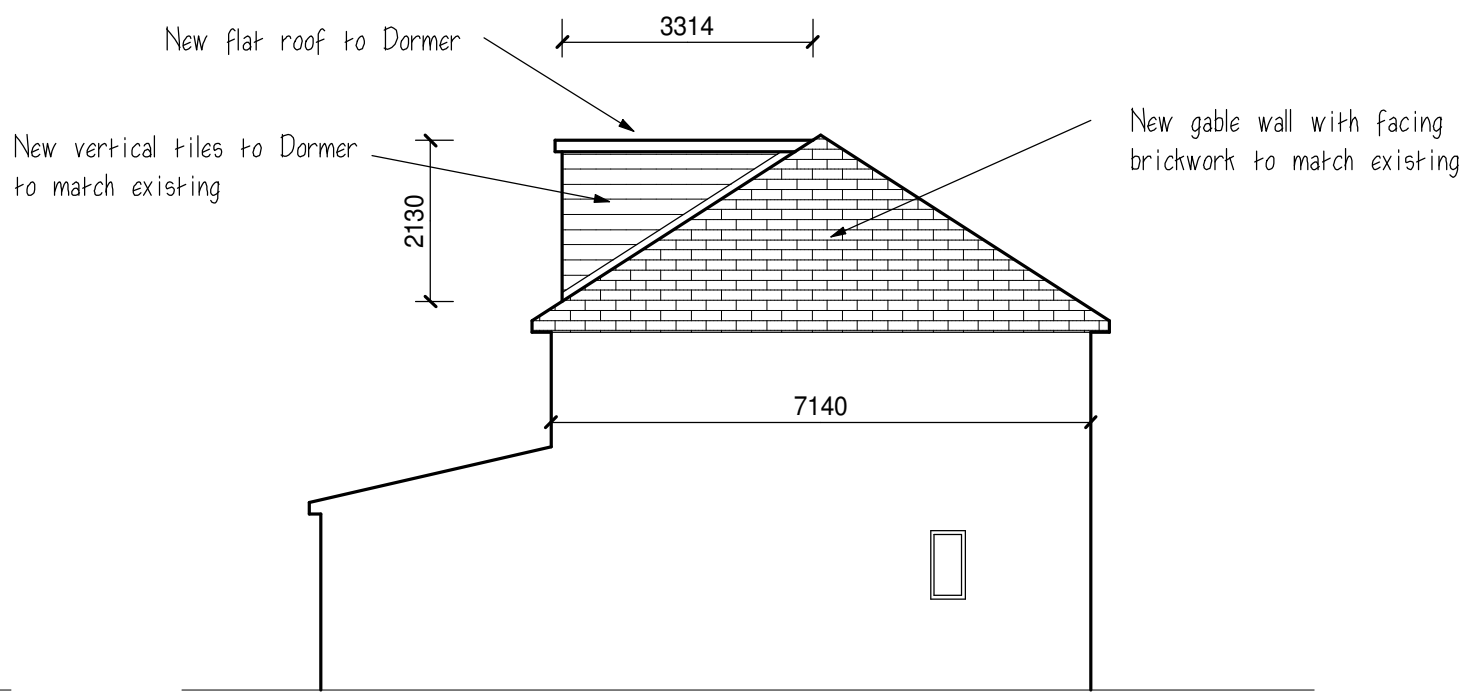
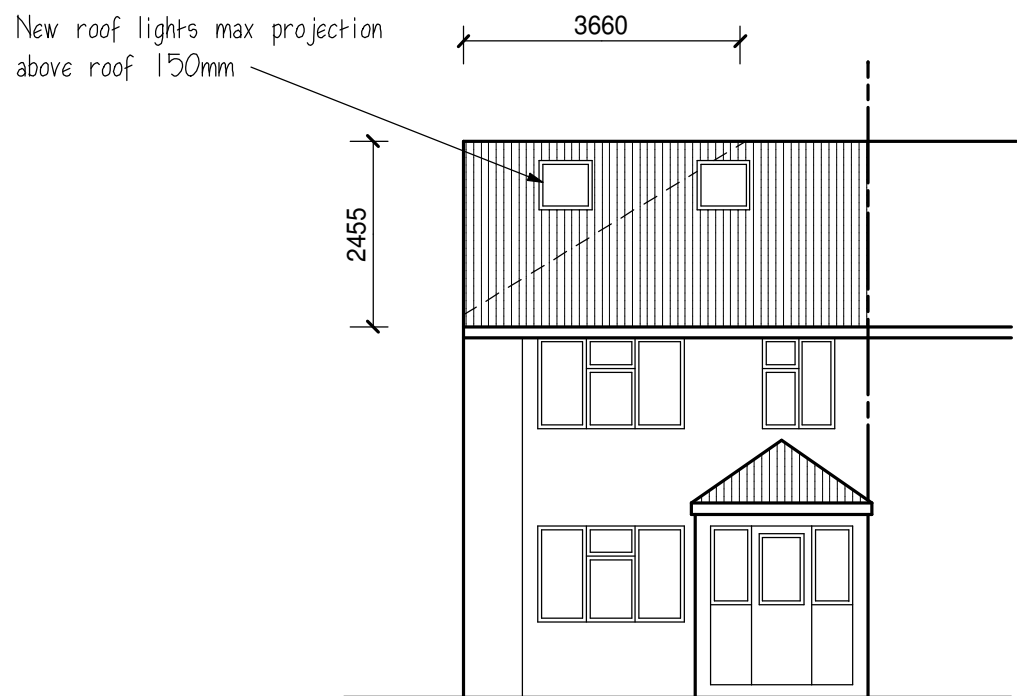


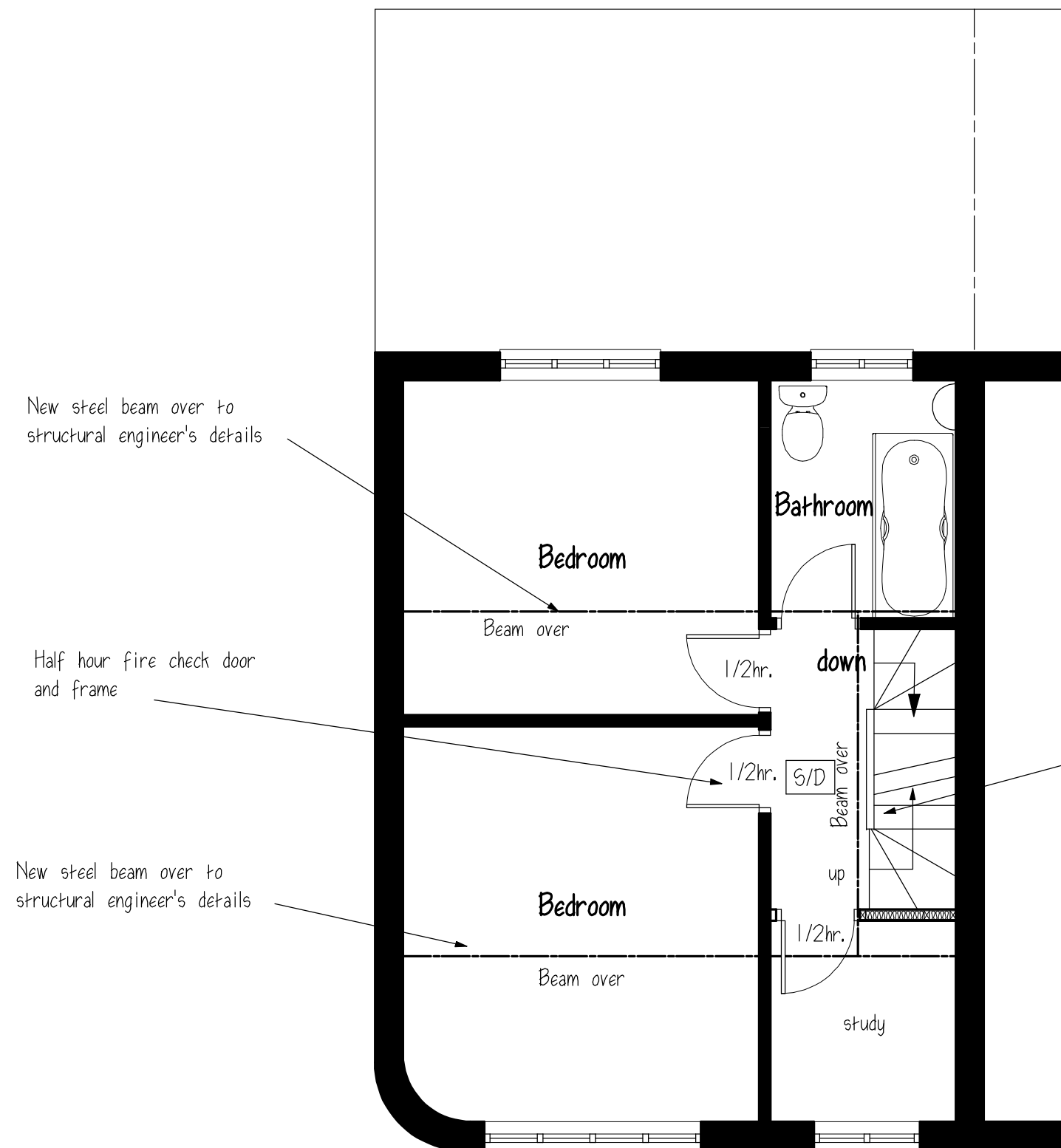
Proposed rear elevation



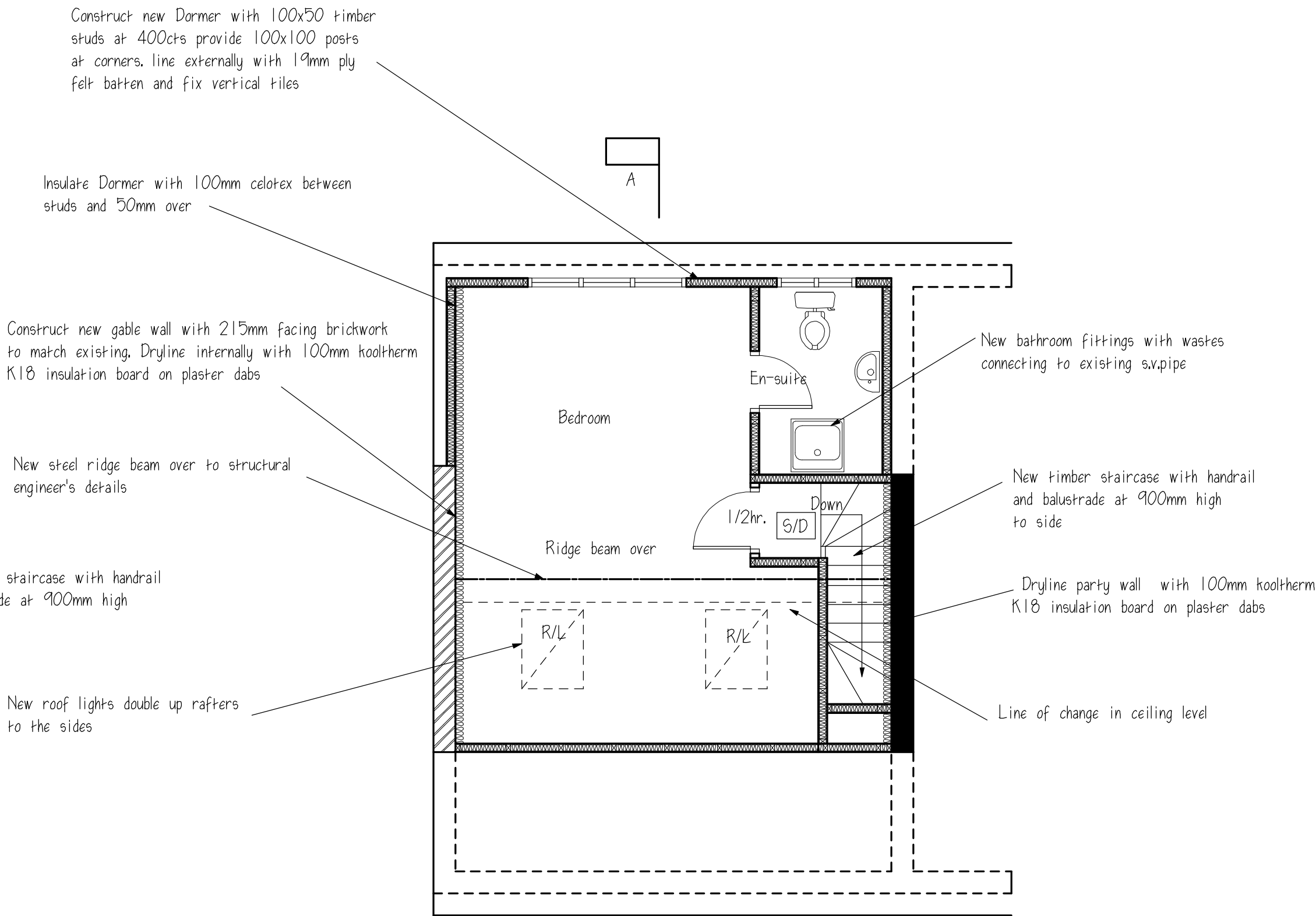
Proposed side elevation



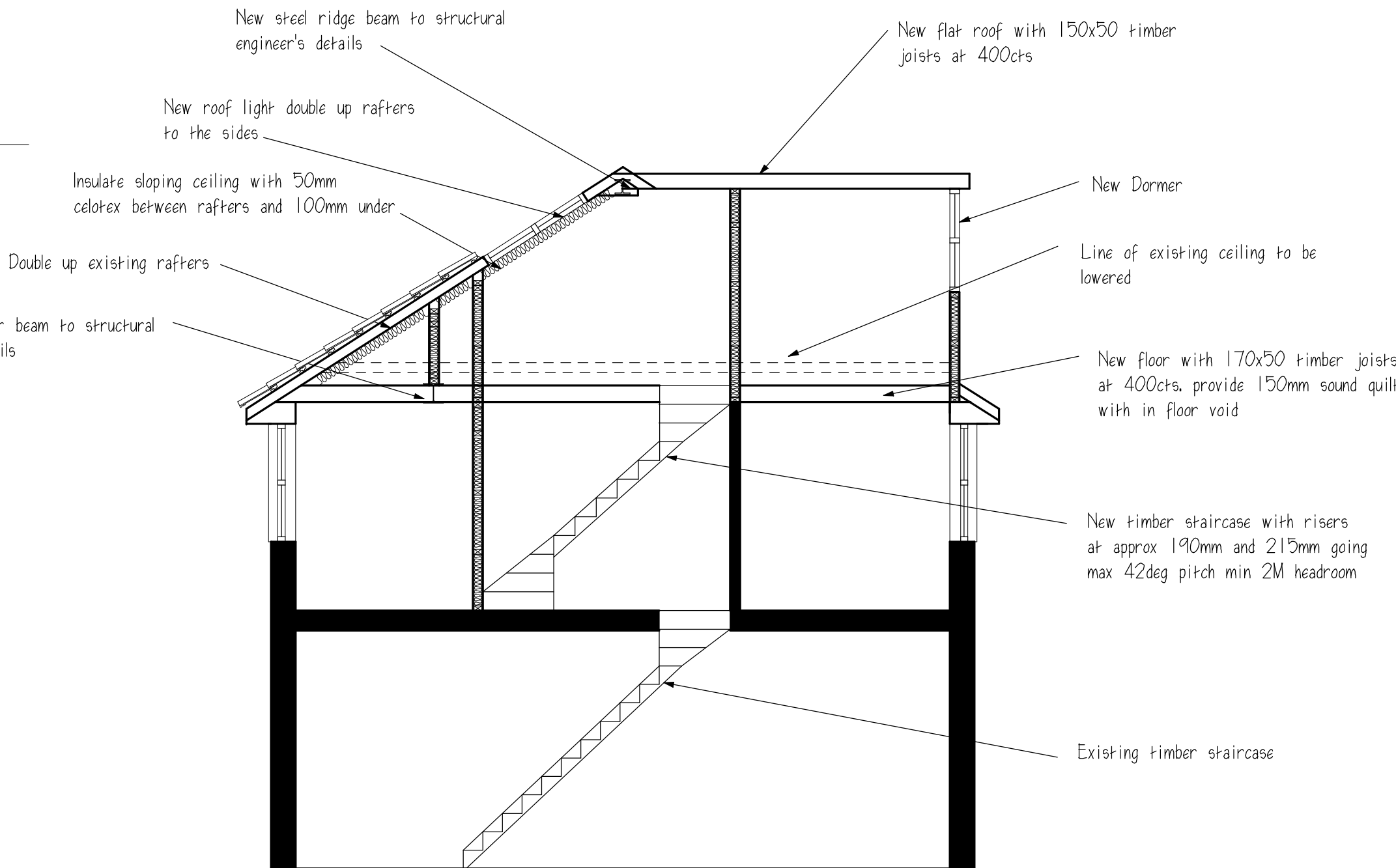
Proposed front elevation



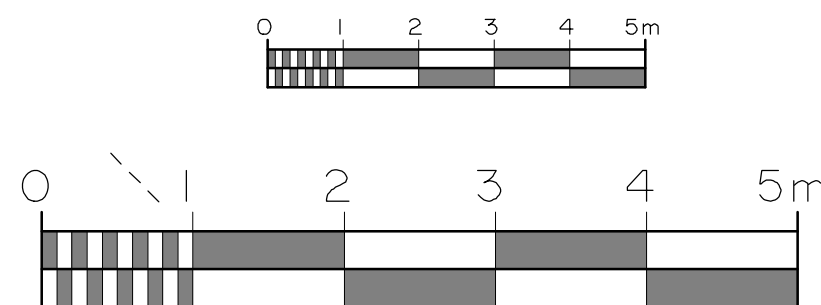
Proposed first floor plan



Proposed loft plan



Section A-A



GENERAL SPECIFICATION NOTES: All dimensions, levels, boundaries, drainage etc to be checked on site by the Building Contractor prior to commencement of work.
All relevant planning and Building Regulation approvals to be obtained prior to commencement of work.
All party wall notices to be served on the adjoining owners by the Building Owner prior to commencement of work.
All health and safety regulations to be implemented on site by the Building Contractor during the building contract.
Where applicable these drawings are to be read with the structural engineers calculations and details.

INTERNAL TIMBER PARTITIONS Construct partitions with 100mm x 50mm S.W. timber studs at 400mm centres vertically with head and sole plate including nogging. Line both sides with 12mm plasterboard scrim and set. Provide 100mm sound quilt within void. Provide double joists bolted together under where constructed parallel to floor span.

FLAT ROOF CONSTRUCTION To comply to 0.15W/m2K
Provide 13mmadar reflective chippings, hot bedded on 3 layers roofing felt, top layer mineralised and taken up under files min. 450 to BS 747 on 18mm ply on 150mm celotex XR4000 on 18mm ply decking on s.w. firrings to fall min 1 in 60 on 175x50mm timber joists at 400cts line ceiling with 13mm plasterboard scrim and set

LATERAL RESTRAINT Provide lateral restraint to new flat roof by means of 1200mmx32mmx6mm galvanised mild steel straps fixed to timber joists and walls at 1800mm max. cts.

STEEL WORK New steel work to be pre-treated with paint protection to provide half hour fire protection.

DOORS For three storey buildings, all habitable rooms to have half-hour fire check door and frames with no glazing to protected stair route. If doors are glazed, then glazing must be pyrostop half-hour fire rated glass.

WINDOWS To comply to 1.40W/m2K
New windows to be upvc triple glazed with opening lights equal to min. 1/20th of floor area. New glazing 16 glass min. 16mm cavity. Fix trickle vents within frame 8,000mm 2

MECHANICAL VENTILATION Kitchens to be fitted with extract fan ducted to external air, capable of providing 60 litres per second ventilation.
Utility rooms to be fitted with extract fan ducted to external air, capable of providing 30 litres per second ventilation.
Bathrooms/ shower-rooms; to be fitted with extract fan ducted to external air, capable of extracting 15 litres per second ventilation.
Bathrooms, shower-rooms and wc's that are internal should be electrically wired to the light switch, capable of providing three air changes per hour and fitted with a 15 minute over-run delay.

SMOKE DETECTORS Provide smoke detectors within hallways and corridors at each floor level, electrically wired on separate circuit to mains supply and fitted with back-up battery system. All smoke detectors to be inter-linked.

ELECTRICAL All new electrical wiring to be carried out by a competent person registered under part P of the Building Regulations. Test and installation certificates are to be provided upon completion of works.
All new switches and sockets are to be positioned within a zone between 450mm and 1200mm above finished floor level.
25% of all new electrical light fittings are to be energy efficient.

PLUMBING New plumbing above ground to comply with codes of practice. All fittings to have 75mm deep seal traps. Provide rodding access to all waste pipes at change in direction.

Permitted Development calculations

Hip to Gable
 $7.14 \times 3.66 \times 2.45 = 64.02 / 6 = 10.67M3$

Rear Dormer
 $5.07 \times 3.31 \times 2.13 = 35.74 / 2 = 17.87M3$

Total = 28.54M3

project: Loft conversion with hip to Gable and rear Dormer

address: 53 Rayleigh Avenue
Hays

client: January 2026

date: 9/6/22

drg. no.: 1:100 & 1:50

revisions

Hutton Enterprises Ltd

ARCHITECTURAL & SURVEYING
CONSULTANTS
tel: 01277 - 233041
07836 - 277167