PLANNING DRAWING

All dimensions must be checked on site when reading from and working to this drawing

Do not rely on scaling the drawings without making suitable checks
Always work to building and site constraints
Always work with plans in conjunction with the written specification

All building works shall be carried out using adequate and proper materials which are appropriate for the way they are to be used

All sample materials to be approved by the Local Authority Building Control Inspector should it be deemed necessary
Contractor is deemed to be working to existing building and site constraints as well as the contract drawings, should any situation arise that differences are found then the Client must be informed and give their approval on the matter
All building works shall be in accordance with BS8000 (latest edition) Workmanship on Construction Sites

CDM Regulations 2015
The Client, Contractor and Designer must comply with the requirements of the Construction, Design and Management Regulations 2015
Refer to written specification for more details

The building shall be so designed and constructed, that the combined dead loadings, imposed loadings and wind loadings will be sustained and will be successfully transmitted downwards through the design structure to the foundations and ground strata thereafter

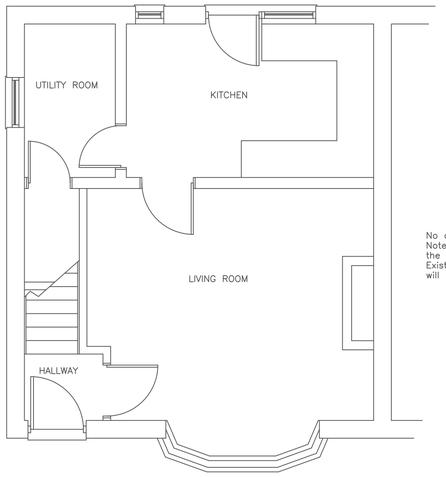
a) safely
and
b) without causing any such deflection or deformation of the structure or any part of the building

Thermal values: U-Values
U-values which must be met under Approved Document L: 2010
Roof 0.18 W/M2K (pitched roof insulated under rafter level)
Roof 0.16 W/M2K (pitched roof insulated at ceiling level)
Floor 0.22 W/M2K
Walls 0.28 W/M2K
Windows 1.6 W/M2K (double glazing)
Doors 1.8 W/M2K (approved supplier)

The Contractor is to ensure wherever possible general standard Robust Detailing is always used to limit the risk of thermal bridging / cold bridging / air leakage / condensation risk and sound absorption

All designs, materials and workmanship shall comply with Regulation 7 of the Building Regulations, all current British Standards, European Standards, Agrement Certificates, product certification schemes (kite marks and the like) and Codes of Practice.
All materials shall be used in accordance with the Manufacturer's specifications and recommendations. Products conforming to a European Technical Standard or harmonised European product shall have a CE mark

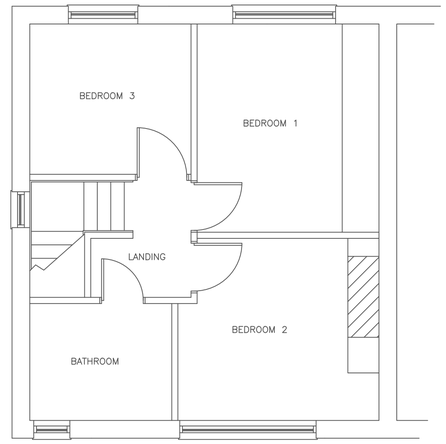
Where specific materials have been specified and approved, alternative materials of a strict similar quality and approved standards may only be substituted with the absolute approval of the Client, Local Authority or Contract Administrator (should one be appointed)



EXISTING GROUND FLOOR PLAN

Access to the loft area and ultimately the additional level of the house formed, shall be through the Bedroom 3 once the rear dormer has been formed giving suitable headroom

No change to the existing Ground floor plan
Note should be made however that the way out will be the final exit route
Existing smoke alarms should be checked as new alarms will be required

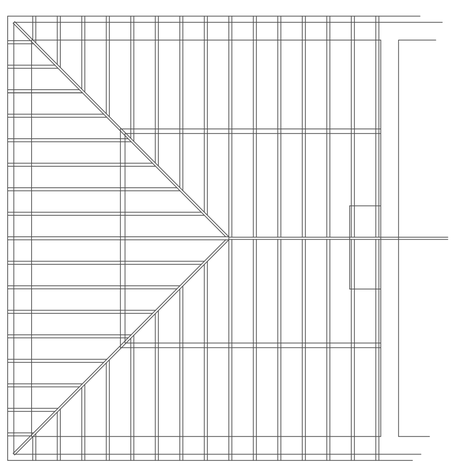


EXISTING FIRST FLOOR PLAN

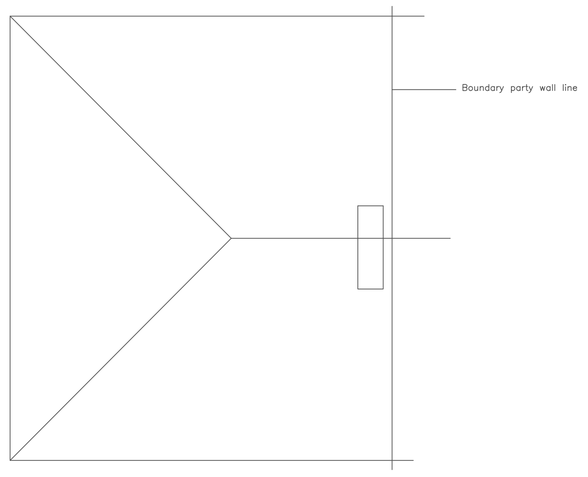
Note
Ground floor areas have no change to the proposed plans due to the works being confined to Loft Conversion

Note
We would advise that all structural items of existing property be investigated prior to the proposed building works taking place

Roof structure to be altered in lines with the proposed works, hip end to the roof shall be altered to form a new gable end giving suitable and necessary headroom
Ridge to be reformed and be structural
Dormer to rear and a rooflight to the front elevation



EXISTING ROOF STRUCTURE PLAN



EXISTING ROOF PLAN

David Brough
21 Kirkman Road, Loscoe, Heanor, DE75 7LH
Proposed Loft Conversion
1:50 @ A1
820 DB-01 Existing plans

0 1 2 3 4 5m
(1:50 Scale)