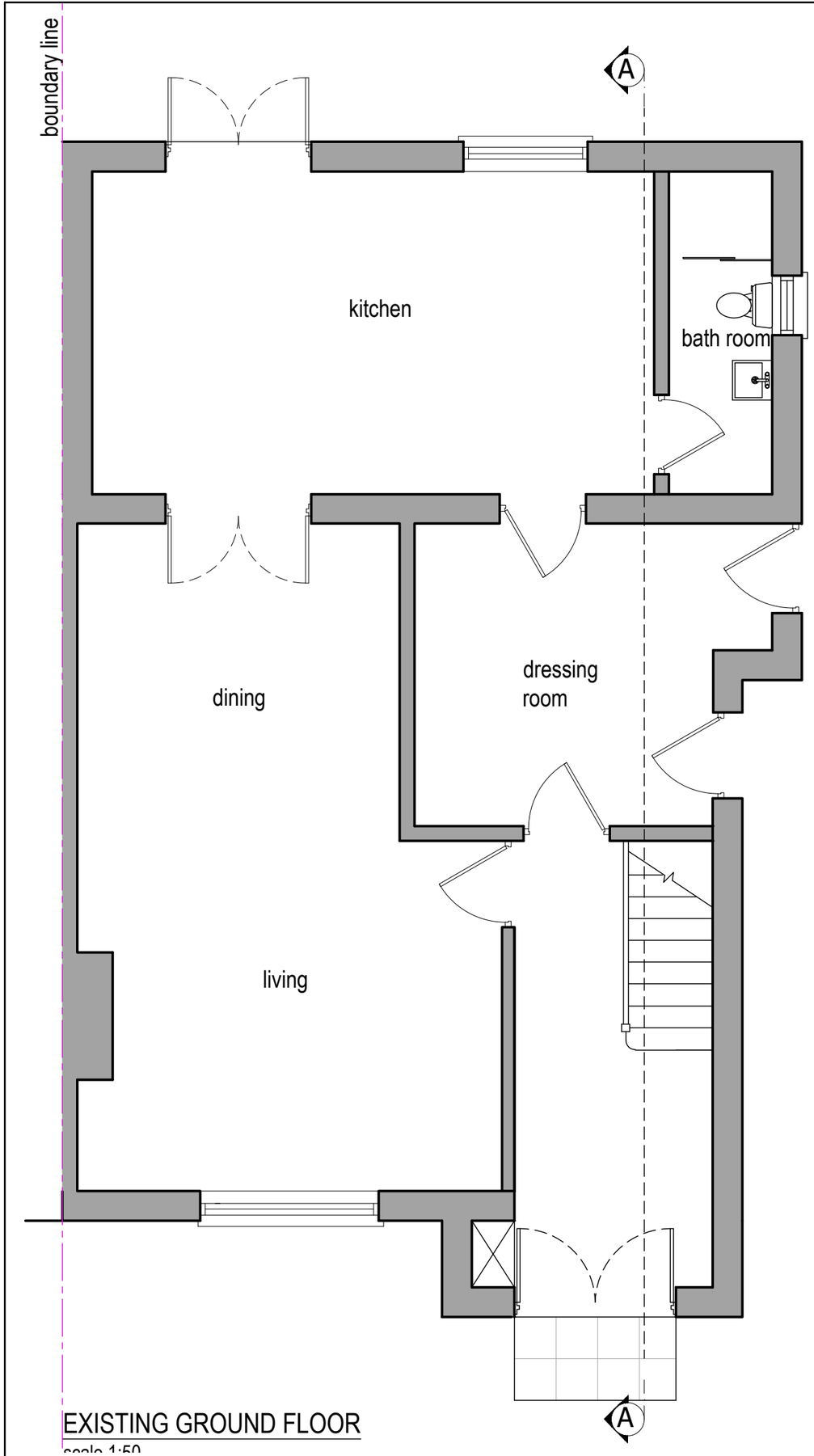
PROPOSED LOFT CONVERSION
AT
62 CARNARVON DRIVE UB3 1PX

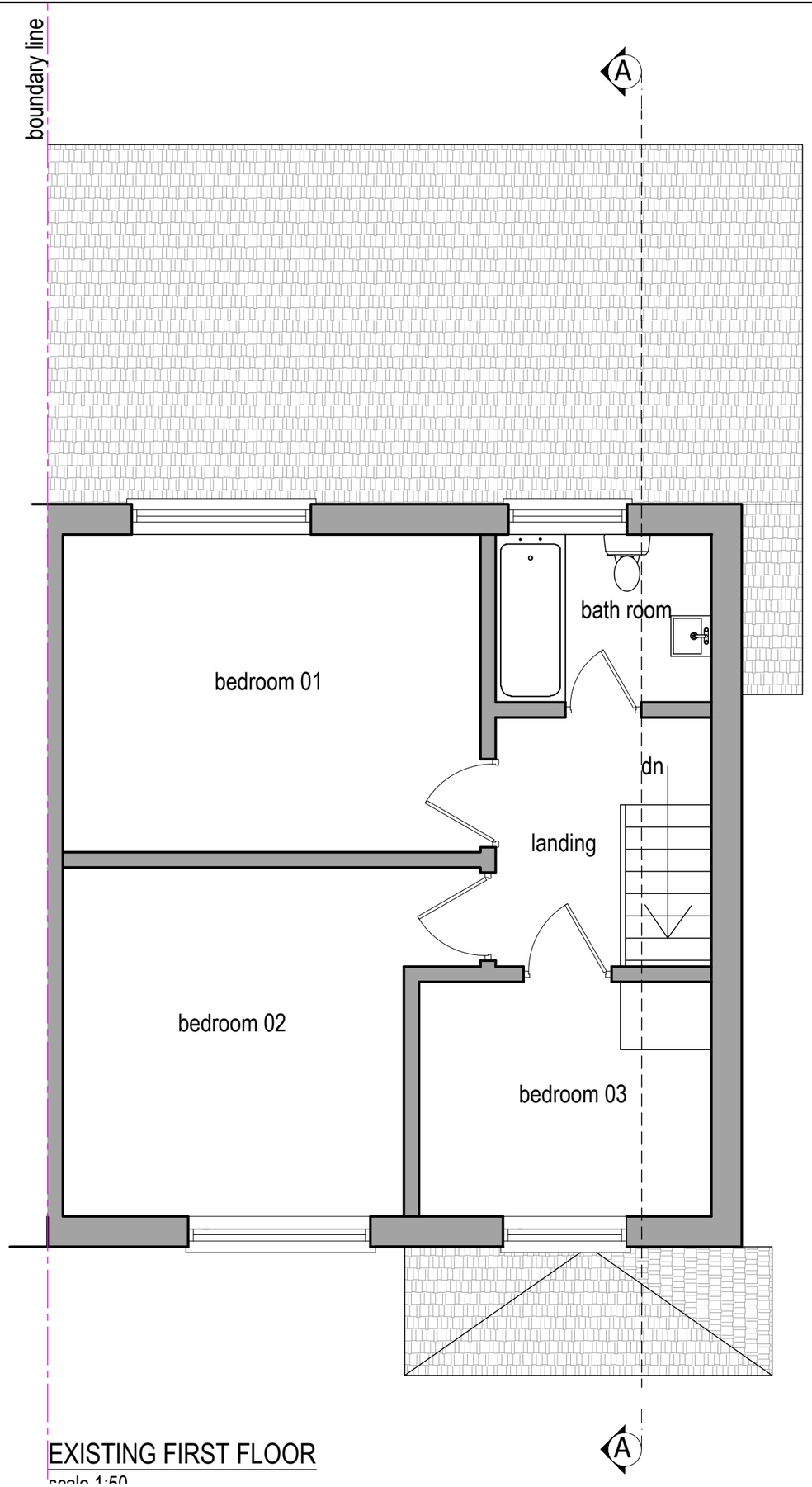
ENGINEER
INTELLECT C&C LIMITED
30 MOUNTSIDE STANMORE,HA7 2DP.

NO	DATE	DESCRIPTION	DRAWING NO
REVISION			



EXISTING GROUND FLOOR

scale 1:50



EXISTING FIRST FLOOR

scale 1:50

GENERAL NOTES:

1. All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering of materials or construction. Any discrepancies to be brought to the attention of the designer or structural engineer.

2. Dimensions critical to existing building works must be checked before work commences, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building. It has not been possible to make a detailed examination of the floor and/or roof construction because material damage would have been caused in gaining access.

3. Contractor to ensure that no part of elements of the building works encroach in the land of the neighbouring property. Any elements which overhang over the neighbouring/land boundary, shall require consent of the adjoining owner prior to commencement of the works. The Client shall obtain all such permissions including PARTY WALL AGREEMENT where necessary.

4. All internal walls, floors, ceiling, external building works to the building and ground works to be made good to match existing where disturbed by new works.

5. The client should be aware that planning permission may be required in addition to building regulation approval and the designer cannot be held responsible if work commences on site without the consent of the local authority

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30 MOUNTSIDE STANMORE,
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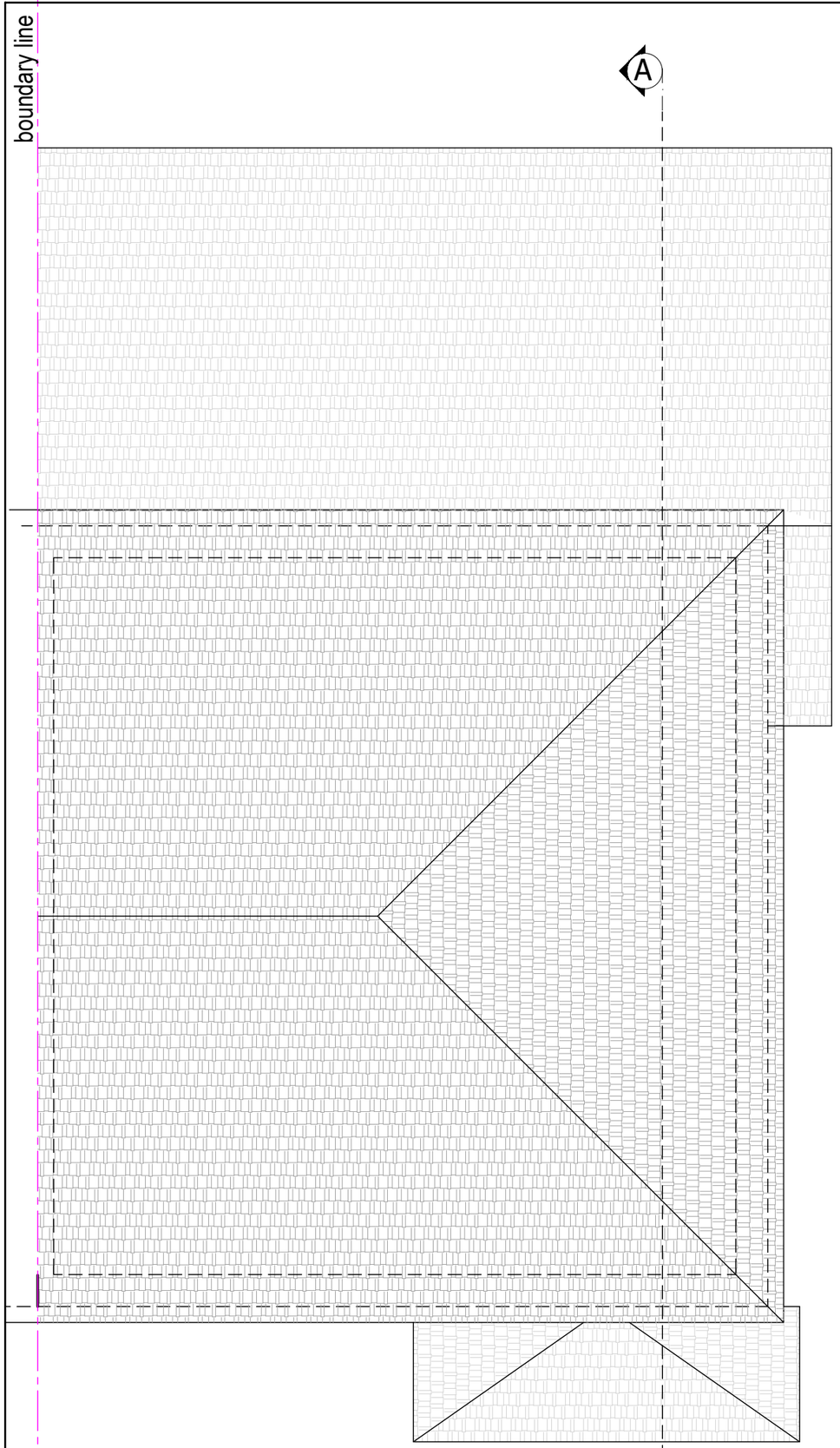

EXISTING ROOF PLAN

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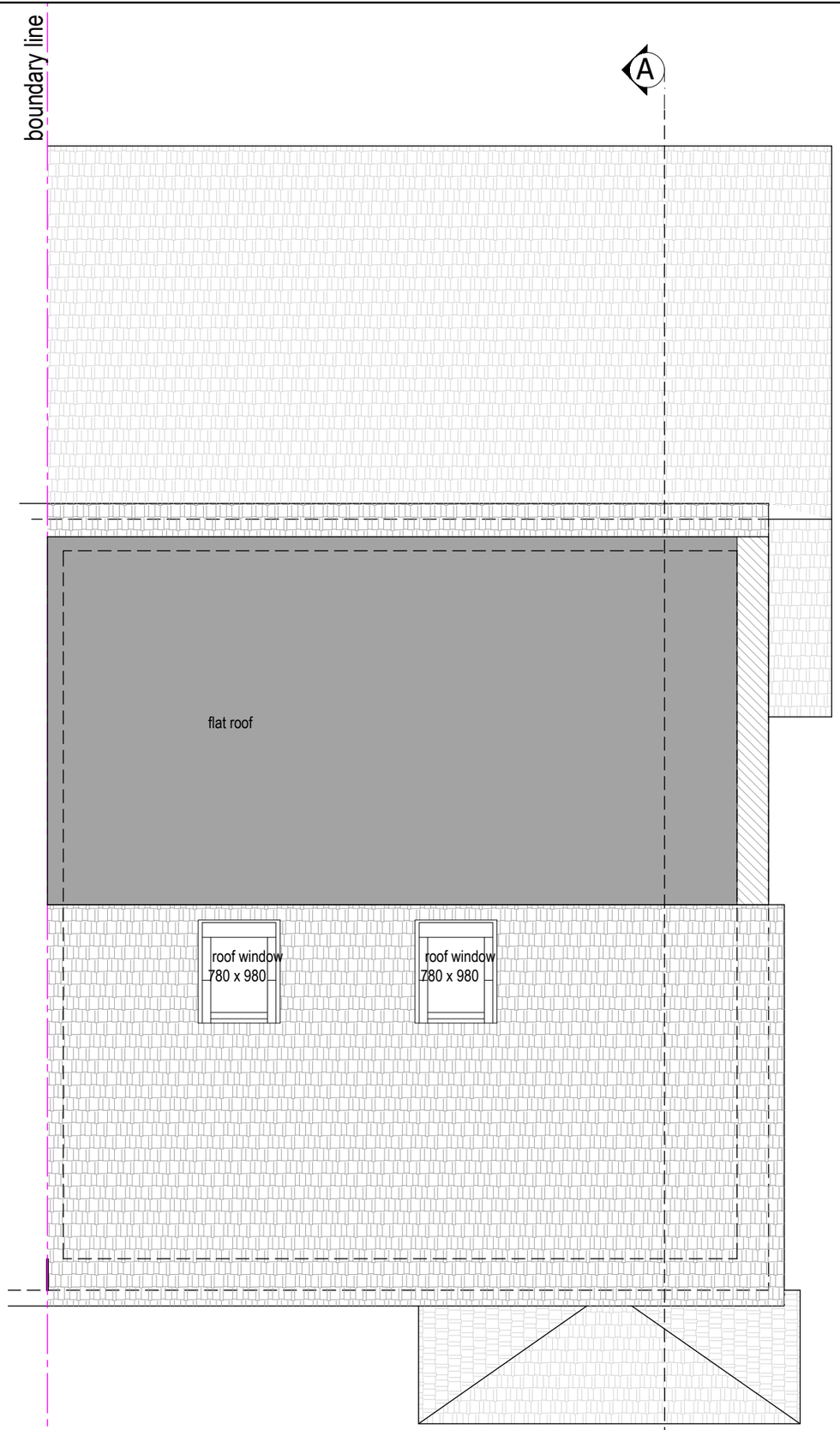

PROPOSED ROOF PLAN

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Project	62 CARNARVON DRIVE UB3 1PX
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HA7 2DP.

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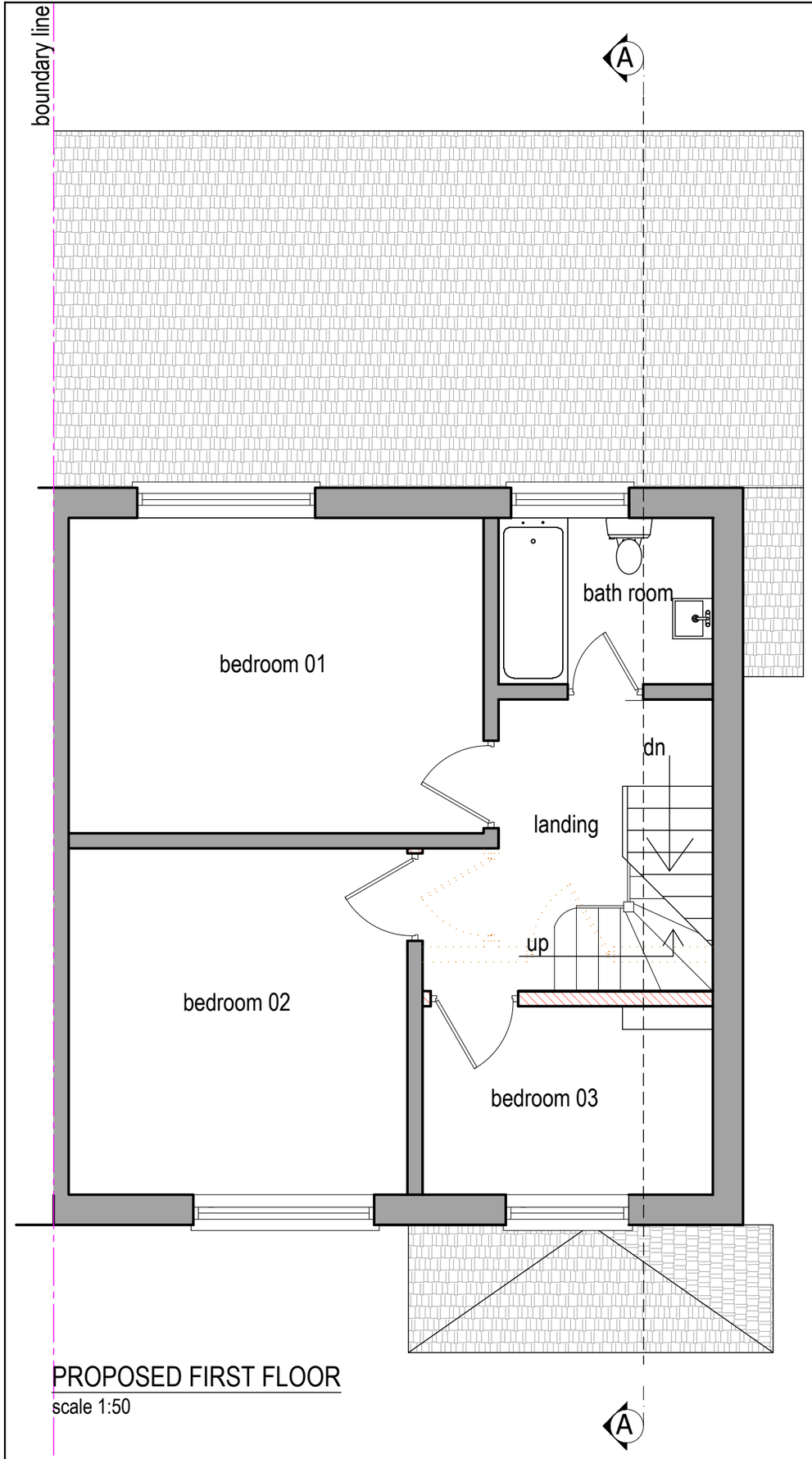

PROPOSED FIRST FLOOR
scale 1:50

Electrical Installations (Part P Regs.)
Where electrical installation is to be carried out, compliance is necessary within the Electricity at Work Regulations 1989. Electrical installations should be enclosed and separated by appropriate distances to provide mechanical and thermal protection so that they incorporate measures that afford protection for persons against the risk of electric shock, burn or fire injuries. Electrical installations should be inspected and tested during, and at the end of installation, before they are taken into service to verify that they are reasonably safe; that is to say that they comply with BS7671:2001.

Provide energy efficient lighting in all living areas and kitchen in accordance with Part L1 B. Ensure that new fittings to habitable rooms have fittings that accept only lamps with a luminous greater than 40 lamp lumens per circuit-watt. Provide minimum 75% energy efficient lighting in all locations.

All light switches, plug sockets and electrical switches to be set between 450mm and 1200mm above finished floor level and comply with Part M of the Building Regs. All internal downlights and recessed spotlights are to be enclosed with minimum half hour fire resisting hoods, to comply with Part L of the Building Regs and the Domestic Building Services Compliance Guide.

GLAZING & VENTILATION
Glazing in all doors to be fitted with safety toughened or laminated glass except fire doors. All external windows and doors to have double glazed units with a 16mm air gap and low-E glass on the inner pane. All new windows to achieve a minimum 'U' value of 1.6W/m and 1.8W/m k for all new doors with more than 50% glazing.

Habitable rooms to have a minimum opening of $\frac{1}{20}$ of the internal floor area of the room with some part of that being at least 1750mm above finished floor level. Background ventiliation is to be provided by trickle ventilators within the window to give a minimum free area of 8000mm .

Safety glass to be used when lower than 800mm above the first floor level, all upper floor windows must be designed with means of escape.
Shower/bathroom to have background ventilation of 4000mm and fitted with a mechanical extractor vented to outside air to achieve 15L/S extraction.
Existing roof to be provided with proprietory ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) and 5mm ridge.

PLUMBING
Sanitary fittings to be connected to the SVP providing deep seal traps to all fittings with easy bends where possible and rodding eyes at any change of direction. No waste pipe to be connected to the SVP within areas of 200mm below centre line of soil branch to WC connection. Waste pipework to discharge into new 110 dia. WC soil drainage pipework with welded joints - allow for traps to all outlets, laid at 1:40 fall within roof void before connection to existing drainage system.
All hand wash basins to have 32mm dia. waste pipe sink to 50mm, and shower/bath to have 50mm waste pipe. Existing vent pipe within three metres of openable windows to be extended 900mm above openings and provided with ventilating cover.
Plastic to be approved to BS.5572 - alternatively fir FloPlast External Air Emmittance Valve conforming to BS EN 12056:2000.
Provide 12mm wbp fitted between studs to allow for fixing of sanitary ware etc,

NEW STAIRCASE:
Staircase Construction:
Staircase to comply Part K of the Building Regulations.
Treads: 25mm softwood.
Strings: 32mm softwood.
Risers: 12.5mm softwood.
Top nosing: 25 x75mm softwood.
(Subject to Client's choice).
Nosing to be clear of face of risers by 12mm.
Newel post to be hardwood or to Client's choice a minimum of 90mm square.
Balusters to be hardwood or to Client's choice, with a maximum 99mm gap between all uprights.
Continuous hardwood handrail 900mm above pitch line and 950mm above landing.

Minimum going of each tread to be 220mm.
Minimum going at newel post to be 50mm.
Tread / risers / strings and newel post to be securely fixed together using glued blocks, wedges and dowels.
Clear headroom above staircase to be 2000mm above pitch line.
Install double trimmer floor joists, bolted together around new staircase well.

RESISTANCE TO THE PASSAGE OF SOUND:
Existing ceilings lath and plaster or 12.5mm plasterboard in good condition, add 100mm absorbent layer of Rockwool (min.density 10kg/m3) to be laid over new floor joists on chicken wire to give good sound reistance. Insulation to continue throughout entire area including storage voids. Provide 50mm Gyproc Super thermal board to party walls.

Internal walls between a bedroom or a room containing a water closet and other rooms (reg.E2) timber frame with 12.5mm plasterboard linings on each side of frame; add 100mm absorbent layer of Rockwool linings (min.density 10kg/m3 fixed to frame with a minimum distance between linings 75mm and absorbent layer of unfaced mineral wool batts of quilt which may be wire reinforced, suspended in the cavity. All joints to be well sealed.

existing wall

proposed wall

demolished wall

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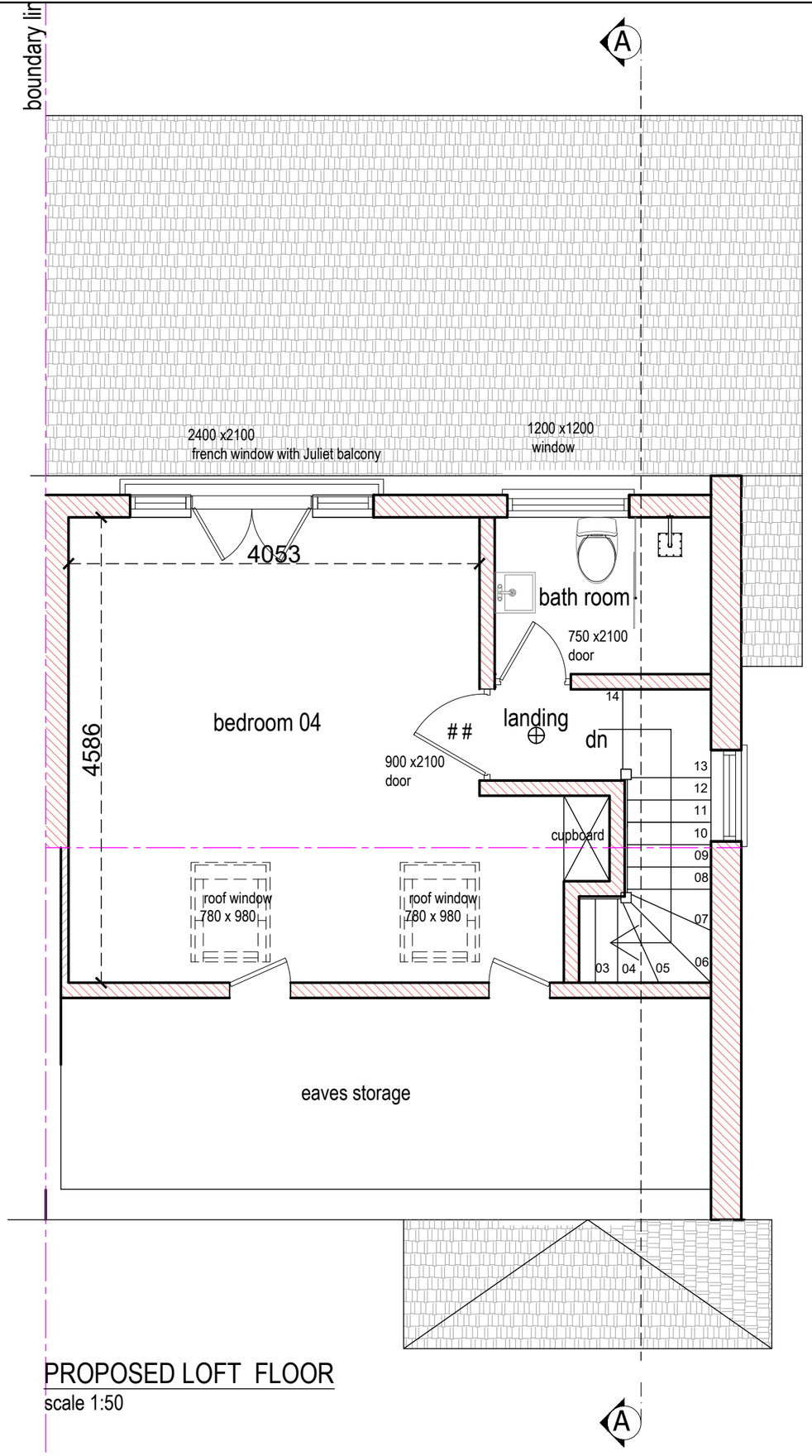

PROPOSED LOFT FLOOR
scale 1:50

SHOWER ROOM FLOOR CONSTRUCTION

New bath/shower room flooring to be 22mm moisture resistant t&g boarding,glued and screwed down to new 50x150 C24 sw treated joists @400ctrs. Allow for noggins between joists to accommodate support between at $\frac{1}{3}$ clear board span.

Connect (client supplied) sanitary ware to previously laid drainage pipework. Provide extended hot & cold water supplies as necessary. Floor and wall tiles/covering to be supplied by client. Allow for BAL flexible adhesive to bond new tiles to floor area. Plasterboard to be substituted with 12.5mm tapered edge Gyproc moisture resistant board by Britisg Gypsum or similar.

HOT & COLD WATER SUPPLY

All water supplies to bath, basins and showers to be wholesome as described in Part G of the Building Regulations (see below). Showere to be fitted with thermostatic valves so that the hot water supply does not exceed 48deg C.
Any unvented hot water cylinder to be:-

- fitted with 3no. seperate thermal safety cut out and pressure relief devices discharging to a safe place.
- fitted with an information plate that clearly gives the name and contact details of the installer
- is positioned over a stable platform that extends a minimum 150mm beyond the cylinder in all directions

GENERAL NOTES

All external finishing materials to match existing.

all dimensions to be checked on site prior to commencement of work.

contractor/builder must ensure all new guttering, fascia, etc. of the new roof are within boundary line and must not project over the b/line.

position of boundary line/wall to adjacent properties to be agreed in writing by parties involved as set out in the party wall act 1996 prior to work commencement.

ROOF SLOPE / INTERNAL WALLS

Perimeter and purlin walls to be 50x100 vertical studs @400ctrs on 50x100 head and base plates; cavities filled with two layers of 50mm Celotex/Kingspan insulation board. Existing roof slopes within the converted area to have one layer of 100mm insulation board cut between the rafters, with a second layer of 35mm insulation board over, to achieve a 'U' value of not more than 0.16W/m2K. Maintain a 50mm air gap above the insulation; polythene vapour barrier to warm side of insulation with 12.5mm duplex plasterboard and skim internally.

Insulation to the whole of the sloping area to achieve a 'U' value less than 0.28 W/m2K with battens over @400ctrs; 12mm plasterboard and skim internally. The 'U' values for the pitched roof where the insulation follows the ceiling should not exceed 0.16 W/m2K. The 'U' values for the pitched roof where the insulation follows the rafters should not exceed 0.18 W/m2K.

The pitched roof area boarded at eaves level to have dense quilt insulation 200mm between the floor/ceiling joists.

Fire Precautions

Means of escape to be via a protected stairway at all levels leading to a final exit, or give access to at least two escape routes at ground level. All habitable rooms with direct access to the protected stairway to be fitted with doors (# #) giving 30 minutes fire resistance (FD30) marked with intumescent strips and fan lights within the stair enclosure to be fitted with 6mm Pilkington Pyroshield glass or Georgian wired glass. Any internal wall glazing within the stair enclosure to be changed to 15mm Pilkington Pyrostop glass.

Smoke Detection

Mains operated linked smoke alarm detection system to BS EN 14604 and
BS 5839 - 6:2004 to at least a Grade D category LD3 standard to be mains powered with back up shown thus ⊕
Smoke alarms should be sited so that there are smoke alarms in the circulation space on the ground floor hallway, and all upper floor landings. Ceiling mounted alarms should be 300mm from the walls and light fittings.

existing wall

proposed wall

demolished wall

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Drawing Title PROPOSED LOFT FLOOR

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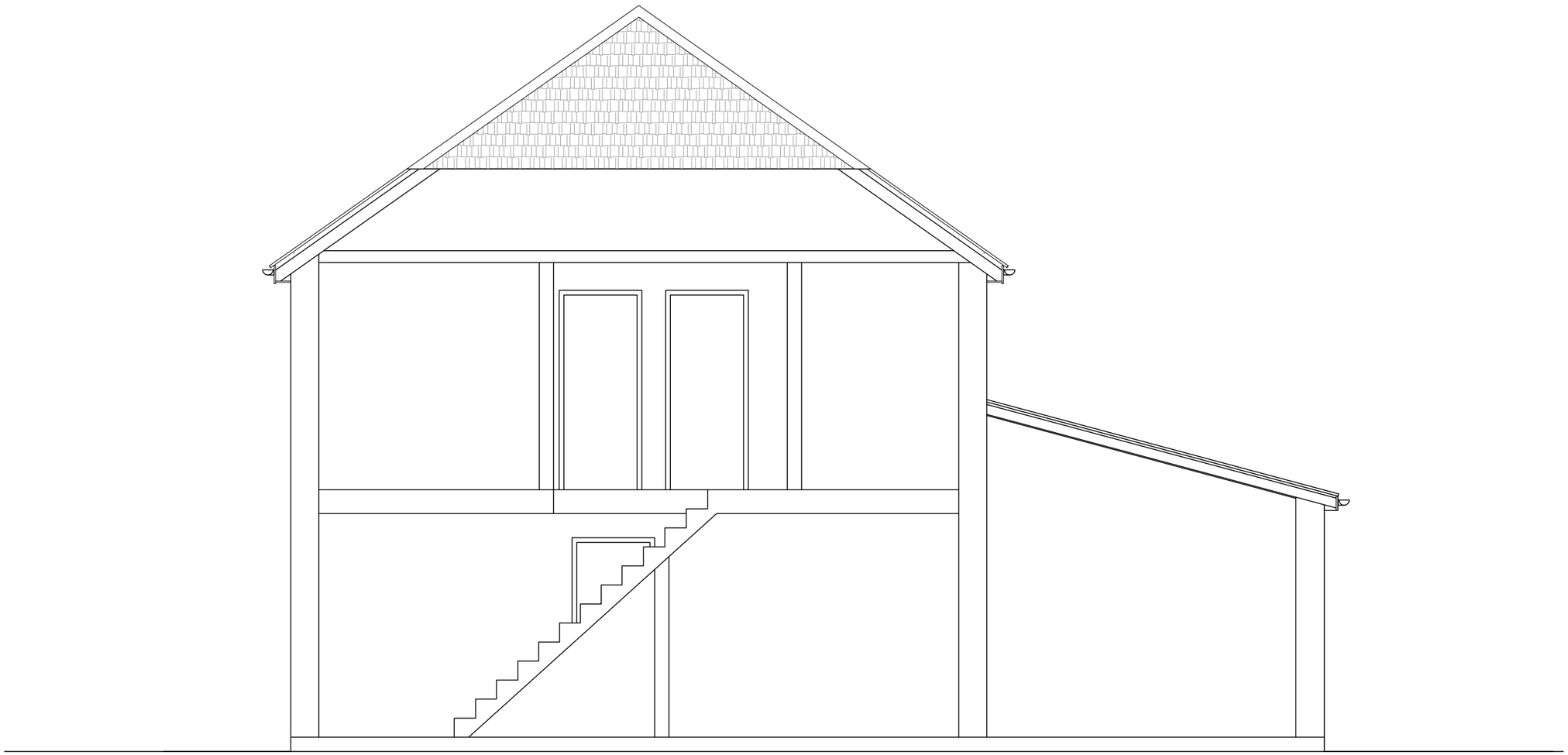

EXISTING SECTION A-A
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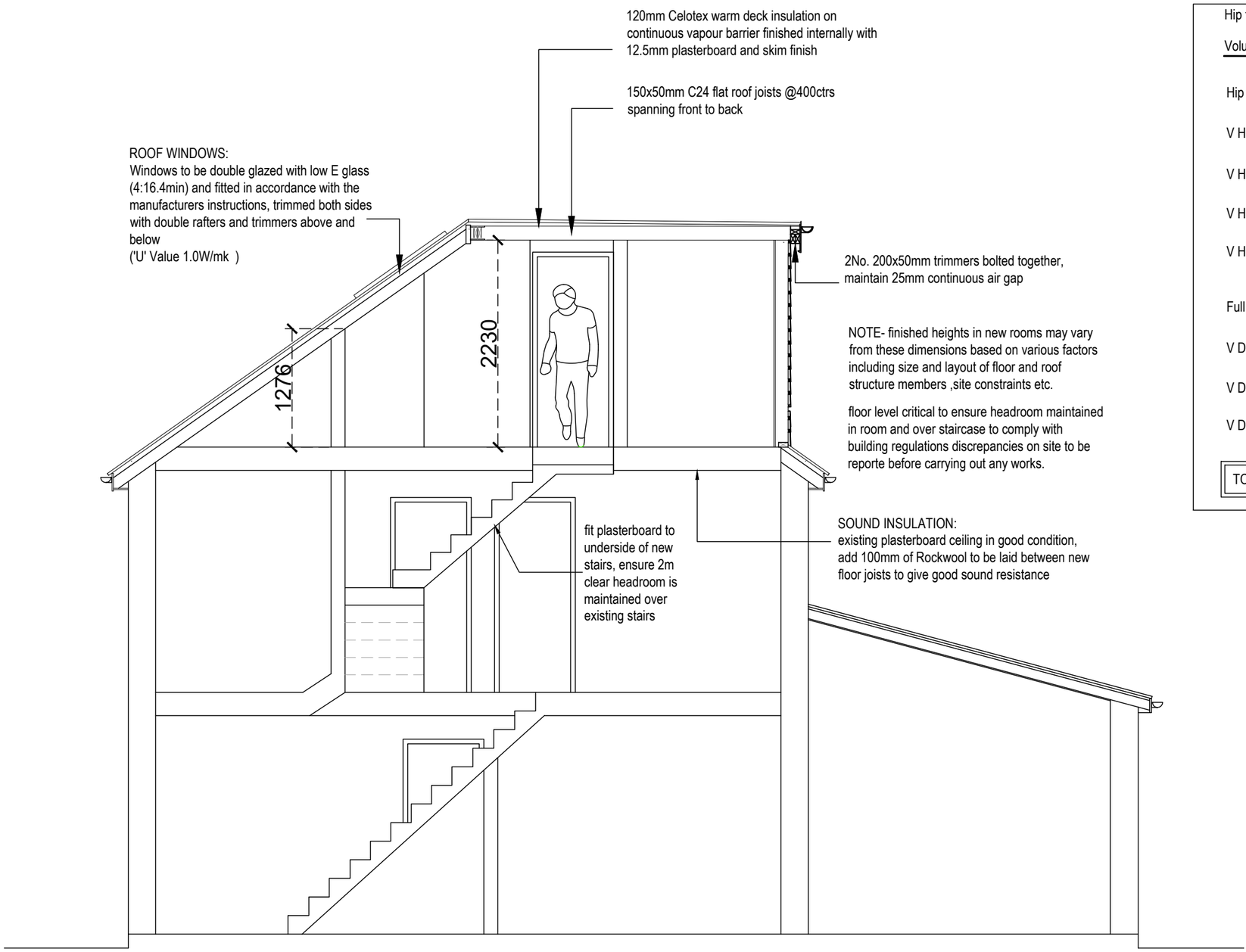


PROPOSED SECTION A-A

Scale 1:50

Hip to Gable Rear Dormer

Volume Calculations

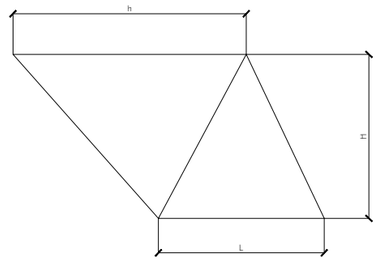
Hip to Gable

V H2G = $\frac{1}{3}$ A h

V H2G = $\frac{1}{3}$ ($\frac{(L \times H)}{2}$ x height)

V H2G = $\frac{1}{3}$ ($\frac{(7.3 \times 2.8)}{2}$ x 3.7)

V H2G = 12.6m³

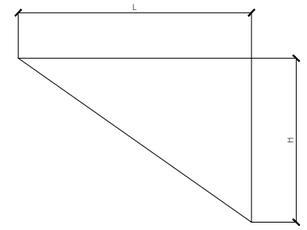


Full Width Dormer

V Dormer = $\frac{(L \times H)}{2}$ x Width

V Dormer = $\frac{(3.5 \times 2.4)}{2}$ x 6.8

V Dormer = 28.56m³



TOTAL VOLUME = 12.6+ 28.56 = 41.16m³

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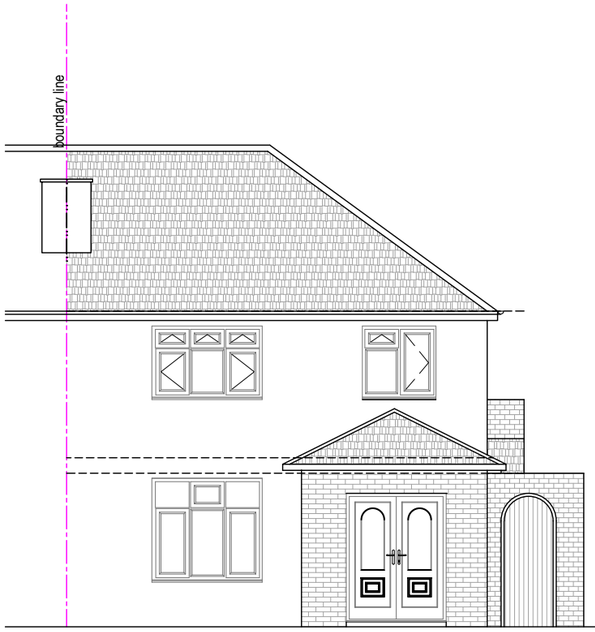

EXISTING FRONT ELEVATION
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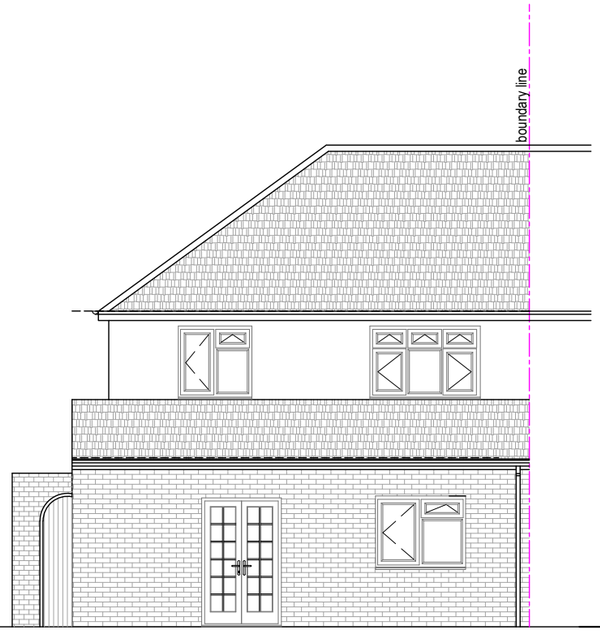

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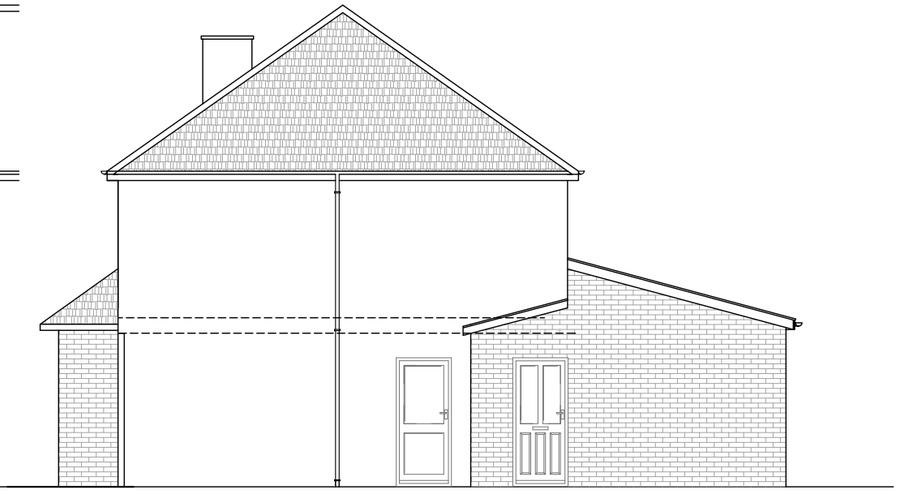

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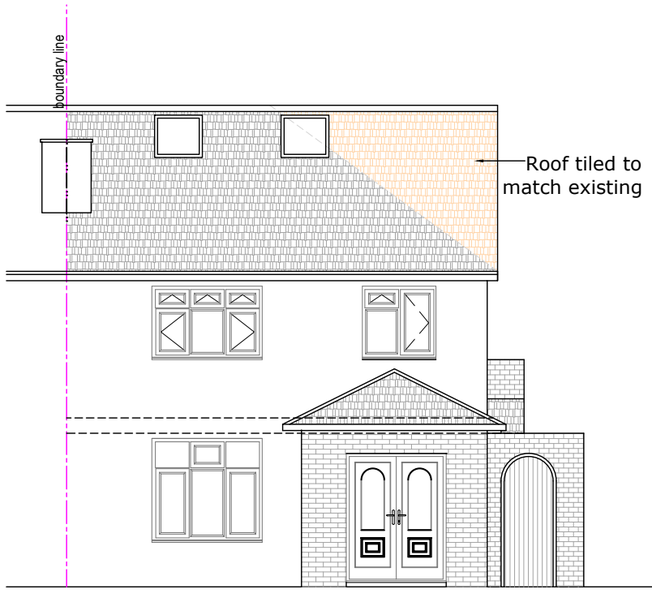

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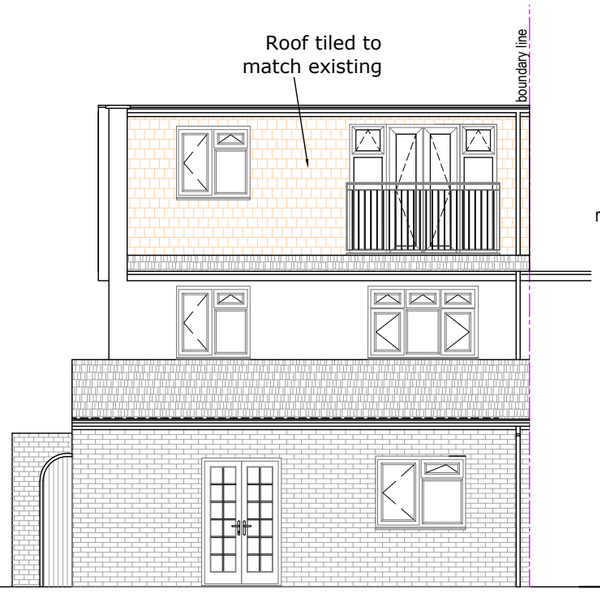

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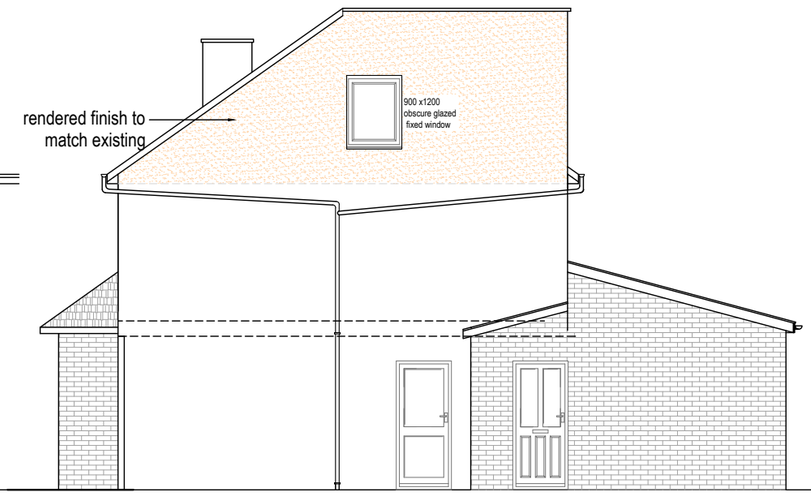

PROPOSED SIDE ELEVATION
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