

Structural stability of formed roof space:-
Refer to structural calculations as prepared by SRC Ltd.

Rainwater goods:-
PVC gutters 115mm half round and 68mm dia down pipes to match existing all bends, outlets, clips, brackets, connectors etc. and connect to underground drain to soakaway.

Ceilings:-
Provide and fix 12.5mm (approx) wallboard to all new roof ceilings.

First floor construction:-
Provide and fix 19mm tongued and grooved flooring grade wood particle board on construction as stated in engineer's report.

Doors and Windows:-
To be softwood, hardwood or UPVC by specialist manufacturer. Style as shown on elevations. All to be fitted with double-glazed sealed units (at least 12mm cavity) using low-E glass (O.O.S.).

Protected glazing areas:-
Provide toughened glass to BS6206 (1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 500mm of door. Protected glazing to be permanently marked with BS kite mark.

Fascia and bargeboards (if any):-
All to be 52mm thick treated PSE softwood timber, depth to be determined on application. Provide a 5mm groove near bottom of boards to accept 6mm thick plywood or masticboard soffit.

Smoke alarm:-
Provide mains operated self-contained smoke alarm that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 5000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit. See drawing for positions.

Ventilation:-
Natural ventilation areas of windows to offer at least 1/20th of room floor area. All windows to have trickle ventilators fitted to head to give 8000mm² ventilation to habitable rooms and 4000mm² to all others.

Decorations:-
Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coatings manufacturers specification.

Roof insulation (to new and old):-
Insulation to roof space to be 250mm thick fibreglass laid 100mm between and 150mm over ceiling ties.
If insulation is required to a rafter section of the roof i.e.: attic trusses, then provide in between rafters Celotex double-R GA2000 board (2no. layers of GA2013) or similar approved product, maintaining 50mm air gap between insulation and underfelt. Ensure there is a spacer fitted in the eaves so that the insulation can be installed over and beyond the wall plate.

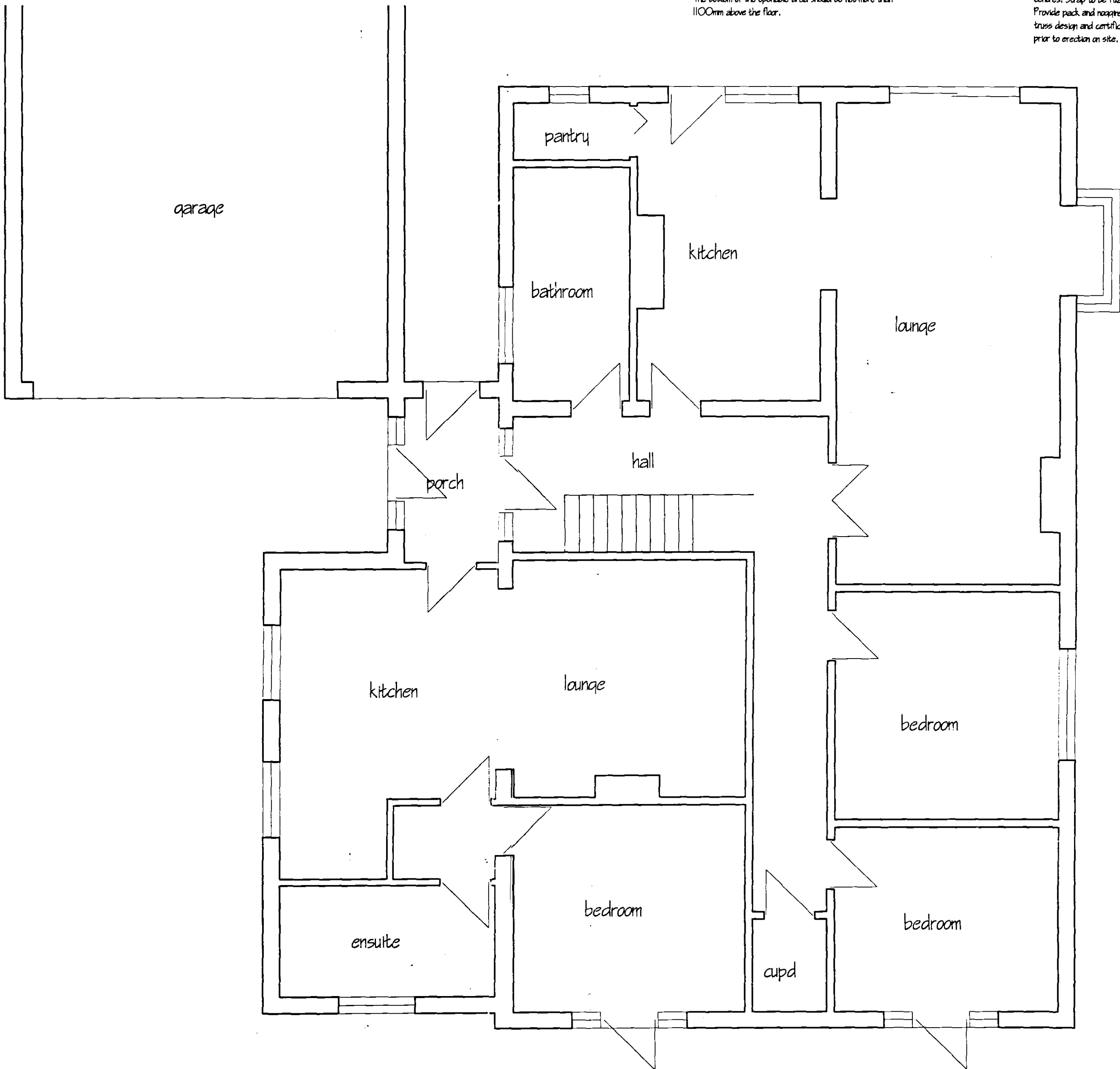
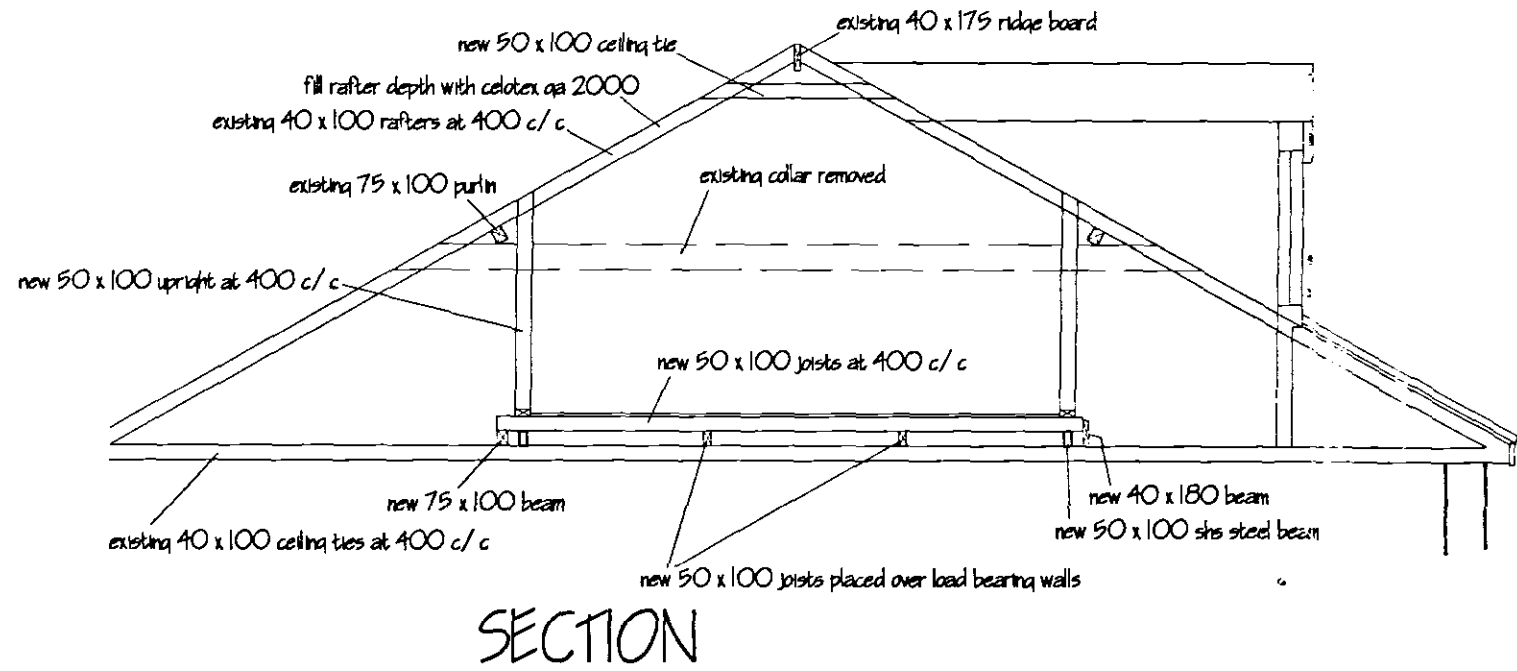
Roof ventilation:-
Provide ventilation to roof space as eaves via patent system giving the required air circulation as follows:-
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e.: attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
3) Also on roof's where ceilings follow roofline ventilation is required at ridge/line with suitable ridge vent (by tile manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
4) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along abutment.
5) Ensure 50mm gap between insulation and underfelt.

Fire escape windows:-
All habitable rooms in the upper storey's of a house should have a window with an unobstructed openable area that is at least 0.25m² and at least 450mm x 750mm (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

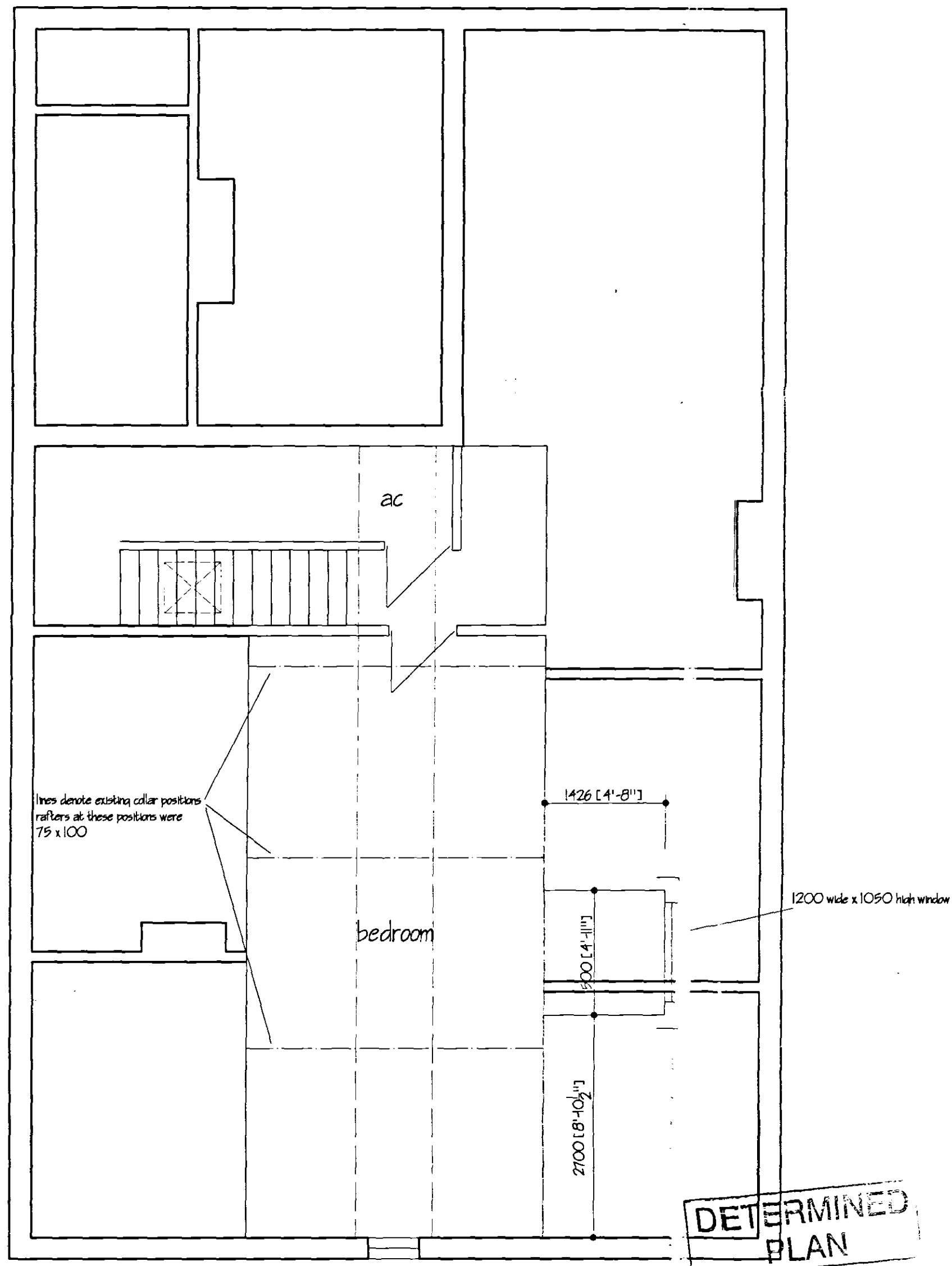
The existing staircase needs to be in conjunction with the following:-
To be private stairway giving 800mm clear width. Handrail to be 900mm above pitch line of the staircase and 1000mm above finished floor level on landing. Balusters to be of vertical type and are not to be able to permit passage of a 100mm diameter sphere between them. Ensure 2000mm headroom above pitch line of stairs. All balustrades to be capable of withstanding 0.5kN/m horizontal force. Give 222mm 15no. 200mm pitch 42 degrees.

Dormer wall construction:-
E.g. 19mm thick treated 18kg boarding on 25 x 38 treated counter battens on building paper on Celotex double-R GA2000 board (1no. layer GA2025) or similar approved product on 9mm thick OSB/3 board on an 88 x 89 treated 0.5 vertical timber studs at 600mm centres (built off compound truss either side). To inside provide vapour barrier then 12.5mm taper edge plasterboard and drilled. Fix 100mm fibreglass insulation between studs.

Dormer roof construction (warm roof):-
Concrete interlocking tiles on 25 x 50 softwood treated timber battens on Monafid 250 underlay by Monafid Ltd. lapped 150mm horizontally and vertically on 25 x 50 softwood treated timber counter battens at rafter spacing on Celotex double-R GA2000 board (1no. layer of GA2013 & GA2020) or similar approved product. On prefabricated trusses at centres and pitches stated on drawings all in accordance with BS 9268 part 3 (1995). All bracing to be 25 x 100 softwood and positioned all in accordance with manufacturers instructions. Bracing to be fixed to gable wall. Trusses to be well secured to 50 x 100 wallplate. Provide 50 x 5 galvanized mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Strap to be fixed to gable wall + span 3no. trusses. Provide pack and noggins to brusses at strap position. Roof truss design and certificate to be supplied to building control prior to erection on site.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SHBC
Planning & Development
15 NOV 2004
Ref: 1516104

B BUILDING REGS APPLICATION		NOV 2004
A DORMER ADDED		SEP 2004
ref: re: sion		note
G. R. MERCHANT LENG AT ICE FINE		
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS		
Unit 4, Wrights Mews 12A Park Road, Holborn, Spalding, Lincs. PE12 7FE Tel: 01454 433744 Fax: 01454 433744 E-Mail: G. R. Merchant @ Merchant. FS. Co. UK		
Project RETROSPECTIVE LOFT CONVERSION INCLUDING NEW DORMER ROOF AT ROSE COTTAGE 19 BABBERS DRIVE CROWLAND		
Client MR & MRS MJ SMITH		
Drawing PLANS AND SECTION		
Job Ref. 995/04	Drawing No. 01 B	
Date JULY 2004	Drawn JPW	
Scales 1/50		
DO NOT SCALE FROM THIS DRAWING This drawing is copyright and may not be copied, traced, photographed or used for any other purposes other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions noted in the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site and surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. The drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is issued for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G.R. Merchant or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate UK British Standards specification or BS4 certification or European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required. The works and completion of all that is shown on this drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works will be covered to be included.		