



FRONT ELEVATION



SIDE ELEVATION



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THE EXISTING FOUNDATIONS ARE TO BE EXPOSED FOR INSPECTION BY BUILDING CONTROL DEPARTMENT IF THE FOUNDATIONS ARE FOUND TO BE INADEQUATE A SUITABLE UNDERPINNING SCHEME WILL BE AGREED

EXISTING LINTELS ETC WHERE SUBJECTED TO INCREASED LOADING TO BE EXPOSED FOR INSPECTION ON COMMENCEMENT OF WORK TO DETERMINE THEIR CONDITION & ADEQUACY.

ALL NEW WORKS TO COMPLY WITH CURRENT BUILDING REGULATION APPROVED DOCUMENTS & AMENDED EDITIONS

UPPER FLOORS & INTERNAL WALLS TO BE INSULATED & LINED TO ACHIEVE AT LEAST 40 DB AIRBORNE SOUND INSULATION.

NEW FLOOR TO ACHIEVE 1/2HR FIRE RESISTANCE PROVIDE ROCKWOL INSULATION BETWEEN JOISTS & CHICKEN WIRE AS NECESSARY. EXISTING CEILING TO BE INSPECTED PRIOR TO THIS.

INTERNAL SWITCHES & SOCKET OUTLETS SHOULD BE LOCATED BETWEEN 450mm & 1200mm FROM FINISHED FLOOR LEVEL.

BELOW GROUND DRAINAGE:
Provide long radius bends at base of soil & vent pipes and stub stack. Connect to preformed inspection chambers via 110mm dia. Upvc underground pipes laid to falls of 1 in 60 (foul) 1 in 100 (surface water) New foul drain runs connected into existing system as shown.

Underground pipes outside of building are to be bedded on and surrounded with min. 150mm of pea shingle beneath garden areas and 150mm C20p concrete bed and surround where pipes run within 300mm of the building or are within 450mm beneath roads & drives). Provide lintel protection over pipes passing through foundation or brickwork. All Upvc underground pipework to comply with BS4660/5481 and to be Marley Extrusions or similar and to be installed in strict accordance with manufacturers instructions.

EXISTING DRAINAGE RUN TO BE CHECKED ON SITE AS NO VISIBLE COVERS ARE ON SITE

ROOF CONSTRUCTION:
Existing roof members to be removed as necessary to form new layout, all to Structural Engineers details. Provide and lay 100mm mineral wool insulation quilt between ceiling joists, with a further 170mm mineral wool insulation laid across to give 270mm total thickness. 500g polythene vapour barrier to be tacked to underside of ceiling joists before plasterboard ceilings are installed.

SECOND FLOOR CONSTRUCTION:
45mm flooring grade t&g chipboard flooring (moisture resistant grade to bathrooms) laid adjacent to existing ceiling joists and trimmed around openings. Refer to Structural Engineers details & calculations. Ceilings to be 12.5mm plasterboard with staggered joints and perimeter edges sealed. Provide double joists under partitions, which run parallel to joist span. Provide double noggins between joists under partitions, which run 90 degrees to joist, span. Perimeter edges and joints of plasterboard & flooring are to be supported by 30x50 sw noggins if required.

NEW FLOOR BOARDING NO LESS THAN 15 KG/M² - 22mm TEG CHIPBOARD CEILING LINING NO LESS THAN 10 KG/M² - SOUNDLOC OR WALLBOND TEN

ABOVE GROUND DRAINAGE:
Install all Upvc above ground drainage in accordance with BS 5572. Provide 110mm dia soil & vent pipes with stub stack in positions shown. Soil & vent pipes taken through roof & terminate 900mm above any opening lights that are within 3.0m and topped with a wire cage & stub stack to terminate 750mm above floor level with screwed access cap. Waste pipes to be fitted with 75mm deep seal traps to the following diameters: sinks, baths and showers to be 40mm washbasins 32mm if waste run is less than 1.7m & 40mm if longer. All waste runs to have rodding access at all changes of direction with anti-siphon traps fitted to long or combined waste runs over 3.0m long. 100mm Upvc guttering to existing downpipes.

WINDOWS:
Windows to all habitable rooms are to have ventilation openings equal to 1/20th floor area together with controllable trickle vents equal to 8000 sq. mm and 4000 sq. mm to remaining units. All windows are to have double glazed sealed units, with 16mm air gap & a soft low E coating Pilkington K or similar to achieve a U value of 1.8 w/m²/k. All new windows with glass below 800mm from the finished floor level, and all new glass to doors and side lights below 1500mm, is to be fitted with safety or laminated glass all to BS 6206:1981. Escape window to have an unobstructed, openable area of at least 0.33 sqm. At least 450mm x 450mm and between 800mm & 1100mm above the floor level.

STAIRCASE DETAILS
Provide Boulton & Paul or, similar approved, staircase in position shown. 800mm o/all strings with 13 risers. Rise to be 203.3mm, going to be 233.3mm with max pitch of 42 degrees. Provide handrails 900mm vertically above pitch line and above floor level around landings. Provide 32mm square balusters at 125mm max. centres. All to be strict accordance with Part K of the Building Regulations.

MECHANICAL VENTILATION:
En-suite shower room & ground floor en-suite bathroom to have mechanical extract rated at min. 15 litres per second with a 15 minute over-run, wired directly into light switch. All extracts ducted to external air with proprietary vent terminals.

INTERNAL WALL CONSTRUCTION:
Timber stud partitions to be constructed from 100x50mm softwood headplate, soleplate and vertical studs at max. 400 centres with staggered noggins between finished with 12.5 mm plasterboard taped joints and plaster skim each side.

ENSUITES ALSO TO HAVE AIR INLETS BELOW DOORS OF AT LEAST 7600mm² (EQUAL TO 10mm GAP)

HEATING:
Extend full gas central heating in accordance with BS 5449. All radiators to be fitted with thermostatic valves.

FIRE DOOR:
To BS 476: Part 2 to provide minimum of half hour fire resistance. Fire resisting integrity standard doors are marked on drawing i.e. FD 30 being period in minutes sufficiency & being restricted smoke leakage provided by smoke seals between frame and door. Hinges melting point 800c. Door to be automatic self closing.

ELECTRICS:
Electrical installation is to fully comply with current IEE Regulations with particular attention to PME Bonding and protection of cables where surrounded by insulation. Smoke detectors to be mains operated units, & must be interlinked with battery back up & to be installed at head of stair & within 3m of habitable rooms provided to meet the requirements of Part P (Electrical Safety). The Electrician will be a certified member of an approved government self regulating scheme for competent persons.

LEADWORK:
Install lead soakers flashings etc. as shown to be as follows:
Soakers code 3
Flashings code 4
All leadwork at abutments to have min 150mm upstands being wedged and tucked into a raked out 10mm slot in external brickwork.

FIRE DETECTION/ALARM SYSTEM MUST BE IN ACCORDANCE WITH BS 5837-C: 2004 & APPROVED DOCUMENT B (2006). DETECTOR/ALARM UNITS AT EVERY STOREY AS SHOWN CERTIFICATE OF INSTALLATION & COMMISSIONING WILL BE SUBMITTED ON COMPLETION.

INVESTIGATE ON SITE EXISTING STAIRWAY/LANDING/ HALL ENCLOSURE FOR 30 MINUTES FIRE RESISTING MATERIALS.

ALL DOORS TO BE FITTED WITH FIRE RESISTING DOORS AS SHOWN ON ALL STOREYS.

FLOOR & LANDING CIRCULATION SPACE TO BE INVESTIGATED ON SITE FOR 30 MINUTE FIRE PROTECTION UPGRADE AS NECESSARY.

VAPOUR BARRIER TO BE PROVIDED ON ROOM SIDE OF INSULATION TO ASHLAR WALLS. FOIL BACKED PLASTERBOARD SHOULD BE USED BELOW THINSULEX INSULATION IN ROOF.

EAVES VENTILATORS EQUIVALENT TO 25mm AIR GAP TO BE PROVIDED IF NOT ALREADY PRESENT.

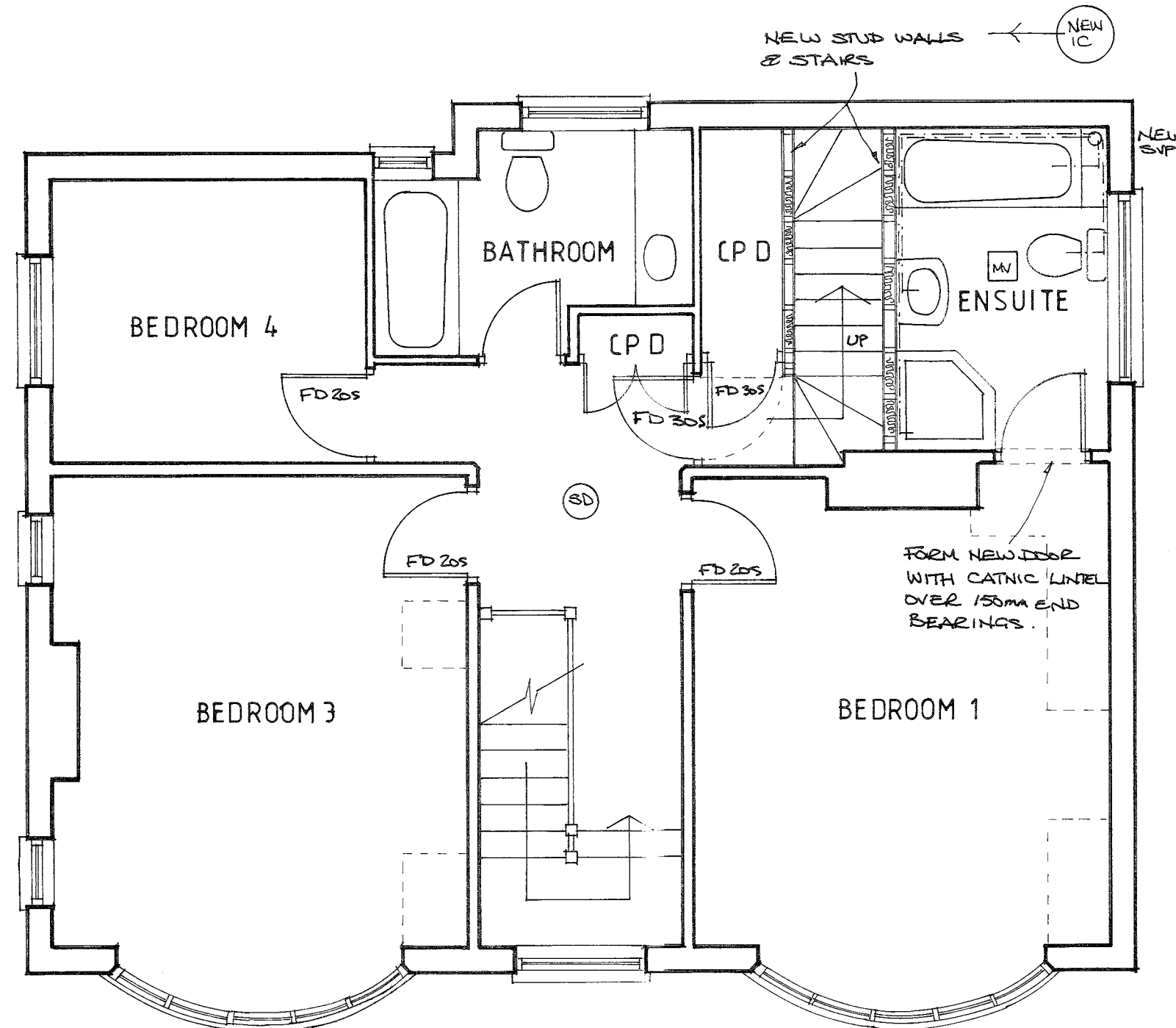
COMBUSTIBLE MATERIALS TO BE KEPT 40mm AWAY FROM THE FACES OF CHIMNEY STACKS OR 200mm FROM FLUES.

TAPEDED TREADS TO HAVE MIN GOING OF 50mm AT NARROWEST END & HEADROOM MEASURED VERTICALLY ABOVE PITCH LINE & LANDING TO BE NO LESS THAN 2METRES.

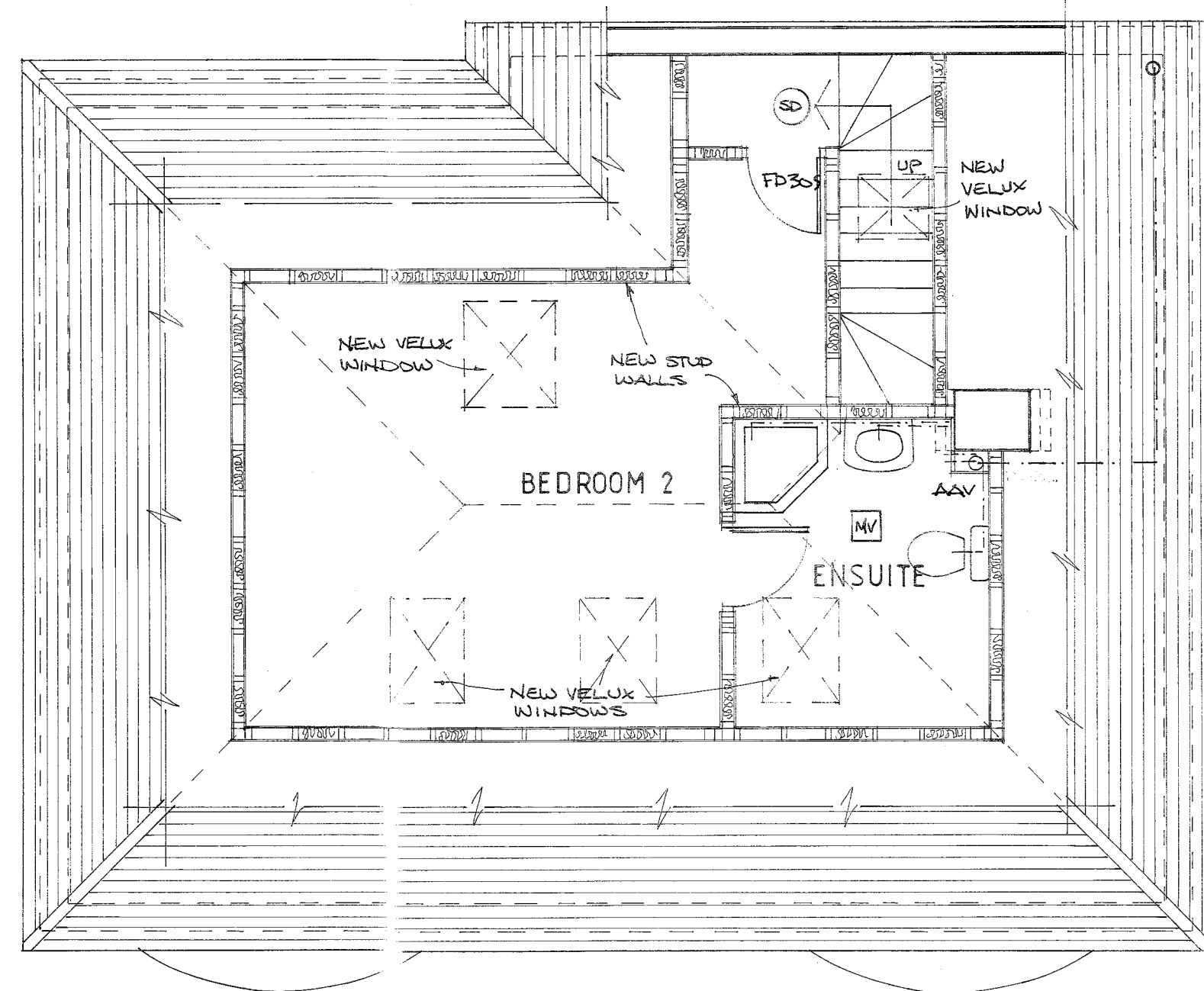
INSULATE GABLE AS NECESSARY TO ACHIEVE 0.35 W/M²K

CELTREX OR SIMILAR INSULATION TO ASHLAR WALLS AS NECESSARY

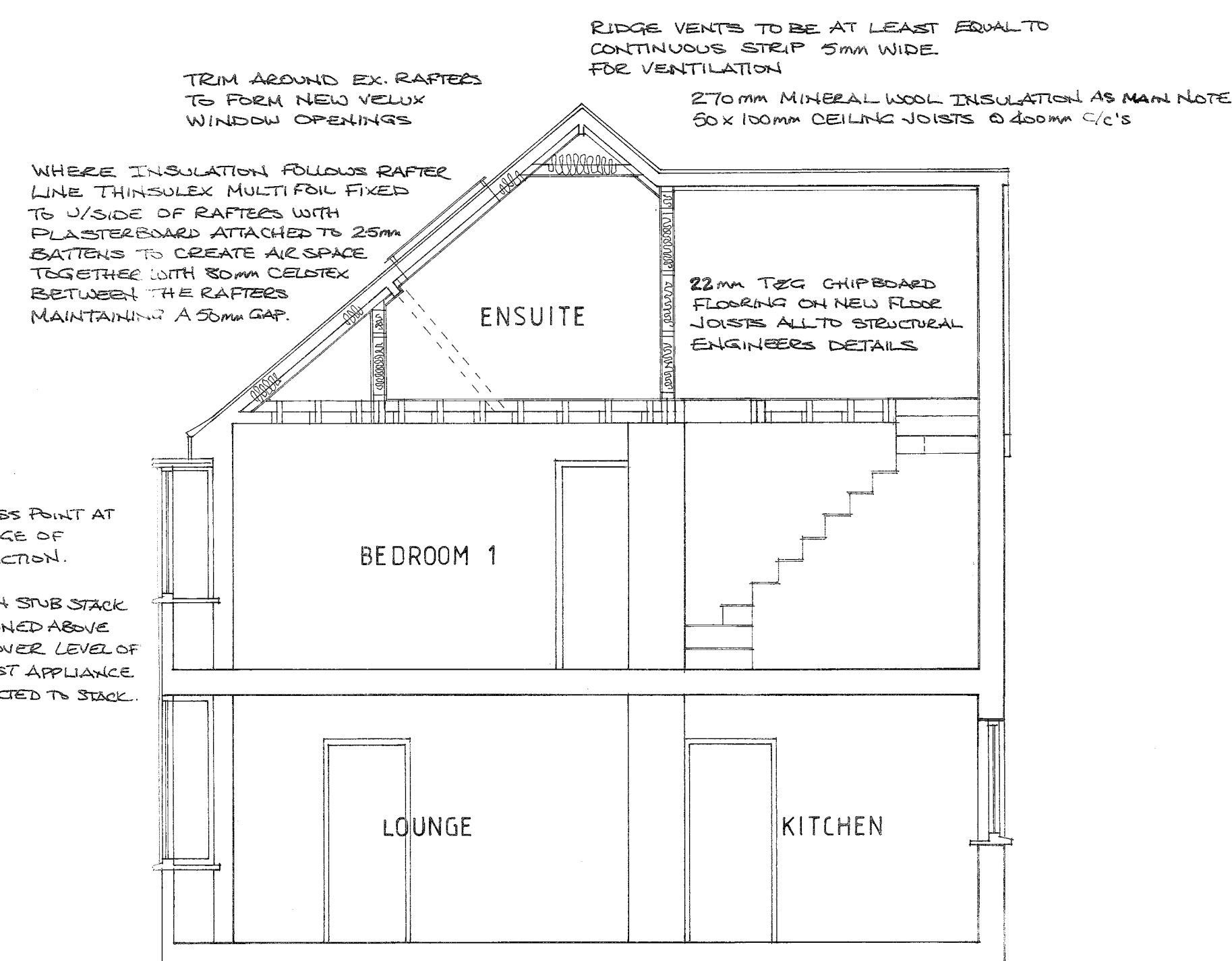
1 IN 4 FIXED LIGHT FITTINGS OF 1 PCC 2534/M OF FLOOR AREA WHICH EVER IS GREATER, SHOULD BE ENERGY EFFICIENT LOCATED IN PLACES OF PRINCIPLE USE. (NOT COPERS OR COOKERS ETC)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECTION A - A

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| A | BUILDING REGULATION AMENDMENTS ADDED | 30.11.07 |
| REV | | DATE |

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PROPOSED PLANS ELEVATIONS & SECTION

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JOB TITLE
PROPOSED LOFT CONVERSION AT:
 [REDACTED]

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