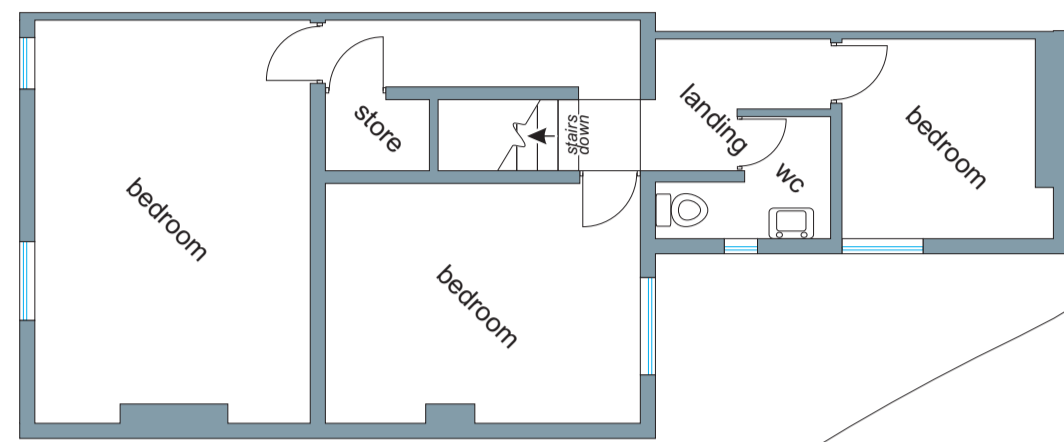
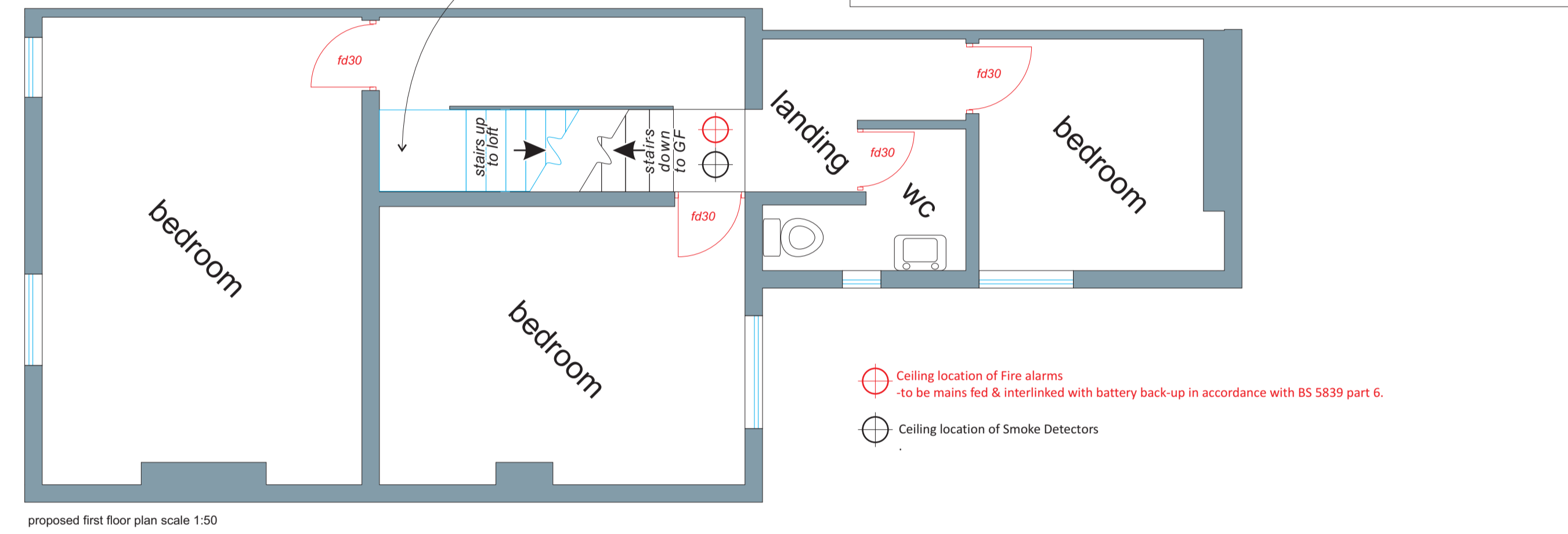
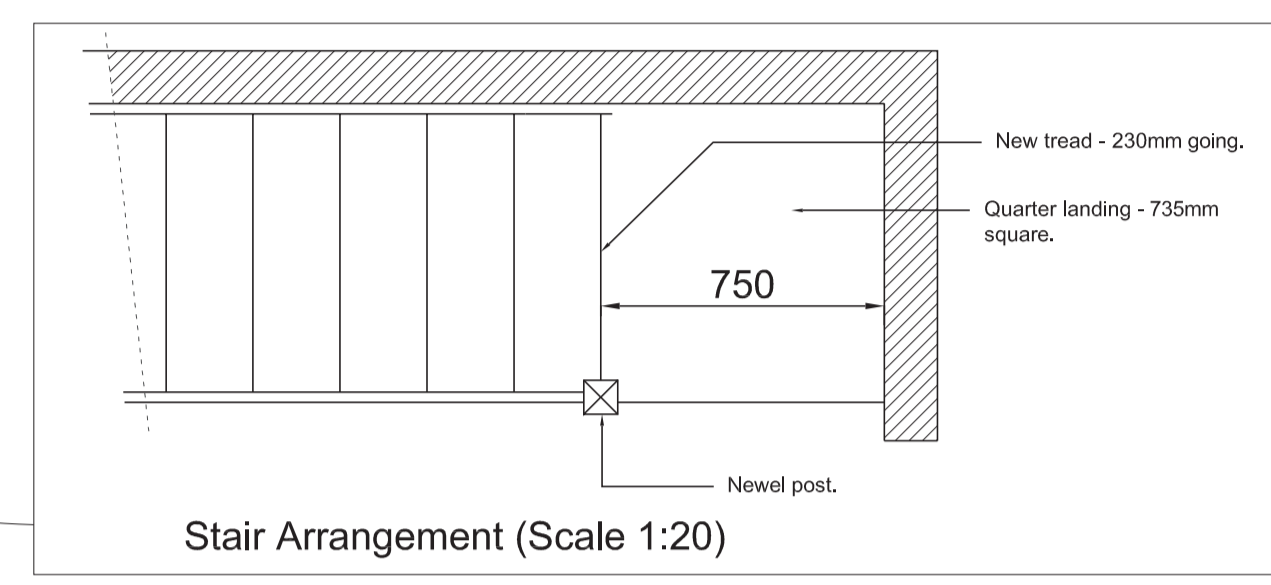
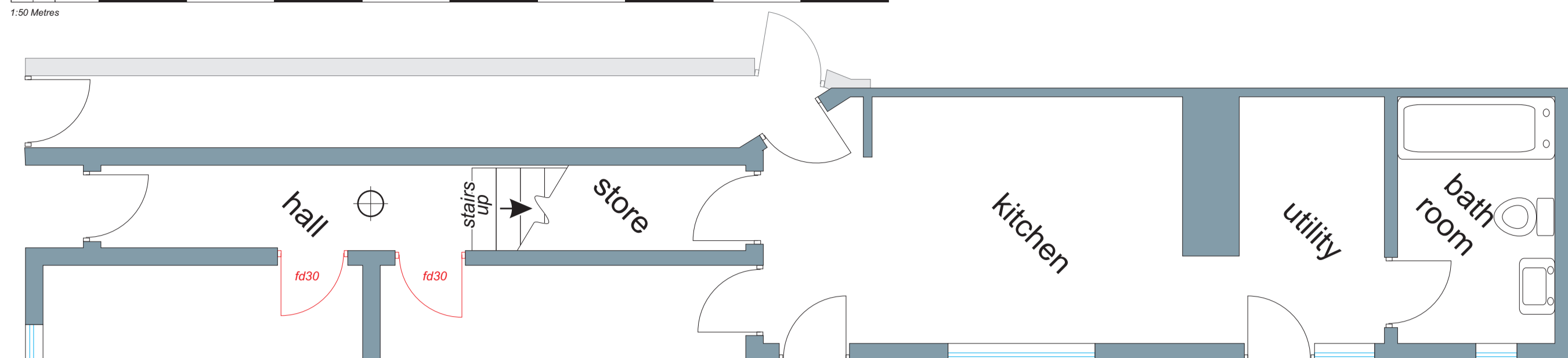
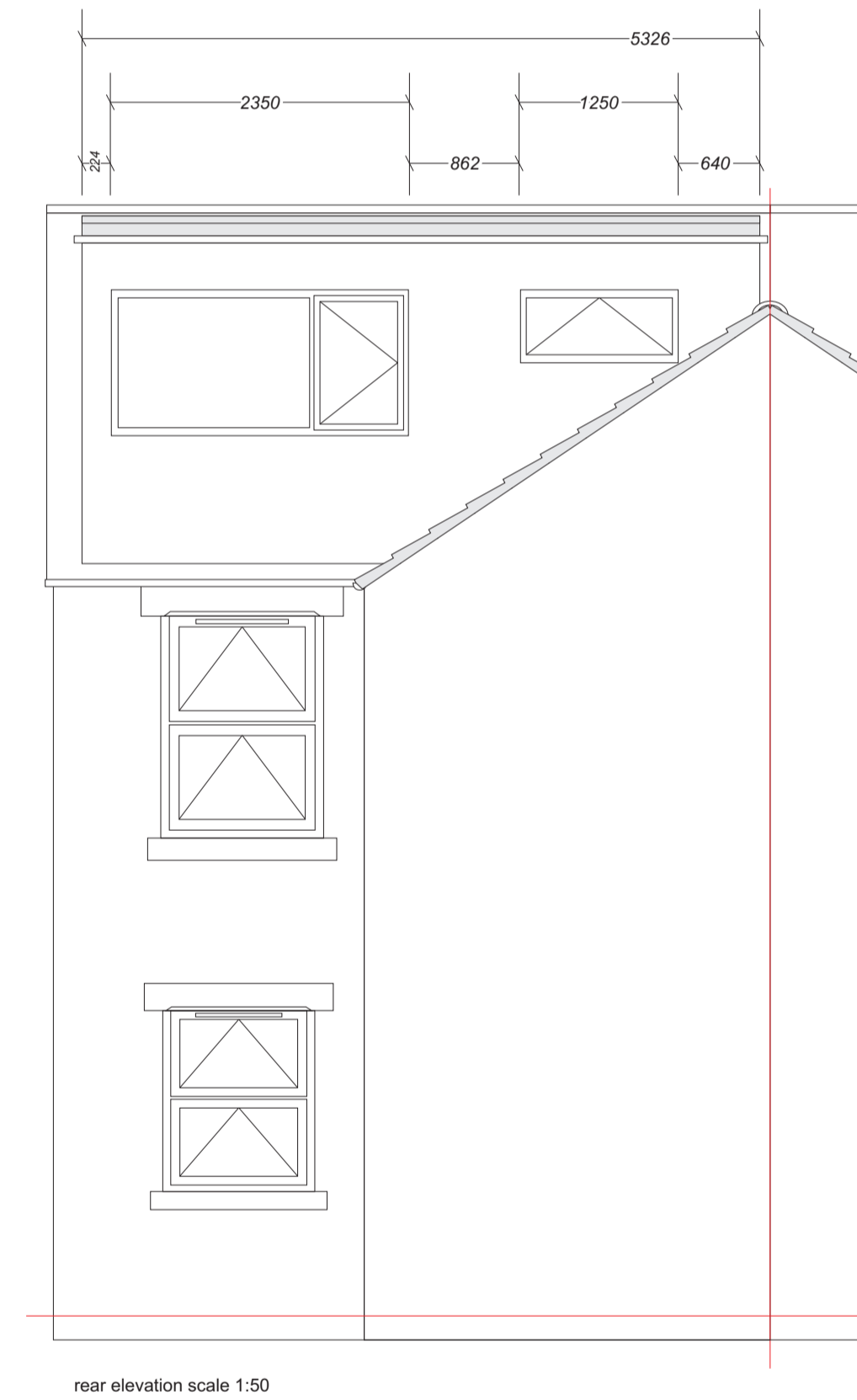
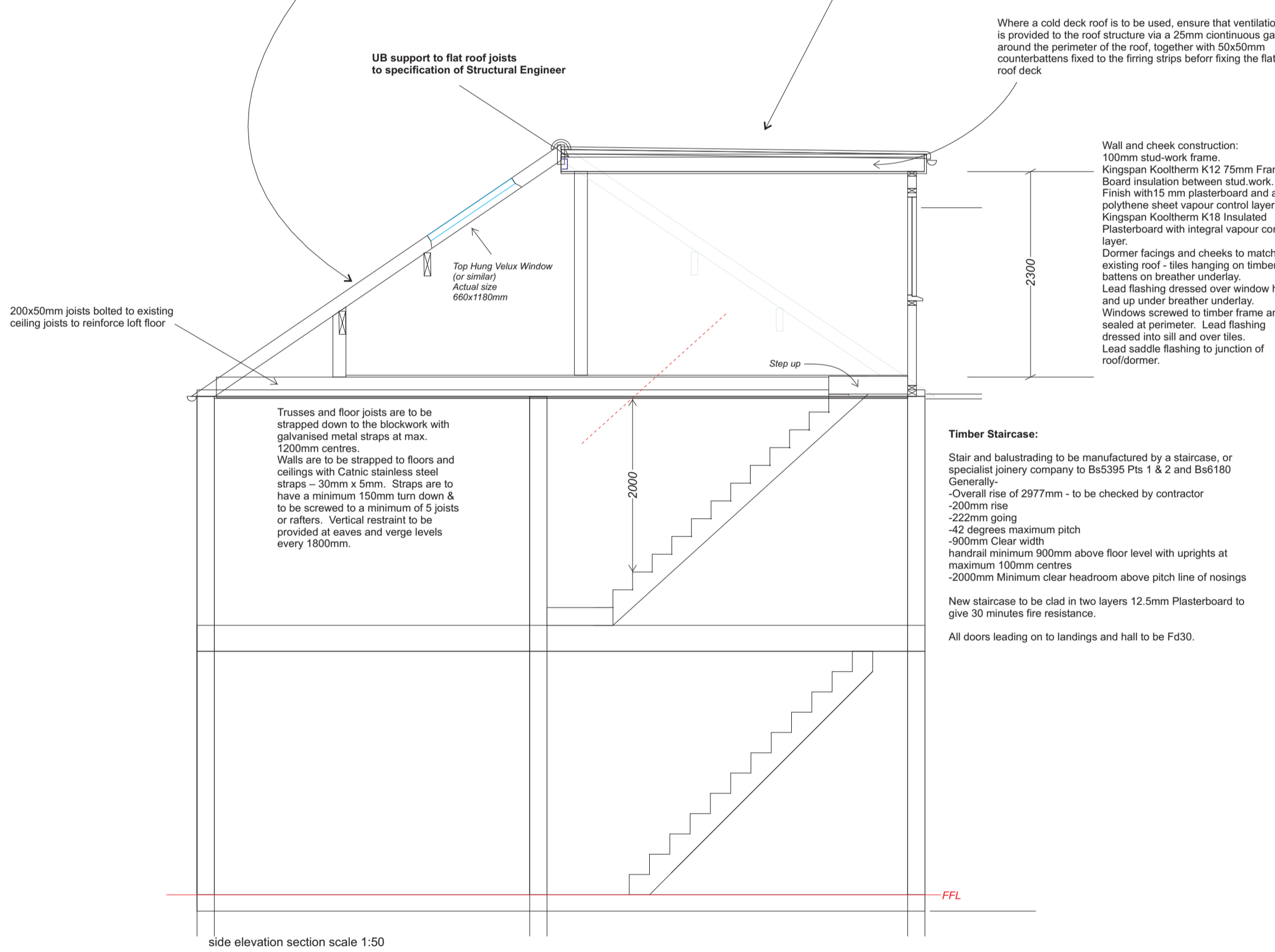
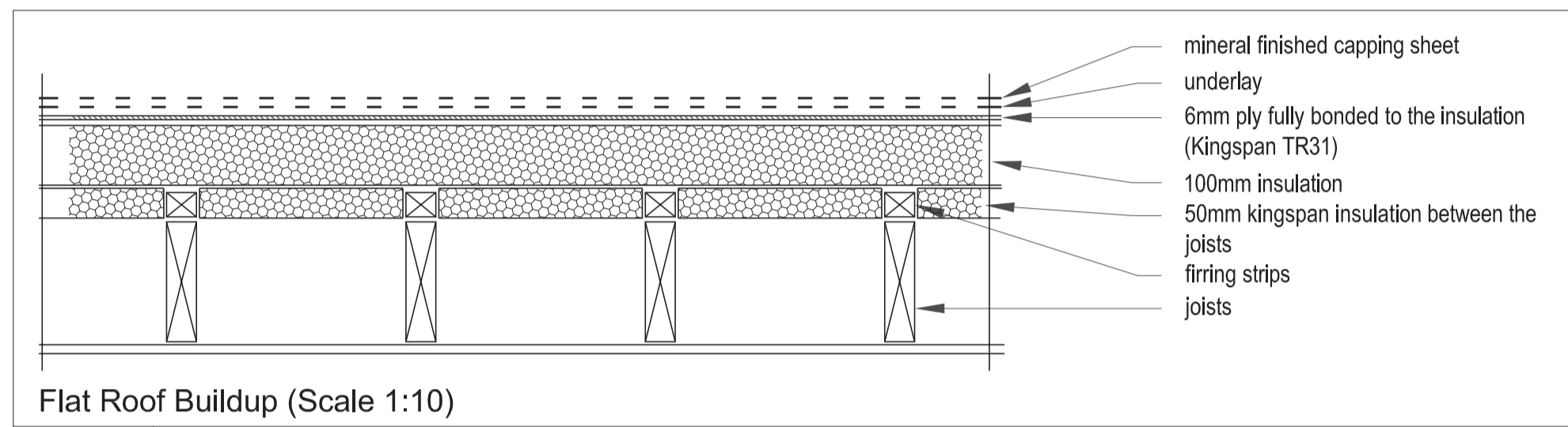
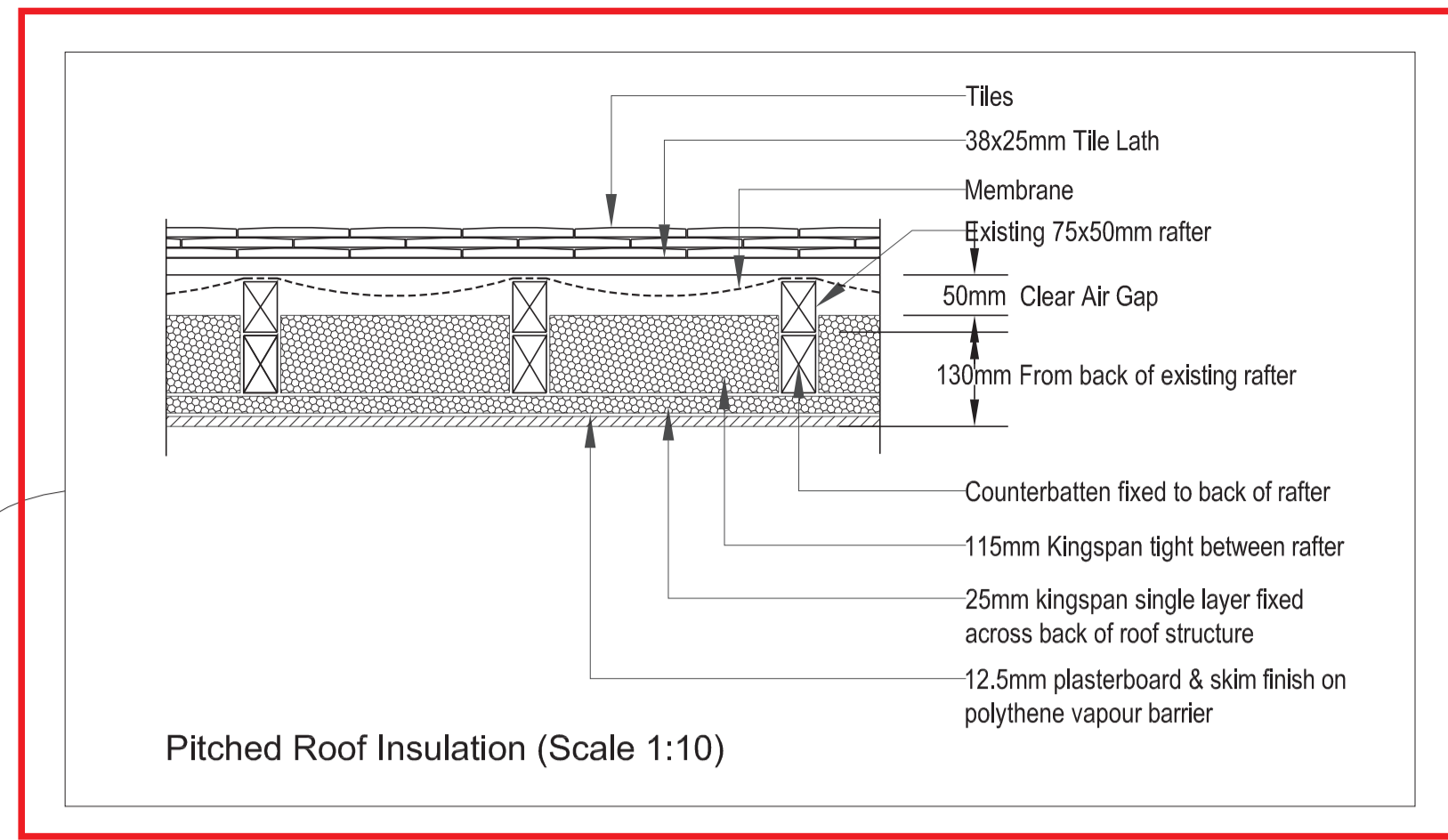


existing ground floor plan scale 1:100



existing first floor plan scale 1:100



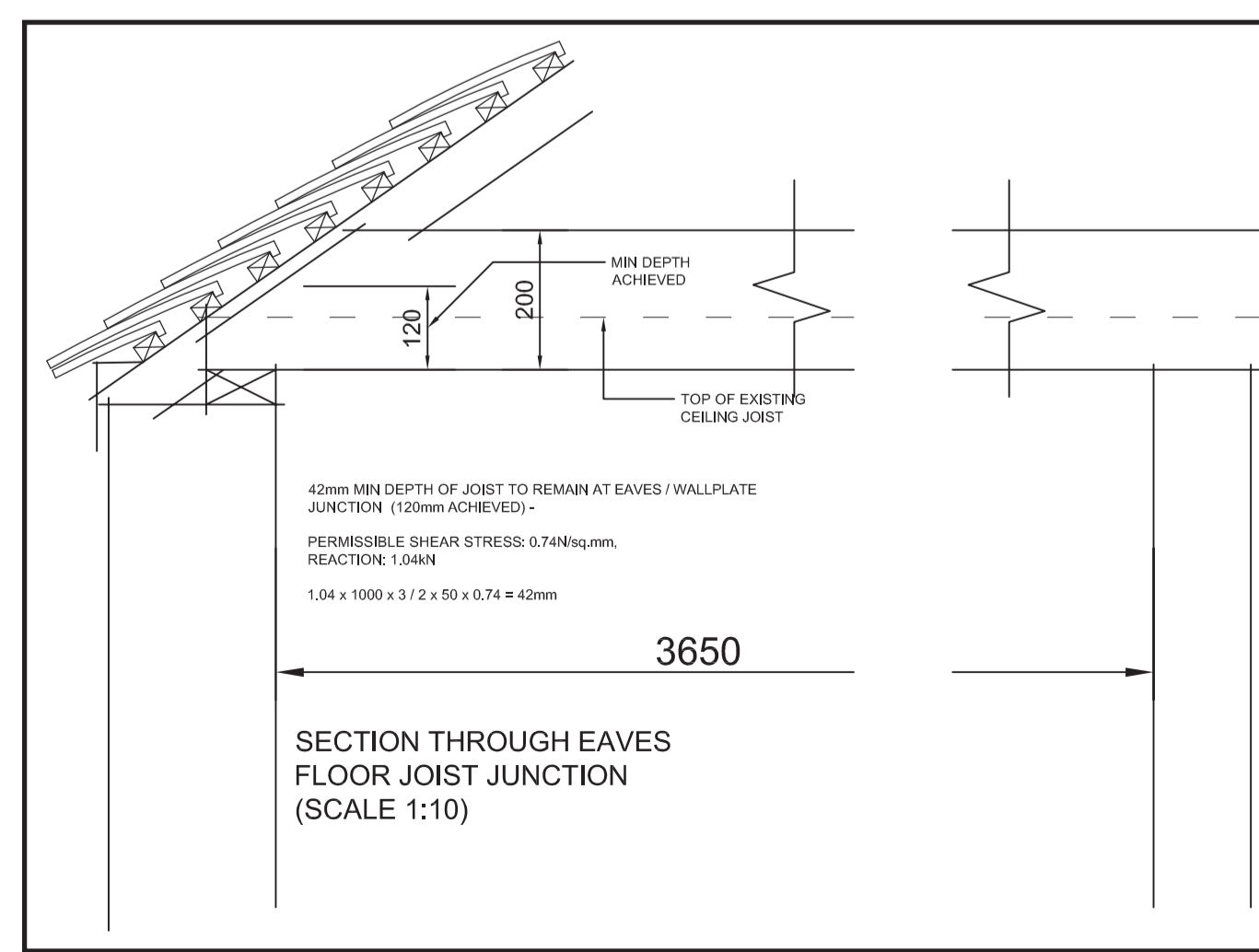
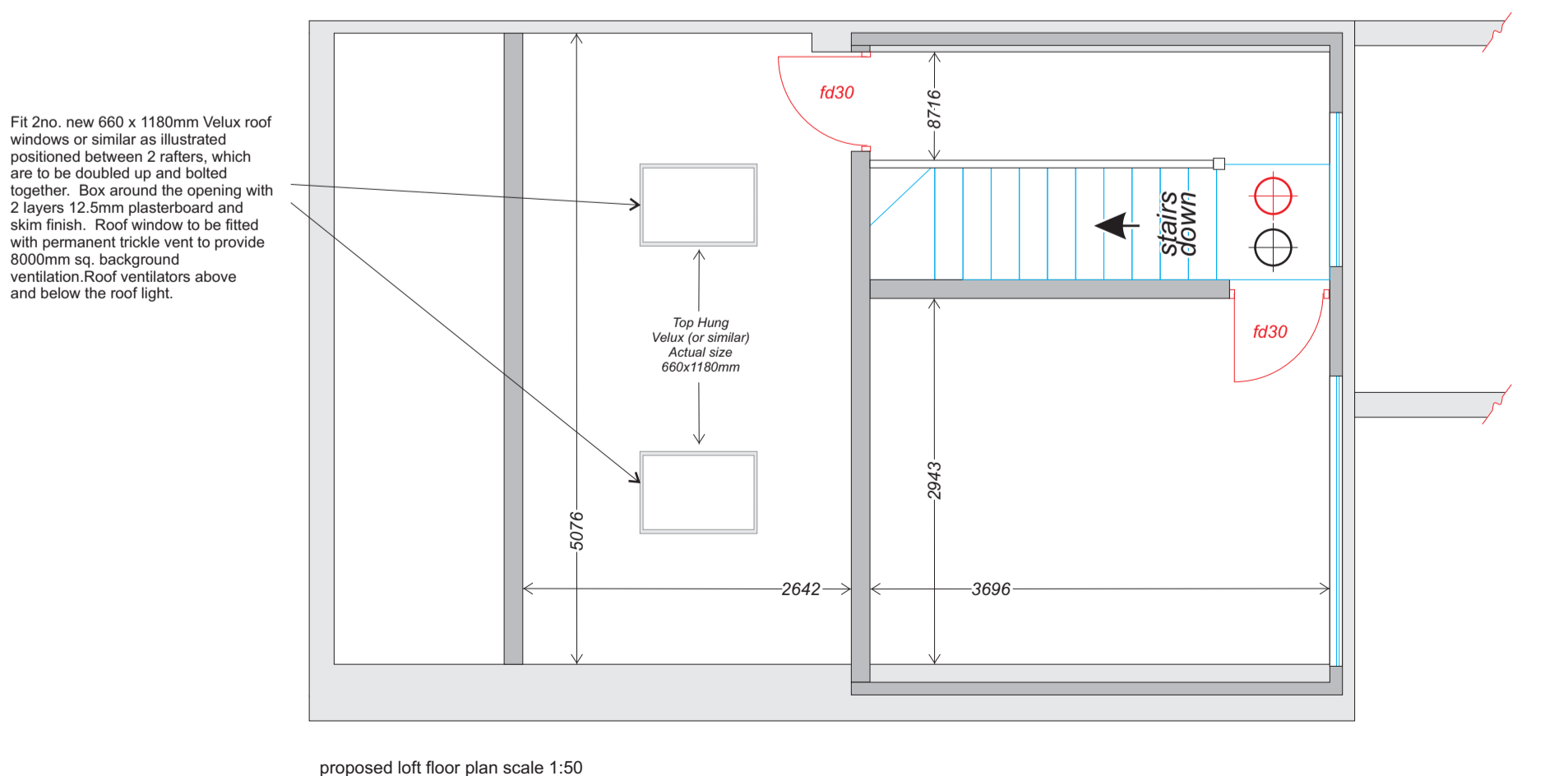
- ⊕ Ceiling location of Fire alarms - to be mains fed & interlinked with battery back-up in accordance with BS 5839 part 6.
- ⊙ Ceiling location of Smoke Detectors

**General Notes:**

- All dimensions are to be checked on site prior to ordering or manufacturing items.
- All new structural timber to be M.S.G. Warm Roof construction See inset
- Wall and cheek construction: 100mm stud-work frame. Kingspan Kooltherm K12 75mm Framing Board insulation between stud work. Finish with 15 mm plasterboard and a polythene sheet vapour control layer or Kingspan Kooltherm K18 Insulated Plasterboard with integral vapour control layer. Dormer facings and cheeks to match existing roof - tiles hanging on timber battens on breather underlay. Lead flashing dressed over window head and up under breather underlay. Windows screwed to timber frame and sealed at perimeter. Lead flashing dressed into sill and over tiles. Lead saddle flashing to junction of roof/dormer.
- Fit 2no. new 660 x 1180mm Velux roof windows or similar as illustrated positioned between 2 rafters, which are to be doubled up and bolted together. Box around the opening with 2 layers 12.5mm plasterboard and skim finish. Roof window to be fitted with permanent trickle vent to provide 8000mm sq. background ventilation. Roof ventilators above and below the roof light.
- Structural steelwork to the specification of the structural engineer. All steelwork to be encased in two layers of 12.5mm plasterboard.
- Heating is to be controlled with thermostats; radiators are to be fitted with thermostatically controlled valves.
- Central heating & hot water installation to be carried out by a person (suitably qualified) registered by CORGI services Ltd. This person must issue a certificate to the owner & Building Control confirming that the work complies with the applicable building regulation requirements within 30 days of completion of the work

- Fire alarms to be fitted to ceilings at all landings. Fire alarms to be mains fed & interlinked with battery back-up in accordance with BS 5839 part 6.
- All doors leading on to landings and hall to be Fd30. New staircase to be clad in two layers 12.5mm Plasterboard to give 30 minutes fire resistance.
- Electrical installations-**  
The design, installation, inspection and testing of the electrical installations is to be in full accordance with BS7671:2001 The latest edition if the IEE Wiring Regulations and Approved Document P of the Building Regulations  
The installation generally should be carried out in accordance with accepted installation techniques applicable to the material and equipment being used.  
All work is to be carried out by a NICEIC or similar Self-Certified Contractor, or alternatively by a suitably qualified person registered under the Approved Competent Person Scheme. Electrical sockets are to be no lower than 450mm above FFL. Electrical light switches are to be positioned no higher than 1200mm above FFL.

- ENSURE VERTICAL, SLOPING AND HORIZONTAL INSULATION IS MADE CONTINUOUS, FILL AWKWARD JUNCTIONS WITH EXPANDING FOAM.
- TOTAL CONSTRUCTION OF ROOF TO ACHIEVE A U-VALUE OF 0.20W/M2.K. FOR SLOPING ROOF SURFACES AND 0.16W/M2.K. FOR HORIZONTAL SURFACES.
- FLAT ROOF COVERING & INSULATION: See inset
- THE ROOF IS TO ACHIEVE A U-VALUE OF AT LEAST 0.16W/M2.K.
- BOX DORMER CONSTRUCTION: TRIM ROOF FOR AND CONSTRUCT DORMER WITH 2no 100x50mm SOFTWOOD POSTS, 2no 100x75mm HEADPLATES AND 2no 100x50mm SOLEPLATES HORIZONTAL AND ALONG ROOF PITCH. FILL IN CHEEKS WITH 100x50mm STUDS, AND COVER STRUCTURE WITH 12.5mm WBP PLYWOOD, WEATHERED WITH TYVEK OR SIMILAR BREATHABLE MEMBRANE READY FOR THE TILE OR BOARD FINISH.
- SUSPENDED TIMBER FLOOR STRUCTURE: FLOOR CONSTRUCTION: - 22mm CHIPBOARD DECKING. - 200x50mm C16 STRESS GRADED TIMBER JOISTS @ 400mm CENTRES.
- DOUBLED-UP AND BOLTED JOISTS BELOW ALL PARTITIONS AND AROUND STAIRWELLS.
- PROVIDE NOGGINS AT MID-SPAN FOR SPANS EXCEEDING 4.0m.
- ALL FLOOR VOIDS TO BE FILLED WITH ROCKWOOL OR SIMILAR SOUND DEADENING MATERIAL MIN 100mm THICK. THE FLOOR DECKING SHOULD ACHIEVE A DENSITY OF 15kg/sq.m AND CEILING TREATMENT TO ACHIEVE A DENSITY OF 10kg/sq.m.



- BUILDING REGULATION AMENDMENTS - IN ACCORDANCE WITH IVOR EVANS LETTER 5th AUGUST 2014**
- SUPPORT TO FLOOR JOISTS - EITHER JOISTS HANGERS FROM THE EXISTING WALLPLATE, OR TIMBER POLE PLATES BOLTED TO THE MASONRY.
  - FIRE RESISTANCE OF DORMER CHEEKS - FIX 9mm MASTERBOARD OR SIMILAR FIRE RESISTANT BOARD TO THE DORMER CHEEK ADJACENT TO THE NEIGHBOURING PROPERTY BEFORE FIXING THE FINAL CLADDING/TILE HANGING.
  - SMOKE DETECTORS - SHOWN ON PLAN.
  - FLAT ROOF COVERING - SEE DETAIL FOR A TYPICAL WARM DECK FLAT ROOF SYSTEM. THE COVERING IS TO BE A POLYMER MODIFIED TORCH-ON FLAT ROOF SYSTEM IN 2no COATS APPLIED TO A SUITABLE BOARD BONDED OR MECHANICALLY FIXED TO THE INSULATION.
  - BALUSTRADE - TIMBER NEWEL AND HANDRAIL SYSTEM TO BE NOTCHED ONTO AND MECHANICALLY FIXED TO THE FLOOR TRIMMERS AROUND THE STAIRWELL. HANDRAIL TO BE MIN 90mm HIGH AND TO HAVE UPRIGHTS AT MAX 100mm CENTRES. ALL IN ACCORDANCE WITH AD K.
  - TAPERED TREADS - SEE DIAGRAM TO SHOW THE NEW STAIR ARRANGEMENT.
  - FLAT ROOF INSULATION - SEE DIAGRAM.
  - WALL INSULATION - INSULATION OF THE TIMBER DORMER TO BE MIN 85mm THICK KINGSPAN OR SIMILAR.

**31 Meir Street Tunstall, Stoke-on-Trent**

Loft conversion with Dormer Window

Existing and proposed details

Drawing EPPE 001 Rev.2

Scale 1:100 and 1:50 at A1

19 August 2014 JR

Radworth Architectural Services

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