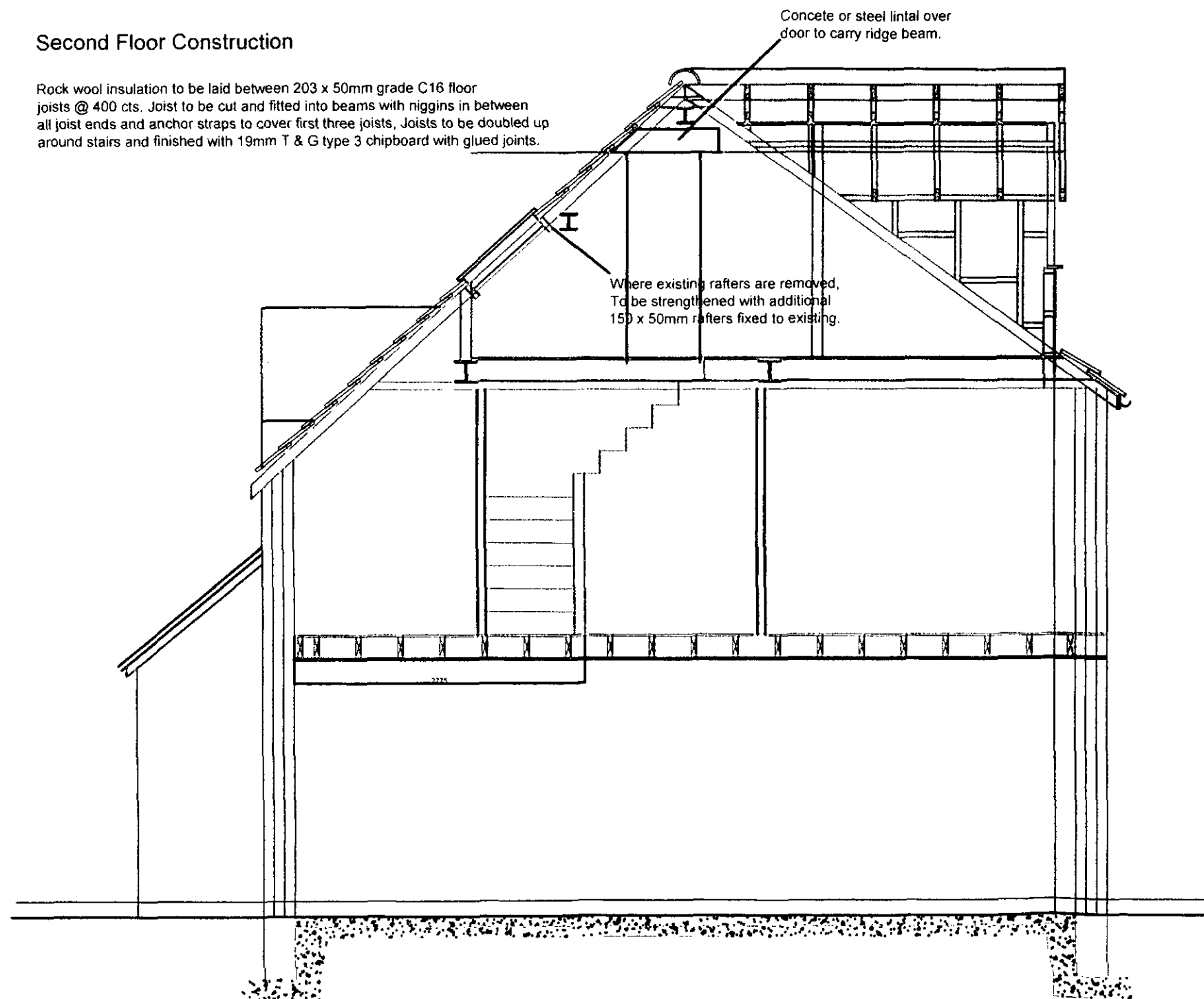


Second Floor Construction

Existing roof to be insulated with 130mm thick Kingspan insulation board (75mm between rafters and 55mm below rafters) to provide U value of 0.18w/sqm/K.
On vapour barrier
On 12.5mm foil backed plasterboard with skim finish.
Minimum 50mm air gap between insulation and top of rafters.

Second Floor Construction

Rock wool insulation to be laid between 203 x 50mm grade C16 floor joists @ 400 cts. Joist to be cut and fitted into beams with niggins in between all joist ends and anchor straps to cover first three joists, Joists to be doubled up around stairs and finished with 19mm T & G type 3 chipboard with glued joints.

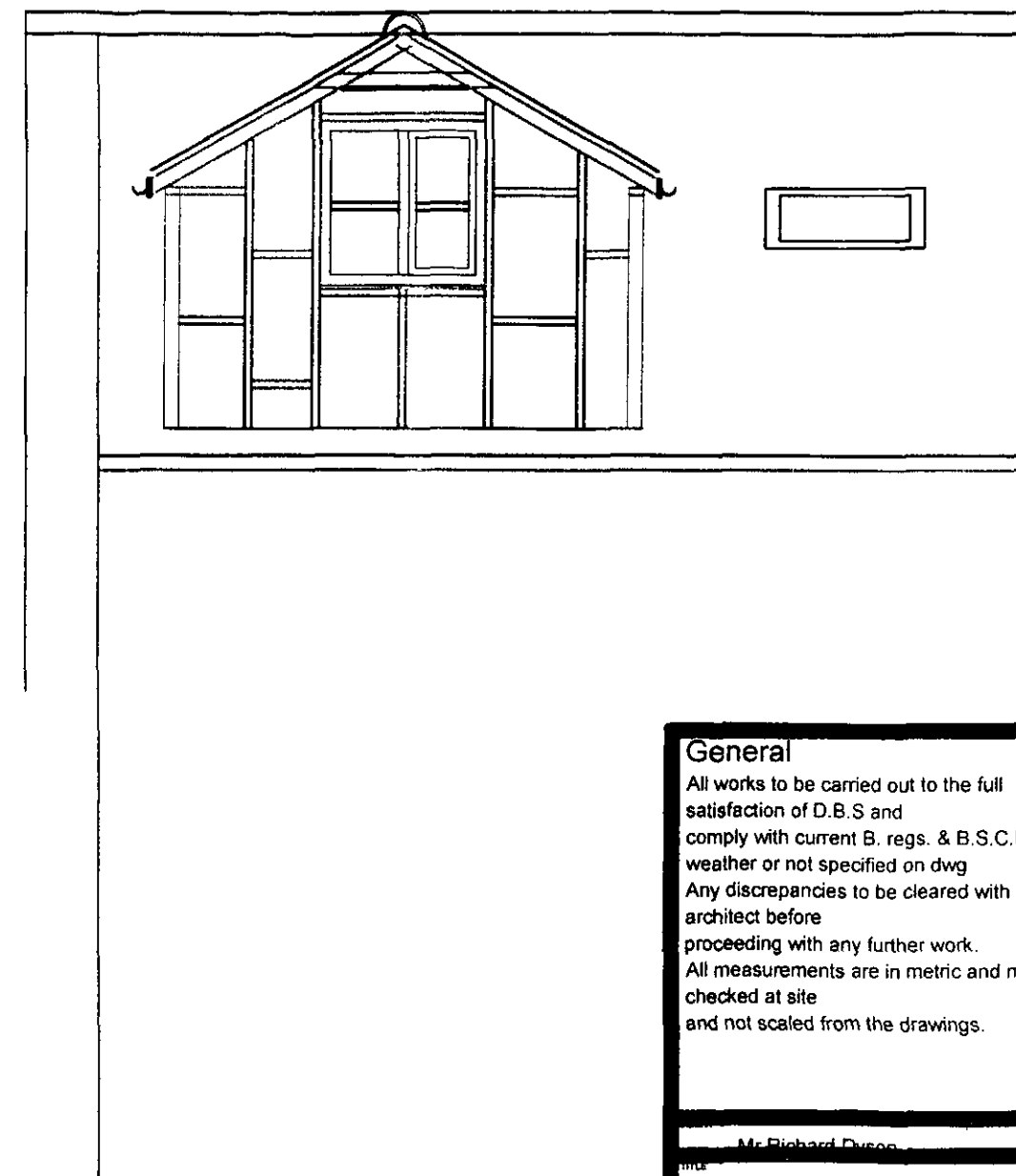


Dormer Roof Construction

Where applicable truss construction rafters at a max of 600mm cts to be fitted with galv M.S. connectors and to include all diagonal and longitudinal bracing and supplied by specialist manufacturers to BS 5268 part 3 1985.
Roof joist to comprise of 150 x 50mm softwood roof Joists @ 400mm cts.
100mm thick kingspan TP10 insulation board to be fitted between joist with a 50mm air gap to outside vapour barrier.
45mm kingspan to be fixed on top of joists to achieve a min U 0.16 W/m2k.
Followed by 12.5mm plasterboard and 3mm skim.
Breathable membrane overlaid over rafters with 25 x 50mm pressure treated battens fixed to carry concrete roofing tiles to match existing.
Restraint to be provided with 50 x 3mm steel straps fixed to the satisfaction of building inspector.

Dormer sides and front construction

Tongue and groove wood lats to match existing
On 38 x 25mm treated softwood battens
On roof felt
On 10mm thick Supaflex fire board
On 19mm thick external quality plywood
On 50 x 100mm softwood frame
On Vapour barrier
On 12.5mm thick foil backed plasterboard and skimmed.
100mm thick kingspan insulation to be provided between studs to provide U values of 0.28W/msq/K.
Dormer cheeks to be built on 2 off 200 x 50mm softwood rafters



General

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Mr Richard Dwyer

Proposed Loft conversion, To consist of new Bedroom, en suite and office space.
16 ladyroyd Croft
Cudworth
Barnsley, S72 8FB.

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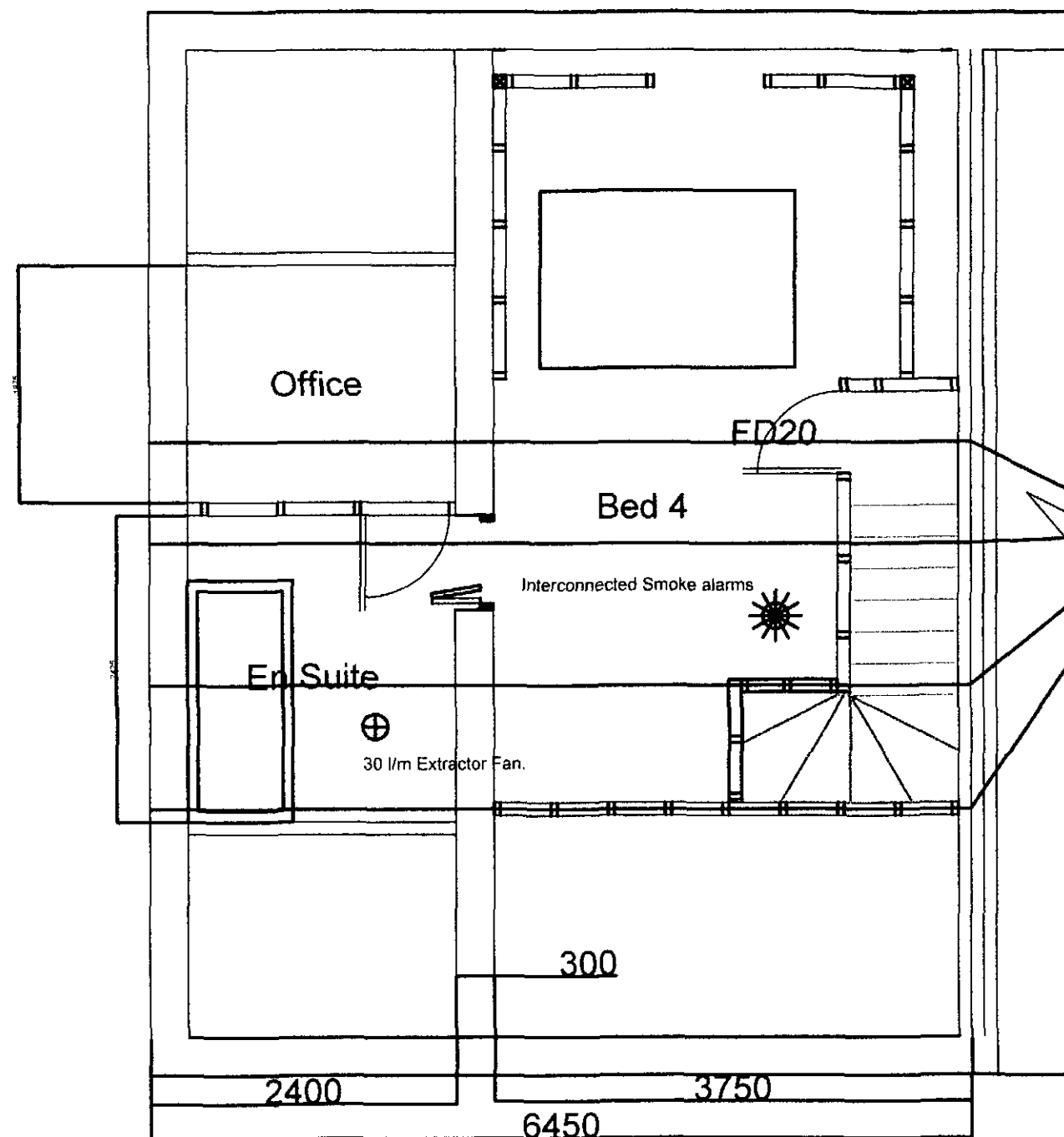
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 Mr Richard Dyson

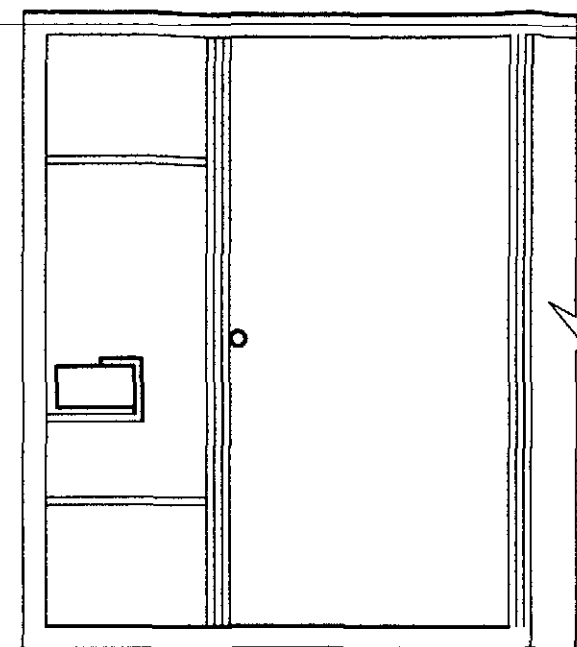
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Proposed Loft Floor Plan



Existing loft Floor Plan

Steelworks
New UC steelwork to be installed.

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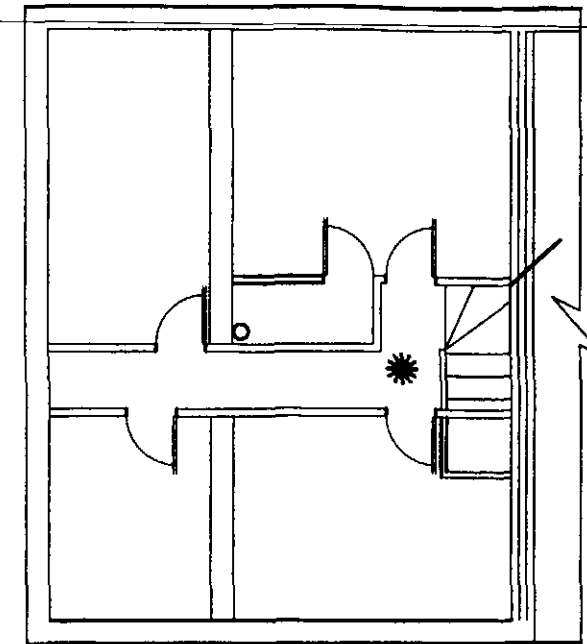
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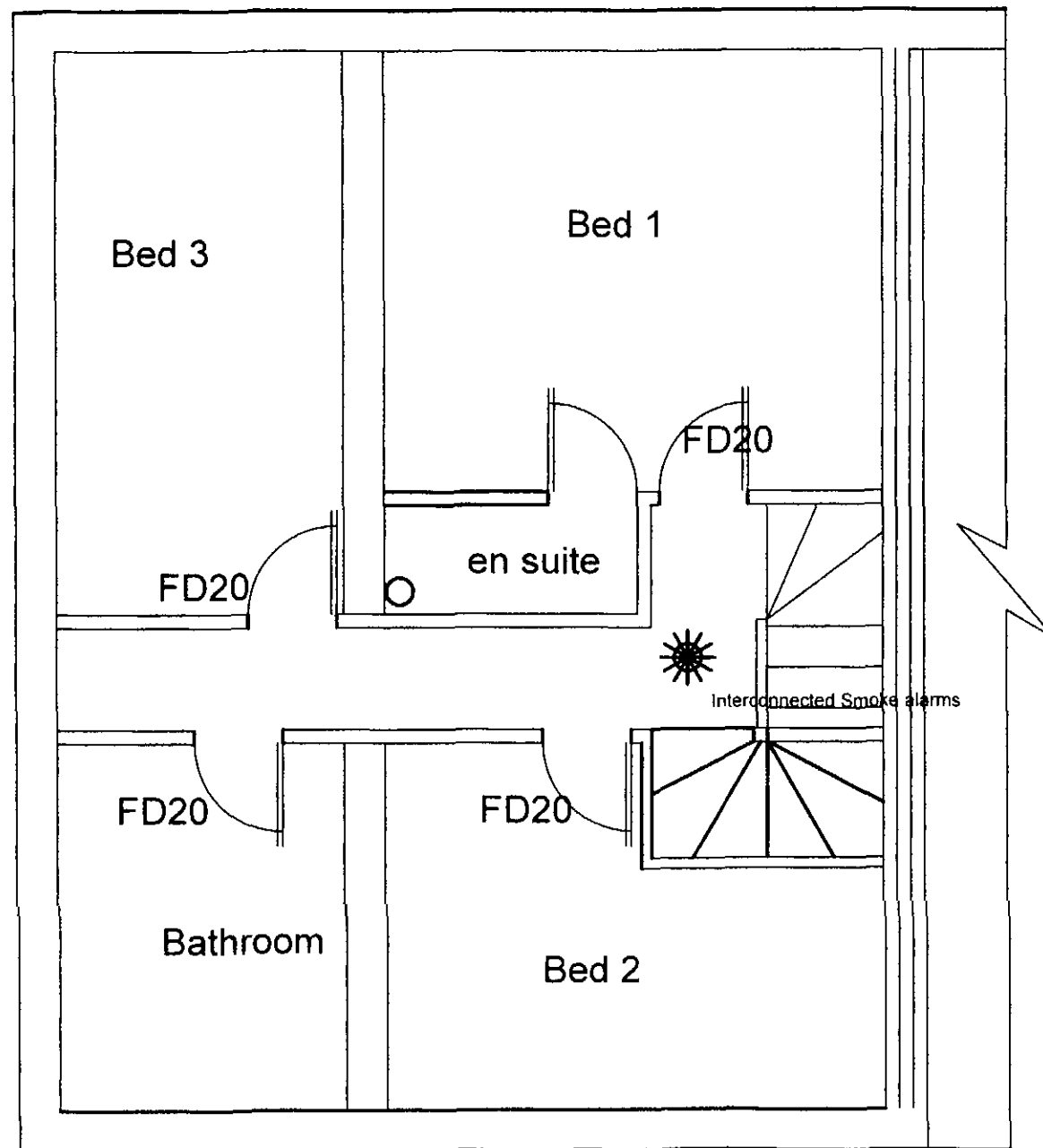
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Existing First Floor Plan



Proposed First Floor Plan

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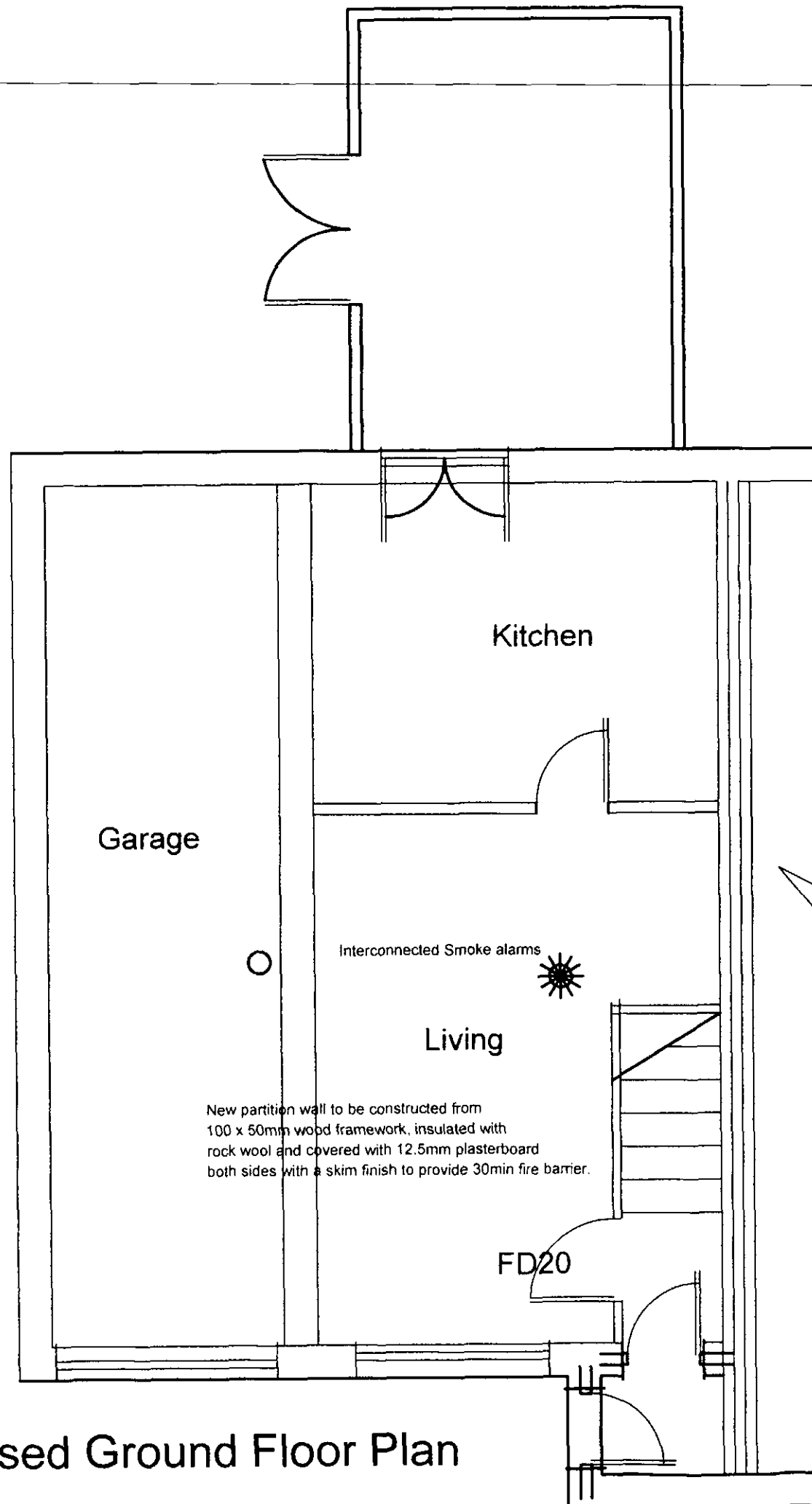
Mr Richard Ducon

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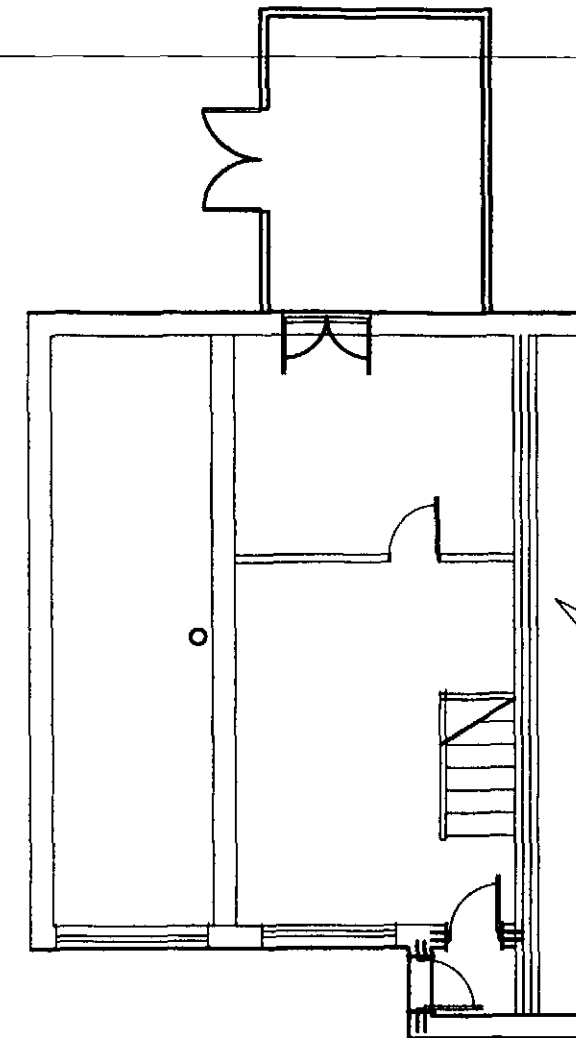
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Proposed Ground Floor Plan



Existing Ground Floor Plan

Heating system

Existing heating system to be extended in to extension and thermostatic valves fitted to existing radiators. All habitable rooms to have at least one radiator. All works to be carried out by qualified competent persons.

Electrical

All electrical work to be carried out by a qualified and competent electrician, capable of designing, installing, testing and certifying the whole installation.
All works to comply with current I.E.E. wiring regulations and Part P building regulations.
Ceiling mounted mains power, linked smoke detectors mounted to suite current regs.

Steelworks

All steel support lintels and U. Beams to be calculated and approved by both an Engineer and D.B.S prior to installation and enased in 2 layers 12.5mm plasterboard and skim.

Windows and External Doors

All external doors and windows to be supplies by specelist manufacturers and to achieve a max average U value of 1.8W/m2k. All windows to be UPVC double glazed with 20mm air gap between pains, With inner pain to be in pilkington K glass.
8000mm background trickle ventilation to be fitted.
Safety glazing to be applied to any critical locations which should include all doors and glazing below 700mm above ground level.
All rooms to be provided with window openings to 1.20th of the floor area for purge ventilation. Fire escape windows (750x450 clear opening thro 90 degrees) Floor to opening part of window to be between 800mm -1100mm. To be appropriatly installed to D.B.S. requirements at site.

Stairs, landing and fire escape routes.

Stairs to be manufactured by specialists. To be timber construction, minimum 750mm wide. Risers to be max 220mm high and goings 250mm Headroom to be min 2000mm and handrail to be provided 900mm above pitch line on flights and landing
All stairs, landings to be protected with 30min fire resistant construction and all access to these areas to be fitted with FD20 doors and closers to prevent spread of fire to the fire escape route.

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