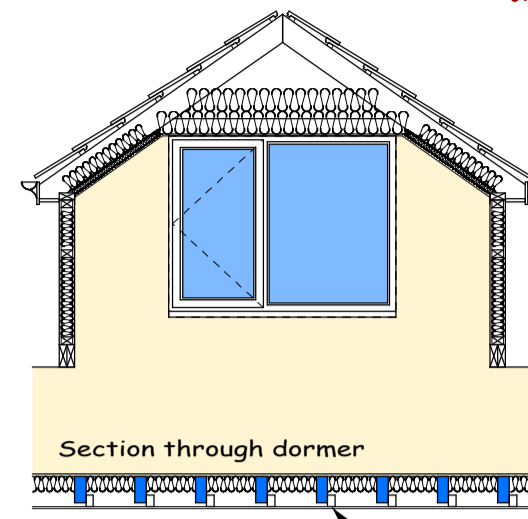




concrete tile hanging
colour to match existing
roof slate
D/G window units
with low E glazing
code 4 lead
flashing



Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm² (Ground floor ONLY). All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a 'U' value of 1.6w/m² or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.

Primary and secondary heating systems (new and replacement installations)

Primary - main heating and hot water system e.g. main boiler; **secondary** - localised heating provisions e.g. gas fire/ solid fuel fire / stoves. Both types of appliances efficiency and controls, whether as a new installation or replacement for an existing system must be designed, installed and commissioned in strict accordance with the 'Building Services Compliance Guide' published by the Department for Communities and Local Government. You are advised to check with the boiler manufacturer as to the appropriate controls to be used to achieve Approved Document L1 compliance to avoid system problems. (See appropriate extract)
Requirements for certain Gas and Solid fuel Appliances are included below - for systems not covered fully comply with the 'Building Services Compliance Guide'. (Available on TMBC's Building Control Web Page)
Any new gas boiler to be minimum 90% SEDBUK Condensing wall mounted with balanced flue/stainless steel guard to outlet.
Lighting. (Energy Saving Provisions)
To any new wiring system or when REWIRING an existing lighting system - install energy efficient light fittings as follows: (NOTE: Fluorescent or compact fluorescent light fittings meet this standard. GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable):
Fixed Internal Lighting: Install energy efficient light fittings that only take lamps having a luminous efficacy greater than 45 lumens per circuit-watt (power consumed) and a total output greater than 400 lamp lumens. Light fittings with supplied power less than 5 circuit-watts are excluded from the overall count of total light fittings below: i.e. pin base fitting only to ensure only energy efficient fittings can be replaced. Provisions: Not less than 3 per four of ALL the light fittings in the main dwelling spaces (excluding infrequent if accessed storage spaces and cupboards).
NOTES:
a) Be careful when considering the use of mains frequency fluorescent lighting in garages, as they can cause strobing issues with machine tools and vehicles.
Fixed External Lighting (Excludes flats common areas and other communal access-way lighting):
Provisions:
a) EITHER: lamp capacity not to exceed 100 watts per light fitting and fitting to have automatically daylight and motion sensor fitted or
b) Fittings to have sockets capable of only using lamps with an efficacy greater than 45 lumens per circuit-watt fitted with automatic daylight sensors and must be switched controlled.

Dormer Roof Construction: Unvented Cold Roof
Roof tiles to match existing on 38 x 25mm nailed battens on Du Pont Tyvek Supro breathable roof membrane on 150 x 50 rafters @ 400 centres.
100x50mm sw ceiling joists @ 400mm c/c.
Valleys formed in code 5 lead on 18mm ply lay boards.
270mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation.
Ceiling joists underdrawn 9.5mm plasterboard and skim.
Vaulted section - fix 100mm Celotex RXR insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 45mm Celotex RXR insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 9.5mm plasterboard through insulation to rafters using 65mm galvanized nails and finish with 3mm plaster skim.

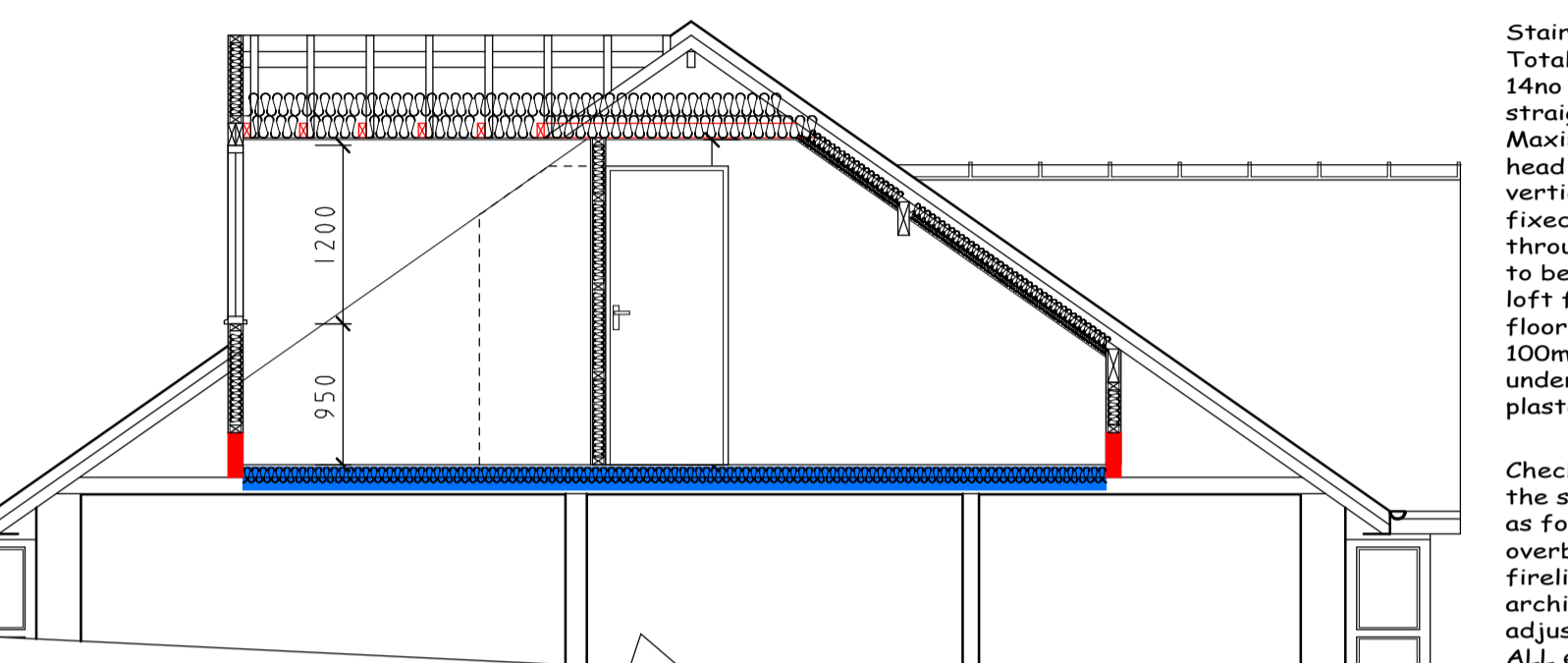
Existing Rafter Treatment:
Batten out existing 75 x 50mm rafters using 50 x 50mm battens - fix 75mm Celotex tuff R GA3075 insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 45mm Celotex T-breakTB3045 insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard through insulation to rafters using 65mm galvanized nails and finish with 3mm plaster skim. NB Existing purlins to be retained or replaced.

Loft Floor:
New Floor to be laid between existing ceiling joists 25mm off the plasterboard below. 18mm tongue and grooved floor decking to be laid over new sw floor joists (see plan) @ 400mm c/c. Floor joists supported on existing walls and new beams (see plan). Joists on floor trimmers fixed using timber to timber joist hangers - fully nailed. Joists to be doubled up under all internal partition walls. 100mm Rockwool quilt laid between joists. 12.5mm plasterboard and skim finish to underside. Provide herringbone strutting at mid span of floor joists.

Low Walls:
Low walls below purlin formed in 100 x 50mm studding at 400 centres - 65mm Celotex tuff-R GA3065 insulation between studs flush with back of studs, fix celotex T-break TB3012 over the inside face of studs. The joints of the insulation are then taped using a self adhesive aluminium foil tape and the perimeter sealed with mastic to provide a vapour control layer. Fix 12.5mm plasterboard and skim finish.

Partitions:
Partitions at loft floor level formed in 75 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & bedrooms to have 50mm sound deadening insulation between.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.



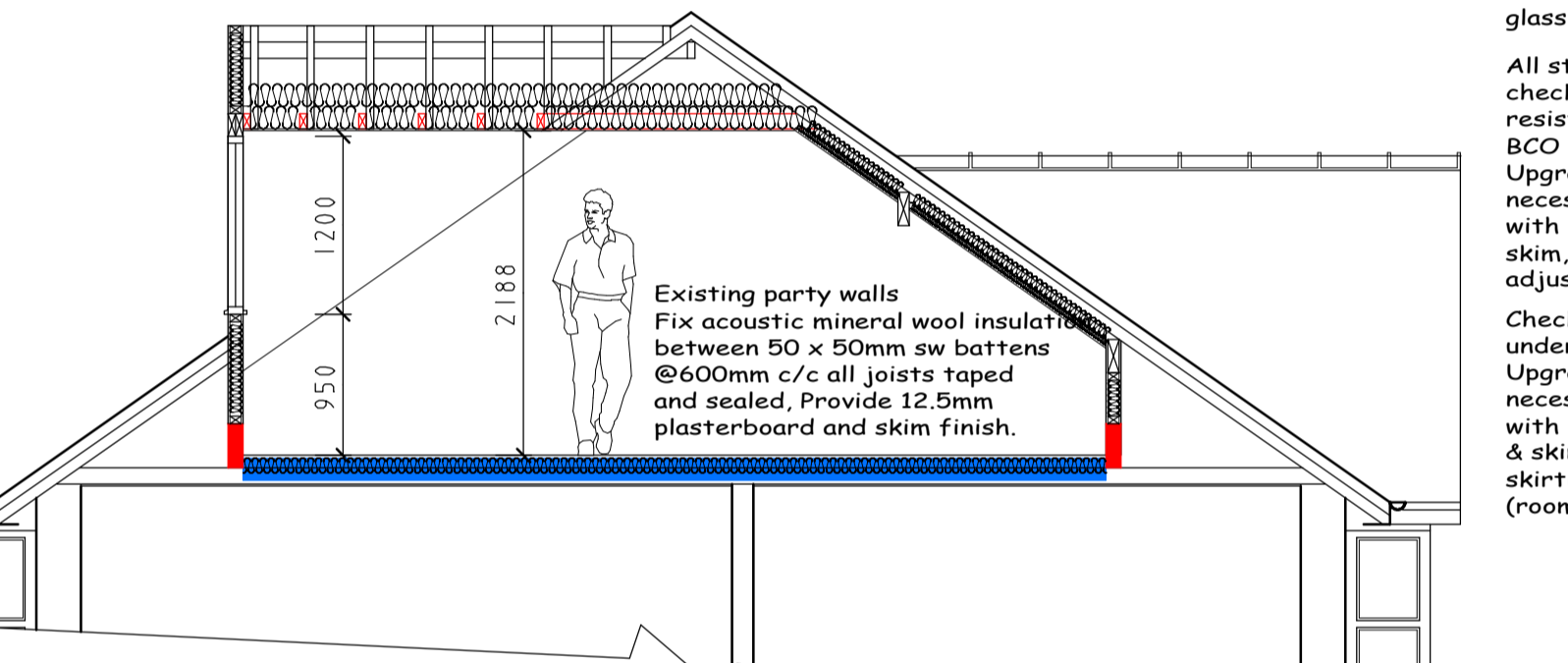
proposed section A - A

Staircase:
Total rise - 2940mm
14no risers at 210mm - goings in straight flight 235mm.
Maximum pitch 42deg with minimum head height of 2000mm measured vertically off pitch line. Handrails fixed at 900mm off pitch line throughout flight. Balustrading to be fixed around stairwell @ loft floor level @ 900mm above floor - vertical spindles @ max 100mm centres. Stairs to be underdrawn in 12.5mm plasterboard and skim.

Check existing floors where under the stair escape routes. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side). ALL existing doors onto hallway at ground and first floor to be removed, new half hour fire door ((FD20) to be installed with new frames. NO glass to fire doors.

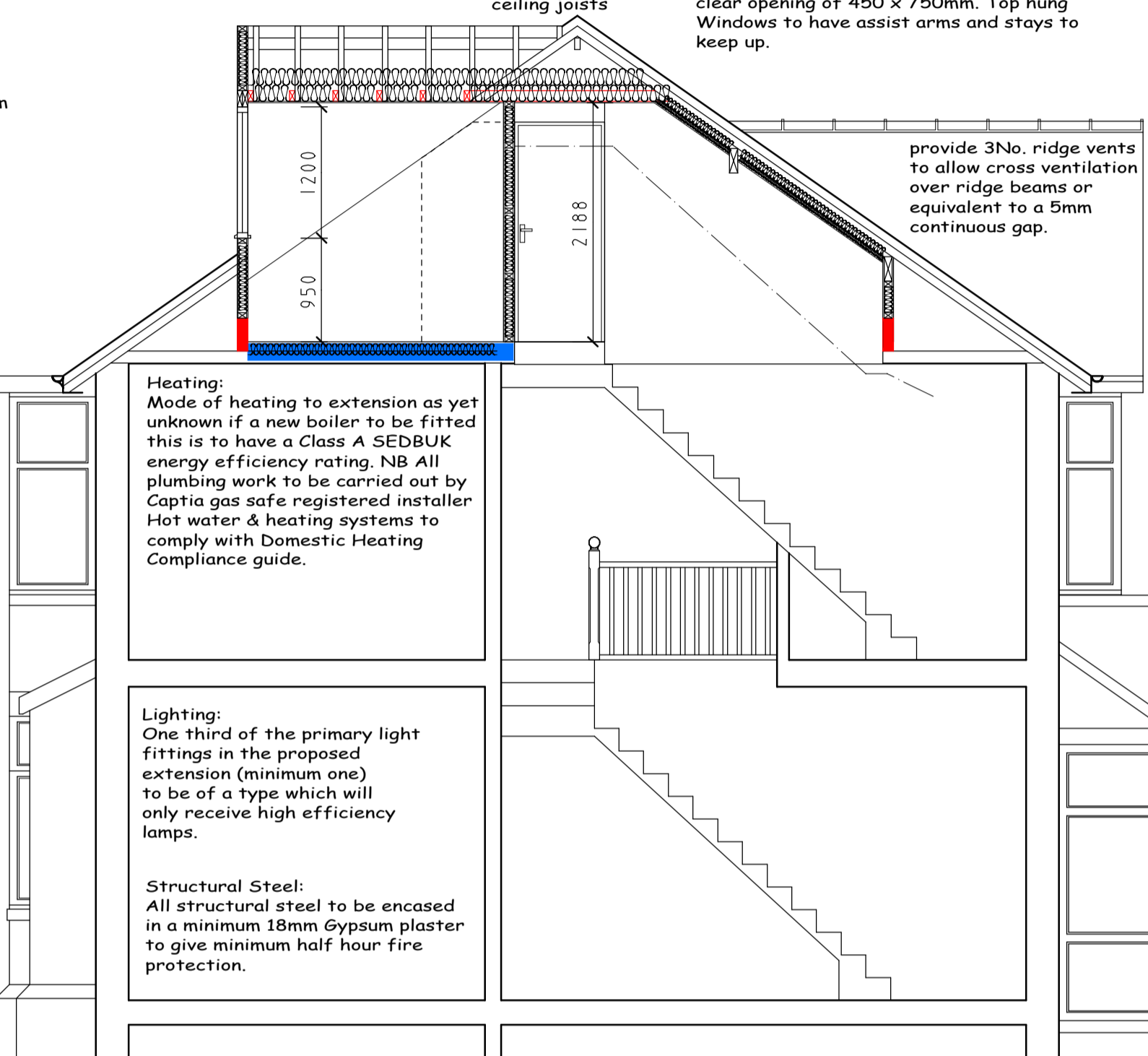
All stair enclosure walls to be checked for half hour fire resistance - expose on site for BCO inspection. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side).

Check existing floors where under the stair escape routes. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side).



proposed section C - C

Existing party walls
Fix acoustic mineral wool insulation between 50 x 50mm sw battens @ 600mm c/c all joists taped and sealed. Provide 12.5mm plasterboard and skim finish.



proposed section B - B

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by Capria gas safe registered installer. Hot water & heating systems to comply with Domestic Heating Compliance guide.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

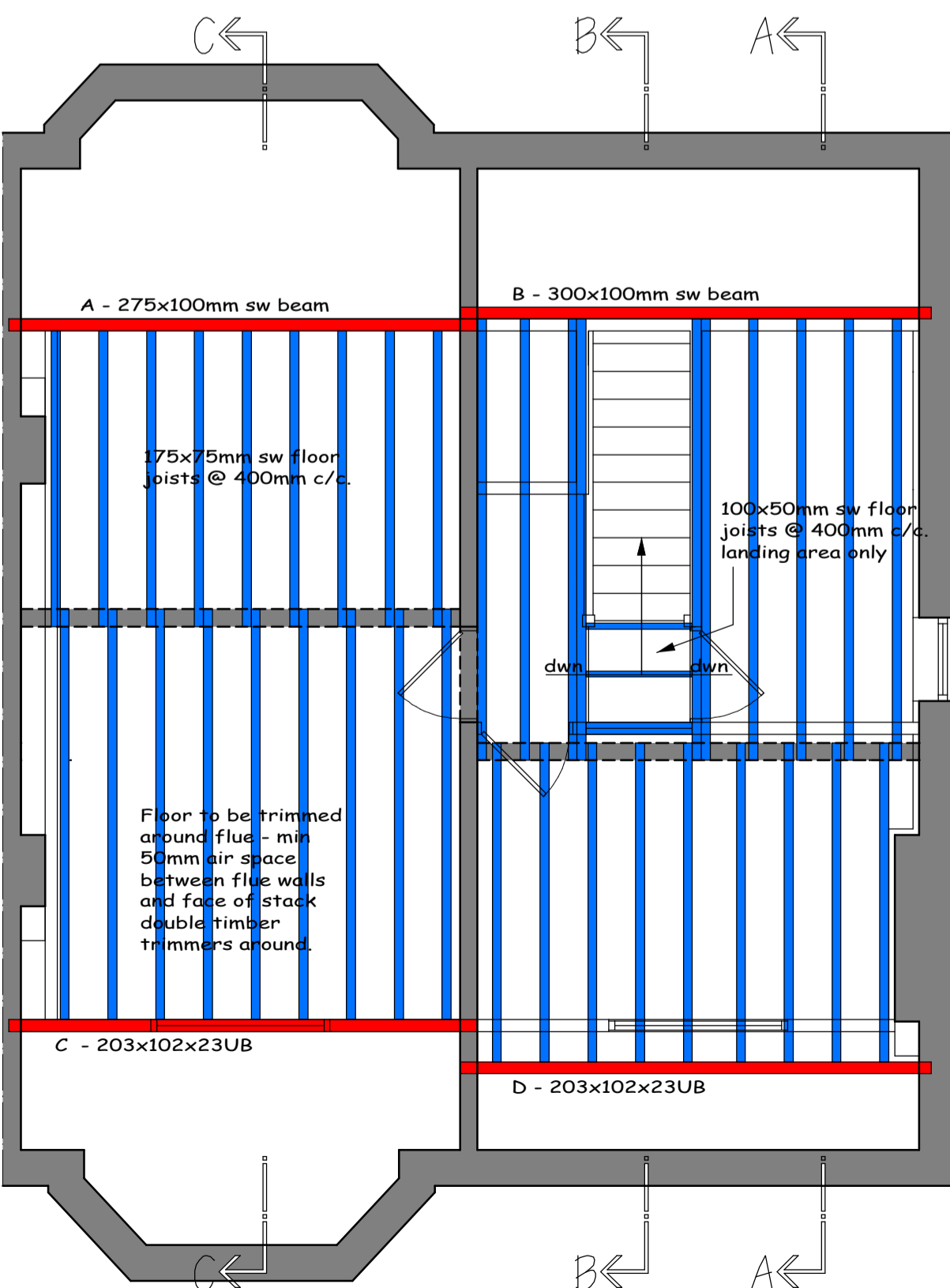
Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

exg ceiling and ceiling joists

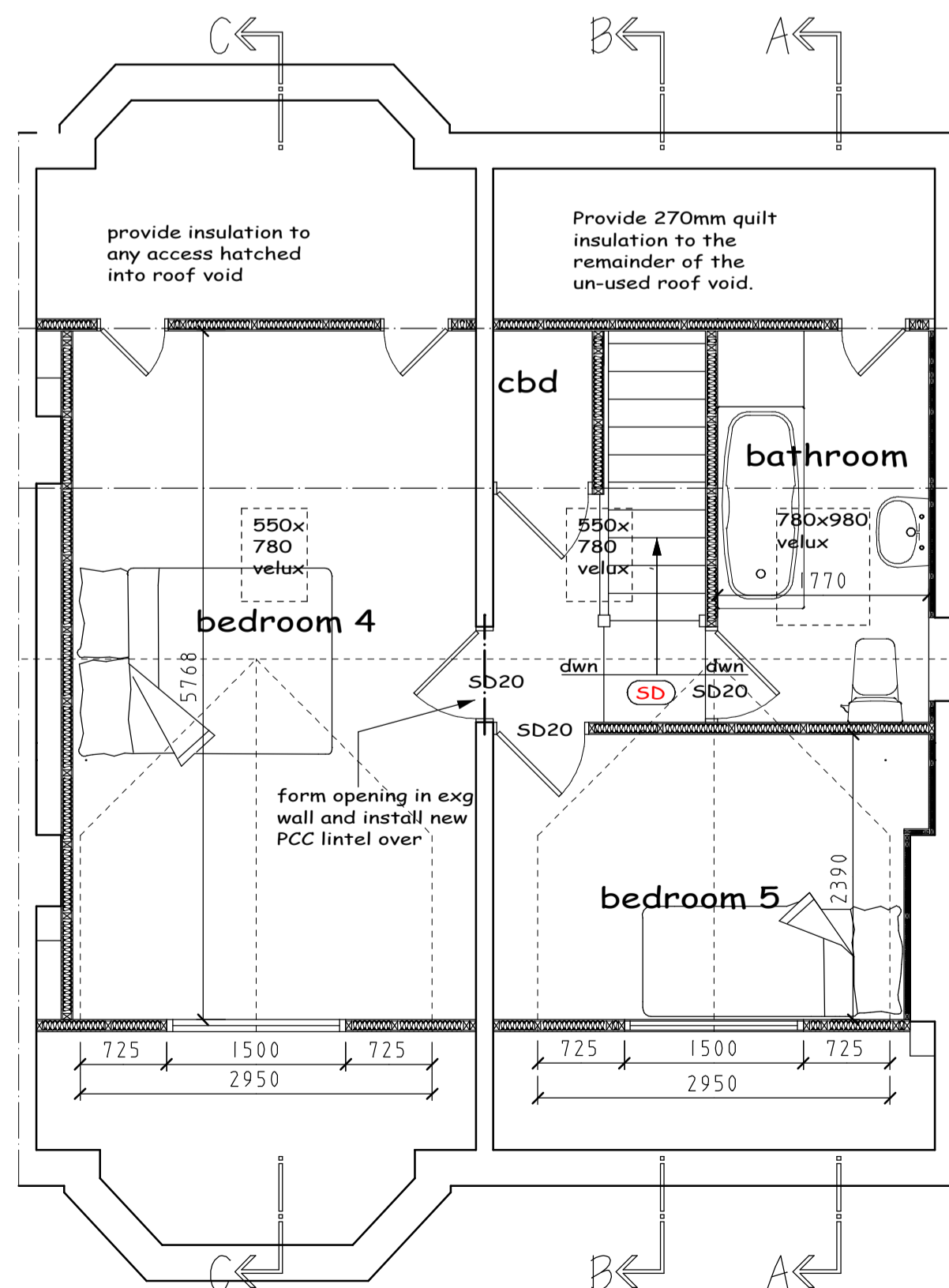
provide 3No. ridge vents to allow cross ventilation over ridge beams or equivalent to a 5mm continuous gap.

Ventilation:
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
60 Litres/sec elsewhere
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm². All extracts to open air.

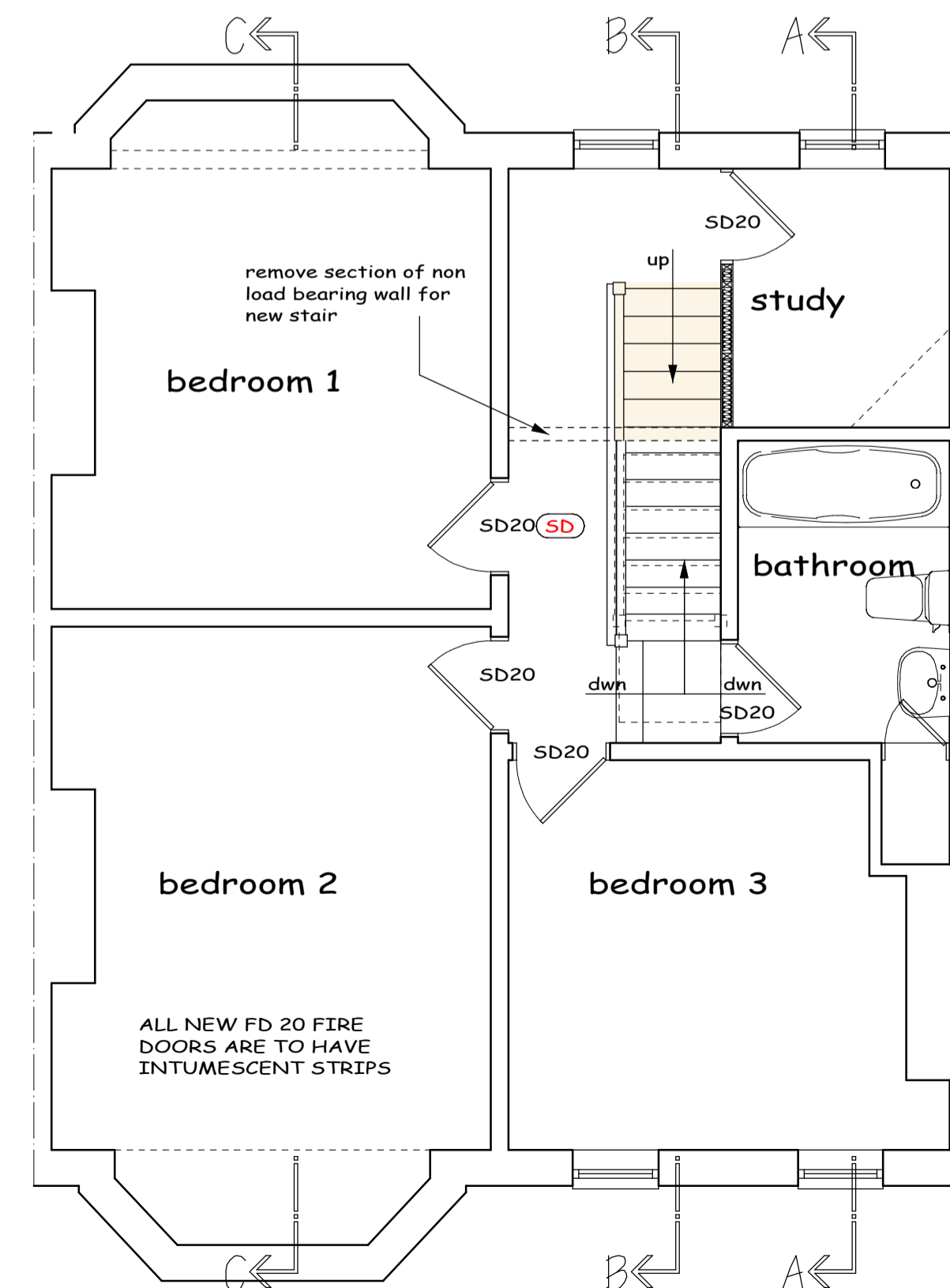
Dormer Walls:
Plain concrete tile hanging on 38 x 25mm treated battens over YBS insulation. Breather Foil FR stapled to 11mm sterling board sheathing on 100 x 50mm treated studding @ 400mm centres - corner posts and reveals are to be double studs. 100mm Celotex RXR insulation fixed tight between studs with 500g visqueen vapour check and 12.5mm plasterboard and skim finish internally. Front wall built off wall plate checks built up off 2No. 75x195mm sw rafters. 150 x 100mm lintols over window opening supported on cripple studs. Code 3 lead flashing under fascia, above and under windows. Code 4 lead soakers and flashings to front wall and cheeks. NB. Dormer cheeks to have 2 layers of 9mm firmacel fire resistant board over 11mm sterling board sheathing and 2 layers of 12.5mm plasterboard and skim internally.



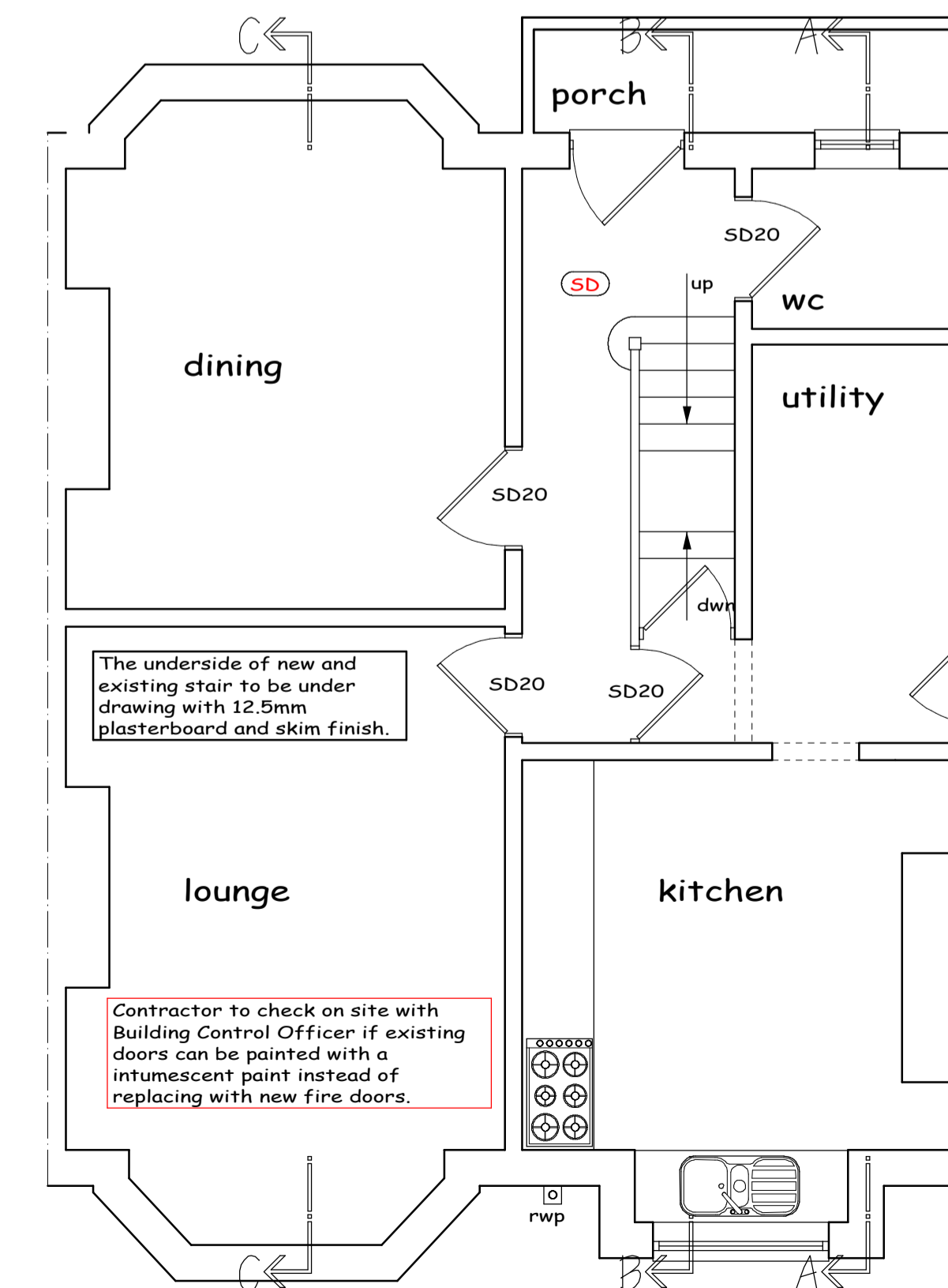
proposed loft floor plan



proposed loft plan



proposed first floor plan



proposed ground floor plan

En Suite Plumbing:
WC to have 100mm connection to Saniflo macerator. Shower to have 75mm deep seal anti vac traps with 38mm diameter wastes basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed in to Saniflux Macerator with 28mm diameter waste into existing soil pipe.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations Approval (B.R.). All structural calculations are to be checked by structural engineer prior to construction.
All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builder's own risk. ExtensionsNW will not be held responsible for any problems arising.
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Plotted on 02/05/2023
ExtensionsNW reserves the right to modify and make necessary alterations dependent on site conditions.

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DATE	
SCALE 1:50	DATE June 12
DRAWN JDJ	P.P B.R
CUSTOMER	
PROJECT	Loft Conversion
LOCATION	
LOCAL AUTHORITY	

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JOB No. REV.