Means of escape.
New first floor windows to have a clear opening of 750 mm x 450 mm and max 1100 from floor height.
A No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors interlinked and located as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

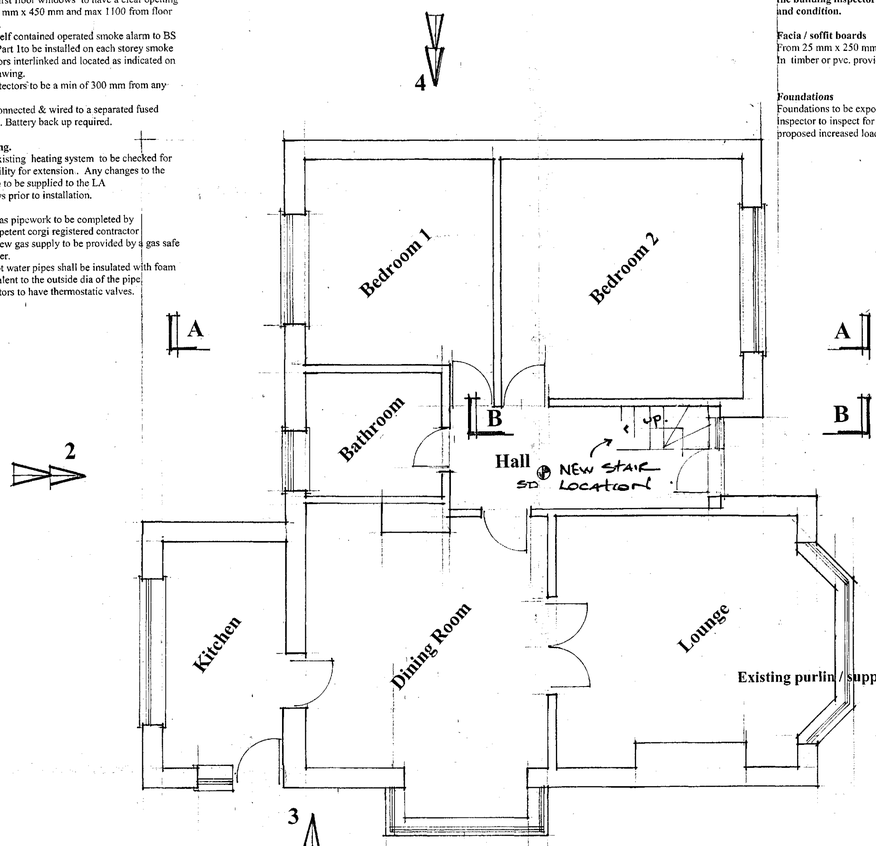
Heating.
The existing heating system to be checked for suitability for extension. Any changes to the design to be supplied to the LA
28 days prior to installation.

Any gas pipework to be completed by a competent corgi registered contractor
Any new gas supply to be provided by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

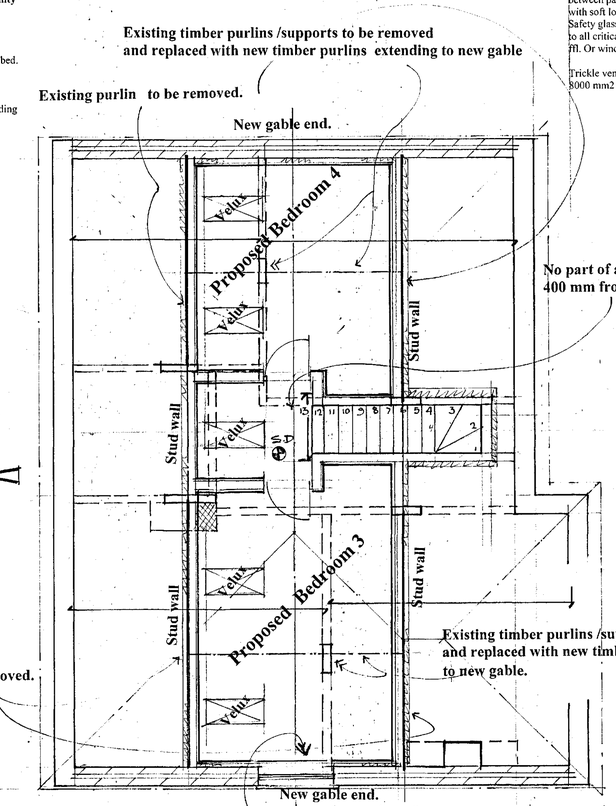
Lintols
Existing external lintols to be exposed to allow the building inspector to accertain suitability and condition.

Facia / soffit boards
From 25 mm x 250 mm or similar
In timber or pvc. provide air vents as described.

Foundations
Foundations to be exposed to allow the building inspector to inspect for suitability for the proposed increased loads.



Existing / Proposed Ground Floor Layout



No part of any door to be within 400 mm from the top step.

Existing / Proposed First Floor Layout

REV A. NEW WINDOW. STEEL LINTOL REQD OVER. PRODUCE STRUCTURAL CALCS FOR SIDE DETAILS

Walls
Internal skin
100 mm Thermolite shield or similar blockwork.
Cavity
100 mm air gap filled with 50 gap + 50 kingspan k8.
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
Insulated cavity closers to be provided to all reveals.

External skin
100 Blockwork – rendered to suit existing.
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.

Non load bearing stud walls
Walls to be from timber studding 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c
Ceilings to be finished with 12 mm plasterboard / skim

Timber First Floor
Softwood joists at 450 c/c sizes 63 x 175 see calcs –
Pinned to existing.
Herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297} 175 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated .
Joists to be doubled up under stud wall and stair trimmer locations.

General

U Values
The builder shall ensure that the following values are achieved.
Velux sides +
Pitched roof insulation at ceiling level 0.16w/m2k
Pitched roof insulation Walls 0.28w/m2k
Windows / doors .. 1.6w/m2k
All roof and wall insulation to be continuous.

Roof extension
Use 50 x 75 rafters to suit existing.
Centre braced as per calcs.
On sarkin felt.
Roof shall ensure a continued air flow. Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.

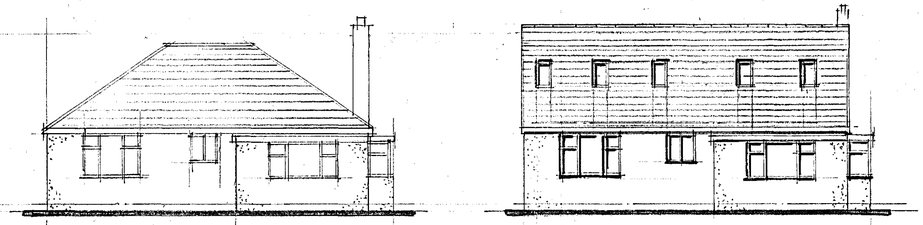
Roof Insulation.
To rafters on roof slopes/ velux sides. – 100 mm kingspan k7 between rafters ↑ underdrawn 62.5 kingspan k18 under rafters or thin film proprietry insulation giving require overall u value.
Min 50 mm min air flow required between insulation and roof covering.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

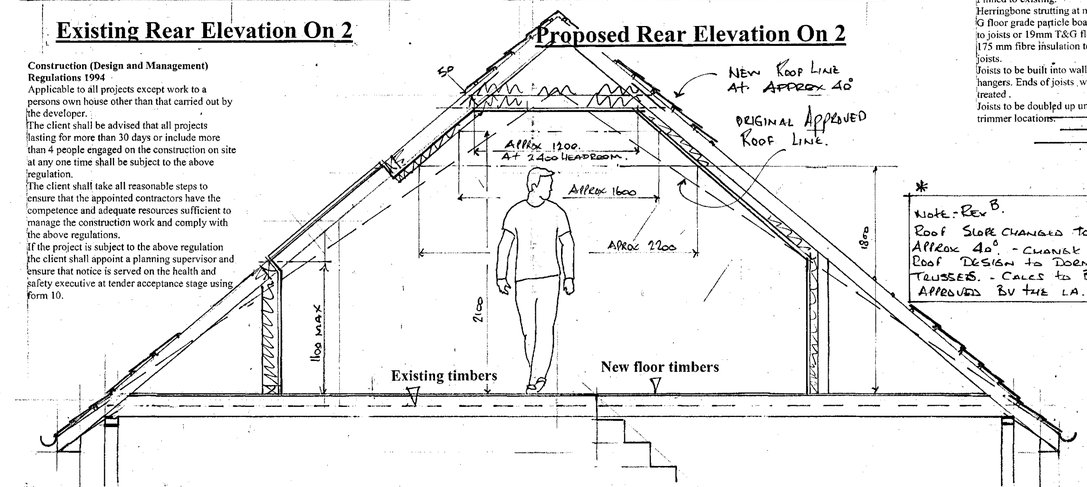
Roof Ventilation.
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Qualified to a min of Part P
A certificate shall be supplied on completion of all electrical works
Lighting –75% to be low energy.
Light switches to be fixed 1200 above ffl, Power sockets to be fixed at 450mm above ffl.

Stairs
700 mm min width - Max pitch to be 42 degree.
13 risers at approx 200 mm per riser with min going of 225mm (approx dims to be confirmed on site)
Min headroom above pitch line to be 2m.
Handrail required 900 above treads.
Hand railing to be provided around stair opening 1100 high. Vert spindles to be max 100 mm c/c
Min going on kite winder to be 50 mm

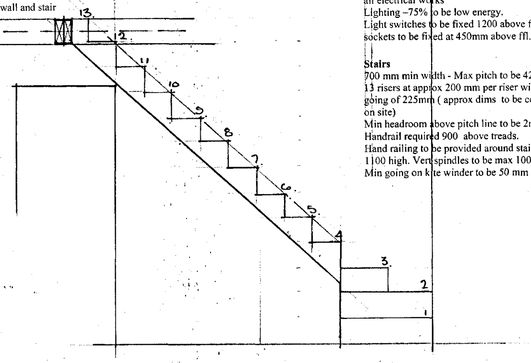


Existing Rear Elevation On 2

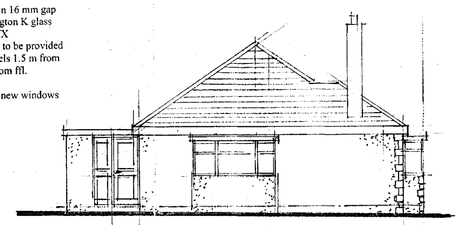


Proposed Rear Elevation On 2

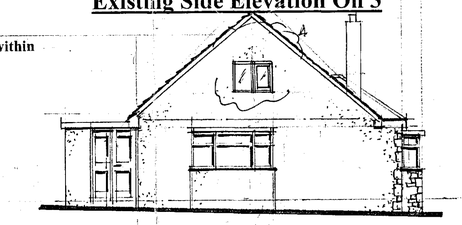
* Note - Rev B.
Roof Slope changed to Approx 40°. - Change Roof Design to Dormar Trusses. - Calcs to be Approved by the LA.



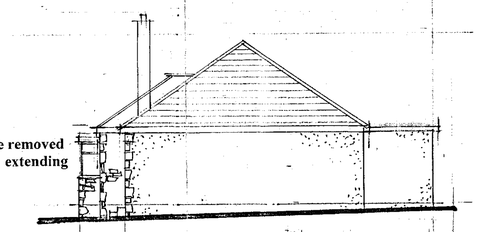
Section B - B



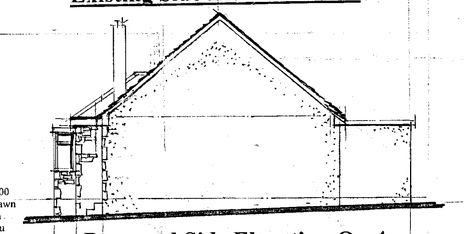
Existing Side Elevation On 3



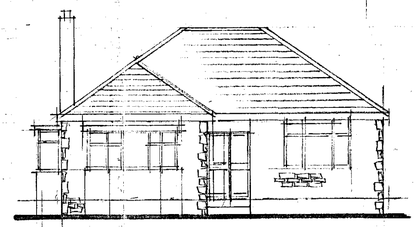
Proposed Side Elevation On 3



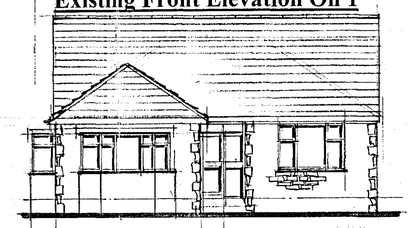
Existing Side Elevation On 4



Proposed Side Elevation On 4



Existing Front Elevation On 1



Proposed Front Elevation On 1

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Scope of Works
Conversion of attic space into bedroom accomodation.

For

Mr Glen Brown.

General.
Raising side walls to create side gables.
Extend existing roof profile.
Create 2 No bedrooms.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, The builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

E		
D		
C		
B	April 2016	Roof Slope Angle now approx 40°
A	24.3.16	Window added Elev on 3
	Date	Revisions

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THREE WAYS.
COATES LANE
Ossprey
S36 8YB.

Client
Mr Glen Brown

Job Title
Proposed Conversion of loft to Bedroom accommodation.

Drawing Title
General Arrangement / Elevations.

Scale 1 : 50 1 : 100 1 : 25

Date 6.11.14 | Drawn by

Drg. No. **GB / 01** | Rev. B.

BMBC CORPORATE MAIL ROOM
27 APR 2016
Received by: .....