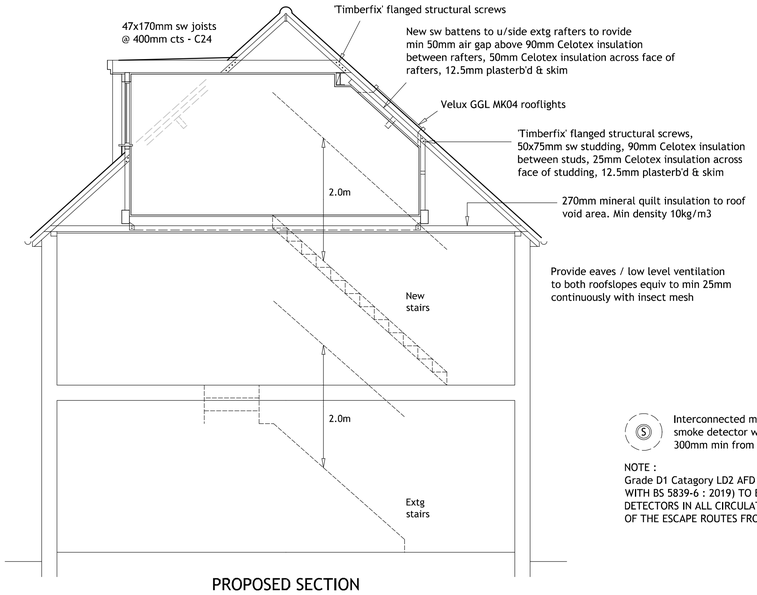
Provide high level ventilation via ridge tiles or proprietry ventilation tiles installed in accordance with manufacturer's fitting instructions to provide ventilation equiv to 5mm continuously.
Maintain 50mm air gap above ridge beam.



PROPOSED SECTION

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

NOTE :
Grade D1 Catagory LD2 AFD SYSTEM (IN ACCORDANCE WITH BS 5839-6 : 2019) TO BE INSTALLED INCORPORATING DETECTORS IN ALL CIRCULATION SPACES THAT FORM PART OF THE ESCAPE ROUTES FROM THE DWELLING

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.

DORMER - FLAT ROOF :
AA fire rated rubber membrane roof covering on 18mm sterling board on sw firrings (set to fall 1:80) on new sw roof joists (see SECTION), min 50mm air gap above 90mm thick Celotex insulation between joists, 25mm Celotex to u/side joists, 12.5mm plasterb'd & skim internal finish ready to received decoration.
25mm continuous ventilation behind fascia board, insect proof screen over.
25mm high level ventilation towards ridge.

DORMER CHEEKS AND FRONT PANEL :
External finish to match colour of existing as closely as possible on sw battens on breather membrane on 12mm sterling board bracing on 50x100mm sw studding @ 400mm cts, 90mm Celotex insulation between studding, 25mm Celotex insulation across face of studding, 12.5mm plasterb'd & skin internal finish ready to take decoration.
Where dormer cheeks are within 1m of the boundary, they are to achieve 1/2hr fire by using 12.5mm cement-based board fixed to external face before applying finishes.
Provide Code 4 lead soakers at cheeks and to dormer apron onto extg roofslope.
Unless stated, use 2No. 50x150mm sw header beam above new double glazed uPVC window, internal cill height to be min 900mm and max 1.1m from new floor level.
If dormer cheeks cannot be built off party wall, they are to be built off doubled 50x150mm sw rafters.

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.

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.

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.

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

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

VENTILATION :
All habitable rooms to have background ventilation in the form of trickle vents to windows equivalent to 8000mm2 & ventilation opeings 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.

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.

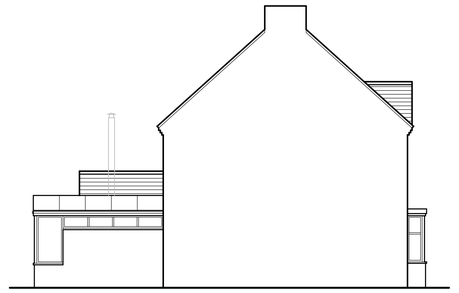
ELECTRICAL DESIGN & INSTALLATION :
All works are to be designed, installed, inspected, tested & certified by a competent electrician who is a member of a recognised Self Certification Scheme to the requirements of BS 7671 & is to comply with the requirements of Building Regulations, Parts M & P.
Three 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.



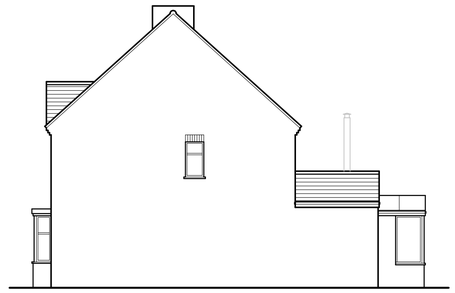
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

New rooflights installed such that they do not protrude beyond the existing roof covering by more than 150mm



PROPOSED FRONT ELEVATION

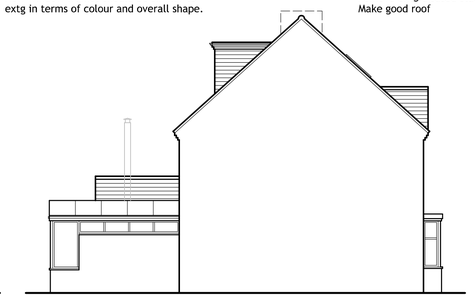


PROPOSED REAR ELEVATION

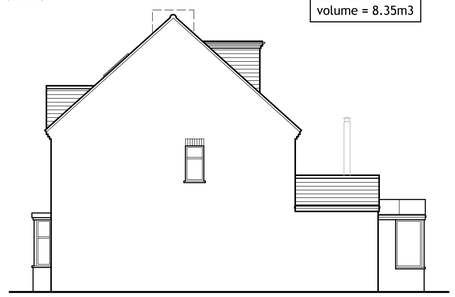
External dormer finish to match colour of existing as closely as possible.
New window frames should be similar to extg in terms of colour and overall shape.

Remove extg disused stack (dotted). Make good roof

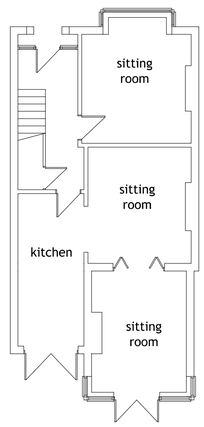
Rear dormer volume = 8.35m3



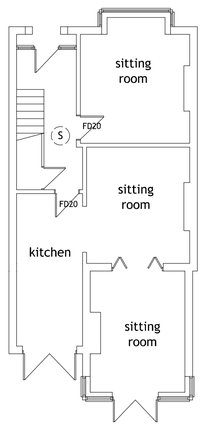
PROPOSED SIDE ELEVATION



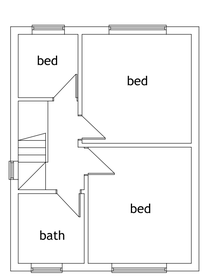
PROPOSED SIDE ELEVATION



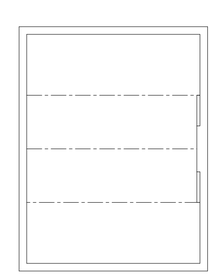
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



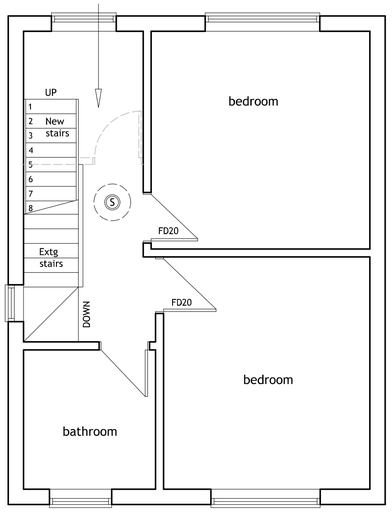
EXISTING FIRST FLOOR PLAN



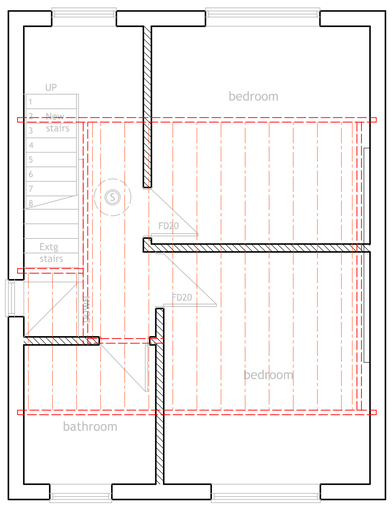
EXISTING ROOF PLAN

0 1m 2m 3m 4m 5m
Scale - 1:100

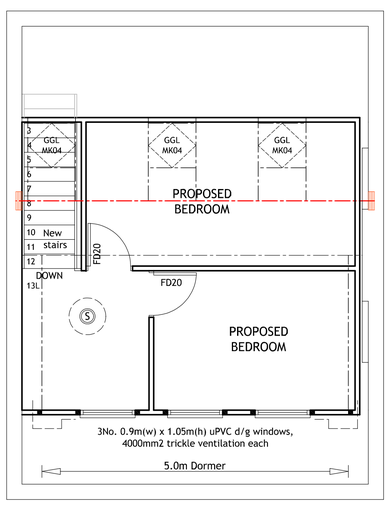
Remove extg wall and door (dotted) to create enlarged landing.
New stairs to rise 2m above extg.



PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN
- LOFT FLOOR CONSTRUCTION SUPERIMPOSED -



PROPOSED ROOF / SECOND FLOOR PLAN

4.7m Approx

Dormer cheeks built off doubled 72x145mm sw rafters each side, batten out & insulate party wall

0 1m 2m 3m 4m 5m
Scale - 1:50

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.

XL Lofts
Tel : 07974 463142

Mr & Mrs EDGINTON

65 Steam Mill Lane, Ripley, Derbyshire. DE5 JR

PROPOSED LOFT CONVERSION

SCALE :	1:50, 1:100	Drawing number :	1947 / 09 - 21
DATE :	Oct 2021		
BY :	A. Lloyd	Revision : 0	Sheet : A1
SHEET :	1 of 2		

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