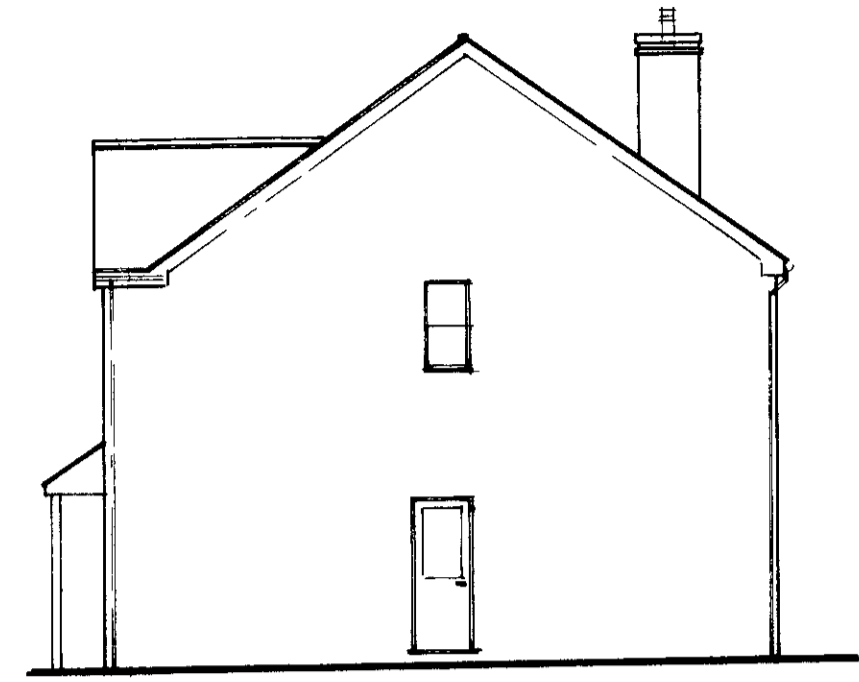


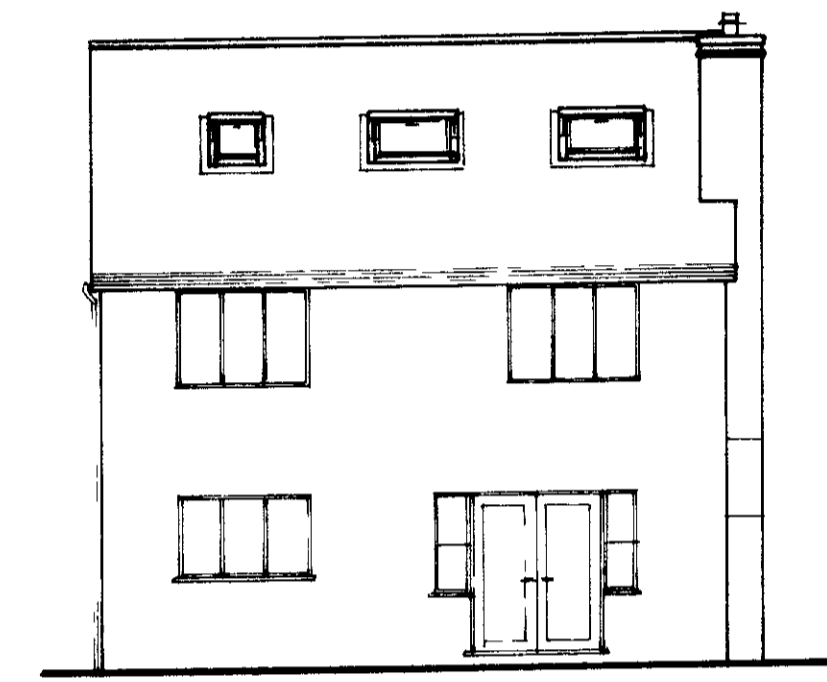
Demer not to be constructed above existing ridge height  
 All external materials to be of a similar appearance to the existing dwelling  
 All side facing windows to be obscured glazing and non opening below 1.7m above floor level  
 All rooflights not to protrude more than 150mm beyond the plane of the slope of the original roof



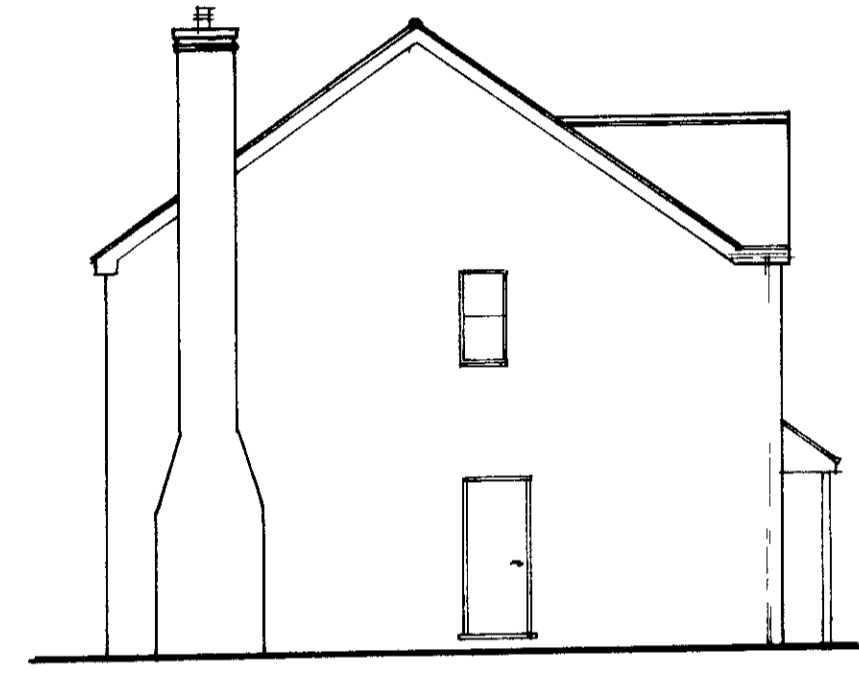
FRONT



SIDE



REAR



SIDE

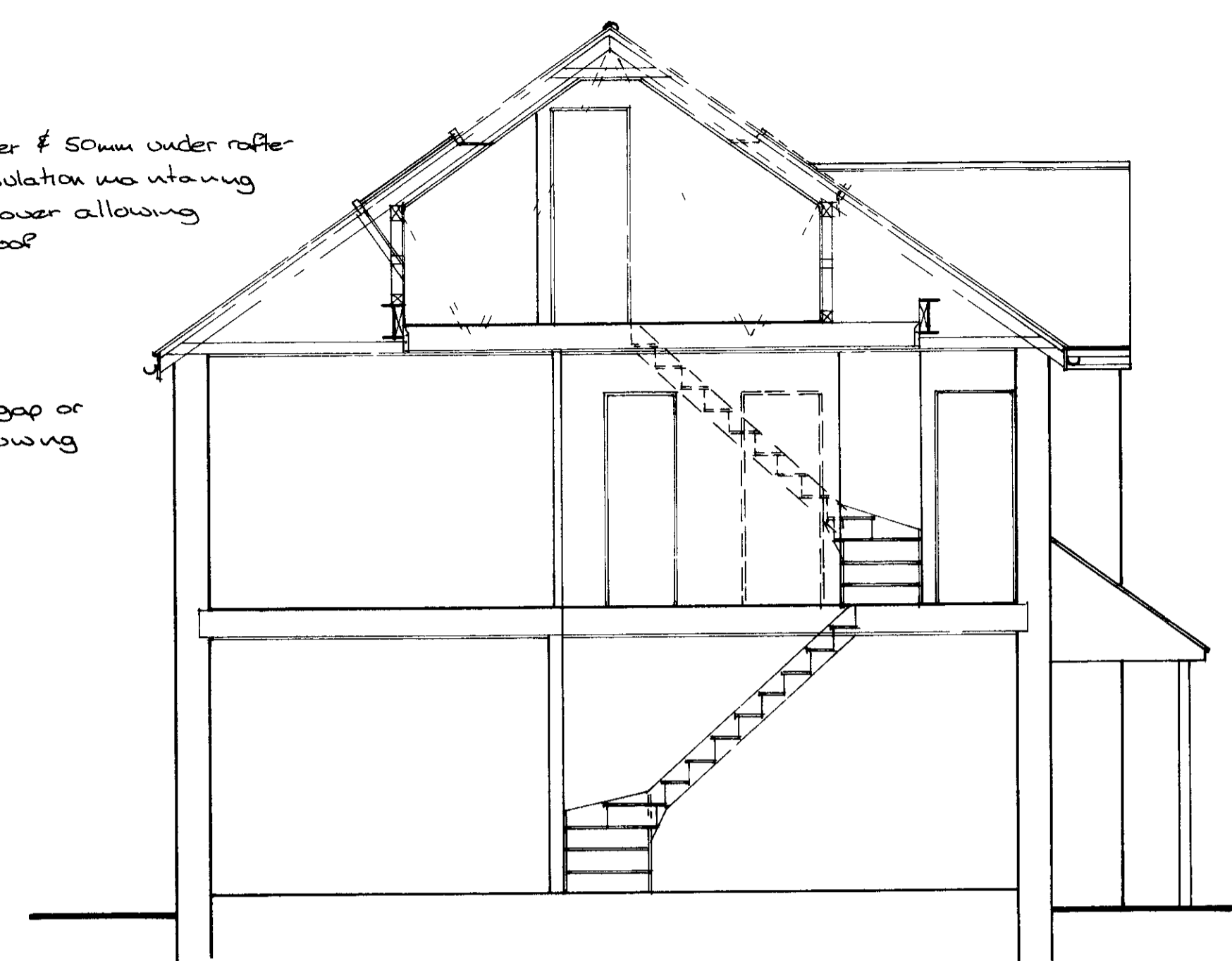
New sw staircase 13 equal risers in a 760mm width set to achieve 2m headroom to all areas

No internal walls are of a load bearing construction

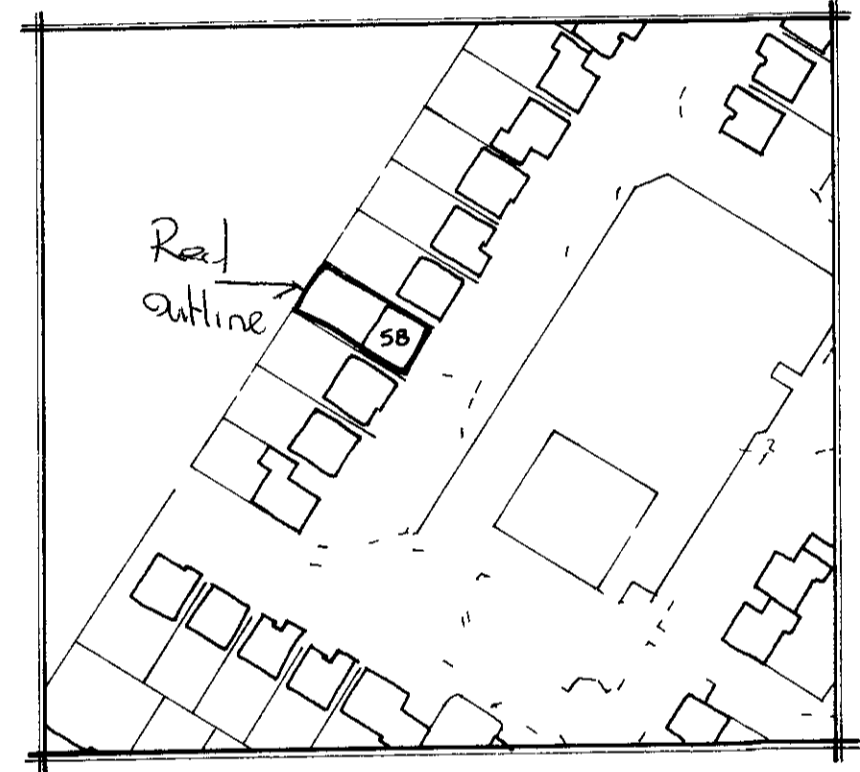
Provide 80mm inner & 50mm under rafter KINGSPAN TP10 insulation via utanking 50mm air gap over allowing cross vent to roof

Provide 25mm continuous air gap or sun bar to eaves length allowing cross vent to roof

Provide 5mm continuous air gap or similar to ridge length allowing cross vent to roof

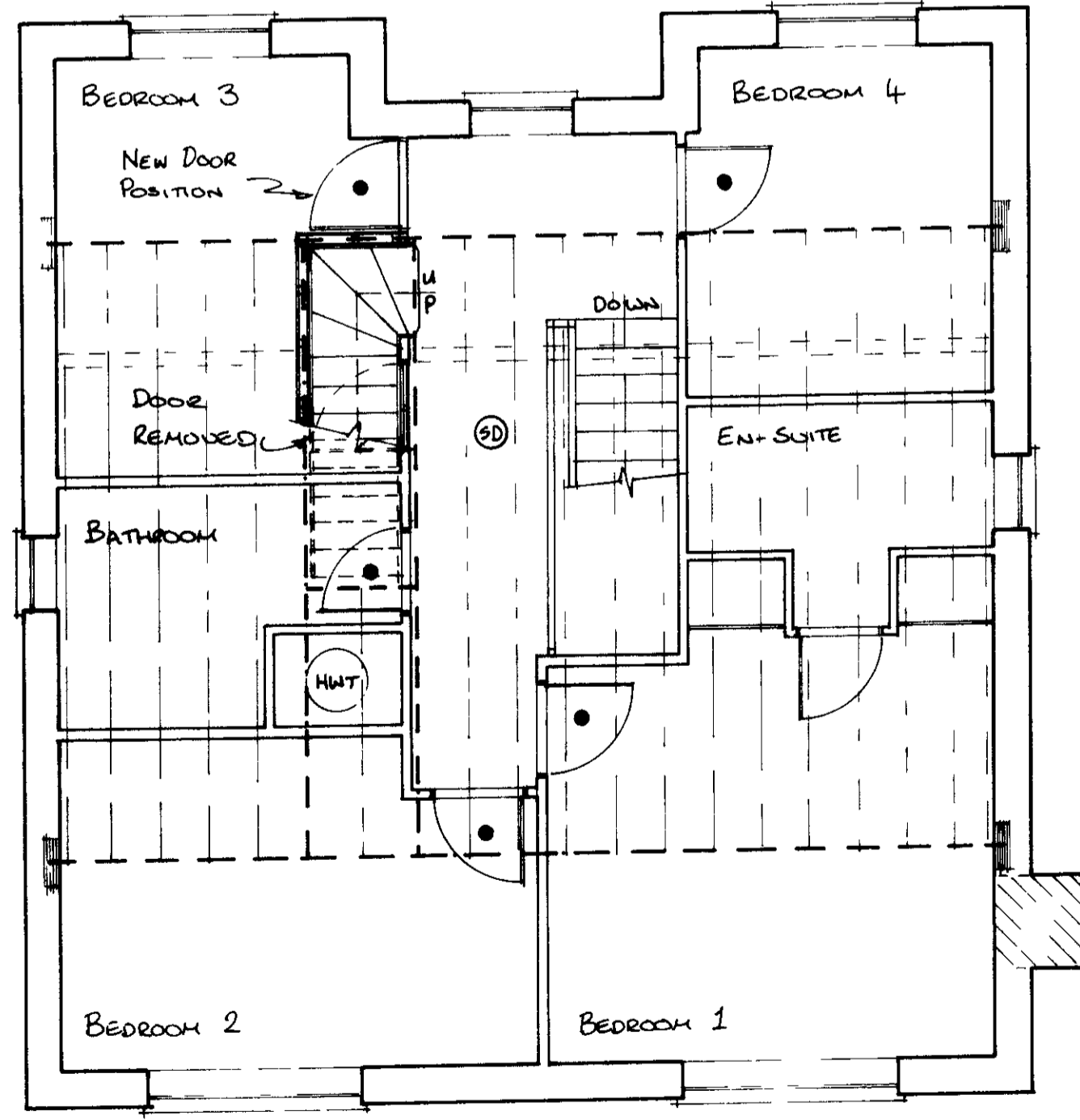


CROSS SECTION



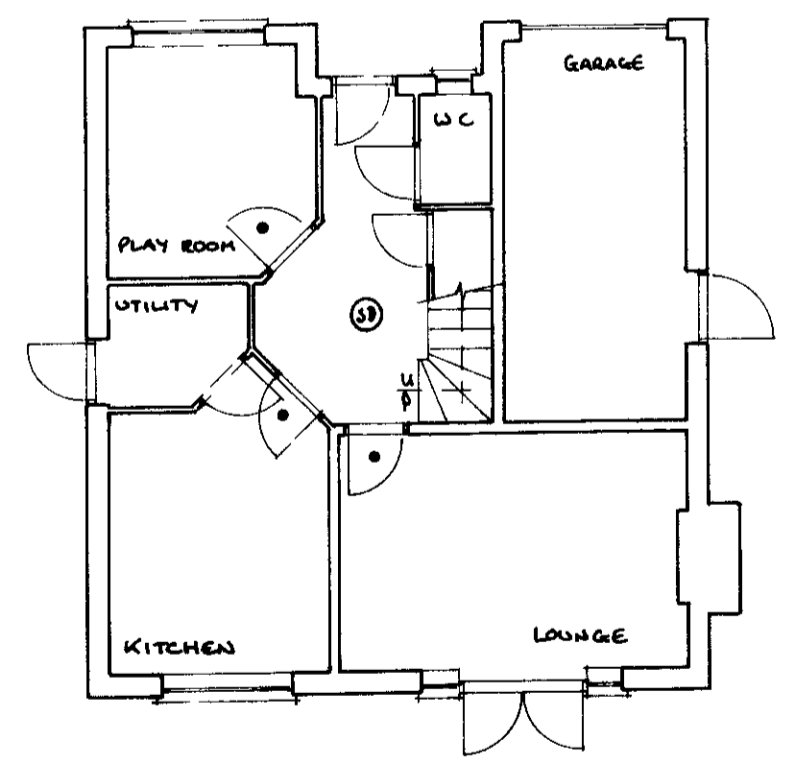
LOCATION

Position of all electrical & access panels to be determined on site



FIRST FLOOR

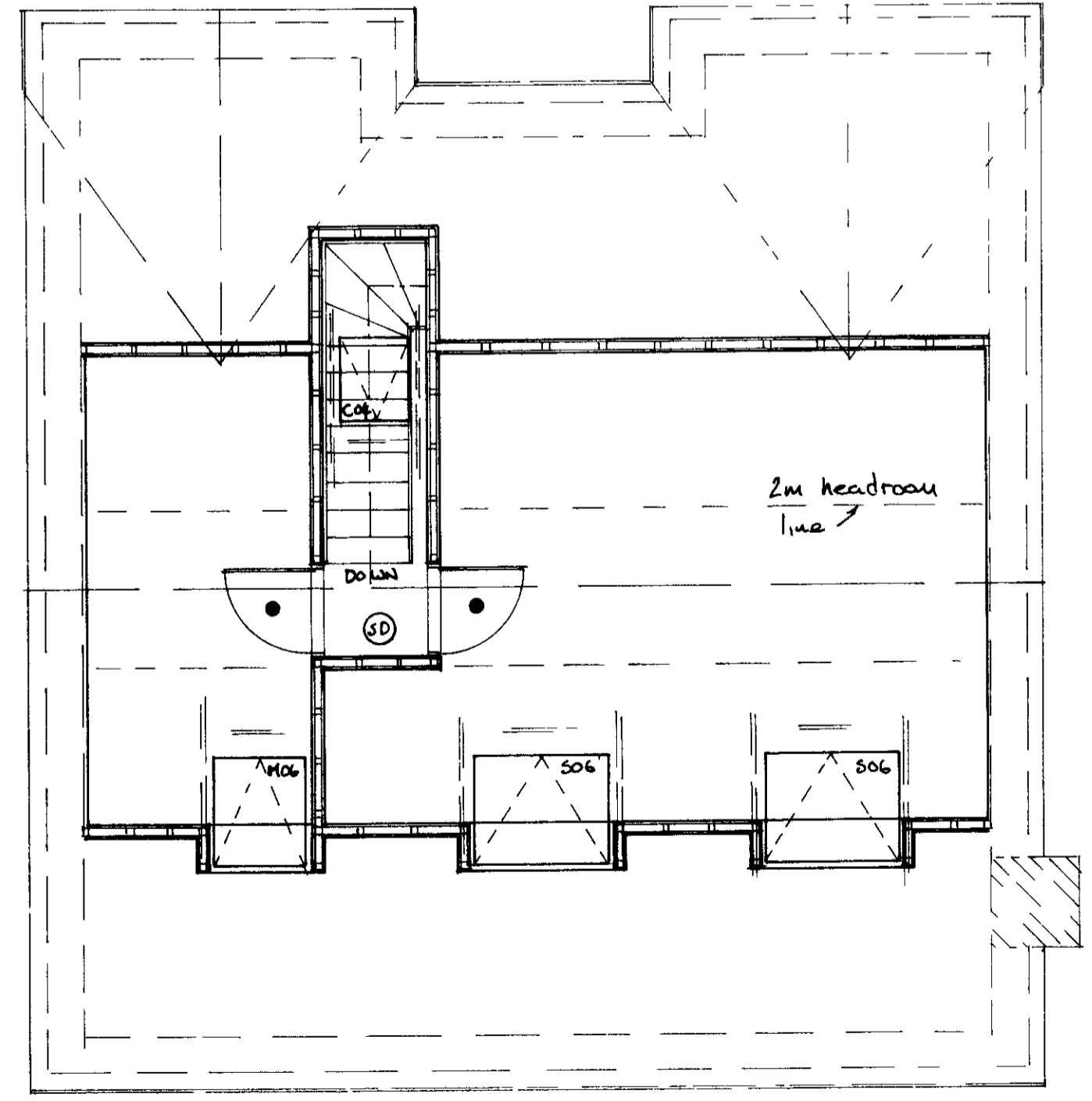
NOTE All walls & foundations subject to increased loading to be exposed & checked to suit the satisfaction of the building inspector



GROUND FLOOR

BATHROOM PLUMBING  
 100mm Ø UPVC waste to WC 37mm Ø UPVC waste to shower & basin, all with 75mm deep seal traps. All wastes connect into exty 50mm Ø UPVC  
 Bathroom area to have mechanical vent wired to light switch providing 15 litres per second extraction rate

No combustible material to be closer than 50mm to any chimney face



ROOF PLAN

New VELUX rooflights installed & fully weathered to manufacturers instructions

DWG SPECIFICATION

(As Applicable)

**CEILING**  
 1) 12.5mm Plasterboard with 5mm skim to existing rafters and new ceiling joists with 180mm Kingspan TP10 insulation to horizontal ceilings  
 2) 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  
 1) 12.5mm Plasterboard with 5mm skim on 100mm x 50mm studding with 100mm x 50mm strutting where required with 90mm Kingspan TP10 insulation between studs to give inclusive U value of max 0.30 and Class 1 flame 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 onto load bearing walls. Main trimmers 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 lath (condition assessed on site if cracked or unsound remedial replacement may be required) (Table 14C1 BRE Report 1988)  
 3) 9mm Plasterboard & 3mm skim With added mineral fibre protection (BRE 208)

Note All ceiling constructions overlaid with 100mm Rockwool RWA45 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 E 2003  
 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 12.5mm plasterboard 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 no where less than 70mm  
 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 sw joists at 400c/s 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

**CHEEKES & FRONT PANEL**  
 Vertical tile hanging on sw battens on left on 9.5mm plywood sheathing on 100 x 50mm sw framing. Cheeks within 1000mm min of boundary to be lined externally with 2mm Supalux 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 c/s with 16mm dia bolts and 40mm 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 8000sqmm background vent to bedrooms 4000sqmm to bathrooms. MOE openings of 0.33sqm eill 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 registered with a Government authorised approved body to the local authority

Ⓢ 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
A/ REVISION ADDED OVER NEW STAIRS	11.10.10
L.A.	
Flashing Type	Tiles
Calcs Added	
V. ELAYN HATFIELD	
PLANNING OFFICE COPY	
02 NOV 2010	
2010/2317	
FOR Mr & Mrs BOND	
CONTRACT No 59772	SHEET SIZE A1
SCALE 1:100 & 1:50	DATE Sept 10
DWG No 8577mc	

Elite Econoloft Ltd ©  
 The Loft Conversion Authority

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 is necessary