

BUILDING CONTROL APPLICATION
FOR A LOFT CONVERSION



SITE LOCATION SCALE 1:1250



CLIENT WILL COMPLY WITH THE CDM 2015 (THE CONSTRUCTION DESIGN AND MANAGEMENT) REGULATIONS THE CLIENT WILL APPOINT "PRINCIPAL DESIGNER" REQUIRED BY THE"CDM" REGULATIONS 2015 TO CARRY OUT ALL DUTIES TO COMPLY WITH CDM REGULATIONS. THE CLIENT WILL APPOINT "PRINCIPAL CONTRACTOR" AS REQUIRED BY THE "CDM " REGULATIONS 2015 TO CARRY OUT ALL DUTIES TO COMPLY WITH CDM REGULATIONS.

CLIENT IS RESPONSIBLE FOR PARTY WALL AGREEMENTS NOTICES TO BE SERVED IN ACCORDANCE WITH PARTY WALL ACT 2007. CLIENT TO AGREE WITH THE CONTRACTOR THE BOUNDARY LINES BEFORE STARTING THE CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES TO BE NOTIFIED. ALL WORKS TO COMPLY WITH THE BUILDING REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY WORKS INCLUDING PREPARATION OF DESIGN AND DRAWINGS.

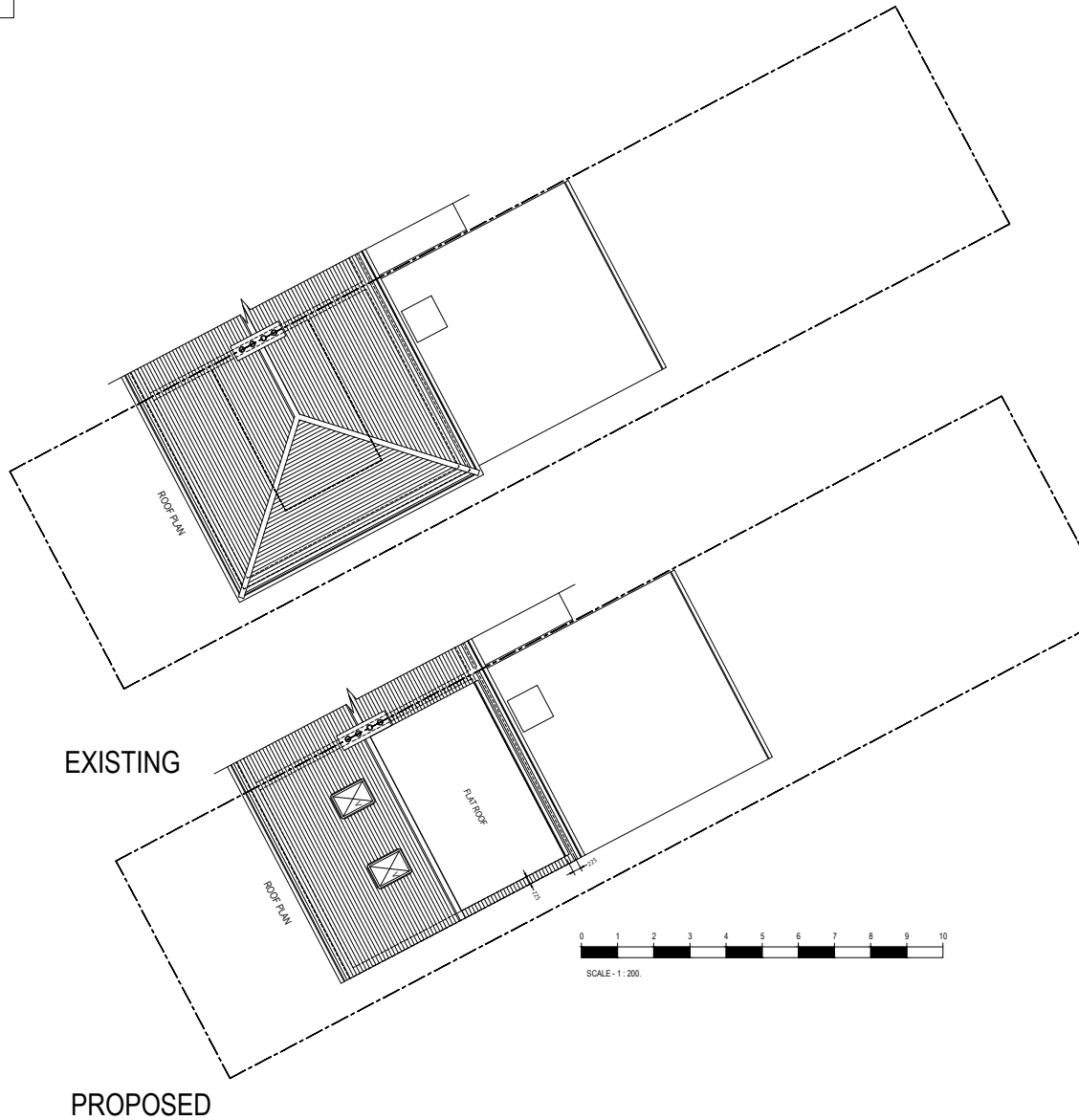
1. Client is responsible for 'Party Wall Agreements'.
2. All exploratory works to be carried out before ordering steelwork.
3. Contractor to commence work after obtaining all necessary approvals, including Full Building Control approvals.
4. Contractor is responsible for all aspects of temporary works.
5. Contractor is to establish walls to be removed are non-load bearing walls before removing them.
6. Existing structure to be verified.
7. Movement joints to be provided in new and existing structure.

NEW WASTE CONNECTION INTO SOIL SYSTEM TO BE IN ACCORDANCE WITH APPROVED DOCUMENT PART 'H'.

SCHEME IS SUBJECT TO EXPLORATORY WORKS.



SITE LOCATION SCALE 1:500



TECON Ltd.
Consulting Civil & Structural Engineers
116A High Street
Edgware, Middlesex, HA8 7EL.
TEL: 020 8951 5100 FAX: 020 8905 6838

NOTES:

NOT FOR CONSTRUCTION

Client
MR . G. SINGH

Job Title
131 YORK AVENUE, HAYES, UB3 2TR

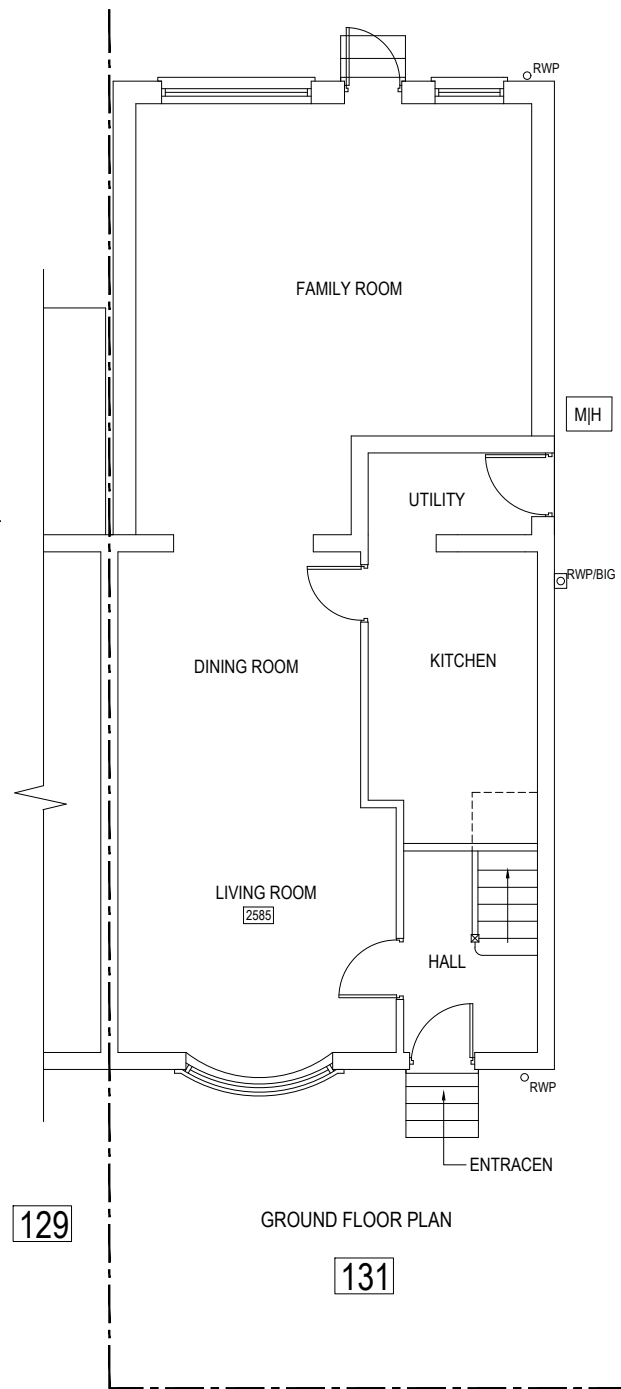
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1:1250/1:500/1:200

Size
A3

Drawn by
BHD

Date
JULY 2020

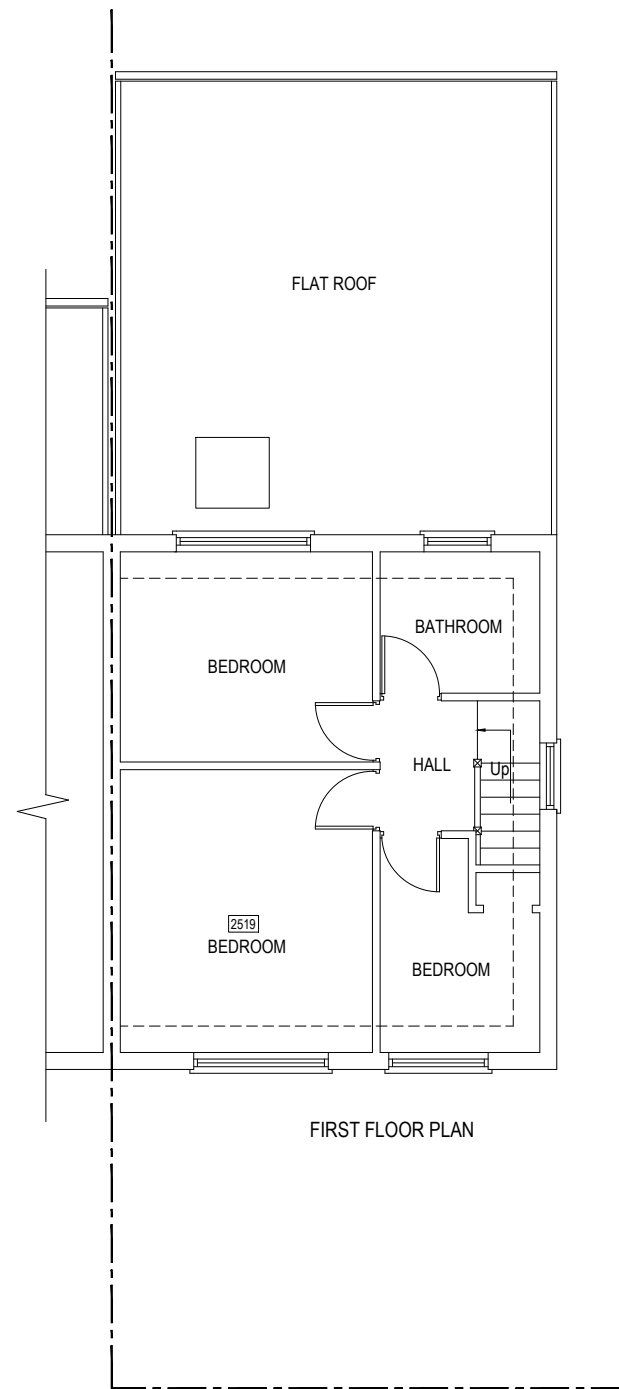
No.		DESCRIPTION			DAT
Drawing Title		LOCATION PLAN & SITE PLAN			
Drawing No.		10233	BR	101	



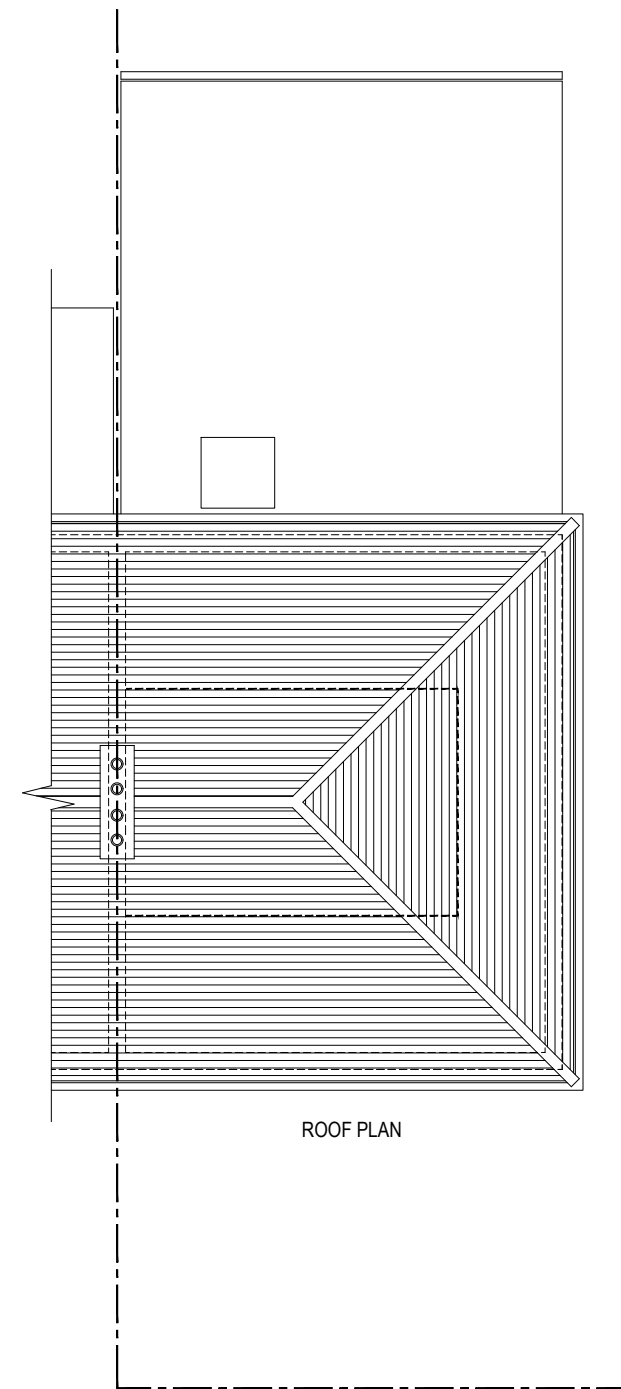
129

GROUND FLOOR PLAN

131



FIRST FLOOR PLAN



ROOF PLAN

EXISTING FOUNDATION TO BE VERIFIED BEFORE WORKS COMMENCE.

CONTRACTOR TO AGREE WITH THE CLIENT AND THE NEIGHBOUR BOUNDARY LINES, BEFORE COMMENCEMENT OF WORKS.

EXISTING FOUL WATER DRAINAGE AND SURFACE WATER DRAINED TO BE VERIFIED BY THE CONTRACTOR BEFORE EXCAVATING FOR FOUNDATIONS.

EXISTING DRAINAGE TO BE LOCATED AND CHECKED BEFORE COMMENCING WORKS.

BEFORE COMMENCEMENT OF WORKS THE CONTRACTOR AND THE CLIENT TO AGREE AND RECORD COMPLETE SURVEY SCHEDULE OR PROPERTIES, SURROUNDING SURFACES AND ANY OTHER ITEMS TO BE EFFECTED BY THE PROPOSED WORKS.

SPAN DIRECTION OF THE FLOOR JOISTS. CONTRACTORS TO VERIFY FLOOR JOISTS SIZE BEFORE ORDERING ANY STEELWORK.

EXISTING FOUL WATER DRAINAGE AND SURFACE WATER DRAINED TO BE VERIFIED BY THE CONTRACTOR BEFORE EXCAVATING FOR FOUNDATIONS.



SCALE - 1 : 100.

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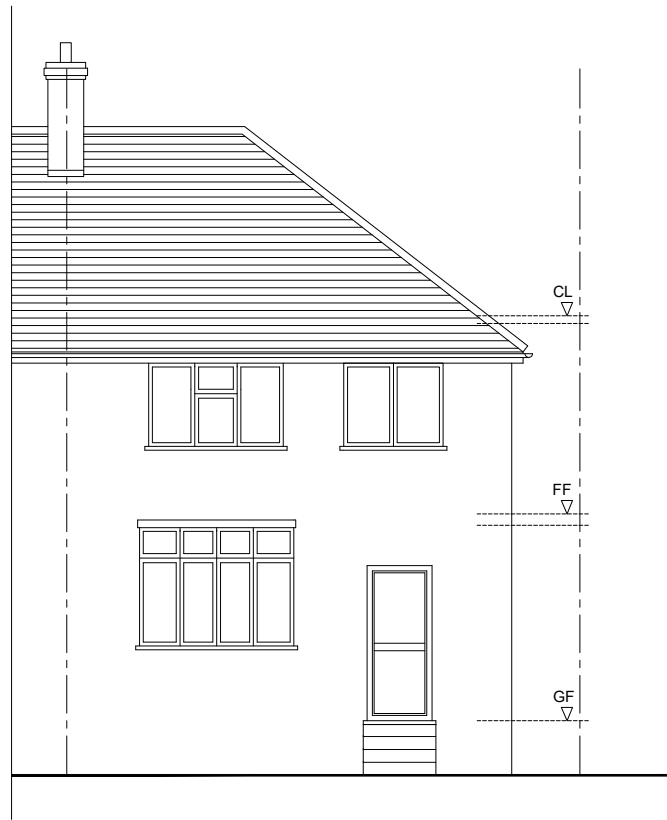
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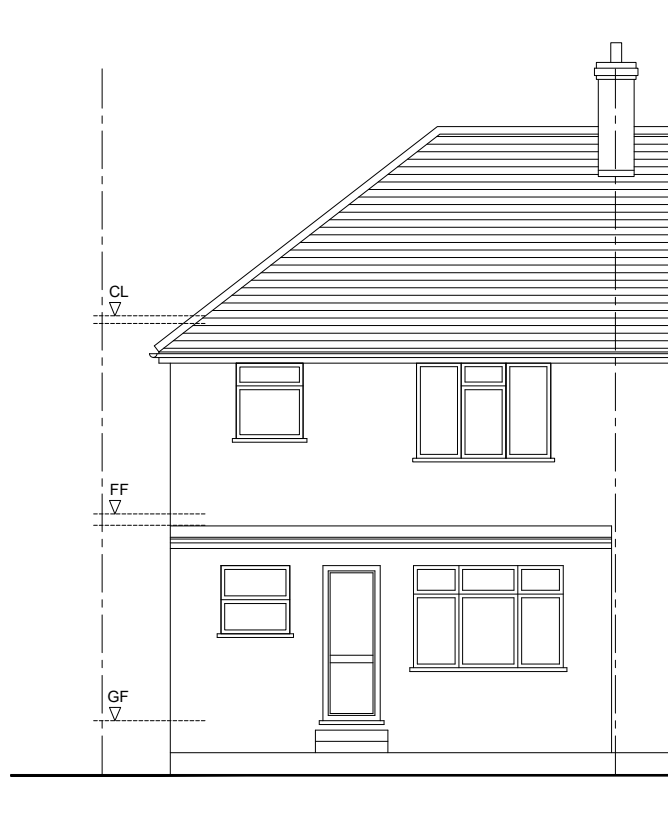
Client	MR . G. SINGH
Job Title	131 YORK AVENUE, HAYES, UB3 2TR

Scale	1:100.
Size	A3
Drawn by	BHD
Date	JULY 2020

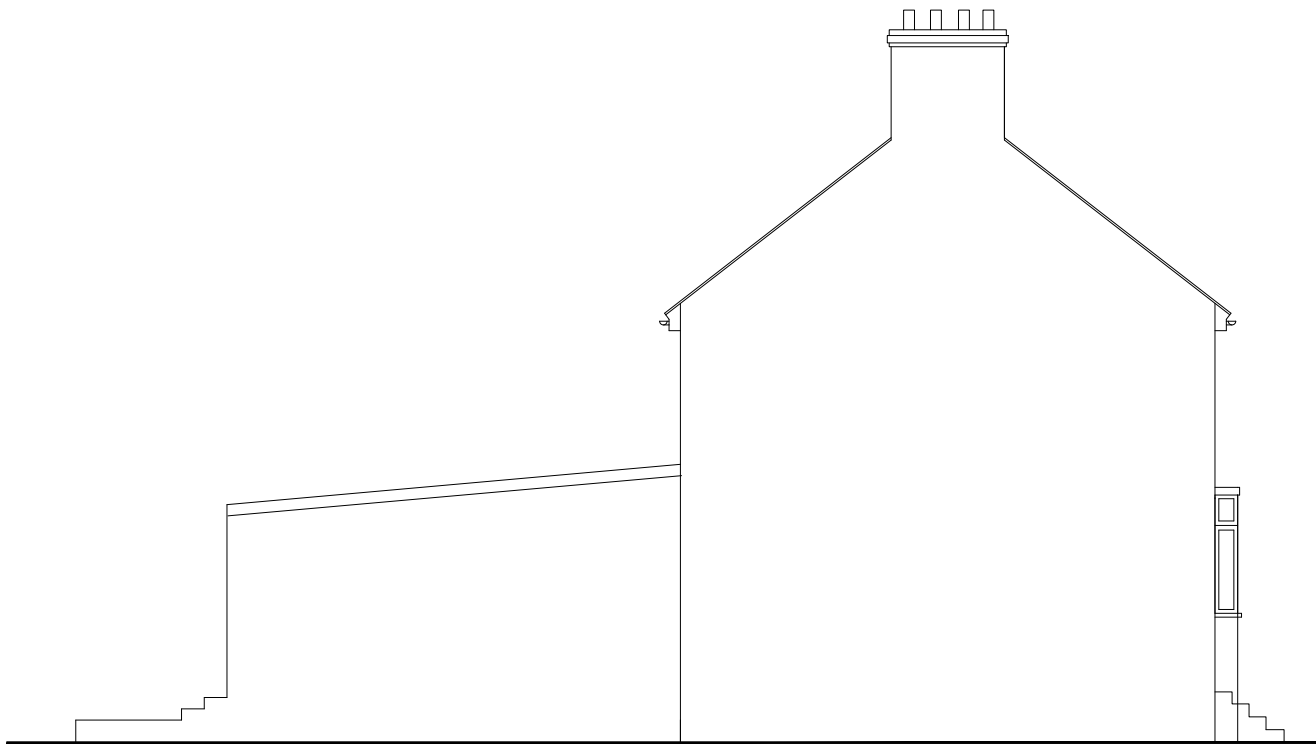
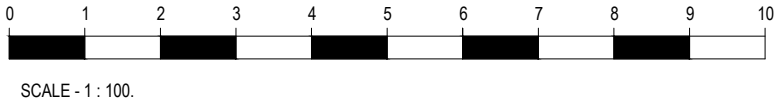
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Drawing Title		
EXISTING FLOOR PLANS		
Drawing No.		
10233	BR	102



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

TL

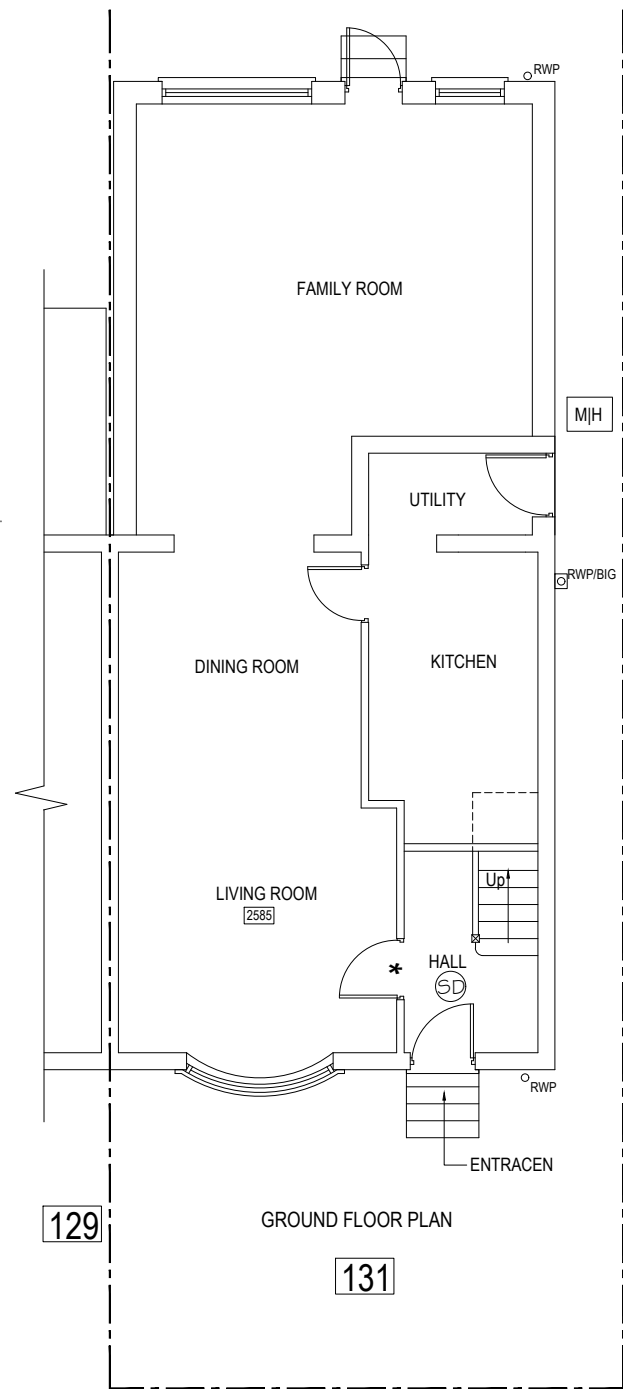
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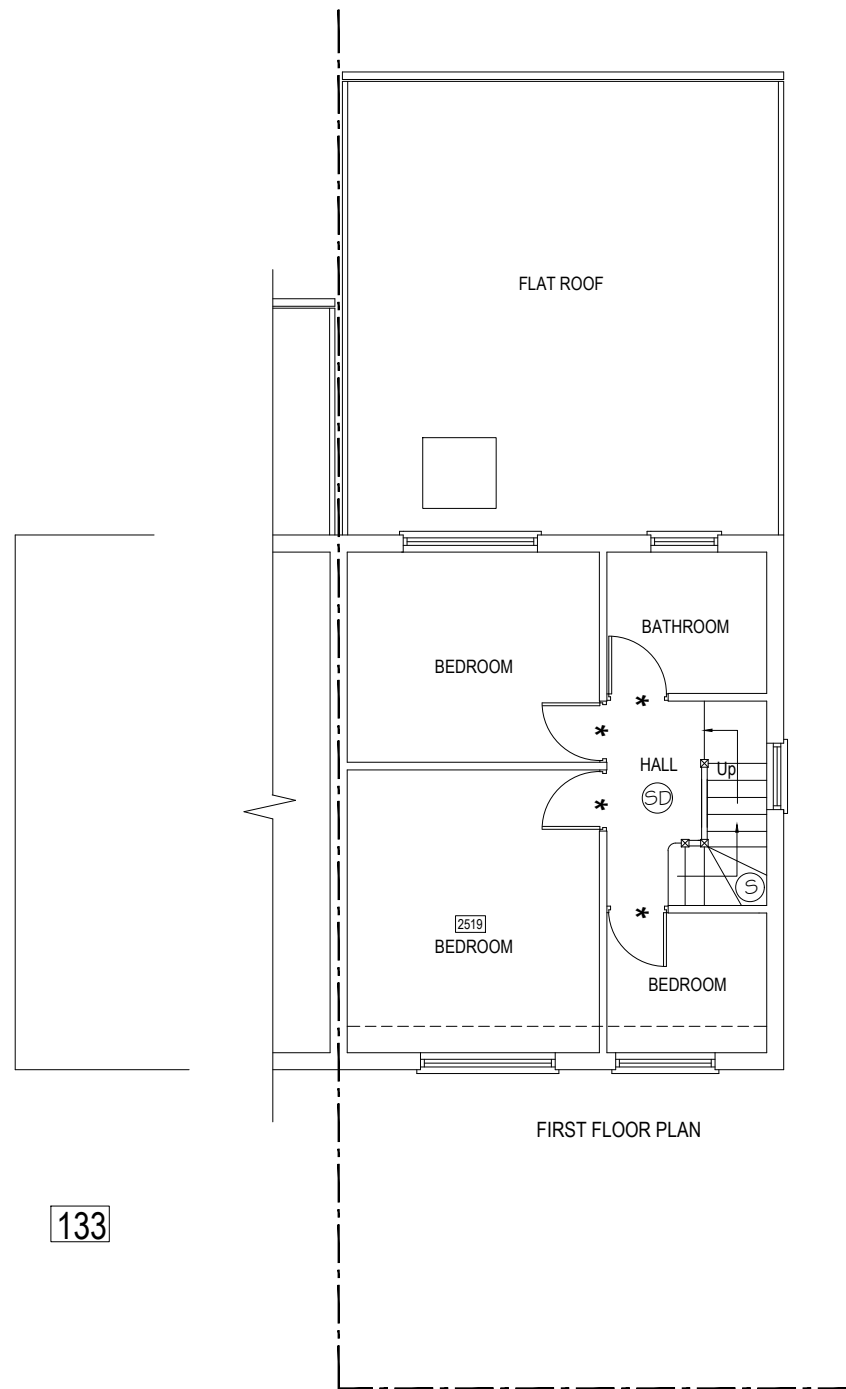
RIGHT ELEVATION									
						No.	DESCRIPTION		DAT
Client MR . G. SINGH				Scale 1:100.	Size A3	Drawing Title EXISTING ELEVATIONS			
Job Title 131 YORK AVENUE, HAYES, UB3 2TR				Drawn by BHD		Drawing No.			
				Date JULY 2020		10233	BR	103	



V - VELUX WINDOW
 THE ROOF-LIGHT PROPOSED IN THE FRONT ROOF SLOPE WILL NOT PROTRUDE MORE THAN 150mm BEYOND THE PLANE OF THE SLOPE OF THE ORIGINAL ROOF WHEN MEASURED FROM PERPENDICULAR WITH THE EXTERNAL SURFACE OF THE ORIGINAL ROOF.

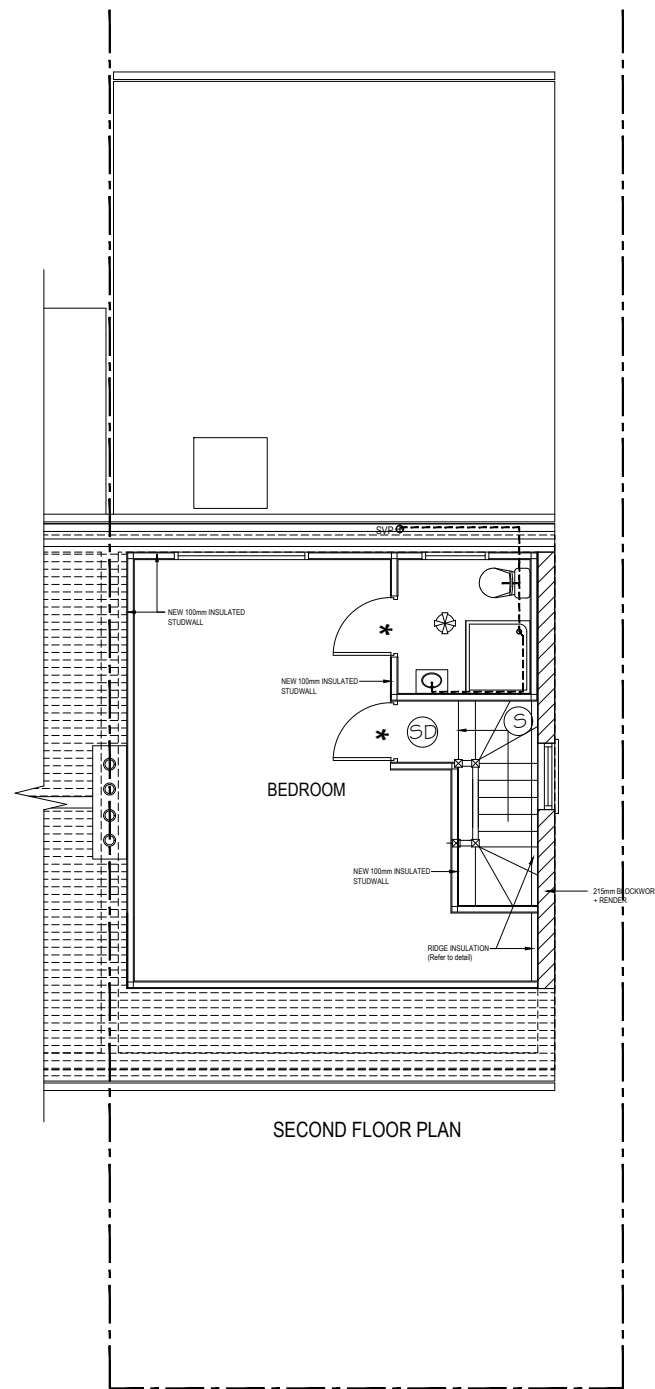
- SD SMOKE DETECTOR.
- * HALF HOUR FIRE CHECK DOOR. WITH FIRE STOPPERS
- FIRE ALARM SYSTEM TO COMPLY WITH BS5839 THE SYSTEM TO BE MAINS OPERATED AND INTERLINKED WITH BATTERY BACK-UP.
- VENTILATION

PERMANENT VENTS TO WINDOWS TO BE 800mm MIN. MINIMUM VENTILATION OPENINGS TO ROOMS TO BE 225mm FOR EACH ROOM.



WC/SHOWER TO BE MECHANICALLY VENTILATED. THE VENT SYSTEM TO GIVE 3 AIR CHANGES *per*/hour AND TO HAVE A DUPLICATE MOTOR AND RUN ON A 15min OVER-RUN AND TO BE OPERATED BY THE ELECTRIC LIGHT SWITCH. MECHANICAL VENTS TO HAVE AN EXTRACT RATE OF 15 litres/sec.

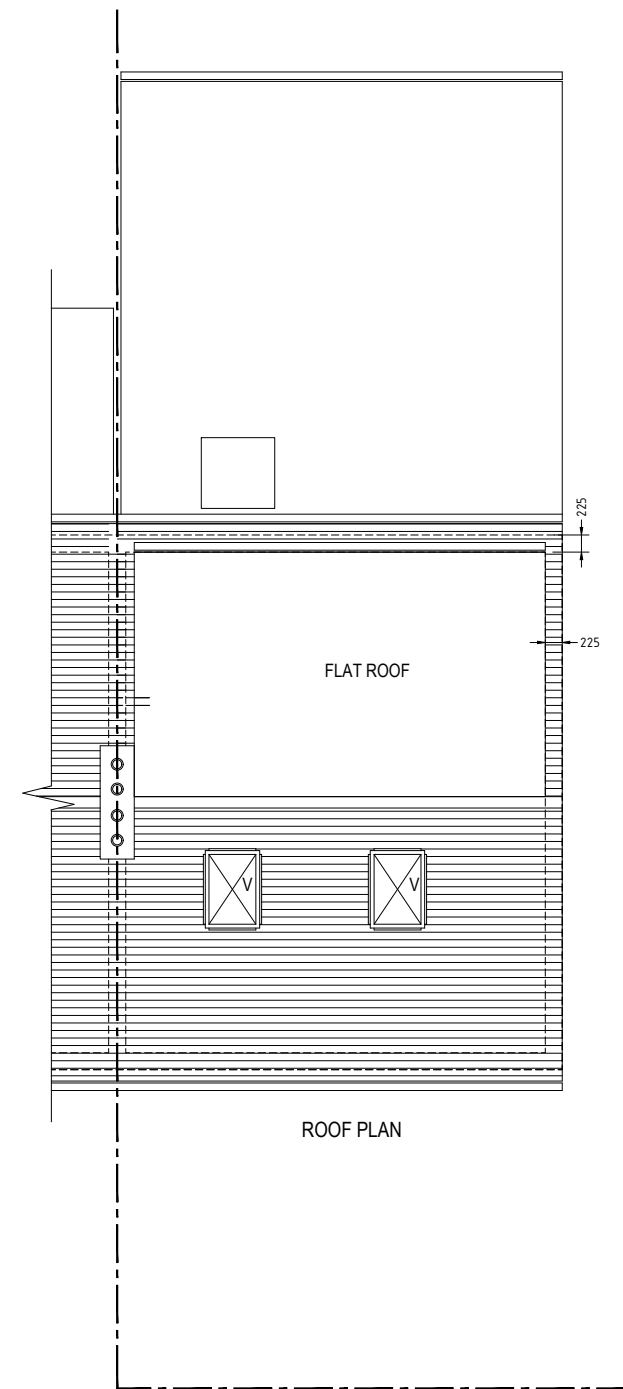
- S - STAIRCASE BY SPECIALIST TO COMPLY WITH APPROVED DOCUMENT 'K'. R - 190mm, T - 220mm. HAND RAIL - 900mm HIGH SPINDLES @ 100mm cents. MINIMUM HEAD ROOM 2m.



UNDER STAIRCASE TO HAVE TWO LAYERS OF 12.5mm PLASTERBOARD AND 5mm SKIM TO GIVE 1/2 Hr FIRE PROTECTION. DOOR & STUDWALL TO HAVE 12.5mm PLASTER AND 5mm SKIM.

82.5mm INSULATION (BY CELOTEX OR SIMILAR APPROVED).

PLUMBING
 WCØ100mm WASTE, WASH HAND BASIN & SHOWER TO HAVE A Ø40mm WASTE. SHOWER & BASIN TO HAVE A Ø75 TRAP. ALL TO BE FITTED WITH ADEQUATE RODDING FACILITIES AND TO LOCAL AUTHORITY APPROVALS.



SCALE - 1 : 100.

TL **TECON Ltd.**
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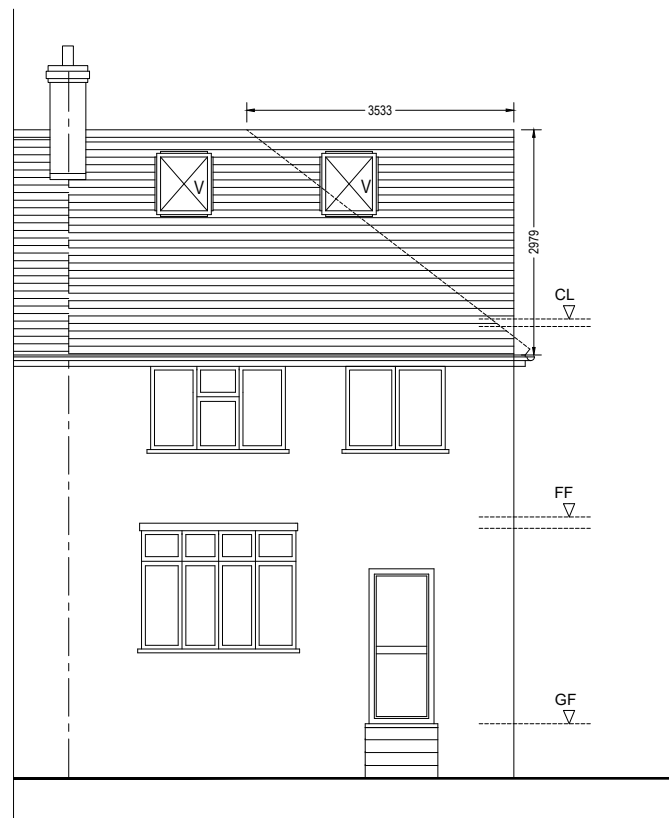
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131 YORK AVENUE, HAYES, UB3 2TR

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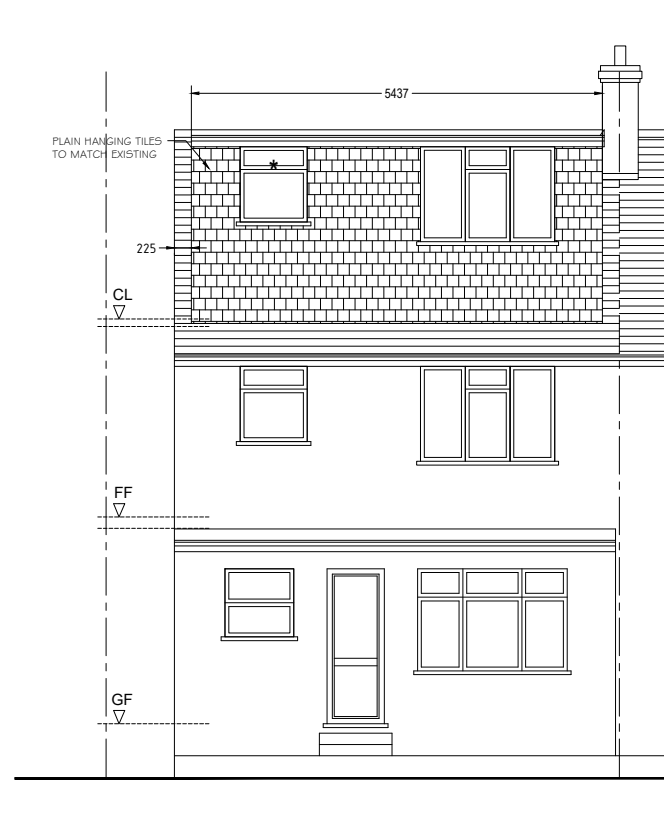
Size
A3

Drawn by **BHD**
 Date **JULY 2020**

No.	DESCRIPTION	DAT
Drawing Title PROPOSED FLOOR PLANS		
Drawing No.		
10233	BR	104



FRONT ELEVATION



REAR ELEVATION

LAWFUL DEVELOPMENT

Volume of the rear dormer:-

$$\frac{1}{2} \times 5.38\text{m (width)} \times 3.31\text{m (depth)} \times 2.57\text{ (height)} = 22.88\text{m}^3$$

Volume increase in roof space (gable side):-

$$\frac{1}{6} \times 7.07\text{m (width)} \times 3.53\text{m (depth)} \times 2.98\text{m (height)} = 12.40\text{m}^3$$

Total volume:-

$$22.88 + 12.40 = 35.28\text{m}^3 < 50\text{m}^3 \text{ which is permitted}$$

The proposed development therefore constitute

Permitted Development under GPDO 1995

(as amended)

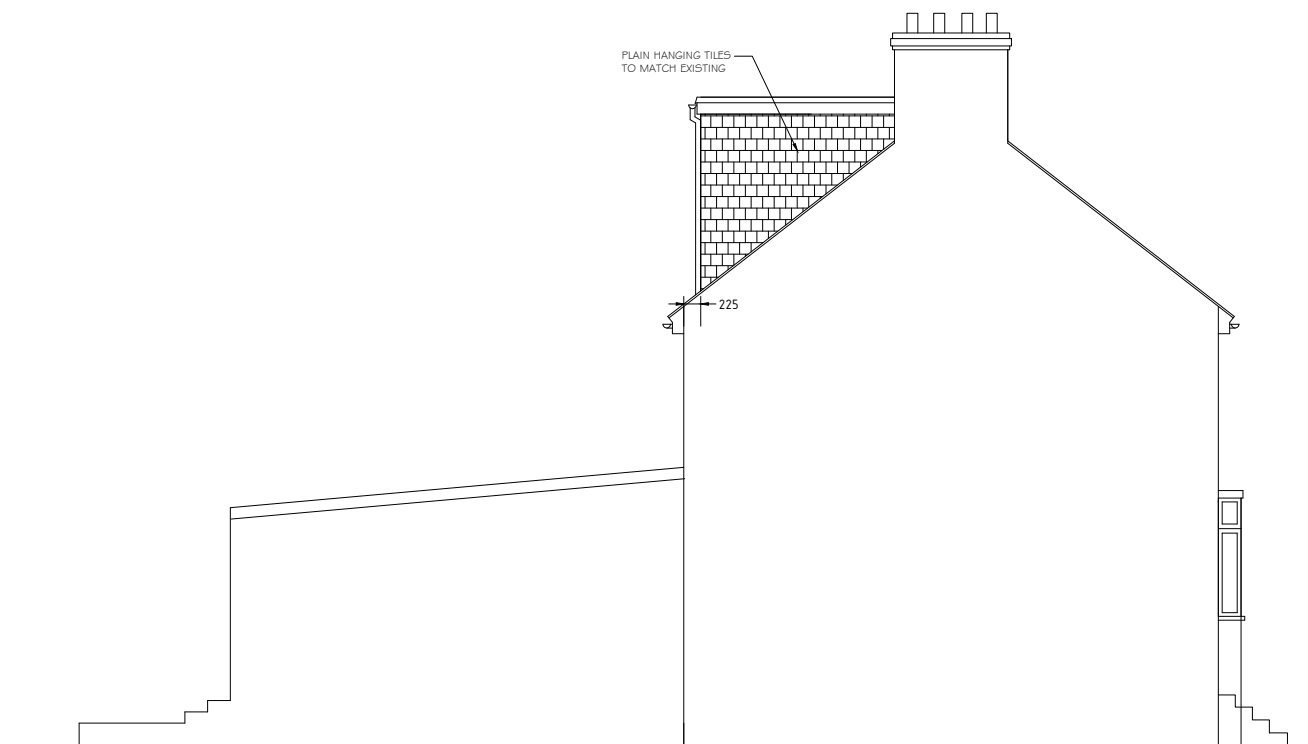
1. ALL FINISHES TO MATCH EXISTING.
2. WALLS TO BE BUILT UP TO MATCH EXISTING.
3. ALL NEW WINDOWS TO MATCH EXISTING.
4. ROOF TILES TO MATCH EXISTING.
5. V - VELUX WINDOW

V - VELUX WINDOW

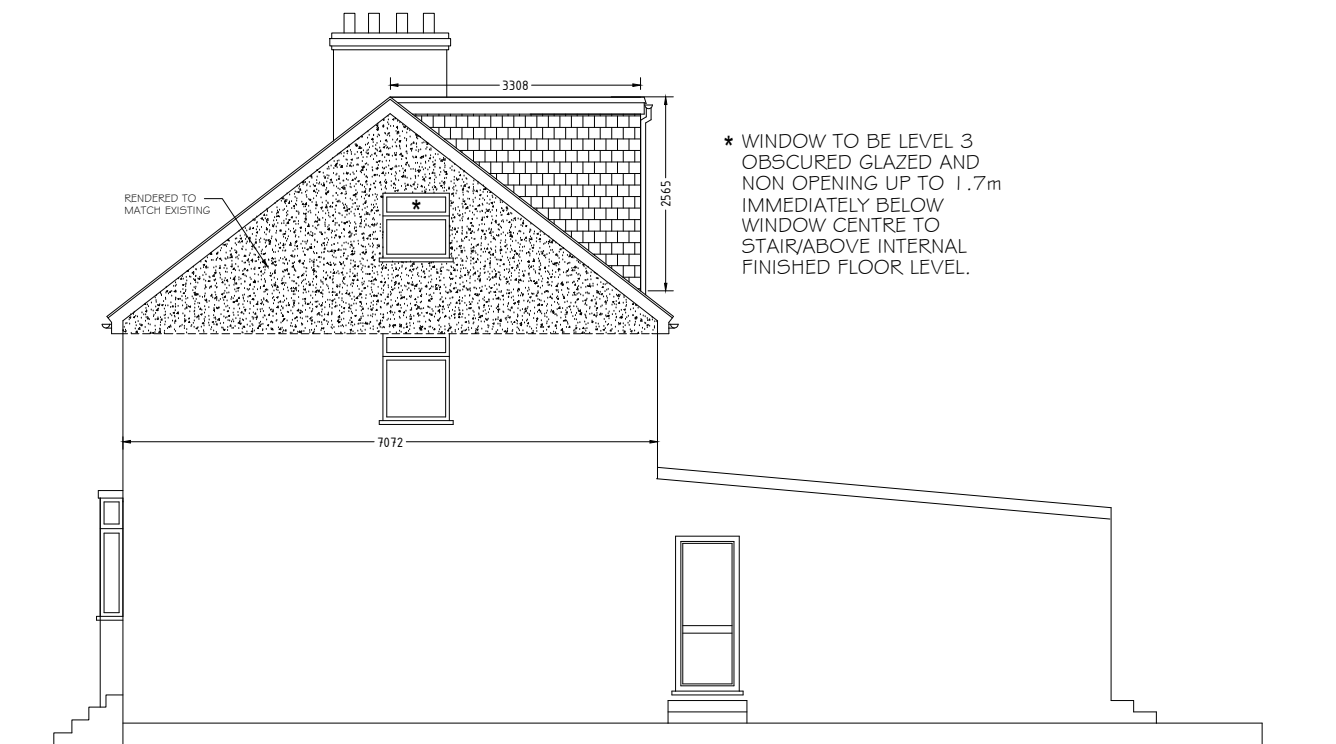
THE ROOFLIGHT PROPOSED IN THE FRONT ROOF SLOP WILL NOT PROTRUDE MORE THAN 150mm BEYOND THE PLANE OF THE SLOPE OF THE ORIGINAL ROOF WHEN MEASURED FROM PERPENDICULAR WITH THE EXTERNAL SURFACE OF THE ORIGINAL ROOF.



SCALE - 1 : 100.



LEFT ELEVATION



RIGHT ELEVATION

* WINDOW TO BE LEVEL 3 OBSCURED GLAZED AND NON OPENING UP TO 1.7m IMMEDIATELY BELOW WINDOW CENTRE TO STAIR/ABOVE INTERNAL FINISHED FLOOR LEVEL.

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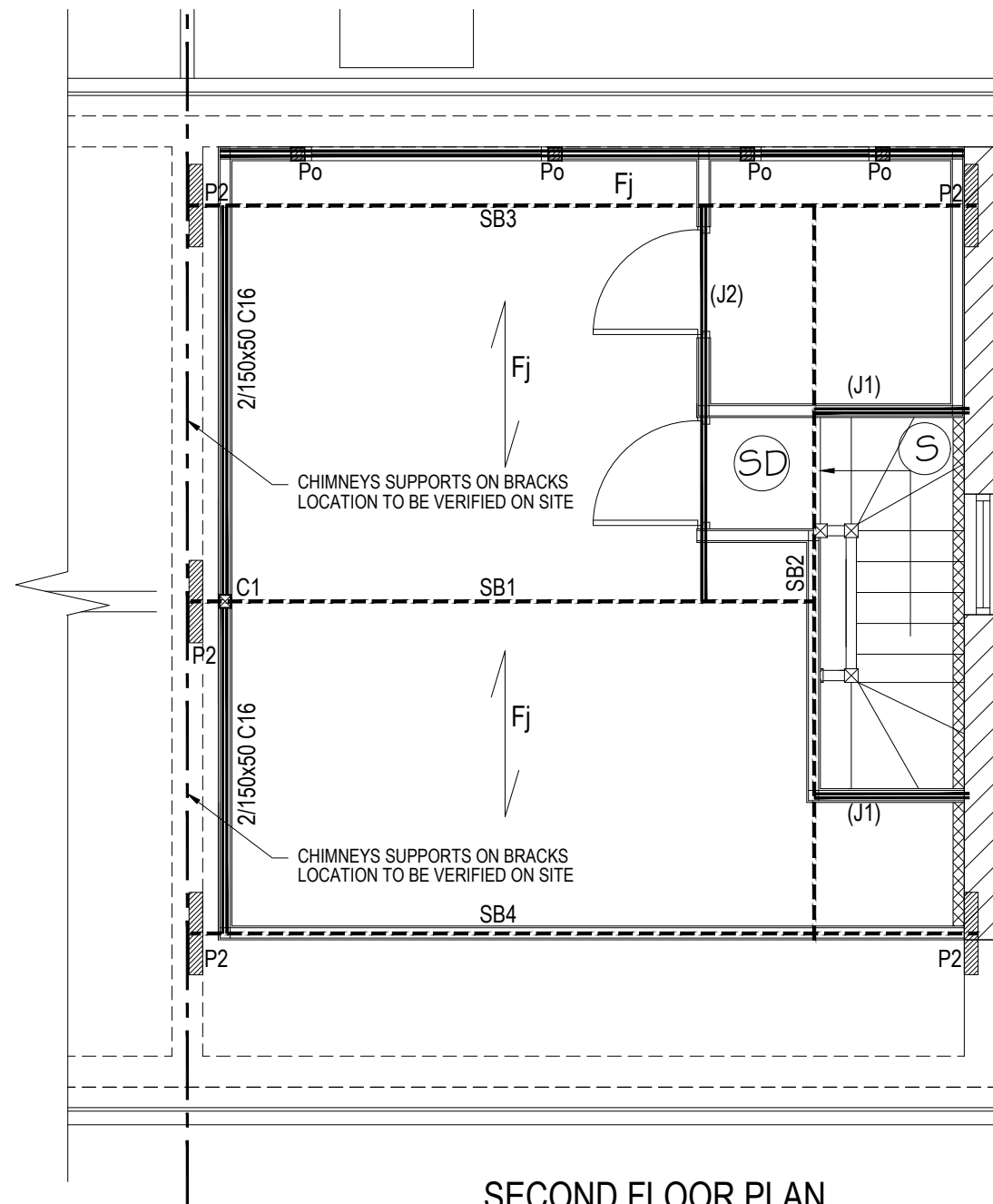
Job Title
131 YORK AVENUE, HAYES, UB3 2TR

Scale
1:100.

Size
A3

Drawn by
BHD
Date
JULY 2020

No.	DESCRIPTION	DAT
Drawing Title	PROPOSED ELEVATIONS	
Drawing No.	10233	BR
		105



SECOND FLOOR PLAN

FLOOR JOISTS

Fj - 150x50 C16 @ 300cents.
SOLID NOGGINS AT MID SPAN & SUPPORTS

J1/J2 - 2No. 150x50 C16 JOISTS
BOLTED TOGETHER Ø10 BOLTS WITH
DOUBLE SIDED TOOTH CONNECTORS.

BEARING PLATES

P2 - 600x100x20mm M.S PLATE

LOFT FLOOR BEAMS

SB1 - 152x152 UC30 Kg/M.
SB2 - 152x152 UC37 Kg/M.
SB3 - 203x203 UC46 Kg/M.
SB4 - 203x203 UC46 Kg/M.

TIMBER POSTS

Po - 100x100 C16

(S) - STAIRCASE BY SPECIALIST

CLIENT IS RESPONSIBLE
FOR PARTY WALL AGREEMENT

STUD WALLS

100mm THICK STUD WALL. 100x50
STUDDING @400cents FULLY NOGGED.
HEAD & SOLE PLATES 100x75.
ROCKWOOL/QUILT INSULATION BETWEEN
STUDS. 12.5mm PLASTERBOARD
AND SKIM PLASTER.

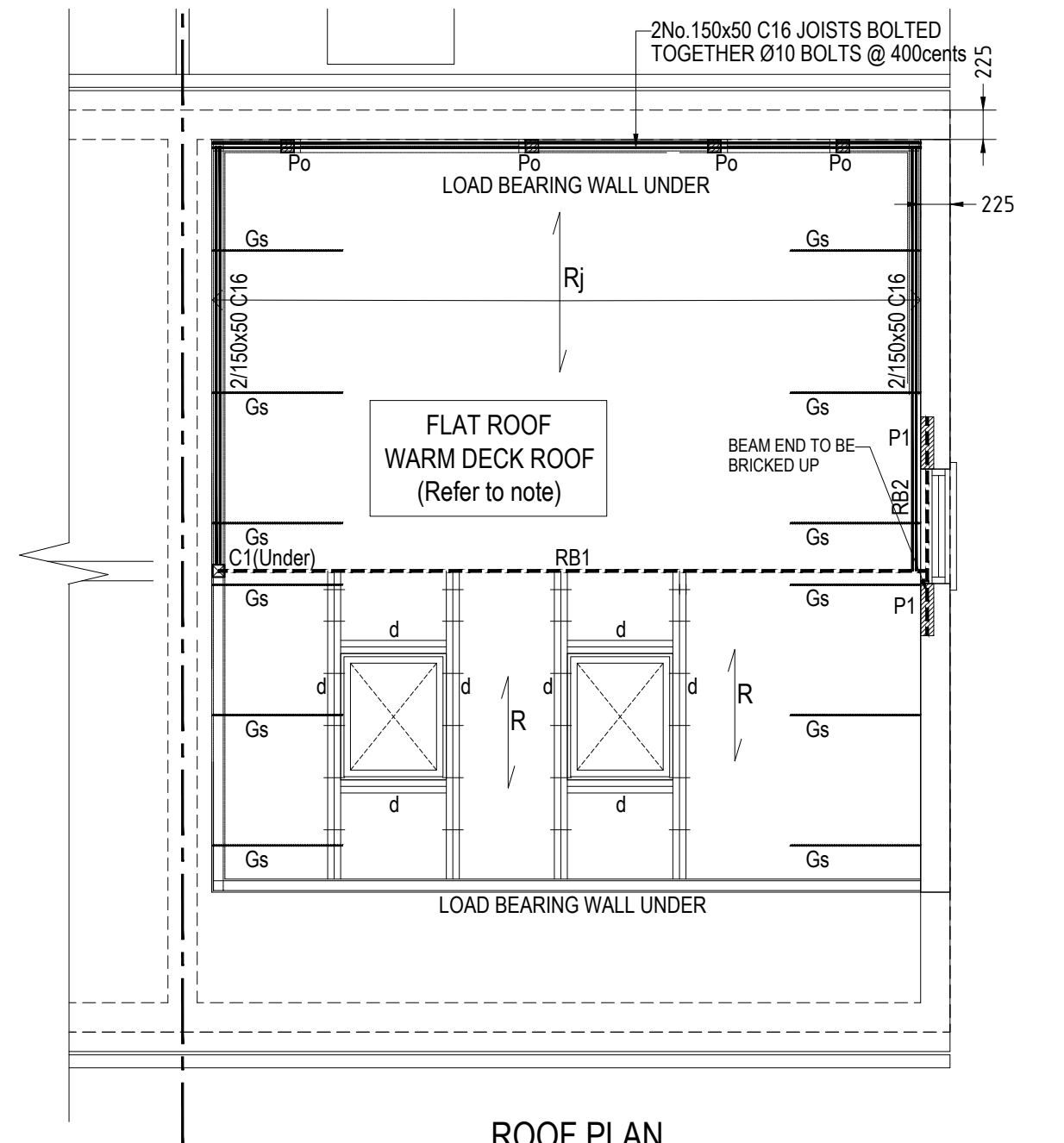
BATHROOM JOISTS

FLOOR JOISTS IN THE BATHROOM TO BE
DOUBLED UP FOR ADDITIONAL SUPPORT.

STEEL POSTS

C1 - 100x100x6.3 RHS

Gs - GALVANISED STRAP @ 1200cents



ROOF PLAN

FLAT ROOF JOISTS

Rj - 150x50 C16 @ 300cents.
SOLID NOGGINS AT MID SPAN & SUPPORTS

ROOF BEAMS

RB1 - 152x152 UC37 Kg/M.
RB2 - 178x102 UB19 + 12mm THICK MILD STEEL PLATE.
(GALVANISED)

RAFTERS

R - 150x50 C16 @ 400cents.
d- DOUBLE UP RAFTERS/JOISTS BOLTED
TOGETHER Ø10 BOLTS @ 500cents
WITH DOUBLE SIDED TOOTH CONNECTORS

CONCRETE PADSTONES

P1 - 400x100x200 DEEP

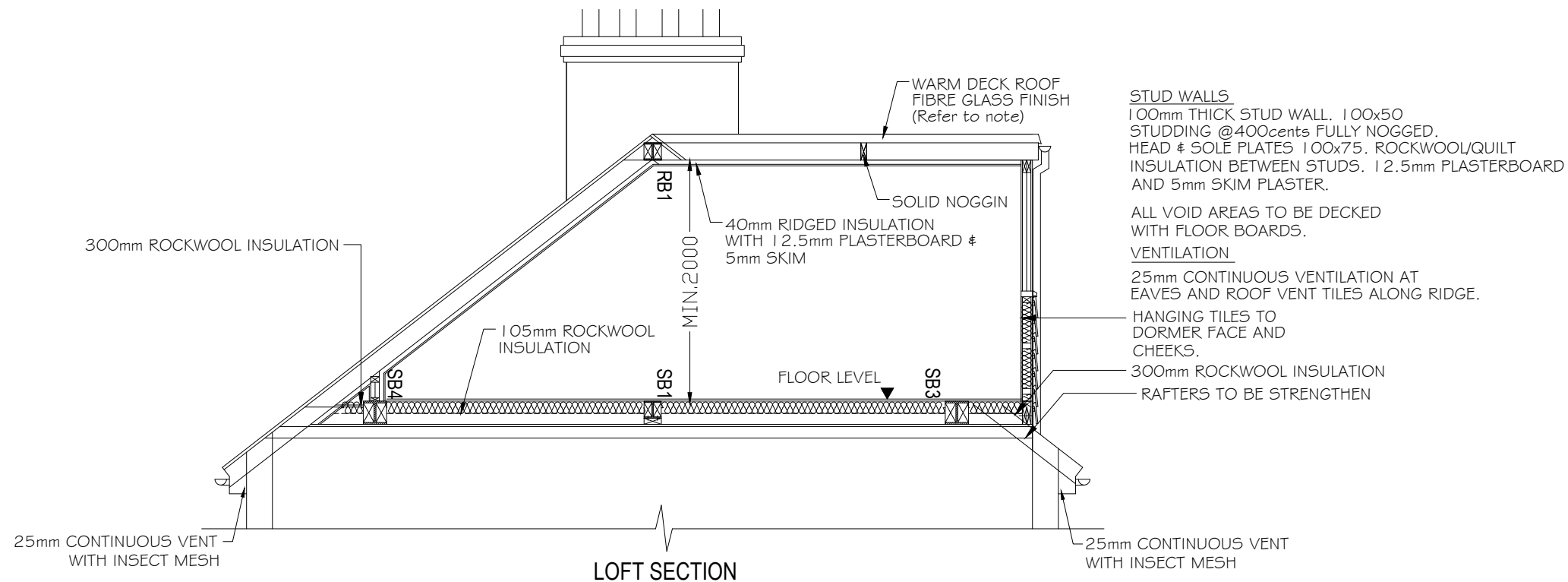
TIMBER POSTS

Po - 100x100 C16

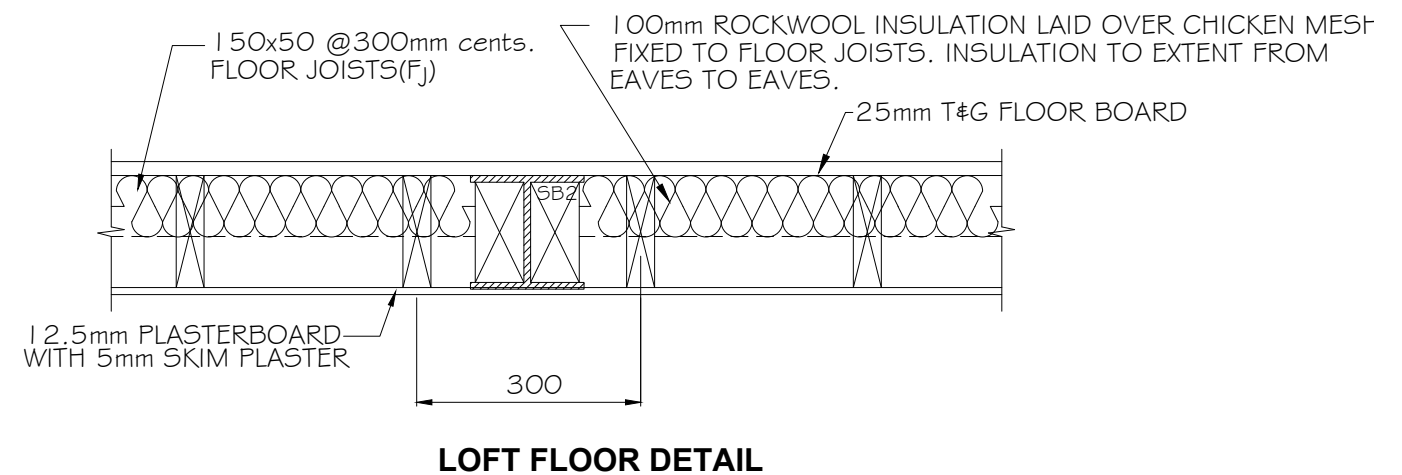
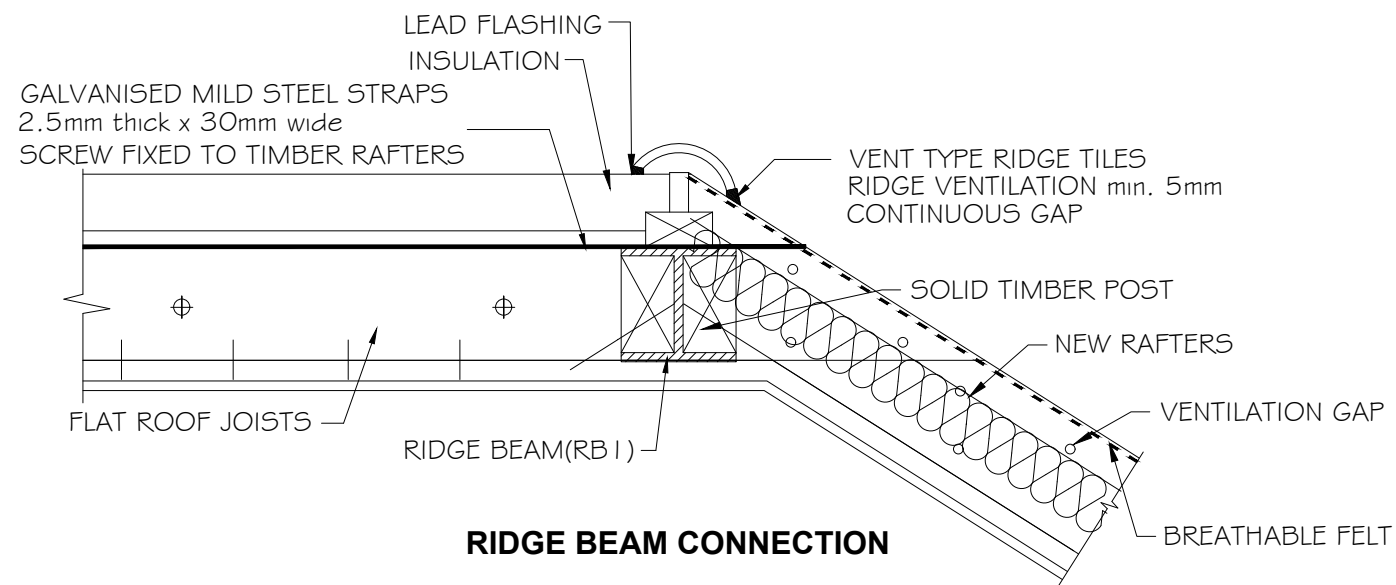
STEEL POSTS

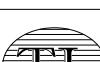
C1 - 100x100x6.3 RHS

Gs - GALVANISED STRAP @ 1200cent



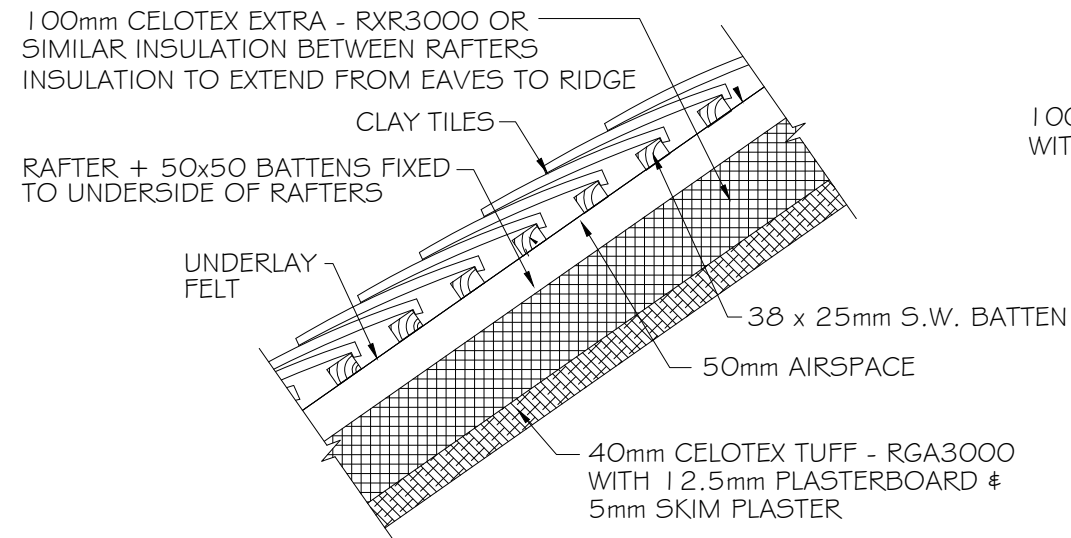
CEILING HAS CANTER AT FIRST FLOOR
LEVEL OF NEW LOFT FLOOR BEAM TO
BE AGREED ON SITE WITH CLIENT



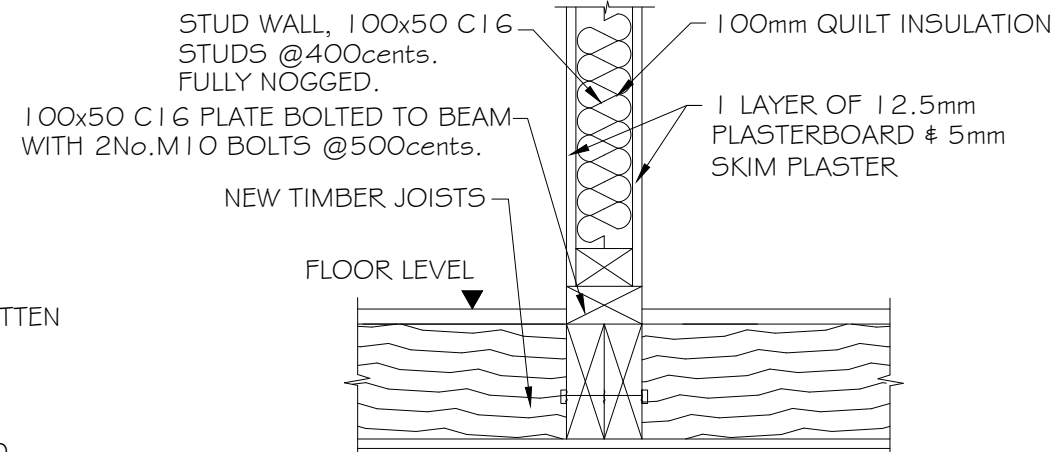
 TECON Ltd. Consulting Civil & Structural Engineers 116A High Street Edgware, Middlesex, HA8 7EL. TEL: 020 8951 5100 FAX: 020 8905 6838	NOTES:	Client MR . G. SINGH	Scale 1: 50 /1: 10.	Size A3	Drawing Title LOFT SECTION & CONNECTION DETAILS				
					Drawing No.				
					10233	BR	107		
NOT FOR CONSTRUCTION		Job Title 131 YORK AVENUE, HAYES, UB3 2TR		Drawn by BHD		10233	BR	107	
		Date JULY 2020							

VENTILATION

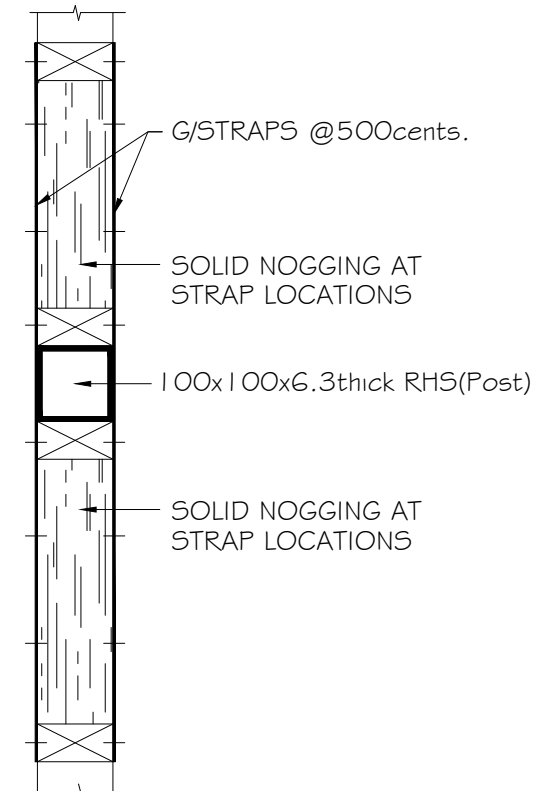
25mm CONTINUOUS VENTILATION AT
EAVES AND ROOF VENT TILES ALONG RIDGE



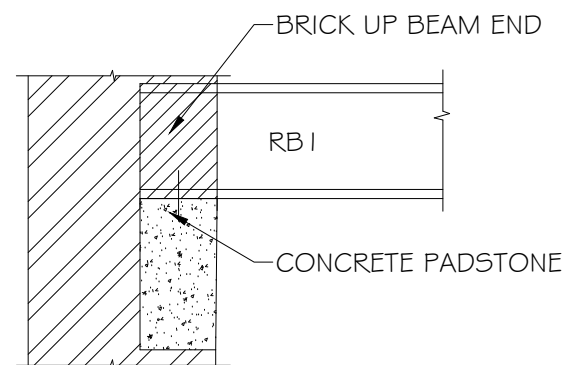
RAFTER/INSULATION DETAIL
(MINIMUM 'U' VALUE 0.16 W/m² K)



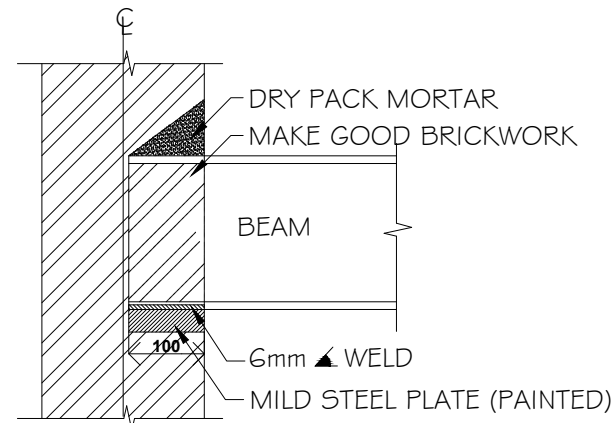
STUDWORK/FLOOR JOIST (d)



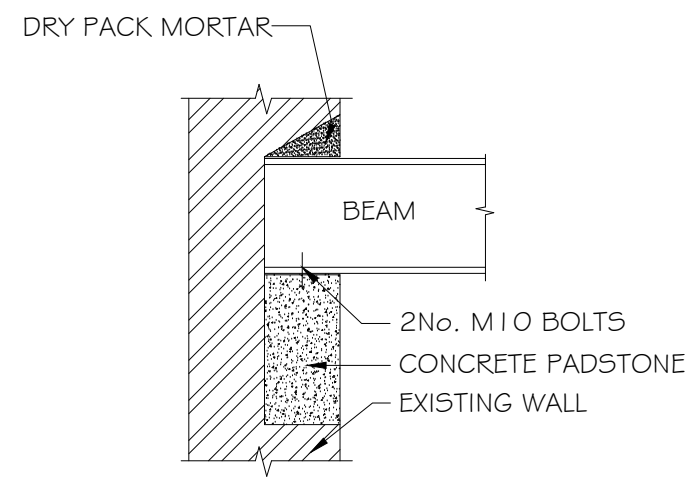
COLUMN / STUD WALL CONNECTION



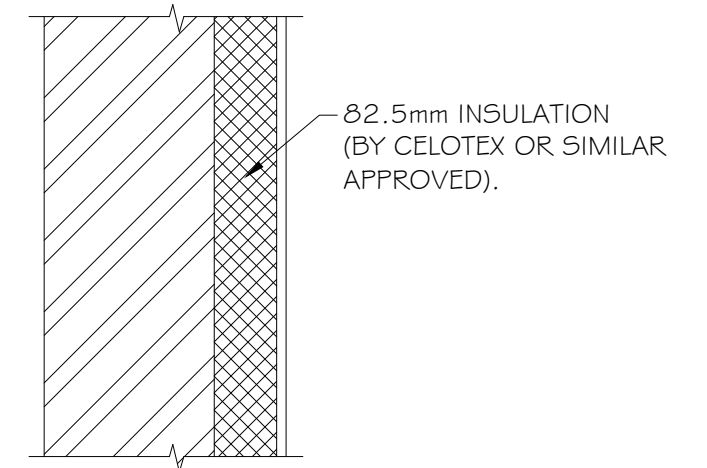
RB1/PADSTONE CONNECTION



BEARING PLATE DETAIL



**TYPICAL CONCRETE
PADSTONE DETAILS**



SOLID WALL INSULATION DETAIL
(U-VALUE - 0.28W/m²k)

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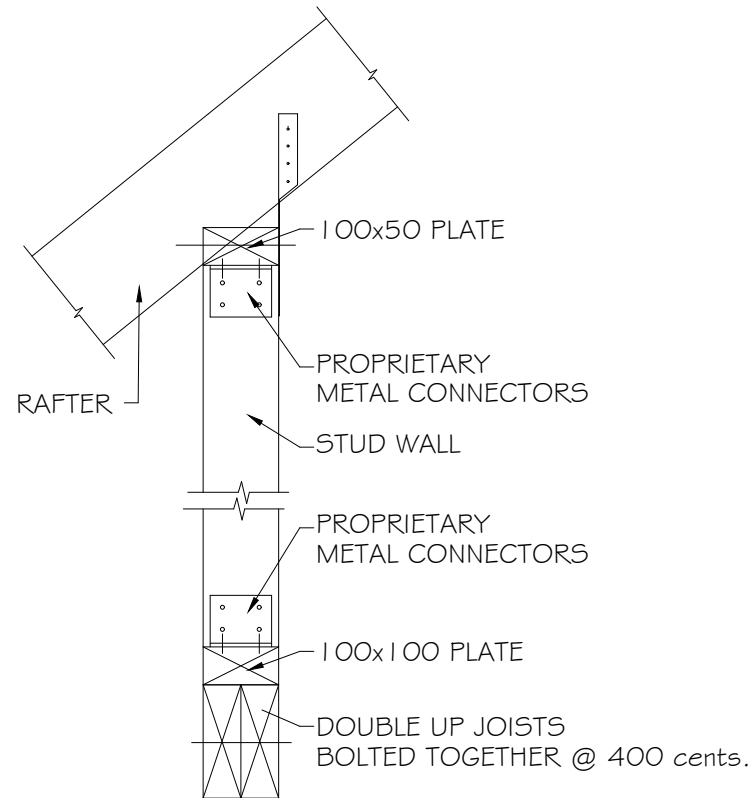
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Drawn by **BHD**
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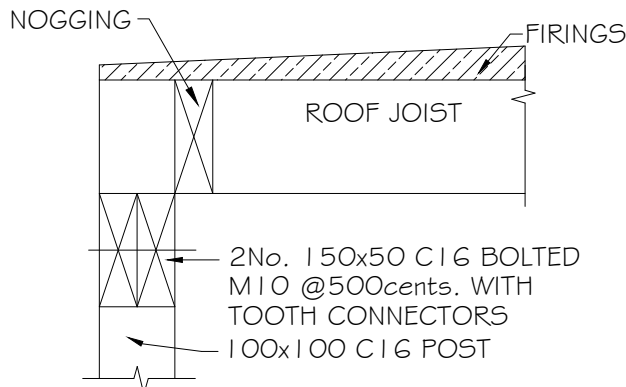
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Drawing Title
CONNECTION DETAILS

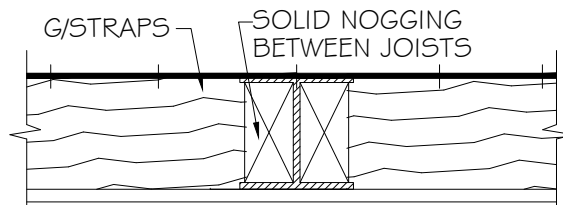
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Drawing No.		
10233	BR	108



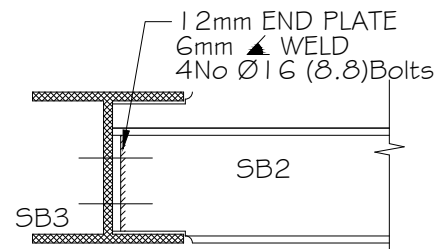
POST/ RAFTER FIXING



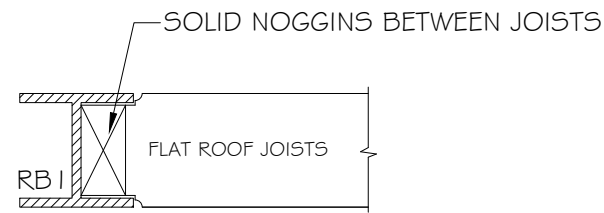
DORMER WINDOW DETAIL



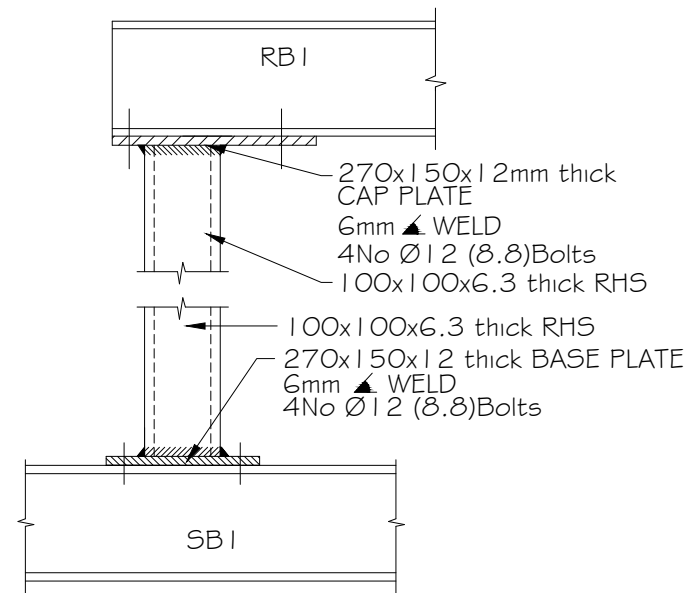
FLOOR JOISTS/ SB1



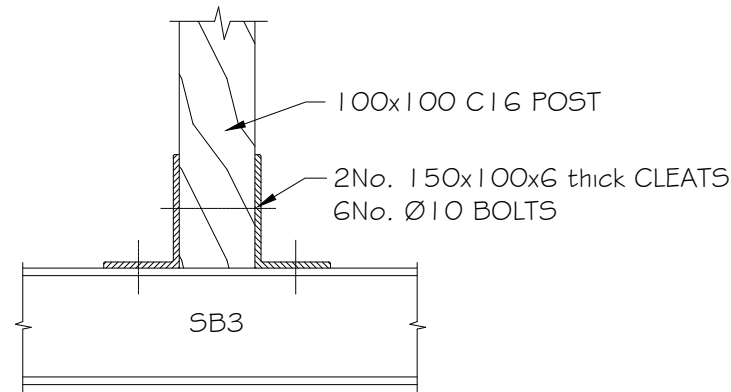
SB2 / SB3 CONNECTION TYPICAL



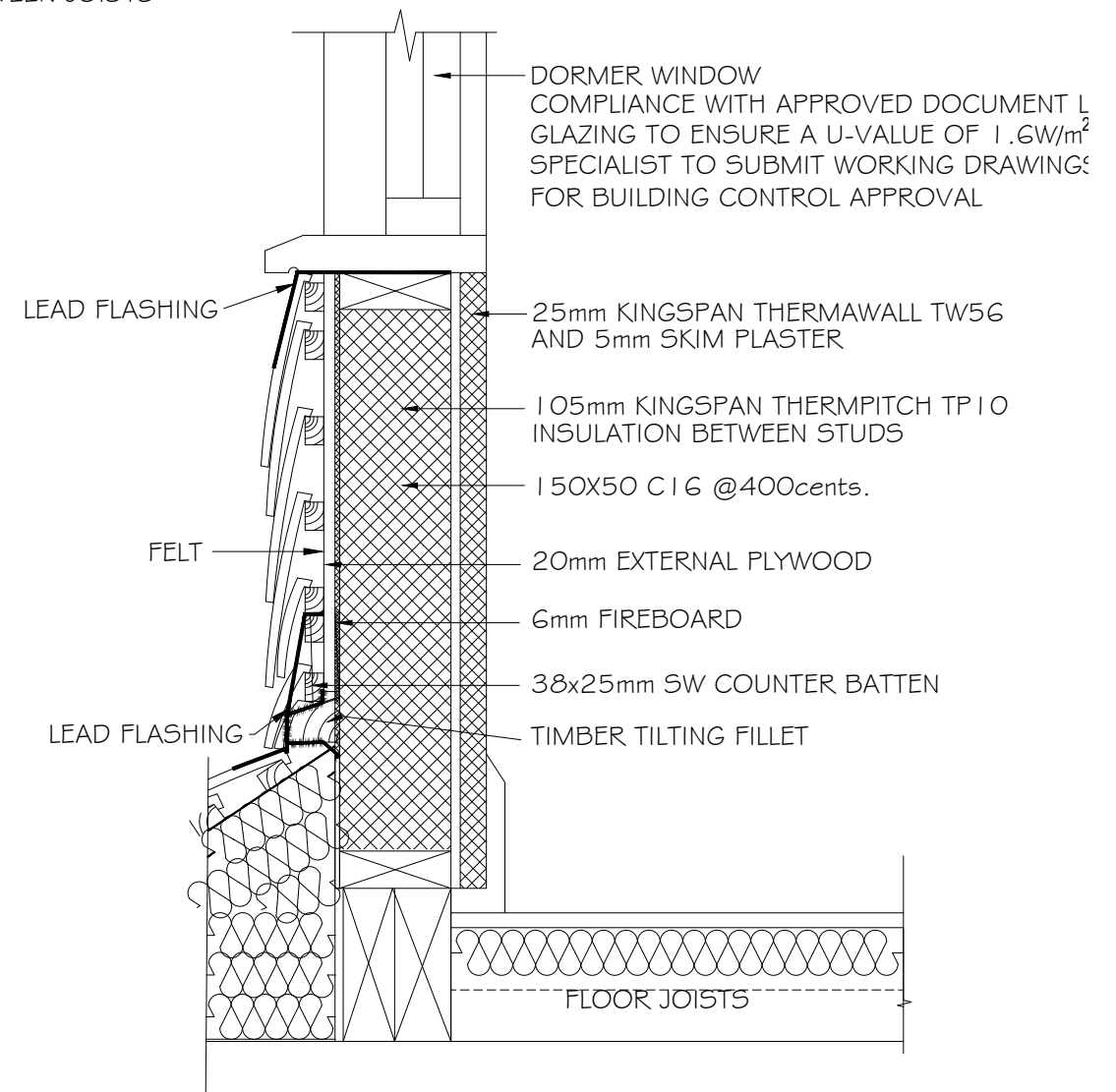
RB1/FLAT ROOF JOISTS



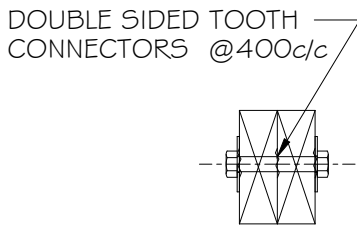
COLUMN FIXING DETAIL



SB3 /POST CONNECTION



REAR WALL/ SIDE CHEEKS SIMILAR



DOUBLE - UP JOISTS(d)

I. GENERAL

- A. THIS DRAWING IS TO BE READ INCONJUNCTION WITH ALL RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND SPECIFICATIONS.
- B. DO NOT SCALE DRAWINGS, ANY DISCREPANCIES IN DIMENSIONS ARE TO BE REFERED TO THE ARCHITECT BEFORE WORK IS PUT IN HAND.
- C. FOR SETTING OUT REFER TO ARCHITECTS DRAWINGS.
- D. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY WORKS INCLUDING DESIGN AND PREPARATION OF DRAWINGS TO EXECUTE THE WORKS.
- E. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF DEMOLITION WORKS. CONTRACTOR SHALL PREPARE DETAILED PROPOSAL FOR DEMOLITION WORKS, INCLUDING TEMPORARY WORKS.
- F. CONTRACTOR SHALL ALLOW FOR INVESTIGATING THE EXISTING STRUCTURE AND UNDERGROUND SERVICES.
- G. CONTRACTOR TO SUBMIT HIS PROPOSED SEQUENCE OF WORK FOR APPROVAL BEFORE COMMENCEMENT OF WORKS.
- H. CONTRACTOR TO BE RESPONSIBLE FOR ALL HEALTH AND SAFETY ASPECTS ON THE SITE, INCLUDING CDM REGULATIONS.
- I. WITH ALL TYPE OF STRUCTURAL ALTERATIONS THERE IS A RISK OF SLIGHT MOVEMENT DURING AND AFTER THE WORKS HAVE BEEN EXCUTED. IT IS IMPORTANT THAT A SCHEDULE OF CONDITION IS CARRIED OUT AT ALL LEVELS BEFORE AND AFTER THE WORKS HAVE BEEN CARRIED OUT. ALL CRACKING TO BE EFFECTIVELY REPAIRED.

2. STEELWORK

- A. ALL STEELWORK TO BE GRADE 43.
- B. CONTRACTOR WILL BE RESPONSIBLE FOR DESIGN OF ALL STEELWORK CONNECTIONS.
- C. DESIGN TO BS 449.
- D. STEELWORK TO BE PAINTED WITH TWO COATS OF APPROVED PAINT.
- E. CONCRETE CASED STEELWORK TO BE LEFT UNPAINTED.
- F. CONTRACTOR SHALL ENSURE THAT ALL THE MATERIALS USED IN THIS CONTRACT MUST BE FULLY IN ACCORDANCE WITH BS 449 AND ALL OTHER RELEVANT BRITISH STANDARDS.
- G. ALL FABRICATION OF STEELWORK TO BE IN ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND GOOD WORKMANSHIP.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY DIMENSIONS AND LEVELS FROM SITE, PREPARE FABRICATION DRAWINGS TO EXECUTE AND COMPLETE THE WORKS TO BUILDING REGULATIONS APPROVAL.
- I. ALL STEELWORK TO BE THOROUGHLY CLEANED BY SHOT BLASTING AND TO ARRIVE ON SITE WITHOUT ANY SIGNS OF RUST. ALL STEEL IS TO BE SHOT BLASTED AND PAINTED ZINC RICH PRIMER TO 70 MICRONS. ALL STEELWORK TO BE PAINTED WITH INTUMESCENT PAINT FOR HALF HOUR FIRE RESISTANCE.
- J. ALL WELDS TO BE TESTED.
- K. STEELWORK CONNECTIONS - ALL BOLTS AS SHOWN. FULL PROFILE WELDS MIN. 6mm  FILLET WELDS.

3. TIMBER

- A. DESIGN TO BS 5268.
- B. STRENGTH CLASS AS STATED.
- C. ALL TIMBER TO BE TANALISED.
- D. ALL NOTCHES TO BE RADIUS CUT.
- E. ALL FIXINGS TO BE GALVANISED.
- F. GALVANISED STRAPS TO BE PROVIDED AS DETAILED.

- 4. ALL NEW WINDOWS AND DOORS TO BE IN STYLE AND MATERIAL TO MATCH EXISTING. MASTIC SEALANT BETWEEN FRAME AND MASONRY. GLASS TO ALL DOORS AND WINDOWS TO CRITICAL LOCATIONS TO BE TOUGHENED OR SAFETY TYPE TO BS 5262. ALL NEW WINDOWS TO BE FITTED WITH TRICKLE VENTILATION WITH A MINIMUM AREA OF 8000MM2. MINIMUM OPENING OF WINDOW TO BE 1/20TH OF FLOOR AREA. WINDOWS TO BE AGREED WITH THE CLIENT. GLAZING BY SPECIALIST WINDOWS TO ACHIEVE A U~VALUE OF 1.6W/m2K. SPECIALIST TO SUBMIT WORKING DRAWINGS FOR BUILDING CONTROL APPROVAL. 4mm PILKINGTON GLASS (ENERGIKARE CLASSIC), 16mm ARGON WITH ALUMINUM SPACE BAR, 4mm K-GLASS
- 5. EFFICIENCY LIGHTING: ENERGY EFFICIENT LIGHTS AND FITTINGS IN ACCORDANCE WITH APPROVED DOCUMENT L1. PROVIDED IN THE AREAS AFFECTED BY BUILDING WORKS. FIX ENERGY EFFICIENT LIGHT FITTINGS THAT NUMBER NOT LESS THAN THE GREATER OF:-
 - a. ONE PER 25M² OF DWELLING FLOOR AREA OF PART THERE OF, OR.
 - b. THREE PER FOUR FIXED LIGHTING, HAVE EFFICACY GREATER THEN 45 LUMENS PER CIRCUIT WAIT.
- 6. ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENT OF BS7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART 'P' (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE (BRE, BSI, ELECSA, NAPIT OR NICEIC). THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A SELF-CERTIFICATION WITHIN 30 DAYS OF COMPLETING THE ELECTRICAL WORKS. THE CLIENT MUST RECEIVE BOTH A COPY OF THE SELF-CERTIFICATION CERTIFICATE AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE AND FORWARD COPIES TO BUILDING CONTROL.
- 7. ALL DOORS TO BE HALF HOUR FIRE CHECK WITH FIRE STOPPERS.
- 8. ALL SMOKE DETECTORS TO BE LINKED/WIRED. THE PROPOSED SMOKE ALARM SHOULD BE MAINS OPERATED IN COMPLIANCE WITH BS5446
- 9. THERMOSTATIC VALVES TO BE FITTED TO NEW RADIATORS.
- 10. WALLS SHALL BE TIED TO THE ROOF STRUCTURE VERTICALLY & HORIZONTAL AND HAVE HORIZONTAL LATERAL RESTRAINT AT ROOF LEVEL TO COMPLY WITH APPROVED DOCUMENT 'A'.
- 11. WARM DECK ROOF - WARM DECK ROOF CONSTRUCTION SHOULD ACHIEVE A U~VALUE OF 0.16W/m²K. 3mm HOT BITUMEN BEDDED SOLAR REFLECTIVE CHIPPING ON 3 LAYER HIGH PERFORMANCE BUILT UP ROOFING FELT TO BS 474:1997 CLASS 2 OR 3. ALL HOT LAID AND FULLY BONDED IN ACCORDANCE WITH CP 144:PTS-2/4 ALL ON.
 - a. PERFORATED UNDERLAY - SINGLE PLY VENT LAYER TYPE 3G FELT HAVING 25MM HOLES EQUALLY SPACED, PARTIALLY BONDED TO INSULATION BOARD.
 - b. INSULATION BOARD - 125mm CELOTEX TD4000 OR EQUIVALENT INSULATED ROOF BOARD LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS ON VAPOR BARRIER.
 - c. VAPOR BARRIER - ONE LAYER BITUMINOUS FELT TYPE 1B VAPOR BARRIER HOT LAID WITH FULLY BONDED OVERLAPS TO ROOF DECKING. ALL POINTS OF PENETRATION EFFECTIVELY SEALED.
 - d. ROOF DECK - 19MM THICK EXTERIOR GRADE PLY DEC. ANY PRESERVATIVE TREATMENT MUST NOT BE BITUMEN SOLVENT.
 - e. ROOF JOISTS AND FIRINGS - 50MM WIDE SOFTWOOD FIRINGS LAID TO GIVE 1:40 FALL ALL ON SOFTWOOD JOISTS (AS STATED). MID SPAN NOGGINS. SIZE AND GRADE OF ROOF JOISTS AS APPROVED PLANS OR IN ACCORDANCE WITH PART A ½ OF APPROVED DOCUMENTS OF BUILDING REGULATIONS 1991.

 TECON Ltd. Consulting Civil & Structural Engineers 116A High Street Edgware, Middlesex, HA8 7EL. TEL: 020 8951 5100 FAX: 020 8905 6838	NOTES:	Client	Scale	Size	Drawing Title			
		MR . G. SINGH	NTS	A3	GENERAL NOTES			
		Job Title	Drawn by		Drawing No.			
	NOT FOR CONSTRUCTION	131 YORK AVENUE, HAYES, UB3 2TR	BHD		10233	BR	110	
		Date	JULY 2020					