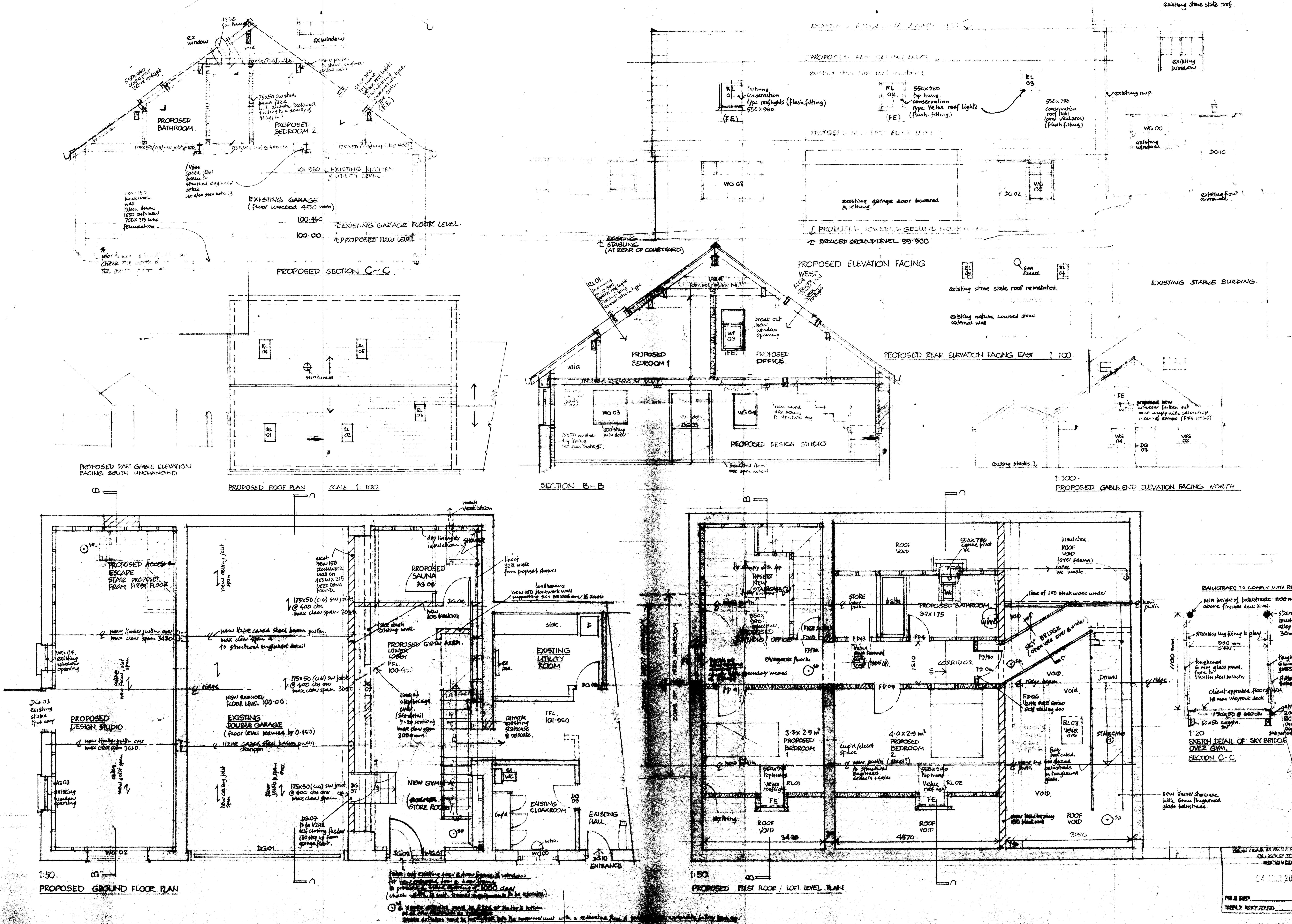

BUILDING REGULATION NOTES & OUTLINE SPECIFICATION :

HPK/2011/0116

1. ROOF CONSTRUCTION: new refurbished roof to acheive a 'U' value of 0·1 W/M²/°C as follows. strip of existing stone roof slates & carefully set aside. removed existing sw battens & roofingfelt, strip off existing purlins & roof spars. Remove existing roof truss (see section B-B on drwg 2011/B/02). Restore existing roof to the original ridge height using stone slates pegged to 38x25 sw treated battens on 150x50 (c16) sw roof spars at 1900 ctrs spanning between new purlins ( ) all to structural engineers design & calcs. 80 mm KINGSPAN secured between proposed new roof spars with KP10 62·5 insulated plasterboard & skim laid across the sloping face of the roof slope.
FLAT CEILING INSULATION: 270 glasswool made up in 3 layers laid between 100x50 sw tie rafters.

2. FIRST FLOOR PARTITION WALLS: 75x50 sw stud frames @ 600 ctrs with Rockwool acoustic quilting secured between frames & 12·5 mm plasterboard & skim each side. rockwool density 10kg/m³

3. FIRST FLOOR CONSTRUCTION: 19 mm Weyrock screw fixed to new 175x50 (c16) sw joists @ 400 ctrs max clear span 3075 mm. joists span between new steel or timber purlins all to structural engineers detail design + calcs. Voids between joists filled with Rockwool acoustic quilting to a density of 10 kg/m³. Soffitt of ceiling to be underdrawn with 12·5 mm Fireline board & skim.

4. GROUND FLOOR CONSTRUCTION: to acheive U value of 0·22 as follows
i) to proposed design studio. lay 1200 Visqueen dpm on existing conc floor screen fix 75x50 sw battens with 75/80 KINGSPAN rigid foam insulation between battens 19 mm Weyrock to receive Clients approved floor finish
ii) to garage: excavate to reduce levels. (as indicated laid 1200 gauge Visqueen & 125 smooth finished site concrete with light 142 steel mesh reinforcement
iii) to gym area — existing floor level treated to raise the level of floor insulation as item(i).

5. EXTERNAL WALLS & WALLS TO BEDROOM 1 & 2 & FIRST FLOOR STUDIO/OFFICE. to acheive a 'U' value of 0·28 W/M²/°C as follows dry line existing external stone walls with 75x50 sw stud frames with 75 KINGSPAN rigid foam insulation between frames & 12·5 plasterboard + skim to inner (room side) face.

6. WINDOWS / GLAZING & SECONDARY MEANS OF ESCAPE. Any new habitable room formed must be provided with a form of secondary means of escape. In the case of a window. min clear width of 450 combined with min clear height of 450, & clear area of opening 0·33 m². The cill height of the opening shall be between 800 & 1100 mm above finished floor level. Windows shall provide min 10% of floor area with natural light & 1/20 of which shall be naturally ventilated. Windows shall be double glazed with toughened glass in accordance with BS 6206.

7. LATERAL STABILITY: to be acheived by galvanised BAT strap 1200 LONG x 4x30 screw fixed into every alternate roof strap & joist floor joist from the face of external wall. ROOF TIES 100x40 (c16) shall be provided every alternate roof spar (ie every 800 mm) to prevent roof spread.

8. STAIRCASE(S): Shall comply with approved document Part K as follows -. Minimum clear headroom on any part of stair or landing shall be 2000. Stair pitch to be a maximum of 42° min going 220, max rise 200. Minimum handrail height 900 mm. Minimum clear opening both horizontally & vertically be 100 mm. In case of staircase (1) we have 13 risers in a vertical height of 2400 giving a riser of 184·61. In case of staircase (2), we have 13 risers in a vertical height of 2250. giving a riser of 173·07 mm.

9. MECHANICAL VENTILATION: SAUNA / & NEW BATHROOM & SHOWER to be provided with mechanical extract to acheive 30 litres/sec with an overrun of 20 min operated by combined pull light switch.

10. DRAINAGE: (Foul) All new drainage should be laid to a min fall of 1 in 40 connected into existing soil drainage system. Any new drainage work below ground level shall be 100 ø vitrified clay, Hepsleeve, Osma or similar approved. All drainage work passing under the building shall encased in 150 mm weak mixed concrete with a flexible collar at each joint. All new sinks, whbs and shower wastes shall be fitted with 75 mm deep seal anti-vac traps, fully accessible for cleaning purposes. Waste pipes shall be to the following sizes
common wastes 50ø } all in upvc.
sink waste 38ø
whb waste 32ø

11. ELECTRICAL WORK: All new electrical work shall be carried out to the requirements of Part P of the approved document & to be installed, designed & inspected by a 'competent electrician' as recognized by High Peak BC. Energy efficient lighting to be installed.

12. HEATING: It is accepted that the existing gas fired boiler (presently on the mezzanine loft level) has sufficient capacity to serve the proposed new work/additional rooms. this will be relocated & vented thru the existing (as at present). Any new work on the heating system must be carried out by an approved Heating Engineer on the 'Gas Safe' register. Thermostatic valves must be fitted to all new radiators.

13. STRUCTURAL STEELWORK / TIMBER JOIST & PURLIN SIZES. These items to be sized by a structural engineer & calcs + sizes to be submitted & approved by High Peak BC prior to construction.
*ALL STEELWORK to have 1/2HR FIRE PROTECTION by 12·5 mm Fireline board + skim.

DAVID JOHNSON & SAMANTHA HAMILTON.

PROPOSED CONVERSION OF EXISTING LOFT OVER PRESENT GARAGE & STORE ROOM AT HOLMSTEAD FARM TOWN LANE, CHARLESWORTH HIGH PEAK. SK13 5HA.

GENERAL ARRANGEMENT DRWG FOR DISCUSSION & BUILDING REGULATIONS APPROVAL & DETAILED PLANNING CONSENT.

PROPOSED ELEVATIONS
PROPOSED SECTIONS &
PROPOSED GROUND & FIRST FLOOR / LOFT PLANS.
PROPOSED ROOF PLAN.

1:50 & 1:100 FEB 2011 PY.

PETER YOUNG RIBA
CHARTERED ARCHITECT
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HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
04 MAR 2011
FILE REF.
REPLY REF. ADDED

2011 B 01.