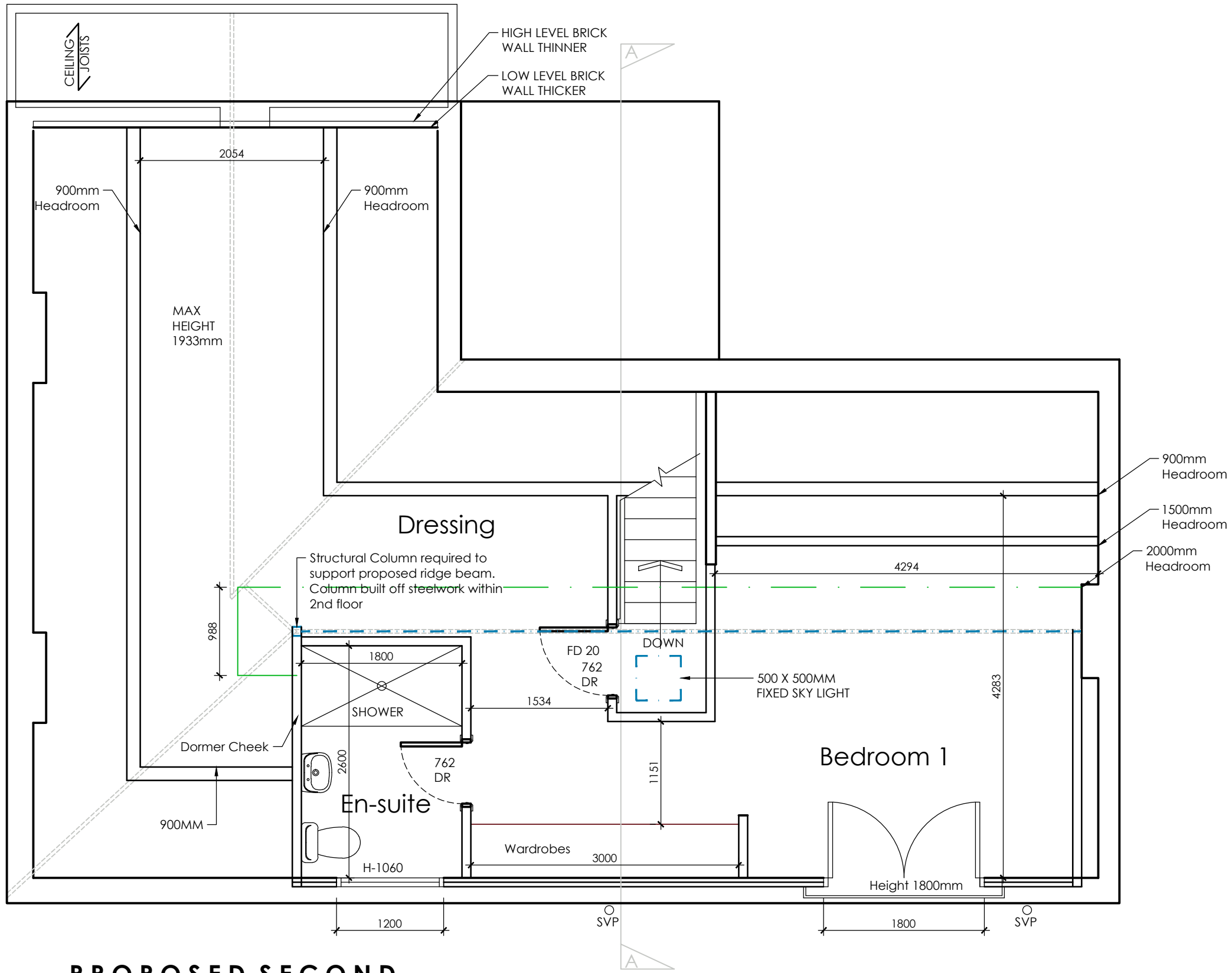
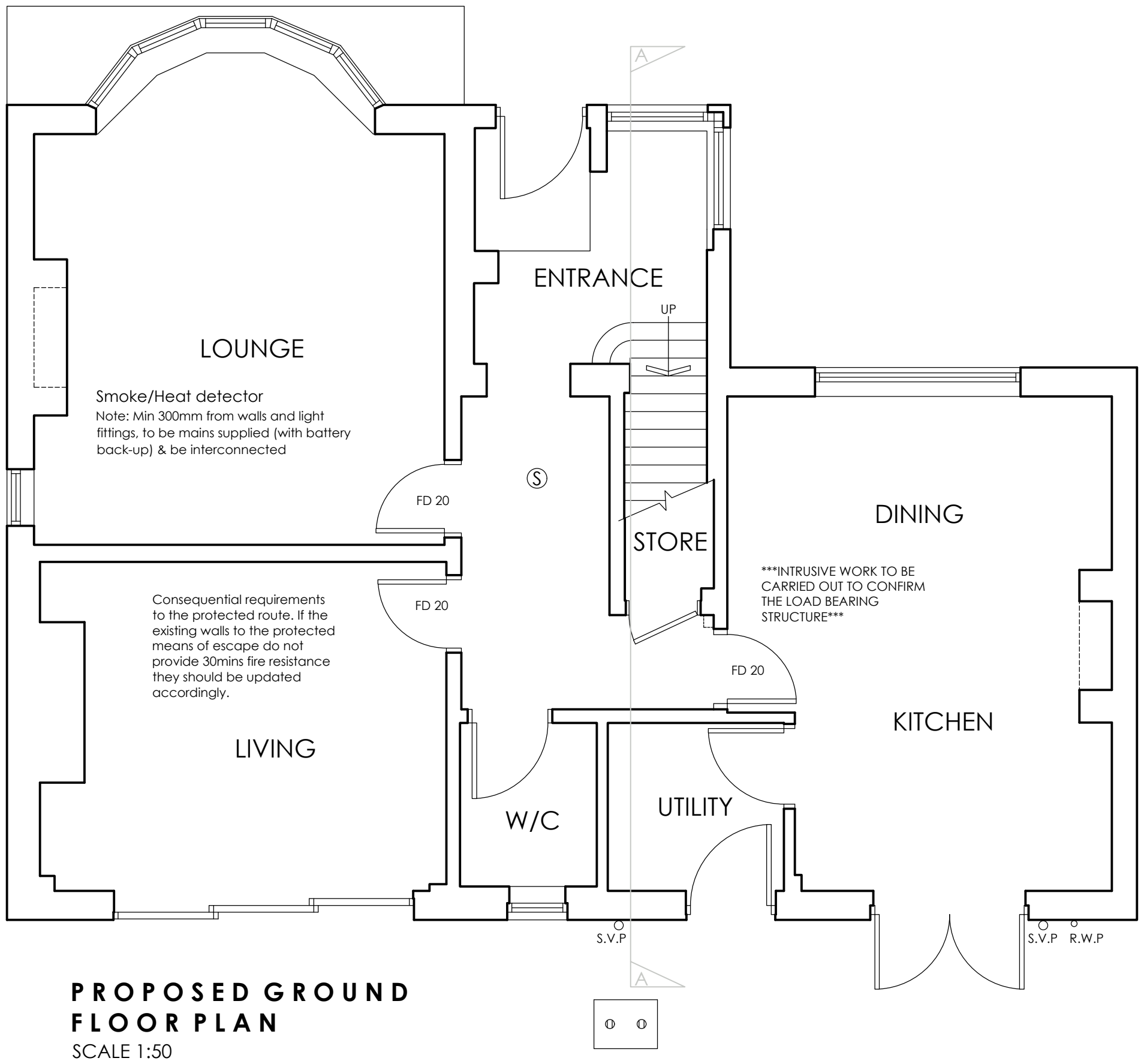
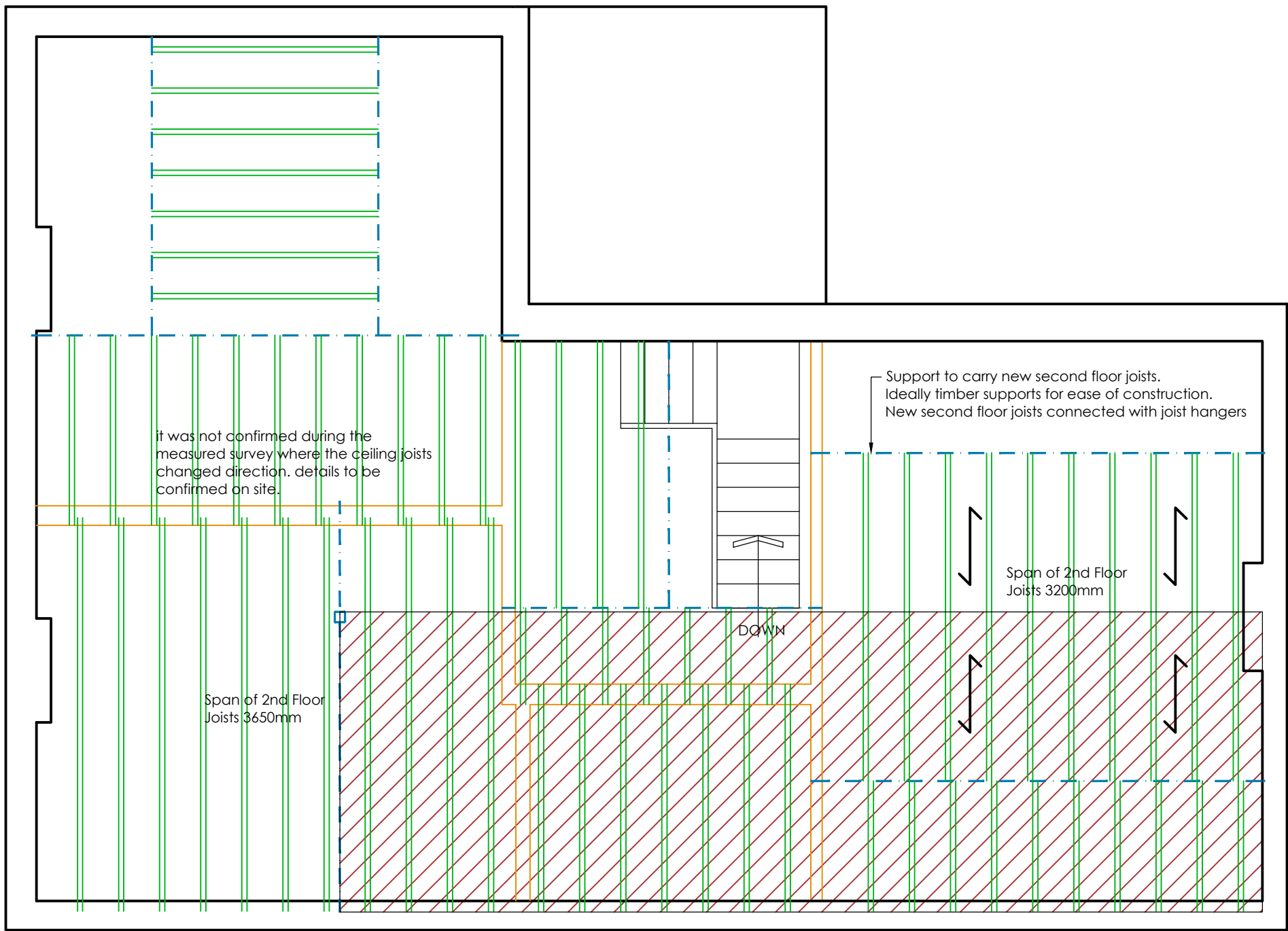




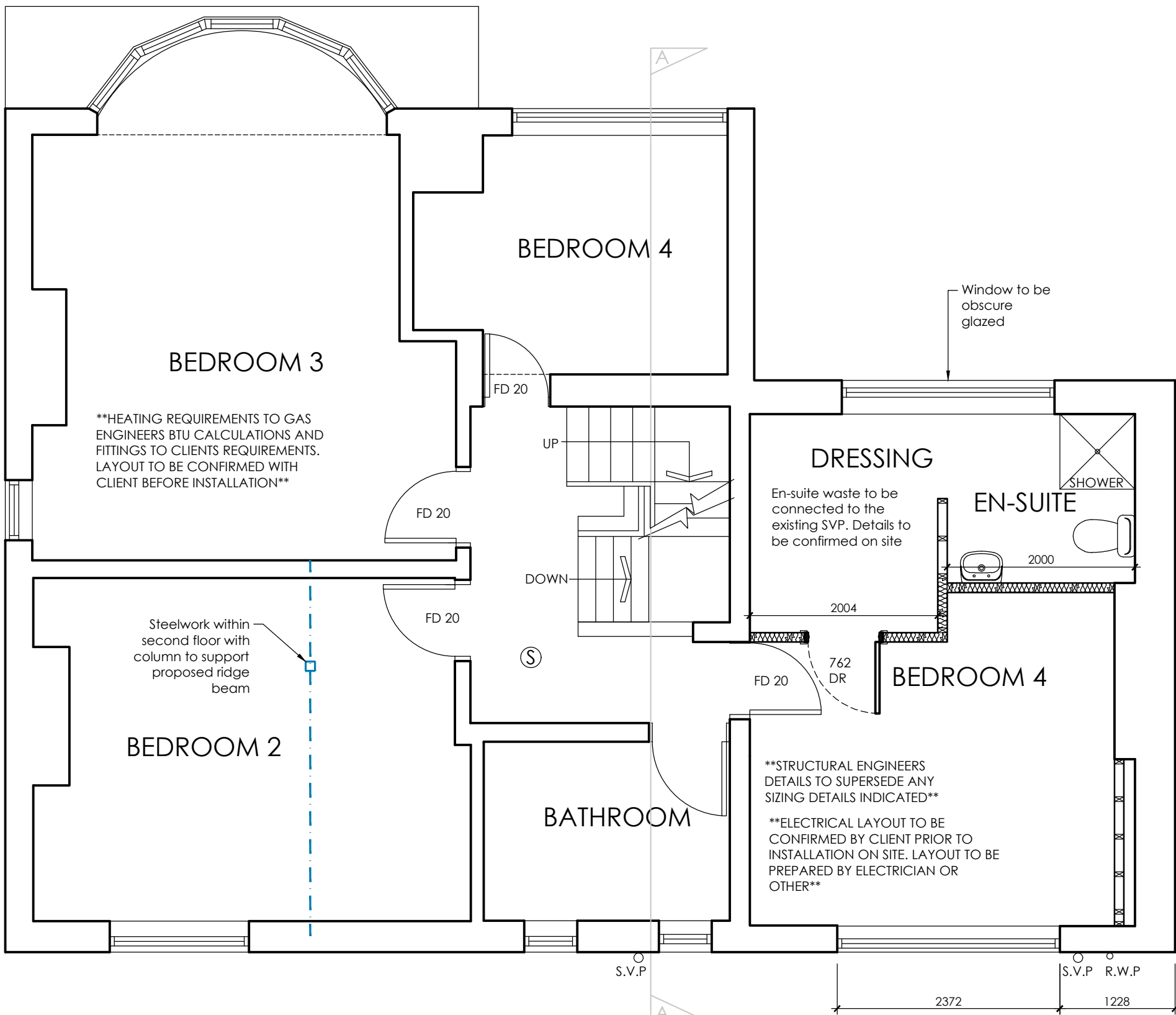
PROPOSED SECOND FLOOR PLAN
SCALE 1:50



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FLOOR JOIST LAYOUT
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50

NOTICE OF COMPLETION
A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:
• The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
• A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
• A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work.

BEAMS
Supply and install new structural elements, including beams, roof and floor structures, bearings, and padstones, in accordance with the Structural Engineer's calculations and drawings. New steel beams to be fire protected either by encasement with the Gyprock FireCase system (or other approved system) or by application of Nulifire S702-40 (or other approved intumescent coating) to provide 30 minutes of fire resistance. All fire protection measures to be installed strictly following the manufacturer's specifications and guidance.

DORMER CONSTRUCTION
To achieve minimum U Value of 0.18 W/m²K
Structure to Engineer's details and calculations. Cladding hung on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.5 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggin) at 400mm centres or to Structural Engineer's details and calculations.
Insulation to be 90mm Sopratherm (Celotex) GA4000 between studs with 50mm Sopratherm (Celotex) GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyprock FireLine board internally to achieve 1/2 hour fire resistance from both sides.

WARM FLAT DORMER ROOF
(Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.15 W/m²K
To Structural Engineer's details. Flat roof covering to be single ply roofing membrane with BROOF(F14) fire rating in accordance with BS EN 13501-1:2018 and with a current BBA or other approved accreditation. Roof covering to be laid in compliance with manufacturer's details by flat roofing specialist. Single ply membrane to be fixed to 18mm exterior quality plywood (if required by manufacturer) over 150mm Sopratherm (Celotex) insulation.
Insulation to be installed over a vapour control layer (VCL) and fixed to 18mm exterior-grade plywood laid on lintels to create a 1:40 fall. Roof structure to comprise C24-grade timber joists at 400mm centres, (refer to Structural Engineer's details for confirmation of sizes). Underside of joists to be fitted with a vapour barrier and finished with 12.5mm plasterboard and a plaster skim coat.
Provide restraint to flat roof by fixing of 30 x 5 x 1200mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

LEAD WORK AND FLASHINGS
All lead flashings, including apron flashings, step flashings and soakers, to be minimum Code 4 lead.
Lead valleys, box gutters and parapet gutters to be minimum Code 5 lead.
All leadwork to be detailed and installed in accordance with Lead Sheet Association guidance and BS EN 12588, including maximum bay sizes, fixing methods, allowances for thermal movement and correct detailing at joints and interfaces.
Lead flashings to be provided to abutments, jambs and below window openings where required. Upstands and cover flashings to be formed in accordance with LSA recommendations and dressed beneath the roof covering as appropriate.
Joints to be correctly detailed in accordance with LSA guidance, with laps sized to suit pitch and exposure. Lead to be dressed beneath tiles or slates to achieve a durable and weather-tight installation.

STUD ASHLAR/DWAF WALL
To achieve minimum U Value of 0.18 W/m²K
Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggin) at 400mm centres or to Structural Engineer's details and calculations. Insulation to be 90mm Sopratherm (Celotex) GA4000 between studs with 50mm Sopratherm (Celotex) GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

UPGRADING UNINSULATED CAVITY WALL
To achieve a U-value of 0.30 W/m²K.
The existing external walls must be checked for stability and be free from defects. Provide 72.5mm Sopratherm (Celotex) PL4000 insulated dry lining board with 3mm skim plaster.
Plasterboard to be bonded, using dot and dab, to the existing construction with proprietary adhesive at 300mm centres vertically/horizontally and in accordance with manufacturer's instructions. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL).
All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

UPGRADE OF EXISTING FLOORS
Ensure first floor achieves modified half-hour fire resistance.
New second floor to be 25mm 1kg flooring grade chipboard or floorboards laid on C24 grade soft wood joists at maximum 400mm centres (see Engineer's calculation for sizes and details). In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. Joists to be 50mm minimum from chimney breasts.
Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Provide 38mm wide x 1/2 depth solid noggin between joists at strap positions.
To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208.
All work to be in accordance with BRE-Digest 208, first floor ceiling to be checked for suitability in accordance with guide, if found to be unsuitable, first floor ceiling to be over boarded with 12.5mm Fire-line board.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1/3 height or 450mm c/c. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowood mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggin where at right angles. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Cupboard doors may open across the top landing where the swing is a minimum of 400mm from the tread. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC, Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

 White Agus Architectural Services			OFFICE ONE, DRILL HALL, 11 EASTGATE, BARNESLEY, S70 2EU Phone: 01226 208482 Email: info@whiteagus.co.uk Web: www.whiteagus.co.uk		
Project. PROPOSED LOFT CONVERSION AY 73 HUDDERSFIELD ROAD BARNESLEY, S75 1AF			Client. CHRIS HYDE		
Drawing Title. PLANS			Date. SEPT 2026		Scale. 1:50 & 1:100 @ A1
			Ref. 24-118		Dwg. No. 03
			Rev.		
Date	Suffix	Description	Date	Suffix	Description