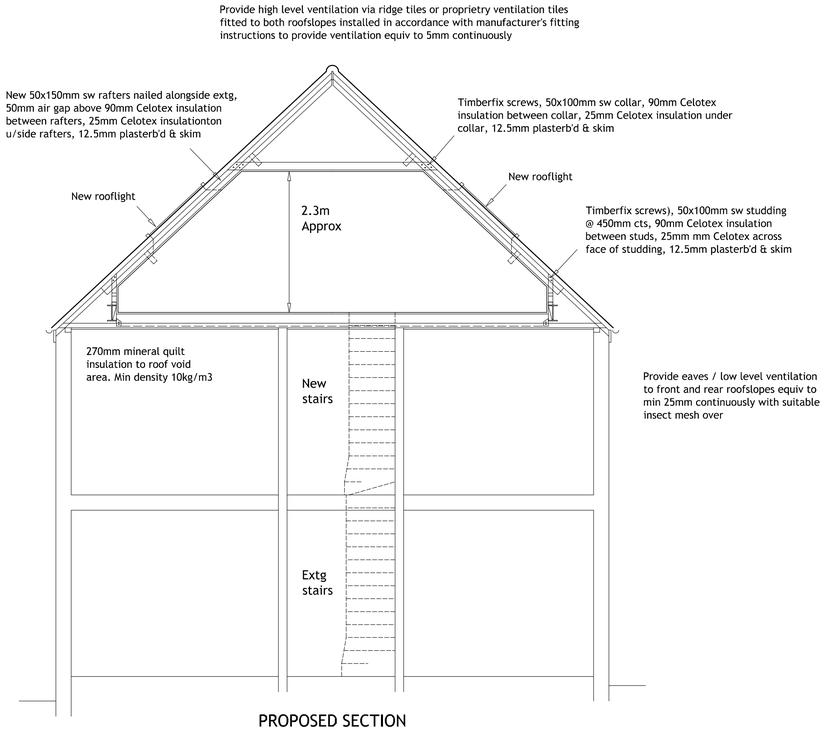
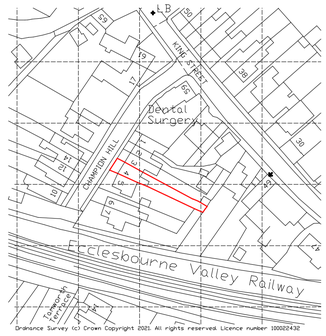


PROPOSED SECTION



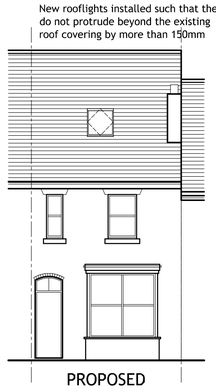
LOCATION PLAN - 1:1250



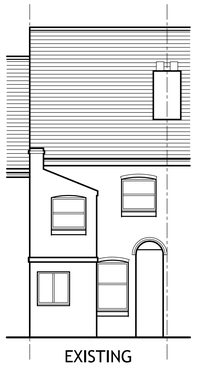
BLOCK PLAN - 1:500



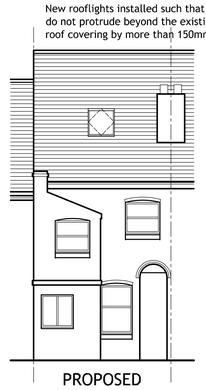
EXISTING FRONT ELEVATION



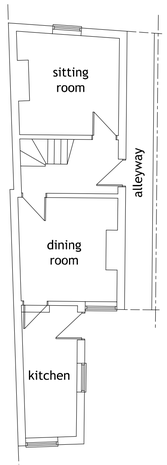
PROPOSED FRONT ELEVATION



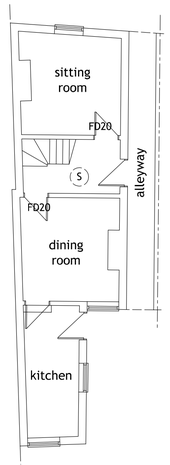
EXISTING REAR ELEVATION



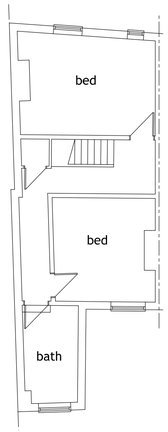
PROPOSED REAR ELEVATION



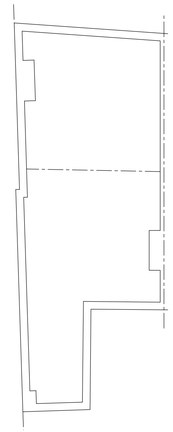
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



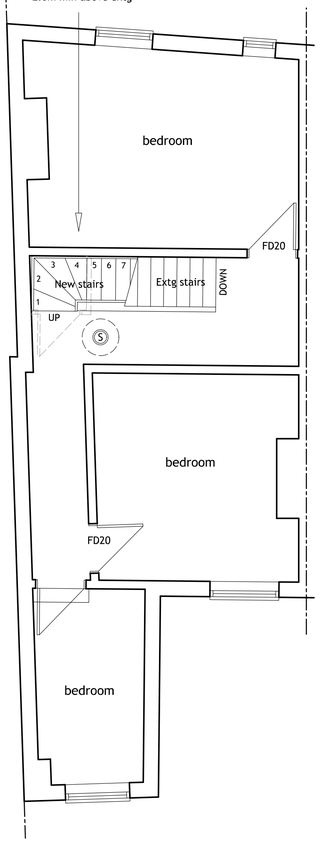
EXISTING FIRST FLOOR PLAN



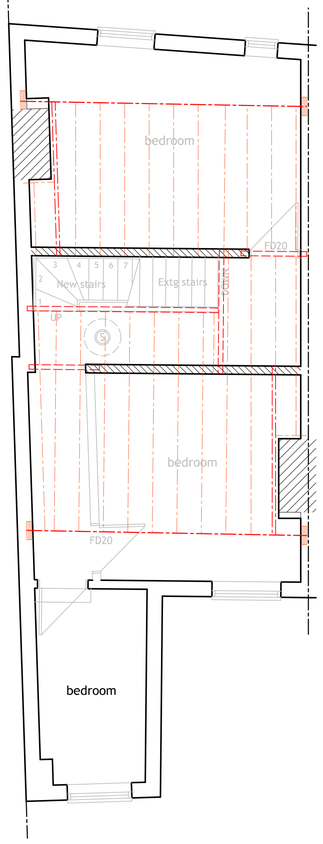
EXISTING ROOF PLAN

0 1m 2m 3m 4m 5m

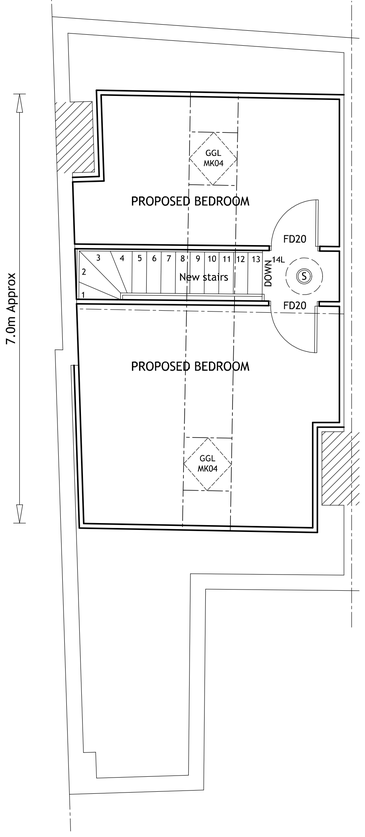
Scale - 1:100



PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN
- LOFT FLOOR SHOWN SUPERIMPOSED -



PROPOSED ROOF / SECOND FLOOR PLAN

NEW LOFT FLOOR :
22mm T&G moisture resistant chipboard on sw floor joists as indicated on plan.

Herringbone strutting as per :
Joist span less than 2.5m - none
Joist span of 2.5m - 4.5m one row, mid span
Joist span over 4.5m - two rows @ 1/3rd spans

Uprate the fire resistance and accoustic performance of new floor with 100mm fire rated mineral quilt dressed over and nailed to side of existing ceiling joists to whole of ceiling area (using chicken wire to support with extg L&P ceilings.

Unless stated otherwise, all new structures to be positoned 25mm clear of existing ceiling boards and ceiling joists.
Always ensure existing ceiling joists are supported onto new floor trimmers or sw noggins between new floor joists, where existing ceiling binders are removed or cut.
Multiple timber trimmers to be connected together using 'Timberfix' flanged structural screws.
Timber noggins below partitions installed using galvinised ms joists hangers.

ROOF WINDOWS :
New rooflights installed in accordance with manufacturer's recomendations & trimmed out with double sw rafters each side. Final installation must not exceed 150mm above extg roof covering.

SLOPING ROOF :
Either new enhancing rafters fixed alongside extg or sw battens to u/side extg to provide 50mm air gap above 90mm Celotex insulation between rafters, 25mm Celotex across face of rafters, 12.5mm plasterb'd internal finish.

HORIZONTAL CEILINGS :
90mm Celotex insulation between ceiling collar, 25mm Celotex insulation to u/side collar, 12.5mm plasterb'd & skim.

PARTITION WALLS :
New partition walls enclosing new staircase to provide 1/2hr fire resistance, 12.5mm plasterb'd & skim each sides with all joints well sealed.
50mm flexi insulation batts between studs.
Perimeter stud walls : 50x100mm sw studding, 90mm Celotex insulation between studding, 25mm plasterb'd across the face of studding, 12.5mm plasterb'd & skim ready to receive decoration.

NEW STAIRCASE :
To comprise min 25mm thick treads with min 220mm going max 220mm rise with max pitch 42 degrees. 900mm high handrail & balustrades taken from pitch of stairs. Balustrades to be installed so as not to allow a 100mm dia sphere to pass between them.
Underside of new staircase to be lined with 12.5mm plasterb'd & skim finish.
Tapered treads to measure at least 50mm at the narrow end & 250mm going to be measured at centre of tread.
NB : 2.0m headroom to be maintained from pitch line to ceiling level in accordance with Building Regulations, Part K.

EXISTING PARTY WALL :
New sw battens, 50x75mm with 50mm flexi insulatiom batts between between studs, 12.5mm plasterb'd & skim internal finish ready to received decoration.

GLAZING :
All new external windows are to be double glazed & adequately draught proofed with to achieve a min 'U'-value of 1.6W/m2K with a 'Low E' soft coated glass & a min air gap of 16mm between panes. All to Building Regulations.

All glazing in critical locations to be toughened or laminated & to conform to all the requirements of BS 6206 & the Building Regulations, Approved Document Part N, as detailed below above floor level :

Doors - 1500mm high x width of galzing area
Side panels adj to doors - 1500mm x 300mm wide
Windows - 800mm high x width of glazed area

HOT WATER & HEATING SYSTEMS :
The existing hot water & heating systems & their associated controls are to be extended into the proposed areas.

VENTILATION :
All habitable rooms to have background ventilation in the form of trickle vents to windows equivalent to 8000mm2 & ventilation openings equivalent to 1/20th of the floor area & to be adaquately draught proofed.
All non-habitable rooms to have background ventilation in the form of trickle vents to windows equivalent to 4000mm2.

BATHROOM VETILATION (where applicable) :
Electrical extractor fan to extract to outside air at a rate of not less than 30 litres / second operable intermitantly via pull chord. Where no natural ventilation, extractor fan connected to light switch with 20 minute over run

SMOKE ALARMS :
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 present a high fire risk to occupants, including a heat detector in the kitchen.

ELECTRICAL DESIGN & INSTALLATION :
All works are to be deisgned, installed, inspected, tested & certified by a competent electrician who is a member of a recognised Self Certification Scheme to the requirements of BS 7671 & is to comply with the requirements of Building Regulations, Parts M & P.
Three out of four of all new light fittings are to be of a low energy type capable of exceeding 45 lumens per circuit watt output. These may be dedicated fittings or standard fittings supplied with low energy bulbs, in accordance with Building Regulations, Part L 1B, 2010 edition.
A COMPLETION CERTIFICATE IS TO BE ISSUED TO THE BUILDING INSPECTOR UPON COMPLETION OF THE WORKS.

COMMISIONING CERTIFICATES WILL BE REQUIRED IN RESPECT OF :
1) Heating / hot water system(s),
2) All secondary heating appliances,
3) Gas flue,
4) Electrical installation.

IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT A PRE-BUILD SURVEY TO ENSURE THAT DIMENSIONS ETC ARE CORRECT. IF ANY DISCREPANCIES ARE FOUND, THEY MUST BE REPORTED TO ADRIAN LLOYD BEFORE WORK COMMENCES ON SITE.

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

NOTE :
MAINS OPERATED FIRE DETECTION & ALARM SYSTEM TO BE INSTALLED INCORPORATING DETECTORS IN ALL CIRCULATION SPACES THAT FORM PART OF THE ESCAPE ROUTES FROM THE DWELLING

0 1m 2m 3m 4m 5m

Scale - 1:50

XL Lofts
Tel : 07974 463142

Mr & Mrs CAULTON

4 Champion Hill, Duffield, Derbyshire. DE56 4EW

PROPOSED LOFT CONVERSION

SCALE :	1:50, 1:100 1:500, 1:1250	Drawing number :	
DATE :	May 2021	1887 / 05 - 21	
BY :	A. Lloyd	Revision :	Sheet :
SHEET :	1 of 1	0	A1

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