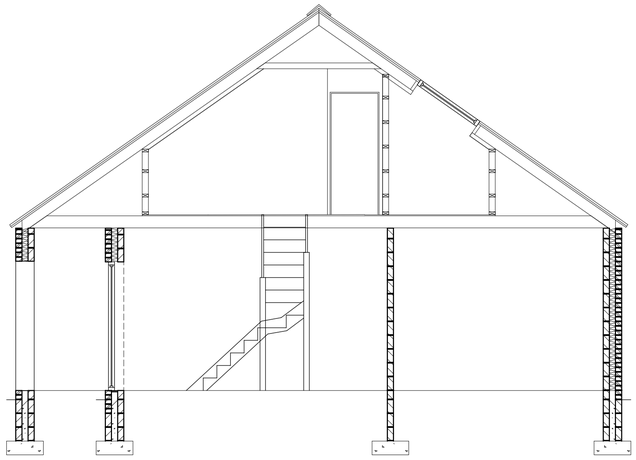
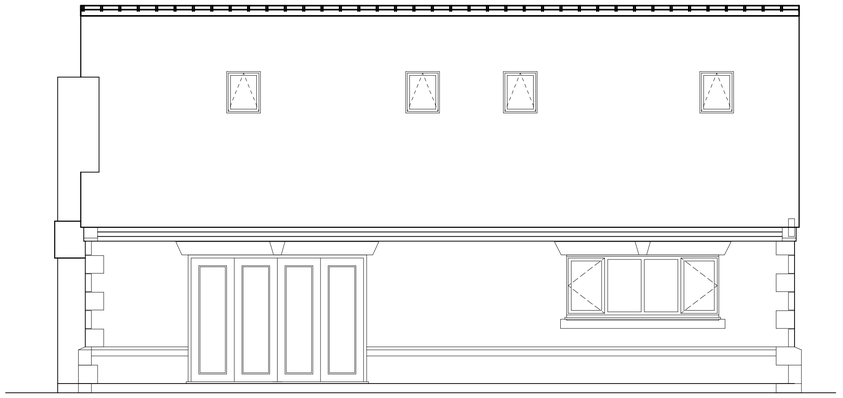
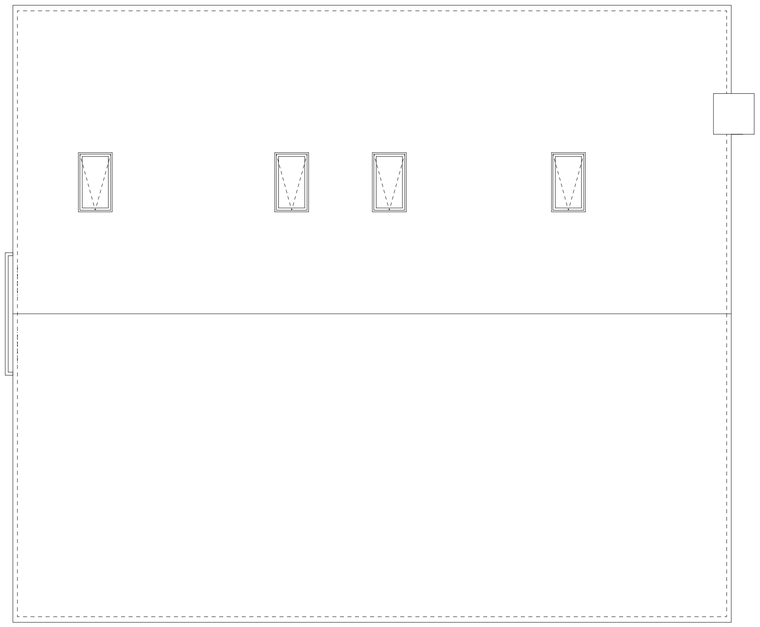


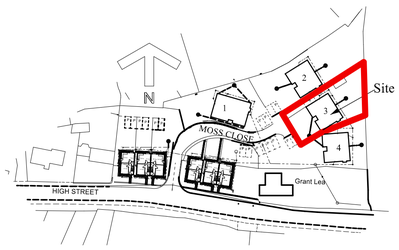
SECTION A - A



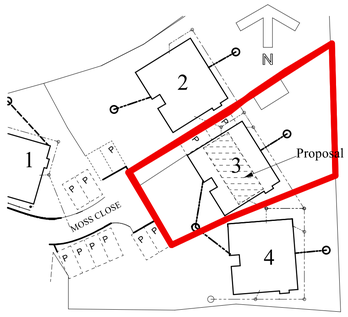
PROPOSED REAR ELEVATION



PROPOSED ROOF PLAN



LOCATION PLAN



BLOCK PLAN



FRONT ELEVATION

NOTES

Strip off roof tiles as necessary, cut out in existing roof construction for new roof windows, fit trimmers to each side of opening, make good to roof coverings on completion. Cut out in existing ceiling construction for new stair well, fit trimmers and make good to walls and ceilings.

Internal stud partition walls to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced both sides with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fill cavities with 100mm fibreglass insulation quilt. Internal stud partition walls between dwelling and roof spaces to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced one side with 37.5mm Kingspan Kooltherm K18 dry lining board, scrimmed and skimmed in 'Thistle' board finish plaster. Fit 100mm thick Kingspan Kooltherm K18 framing board between studs.

First floors to be formed using existing Attic trusses covered with 22mm T. & G. flooring grade chipboard, 100mm mineral wool with a minimum density of 10 kg/m to be laid in floor void. Row of 38 x 38mm herringbone strutting to be fixed at midspan where spans of joists exceed 2.50 metres and double row at one -third span where spans exceed 4.50 metres.

Flat ceilings to first floor to be of 50 x 100mm C16 grade softwood ceiling joists at 600mm centres, 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. 'Fibreglass Crown 75' or similar insulation, 100mm thick, laid between joists with 170mm thick insulation laid over this, and a further 100mm layer on top of this, all layers at 90o to each other. Pack insulation between final roof trusses and the wall. . Sloping ceilings to roof slopes insulated with 100mm thickness of Kingspan Thermapitch TP10 rigid urethane insulation fitted between rafters leaving a minimum of 25mm air space above the insulation, and underside of rafters lined with Kingspan Kooltherm K18 insulated dry lining board 62.5mm thick, scrimmed and skimmed in 'Thistle' board finish plaster.

Fit softwood skirtings, architraves and quadrants to match existing and 25mm softwood rounded window boards.

Supply and fit Velux roof window Reference GPL CK06 2070 C04; 550 x 1180mm, complete with flashing including trimming openings in roof structure and 62.5mm Kingspan K118 insulation backed plasterboard and skim to reveals. doors to be to Client's choice to match existing minimum 750mm clear width, set in softwood rebated linings or frames. All ironmongery to be to Client's choice to match existing.

Staircase to be in softwood, 200mm risers, 220mm goings, maximum pitch 42o, and 800mm wide with minimum 2000mm clear headroom above pitch line. Balusters to be at such centres so as not to permit the passage through it of a 100mm diameter sphere. Soffit of stairs lined with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster.

Check that the existing boiler is capable of running the extended system, and if not, upgrade to a suitable larger boiler complete with horizontal RSF flue solution through wall. Insulate all pipework roof spaces. Provide and bath, showers, basins and WC suites all to Client's choice. WC suite to have dual flush facility and cistern not to exceed 6 litres capacity. All wastes to be fitted with 75mm deep seal traps, bath and shower wastes to be 38mm, basin waste to be 32mm diameter. Floor joists are not to be cut out for wastes, these are either to run in floors between the joists, or to be above the floors and be boxed in with softwood framing and plywood, or below the floors and be boxed in with softwood framing, plasterboard and skimmed in 'Thistle' board finish plaster. Soil and vent stacks to have roddable access doors and to be carried up above windows within 3 metres of pipe by at least 1 metre and fitted with suitable bird cage. Box in soil and vent stacks with softwood framing, and 2 layers of 12.5mm plasterboard and skimmed in 'Thistle' board finish plaster to achieve 30 minutes fire protection, and pack around pipe with fibreglass insulation. New radiators to have thermostatic valves fitted and to be installed in all new rooms and Landing. Installation, testing and commissioning certificates are to be provided for the heating and plumbing systems completed by suitably qualified and competent persons in a recognized industry format indicating compliance with the requirement of Regulation L1. The calculated output of radiators shall be sufficient to maintain the following temperatures when the atmospheric temperature is –1 oC :-
Landing18 oCEn-Suite21 oC
Bedroom18 oC

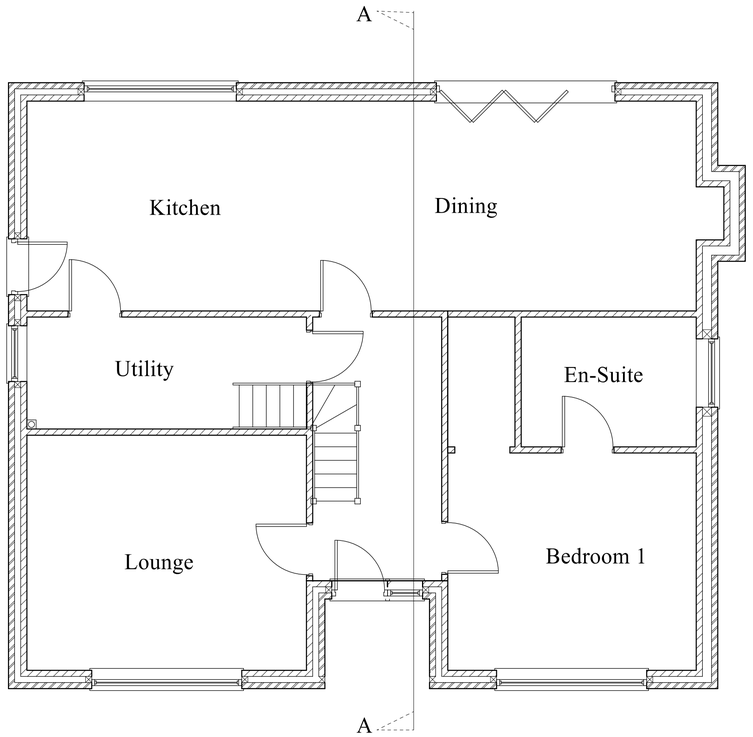
Carry out electrical works all to Client's choice with lighting points in all new rooms, Staircase, Landing, & Roof spaces. All new lights to be energy efficient lighting points to be provided in accordance with regulation L1B; 2B Paragraph 45. Provide and fix power points to Client's requirements. All new electrical sockets to be sited between 450mm and 1200mm above floor levels. Any downlights in ceilings are to be fitted with Tenmat FF109 or similar downlight covers. Electrical works to comply with Building Regulations Approved Document P in respect of Safety which encompasses Design, Installation, Inspection & Testing of Electrical Installations. The Electrical Contractor carrying out work on this scheme must be competent and registered with a Part P self-certification scheme to provide a self-certification certificate to the occupier and a notice to that effect (or a copy of the certificate) to the Local Authority not more than 30 days after completion of the work. All electrical works to conform to the latest safety guidelines from the B.S.I. and the I.E.E. as codified in BS 7671, Requirements for Electrical Installations. Installation, testing and commissioning certificates are to be provided for the installation, completed by suitably qualified and competent persons in a recognized industry format. Mains operated interconnected self-contained smoke alarms to conform to BS 5839 Part 1 with back-up power supply to be installed in Hall & Landing and permanently wired to a separate fused circuit at the distribution board in accordance with Section 1 of Approved Document B Vol. 1 2006 Edition. Alarms to be fixed to ceilings at least 300mm from any wall or light fitting, and not over a stair shaft. Fan capable of extracting air at a rate of not less than 15 litres per second to be fitted in En-Suite.

Dry line all existing walls now falling within rooms with 12.5mm Plasterboards on adhesive dabs and finished with Thistle board skim, plaster.

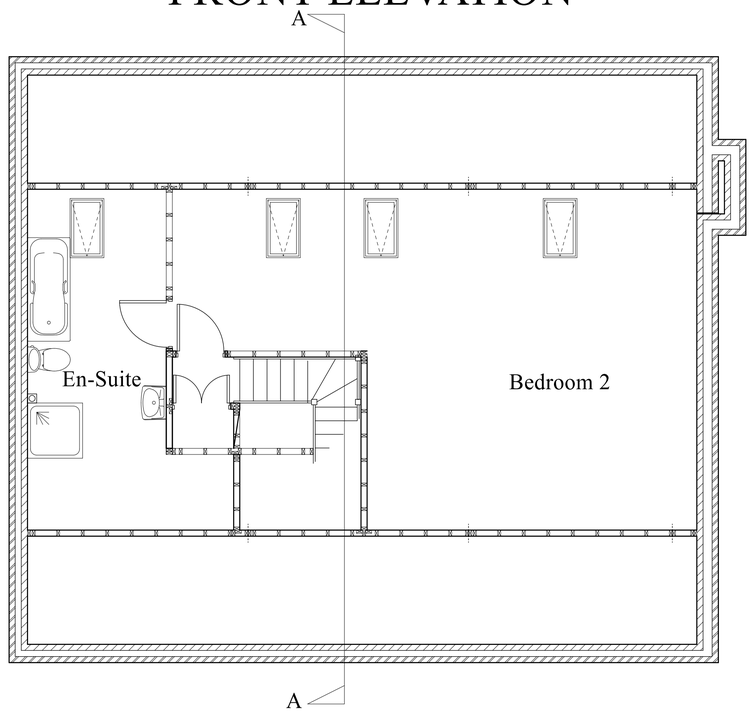
Carry out all decoration works to Client's requirements.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. Foul drain to be connected to existing as shown on Drawing Nr. 2010/23/01/A. New Inspection chamber built on line of existing to be in 475mm diameter polypropylene set on minimum 150mm thick concrete base, comprising base unit, raising pieces as required and ductile iron cover and frame.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

REVISIONS
24-08-2021 Rooflight added over stairs. Front elevation shown.
10-11-2021 En-Suite altered and roof windows corrected.

MR. R. TABERNOR

DATE MARCH 2021

PROPOSED LOFT CONVERSION

AT
3, MOSS CLOSE,
DILHORNE,
STOKE-ON-TRENT,
STAFFS. ST10 2QA

SCALES (at A1):
PLANS 1:50
ELEVATIONS 1:50
BLOCK PLAN 1:500
LOCATION PLAN 1:1250

DRAWN BY:

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& BUILDING COST CONSULTANTS
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AS PROPOSED

FOR PLANNING & BUILDING REGULATION APPLICATIONS

DRAWING NR. 2108/04/01/B