

COLD ROOF
EDPM roofing finish to 12mm thk OSB deck, with 50mm air gap over C16 75mm x 170mm flat roof joists spaced at max 450mm cts. 12.5mm foil backed plasterboard & skim ceiling finish. 100 & 50mm mm thk Sopratherm GA4000 Boards between joists. Form 25mm thk service void to underside finished with 12.5mm plasterboard.
Dormer cheeks to be 19 mm V jointed T & G boarding fixed to 19 mm exterior quality WBP plywood on Kieher and Tyvek HD soft breather membrane with 100 mm Kingspan between partitions built up off rafters. Plaster internally with 12.5 mm foil backed plasterboard and skim over 25m.
Provide Code no 4 (blue) lead flashing around base and side cheeks of dormer dressed up behind T & G. Dormer cheeks to achieve ½ hour fire resistance from both sides & non combustible surface where within 1m of the boundary

Roof to be constructed to achieve 0.15 wlm2k

Cladding materials shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Proposed side elevation

Scale 1:100

Proposed rear elevation

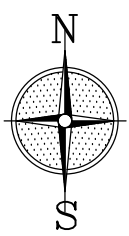
Scale 1:100

Proposed side elevation

Scale 1:100

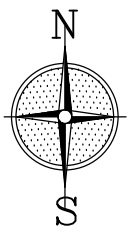
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Contractor to check site for any utility locations that may affect any proposals prior to commencement on site
Contractor to check any site dimensions prior to commencement on site
Client responsible for arranging any party wall agreements

Rev. Drawn Comments Date



Site location plan

Scale 1:1250



Site plan

Scale 1:500

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WINDOWS

All new windows to be glazed to achieve a max U value of 1.4 wlm2k in accordance with BS6262 and for safety glazing BSEN 12150.
provide windows as schedule or drawings with background ventilation via trickle vents installed in head of windows - min 8000mm2 to all habitable rooms & 4000mm2 to kitchen, bathroom, utility and wc.

REGULATION K4 (Safety Glazing)

Glazing in critical locations should be in accordance with the requirements outlined in Approved Doc. K4

RAINWATER

New rainwater goods where necessary to be round section upvc 115 mm dia half round eaves gutters and 63 mm dia rainwater downpipes fixed in positions shown to discharge into new trapped storm water gullies where required.
Rainwater goods to be BS4514. New rainwater pipes to connect in new storm gully with combined rodding access, with stoneware bends and 150 mm concrete bed and surround. Fit cast iron grating and frame to gully.

EXISTING DRAINAGE

All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

STEELWORK

See Structural Engineer's drawing for all steelwork calculations and details if provided otherwise, all steelwork to sit on three course deep RC padstones min 450 mm long and encased in 12.5 mm plasterboard and skim. All beams as purlins in roof space to have 100 x 75 mm wall plate bolted at max 900 mm cts to beam.

GENERAL NOTES

All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work.
All structural timber shall be C16 (unless stated) stress graded and pressure impregnated with an approved preservative.
Builder to enquire into the correct local statutory authority for the use of electric, gas and water services to allow for re-siting, encasing or stoppage of said services.

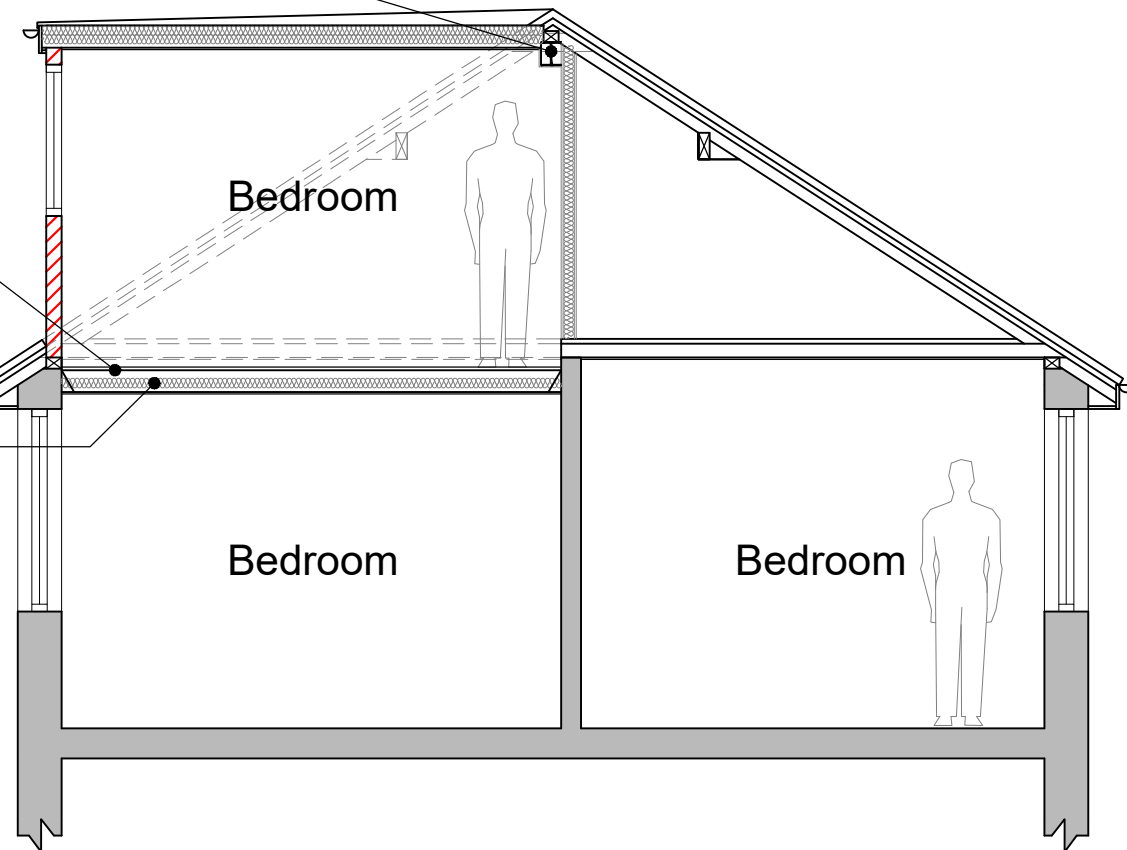
All new electrical work is to be designed installed, inspected and tested in accordance with BS7671:2001 or an equivalent standard.
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.

Allow for altering & extending existing heating, plumbing & electrical installations as required for proposed works all carried out in accordance with latest regulations & standards. All new light, socket & radiator positions to be agreed with client

Provide new steel ridge beam to structural engineers detail

Remove existing ceiling joists & provide new 75x145mm C16 floor joists @ max 450mm c/c

Acoustic wool to floor joist infill



Proposed section A-A

Scale 1:50

TIMBER PARTITIONS

Construct new partition walls in positions shown to be of 75 x 50 mm softwood vertical studs at max 450 cts. 75 x 50 mm softwood noggins fixed horizontally at max 600 mm cts. Provide 25 mm thick isowool acoustic partition roll (1200) insulation quilt between and finish both sides with 12.5 mm thick gyproc wallboard ten plasterboard with filled and taped joints and skim finish.

The internal wall between bedrooms or a bedroom containing ensuite & any other room to be sound insulated in accordance with Approved Doc. E. Provide 2 or more layers of plasterboard (each layer having 10kg/m2) on each side of the frame with a min distance between linings of 75mm. Alternatively provide 100mm mineral wool batts (10kg/m3) or quilt in the cavity with a single layer of plasterboard (10kg/m2) each side of the frame.

FLOOR

Structural timbers shall be stress graded to C16 kiln dried regularised and treated. All new floors to comply with approved document part E of building regulations 2002.
First floor 25mm T & G boarding on C16 65 x 145mm grade floor joists to sit in galvanised steel restraint type joist hangers or approved joist seals - sizes & centres as described on plan.
Alternatively sit in approved joist seals where built into external walls.
Line to underside of ceilings with 12.5mm Gyproc wallboard 10 and lay 100mm Isowool general purpose roll in floor cavity.

NEW DRAINAGE

All new drains to be 100 mm dia Hepworths supasleeve vitrified clay pipes laid in straight lines at 1 in 40 m falls on trimmed trench bottoms with flexible joints, backfilled with selected as dug materials.
Provide 150 mm dia sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork.
New 100 mm drains laid to falls and surrounded with 150 mm concrete where they pass under building.

VENTILATION

Provide trickle ventilation installed at head of windows capable of min 4000 mm2 clear air opening. Also provide mechanical extract ventilation to bathroom capable of extracting at a min rate of 15 litres per second. Where no opening light is available operated intermittently with light switch with a 15 min overrun facility. Provide 100 mm dia upvc pipe terminating with grille built into external wall.

STAIRCASE

Provide standard close string softwood staircase to comprise of 12 no. risers each of 200 mm and a min going of 223 mm with an angle not to exceed 42° complete with Bullnose tread unit handed. A min of 2000 mm vertical headroom must be provided from pitch line of stairs. Provide and fix hardwood handrail at 900 mm above pitch line with balustrading and newels to Client's choice. Balusters to be set at centres so as to restrict the passage of 100 mm sphere.

SANITARY

New sanitaryware to be Clients choice of wash hand basin and WC. Wash hand basin to have 32 mm dia pvc waste pipe with a 75 mm dia deep seal trap and WC to have 100 mm dia pvc waste pipe with a 50 mm deep seal trap. All to be connected into svp back inlet gully or manhole. See drawing for position and runs of pipework.
Also shower tray to have 75 mm deep seal trap with 50 mm dia upvc waste pipe.
Provide 40 mm upvc waste pipe to new kitchen sink to be connected to a back inlet gully via 76 mm deep seal trap.

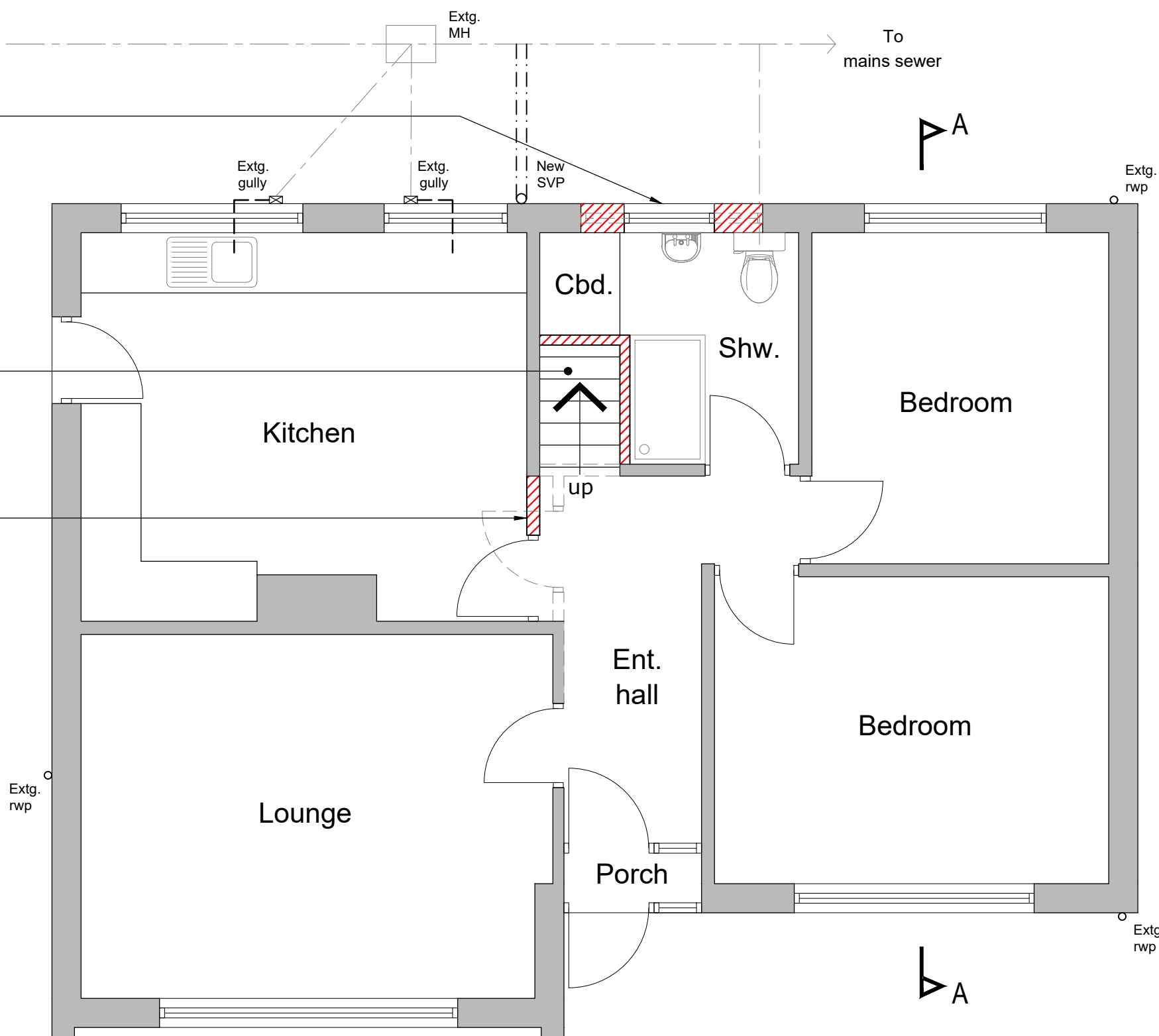
Provide new 100 mm svp in position shown to collect waste from sanitaryware. Connection of bath waste pipe into svp to be min 200 mm below connection of WC, svp to connect into main drains via slow radius curve (min 300 mm radius) and to cease 900 mm above head height of nearest window - head of pipe to be connected to a tile terminal with flexible hose connector. Provide lead collar at junction of roof where svp terminates roof structure. Box in svp as shown with 12.5 mm plasterboard, filled and taped joints with skim finish, provide glass fibre insulation to lag pipe.
Air admittance valves to be fitted to soil pipe in a position not liable to freezing, above the flood level of the highest sanitary fitting being served.

Remove existing window & build up opening in part. Fit new smaller, matching, obscure glazed window as shown thus

New shower room layout to clients specification

Form new staircase to specialists detail

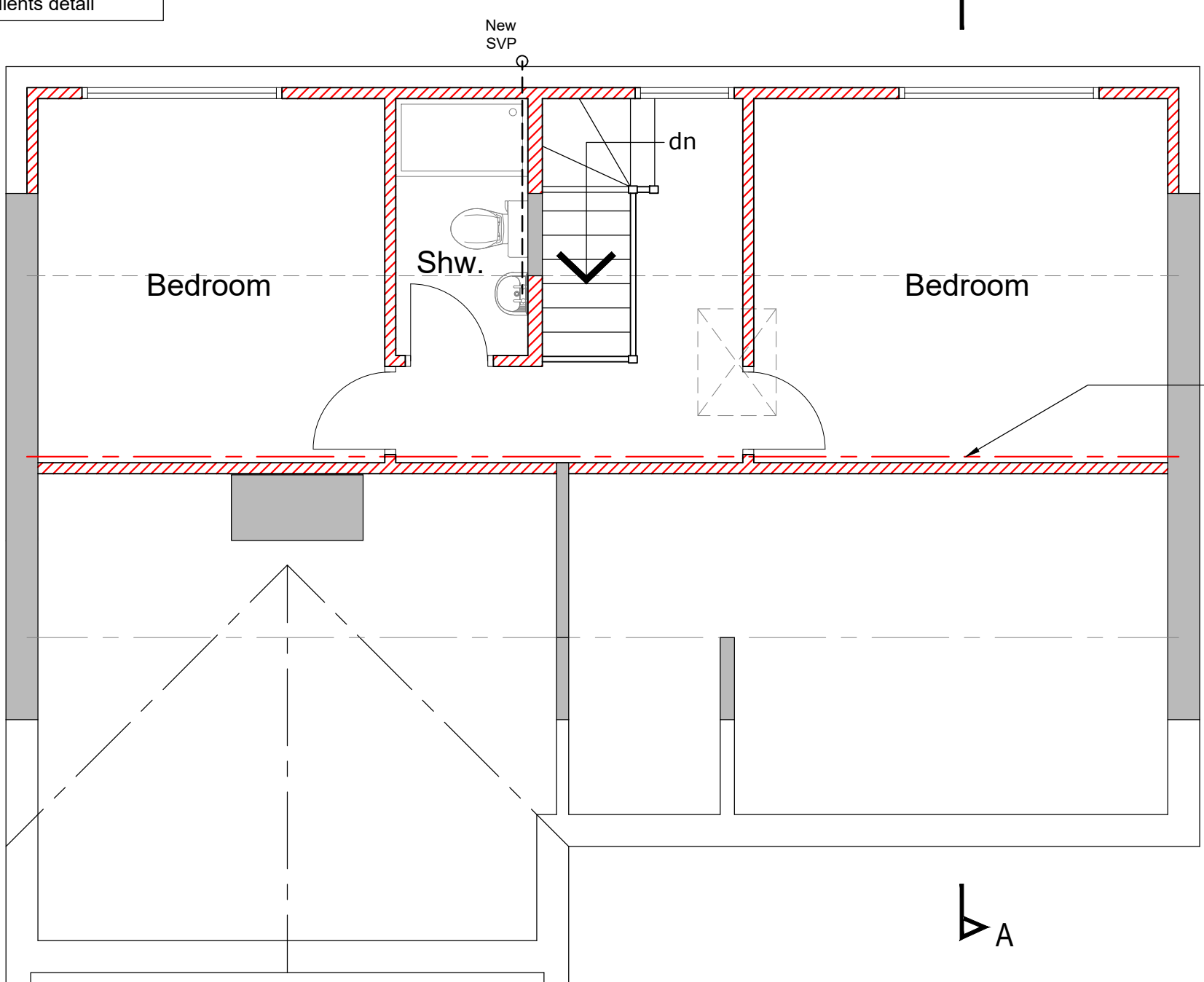
Form new partition wall as shown thus



Proposed ground floor plan

Scale 1:50

Form new first floor layout in timber stud-work partitions. Layout to clients detail



Proposed first floor plan

Scale 1:50

Insert new steel ridge beam over to structural engineers detail. Build up supporting wall mid-span

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Client
MR & MRS LEAHEY

Project
PROPOSED ALTERATIONS & LOFT CONVERSION AT 447 NEW STREET, BIDDULPH MOOR, ST8 7LP

Title
PROPOSED PLANS

Status
PERMITTED DEVELOPMENT

Date **JUNE 2026** Drawn **ME**

Scale **@A1** AS SHOWN Checked

Project No **100-02** Drawing No. **100-02** Rev

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