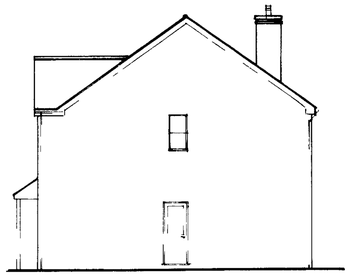
Dormer ridge construction shall be above existing ridge height

All external materials to be of a similar appearance to the existing dwelling.

All side facing windows to be obscured glazing and non opening, below 1.7m above floor level

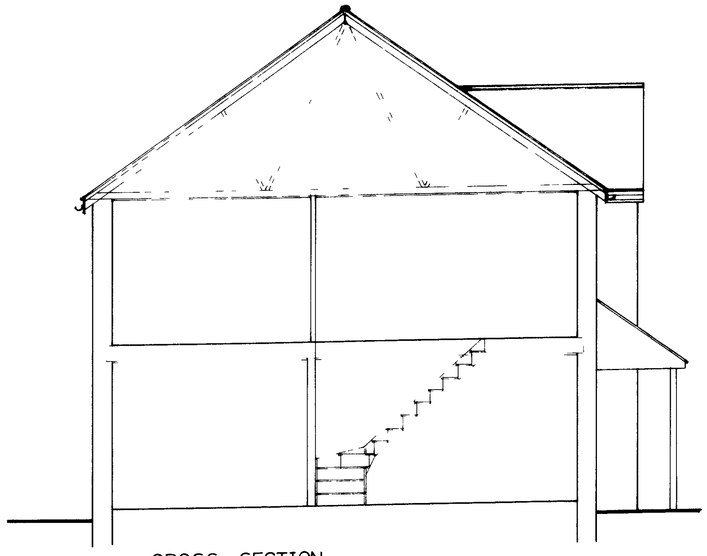
All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof

FRONT

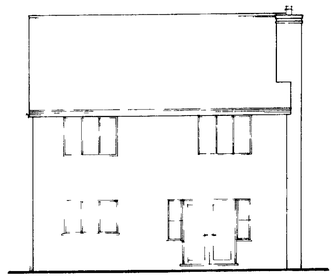


SIDE

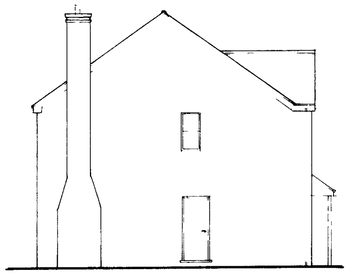
EXISTING PLANS & ELEVATIONS



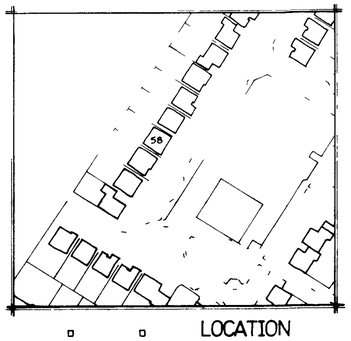
CROSS SECTION



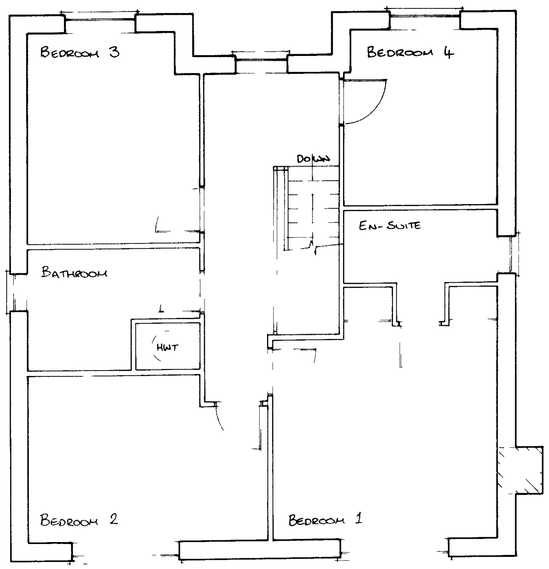
REAR



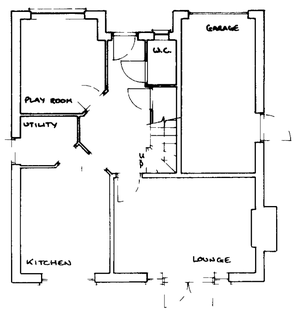
SIDE



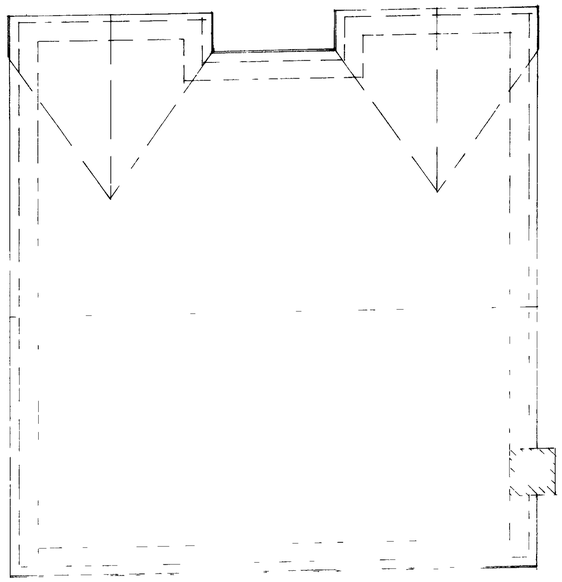
LOCATION



FIRST FLOOR



GROUND FLOOR



ROOF PLAN

Scale 1 50

NB Clients are hereby advised that a Party Wall Agreement is required under the Party Wall etc Act 1997 Prior to commencement of works on site Please contact for further advice or clarification as necessary

Scale 1 100

DWG SPECIFICATION

(As Applicable)

CEILING
12.5mm Plasterboard with 5mm skim to existing rafters and new ceiling joists with 180mm Kingspan TP10 insulation to horizontal ceilings
80mm Kingspan TP10 insulation board between rafters & 50mm Kingspan TP10 secured below rafters to sloping ceilings all to give inclusive U value of max 0.16 & 0.2 resp with class 1 flame spread

WALLS
a) TO ROOF SPACE
12.5mm Plasterboard with 5mm skim on 100mm x 50mm studding with 100mm x 50mm strutting where required with 90mm Kingspan TP10insulation between studs to give inclusive U value of max 0.30 and Class 1flame spread
Provide 50mm x 25mm retaining battens to rear side

b) IN ROOMS
Where Required 12.5mm Plasterboard with 5mm skim on one or both sides as applicable on 100mm x 50mm studding All walls between rooms and WCs with no door openings to room to receive min 25mm mineral fibre sound quilt to conform to Internal wall type B diagram 5.2 Part E 2003

FLOORS
a)NEW FLOOR
To be full 1/2 hour fire resistant 22mm tongue and grooved chipboard (15 kg/sqm) on min 50mm wide joists at 400mm centres Floor joists spanning 2.5m to 4.5m to have herringbone strutting at mid span,joists over 4.5m to have herringbone strutting at 1/3 spans of joists,adequately supported min 25mm clear of existing ceiling construction via galvanised mild steel hangers with galvanised nails or owto load bearing walls Main trusses to be built in or resting on load bearing walls or hung off existing load bearing walls by heavy gauge galvanised mild steel hangers

CEILING CONSTRUCTION OF
1)12.5mm Plasterboard with 5mm skim (Table 14C3 BRE Report 1998)
2)15mm 20mm thick good condition plaster on timber laths (condition assessed on site if cracked or unsound remedial replacement may be required)
(Table 14C1 BRE Report 1988)
3)9.5mm Plasterboard & 3mm skim With added mineral fibre protection (BRE 208)

Note All ceiling constructions overlaid with 100mm Rockwool RW A45 on chicken wire secured to joists to give adequate sound resistance to conform to floor type C as diagram 5.7 to App Document Part E Sound & floor covering to extend over whole floor area to eaves level see LDSA Guidance notes for new Part F 1013
NB all electric cables secured to structure above insulation to dissipate heat

b)EXISTING FLOOR
1)is full 1/2 hour fire resistant
2)is modified 1/2 hour fire resistant
3)is modified 1/2 hour fire resistant upgraded to full 1/2 hour by overlaying with 6mm dense hardboard to applicable areas

FIRE REGS
BEAMS
Where applicable timber beams to have full 1/2 hour fire resistance (sacrificial timber method) Timber min 40mm from chimneys Steel beams protected to 1/2 hour fire resistance with 2 layers 12.5mmplasterboard with staggered joints secured to timber cradles or be treated with approved intumescent paint to a 1/2 hour standard

Doors
All doors to stairwell enclosure to be FD30 to form a protected route to a final exit
Doors to new habitable rooms to be FD30
NB any door between garage and dwelling to be FD30s with self closing device

STAIRCASE
a) Traditional max pitch 42 rise 200mm going 228mm Winders to have nosing of treads making a uniform angle on plan and going to be nowhere less than 50mm
Min 2000mm Headroom throughout
Balustrade to staircase to be 900mm high vertically above pitch line
Balustrade to stairwell to be 900mm high above floor level
No spaces in risers or balustrade to allow passage of 100mm dia sphere

DORMER
FLAT ROOF
G.R.P Composite roofing system FAA rated to BS476 Part 3 F AB on 18mm exterior quality plywood on 50mm wide cw joists at 400cts set to fall 1 in 40 with 100mm Kingspan TP10 and 35mm under ceiling insulation and 12.5mm plasterboard and skim to give inclusive U value of 0.20 and class 1 flame spread

CHEEKS & FRONT PANEL
Vertical tile hanging on sw battens on felt on 9.5mm plywoodsheathing on 100 x 50mm sw framing, cheeks within 1000 mm of boundary to be lined externally with 12mm Sgraffito to give 1 hour fire resistance, 90mm Kingspan TP10 insulation and 12.5mm plasterboard and skim to give inclusive U value of 0.30 max and Class 1 flame spread

GENERAL NOTES
The whole of the work is to be in accordance with the Building Regulations 2000 (with amendments)
All external stud walls to receive vapour control layer of 1200 gauge visqueen sheeting provided between plasterboard and insulation
All multiple trimmers to be bolted together at 600mm crs with 16mm dia bolts and 50mm timber connectors Provide double joists below all new partitions
All walls shown shaded are load bearing to be confirmed on site for Local Authority inspector
Soffit vents to eaves on opposite sides & to dormer front to provide cross flow ventilation to roof void equal to 25mm continuous (or similar)
Ridge vents to be provided giving cross flow ventilation to roof void equal to 5mm continuous (or similar)

All Glazing to meet min U Value 1.8 16mm glazing with soft low E coating Windows to give 1/20th floor area openings 18000sqmm background vent to bedrooms 4000sqmm to bathrooms, MOE openings of 0.33sqm cill height min 800 max 1100 min dimension being 450mm in any direction to all habitable rooms
Building to be constructed following Robust Construction Details
Internal lighting to new areas to be energy efficient, to receive lamps that have a luminous efficiency greater than 40 lumens per circuit-watt
Any new radiators to be installed with thermostatic valves
All construction dimensions to be taken from site and not to be scaled from plans

All new electrical wiring or electrical components in connection with dwellings must be designed installed and tested in accordance with Part P of the Building Regs by a person competent to do so Prior to completion an appropriate certificate to BS 7671 is to be issued for the works by an electrician or competent person registed with a Goverment authorised approved body to the local authority

(SD) Indicates position of mains operated interconnected smoke alarms to BS 5446 Part 1 1990 to circulation areas at all levels as required by Approved Document Part B

AMENDMENTS	DATE
L.A.	

Flashing Type	Tiles	Calcs Added

PROPOSED LOFT CONVERSION AT
58 Daffodil Close
Hatfield

FOR Mr & Mrs BOND

WELWYN HATFIELD PLANNING OFFICE COPY
02 NOV 2010
2010/2314

CONTRACT No 59772 SHEET SIZE A1

SCALE	DATE	DWG No EXISTING
1:100 & 1:50	Sept 10	8577mc

Elite Econoloft Ltd ©

The Loft Conversion Authority