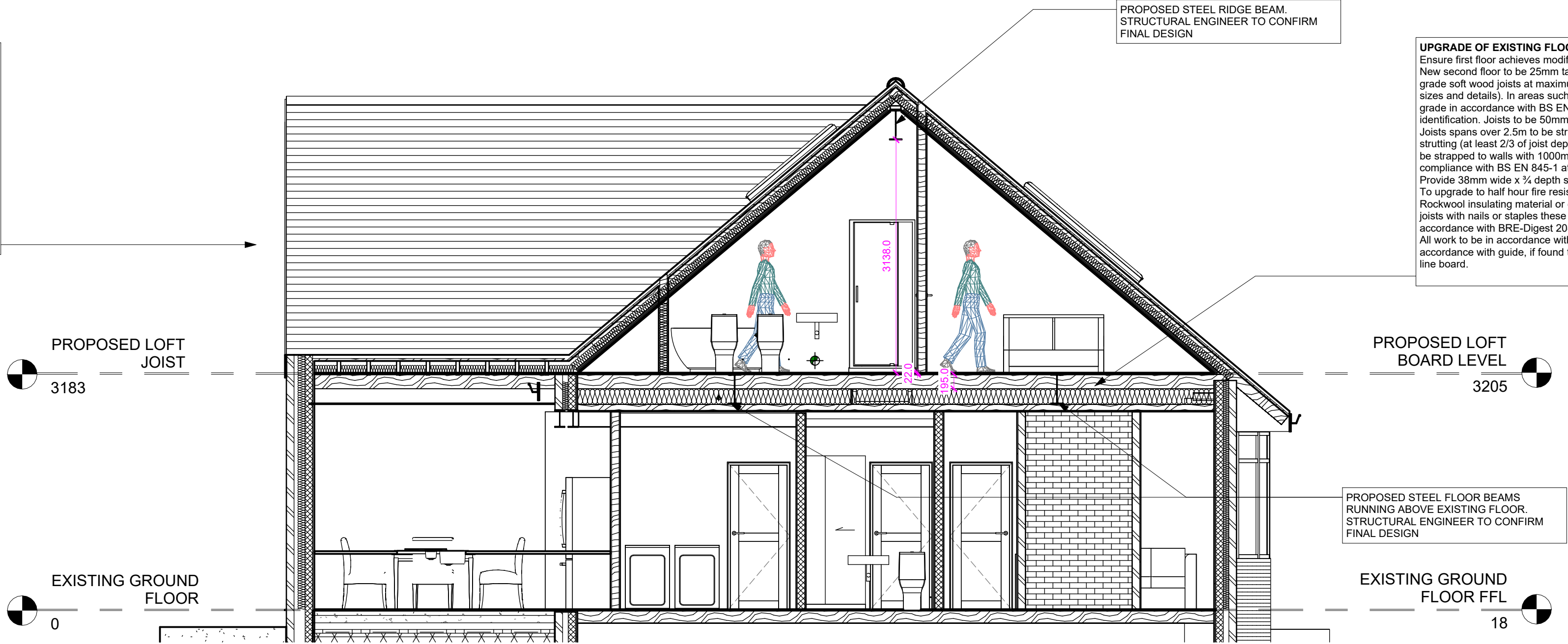


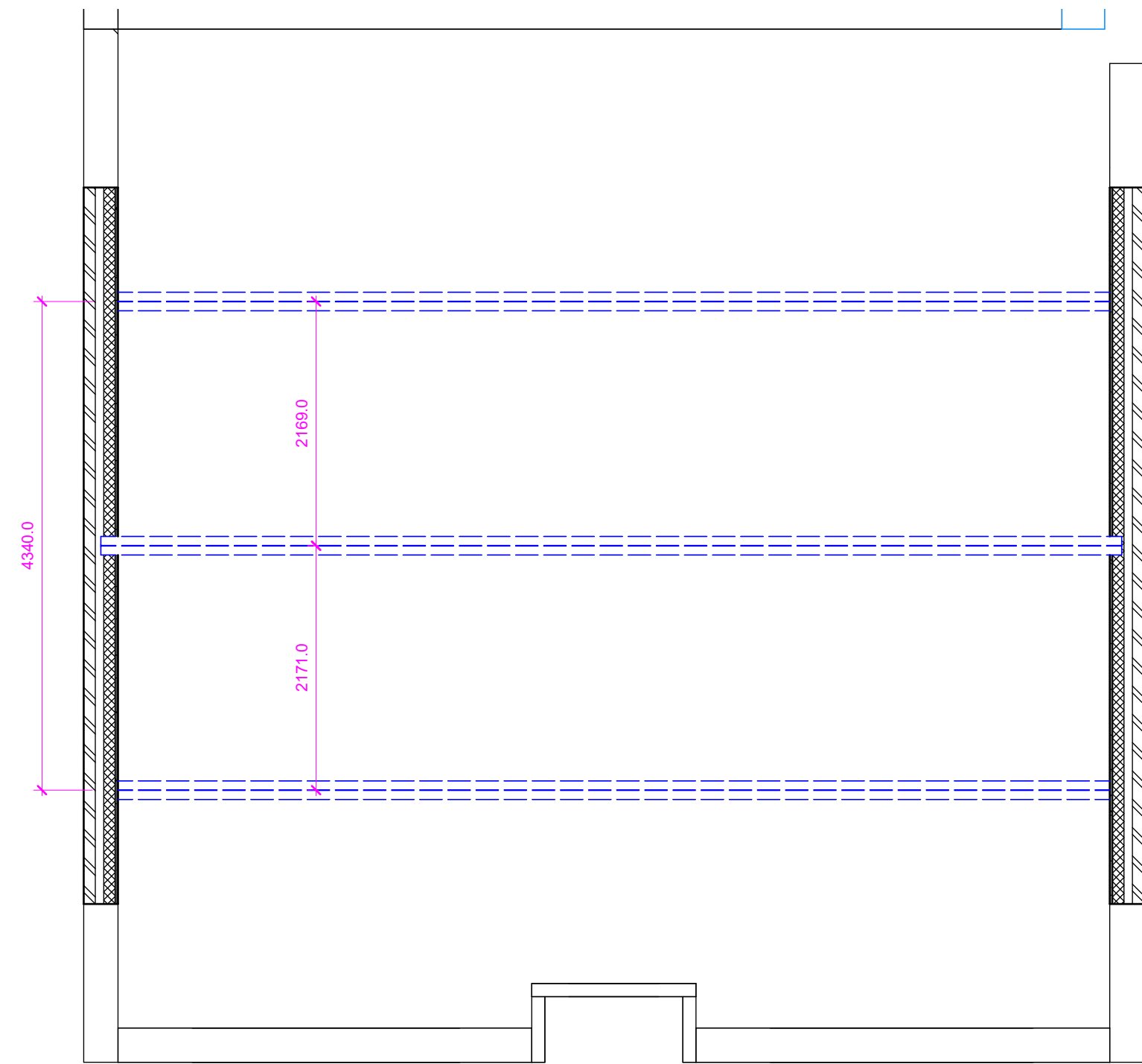
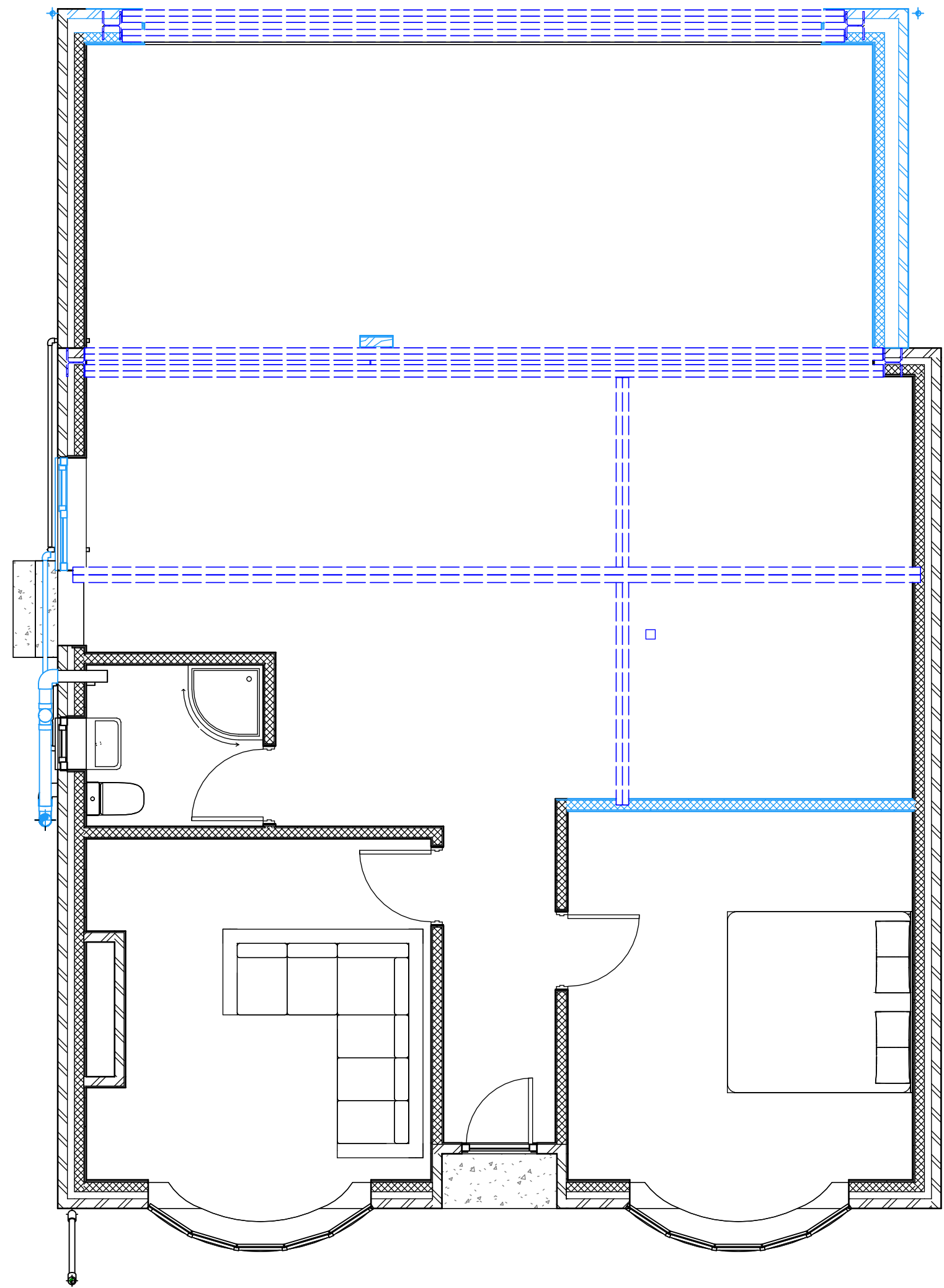
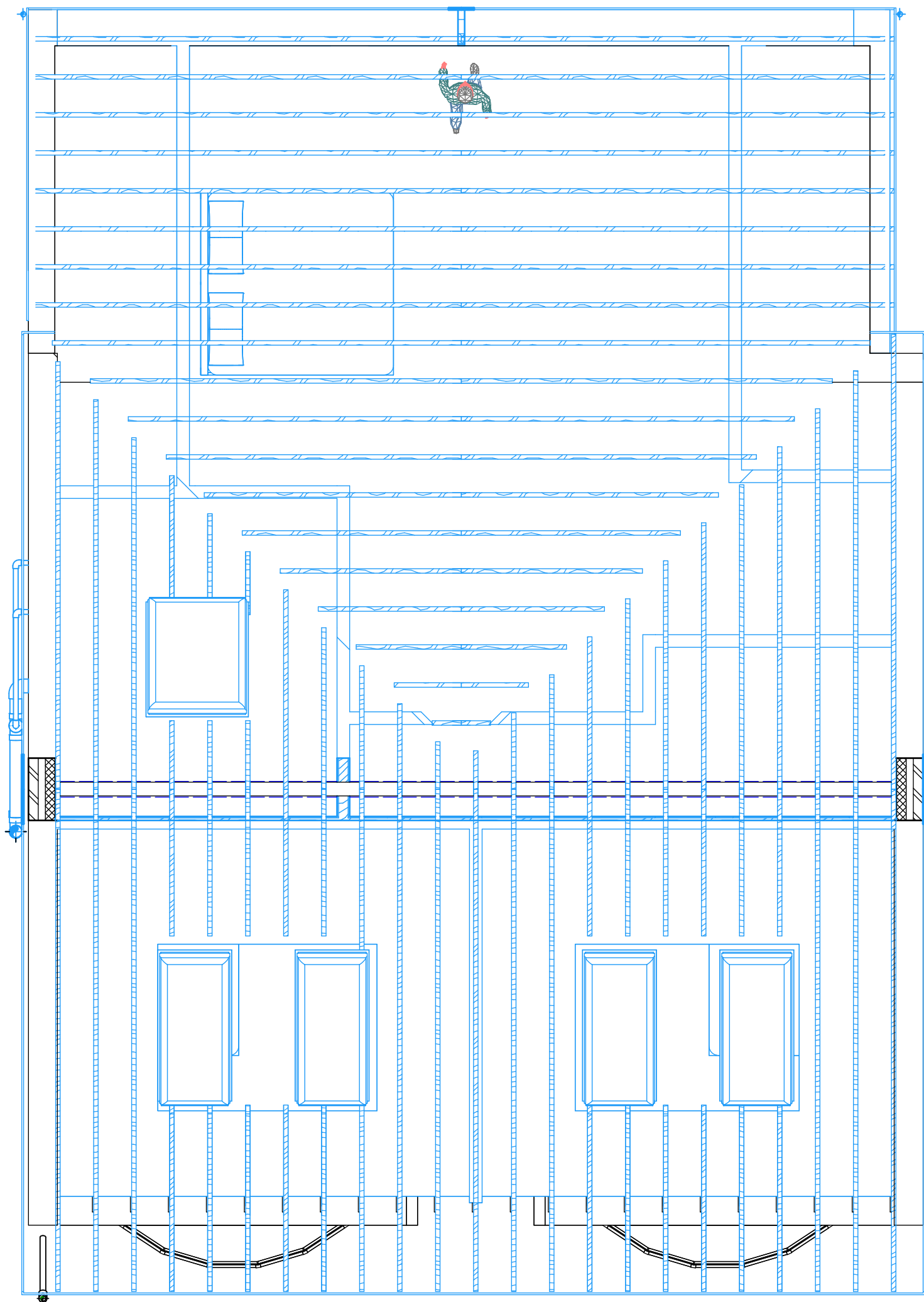
UNVENTED PITCHED ROOF
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve U-value 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens, battens fixed to minimum 25mm thick treated vertical counter battens over breathable felt to relevant BBA Certificate, proprietary eaves carrier system to be installed. Counter battens to be fixed to 47 x 195mm grade C24 rafters at max 400mm centres, max span 4.69m. Rafters supported on 100 x 50mm sw wall plates.
Insulation to be 150mm Celotex XRS4000 between rafters and 30mm TB4000 under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Provide cavity tray where roof meets existing wall.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres.

PROPOSED STEEL RIDGE BEAM.
STRUCTURAL ENGINEER TO CONFIRM
FINAL DESIGN

UPGRADE OF EXISTING FLOORS
Ensure first floor achieves modified half-hour fire resistance.
New second floor to be 25mm langd flooring grade chipboard or floorboards laid on 47mm x 195mm C24 grade soft wood joists at maximum 400mm centres, max span 4.31m, (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 1/4 depth solid noggins 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.



4 PROPOSED SECTION THROUGH MAIN LOFT
1 : 50



PROTECTED BY UK COPYRIGHT LAW

NOTE

1. BUILDER TO CROSS CHECK DIMENSIONS BEFORE WORK IS CARRIED OUT. IF THERE ARE ANY DISCREPANCIES FOUND THEN THE BUILDER SHOULD NOTIFY THE CLIENT AND CONTACT ENHANCED BUILDING PLANS AS SOON AS POSSIBLE.
2. BUILDER SHOULD NOT START UNTIL ANY STRUCTURAL CALCULATIONS NEEDED HAS BEEN RETURNED. ON RECEIVING THE CALCULATIONS, THESE SHOULD BE CHECKED AGAINST THE DRAWINGS AND ANY DISCREPANCIES SHOULD BE DISCUSSED WITH THE CLIENT AND ENHANCED BUILDING PLANS
3. FINAL DRAINAGE POSITIONS TO BE CONFIRMED ON SITE BETWEEN CLIENT, BUILDER AND BUILDING CONTROL.
4. STEEL BEAM LENGTHS TO BE MEASURED ON SITE BY BUILDER BEFORE ORDERING.
5. FINAL STAIRS POSITION AND MEASUREMENTS TO BE CHECKED AND CONFIRMED BY BUILDER AND STAIRS SPECIALISTS.
6. ROOF TRUSSES TO BE MEASURED AND CHECKED BY AN APPROVED ROOFING COMPANY

LEGEND

- BRICK
- BREEZE BLOCK
- TIMBER
- CONCRETE
- OUTLINE FOR STEEL BEAM
- FD30 30 MINUTE FIRE DOOR
- RWP RAIN WATER PIPE
- SVP SOIL VENT PIPE
- EXISTING UNDERGROUND DRAINAGE
- PROPOSED UNDERGROUND DRAINAGE
- DRAINAGE DIRECTION RUN

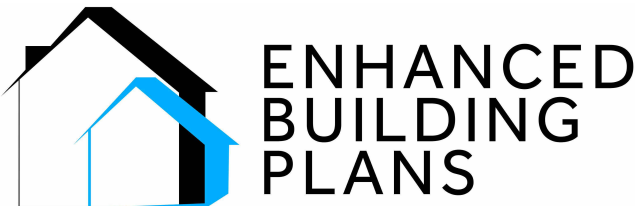
ALL STEEL BEAMS TO BE SIZED BY A STRUCTURAL ENGINEER.

ACTUAL LENGTH OF BEAM TO BE CONFIRMED ON SITE BY BUILDER BEFORE ORDERING. THIS SHOULD INCLUDE THE SPAN AND OVER HANG FOR PADSTONE AS DESIGNED BY THE STRUCTURAL ENGINEER.

ALL PROPOSED MATERIALS ARE TO MATCH EXISTING UNLESS STATED OTHERWISE

2	FRONT DORMERS REMOVED	24/01/25
1	EXTERNAL MATERIAL FINISH AMENDED	01/01/25
REV	DESCRIPTION	DATE

STATUS



Address: 95 Church Villas
South Kirkby
Pontefract
West Yorkshire
WF9 3QR

Mobile: 07730666631
Email: scott@enhancedbuildingplans.co.uk
Web: www.enhancedbuildingplans.co.uk

PROJECT
100 BARNSELY ROAD
DARTON
BARNSELY
S75 5NS

TITLE
LOFT CONVERSION
PROPOSED SECTION, FOUNDATION PLAN,
FLOOR JOIST PLAN AND ROOF JOIST PLAN

CLIENT
JOANNA WATSON

DRAWN BY SS
CHECKED BY SS
DATE 24/09/24

SCALE AS INDICATED @ A1
PROJECT NUMBER 0214

DRAWING NUMBER 0214-EBP-PL-006
REV 2