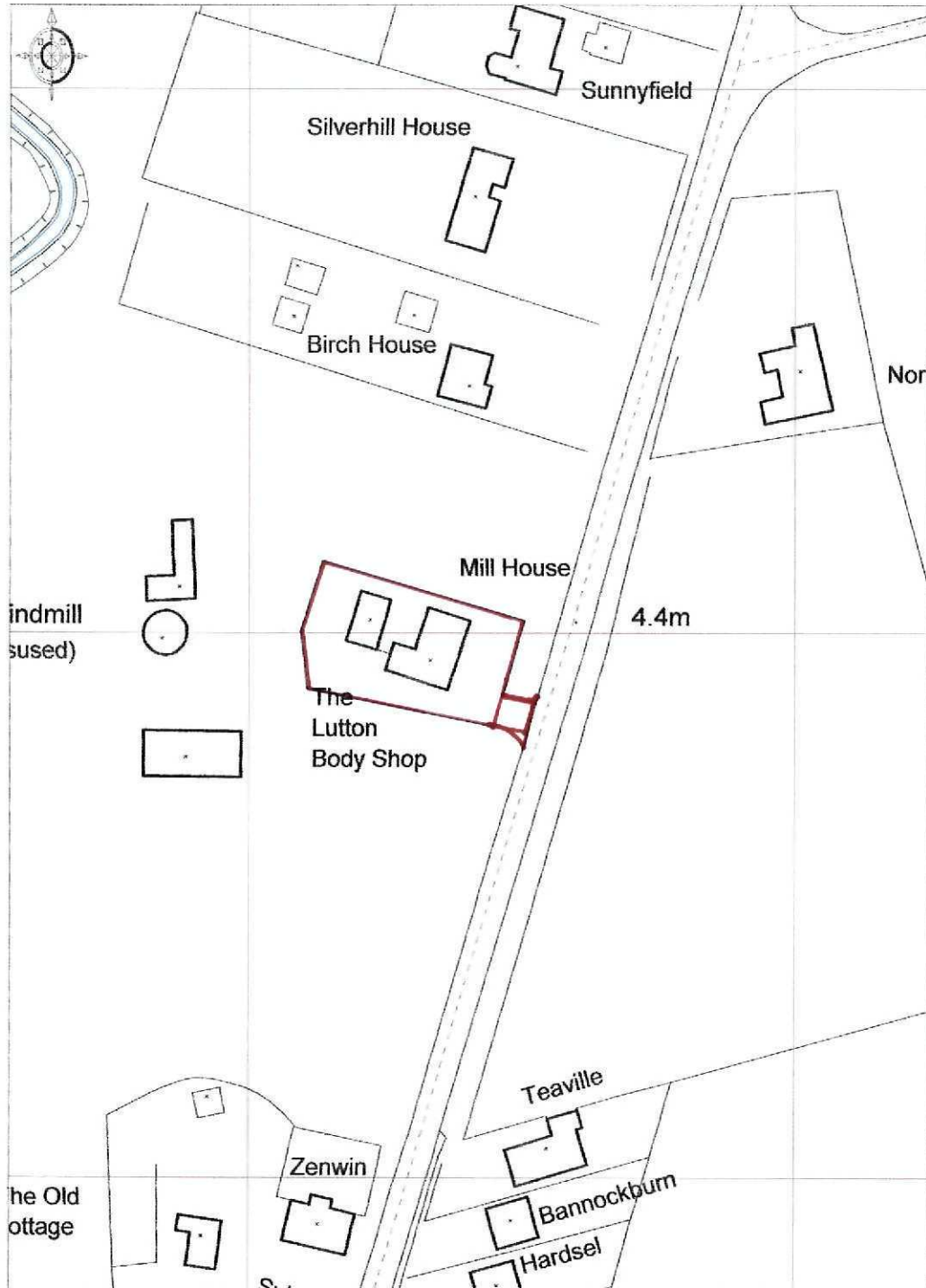


SHDC
Planning & Development
11 OCT 2010
Ref: 0853-10



OS Ordnance Survey

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Convert existing roof space to additional accommodation, as shown.

For all structural issues of conversion work carry out all work in accordance with SRC structural calculations/details.

To ground floor block up existing cupboard door and remove cupboard wall to make way for proposed stairs, as shown.

To first floor form new room with 100mm stud partitions, as shown.

Existing water tank to be relocated, as necessary.

Form dormers, where shown. Roof tiles to match those of existing roof. Roof pitch to match that of existing roof.

Door between dining room and hall to be ½ hour fire resisting self-closing type.

To first floor provide 19mm flooring grade moisture-resistant decking on upgraded floor joists.

Connect foul drains to existing foul drainage system, as shown.

Dormer Wall Construction

Vertically hung tiles (manufacturer same as main roof tiles) on 19mm x 38mm timber battens on breather membrane on sheathing ply fixed to studs with GA3050Z Celotex between studs, maintain a 50mm cavity. 50mm x 125mm vertical studs at 400mm centres built off doubled-up rafters as stated. GA3012Z fixed to internal face of studs with taped joints and finished with plasterboard and skim.

Dormer Roof Construction

Tiles, battens and underlay as for main house roof on 25 x 200mm ridge, 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate. Provide 38 x 100mm noggins from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 300mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

Private Stairs

Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof Ventilation to Sloping Ceiling

At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

Valleys

Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Bathroom/En-suite Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts

All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Roof Insulation

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Roof Insulation to Sloping Ceiling

To ceiling slays provide 50mm Celotex between rafters and 75mm Celotex below rafters. Ensure a gap of 50mm between roof underfelt and insulation at all times.

Foul Water Drainage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in ball-on-finish. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

First Floor Walling

Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard of 10kg/m² density and skim finish to both sides. Provide to airspace proprietary acoustic insulation. Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

Ceilings

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing

All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Internal Lighting

Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt. Examples of lamps are fluorescent tubes and compact fluorescent lamps (note GLS tungsten lamps with bayonet cap or Edison screw bases).

Method of determining number of locations:

Provide energy efficient lights of one per 25m² of floor area or one per four fittings whichever is the largest.

Excludes garages, lofts and outhouses.

Sound Insulation to single Dwelling

The intermediate floor should be provided with 100mm thickness mineral wool between the joists. In addition internal stud walls should be suitably sound resisting to walls around bedrooms, WC and en-suites (unless the wall contains a door).

Electrical Work

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-

- an electrical installation certificate issued under a competent person's scheme has been issued or
- an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Stud Walls between Habitable Rooms

To have 15mm plasterboard finish to both sides of 50mm x 100mm studs with 100mm fibreglass between to reduce sound transmission

Purge ventilation to windows

For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Background Ventilation

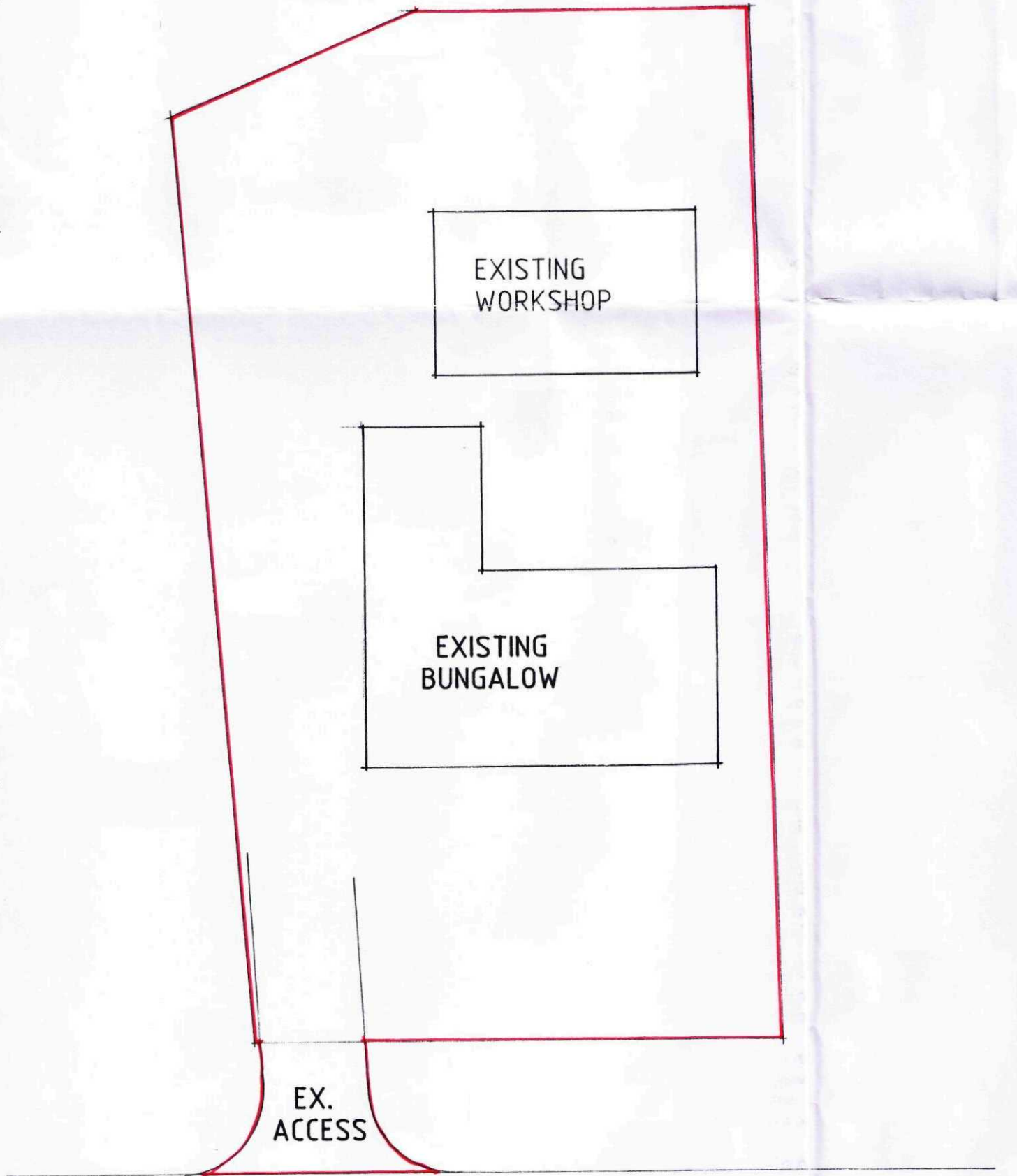
Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm² per window head. Ventilation for whole extension to be 30,000mm²

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

Make good to all disturbed and affected areas.

NOTE

FOR ALL STRUCTURAL ALTERATIONS
REFER TO SRC STRUCTURAL CALCS
REF - 33110/1 TO 30
EXISTING TIMBER MEMBERS MUST NOT BE
REMOVED WITHOUT FULL
INSTALLATION OF MAIN TIMBER
SUPPORTS



ROMAN BANK

SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD10-032/1, SD10-032/2

SRC STRUCTURAL CALCS REF 33110/1 TO 30

General Notes

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the responsibility of the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant 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 1994 (CDM) and Health and Safety at Work, etc. Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.



Status
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PROPOSED ATTIC
CONVERSION AT MILL HOUSE
BUNGALOW, ROMAN BANK,
LUTTON GOWTS FOR

MR. K. VERE.

SITE PLAN

1:200

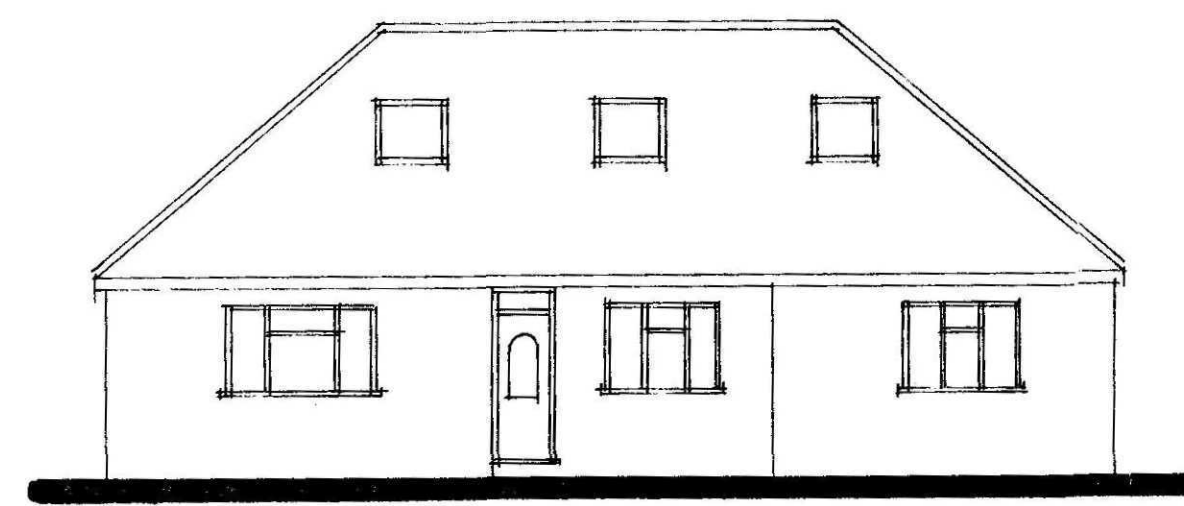
SD10-032/3

SEPT-10

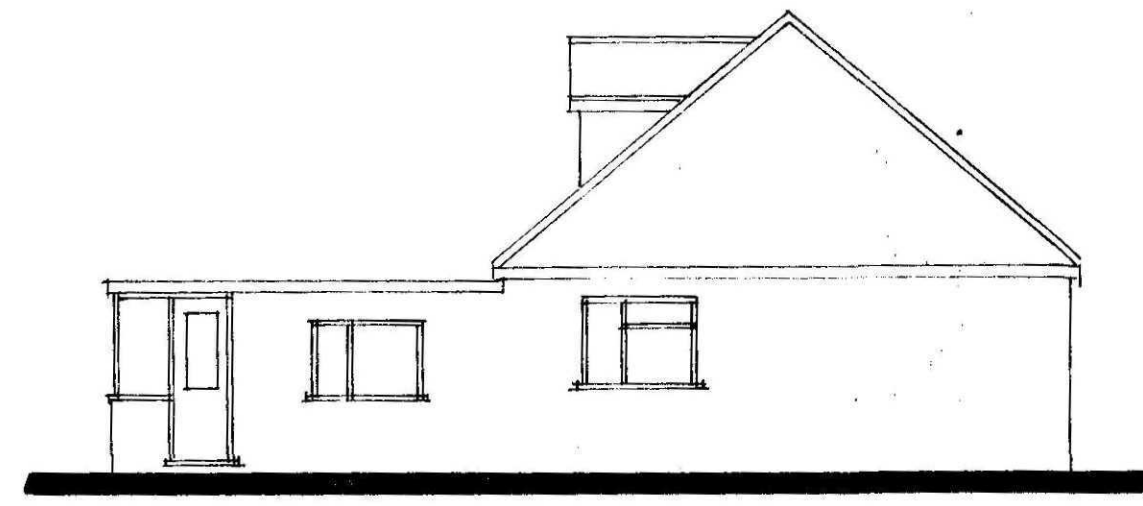
B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 498702

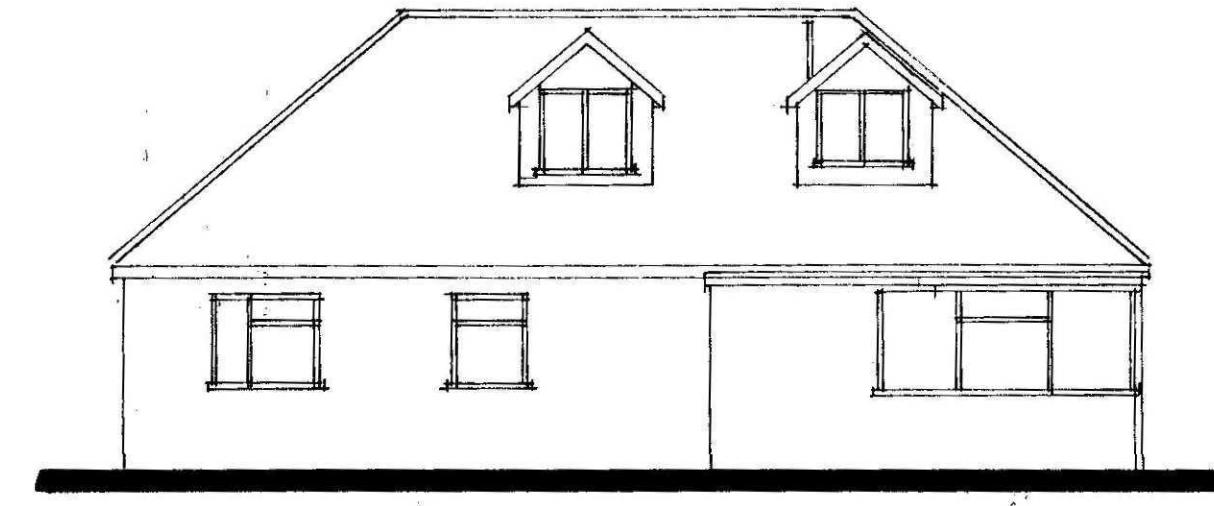




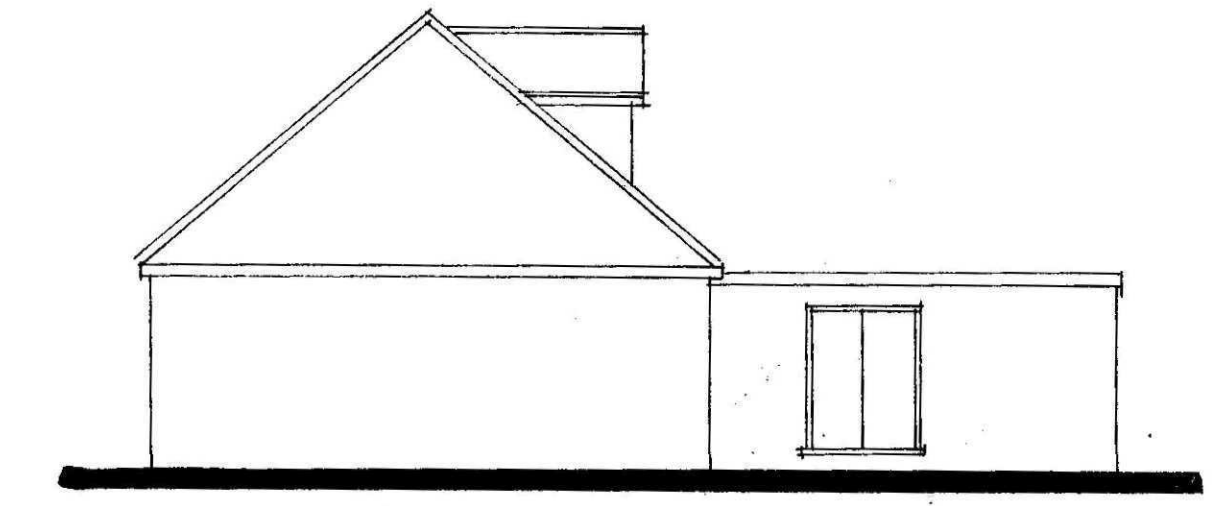
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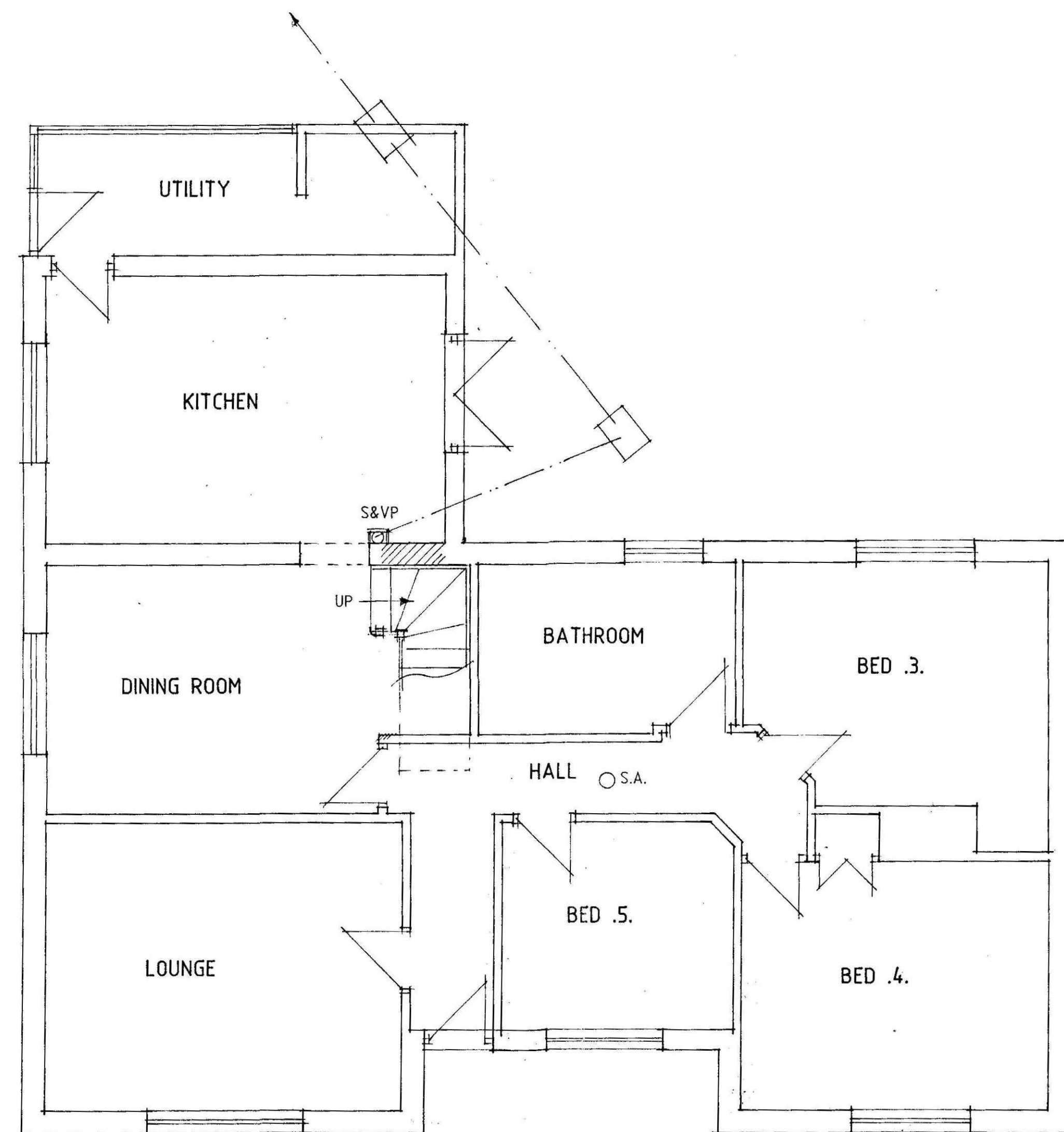
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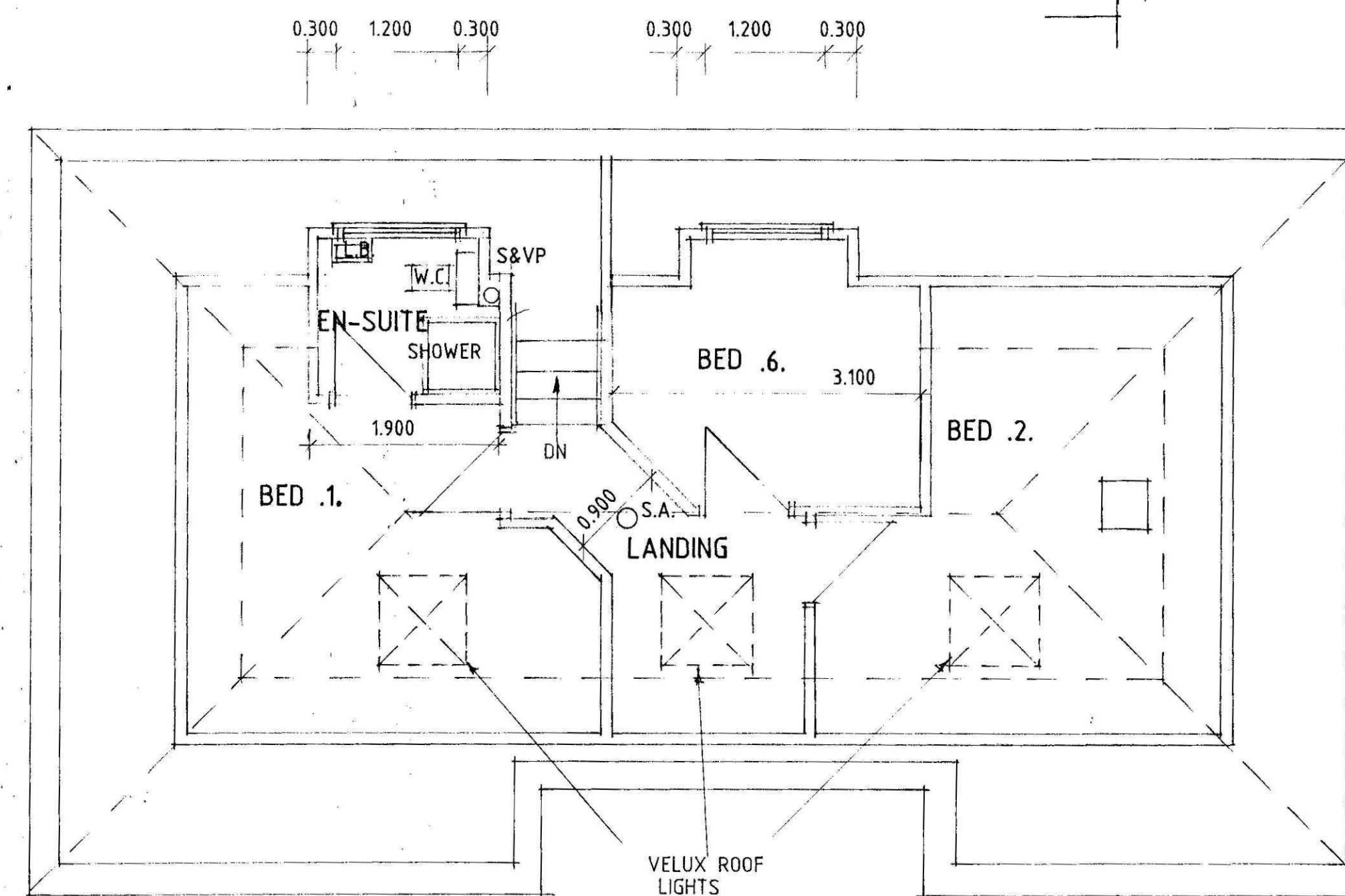
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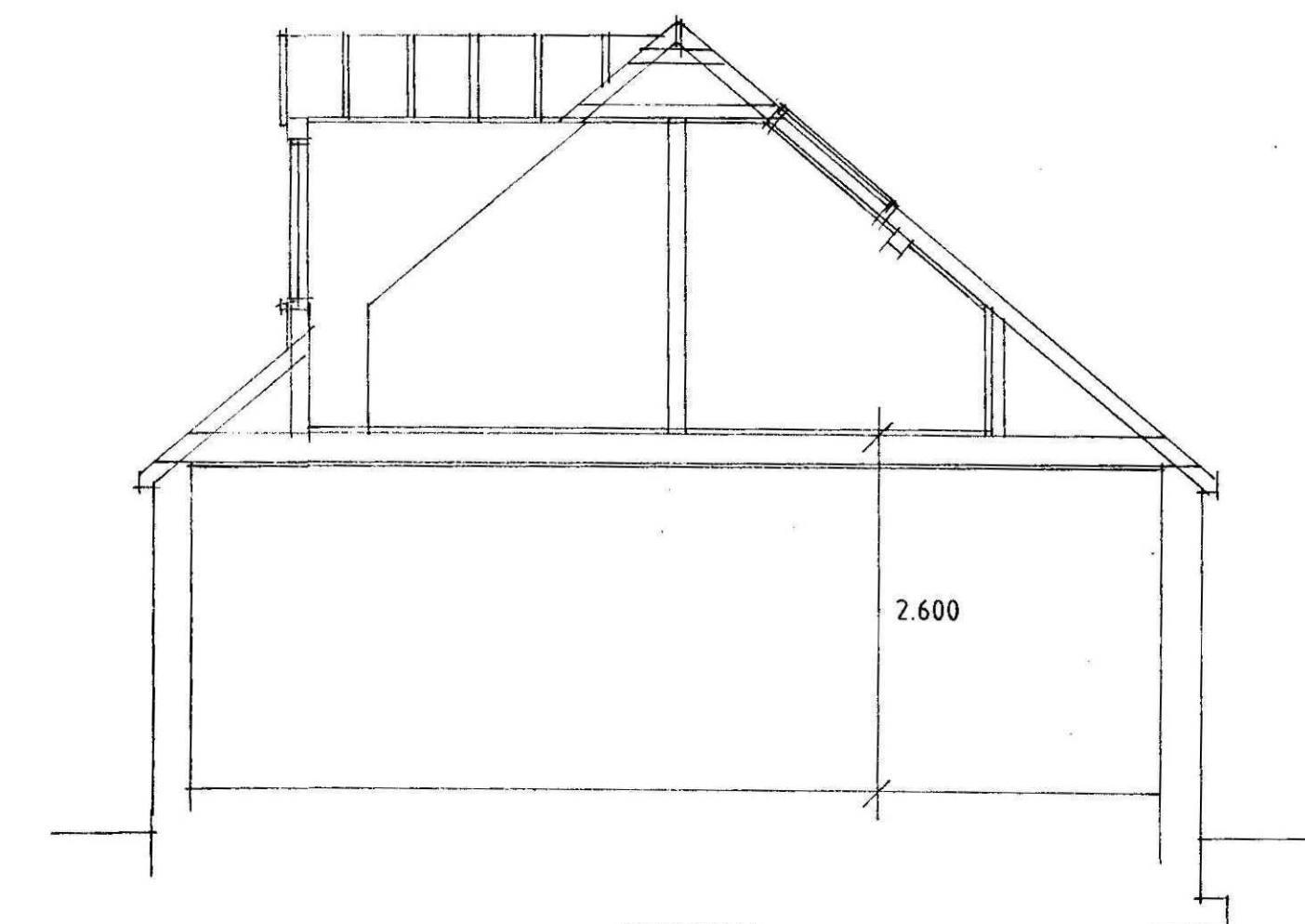
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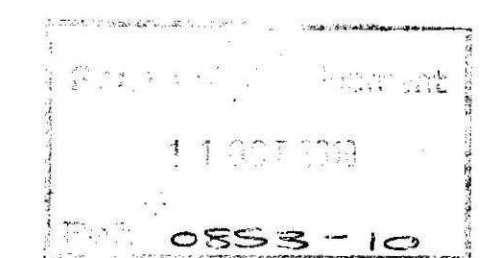
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION



A - IMF. ADDED - 15.9.10

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BUNGALOW, ROMAN BANK,
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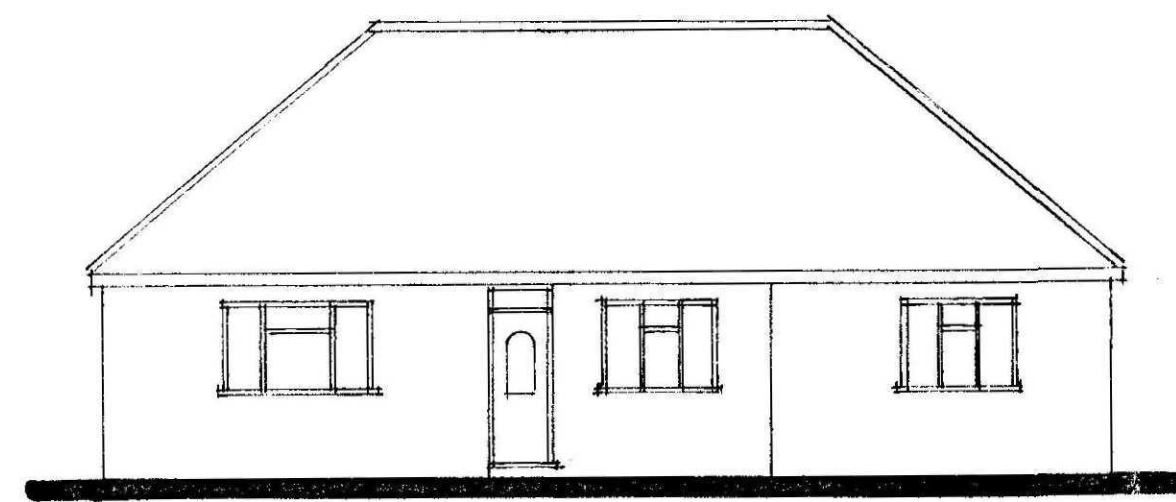
MR. K. VERE.

PLAN AS PROPOSED

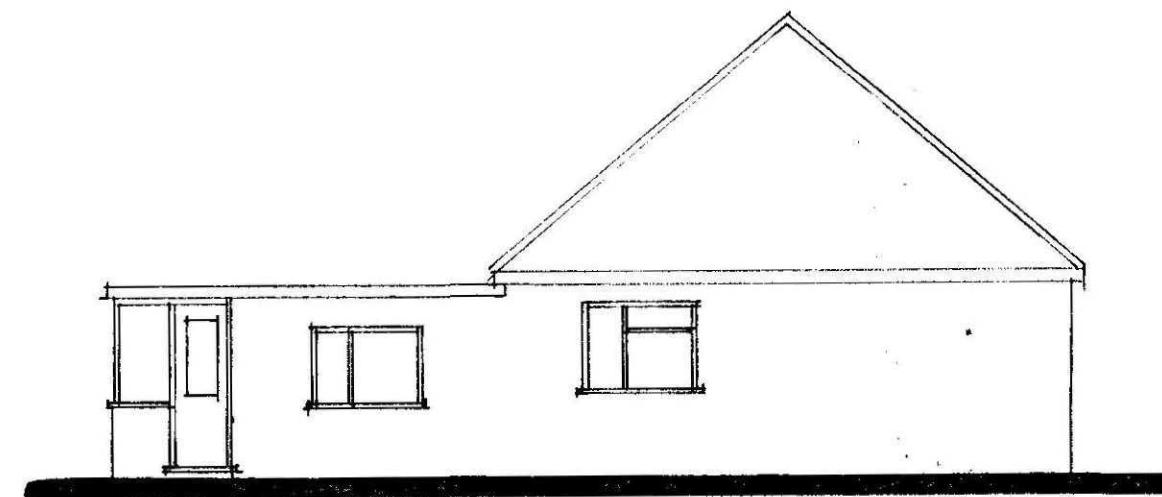
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AUG-10 B.GILHAM,

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424363 Fax: 01406 490702

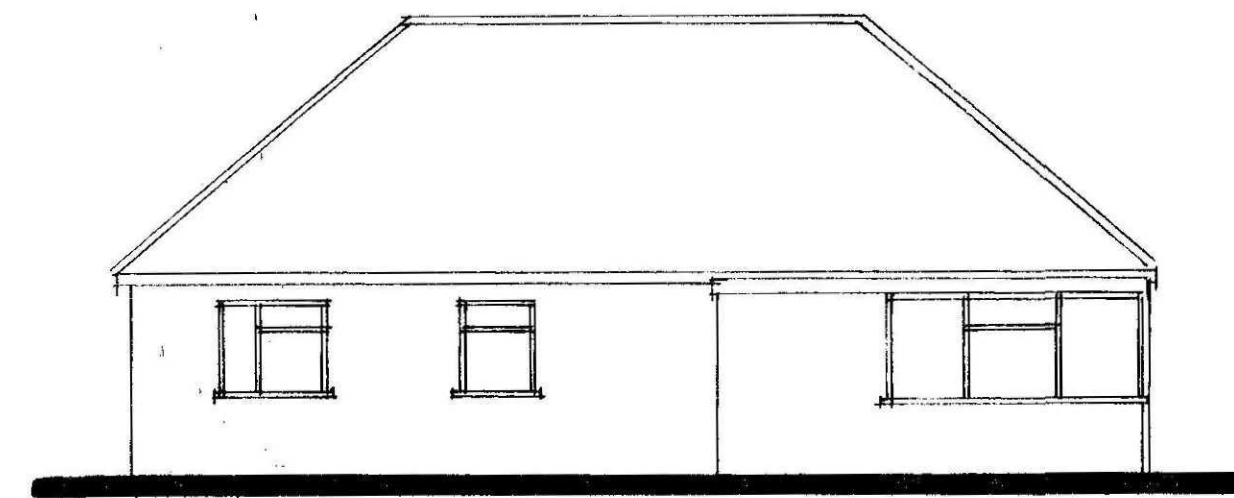




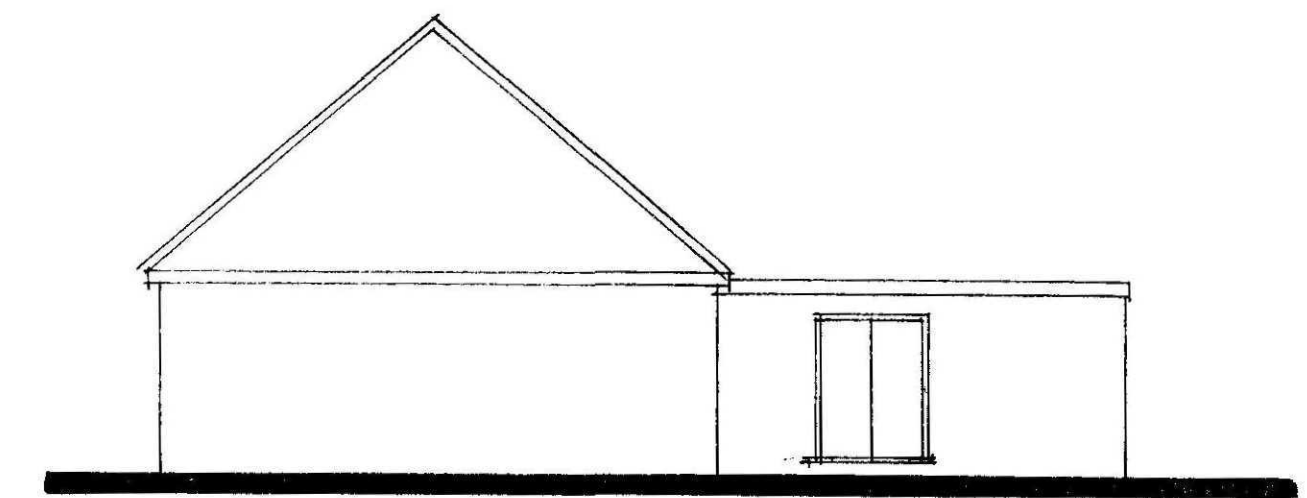
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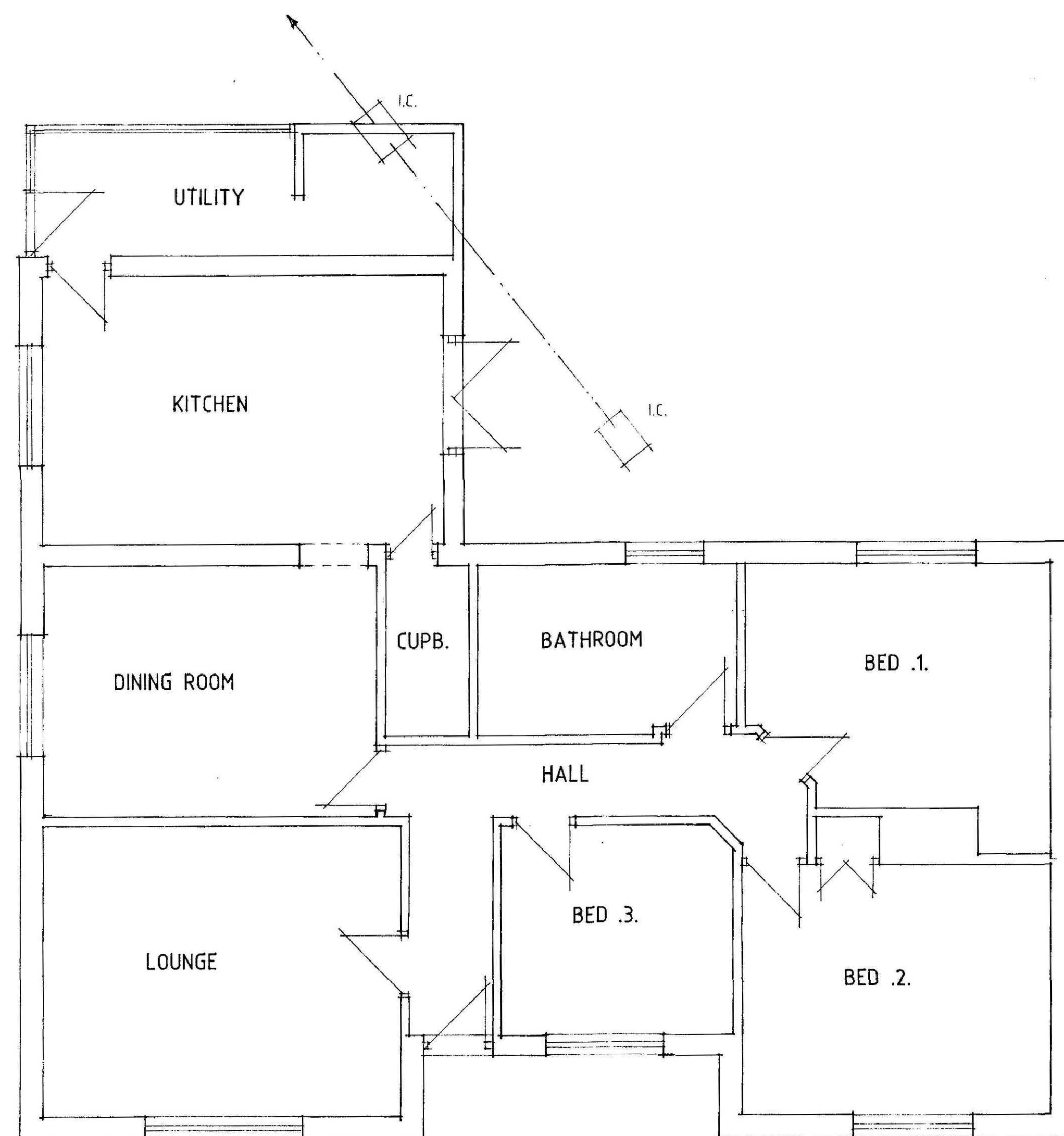
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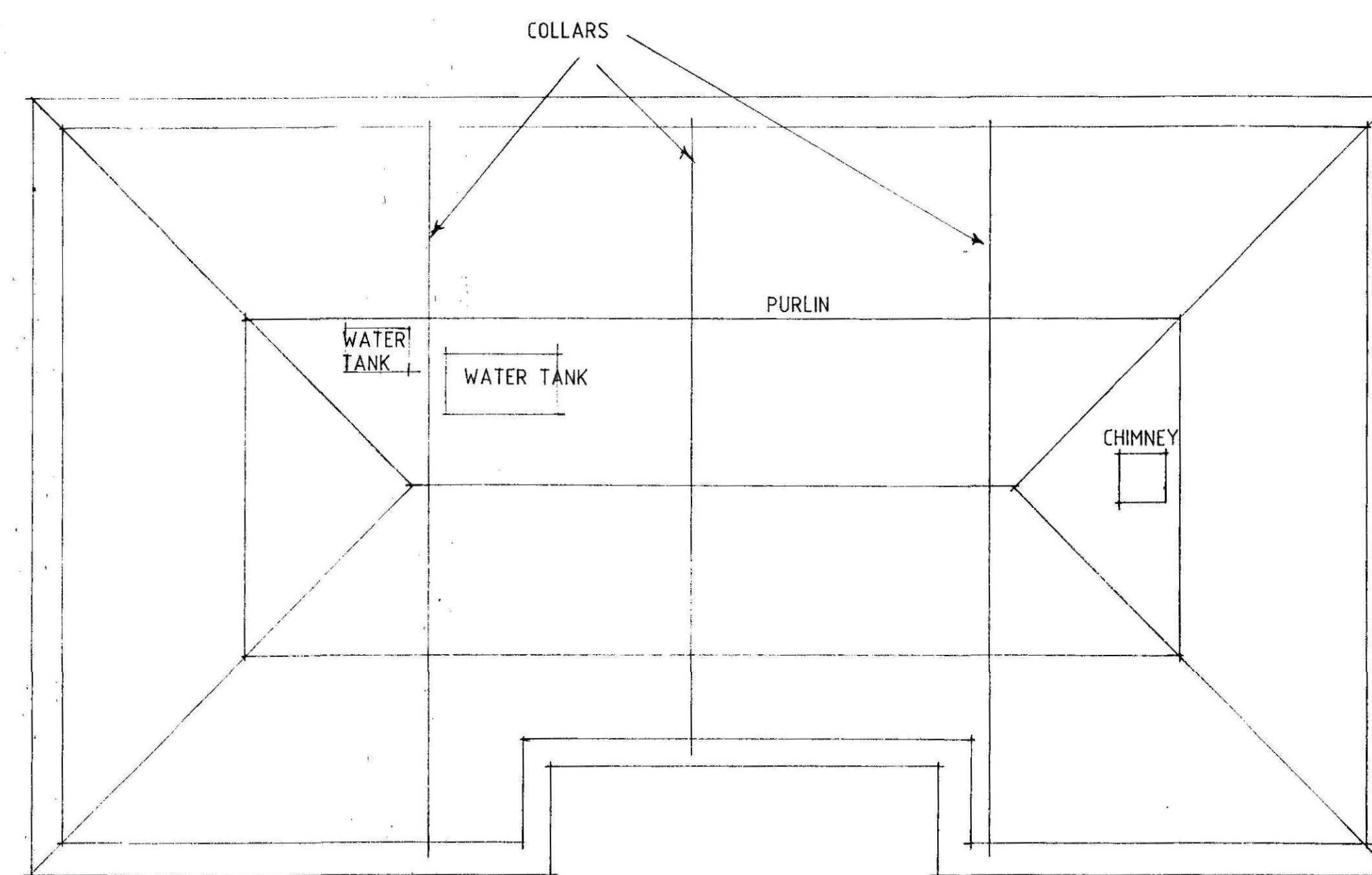
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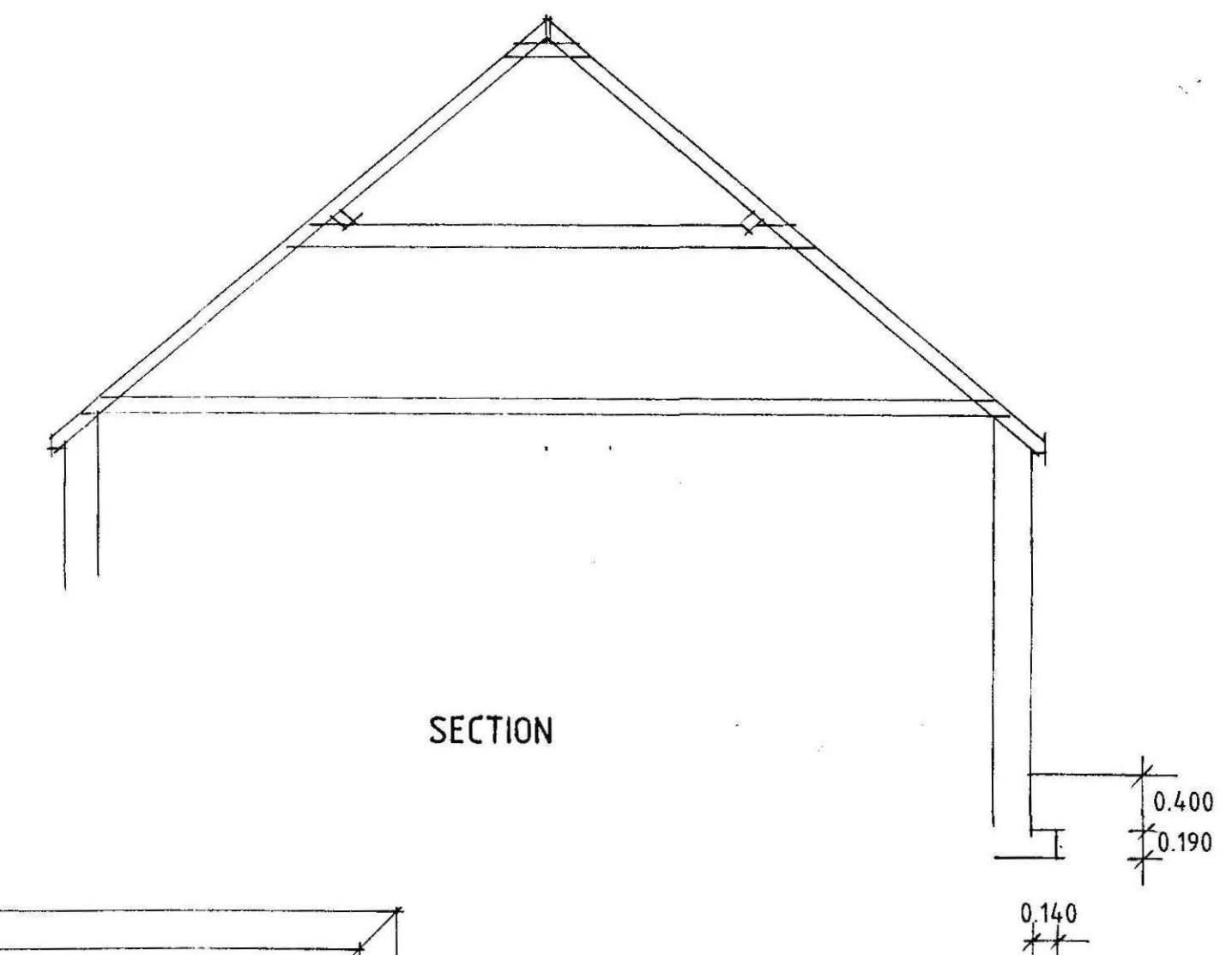
SIDE



FLOOR PLAN



ROOF PLAN



SECTION

Rafters 100 x 38mm @ 320mm centres
 Principle rafters 100 x 75mm @ collar position
 Ceiling joists 100 x 38mm @ 320mm centres
 Collar 170 x 38mm
 Purlin 100 x 75mm
 Ridge board 150 x 25mm
 Hip rafters 200 x 38mm

Status
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PROPOSED ATTIC
 CONVERSION AT MILL HOUSE,
 BUNGALOW, ROMAN BANK,
 LUTTON GOWTS FOR

MR. K. VERE.

PLAN AS EXISTING

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