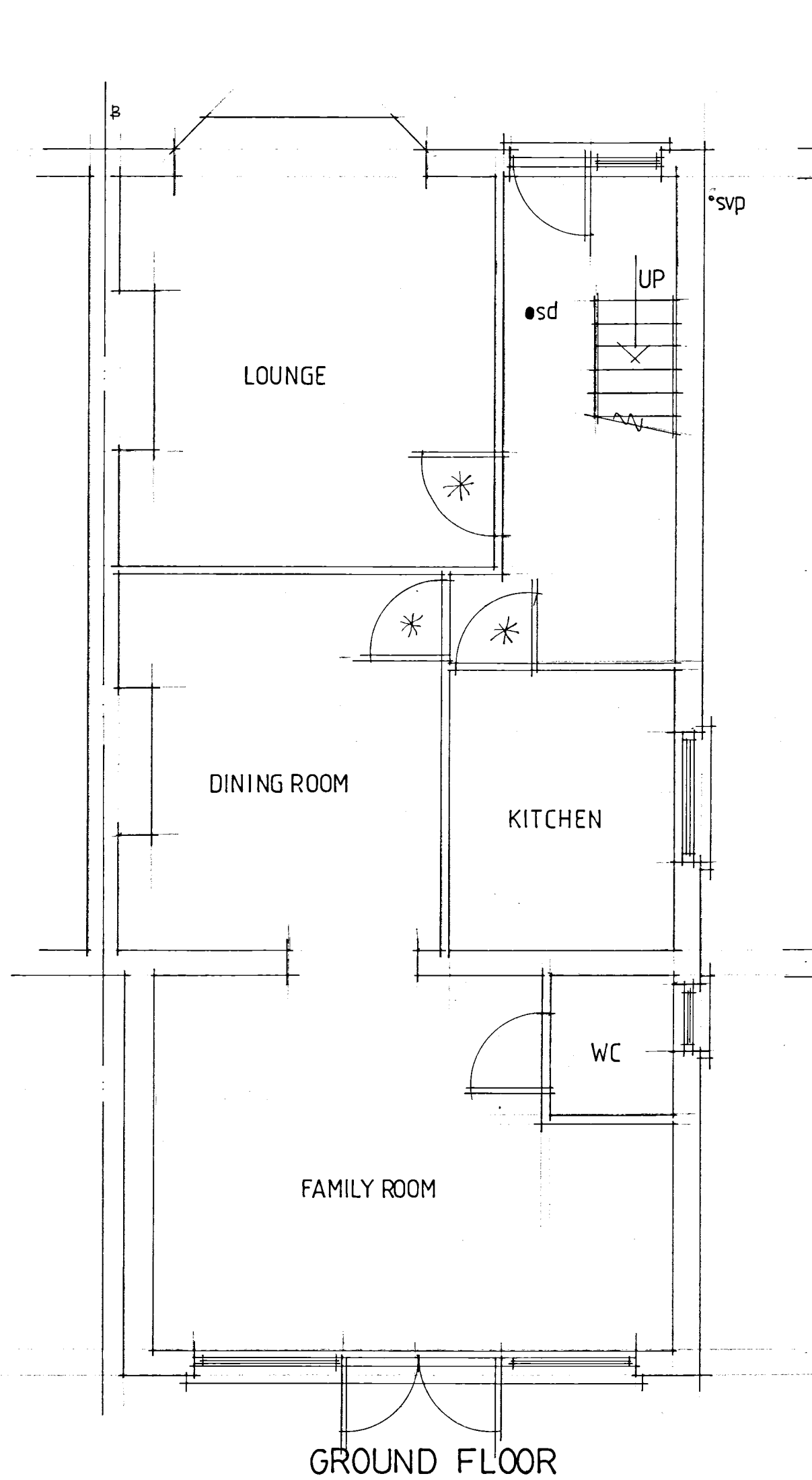
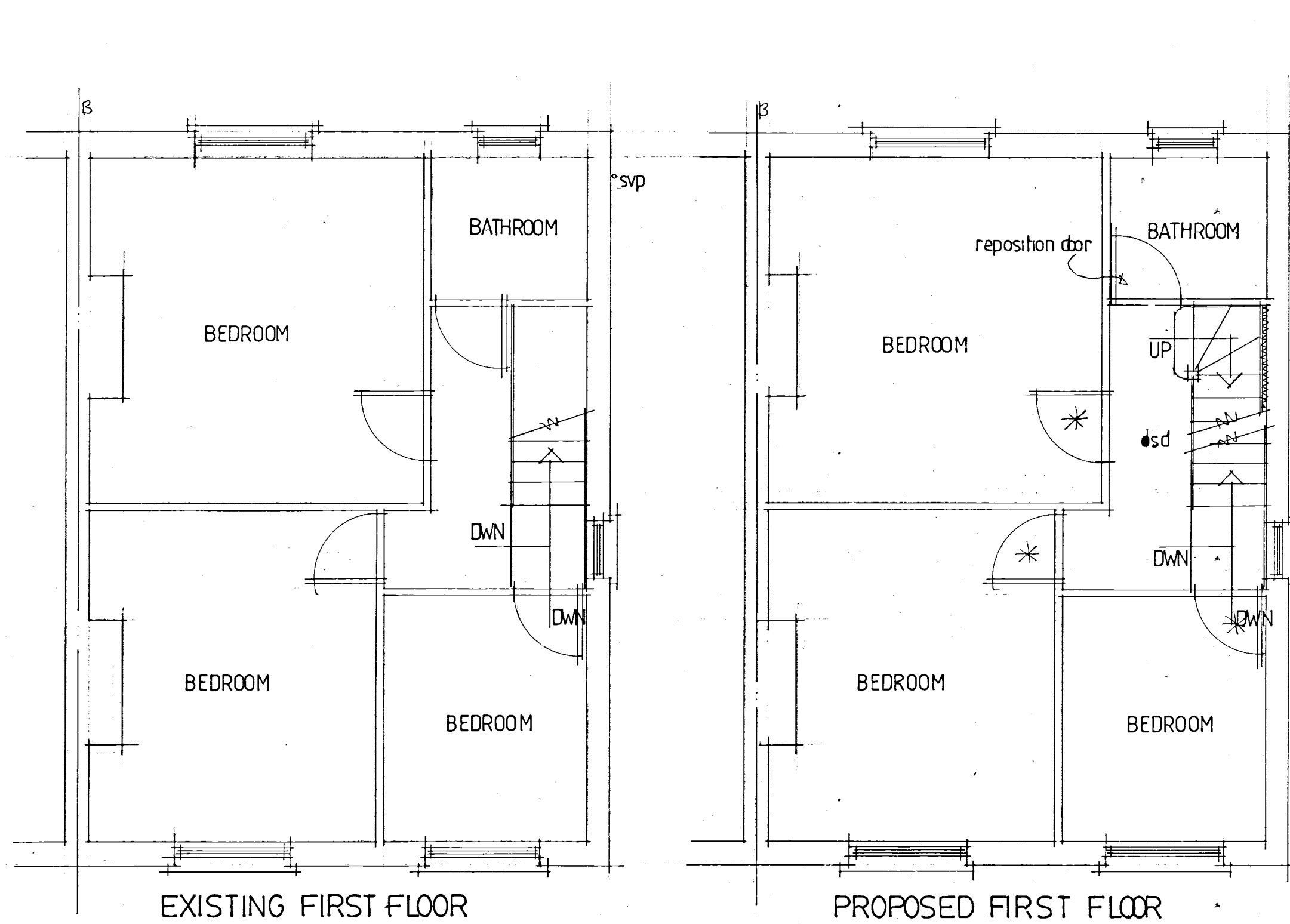
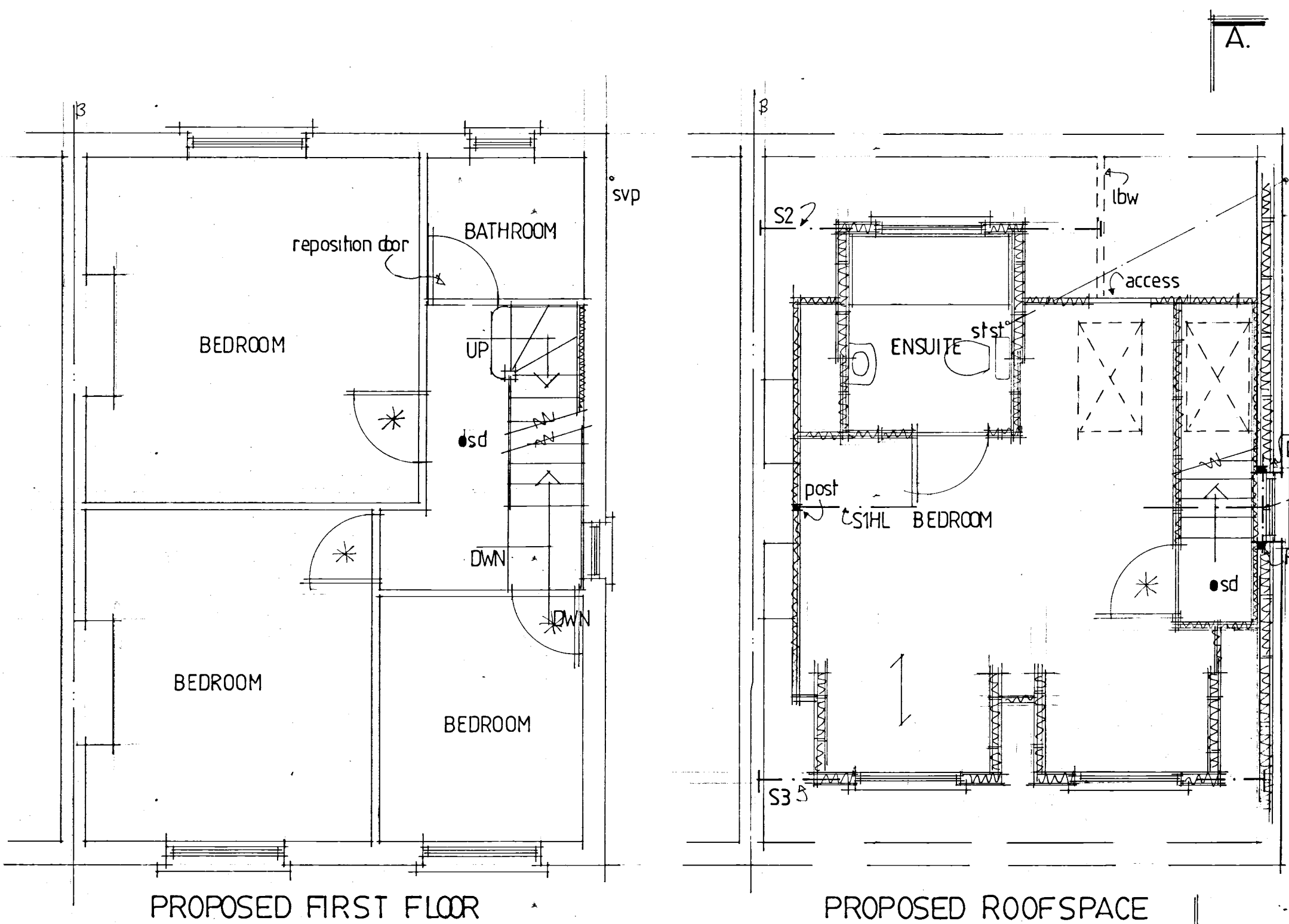




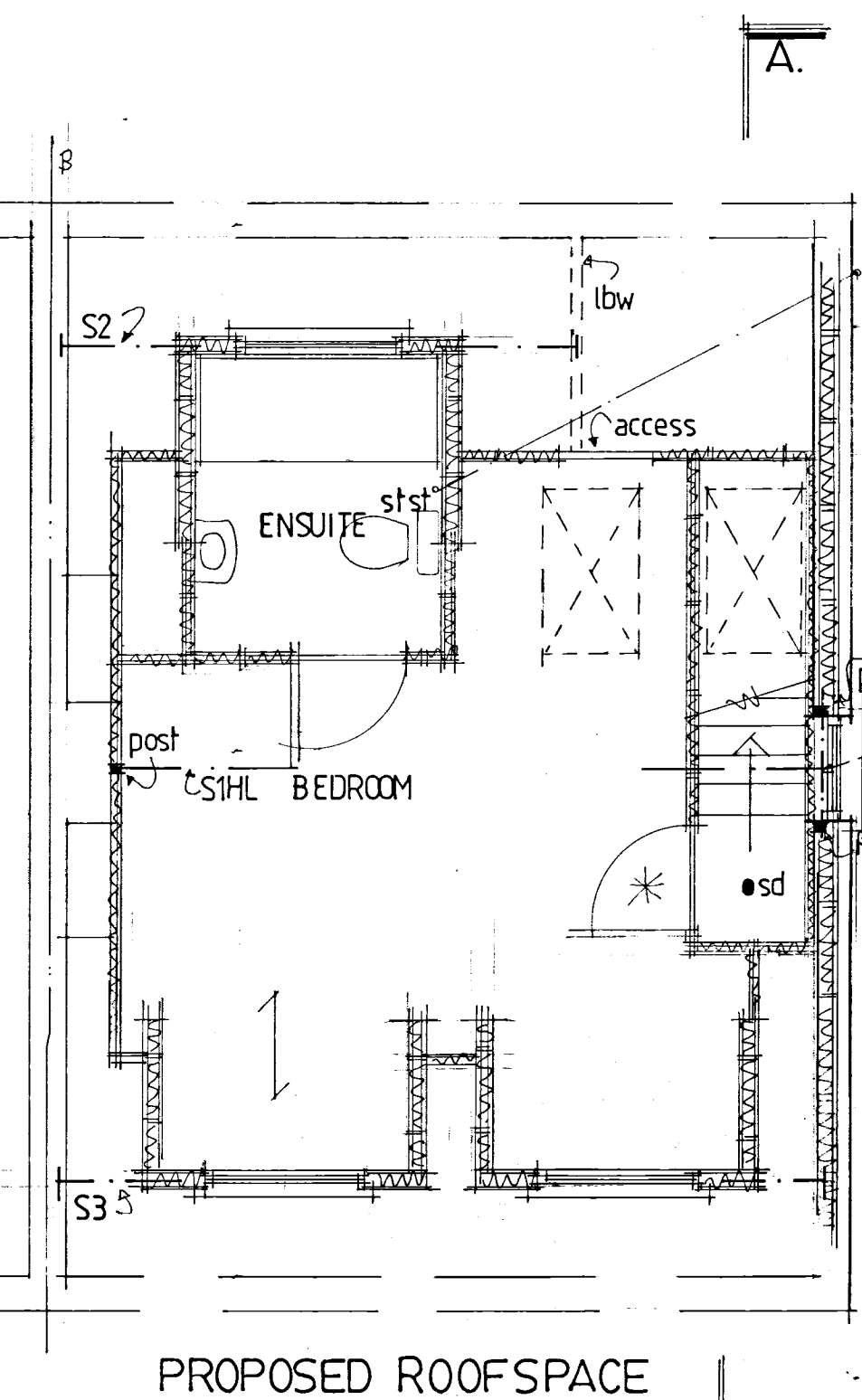
GROUND FLOOR



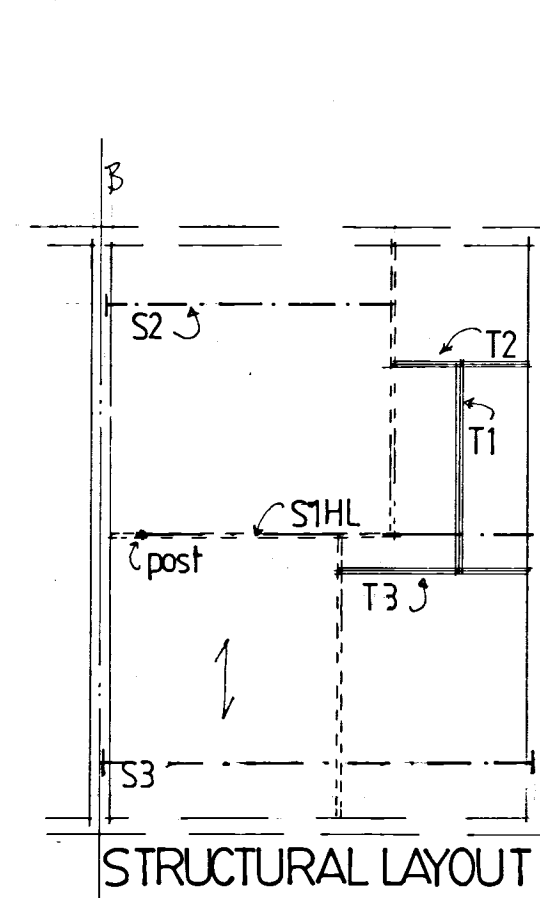
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



PROPOSED ROOFSPACE



STRUCTURAL LAYOUT

Stairs: New staircase dimensions to be confirmed on site prior to manufacture. Maximum rise 220mm, minimum going on tread 220mm with minimum 16mm nosings, minimum going on winders 50mm. Minimum clear width 700mm, maximum pitch 42 degrees, minimum 2.0m clear vertical headroom off pitchline over new and existing stairs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres. Allow to pack off party/outer wall to accommodate any required dry lining of wall above.

Stair practical limits: Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260. OR risers 165/200 to be used with goings 223/300mm.

Dormer walls: tile/slate hanging on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over Celotex GA4070 batts between studs flush with outer face of studs (30mm cavity) and Celotex TB4012 across the face of the studs. Tape and mastic joints. Also fit 6mm masterboard web under cheek felt where within 1.00m of boundary. Triple rafters under cheeks. Sheath with 12.5mm marine ply under felt for additional lateral support. 200mm minimum measured on slope from external face of dormer to fascia board must be retained to avoid planning application.

Dormer pitched roof: tiles/slates on battens and felt on 50mm x 125mm rafters at 400mm centres. 12.5mm foil back plasterboard ceilings on 50mm x 170mm joists at 400mm centres with 100mm fibreglass quilt insulation between and Celotex GA4090 over the joists.

Main roof: concrete tiles on battens on breathable felt on 50mm x 150mm rafters at 400mm centres. Strip down with 1.00m x 32mm galv. ms straps at max 120m ctrs. Around perimeter.

Plumbing: all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base.

Run to 100mm diam stub stack terminating above appliance floor level with dargo autovent.

Extend existing svp: into roofspace and terminate with dargo autovent. Or, if no other vent pipe in the drain run, extend svp up and within roof slope to terminate to air min. 900mm above window heads.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system.

All new electrical works: to be designed, installed, inspected and tested in accordance with BS7671 (IEE17th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

SD O smoke detectors: fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839 6:2004 To be over 300mm from doors, walls and light fittings

Party walls: to be lined with 12.5mm foil back plasterboard over Celotex GA4050 insulation batts on 25x50mm battens at 600mm ctrs. (25mm air gap) Tape joints before plasterboarding

Gable wall: build up as dormer walls. Tie to roof joists with 1000 x 32 x 5mm M.S. galvanised straps at 1200mm centres. Fit cavity tray at horizontal junction with existing cavity wall if not insulated.

Trim all timbers minimum 40mm from chimney stack faces.

All new radiators to be fitted with TRVs

Any wall or door glazing in the stair enclosure will be upgraded to achieve half hours fire resistance.

• fit 20/30 rated fire resisting doors with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)

Alternative fire protection: If existing relevant doors are found to be in good condition and close correctly existing door stops can be replaced with new 25mm x 38mm door stops. Mains wired smoke detectors to be fitted in each room and hallway (except bathrooms) and heat detector installed in kitchen.

Fabrication details to be provided if required by building control.

Roof insulation: roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to apex as shown.

Opening window areas: to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq mm. trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/msq.k. Toughened glass in glazed doors and windows in critical locations. i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening size of escape window: 0.33sq m, min clear dimension of edge 450mm with cill below 1.10m from floor and above 800mm.

Fit mechanical extract fans: to any new wc and bathroom areas rated at min 15lit/sec

Steelwork: see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintels or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings.

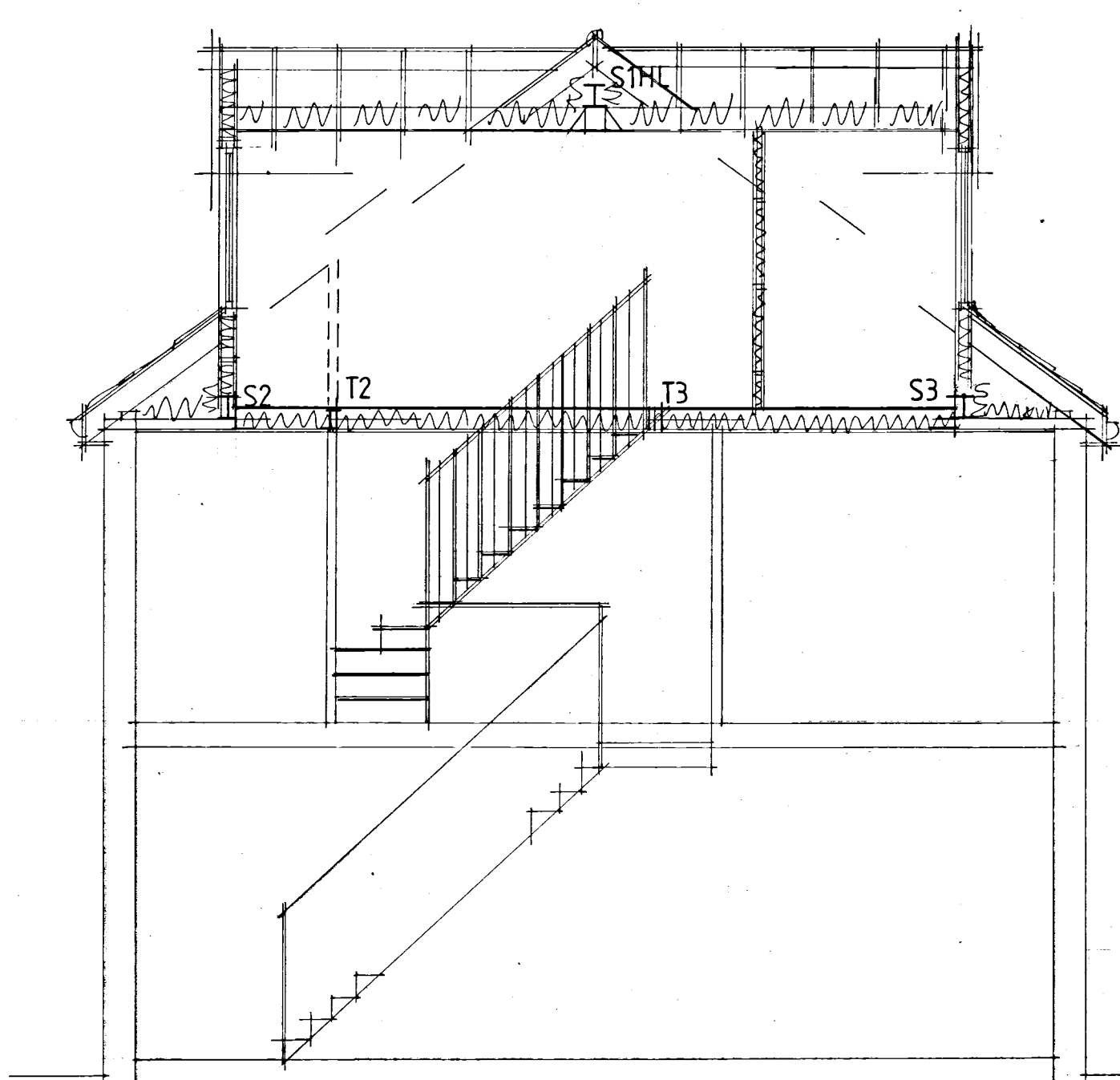
Floor in roofspace: 21mm floor grade tongued and grooved chipboard, 2.3 grade in bathrooms on 50mm x 170mm joists at 400mm centres. Joists to be doubled where under and parallel to partitions over. Solid strut at third centres of joists spanning more than 2.40m. Remaining roof spaces to be floored as main area when joists extend out to outer walls. 'Simpson strongtie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made ms shoe/hanger where fitch beams join to steelwork or other fitch beams. Fit min 100mm mineral wool batts between joists for sound insulation.

Studwork enclosing stairwell: 12.5mm plasterboard each side of minimum 75 x 50mm studwork with taped and filled joints for minimum half hour fire resistance.

Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

Outer studwork: 100x 50mm studwork with Celotex GA4075 rigid batts vertically between the studwork flush with outer face of studs (25mm cavity) with Celotex TB4012 batts across the studwork face. Tape and mastic joints. 12.5mm foil back plasterboard finish.

Conversion of existing roofspace: Sloping ceilings, Plant on, or fit alongside existing rafters to achieve 150mm depth. See section for detail. Fit Celotex GA4100 batts between rafters and Celotex TB4039 beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.



SECTION A.A.



EXISTING ELEVATIONS

PROPOSED ELEVATIONS

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Principal Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principal Contractor's duty to ensure all works on site are approved by an appointed Building Control body.

Principal Contractor is to ensure dimensions are taken on site before procurement of any materials/works proceeding. Structural members are not to be ordered scaling from this drawing.

Principal Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principal Contractor's responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns Young Architectural accepts no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department

B	REV B	2024-18	CLIENT AMENDS
A	REV A	2024-18	CLIENT AMENDS
	Date		Revision

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Client

MR T HOWE

Job Title

6 LESTER AVENUE
BEDHAMPTON

Drawing Title
LOFT CONVERSION

Scale 1:100 1:50 AT A1

Date JUNE 18 Drawn by RN

Drg. No. 2118-18	Rev. B
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