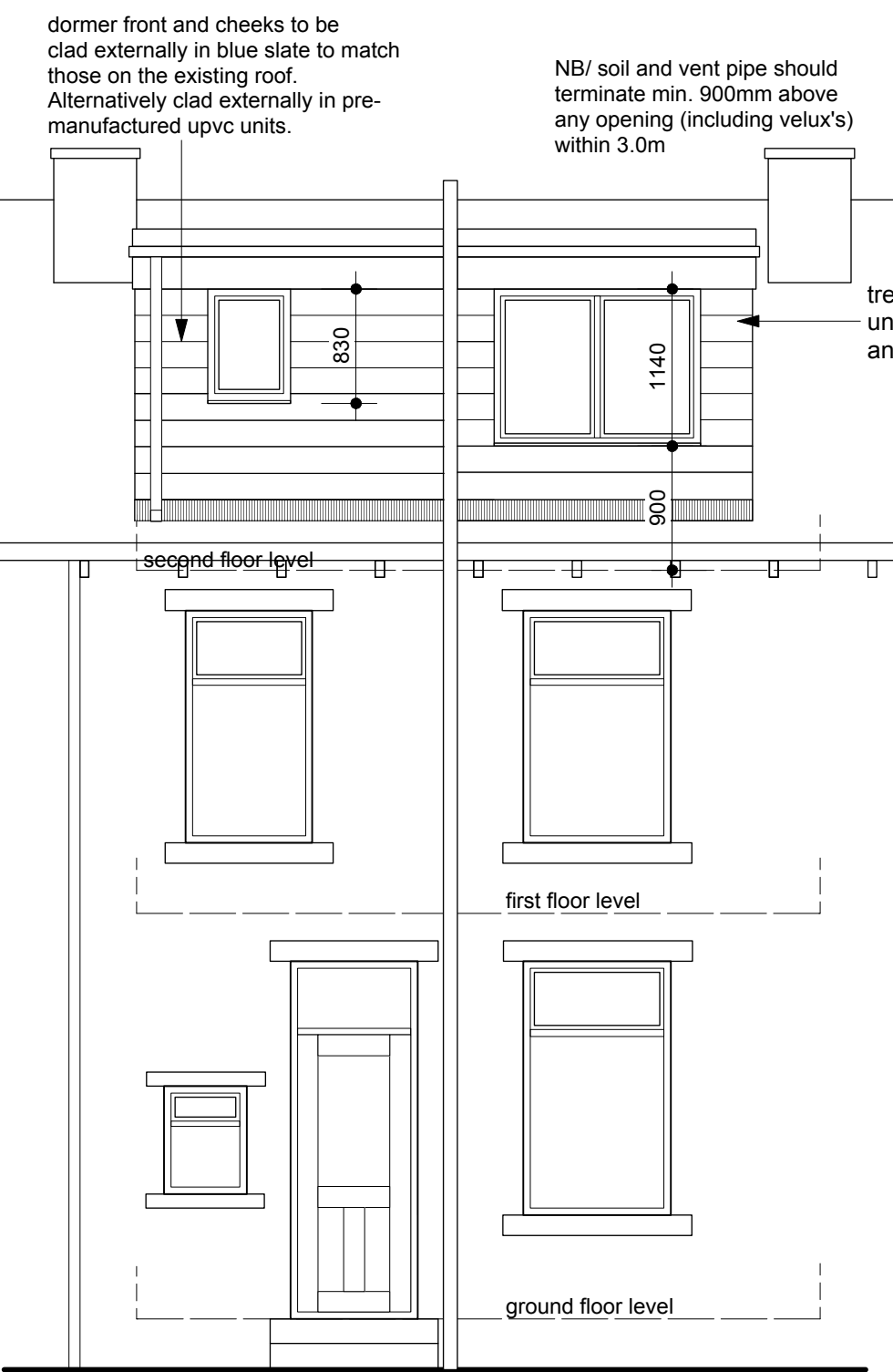




Rear Elevation

GENERAL SPECIFICATION:

This drawing has been prepared specifically for the purpose of obtaining Planning Permission (where appropriate) and Building Regulations Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed. Permission for Planning is beyond the Designers control and no guarantee that such will be granted is to be inferred by the preparation of this drawing. Use only figured dimensions. All dimensions to be checked on site. The Contractor should visit the site before tendering to ascertain any local features, e.g. trees, adjacent buildings, etc. which may adversely affect the works. This drawing, together with the design is the property and copyright of the Designer, and must not be re-produced without prior permission.

CDM (Construction Design & Management Regulations 2015): The works will be notifiable under CDM. Regulations. The Client is advised to discuss with designer and contractor their obligations when carrying out proposed works to their dwelling.

SUPERSTRUCTURE:

Internal Walls (Sludded): 50 x 75mm sw. studs at 400mm c/s. with 75 x 75mm head and sole plates and 50 x 75mm sw. nogginns at max. 1200mm staggered c/s. Face in 12.5mm plasterboard fixed with staggered joints and finish in 5mm skim coat on jute-reinforced scrim joints. All walls to incorporate 75 mm Rockwool RW3 sound-deadening quilt (min density 10kg/m3) between studs.

Internal Walls (between habitable room & roof voids): 50 x 75mm sw. studs at 400mm c/s. with 75 x 75mm head and sole plates and 50 x 75mm sw. nogginns at max. 1200mm staggered c/s. Incorporate 50mm 'Kingspan' Thermawall® TV55 insulation studs and 32.5mm 'Kingspan' Kooltherm® K18 insulated dry lining board to face of wall. NB/ K18 contains an internal vapour control - please refer to manufacturers recommendations. 5mm skim coat on jute-reinforced scrim joints.

Second Floor (loft conversion): Install new 75x170mm sw floor joists @ 400mm c/s supported off new central steel beam where shown on drawing. 22 mm 'green' flooring grade chip board (min mass per unit area 15kg/m²) on sw. joists as specified. 38mm x 38mm sw. herringbone strutting in mid-span where span exceeds 2.5m. Incorporate a minimum layer of 100mm thick mineral wool insulation (min density 10kg/m3) between floor joists. New ceiling to be underdrawn with 12.5mm gypsum plasterboard (min mass per unit area 10kg/m²) fixed with staggered joints reinforced with jute scrim and finished with 5mm gypsum skim finish (half hour protection).

Stair: Closed tread staircase in sw. with ex 38mm strings. Ex 25mm treads and ex 19mm risers. Treads and risers ploughed, wedged and glued into strings. Risers grooved into underside of tread with min. nosing of 16mm. Min. 2m clear headroom to be maintained vertically above pitch-line of new staircase.

Total Rise of Stair: 2492mm (check & confirm on site)
No. + size of equal risers: 12 x 207.67mm
No. + size of equal goings: 11 x 231mm
Pitch of stair: 42°
Minimum going at any part of tapered tread within the width of a stairway should not be less than 50mm. S/W handrail and balustrade 900mm high above pitch line. Spindles set vertical and not to allow passage of a 100mm dia. sphere. Underside of stair to have plasterboard and skim as for ceilings.

Windows: Generally to be double-glazed with min 16mm air gap between panes. Glazing to be low-E type. Opening lights to be weather-sealed and provide a minimum of 1/20th of the total floor area of room as ventilation. Windows to give a U-value not exceeding 1.6W/m²K, as set out in L1B of the Building Regulations. Windows in habitable rooms to be fitted with trickle-vents to give background ventilation the equivalent area of at least 5000mm². Windows in wet rooms (kitchens, bathrooms etc.) to be fitted with trickle-vents to give background ventilation the equivalent area of 2500mm². Any glazing extending to less than 800mm above finished floor level, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to B.S.6206. All glazing to comply with B.S.6206.

Loft Conversion Roof Upgraded (Felted + unvented): Existing blue slate roof to be stripped down, existing slates to be set aside for re-use, pack existing rafters as required and lay new Proctor 'Roofshield' (or similar) vapour permeable roofing felt. Batten out beneath existing rafters in order to incorporate 120mm Kingspan 'Kooltherm K7' Pitched Roof Board insulation between rafters (partial fill) maintain an air space of at least 25mm above insulation to provide a space to drape the breathable sarking felt. Incorporate 20mm 'Kingspan' Kooltherm K18 insulated dry lining board underlaid rafters with 12.5mm plasterboard and 5mm plaster skim to ceiling, on jute scrim reinforced joints. Roof construction to give a U-Value not exceeding 0.18 W/m²K as set out in L1B of the Building Regulations.

Roofspace to incorporate 270mm Rockwool 'Rollbat' insulation in 2 layers laid between and across joists. Roof construction to give a U-Value not exceeding 0.16 W/m²K as set out in L1B of the Building Regulations.

Dormer Walls: 50 x 100mm sw. studs at 400mm c/s with 75 x 100mm sw. head & sole plates. 50 x 100mm sw. nogginns at max. 1200mm staggered c/s. 100 x 150mm sw. lintol over window. Dormer cheeks & walls to be clad externally in vertically hung natural blue slates to match those on the existing roof on 25x38mm sw. battens fixed over Proctor 'Frameshield' 100 breather type membrane over 9mm Cape Supalux board sheathing fixed to stud framing in accordance with manufacturer's instructions. Incorporate 75mm Kingspan Thermawall® TV55 rigid thermoset urethane insulation between studs & 32.5mm Kingspan Kooltherm® K18 insulated dry lining board to face of wall. NB/ K18 contains an internal vapour control - please refer to manufacturers recommendations. 5mm skim coat on jute-reinforced scrim joints. 150mm high Code 4 lead flashings and cavity-tray DPCs incorporated at wall/roof junctions.

Flat Roof: Roof timbers to be in Grade C16 timber (unless otherwise stated). Roof to be surfaced in 13mm limestone chippings bedded in bitumen on 3-layer 'High Performance' roofing felt (alternatively roof to be surfaced in RubberBond® Fleeceback EPDM or similar) on 19mm W+B+P, exterior-quality plywood on sw. joists and firings as specified, on 50 x 100mm sw. wallplate. Incorporate 100mm Kooltherm® K7 Pitched Roof Board insulation between Joists maintaining 50mm air gap over and 40mm Kingspan Kooltherm® K18 insulated dry lining board beneath joists. Roof construction to give a U-Value not exceeding 0.18 W/m²K as set out in L1B of the Building Regulations.

Joists secured at alternate joist-ends with 30 x 5mm x 1000mm galv. m.s. holding-down straps. 150mm high Code 4 lead-tray DPCs and cavity-tray DPCs incorporated at wall/roof junctions. Maintain at least equal to a continuous 25mm ventilation strip running full length of eaves on two opposite sides.

Timber pre-treatment: All structural and external timbers shall be pre-treated with either the double vacuum process using organic solvent to BS 5707 or vacuum/pressure process using a fixed water borne preservative (to BS4072) location of timber will determine which specification used i.e. As recommended by the processor.

Flashings: To BS 1178:1982 milled lead sheet or equal approved. Minimum thickness are code 4 for gutters and flashings and code 3 for soakers. To extend minimum 150mm vertically to all abutments. All to be coated with patination oil.

Draught Sealing: All pipes entering boxing or passing into unheated spaces to be sealed against draughts. Large diameter pipes such as S and VP's to be passed through close fitting holes where passing through plaster board to ceilings, walls, pipe boxing etc.

Lateral Stability: To be provided in roof and first floor by 30 x 5mm galv. m.s. straps secured with 8swg. x 75mm long nails to 3no. joists/rafters and built into wall at 1200mm c/s. (roof) and 2m c/s. (first floor). Incorporate sw. packs and nogginns between joists at strap locations - min. 38mm thick x 1/2 joist depth.

Dormer Gutter: Roof to drain into 112mm half-round UPVC gutter and 78mm dia. UPVC rwp. secured with pipe-clips, to manufacturer's instructions.

Above-ground drainage in UPVC: Pipework with solvent-welded joints in accordance with B.S.3943:1979 and B.S.4514:1983 and installed in accordance with B.S.5572:1978. 100mm dia. soil pipe. No connections to be made within 200mm of WVC. connection, except that wastes up to 50mm dia. may connect on the centre-line. No ground-floor branches to connect to stack within 450mm of drain invert. SVP, to terminate min. 900mm above any opening into building within 3m. and be fitted with a birdproof cover and flexible sleeve.

Waste runs to appliances to be as follows:

	Min. dia. mm	Max run mm
WC.	100	No limit
Washbasin	32	1700
Shower	40	3000
	40	3000
	50	4000

Use 75mm deep seal trap or if max. run exceeded use re-sealing trap.

Mechanical Ventilation: Shower room to have mechanical ventilation, extracting min. 15 l/sec.

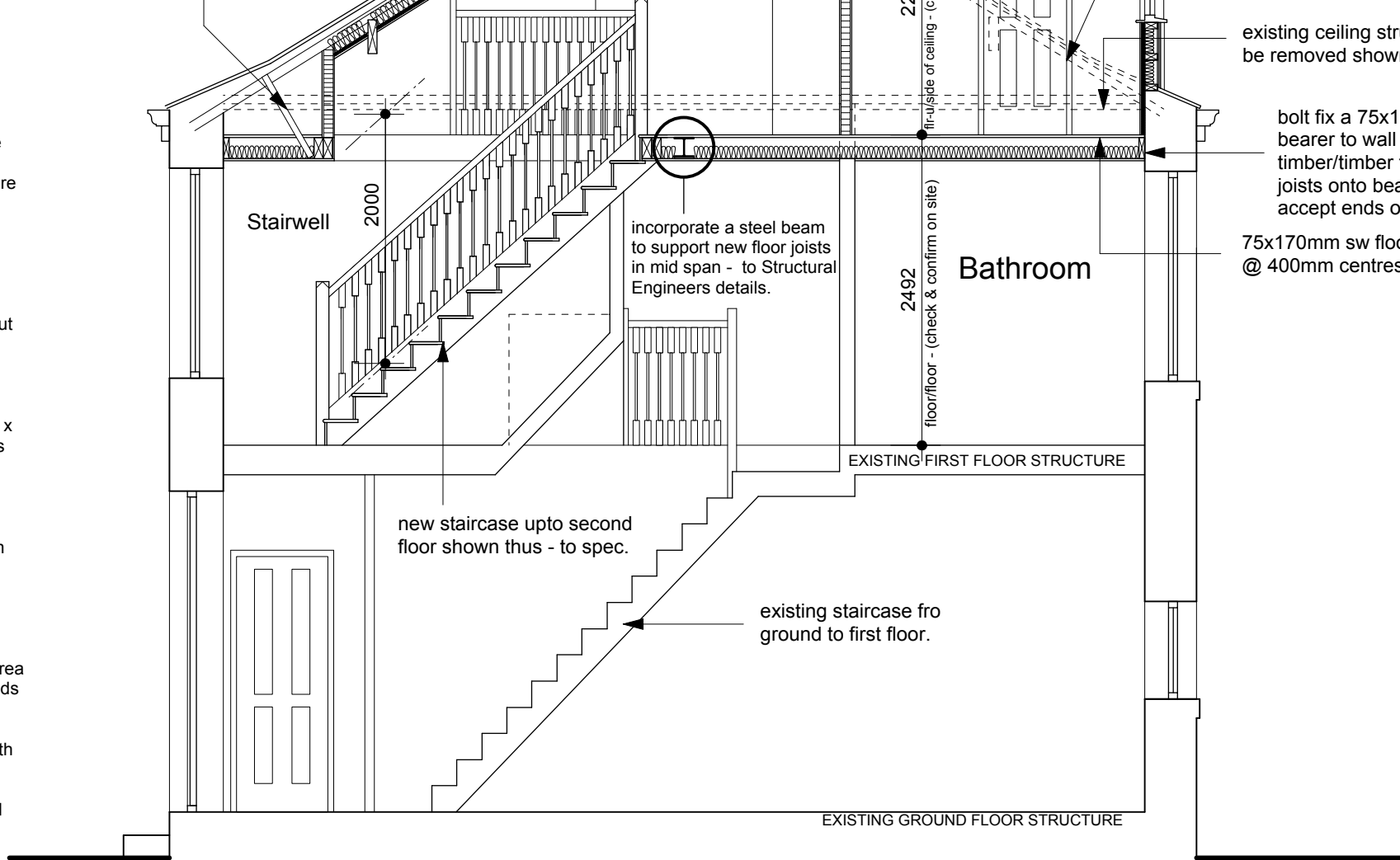
Electrical: Electrical installations to be in accordance with IEE Regulations and requirements of the supply authority. All new electrical work to be carried out in accordance and meet requirements P12 of Building Regulations 2000 (as amended by SI 2003/210) Approved document P (Electrical Safety). Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations by a person competent to do so in order to protect persons from fire and injury. Sufficient information shall be providing so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety. Prior to completion, Building Control must be satisfied that Part P has been complied with and may require an appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so. Switches and sockets in habitable rooms to be fitted between 450mm and 1200mm above finished floor level to comply with Building Regulations - Part M. Mains fed smoke detectors to be installed where indicated. All linked to sound together in the event of a fire.

Low energy lighting to be provided at a ratio of three out of every four fittings (75%).

Existing general power & lighting circuits to be extended/modified to cater for the extension & alterations, to building owner requirements.

existing blue slate roof to be stripped down existing slates to be set aside for re-use. pack existing rafters as required lay new felt (as per spec), re-fix existing sound slates. existing lead flashings/soakers to chimney stacks to be carefully inspected and renewed if found necessary.

50x5 galvanised mild steel 'L-Shape' strap to hook over top of existing common rafter and screwed to side with two 12 gauge screws. Lower end screw fixed to sides of new floor joists with two 12 gauge screws also. new floor joists installed directly under the existing common rafters.



Section A-A

provide equivalent to a continuous 5mm ventilation strip at ridge level - to general specification

install 170x50mm flat roof joists @ 400mm c/s - to spec.

provide equivalent to a continuous 25mm ventilation strip at eaves level - to general specification

existing roof structure to be removed shown thus

existing ceiling structure to be removed shown thus

bolt fix a 75x170mm sw timber bearer to wall - secure timber/timber type joist hangers joists onto bearers in order to accept ends of new floor joists.

75x170mm sw floor joists @ 400mm centres - to spec.

50x5 galvanised mild steel 'L-Shape' strap to hook over top of existing common rafter and screwed to side with two 12 gauge screws. Lower end screw fixed to sides of new floor joists with two 12 gauge screws also. new floor joists installed directly under the existing common rafters.

incorporate a steel beam to support new floor joists in mid span - to Structural Engineers details.

EXISTING FIRST FLOOR STRUCTURE

new staircase upto second floor shown thus - to spec.

existing staircase fro ground to first floor.

EXISTING GROUND FLOOR STRUCTURE

2492mm (check & confirm on site)

2000

2250

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

existing blue slate roof to be stripped down existing slates to be set aside for re-use. pack existing rafters as required lay new felt (as per spec), re-fix existing sound slates. existing lead flashings/soakers to chimney stacks to be carefully inspected and renewed if found necessary.

existing roof structure to be removed shown thus

existing ceiling structure to be removed shown thus

bolt fix a 75x170mm sw timber bearer to wall - secure timber/timber type joist hangers joists onto bearers in order to accept ends of new floor joists.

75x170mm sw floor joists @ 400mm centres - to spec.

50x5 galvanised mild steel 'L-Shape' strap to hook over top of existing common rafter and screwed to side with two 12 gauge screws. Lower end screw fixed to sides of new floor joists with two 12 gauge screws also. new floor joists installed directly under the existing common rafters.

incorporate a steel beam to support new floor joists in mid span - to Structural Engineers details.

EXISTING FIRST FLOOR STRUCTURE

new staircase upto second floor shown thus - to spec.

existing staircase fro ground to first floor.

EXISTING GROUND FLOOR STRUCTURE

2492mm (check & confirm on site)

2000

2250

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

install steel beam over to support ends of new flat roof joists and existing rafters/ceiling joists as shown - to Structural Engineer details.

new flat roof structure - to spec.

provide equivalent to a continuous 25mm ventilation strip at eaves level - to general specification

existing roof structure to be removed shown thus

existing ceiling structure to be removed shown thus

bolt fix a 75x170mm sw timber bearer to wall - secure timber/timber type joist hangers joists onto bearers in order to accept ends of new floor joists.

75x170mm sw floor joists @ 400mm centres - to spec.

50x5 galvanised mild steel 'L-Shape' strap to hook over top of existing common rafter and screwed to side with two 12 gauge screws. Lower end screw fixed to sides of new floor joists with two 12 gauge screws also. new floor joists installed directly under the existing common rafters.

incorporate a steel beam to support new floor joists in mid span - to Structural Engineers details.

EXISTING FIRST FLOOR STRUCTURE

new staircase upto second floor shown thus - to spec.

existing staircase fro ground to first floor.

EXISTING GROUND FLOOR STRUCTURE

2492mm (check & confirm on site)

2000

2250

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492

2492



Location Plan - 1/1250

THIS DRAWING TO BE READ IN CONJUNCTION WITH SR SURVEYORS REPORT

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS & CALCULATIONS

Notes:
This drawing has been prepared specifically for the purpose of Planning Permission (where appropriate) & Building Regulation Approval. Valley Properties accept no liability for errors or omissions. The drawing may be used for estimating purposes, but the Principal Contractor must cost fully from a site investigation. The Contractor is responsible for checking the dimensions, materials etc., and all building work, such work being checked by Building Control on site, as may be appropriate. Valley Properties disclaim any liability for works carried out.

Revisions:
Rev.A
Rev.C
Rev.D
Rev.E

VALLEY PROPERTIES
ARCHITECTURAL DESIGN SERVICES
7 Holmfirth Road
Meltham
Holmfirth HD9 4AA
Tel: 01484 854100 Mob: 07767 36142
E-mail: vpropertie@btconnect.com

Client Details

Caroline Winkley

Project Title
Proposed loft conversion with dormer at 303 Leymoor Road, Golear Huddersfield

Drawing Title
Planning/Building Regulations Drawing

Drawing Status
PRELIMINARY

Scale: 1:50 Drawing Number: 20/16/07443 Rev: Date Drawn: March 2016 Drawn By: Andrew Smith

Part Ground Floor Plan

First Floor Plan

Second Floor Plan