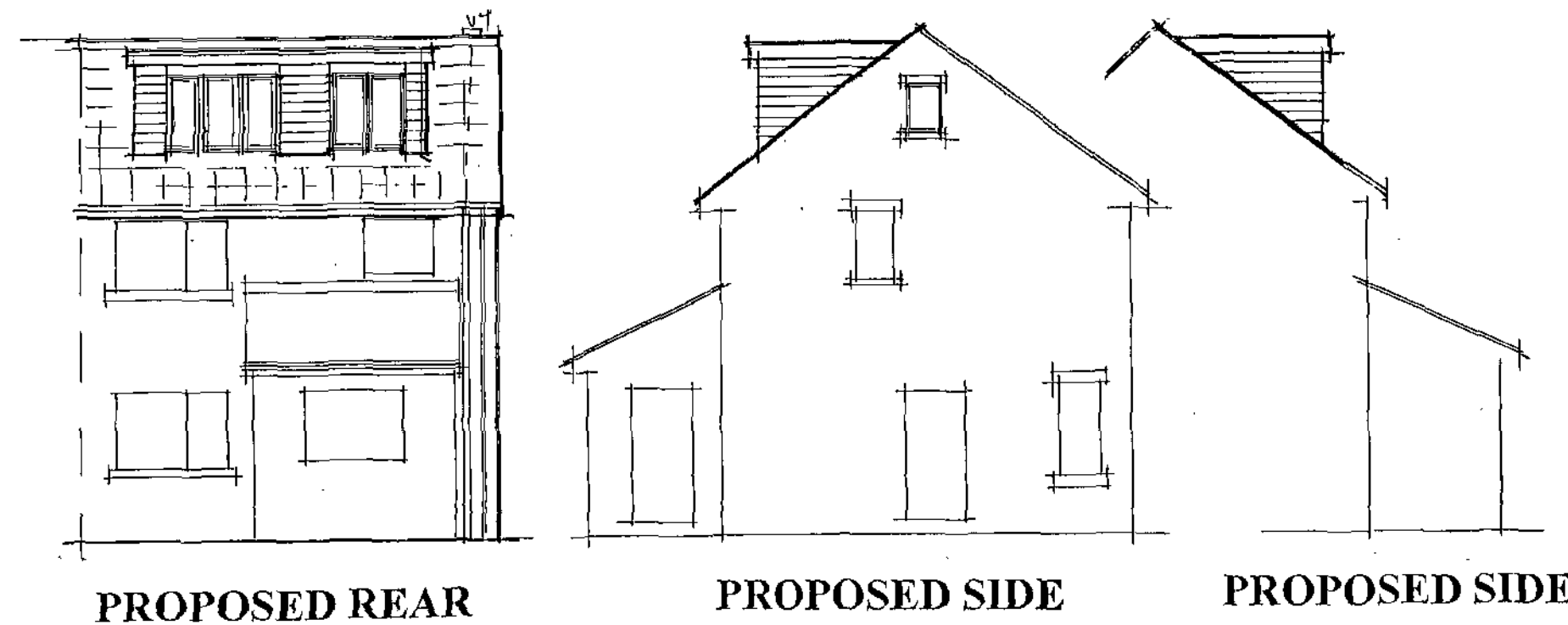
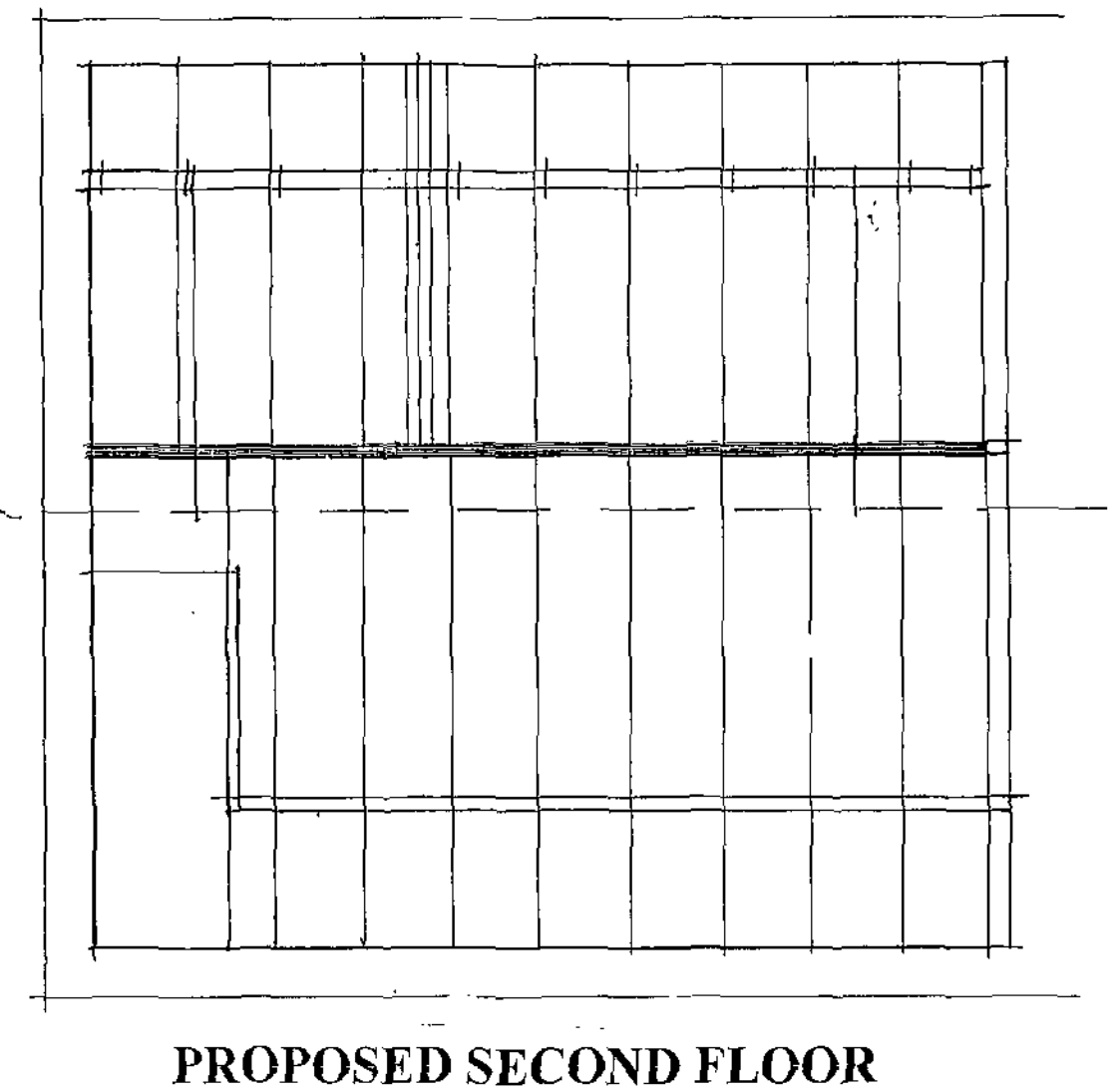
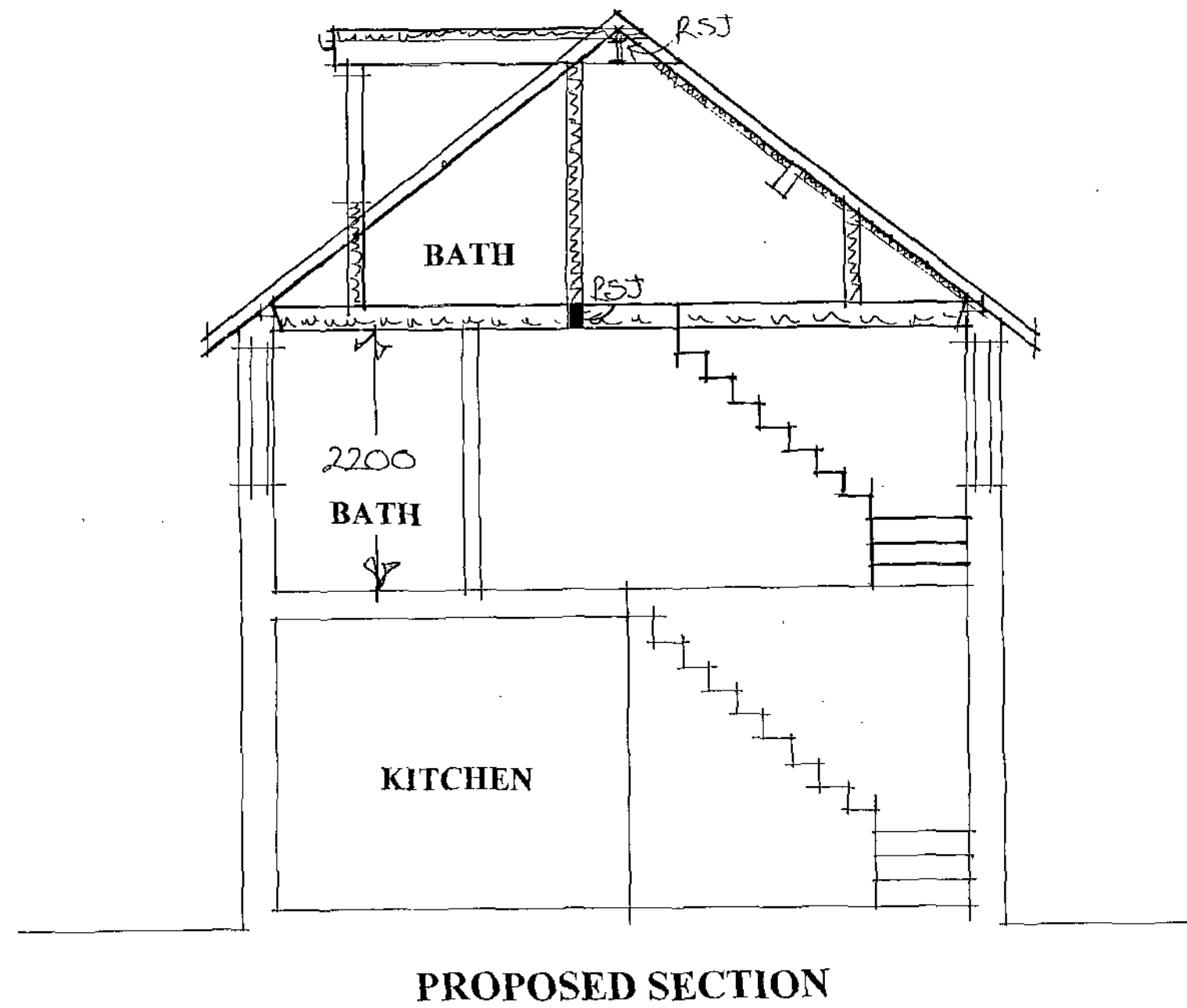
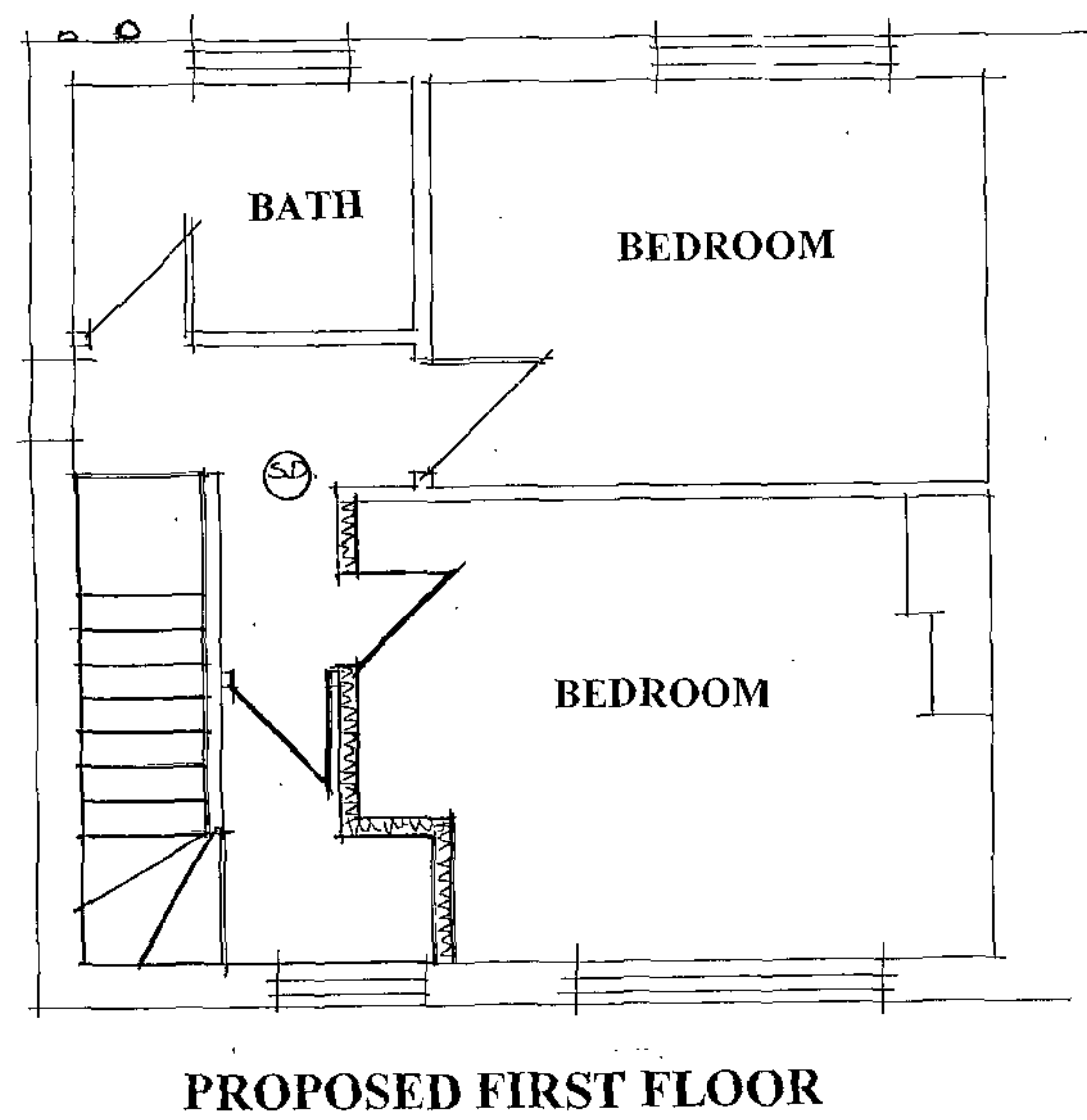
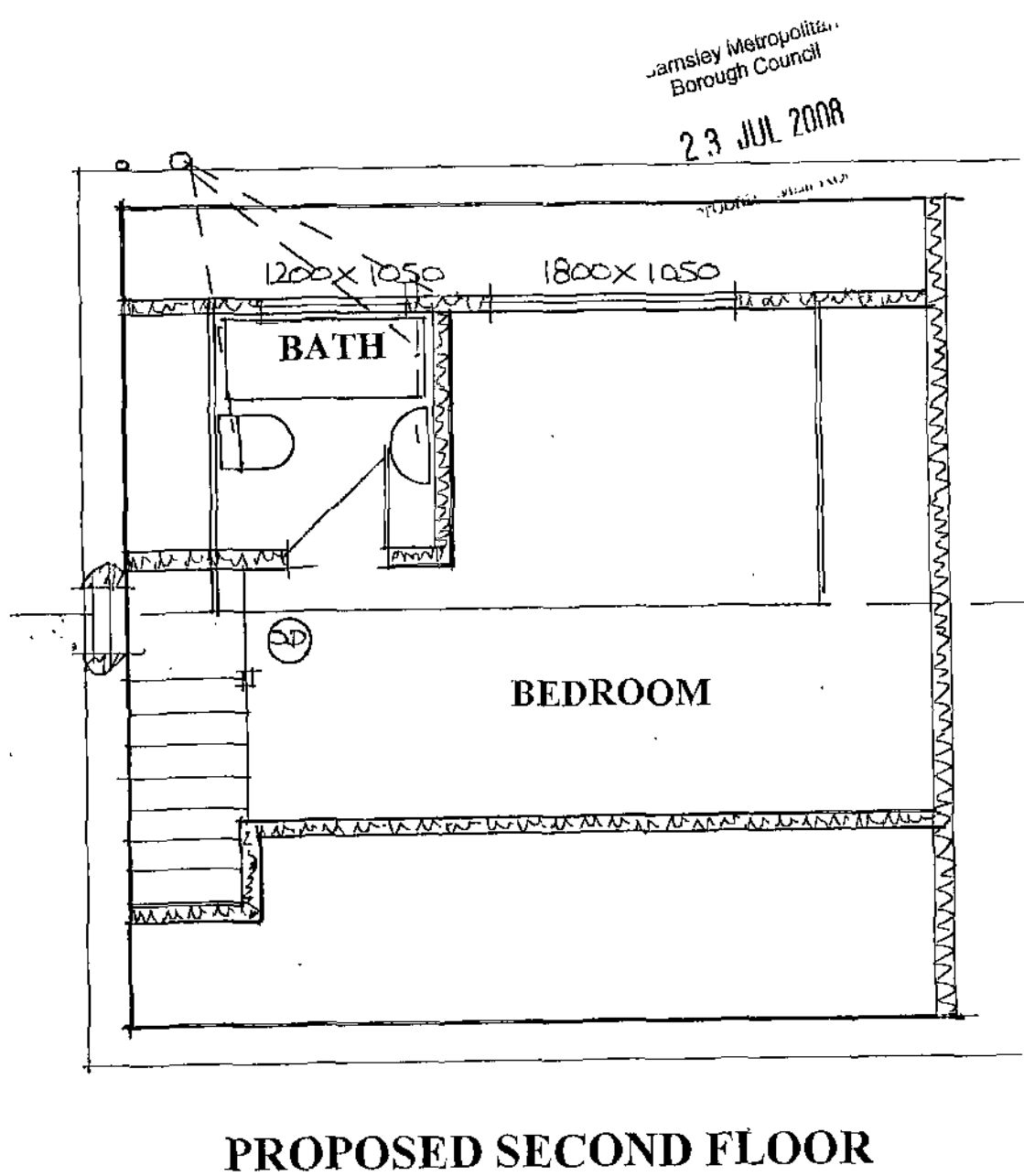
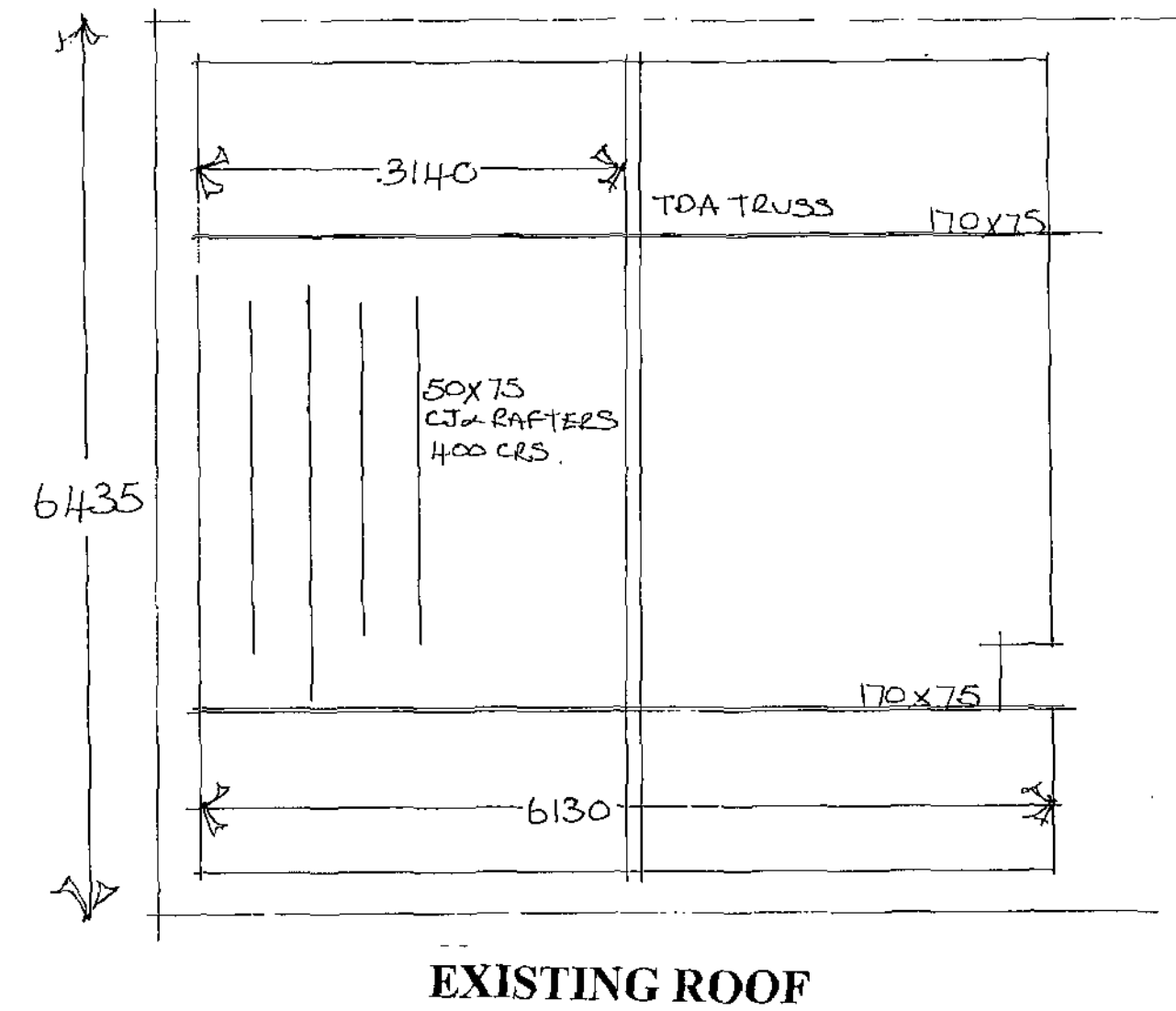
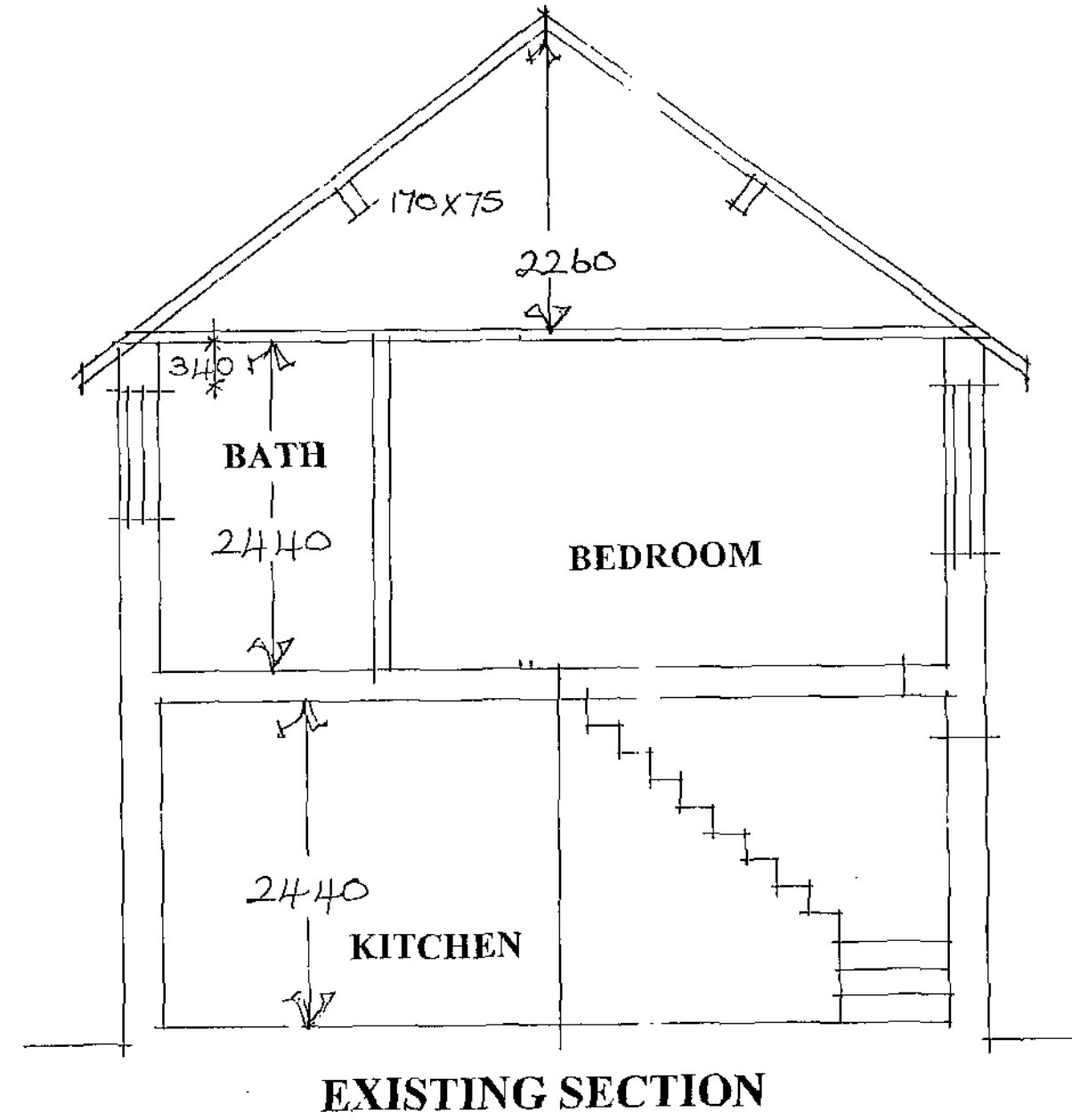
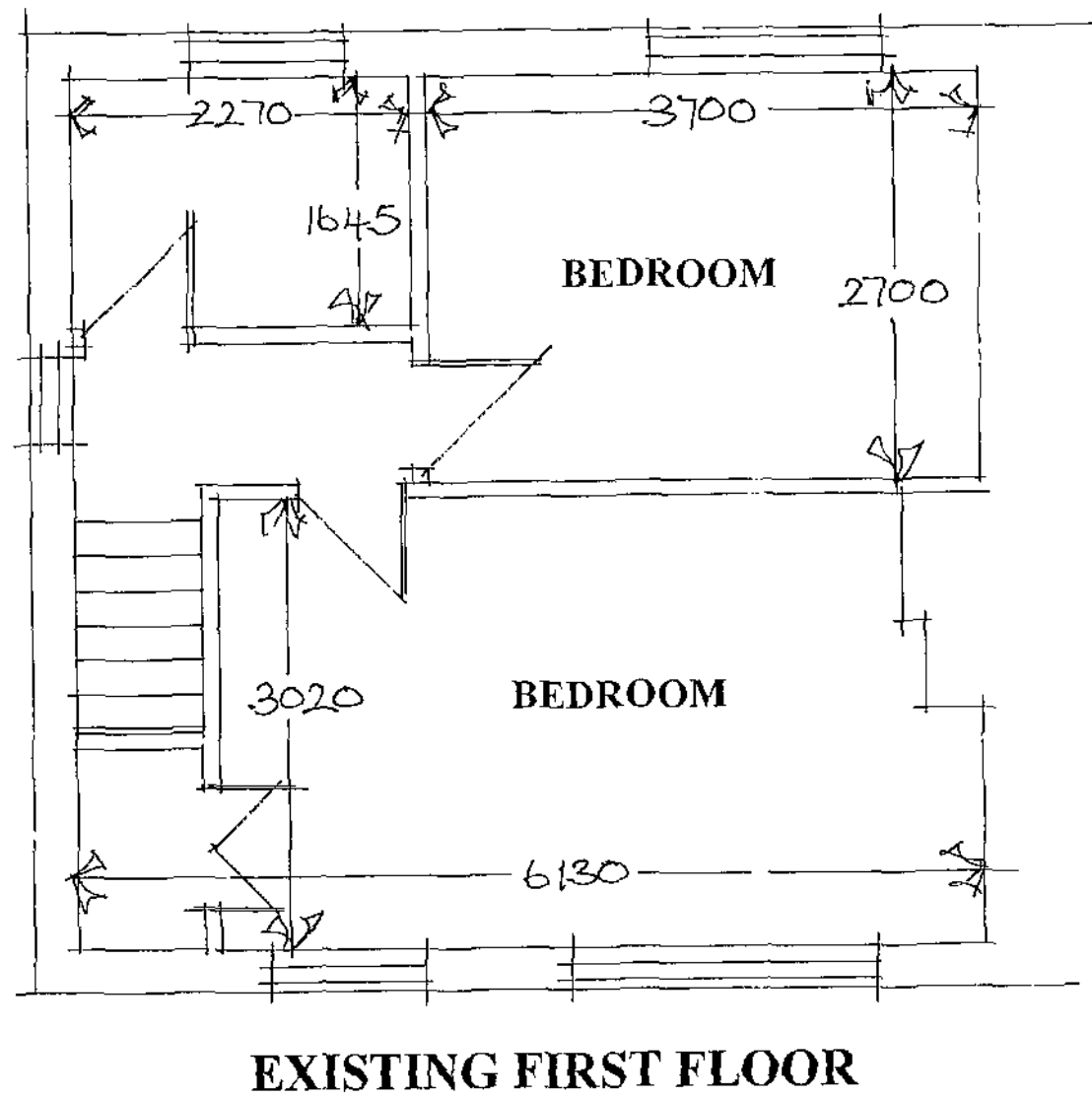
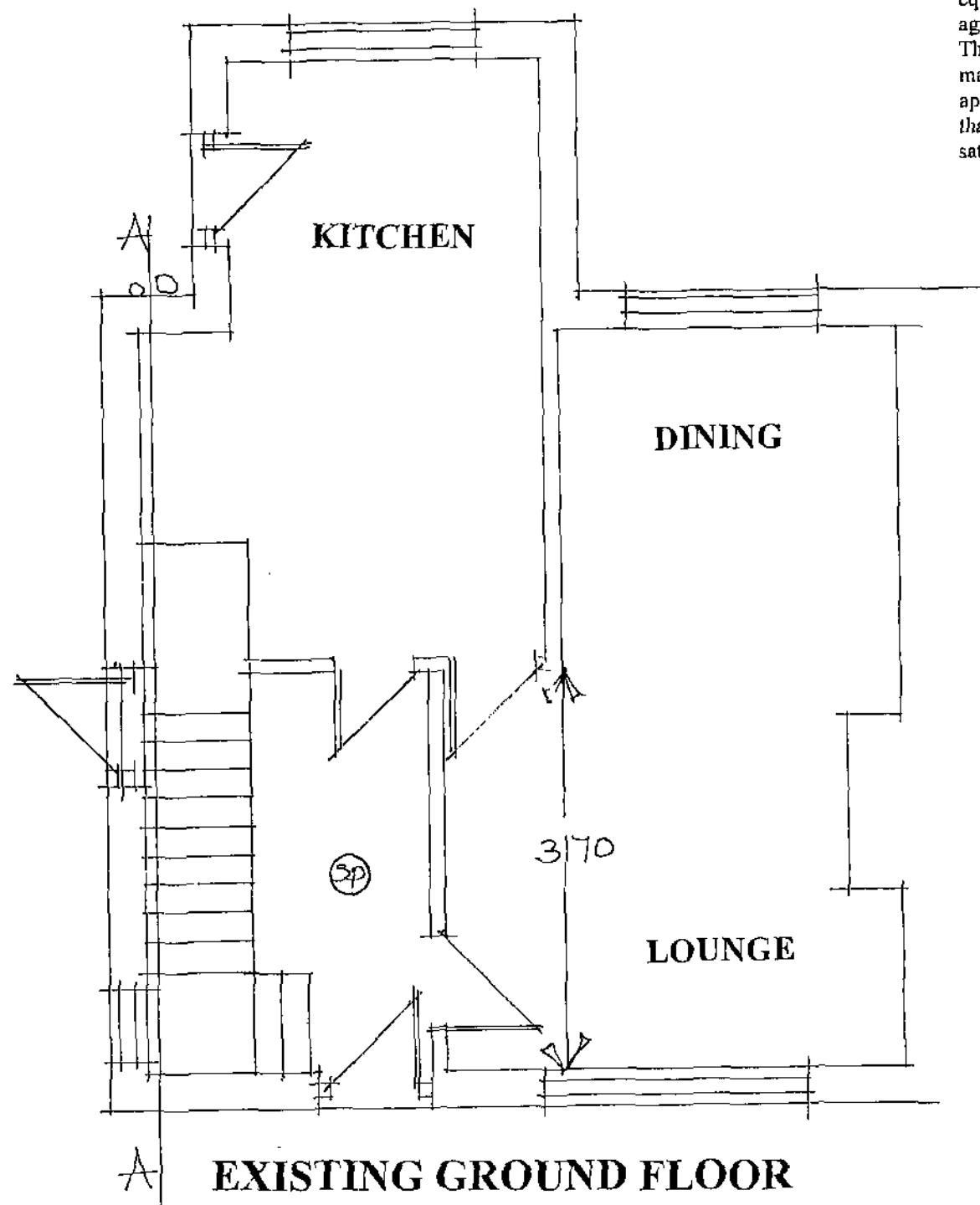


All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed, installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All heating/plumbing work to be carried out by a Corgi registered installer or other suitable qualified engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work. These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification.



PROPOSED LOFT CONVERSION AND DORMER WINDOW AT 4 SPRINGWOOD ROAD HOYLAND

These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. 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. Telephone 0870-122-6236. Email odpm@twitten-press.net. Construction (Design & 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 regulations. 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 regulations 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.

All existing foundations and lintols affected by the proposal are to be exposed by the developer for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so.
Rooms in Roof All existing and new doors forming part of the staircase enclosure shall be FD20 fire doors. The existing floor over which the new staircase rises shall be covered in 4mm hardboard and all enclosing partitions shall be 30 minute fire resistant. A mains wired smoke detection and alarm system interconnected and on the lighting system with battery back up shall be installed. Detectors to be sited in accordance with part B on the ceiling of the ground floor hall first and second floor landings. Under draw the staircase in 2 layers 12.5mm plasterboard 5mm skim. The new second floor shall comprise 18mm T & G chipboard taken into the eaves on 75mm x 170mm floor joists at 400mm centres insulated between with 100mm fibreglass and underdrawn with 12.5mm plasterboard 5mm skim. One row of 50mm wide full depth strutting mid span. Position a steel beam in accordance with engineers details to support the new second floor joists and support in heavy duty joist hangers from the existing wall plate. Triangulate the rafters back to the new floor joists to prevent roof spread. Double rafter under all dormer cheeks. Insulate between the rafters with 75mm of Kingspan and under draw with 50mm Kingspan 12.5mm plasterboard 5mm skim. Provide 25mm continuous soffit vent and fly screen with ridge ventilation equivalent to a continuous 5mm gap. Provide steel ridge beam. Stud wall to comprise 50mm x 100mm framework at 400mm centres. Insulate the wall with 125mm of rockwool clad in 12.5mm plasterboard 5mm skim drape the rockwool to insulate the beams. 50mm x 100mm wall plate. 25mm x 170mm ridge board. No combustible material within 50mm of chimney. All new stud walls to comprise 50mm x 75mm clad either side with 12.5mm plasterboard 5mm skim fully insulated between with fibreglass.
Roof Warm deck roof comprising 12.5mm limestone chippings bed in bitumen on 3 layer built up felt roofing utilizing 3g felt base partially bonded on Kingspan Thermaroc TR31 with 75mm of insulation, vapour proof non setting gum grade mastic sealant on upper surface of all joists and noggings. Felt from flat roof to turn up rafters on a 12.5mm ply wood lay board. Fittings secured to joists to full 180. Flat roof joists to be 50mm x 125mm at 400mm centres under drawn with 12.5mm plasterboard 5mm skim.
Walls Double rafter under all dormer cheeks. Dormer walls to comprise upvc boarding on 38mm x 25mm battens on 12.5mm whp plywood 1 layer of unsteerable sarking felt. 50mm x 125mm framework at 400mm centres 125mm x 125mm corner posts. 170mm x 125mm head above window. Insulate between the framework with 125mm of rockwool. Staple breather paper to the inner face of the studs and studs. 12.5mm plasterboard 5mm skim. Code 4 lead aprons soaked up stands and flashings to all abutments. Stud partition adjacent the existing separating wall in the roof space fixed to floor roof and ceiling only. Wall to comprise 12.5mm plasterboard 5mm skim 50mm x 75mm studs at 400 centres insulated between with rockwool.
Slate To be manufactured to actual measurements taken on site but to comply with the following criteria. Maximum rise 220mm minimum gable 220mm 2 x R + G = 350mm to 700mm. Maximum pitch 42°. Minimum head room above pitch line to be 2m. Provide handrail 900mm above the pitch line with vertical spindle guarding at 100mm centres. Minimum going on tapered treads to be 50mm and same as rest of flight measured in centre.
Windows Double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between panes. All glazing in critical locations to be safety glass to BS6206C and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/20" of the floor area and 800mm trickle vents. Habitable room windows to have means of escape opening light 450mm wide x 750mm high clear opening sited between 800mm x 1100mm from the floor. Provide mechanical extract to bathroom at 15sec to external air. Bathroom fan to be operated on light switch 15 minute over run 10min gap under door.
Drains All waste to be 38mm with 75mm deep seal anti vacuum traps. No connection S & VP within 200mm of WC connection. S & VP to extend 30mm above any opening light within 3m and terminate to a tile vent reduce to 75mm diameter above wet portion of pipe. Rain water to discharge to and in order of priority A) watercourse B) soak away subject to percolation test C) existing on site system. All to the satisfaction of the District Building Surveyor.
Alterations All structural steelwork to be in accordance with engineers details and a conditional approval is requested in this respect. Encase steelwork to have full half hour fire resistance comprising 2 layers 12.5mm plasterboard 5mm skim 1.6m wire binding at 100mm pitch. All new heating pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust. Provide an energy efficient luminaire to the roof space bedrooms. All electrical work is to be in accordance with part P of the Building Regulations. The insulation shall be designed installed and tested by a competent person being a member of the competent persons scheme and capable of issuing a third part accredited completion certificate all to BS 7671. Gable landing window to have no opening lights and be glazed for containment if lower than 800mm from the landing. IG insulated lintol over 190mm and bearing.

1:50 1:100