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

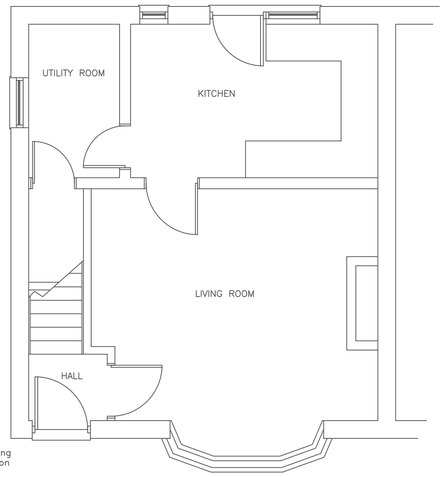
Thermal values: U-Values
U-values which must be met under Approved Document L: 2010
Roof 0.18 W/M2K (pitched roof insulated under rafter level)
Roof 0.16 W/M2K (pitched roof insulated at ceiling level)
Floor 0.22 W/M2K
Walls 0.28 W/M2K
Windows 1.6 W/M2K (double glazing)
Doors 1.8 W/M2K (approved supplier)

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)

Note
The Ground floor area will remain unchanged during the building works



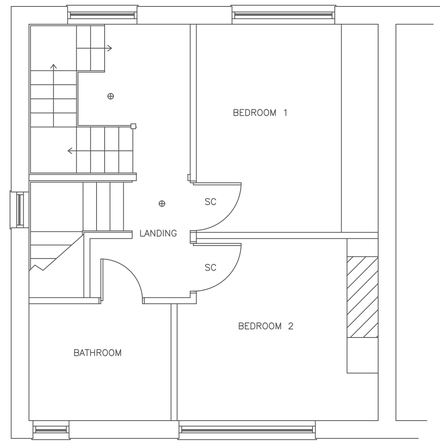
Existing main entrance to the house will become the final escape opening and therefore escape route to the external level, from the loft conversion

PROPOSED GROUND FLOOR PLAN

Rear Bedroom, existing Bedroom 3, to be converted to access staircase through to the loft area

Red line to staircase shows the end escape route and identifies the doors (existing or new) that will be deemed to be self closing

Gable wall to be taken from existing eaves height and formed in a timber frame panel with external finishing in matching brickwork as the existing



Party wall to remain untouched

New or modified smoke alarms for the new escape route which will be the staircase and all adjoining doors to habitable rooms shall be self closing

PROPOSED FIRST FLOOR PLAN

Note
It is important that the existing structure be inspected for suitable structural stability and integrity before works commence

Dormer to the rear elevation shall be constructed by a timber frame structure and finished in a strip boarding.
Final cladding choice to be determined by Client and approved by the Local Authority Planning department

New window fenestration to be matching to the existing windows as installed to the property

Gable wall to be taken from existing eaves height and formed in a timber frame panel with external finishing in matching brickwork as the existing

Contractor should try and match brickwork to the main house structure
Local Authority Planning department to have final say on the wall finishes

Positioning of proposed rooflight to front facing roof surface over the newly formed en-suite area adjoining Master Bedroom



Return dormer to be installed to match the main structure and be built up the party wall line (not exceeding)
Final cladding choice to be determined by Client and approved by the Local Authority Planning department

Chimney breast kept in place although fire is not used, the structure is redundant
Contractor to inspect and make good any structural imperfections

PROPOSED SECOND FLOOR PLAN

David Brough
21 Kirkman Road, Loscoe, Heanor, DE75 7LH
Proposed Loft Conversion
1:50 @ A1
820 DB-03 Proposed Plans

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