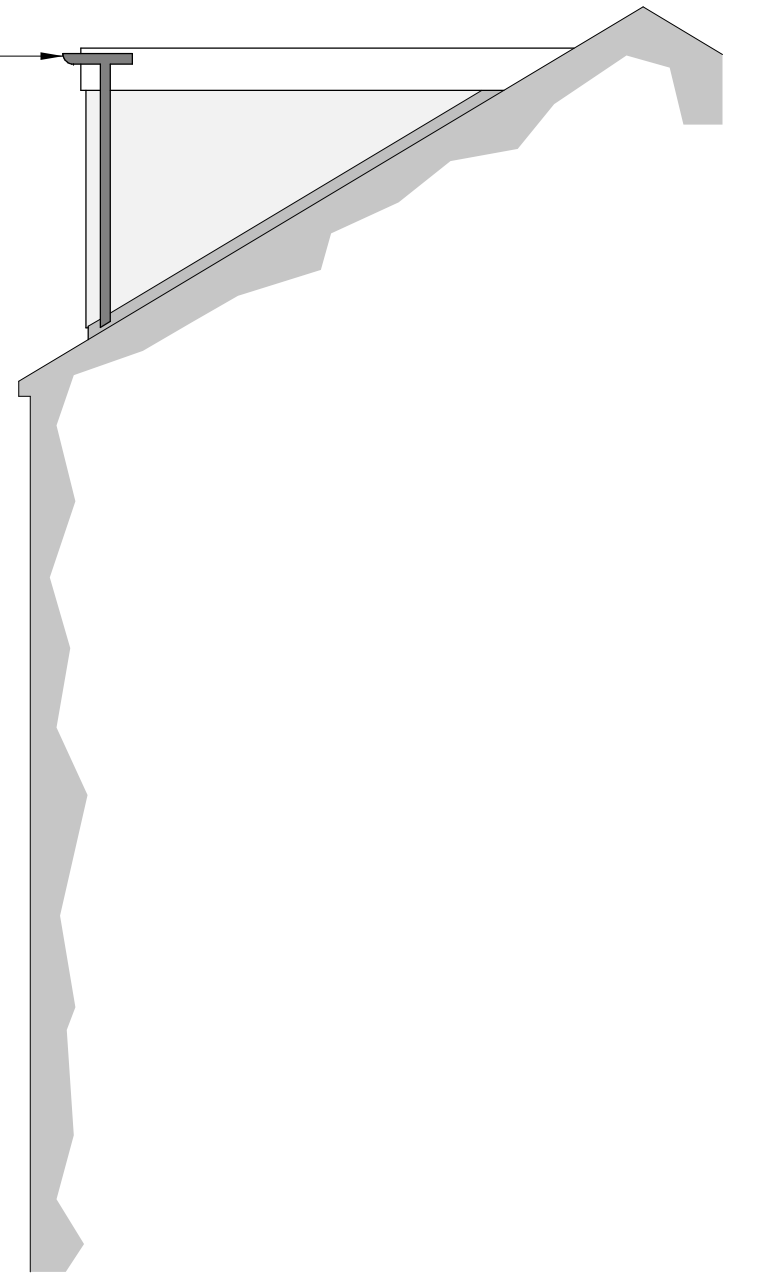


Rainwater Goods:  
100mm diameter gutters with 68mm diameter rainwater pipe to discharge onto existing roof - gutters and rainwater pipe to match existing.

Guard Rails:  
Glass balustrade to French doors all to latest British Standard and fit in accordance with manufacturers specification and to be minimum 1100mm from finished floor level.

Windows:  
All new windows to be double glazed and have trickle vents not less than 8000mm<sup>2</sup>  
All glazing to doors/windows adjoining a door or less than 800mm above floor to be in toughened glass.  
Double glazing to be 4 - 20 - 4 with soft coat glass to inner pane. Argon fill and warm edge spacers to give minimum U value of 1.2

Means of Escape:  
New windows to habitable rooms without alternative exits must include at least 1no opening light with a clear opening of 450 x 750mm.

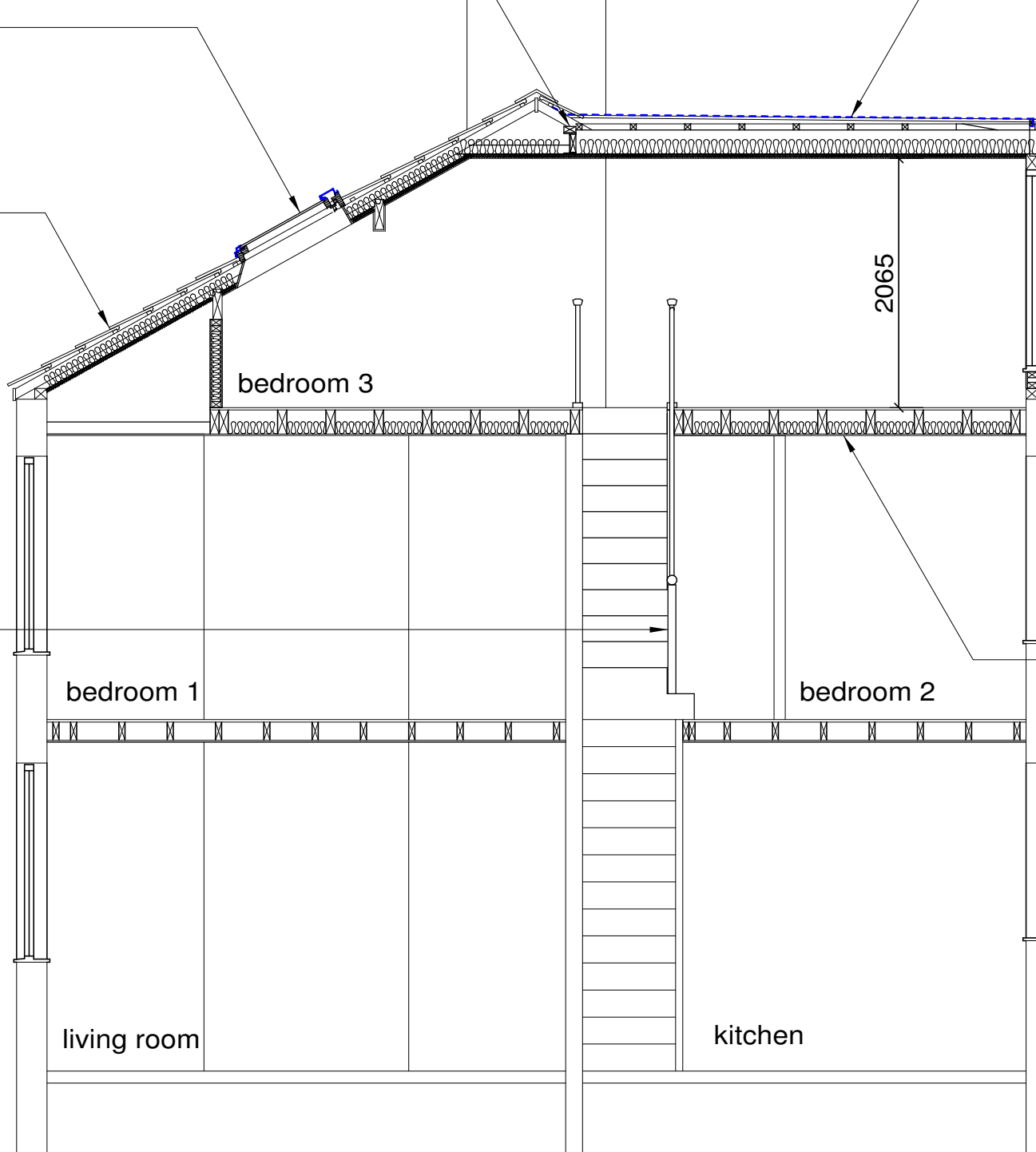


2no Velux GGL MK04 2060 roof windows with EKW flashing kits and BDx2000 insulation collar - double up rafters at sides of Velux windows

Existing Rafter Treatment:  
Batten out existing 75 x 50mm rafters using 50 x 50mm battens - fix 75mm Celotex R insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 50mm Celotex R insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12mm plasterboard and skim  
Fix 3no ridge vents to cross ventilate roof void.  
NB Existing purlins to be retained.

Staircase:  
Total rise - 2585mm  
13no risers at 198mm - goings in straight light 225mm - tapered treads to have minimum 50mm going at newel post  
Maximum pitch 42deg with minimum head height of 2000mm measured vertically off pitch line - maintain minimum 2000mm headroom over existing stair  
Handrails fixed at 900mm off pitch line throughout flight.  
Balustrading to be fixed around stairwell at loft floor level @ 900mm above floor vertical spindles @ max 100mm centres.  
Stairs to be underdrawn in 12.5mm plasterboard and skim.

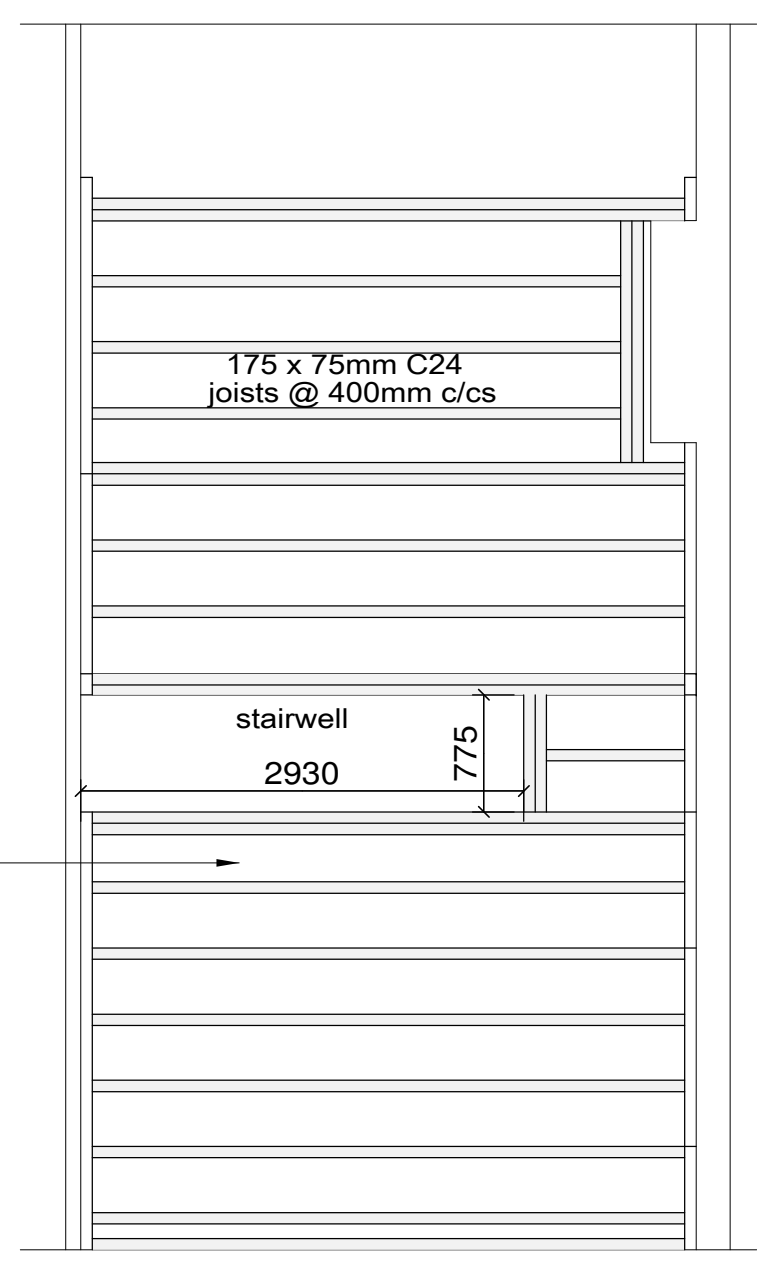
178 x 102 x 19kg UB ridge beam on 225 x 100 x 10mm spreader plates



Flat Roof:  
Solar reflective paint on GRP Roofing membrane on 18mm sterling board decking on firings to fall on 25mm counter battens on 175 x 75mm C16 joists @ 400mm centres. Joists hung from new 150 x 30mm plate fixed in web of new 178 x 102 x 19kg UB ridge beam on timber to timber joist hangers - fully nailed.  
125mm Celotex R insulation between joists with 50mm under joists - 500 gauge visqueen vapour check with 12.5mm plasterboard and skim finish  
20mm Grey UPVC fascia boards all round with min 25mm fly screened gap between fascia and tile render.

Dormer Walls:  
K Rend or similar one coat render on render backing board on 38 x 25mm treated tile battens over YBS FR Breather Foil on 9mm sterling board sheathing on 100 x 50mm treated studding @ 400mm centres - 90mm Celotex R insulation fixed tight between studs with 500g visqueen vapour check and 12.5mm plasterboard and skim finish internally.  
Front wall built off existing wall plate - cheeks built up off new double rafters. 150 x 100mm lintols over window opening supported on cripple studs.  
Code 3 lead flashing under fascia, above and under windows.  
Code 4 lead soakers and flashings to front wall and cheeks.

Loft Floor:  
Existing ceiling to be stripped out and new floor laid at new level as shown - joists to be hung from new 175 x 75 pole plates bolted to existing walls at 600mm c/cs 18mm tongue and grooved floor decking laid over new 175 x 75 C24 floor joists @ 400mm centres except where indicated on floor joist layout all supported on new pole plates as above and Joists on pole plates and trimmers fixed using timber to timber joist hangers - fully nailed.  
Joists to be doubled up under all internal partition walls and around stairwell - trim around chimney breast leaving 50mm gap between breast and trimmer 100mm Rockwool sound deadening quilt laid between joists on 12mm plasterboard and skim

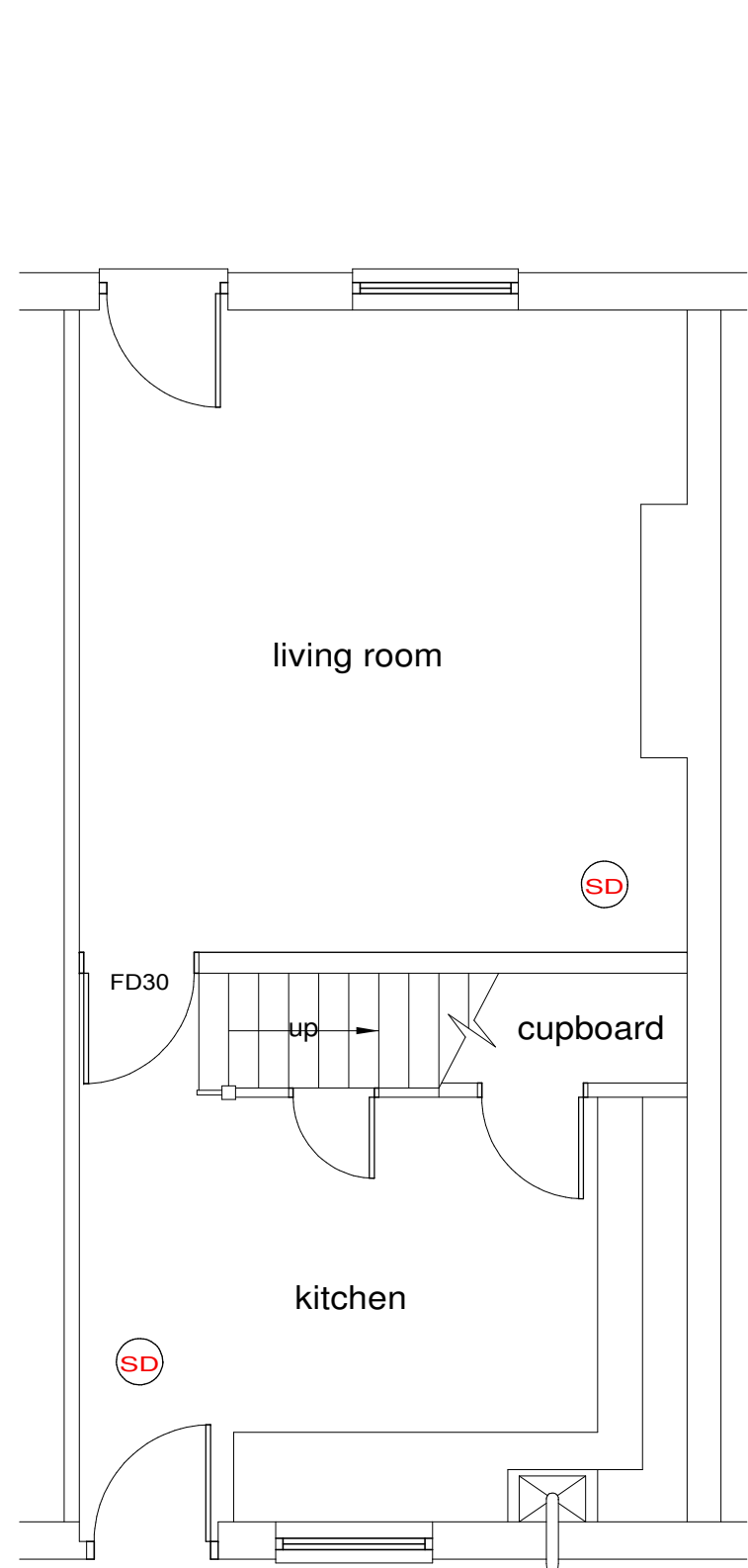


PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

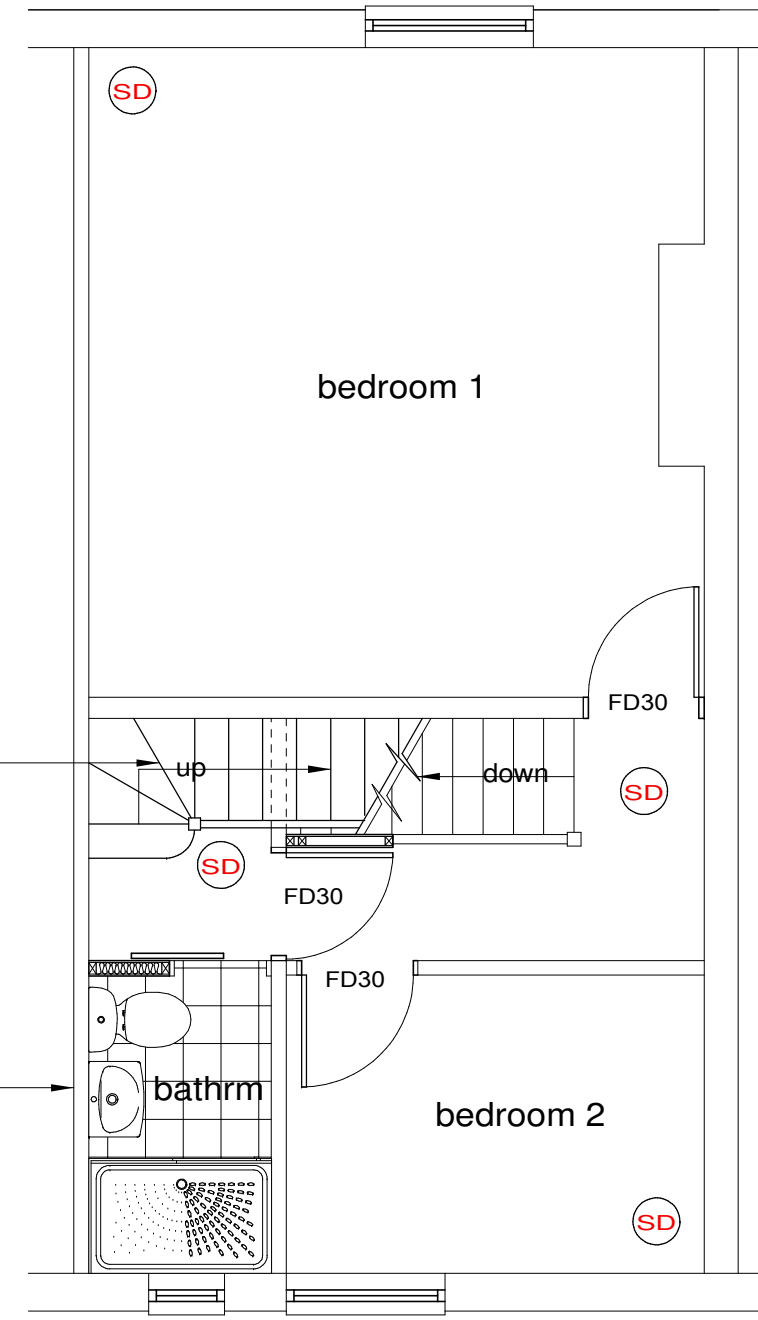
PROPOSED SECTION A-A

PROPOSED JOIST LAYOUT



Staircase:  
Total rise - 2585mm  
13no risers at 198mm - goings in straight light 225mm - tapered treads to have minimum 50mm going at newel post  
Maximum pitch 42deg with minimum head height of 2000mm measured vertically off pitch line - maintain minimum 2000mm headroom over existing stair  
Handrails fixed at 900mm off pitch line throughout flight.  
Balustrading to be fixed around stairwell at loft floor level @ 900mm above floor vertical spindles @ max 100mm centres.  
Stairs to be underdrawn in 12.5mm plasterboard and skim.

Reduce existing bathroom and form new stud partitions with new sliding door remove existing bath and replace with 1200 x 800mm shower cubicle - all waste to be altered to suit with connection to existing outlets - shower waste to boss on to soil pipe or discharge to existing hopper

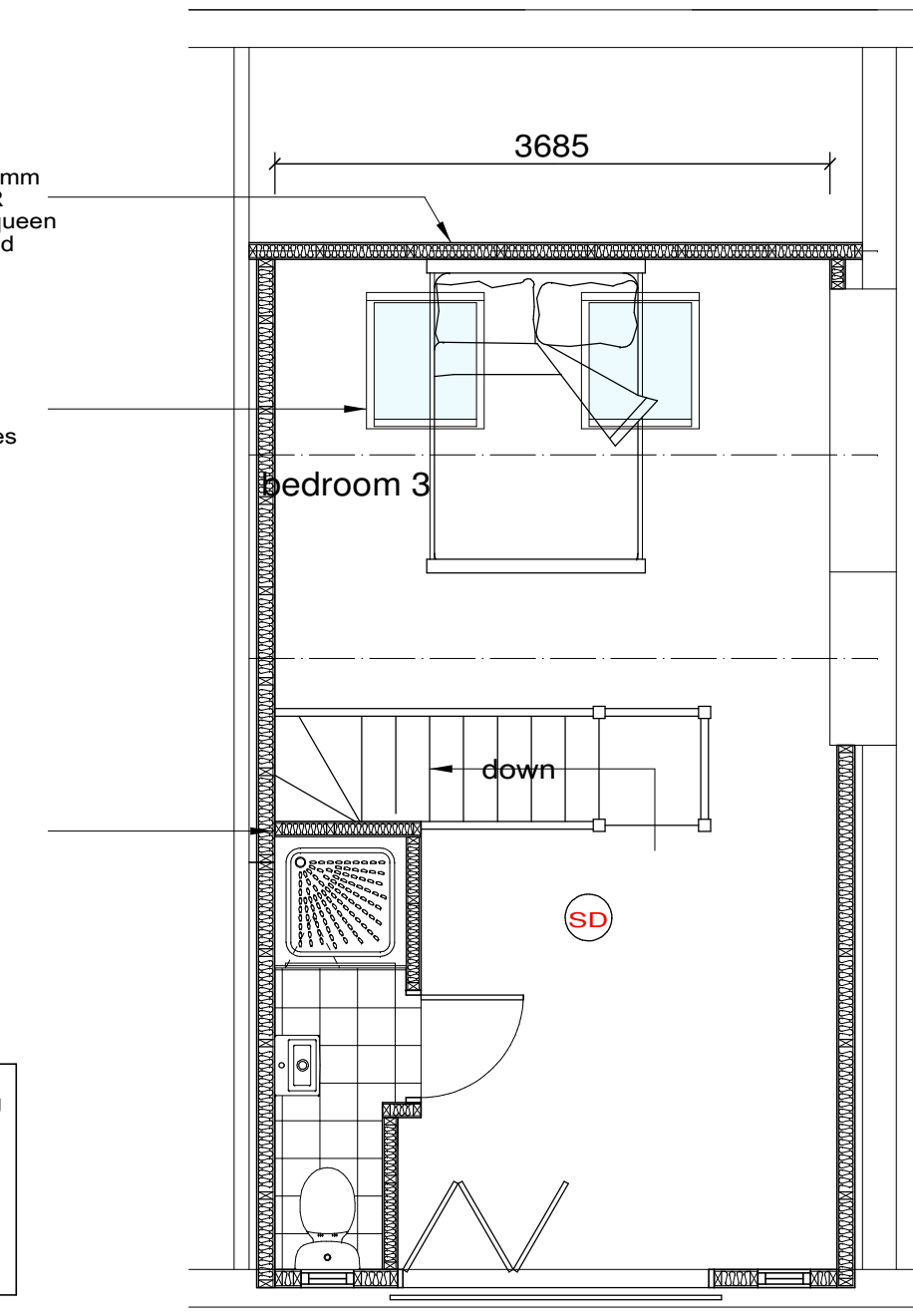


Low Walls:  
Low walls below purlin formed in 100 x 50mm studding at 400 centres - 90mm Celotex R insulation between studs - 500 gauge visqueen vapour check with 9.5mm plasterboard and skim finish.

2no Velux GGL MK04 2060 roof windows with EKW flashing kits and BDx2000 insulation collar - double up rafters at sides of Velux windows

Partitions:  
Partitions at loft floor level formed in 75 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists.

Plumbing to new shower rooms:  
W/C to have 100mm connection to existing soil pipes, bath, shower to have 75mm deep seal anti vac traps with 38mm diameter wastes basin to have 75mm deep seal anti vac trap with 32mm diameter waste.  
NB combined wastes minimum 50mm diameter.  
All wastes bossed on to existing soil pipe.



Ventilation:  
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate: opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm<sup>2</sup>. Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area.  
Wet room areas to be afforded mechanical extract ventilation using the following extract rates:  
30 Litres/sec (adjacent to the hob) or 60 Litres/sec elsewhere  
Utility Room 30 Litres/sec  
Bathroom 15 Litres/sec  
Sanitary accommodation 6 Litres/sec.  
In addition, controllable trickle vents with equivalent area of area of 2,500mm<sup>2</sup>.

APPROVED DOCUMENT L1 (2005)  
From the 1st April 2005, All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 92%.

Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale.

All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Local Authority must be satisfied by either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

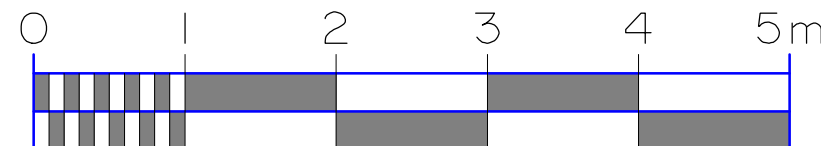
Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

FD30 indicates half hour fire door  
SD indicates mains wired smoke alarm



C				
B				
A				
DRAWN	BB	SCALE 1:50 @ A1	DATE	June 2018
CUSTOMER Ella Whitehead				
PROJECT Loft				
LOCATION 31 Hadfield Street, Glossop				
<div>BC Design &amp; Associates 22 Printers Park Hollingworth Cheshire SK14 8QH  Tel: 07920064307 barry.binns@gmail.com</div>				
JOB No. 18/1018 - Scheme 2 - Full Dormer			REV.	