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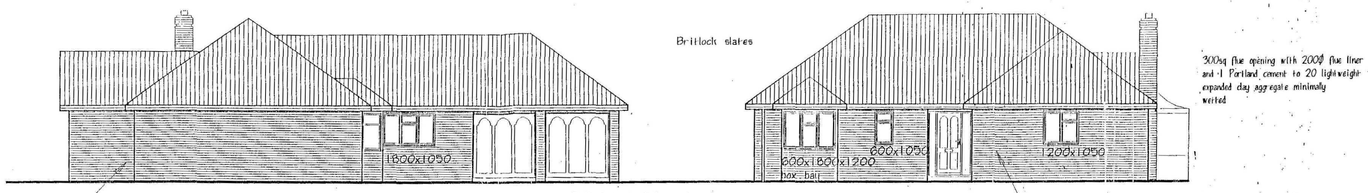
SHDC
Planning & Development
- 6 APR 2011
Ref: 0254-11



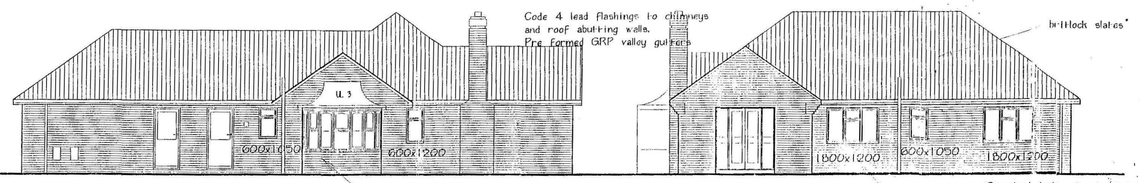
SIDE ELEVATION

FRONT ELEVATION

300sq flue opening with 200ϕ flue liner and 1 Portland cement to 20 lightweight expanded clay aggregate minimally wetted

Double glazing to all doors and windows Pilkington K glass 4/20A
All doors and windows draught sealed

All windows to have .33m² escape area with min 450x450 opening

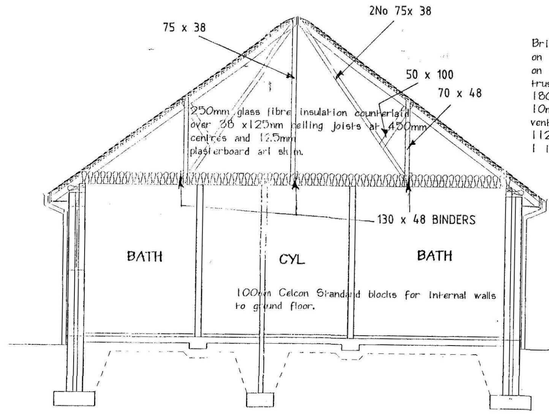


REAR ELEVATION

Galvic GI 50/100 lintels over all external door and window openings, 75x100 conc lintels over all load bearing internal wall openings
All lintels to have 150mm min bearing both ends

SIDE ELEVATION

Standard double glazed windows and patio doors. See elevations for coding and finish. Glass in doors and side panels to be toughened or laminated to BS 6206 1981 to comply with Part N of the Building Regs

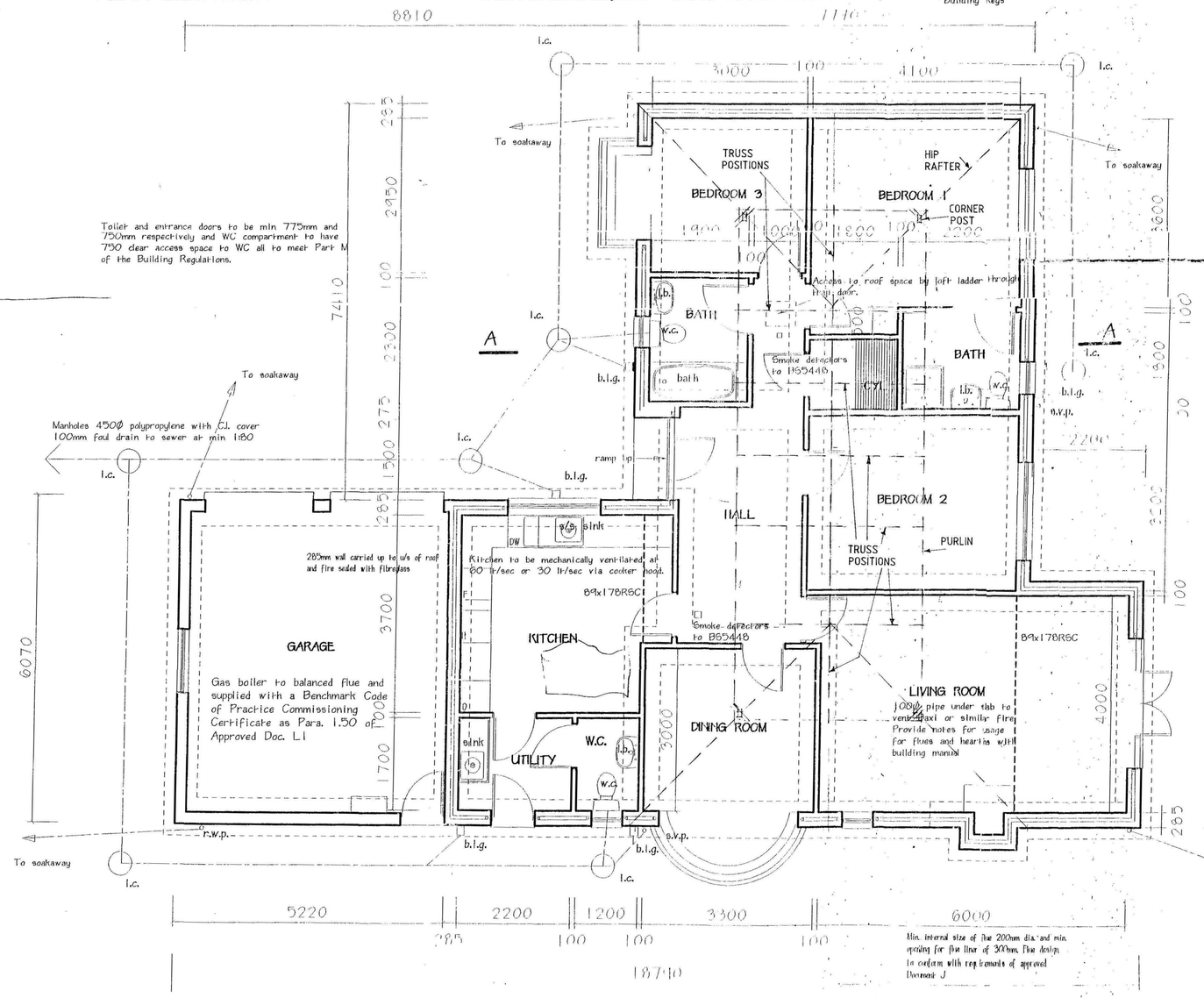


Britlock slates on 38 x 25mm battens on 38 x100mm rafters at 450mm centres on 47 x 150mm purlins supported byTRADA trusses, (see roof drawing for details) at 1800mm max
10mm continuous gap over insulation to ventilate roof space.
112mm ϕ Marley Clipmaster pvc gutter laid to 1 in 600 fall to 75mm ϕ RWP

Outer skin,facing brickwork,85mm cavity filled with bonded polystyrene beads.Inner skin, 100mm Celcon blocks plastered.
Felt DPM.
All cavities open at top for continuity of insulation.
Felt DPM to all windows and door openings
Damcor vertical cavity closer as insulation and DPM
Cavity wall ties at 750cc horizontally, 450cc vertically, to be vertical twist type.

SECTION AA

Felt DPM min 150mm above paving level lapped to DPM under slab.
Floor finish on 50mm sand cement screed on 1200g polythene DPM on sand blinded hardcore min 150mm thick. 100 expanded polystyrene insulation 225x700mm concrete strip foundations min 1000mm deep or on suitable load bearing stratum. Foundations hackfilled with hardcore.



Min. internal size of flue 200mm dia. and min. opening for flue liner of 300mm. Flue design to conform with requirements of approved Document J

Alleviating pipework and traps to conform with Table ... section ... of Approved Document H

All habitable rooms to have min 5% floor area opening lights with 8000 sq mm trickle ventilation.All other rooms to have min 4000 sq mm

Bathrooms and wc at utility room to be ventilated at 30 ltr/sec operated by light switch.

Oil fired central heating and rads controlled by room stats or thermostatically controlled rad valves.

Wall mounted switches,sockets,TV points door bells & telephone jack points to be fixed between 450 and 1200mm above floor level.

To soakaway
Central heating to whole house. Rads controlled by room stats or thermostatically controlled rad. valves.

H.W. cylinder with 35mm factory applied insulation P.U. Foam min. density 30kg/m
Thermostat on cylinder and timer on programmer.

2100 litre oil tank positioned 750mm from boundary and garage and min. 2m from house

Megaflo CL 125/150 unvented indirect cylinder Mindischarge pipe size one pipe size larger than the temp/pressure relief valve/discharge pipe. termination 75mm above TCL with wire cage safety cover.

2100lt plastic oil storage tank. A K&B fire valve to be fitted outside externally, with K&B phial inside the case.

SEDBUK boiler efficiency rating for oil fired boiler 89.1

Boiler to be Baxiter Conway 5 oil fired .
System to be 2 pipe with 2 zone valves, programmer, room stats, cylinder stat. and thermostatic radiator valves to all radiators.

Flow and return pipework from boiler to airing cupboard to be insulated. No pipe work in roof space

Light fitting outlets to take flourescent or compact flourescent lamps as Part L1.54

1200 wide 1:12 gradient ramp with 1200x1200 landing & threshold to detail to meet Part M Entrance door to have max 15mm threshold. 900 min wide paved path to perimeter of driveway to suit wheelchair access.

All ground floor doors min 775mm and 1st floor 750mm clear opening respectively. WC compartment to have750 clear access space to WC to meet Part M of the Building Regulations.

Existing Roof Timbers

100 x 38mm rafters at 450mm centres
2 no 130 x 38mm ceiling joists at 450mm centres
150 x 50mm purlin
140 x 25mm ridge board
130 x 48mm binders
80 x 100mm corner posts with 130 x 38mm timber on top supporting purlins.

Trusses formed where shown, timbers bolted at junctions.

Development
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PROPOSED CONVERSION OF ROOF SPACE TO BEDROOMS AT 30 JUBILEE CLOSE, SUTTON ST. JAMES FOR

MR. & MRS. J. PALMER.

PLAN AS EXISTING

1:50 1:100	SD11/007/1
MARCH-11	B.GILHAM.

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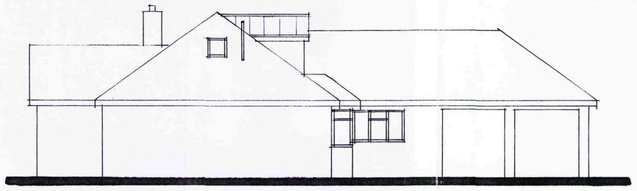
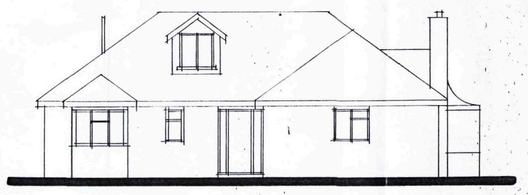
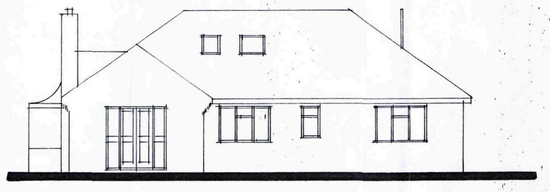


SIDE

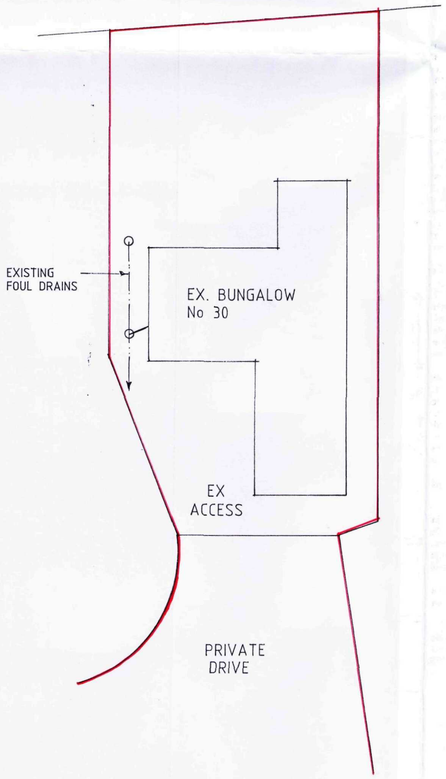


FRONT

SIDE



REAR



SITE PLAN

Existing roof space to be converted in the manner shown.

Existing ground floor bedroom 3 door to be re-positioned to suit new staircase; support over new opening with IG internal lintel.

Form opening in internal wall, as shown, to allow for new staircase.

For all structural issues to alterations refer to SRC Structural Calculations/Details.

Provide new timber stud partition in the positions shown to create rooms.

Provide and install Velux roof lights where shown, all in accordance with manufacturer's instructions.

Connect foul drains to existing foul drainage system.

Roof tiles to new dormer to match those of existing roof.

Dormer cheeks and front wall to be clad with 16mm white UPVC shiplap boards.

Provide all necessary lead flashings to make completely watertight.

Dormer Wall Construction
16mm UPVC shiplap 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.

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.

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.

En-suite 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.

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:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) 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 25,000mm²

Roof Insulation to Sloping Ceiling
To ceiling slope provide 50mm Celotex GA4000 between rafters and 70mm Celotex CA4000 below rafters with joints taped to create VCL + air leakage barrier batten air space – low emissivity – 12.5mm Knauf wallboard, or similar approved. All to give 0.18W/m²K.

First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m². Escape windows to be within 1.1m of floor.

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

To new first floor provide 19mm flooring grade moisture resistant decking on new floor joists (see SRC Calculations).

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 balloon finial. 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.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

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/m³ 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 *Pilkington 'K' glass or similar approved, to achieve* either WER Band C or a 'U' value of 1.6W/m²K.

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD11-007/1, SD11-007/3

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 infomation 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 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 Practise. 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.

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- 6 APR 2011
0254-11

A - IMF. ADDED - 28.3.11

Status
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CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF ROOF SPACE TO BEDROOMS AT 30 JUBILEE CLOSE, SUTTON ST. JAMES FOR

MR. & MRS. J. PALMER.

ELEVATIONS AS PROPOSED

1:100	SD11-007/2
MARCH-11	B.GILHAM.

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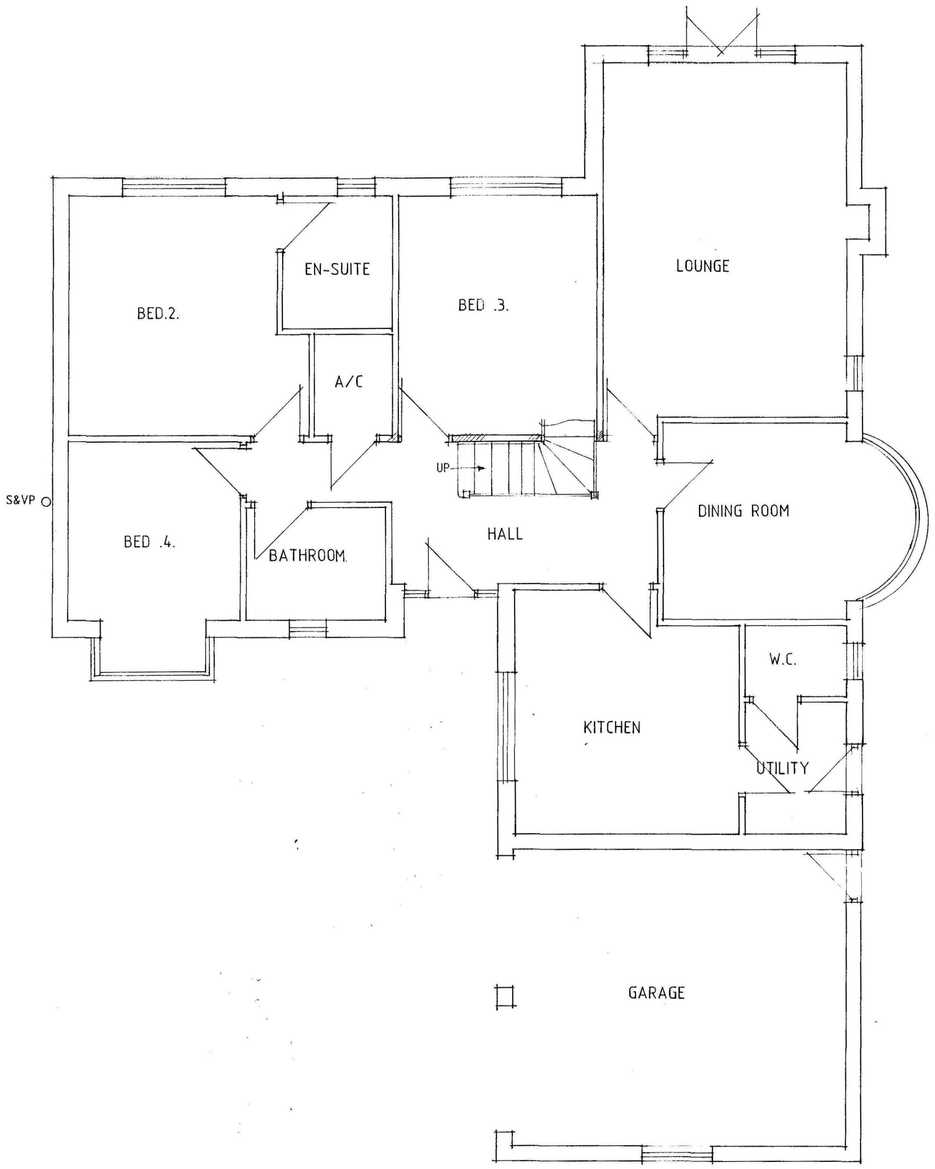
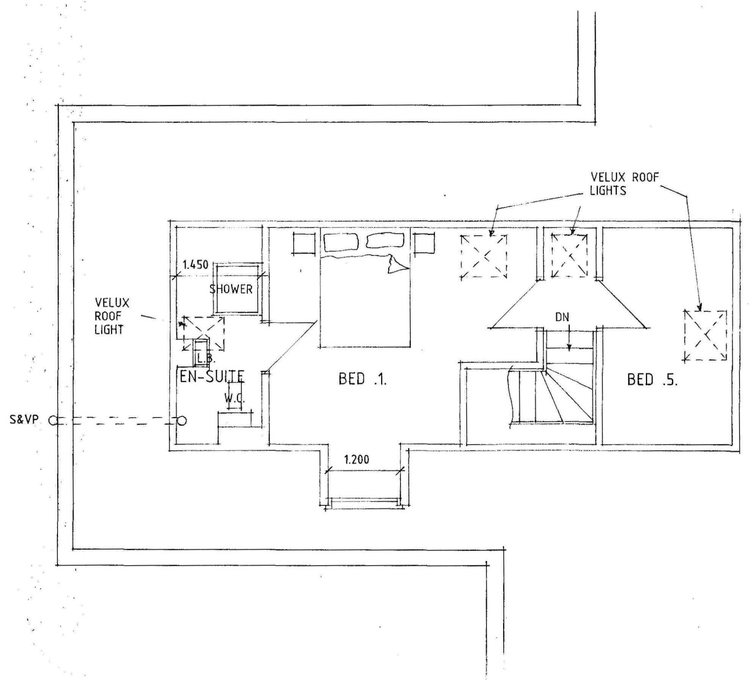
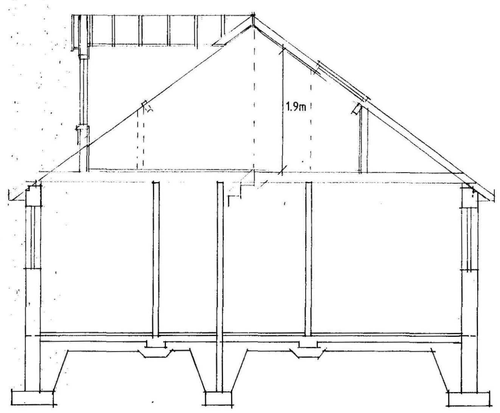


GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

SHDC
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Ref: 0254-11

A - IMF. ADDED - 31.3.11

Status DESIGN
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PROPOSED CONVERSION OF ROOF SPACE TO BEDROOMS AT 30 JUBILEE CLOSE, SUTTON ST. JAMES FOR

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PLANS AS PROPOSED

1:50	SD11-007/3
MARCH-11	B.GILHAM.

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