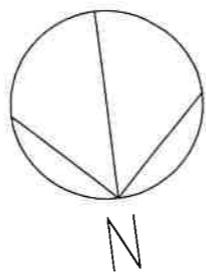


0 5m 10m
SCALE BAR



SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 508969 , 180971



Supplied by Streetwise Maps Ltd
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Licence No: 100047474
22:27:36 06/04/2022

LOCATION PLAN
SCALE = 1:1250

0 50m
SCALE BAR

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35 Judge Heath Lane Hays
Loft Conversion

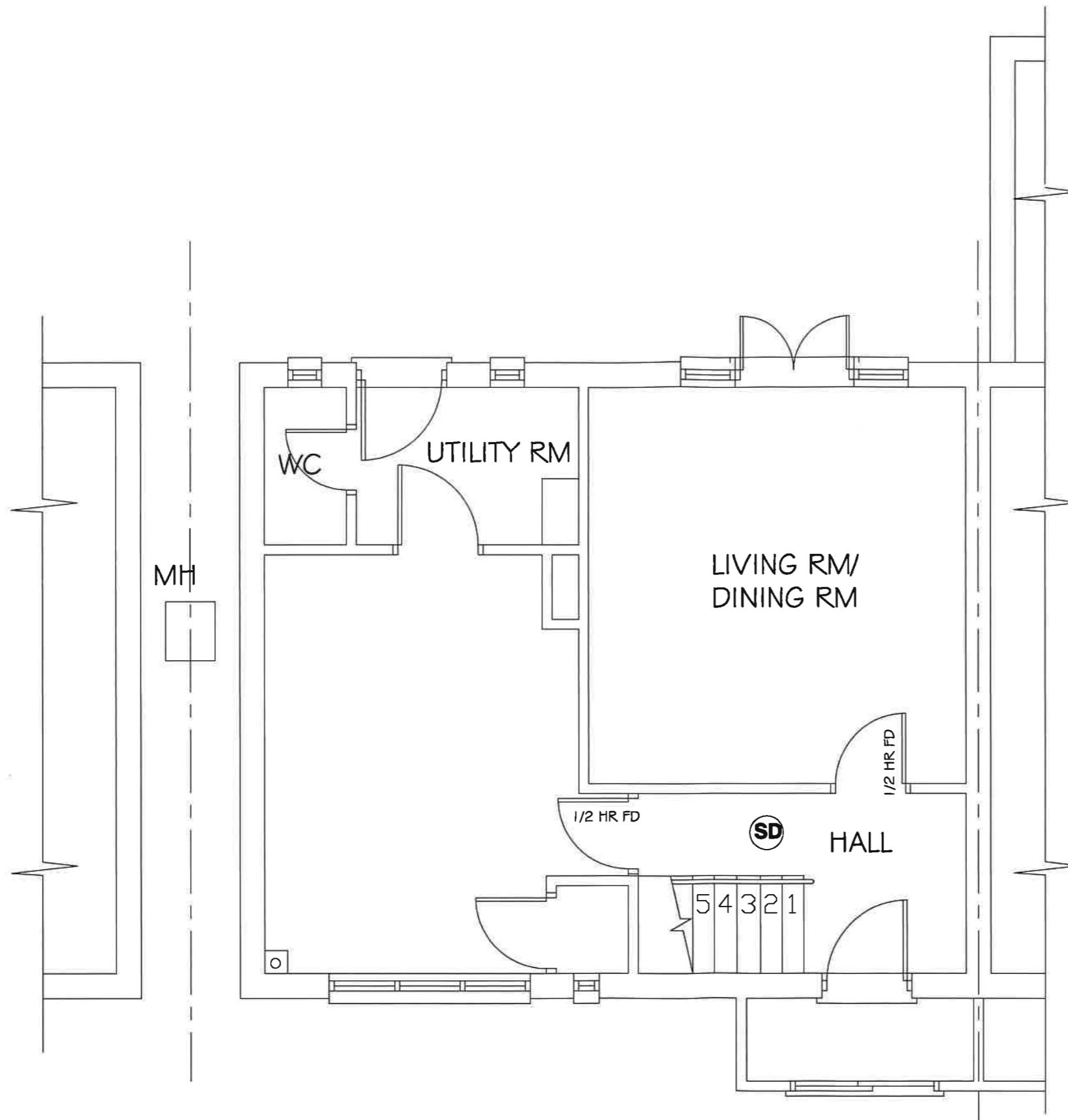
Client BEAM

Drawn Site and Location Plans

Date April 2022

Scale As Shown (A3)

Dep. No. 1930/1



PROPOSED GROUND FLOOR PLAN

SCALE = 1 : 100

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Job: 35 Judge Heath Lane Hays
Loft Conversion

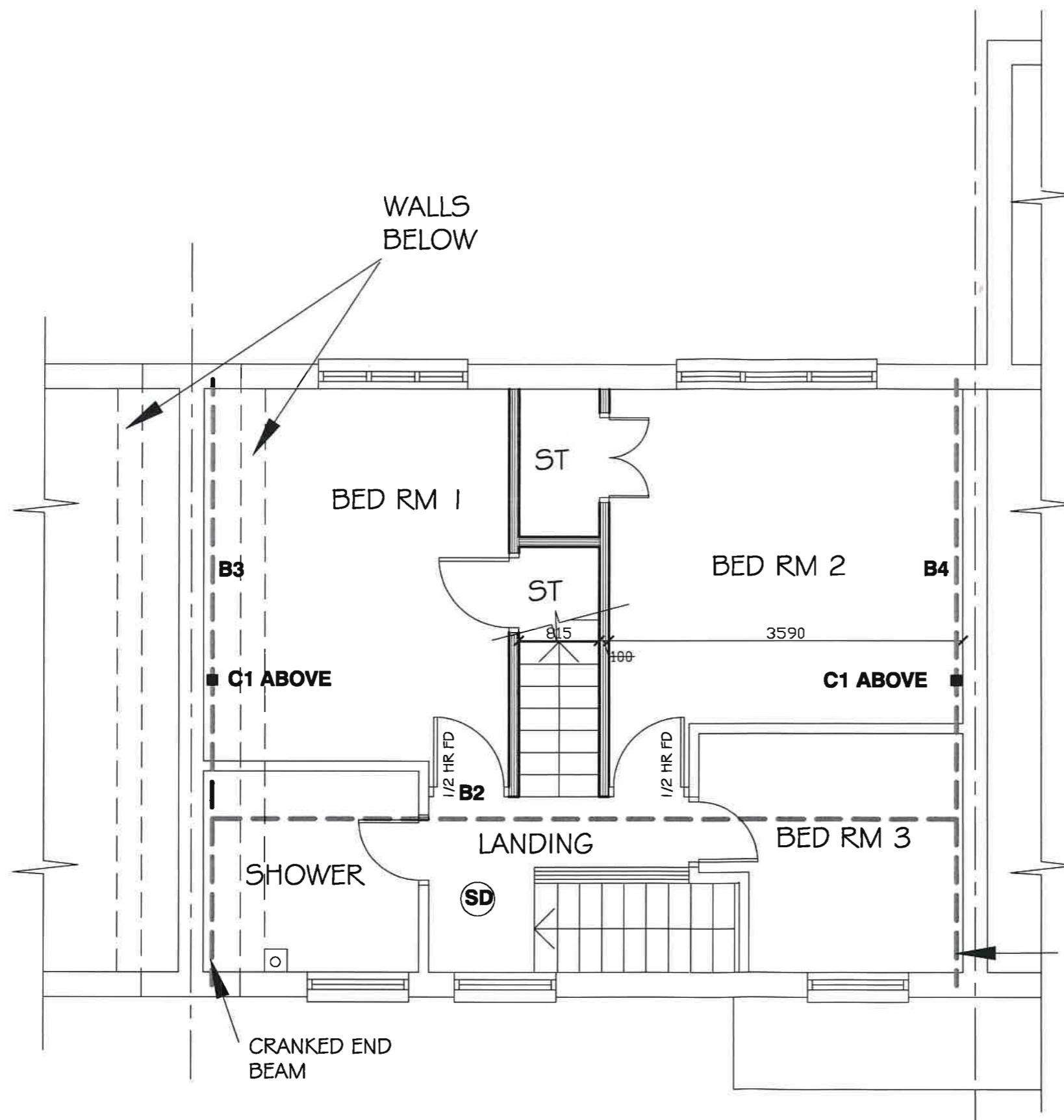
Client: BEAM

Drawer: Proposed Ground Floor Plan

Date: June 2022

Scale: As Shown (A3)

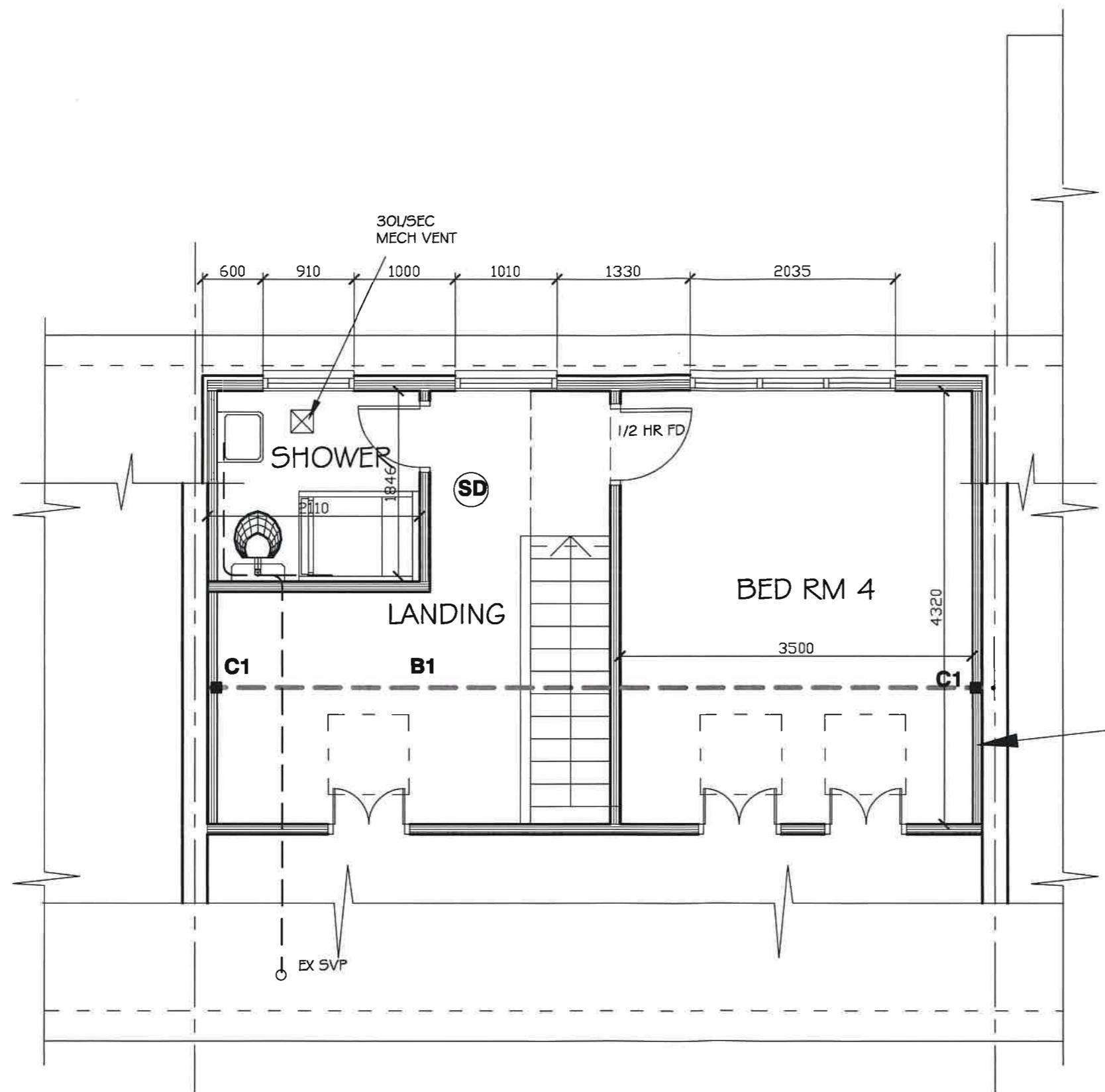
Draw. No: 1930/2



PROPOSED FIRST FLOOR PLAN

SCALE = 1:100

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35 Judge Heath Lane Hays Loft Conversion		
Client	BEAM	
Drawn	Proposed First Floor Plan	
Date	June 2022	Scale
	As Shown (A3)	Ref. No.
		1930/3A



PROPOSED LOFT PLAN

SCALE = 1:100

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Job	35 Judge Heath Lane Hays Loft Conversion	Date	11/7/22	Revisions	DRG RE VISSED
Client	BEAM				
Drawing	Proposed First Floor Plan				
Date	June 2022	Scale	As Shown (A3)	Draw No.	1930/4



PROPOSED FRONT ELEVATION

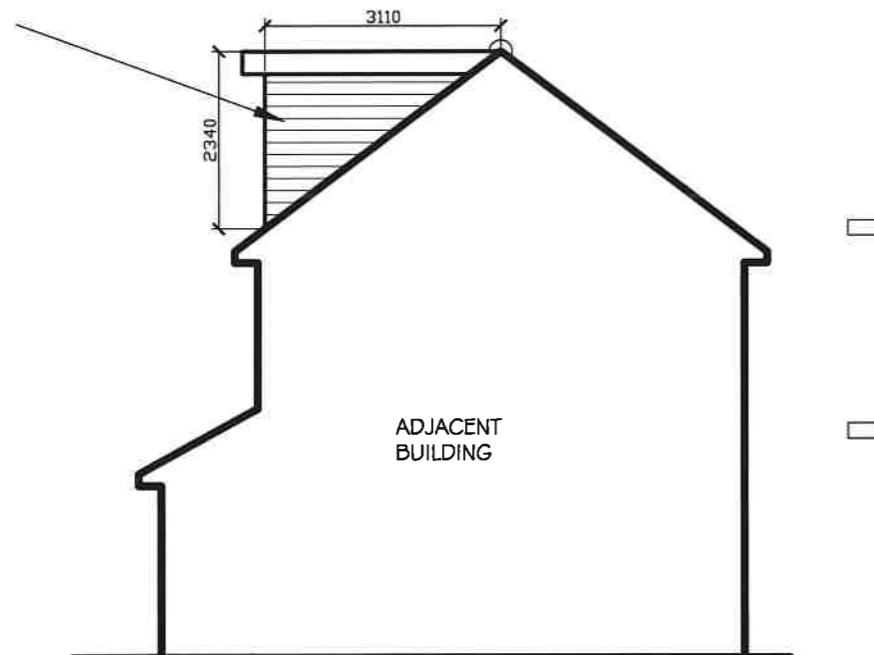
SCALE=1:100



PROPOSED REAR ELEVATION

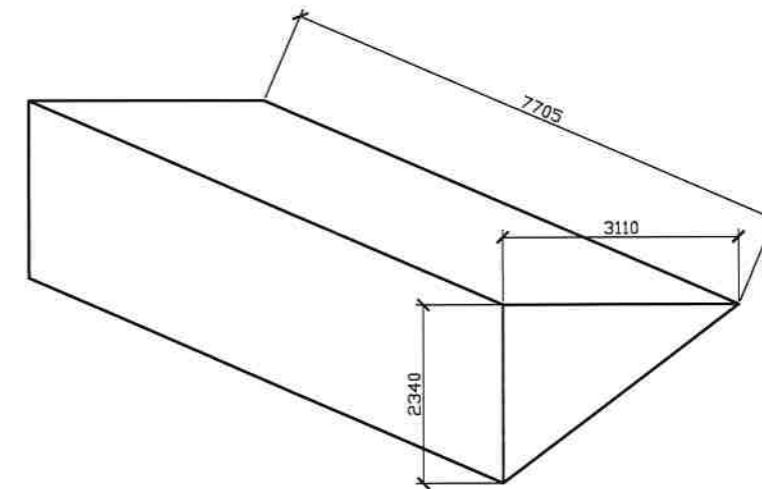
SCALE=1:100

This dormer
cheeks
constructed of tile
hanging on battens
on one hour fire
board (Master
board or Supalux)
on felt of
breather/moisture
type on 12 mm
thick W.B.P.
plywood on 100 x
50 mm s.w.
studding with 12.5
mm plasterboard
internal finish on
polythene vapor
barrier.



PROPOSED SIDE ELEVATION

SCALE=1:100



DORMER VOLUME CALCULATIONS

$$(3.110 \times 2.340 \times 7.705) \times \frac{1}{2} = 28.4 \text{ m}^3$$

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**Job No. 35 Judge Heath Lane Hays
Loft Conversion**

**Client BEAM
Project Proposed Elevations**

Date June 2022	Scale As Shown (A3)	Page No. 1930/5
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PARTITION

75 x 50 mm s.w. timbers with 12.5 mm plasterboard to each side of studwork frame. Skim coat plaster finish. 100 mm insulation quilt in studwork between rooms and around bathrooms and en-suites.

VENTILATION

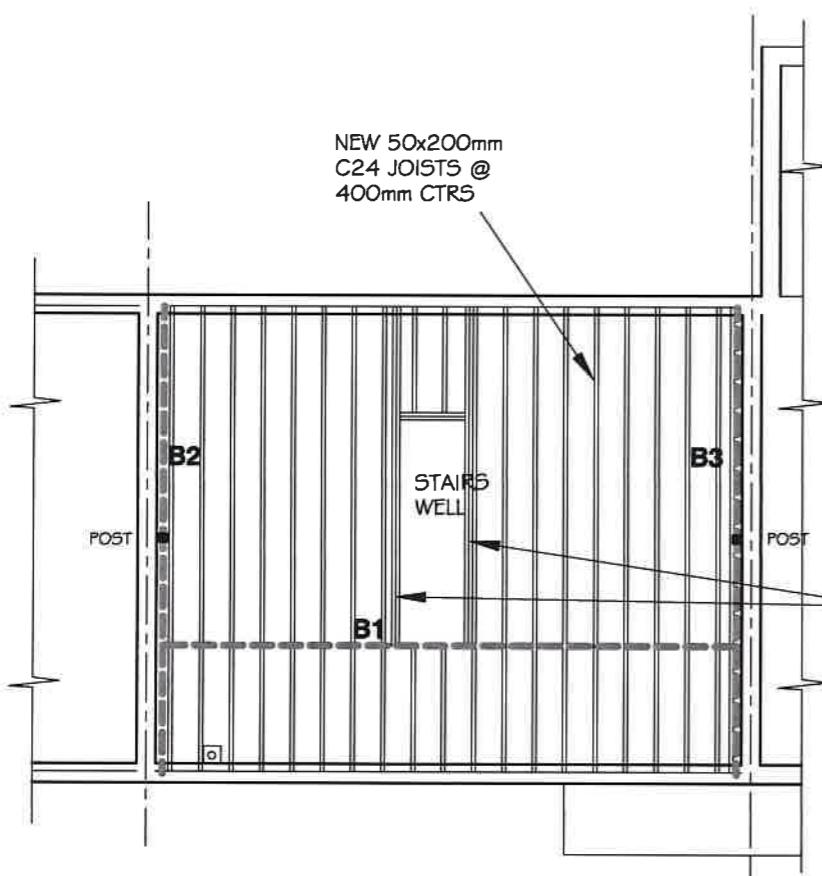
Opening lights of windows and rooflights to have a minimum area of 1/20th floor area of rooms they serve - natural ventilation. All habitable rooms to have background ventilation of 8000 mm² by trickle vents. Velux windows to manufacturers specifications. Bathroom to have mechanical ventilation of 30 l/sec.

STAIRCASE

Minimum 800 mm wide between handrail and wall with max 200 mm risers and 225 mm goings, with 2000 mm minimum headroom and 850 mm clear at top and bottom to stair flight. Provide handrails minimum 900 mm high above pitch line and with vertical balusters maximum 100 mm apart. Provide handrails to landings 900 mm high. The min dimension at the narrow end of a tread should not be less than 50mm. Max pitch not more than 42°.

LOFT FLOOR

21 mm tongue and grooved (floor grade) chipboard on new joists. Herringbone strutting in between joists at mid-span. No structural timber within 50 mm of chimney. Double joists beneath partitions where partitions run parallel to joists. 12.5 mm plasterboard and Artex finish to underside of joists. If floorboards used to first floor landing then 6mm hardboard over boarding required to entire landing.



PROPOSED FIRST FLOOR PLAN

SCALE = 1:100

DRAINAGE

Foul Drains

Foul drains to be 100 mm diameter Osmo or similar plastic underground drain. Pipe laid to falls as indicated on minimum 150 mm thick bed of pea gravel and back-filled with selected back fill. Drains under buildings to be encased in minimum 150 mm thick pea gravel. Provide concrete lintels in foundation walls over where drains pass through. Provide foul manholes where indicated of 225 mm Class B engineering brick on 150 mm concrete base to CP. 301 with galvanised M.S. cover and frame. Provide half round channel with haunching up either side or Osmo universal inspection chambers. All drains within 1 m of foundations to be encased in 150 mm thick concrete up to underside of foundations.

Rainwater goods/ Surface water

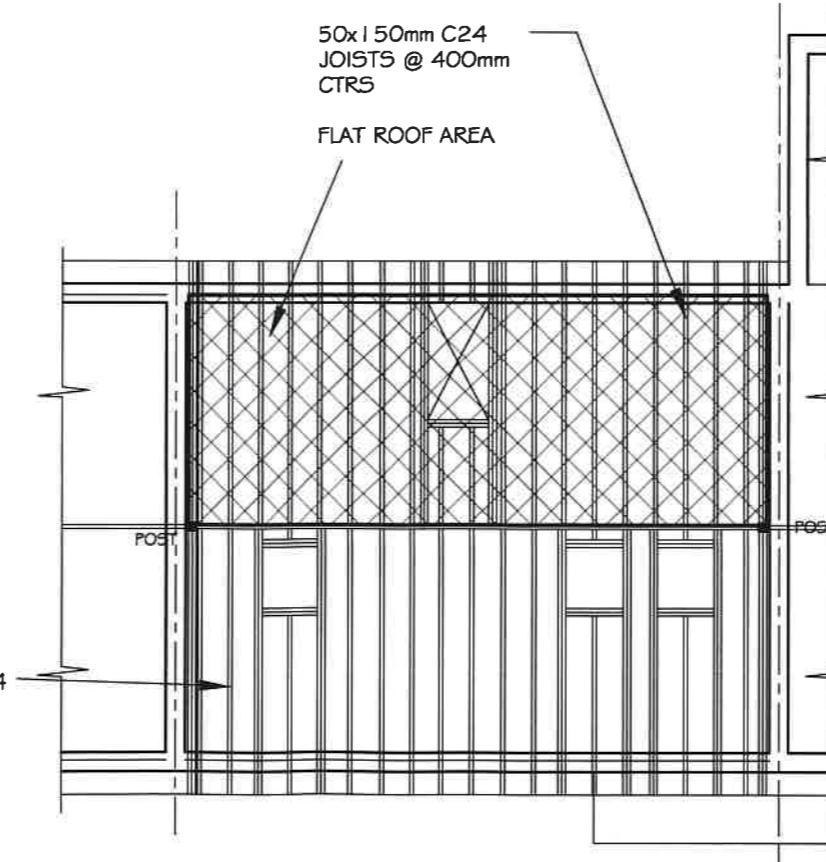
100mm Marley deep flow or similar UPVC gutter to match existing with 60mm down pipes connected to rainwater shoes. Down pipes to have minimum off 3No: location clips all connected to a new soakaway.

Plumbing

Internal goods

40mm diameter waste to sink and baths
32mm diameter to basins
100mm diameter to W.C. pans.

All with self resealing traps.



PROPOSED FIRST FLOOR PLAN

SCALE = 1:100

THIS DRAWING
TO BE READ IN
CONJUNCTION
WITH
ENGINEERS
CALCULATIONS

DOORS AND WINDOWS

All windows to be double glazed.

All glazing below 1.0 m to be laminated.

Bathroom and cloaks windows to have obscure glass.

Provide safety glass to all glazing below 1500 mm above finished floor level to doors and windows within 300 mm to either side of doors.

Glass to comply with B.S. 6206:1981 Clause 5.3.

New bedroom to be provided with a window suitable for egress in the event of a fire. Windows should have a min opening area of 0.33m² and a min clear dimension of 450mm (vertical and horizontal) with sill located between 800mm and 1000mm above floor.

Dormer window to be located 1700mm max, measured on the roof surface from the eaves to the vertical plane of the dormer.

Velux windows to manufacturers specifications.

Windows and roof lights should achieve a U-value of 1.6W/m².

DORMER ROOFS

Flat roof with 12.5mm granite chipping bedded in hot bitumen on 3 No layers of bituminous felt on 126mm Celotex insulation, on fixing pieces to fall 1 in 40.

Dormer cheeks constructed of s. w. shiplap boarding on battens on felt of breathable/moisture type on 12 mm thick W.B.P. plywood on 100 x 50 mm s.w. studding with 12.5 mm plasterboard internal finish on polythene vapor barrier.

Dormer cheeks built off 2 No. rafters bolted together.

Dormer cheeks insulated with 100 mm thick Celotex RR insulation between studs and 50mm at internal surface.

FIRE PROTECTION

All exposed structural steelworks protected by 12.5 mm plasterboard and skim plaster. Provide smoke detection alarms at least one to each storey. Smoke alarms to be permanently wired to a separately fused circuit at the distribution board. Self contained smoke alarms * all to be interconnected, all to B.S. 5446: Part 1. The landing should achieve 30min fire resistance.

HEATING

Existing system to be extended and thermostatic radiator valves to be fitted to new radiators.

General:

Make good all disturbed surfaces including landscaping.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

Plumbing and heating circuits for new fittings by Gas save engineer, extended from existing, and linked with new balance flue.

All windows to provide a twentieth of the floor area as ventilation, be double glazed, of trickle vents 8000mm² for habitable and 4000mm² for bath, kitchen etc. and anything less than 1.5m from the floor in doors and sidelights, 800mm in windows, be safety glazed, all rooms to have one window with clear opening of 850mm high and 500mm wide, all windows, doors, loft hatches etc. to be draft excluded, pipes in floor and roof lagged. All fittings and fixtures to clients requirements. It is recommended that all roof timbers be Tanalised.

All exposed structural steelwork protected by 12.5mm plasterboard and skim plaster.

All switches and sockets to be installed between the zones of 450 and 1200mm. Three out four light fittings to be energy efficient.

Regulation L1B.

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Loft Conversion

Client BEAM

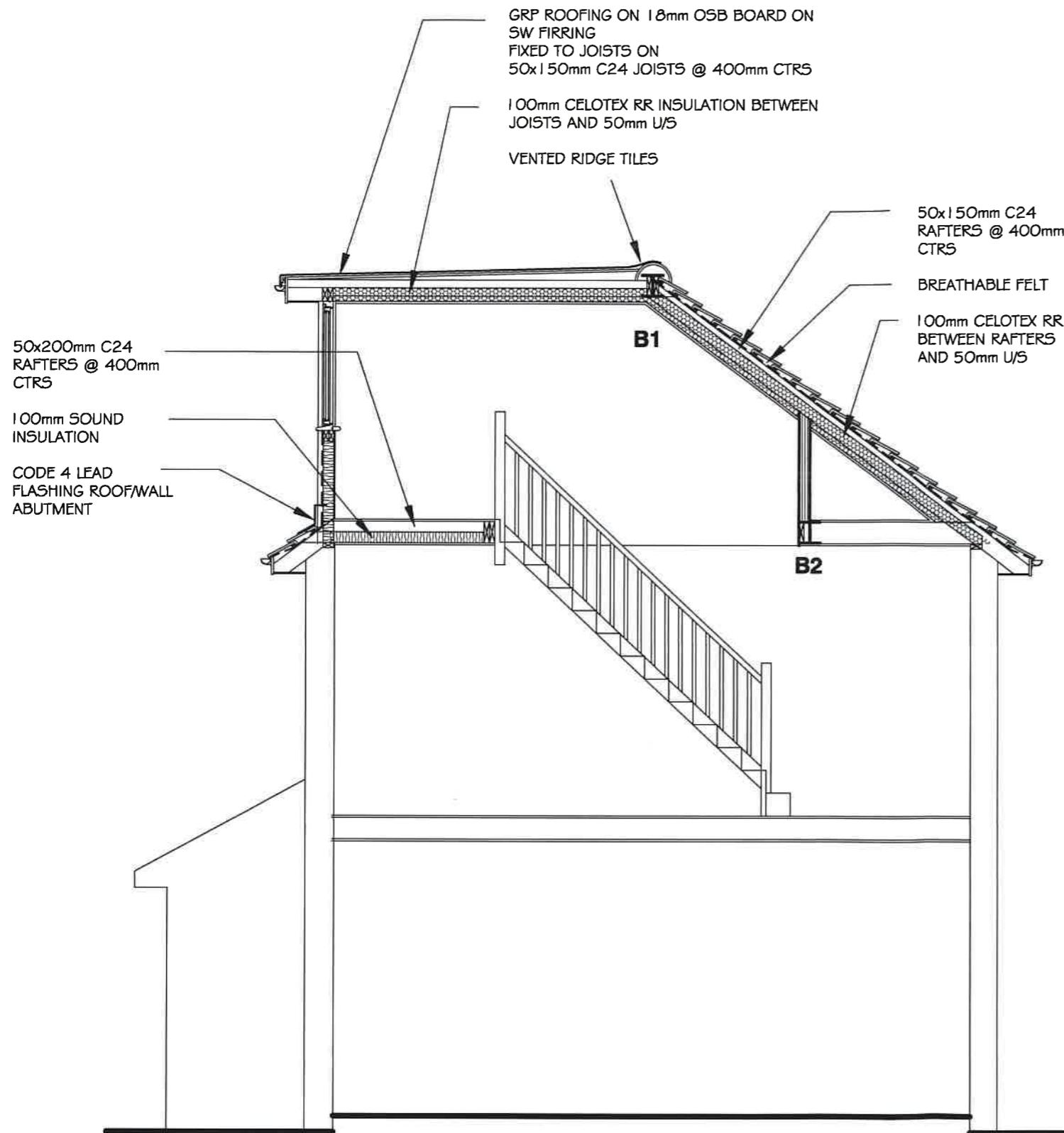
Drawing Joists and Roof Layouts

Date June 2022

Scale As Shown (A3)

Page No. 1930/6

Date 11/7/22
Revisions DRG REVISED



SECTION A-A

SCALE = 1:50

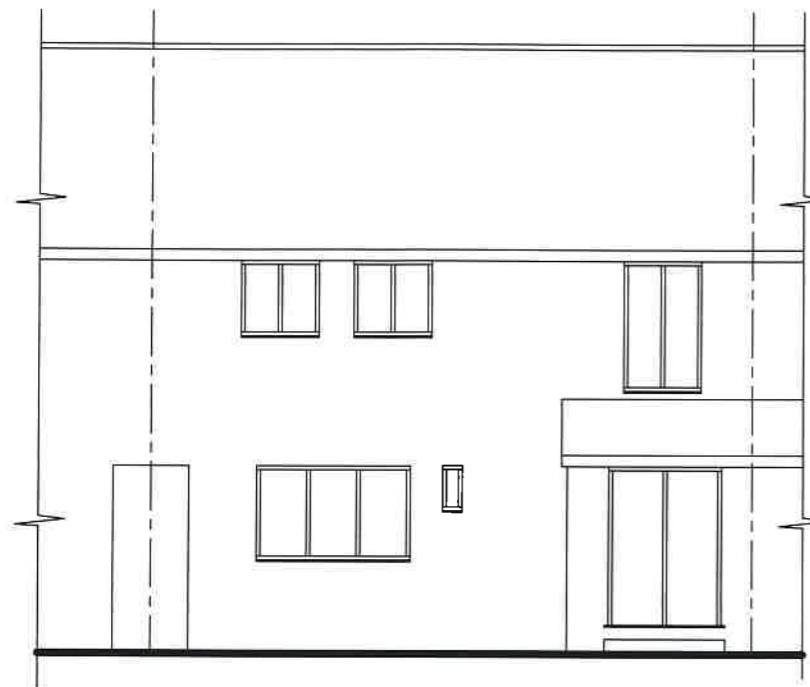
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Job **35 Judge Heath Lane Hays**
Loft Conversion
Client **BEAM**
Drawing **Section A-A**

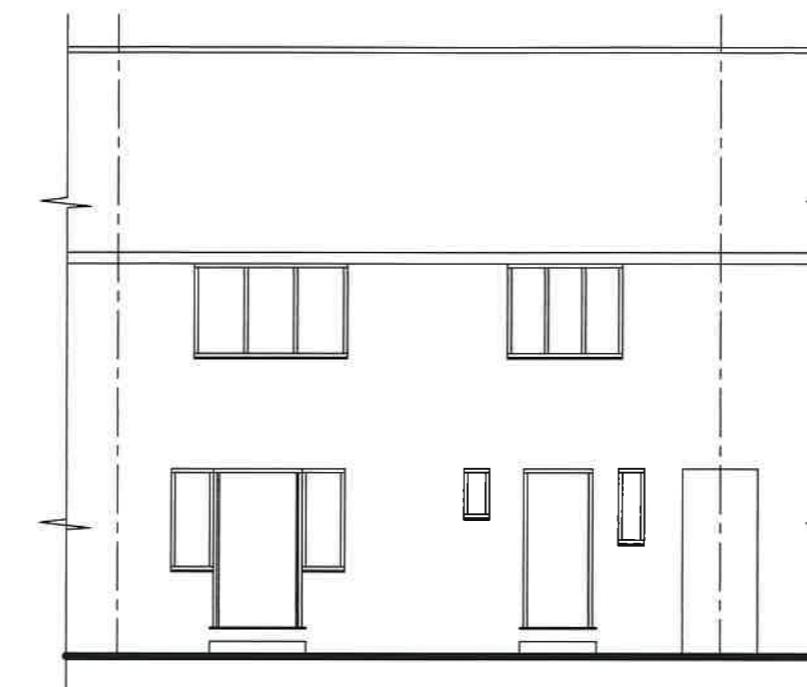
Date	11/7/22	Revisions	DRG REVISED
Date	June 2022	Scale	As Shown (A3)

1930/7A



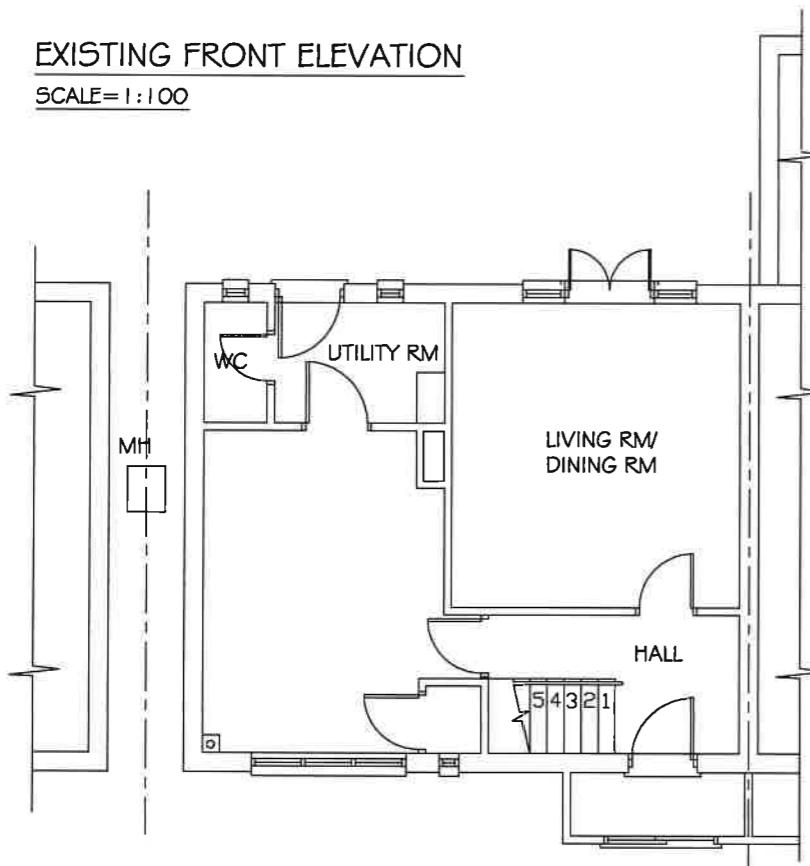
EXISTING FRONT ELEVATION

SCALE = 1:100



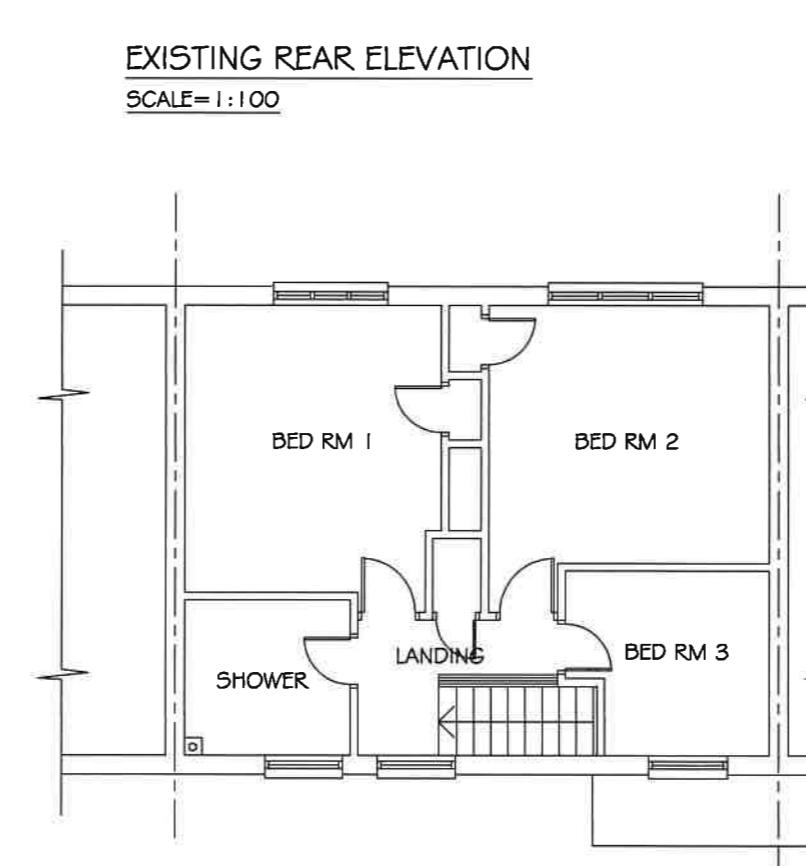
EXISTING REAR ELEVATION

SCALE = 1:100



EXISTING GROUND FLOOR PLAN

SCALE = 1:100



EXISTING FIRST FLOOR PLAN

SCALE = 1:100

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Job 35 Judge Heath Lane Hays Loft Conversion		
Client BEAM		Scale
Brief Existing Plans and Elevations		
Date	April 2022	As Shown (A3)
Draw. No.	1930/8	