Proposal:- LDC-UPD. / Owner. MANDEEP BHARRICH, Apply:- (PROPOSED) Dwg/#: M/20/4-1 / 07/2023 (S-6)

Loft Conversion

Mr. MANDEEP BHARRICH / UPD/LDC (Proposed)

For more structural detail, please refer to the calculation booklet.

LISTED NOTES:

1-All work to be carried out in accordance with building regulations and british codes of practice.

2-All Dimensions to be checked on site. Any discrepancies must be notified at once to PARS Engineering Ltd.

3- There must be no encroachment with any adjoining properties.

4-New Doors and windows are to be double glazed and fitted with safety glass to BS6206, having 16mm cavity between the glass and low-emissivity (Low-E) Coating. Low-E coatings reduces Energy loss (U-factor) for as much as 30% or 50%

5-Steel beams to have half an hour fire resistance with 12.5mm gypsum plast on 19mm plasterboard on timber cladding and noggin around the beam.

6-Main powered smoke detection required at all three levels with battery backup

7-Half hour fire escape door to new rooms.

8-Any glazing in existing doors to be panelled over or replaced with Georgian wired safety glass.

9-Self Closers to existing doors

10-Kitchen and bathroom to have mechanical ventilation extracting at 60 l/s and 15 l/s respectively.

11-Bolt fix flat roof to rafters

12-Existing Rear First floor lintels to be exposed for suitability

13-All new wastes to be in PVC requirements for traps and clean-outs to prevent harmful gases and odors from entering into the building. Minimum Seal traps are: Washing-Basin=32mm: Kitchen sink=40mm W.C= 100mm: Bathroom= 49mm: Shower=50mm

14-All wasters to be fitted with rodding points at all changes in direction.

15-Rain water gully to surface water drain otherwise to main drain.

16-Mastic around all windows and doors.

17-Saniflow system with 22mm thick copper pipe to be provided for waste discharge.

18-In case of chimney removal, chimney breast must be supported by a calculated and designed angle brackets.

partitions

Partitions around stairwall are to be constructed with 100mmx50mm stud work at 400mm c/c with similar head/sole plates and noggins. All partitions to have 12.5mm thick plasterboard/skim either side. Infill the partitions with 100mm Rockwool insulation. Double up floor joists under partitions. Front dwarf partition below original purlin to be formed with 100mmx50mm at 400mm c/c studwork. Infill this with 100mm kingspan and 12.5mm foil backed plasterboard which is also fixed to the front slopes.

Smoke Detectors (Fire Alarms)

The loft lobby, first floor and ground floor (plus basement, where found) are to have a smoke detector at each of the levels. They should be mains operated with battery back up and be inter connected.

Dormer Wall:

125mmx50mm Timber studwork at 400mm c/c on a 125mmx50mm base plate. Around windows and & support to dormer roof joists over windows, refer to the drawing or the calculation booklet. Infill with 125mm celotex insulation
The exterior of the frame to have 12.5mm thick exterior grade plywood, felt undelay finish off with tiles.

Dormer Cheek, if any:

12.5mm thick exterior grade plywood with additional 6mm supalux or fireline board, felt, buttens and finish off with tiles. Infill stud frames with 100mm thick kingspan or celotex.

FLAT ROOF:

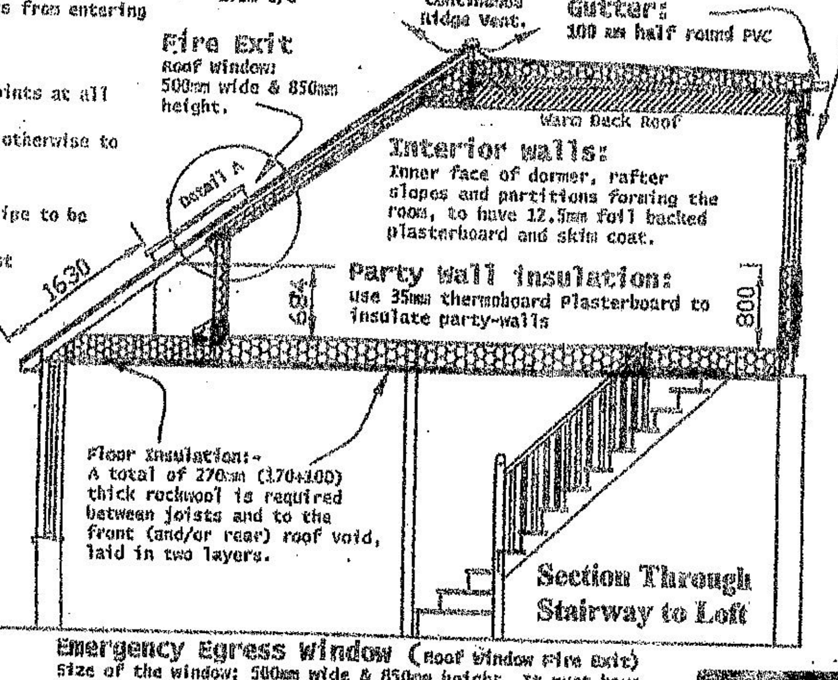
List of Layes from the, Warm Flat Roof:
1- 13mm Mineral chipping bedded on hot bitumen
2- 3 layer of roofing felt, one top layer and two underlayers.
3- 6mm WBP plywood bonded to celotex
4- 125mm Celotex to achieve U-Value Of 0.2W/M2K
5- Firring pieces, 60mm to 10mm sitting along the joists to give a slope of 1:60 fall.
6- Refer to the drawings or calculation booklet for size of the roof joists.

Junction of warm to cold deck:

Junction of the cold roof, sloping roof, and flat roof, warm deck, to be sealed at ridge level with rockwool.

Ventilation:

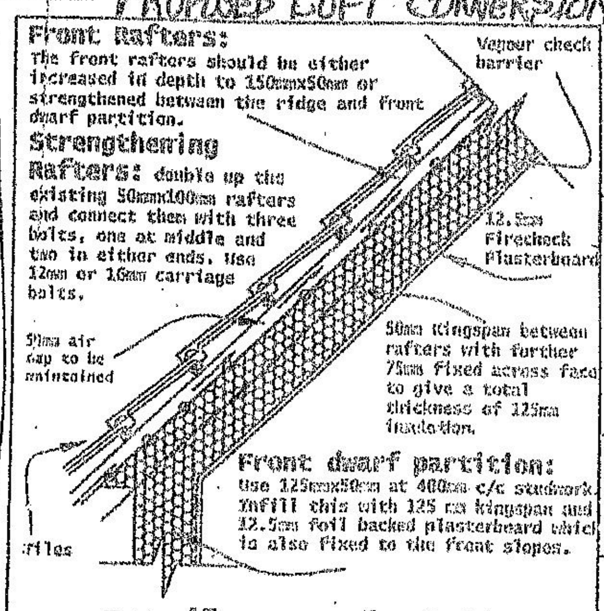
If no eaves ventilation, then the front roof slope is to have low level roof tile vents at 1.5m c/c and high level vents at 1.5m c/c



Emergency Egress Window (Roof Window Fire Exit)

Size of the window; 500mm wide & 850mm height. It must have clear opening. Maximum distance from eaves must not be greater than 1700mm and the minimum distance from loft floor has to be within 600mm to 1100mm. The window should be located to allow access for rescue by ladder from the ground level.

PROPOSED LOFT CONVERSION



Detail A: scale 1:10

Stair case:

Minimum Tread (Going)=220mm: Minimum Going at Newel, winder= 50mm
Maximum Rise=220mm: Maximum Angle=42 degree
No Glazed area to the staircase, othewise use wired glass.
Staircase stringers to be supported upon doubled-up floor joists at landings.
Minimum Landing = Width of staircase
Minimum headroom=2000mm: Height of handrails=940mm
Maximum Spindale spacing=100mm: 100mm diameter sphere must not pass through.
Newel post to winders to be supported upon doubled up floor joists at both floor levels.

Heating/hot water

Use wall hung boiler, where renewed. Energy efficiency, SEDBUK rating must be A or B, at least 86% efficient. Use thermostatic radiator valves. Heating to be fitted by a corgi registered contractor.

New Floor

Minimum clear distance of new floor joists from existing ceiling=50mm. Use noggins at both ends of joists and every 1200mm length of the joists. Noggins should extend at least half depth of the joist and be at least 38mm thick. Noggins are used to keep the joists from twisting or buckling. Measure and square cut noggins to fit snugly between the joists. Attach these in a staggered manner at 1200 centres. Use double-up joist under studwall. Reffer to the drawing or the calculation booklet for Trimmers around the staircase. New floor to be 19mm tonue & grooved chipboard on new joists. Refer to the drawings or calculation booklet for size of the floor joists.

(S-6p)

(Proposal) UPD, LDC (Proposed)
Loft Conversion
as Study Hall.

Date:- 11/07/2023

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Loft Conversion	(Only Loft as Study) Date:- 11/07/2023	DWG/#. M/20/4-1	OWNER- MR. MANDEEP BHARRICH-H 20
Apply: UPD/LDC (Proposed)	Scale: As Shown	ADD; DOVECOTE BARN, SG4 7DZ.	TORCHESTER WAY HAYES
AGENT:- M.A.QADRI. 07949 035715,	EML:- draw_it@hotmail.com	SHEET/#:- (S-6, OF, S-6)	MIDDX: LONDON UB4 0HU

All dimensions to be checked on site before construction. DO NOT scale off this drawing. All drawings to be read in conjunction with specification.