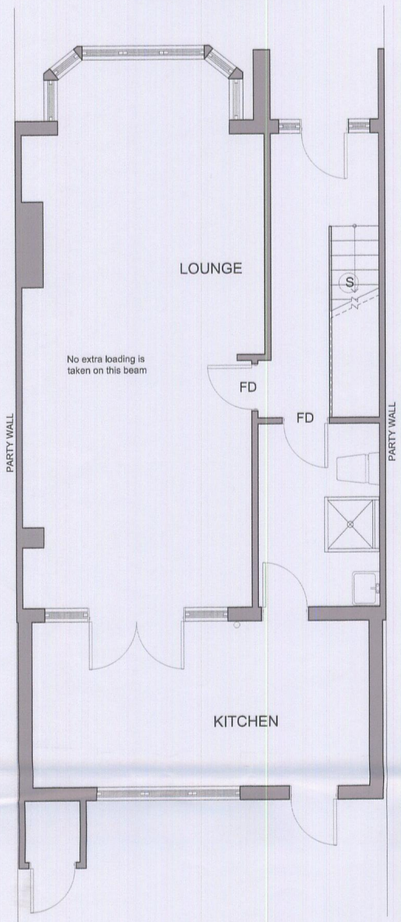

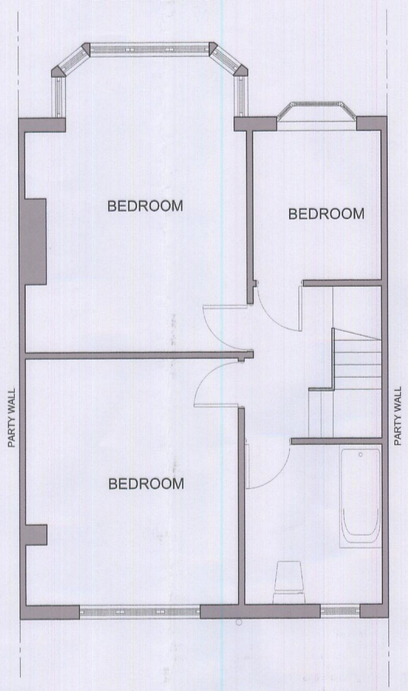

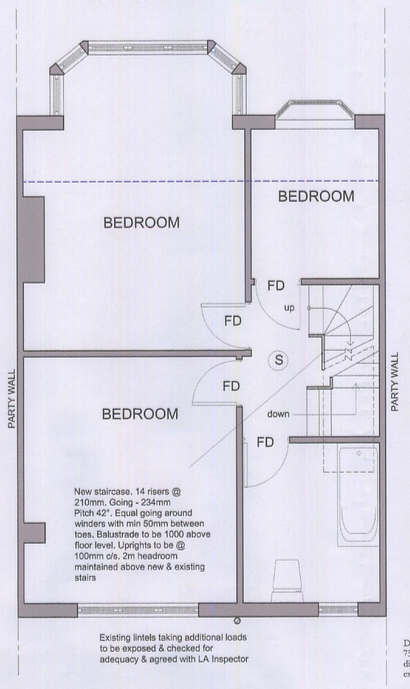

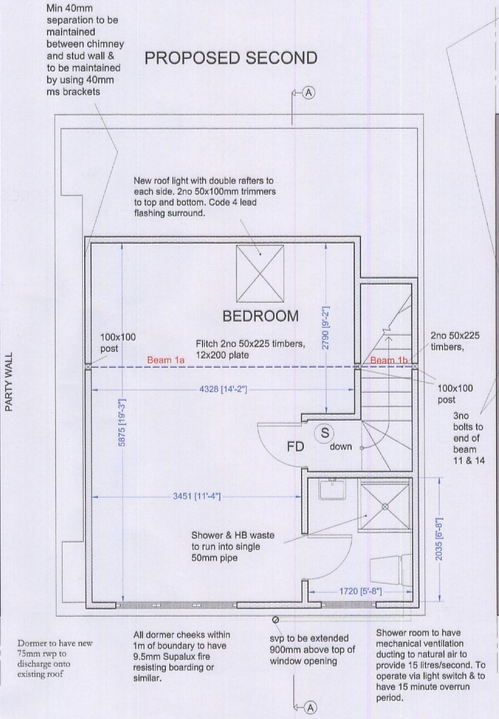

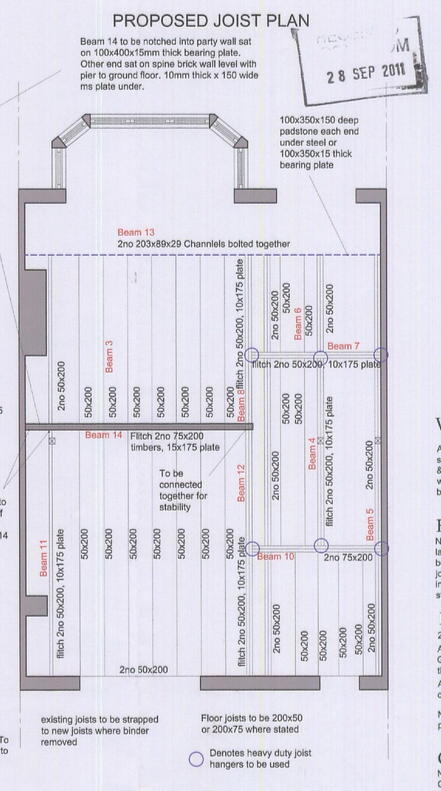

DK Building Designs Ltd
Architectural Designers
Planning / Building Consultants
22 Hullbridge Road
Rayleigh
Essex SS6 9NZ
Tel 01268 655700
www.dkbuildingdesigns.co.uk

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LABC partner

DRG NO. 2490-05
Revision No. B
Sheet 1 of 1
DATE:- May 2011

TITLE:-

Loft conversion at:
213 Woodford Avenue
London

All dimensions and or load bearing walls to be checked & agreed on site by contractor prior to commencement of works & ordering of materials. Any discrepencies to be reported to DK Building Designs prior to commencement of works. DK Building Designs will accept no responsibility for works commenced on site prior to planning approval (if relevant) and building control approval. If relevent, Client / contractor to liaise with neighbours & to abide wrh party wall act

Walling

All new walling to be constructed of 100 x 50 timber studwork with header & sole plates. Uprights @ 400mm c/s & horizontals @ 600mm c/s. 12mm plaster boarding to faces with skim plaster finish. 100mm rockwool insulation quilt between (unless otherwise stated).

Flooring

New second floor joists to be C24 grade timbers @ 400 c/s laid between existing (unless otherwise stated). 20mm t&g boarding above (to have min mass of 21kg/m²). Double joists below all parallel studwork. 100mm Rockwool insulation quilt between joists supported by chicken wire stapled to side of joists.

Insulation

270mm Rockwool insulation quilt to all roof voids.

All studwork adjoining roof voids & to dormer to have 70mm GA4000 Celotex between the uprights & 12mm Celotex across the inside face

All insulation to new internal walls to be 100mm Rockwool quilt.

New second floor to have 100mm Rockwool quilt placed between joists.

Glazing

New glazing to be double glazed (Optifloat/air/Pilkington K Glass or similar) with a 16mm Argon filled gap & soft low E coating & to acheive U value of 1.6 W/m² C Frames to be UPVC. At least one escape window to be provided with opening area to have an unobstructed width or height of 450mm and area of 0.33m². Bottom of opening to be min 800mm & max 1100mm above floor level.

Any glazing to borrowed lights or doors in hallway's to be altered to Georgian wired or fire resisting glass.

Warmstyle radiators at additional each room designed & installed to BS 5449. Domestic and hot water and central heating. All piping insulated with pipe lagging in accordance with recommendations within BS 7598. Thermostatic radiator valves to all new radiators.

All services to be fitted in accordance with current regulations

8000mm² background ventilation to all new habitable rooms via trickle vents

Opening area of windows to achieve 1/20th of room floor area.

Electrical work

Electrical work to be undertaken by a registered competent person as stated in Part P of building regulations.

Prior to completion, council to be satisfied with electrical work in accordance with Part P of building regulations.

Fire

FD All internal doors in hallway on each floor & new second floor to be ½hr fire rated. 25mm thick door stops screwed to frames. BS 476 pt8. To have intumescent strips & smoke seals.

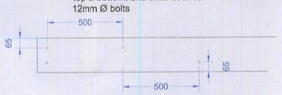
Any borrowed light glazing within hallway areas to be replaced with fire resisting glass.

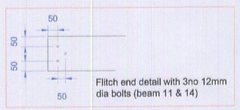
(S) Smoke detector to hallway on each floor to be permanently wired to seperate circuit on fuse boards on each floor & to be interconnected.

2.0mm pre-galvanised mild steel (to BS EN 10327:2004) heavy duty joist hangers (strong tie or similar) to be placed at heavy timber connections as per steel manufacturers recommendations Applicable to each end of beams 4, 5, 7,

Flitch beams Scale 1:20

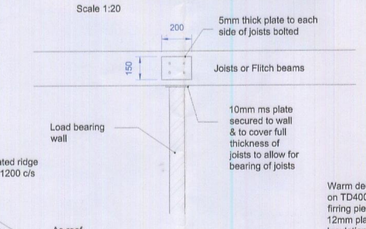
Flitch plate placed between timbers.
Bolted connection of flitch beams to be @ 500mm c/s bolted alternately 65mm from top & bottom. 2no bolts at ends.
12mm Ø bolts

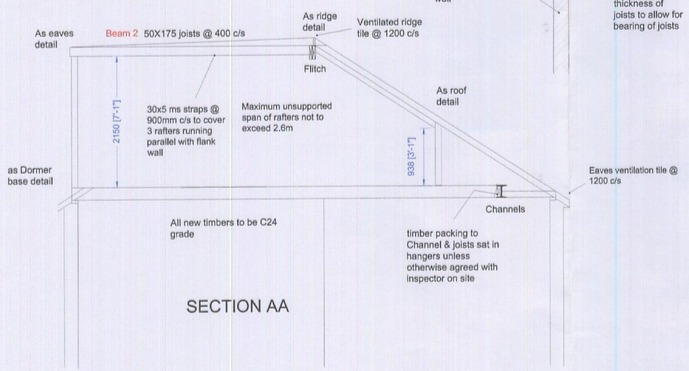




Double joist abutments on 103mm brick wall

Scale 1:20

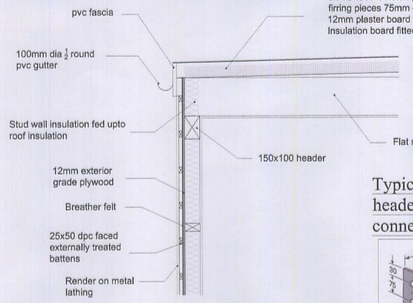




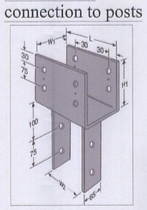
SECTION AA

Dormer Eaves Detail

Scale 1:20

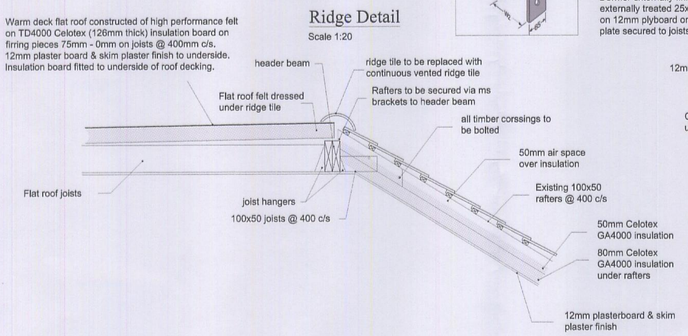


Typical shoe for header beam connection to posts



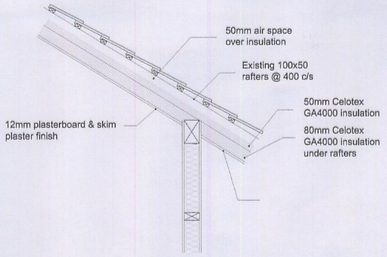
Ridge Detail

Scale 1:20



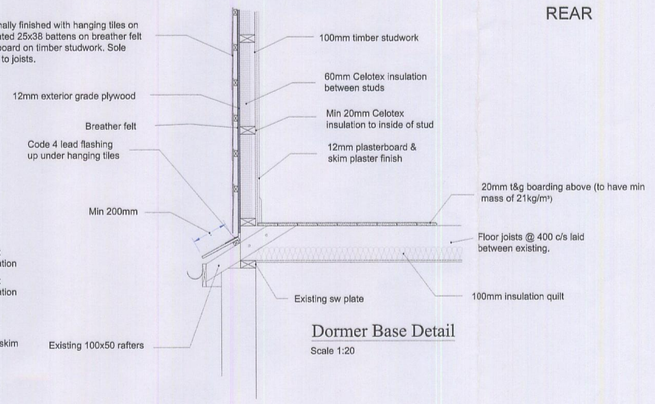
Rafter Detail

Scale 1:20



Dormer Base Detail

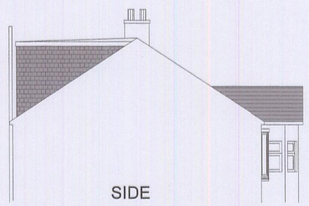
Scale 1:20



Dormer Base Detail

Scale 1:20

REAR



SIDE

PROPOSED ELEVATIONS

SCALE 1:100