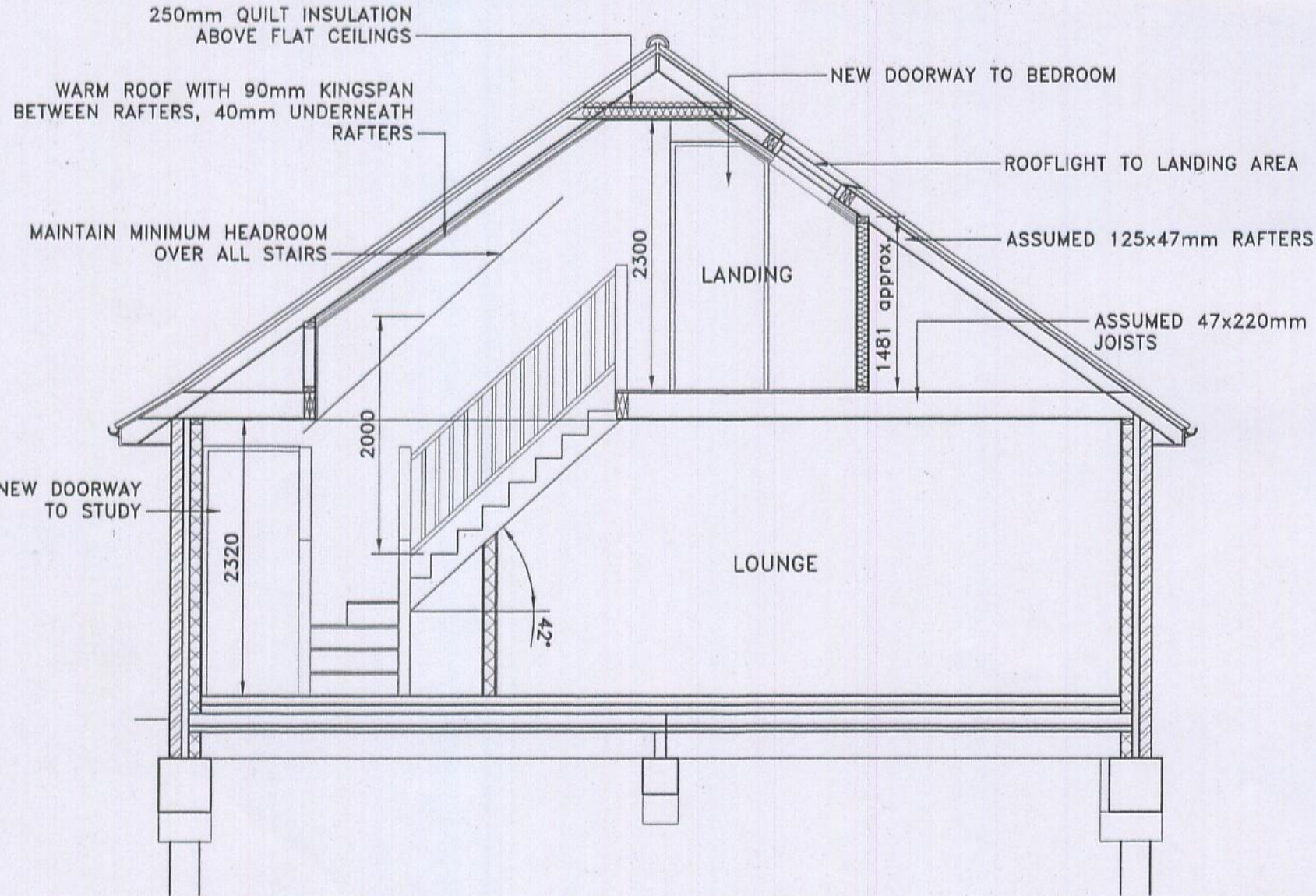
DRAINAGE

Existing drainage to be located on site and all new drainage to be
agreed with Building Inspector prior to commencing works.
S.V.P.'s to be 100mm diameter with minimum 200mm radius bend at
base. Waste connection from new first floor bathroom to be taken
externally via eaves space or between joists - subject to joist layout)
and connected into existing external S.V.P if possible. Alternatively new
S.V.P. may need to be installed (provisional subject to plumber's
inspection & report of existing drainage on site)
S.V.P to terminate with balloon grating min. 900mm above any opening
into the building

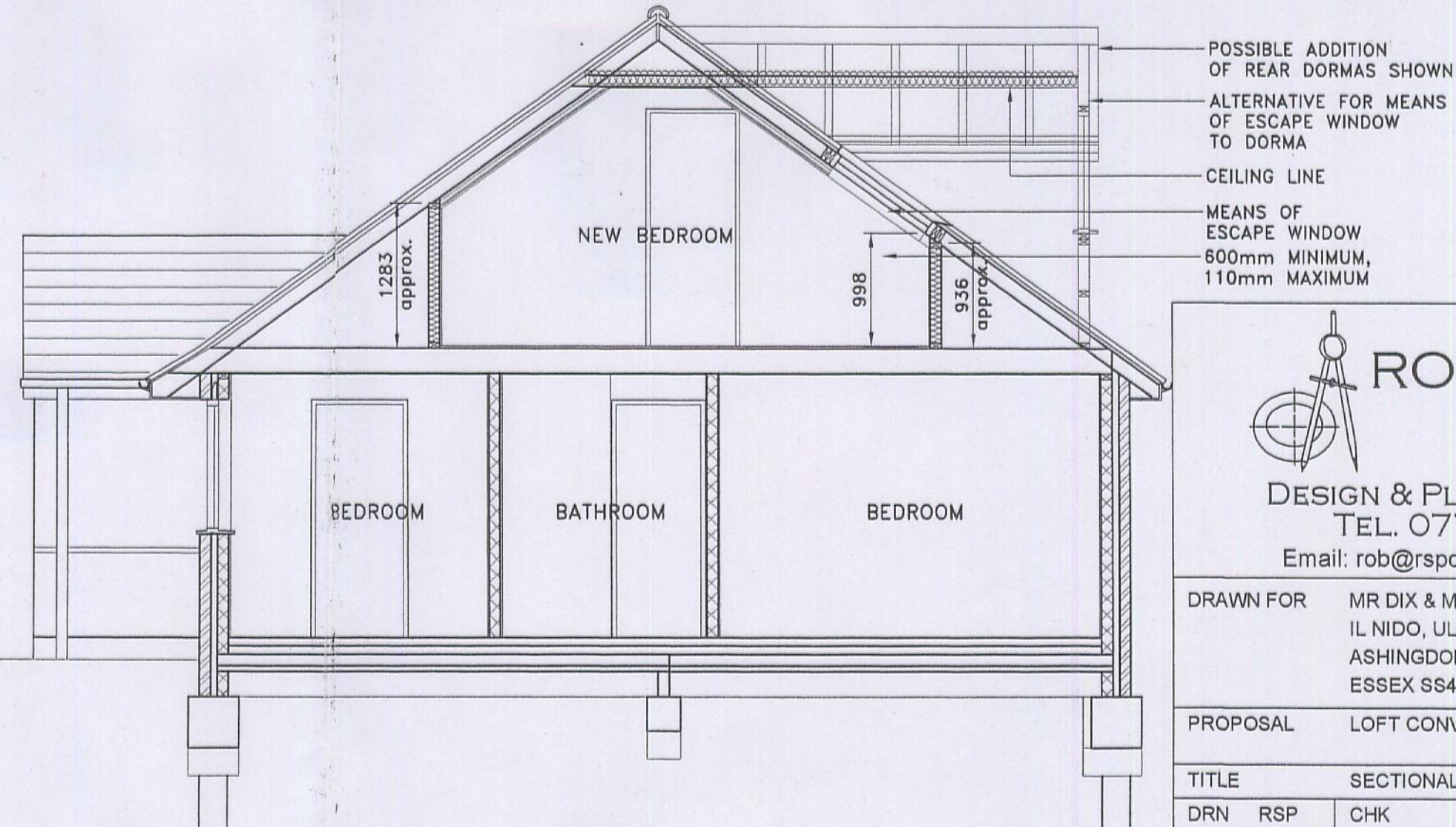
FIRE PROTECTION

Existing smoke detection system (if present) to be modified or new
system installed. Smoke detectors to be mains operated self contained
permanently wired on a separately fused circuit with battery back up to
BS 5446 pt 1. 1990. Detectors to be placed a minimum of 300mm
from any light fitting. System to be installed to the satisfaction of the
Local Authority.

SD Denotes proposed location of smoke detectors

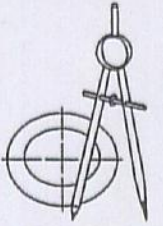


SECTIONAL VIEW B - B AS PROPOSED
SCALED 1:50



SECTIONAL VIEW C - C AS PROPOSED
SCALED 1:50

STRUCTURAL DETAILS DRAFT AWAITING ENGINEER'S REPORT



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PROPOSAL LOFT CONVERSION PROPOSAL

TITLE SECTIONAL VIEWS AND NOTES

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REVISIONS		
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02	APR '07	REAR DORMA OPTION ADDED
ISS.	DATE	DETAIL