

NOTE

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Main contractor to provide a pre-construction information and health and safety file to help them comply with with their duties, such as ensuring a construction phase plan PDF is prepared.

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PLEASE NOTE THAT BELMONT DESIGN SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRE-CONSTRUCTION PHASE

A STRUCTURAL SURVEY OF THE EXISTING BUILDING MUST BE CARRIED OUT PRIOR TO WORK COMMENCING.

ANY REFERENCES TO STRUCTURAL ASPECTS ARE FOR COSTING PURPOSES ONLY. THESE DRAWINGS AND OTHER RELATED DOCUMENTS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND CALCULATION SHEETS.

THE REMOVAL OF THE TRUSS AND WALL WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

SERVICES, etc

NOTE

MAIN CONTRACTOR TO MAKE ALL NECESSARY SEARCHES AND INVESTIGATIONS TO ASCERTAIN THE EXACT POSITION OF ALL UNDERGROUND SERVICES AND UTILITIES PRIOR TO WORK COMMENCING. ANY SERVICES SHOWN ARE INDICATIVE AND TO BE CONFIRMED ON SITE.

All existing relevant internal gas pipes, power and lighting cables, water storage tanks, hot water cylinders and associated water supply pipe work, telephone wires and communications cables, security systems, heating systems and associated cable or pipe runs to be re-sited or re-routed prior to work being carried out.

PARTY WALL ACT

As part of the works is adjacent to the boundary, the adjacent neighbours right to support could be affected, the issues associated with Party Wall Act may need to be considered. This may include providing information to the adjoining owner, giving sufficient notice of works in compliance with the Act.

WALLS

Wall construction to attain a maximum of 0.16q.m/deg.k.

All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards when been fixed to wall are to be sealed from corner to corner (not dab and dab) All pipes, wires and services going through walls and ceiling are to be sealed with sealant. All windows and external doors are to be air sealed.

Universal steel beams to structural engineer's specification bolted together and clad in 2 layers 12.5mm Gyproc fireline board to give 30 minutes fire resistance.

EXISTING EXTERNAL WALL

Existing gables in loft to have Kingspan insulated plasterboard (80mm insulation and 12.5mm plasterboard and skim finish) fixed to 25mm x 50mm timber battens or dot/dab as required.

INTERNAL TIMBER PARTITIONS

Comprised of 75 x 75mm sw C16 head and sole plates, 75 x 50mm studs at 400mm c/c, 75 x 50mm noggins at 900mm c/c, staggered 450mm in alternate bays, with 12.5mm plasterboard (moisture resistant to wet areas) and skim to each side, and the whole infilled with insulative quilt.

Joists to be doubled along partitions running parallel to such.

UPPER FLOOR

25mm tongued and grooved boarding on 220mm x 50mm sw C16 floor joists at 400mm c/c with 100mm mineral wool inbetween joists (all air gaps in external walls are to be filled with sealant) with herring-bone strutting to centre (over 2500mm span). Joists secured to external wall with 5 x 30mm galvanized mild steel straps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall.

Existing ceiling joists screwed to new floor joists. 100mm mineral wool inbetween joists.

Existing first floor ceiling to be overboarded with 12.5mm Gyproc. Fireline board to achieve 30 minutes fire resistance to new floor if deemed necessary by the Building Control officer.

STAIRS

Stair width 800mm, equal timber risers at maximum 200mm, treads 223mm. Handrails minimum 900mm above pitchline, and balustrades minimum 1100mm above finished floor level, with maximum 100mm spacing between balusters where applicable. Headroom 2000mm above pitchline.

WINDOWS

NOTE

Windows should be mechanically fixed to the structure of the building in accordance with the manufacturers installation instructions.

Velux rooflight to be inserted to roof as indicated. Rafterers to be doubled up both sides.

Opening lights to be minimum 1/20th floor area.

Masons openings to have all necessary horizontal dpcs, vertical dpcs and cavity trays. Toughened glass to all windows below 800mm above finished floor level, and to all doors below 1500mm above finished floor level and all adjacent windows, and windows and all external doors to be double-glazed sealed upvc units with a 20mm sealed (low E emissivity = 0.05, argon filled), style to match existing and adjacent, with thermal breaks to frames, and draught excluders, with 10,000mm2 trickle vents to each habitable room or 10,000mm2 for single storey dwellings. (Part F Table 1.7)

Open plan kitchen diners need a minimum of 3 trickle vents in a room (8000mm2 each) (Part F, Paragraph 1.52)

PURGE VENTILATION

All habitable windows should have an opening window.

Energy efficiency measures in existing house to be assessed by building control. Ventilation of existing dwellings will be assessed. Undertaking multiple minor works (insulating lofts, replacing loft hatches etc) or major works (including bricking up chimneys, installing internal walls insulation etc) in most cases retrofitting trickle vents will be an adequate measure. (Table 3.1 para 3.6-3.13).

All architraves and skirting to match existing and adjacent.

Windows to attain a maximum of 1.4 w/sq.m/deg.k.

INTERNAL DOORS

Door type and accessories to clients approval. 10mm ventilation gap to be provided under all new internal doors to provide the required ventilation under Part F of the Building Regulations 2010

All doors onto existing and proposed stairwell to be FD30 type, with a minimum of 3 suitable fire rafted steel hinges. Existing door frames to be in good condition and to be provided with 25mm hardwood re-bate, glued and screwed to the existing internal door frame.

Fire door receipt to be provided to the building inspector to confirm the fire doors actual fire resistance and specification

PITCHED ROOF

25mm proprietary continuous eaves insect-proof ventilation strip to underside, and ventilation trays to rafters to ensure continuous ventilation over insulation.To both existing and proposed eaves.

Install proprietary 5mm continuous ridge vents.

PITCHED ROOF - LOFT CONVERSION, 75mm RAFTERS

Install 100mm Kingspan K7 inbetween rafters leaving a minimum 50mm air gap with 62mm K18 rigid insulation and plasterboard fastened to underside of rafters, and skim to underside. Achieves 0.15/sq.m/deg.k

All external timber to be tanalised or preservative treated

FLAT ROOF

Constructed from GRP system or single ply membrane system by specialist on membrane/boarding as required, and strictly in accordance with BS 747 and "Flat Roofing: a guide to good practice", taken 450mmunder existing main body slates, on 19mm external grade wbp plywood to 1:60 falls (achieved by diminishing firings minimum 25mm on each joist) on 50mm square counter battens at 450mm c/c, giving a minimum of 50mm ventilation to roof, on 220mm x 50mm sw C16 flat roof joists at 400 mm c/c. 12.5mm plasterboard, with Vapour barrier between plasterboard and timber, and skim to ceiling, with 100mm polyurethane insulation laid between joists and a further 50mm polyurethane insulation fixed across

the face to give a total insulation thickness of 150mm with 50mm air gap. All verges and other internal angles of roofing felt to be turned using 50mm fillets, and to be lapped into gutter at eaves. Minimum 150mm upstand of roofing felt at all masonry junctions, with proprietary ventilation strip at abutment to existing house wall. Holding down ties to perimeters to be 25mm x 3mm galvanized steel straps at 1800mm c/c.

Achieves 0.15w/sq.m/deg.k

All external timber to be tanalised or preservative treated.

DORMER WINDOWS

Structure comprised sw C16 rakers bolted together to carry each dormer cheek, to span from external wall, upto new purlin.

Cheeks and front of dormer comprised of slates to match existing on 25 x 38mm sw battens, on one layer of polyester-based roofing felt to BS747, on 12.5mm external grade fireline board Adjacent boundary) on 18mm exterior grade on 100 x 50mm sw framework and 62.5mm insulated plasterboard (50mm insulation), with 300 M.U. grade damp proof membrane between plasterboard and timber, and skim internally. 100mm Kingspan Nilvent rigid insulation into framework, and ventilation gap linked to main body roof.

100 x 225mm head plate above window carried on 100 x 150mm corner posts bolted on rakers to dormer cheek.

RAINWATER

New 115mm gutter to match existing and 75mm diameter down pipes.

SANITARY PIPEWORK

New 40mm diameter upvc wastepipes, maximum 3.0m run to soil pipe, from hand basin and shower to have minimum 75mm deep seal and fitted with anti-vacuum traps.

All pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code for practice for sanitary pipe work "

VENTILATION

Showers Room to have 15 litres/second extract fan.

FIRE DETECTION

Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3000mm from all bedroom doors. To show compliance with Regulation 4, Schedule 1, Part B1 (Means of warning and escape) All detectors to be linked and to BS5839 Part 6 2019. Certification is to be provided prior to completion for the design, testing and installation.

LIGHTING

100% of light fittings to be capable of taking a low energy light bulb.

Lighting to have an average initial (100 hour) lamp plus ballast efficiency of not less than 50 lamp-lumens per circuit watt. Switches to be located in suitable positions for light efficiency.

HEATING

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate and energy efficient to Building Controls approval). Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces.

Commissioning certificates to be provided to building control.

ELECTRICS

Switches and plugs to be provided, number and position to clients approval. Height of the plugs and switches to be between 450mm and 1200mm. All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.

All wiring to Part P BS 7671 (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

GENERAL NOTES

Cavity wall and ground floor insulation to be continuous

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This drawing is not a working drawing, and is only for the purpose of the following :-

- A - Planning Submission
- B - Building Regulations Submission

The main contractor is responsible for informing Belmont Design of any discrepancy on, or between, this drawing and any other related document.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

Boundaries, angles, and dimensions are to be checked by the main contractor prior to work commencing.

Written dimensions only to be used from this drawing. - if doubt exists consult Belmont Design for clarification.

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CDM Contractor is to ensure stability of existing structure throughout the works

Contactor to note heavy elements, specifically steel beams.

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PROPOSED LOFT CONVERSION
WITH DORMER TO THE REAR
AT :
916 BRADFORD ROAD
BIRKENSHAW
BD11 2BE

FOR : MR N BARKER

Proposed Section
Specification

Date - November 2023

Scale - 1:20

Dwg No. - 10042/03