Note :- All new materials to match existing.

Note: - Provide FD20 doors throughout the staircase enclosure.

Note: - Provide at least 50mm insulated plasterboard to gable walls. To acheive a 'U' value of 0.20w/m²K.

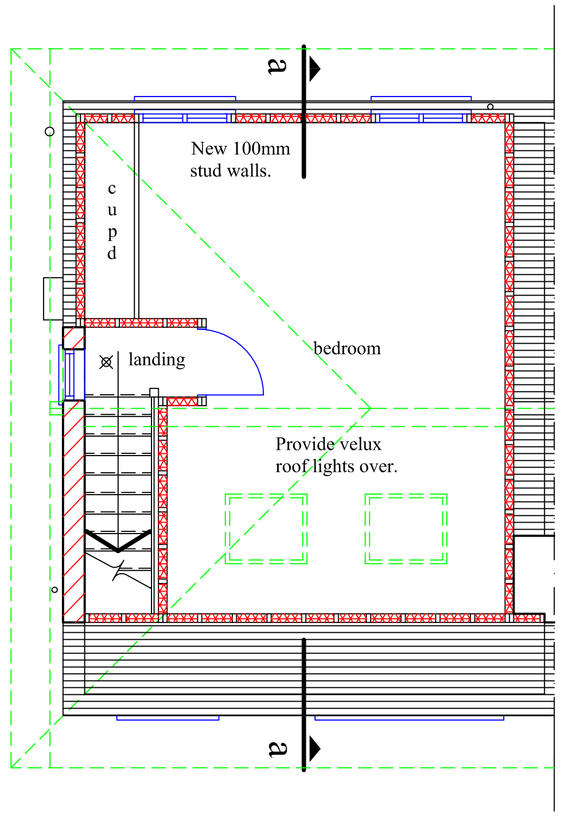
Note: - Please refer to Structural Engineers design for beam and associated supports.

Note: - The proposed habitable rooms are each to be provided with an openable window with an unobstructed area of minimum 0.33m² with a minimum 450mm dimension in either direction. (i.e. Clear unobstructed aperture to be minimum 750x450mm - with escape hinges). The cill height of these windows should fall between 800-1100mm. First floor windows with a cill height below 800mm are to provide adequate protection against falling - safety glass and child proof restrictors to be fitted.

Note: - Provide a self contained, mains operated, interlinked optical smoke detector system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1).
While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected.

Note: - Electrical installation to be carried out by a member of an Electrical Competent Person Scheme (ECPS) who on completion of the work must register the installation with their ECPS in order that a completion certificate can be issued.

Form all new timber stud partitions as shown on the drawing constructed in 100x50mm softwood timber at 400mm centres with 12.5mm plaster board and skim coat of plaster to both sides and infill with 100mm rockwall insulation. All new studs to be built of double joists bolted together with M12 Bolts at 600mm centres.



loft floor plan

Dormer external walls to achieve a minimum 'u' value of 0.20w/m²K.

Dormer cheek: Vertical tiles on 38x19mm tanalised softwood battens on building paper on 6mm superlux on 19mm WPB, ply screwed to 100x50 softwood stud filled with 100mm Celotex GA3000 insulation and an internal finish of 12.5mm foil backed plasterboard and skim finish.

Note: - Provide a self contained, mains operated, interlinked optical smoke detector system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1).
While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected.

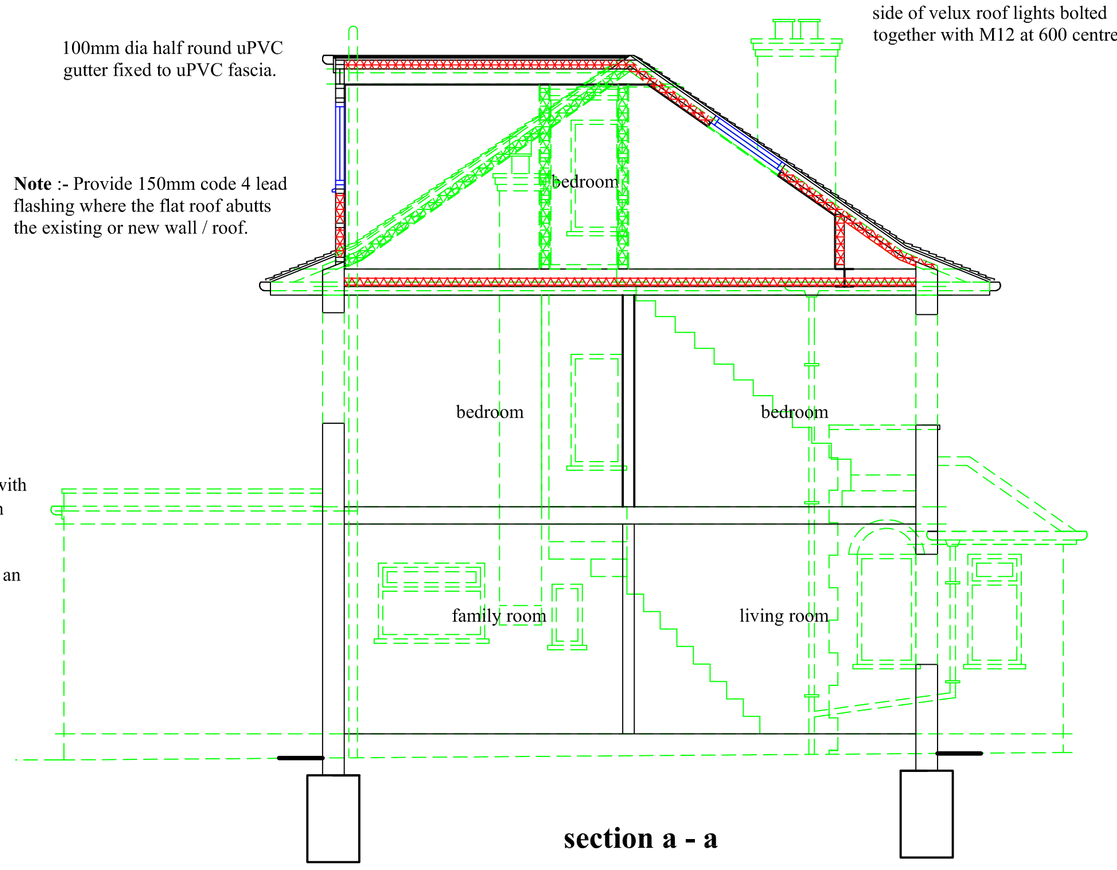
Note: - Electrical installation to be carried out by a member of an Electrical Competent Person Scheme (ECPS) who on completion of the work must register the installation with their ECPS in order that a completion certificate can be issued.

Flat roof: - 13mm spar chippings bedded on hot bitumen on 3 layer high performance felt roof to BS 747 with base layer perforated G3 and semi-bonded to 120mm Kingspan Thermapitch TP10 insulation between joists and Kooltherm K18 beneath on 19mm ply deck on firring pieces to give a fall of 1m 40 on 150x50mm softwood joists at 400mm centres.

New floor should be constructed so as to provide reasonable resistance to sound tranmission, in accordance with AD E2, i.e. 22mm T & G or 20mm Chipboard floor boarding, 100mm acoustic quilt between joists, ceiling lining to be 12.5mm British Gypsum SoundBloc plasterboard or equal 10kg/m² density boarding. Note that constructional make-up to comply with AD E2 will be deemed to provide at least half-hour fire resistance.

100mm dia half round uPVC gutter fixed to uPVC fascia.

Note :- Provide 150mm code 4 lead flashing where the flat roof abutts the existing or new wall / roof.



section a - a

New floor should be constructed so as to provide reasonable resistance to sound tranmission, in accordance with AD E2, i.e. 22mm T & G or 20mm Chipboard floor boarding, 100mm acoustic quilt between joists, ceiling lining to be 12.5mm British Gypsum SoundBloc plasterboard or equal 10kg/m² density boarding. Note that constructional make-up to comply with AD E2 will be deemed to provide at least half-hour fire resistance.

Note :- S.V.P to extend 900mm above an openable window within 3.0m.

Note :- All glazing to achieve a 'U' value of 1.8w/m²K.

Note :- All new materials to match existing.

Provide double rafters to each side of velux roof lights bolted together with M12 at 600 centres.

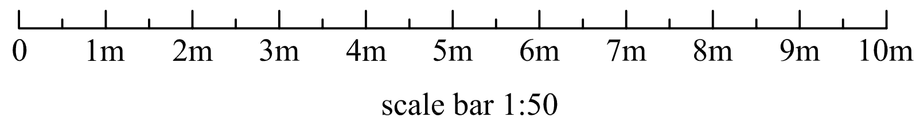
Tiled roof: - Tiles to match existing or similar on 38x19mm tanalised softwood battens on breathable roofing felt (tyvek or equivalent) on 150x50mm softwood rafters at 400mm centres.Valley to be formed off lay board and code 5 lead. Tiles on lower roof to be Redland Regent or equivalent.

Remove walls as shown dotted and provide new steel beams over to engineer's detail, and cut back brickwork as required.

Note: - Please refer to Structural Engineers design for beam and associated supports.

Note: - Flank window in the proposed gable wall to be obscure glazed and non-opening below 1.7m from floor level.

CALCULATION OF CUBIC CAPACITY.
PROPOSED HIP TO GABLE
LOFT CONVERSION.
ALLOWANCE AVAILABLE 50 cub m
Hip to Gable 7.090 x 3.695 x 2.613 ÷ 1/6th = 11.40
Dormer 3.395 ÷ 2 x 2.310 x 5.045 = 19.78 cub m
THEREFORE WITHIN 'P D' ALLOWENCE



scale bar 1:50

Notes

Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

***All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.**

***Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.**

Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. Any new or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete lintels are to be provided in the walls above the drain run.
3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm air bricks in the new external walls.
4. All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be toughened or laminated in accordance with PartK.
5. All new habitable rooms are to be provided with permanent ventilation of 8000mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.
6. Provide vertical and horizontal dpc's at all reveals, and all lintels are to have a minimum end bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 1/2 hour.
8. All timbers used in the construction of this project are to be to SG3 grade.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. 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.

A	01.03.23	To Clients Requirements.

Revisions

Project

Proposed plans and elevations.

12 Hurstfield Crescent
Hayes Middlesex UB4 8DN
Mr. A. Hewey

blyth developments

155 Briar Road
Watford
Hertfordshire
WD25 0HL
T: 020 8428 6868

Scale 1:50 1:100 @ A1
Date February 2023
Drawn By D. J. BLYTH.
Drawing No: BD/23/03/3A