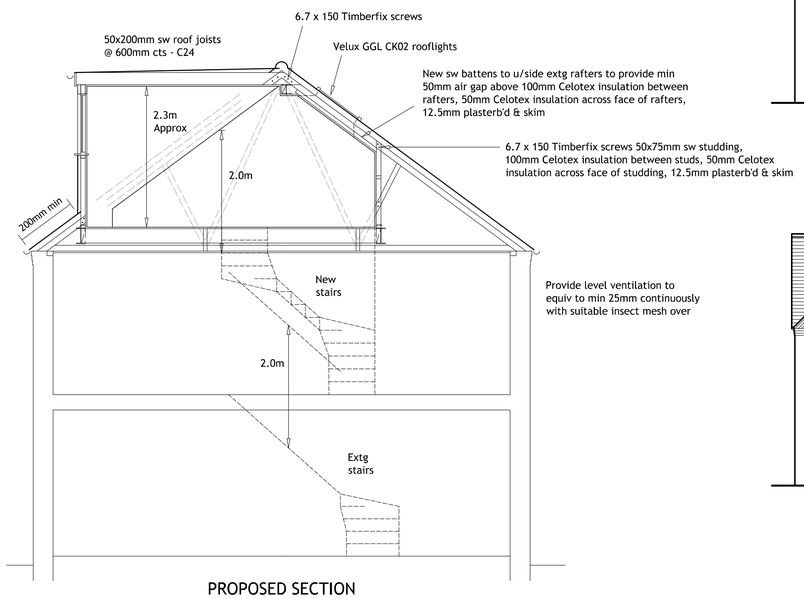
Provide high level ventilation via ridge tiles or proprietry ventilation tiles installed in accordance with manufacturer's fitting instructions to provide ventilation equiv to 5mm continuously.



PROPOSED SECTION

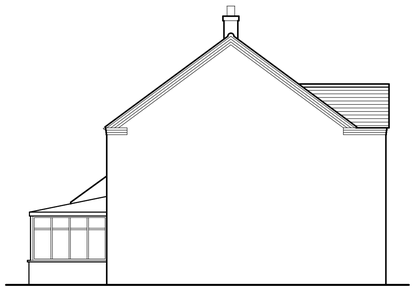
Provide level ventilation to equiv to min 25mm continuously with suitable insect mesh over



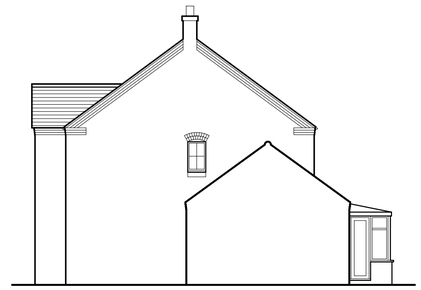
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



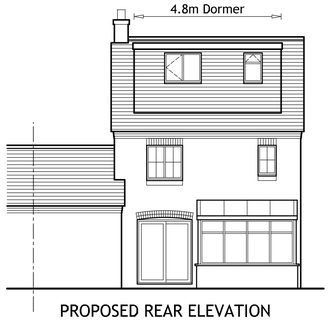
EXISTING SIDE ELEVATION



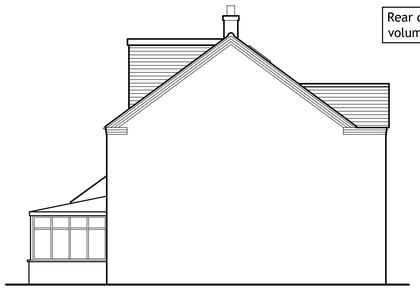
EXISTING SIDE ELEVATION
(Through party wall)



PROPOSED FRONT ELEVATION

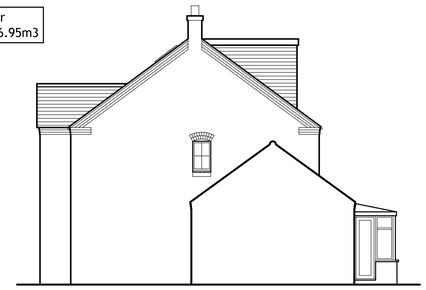


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Rear dormer
volume = 16.95m3



PROPOSED SIDE ELEVATION
(Through party wall)

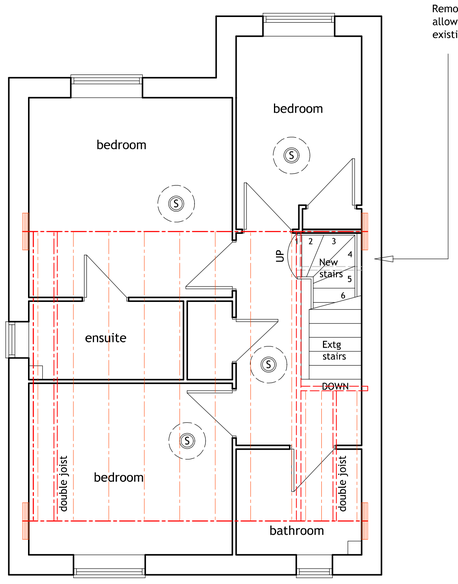
0 1m 2m 3m 4m 5m

Scale - 1:50

S Interconnected mains operated smoke detector with battery back-up. 300mm min from any light fitting

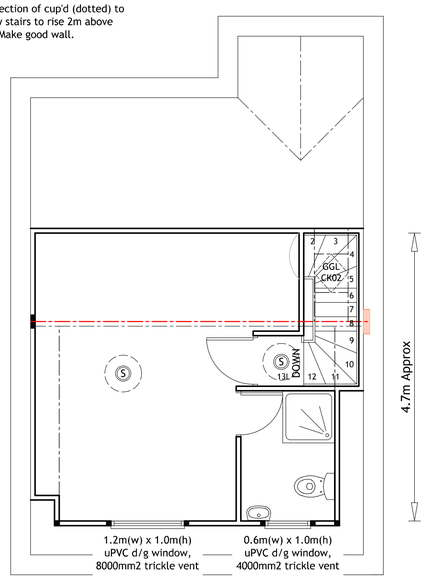
H Interconnected mains operated heat detector with battery back-up. 300mm min from any light fitting

NOTE :
LD2 GRADE D FIRE DETECTION & ALARM SYSTEM TO BE INSTALLED INCORPORATING DETECTORS IN ALL CIRCULATION SPACES THAT FORM PART OF THE ESCAPE ROUTES FROM THE DWELLING & IN ALL ROOMS THAT REPRESENT A HIGH RISK TO OCCUPANTS INCLUDING A HEAT DETECTOR IN THE KITCHEN

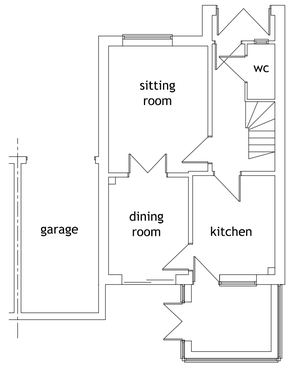


PROPOSED FIRST FLOOR PLAN

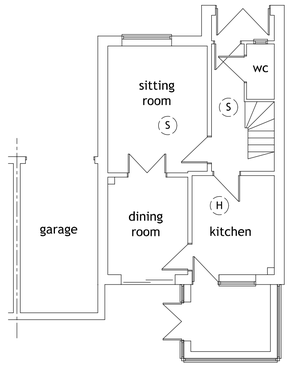
Remove section of cup'd (dotted) to allow new stairs to rise 2m above existing. Make good wall.



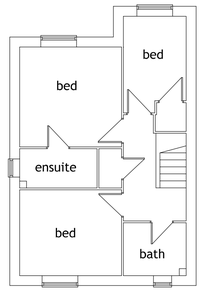
PROPOSED ROOF / FIRST FLOOR PLAN



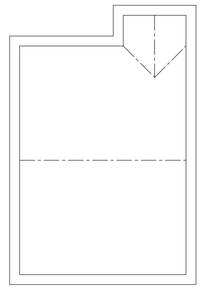
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

0 1m 2m 3m 4m 5m

Scale - 1:100

ADDITIONAL SPECIFICATION

GENERAL :
Provide ridge ventilation equiv to 5mm x length of ridge.
Provide eaves / low level ventilation equiv to 25mm continuously.
Unless stated otherwise : timber = C24 grade, steel = S355 grade.

NEW LOFT FLOOR :
New flooring = 22mm T+G moisture resistant flooring grade chipboard.
New beams and / or joists to support new structure to span to existing outside walls to achieve min 100mm bearing. Use 100mm Rockwool quilt between new floor joists for sound insulation & additional fire resistance.
Existing ceiling joists / truss bottom chord strapped to new floor joists and / or beams where existing support removed. New steel floor trimmers to be treated to provide 1/2hr fire protection to manufacturer's instructions.

DORMER ROOF :
AA fire rated long life rubberised membrane on 18mm exterior grade ply on sw firing strips set to fall 1 in 80 on new sw roof joists (see SECTION re size).
90mm Celotex insulation between roof joists, 50mm Celotex insulation under joists.
Internal specification as per 'CEILING'. New uPVC rainwater goods to discharge via new downpipe(s) onto existing roof.
Maintain 50mm cross ventilation air gap above insulation between joists (either front to back into ventilated roof void or side to side). Insect proof mesh over.

DORMER CHEEKS / FACE :
New external dormer finish to match colour of existing as closely as possible on sw battens on breather paper on 12mm ply bracing on 50x100mm sw studding @ 400mm cts, infill studs with 90mm Celotex insulation, 100x100mm sw corner & reveal posts, 25mm Celotex insulation across face of studding, 12.5mm plasterb'd & skim internally.
Code 4 lead flashing to fully weatherproof the dormer externally.
Where dormer cheeks are within 1m of the boundary, they are to achieve 1/2hr fire by using 12.5mm cement-board board fixed to external face before applying finishes or similar as approved by Building Inspector.

GLAZING :
New glazing to have a U-value 1.6W/m2 k.
Install one new energy efficient light fitting per 25m2 floor area.

STAIRCASE :
Max tread rise = 220mm : Min tread going = 220mm.
Max pitch = 42 degrees : Min headroom = 2.0m from pitch line of new stairs.
900mm high handrail / balustrades with max 100mm gaps anywhere.
Any tapered trads to have a min going of 50mm.
New stairs to be manufactured from new floor to floor measurement taken from site. All to current Building Regulations, Part K.

VELUX ROOFLIGHTS :
All new rooflights to be rated AA, AB or AC
Trim out rooflights using doubled rafters each side to manufacturer's instructions.

STUD WALLS :
50x100mm sw studding @ 400mm cts with 12.5mm foil backed plasterb'd & skim internal finish. Internal walls to include 25mm Rockwool infill.
Perimeter stud wall to use 90mm Celotex insulation between studs, 25mm Celotex insulation across face of studs, 12.5mm plasterb'd & skim.

CEILINGS / SKEILINGS :
Provide 50mm air gap above 90mm Celotex insulation between rafters, 25mm Celotex across face of rafters, 12.5mm plasterb'd & skim.

INSULATION - MULTI-FOIL ALTERNATIVE :
Tri-Iso Super 10+ quilt insulation (or equiv) applied to all areas of loft room. To be stapled to u/side of extg (or new enhancing rafters where used), ceiling collar and stud wall to perimeter of new room(s). Provide 75mm overlap and tape using aluminium tape. 25x50mm sw counterbattens across insulation @ 400mm cts, 40mm PIR board between rafters, 12.5mm plasterb'd & skim internal finish.

DRAINAGE :
New 100mm dia uPVC waste to WC ; new 40mm dia uPVC waste to shower & WHB.
All to have 75mm deep seal traps with anti-vac if required. All to connect to extg SVP with rodding access to any changes in direction. If necessary, divert / extend extg SVP to terminate min 900mm above any adjacent windows withing 3.0m
Suitable bird cage over.

MECHANICAL EXTRACTION :
Provide mechanical extractor to extract at a rate of not less than 15 litres / second, operable intermittantly. Where no rapid ventilation is provided to new room, extractor to be connected to light switch and to provide 20 minute overrun.

OTHER FIRE RESISTANCE NOTES :
Plans & specification to be read in conjunction with enhanced automatic smoke detection and retaining the existing doors approach as per JHAI Ltd Technical Note 1 (rev A) - domestic loft conversions to existing 2 storey house.
Existing ceiling = 12.5mm plasterb'd & skim. New circulation space at loft level to be fully 1/2hr fire resistant. Existing doors to be min 32mm thick and to be of sound construction and be well fitting and be fitted with steel hinges - replace if necessary. To extg party wall(s), always ensure min 1/2hr fire seperation between adjoining properties.
Any glazing to stairewll to be replaced with fire-proof glazing or overboarded with 12.5mm plasterb'd & skim. Glazed doors to be replaced.

ELECTRICS - PART P :
Electrical installation to be designed and carried out by a competent person and in accordance with Part P of the Building Regulations.
A Certificate of Compliance to be supplied to the Building Inspectors upon completion.

HEATING :
New heating system elements to meet the requirements of PART L, Building Regulations.
New radiator(s) to be fitted with TRV.

LIGHTING :
Lighting to Building Regulations, PART L.

XL Lofts
Tel : 07974 463142

Mr & Mrs LEWIS

17 Moorlands Road, Ambergate, Derbyshire. DE56 2JB

PROPOSED LOFT CONVERSION

SCALE :	1:50, 1:100	Drawing number :	1783 / 09 - 20
DATE :	Oct 2020		
BY :	A. Lloyd	Revision : 0	Sheet : A1
SHEET :	1 of 2		

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