



ALL EXISTING DOORS TO ESCAPE ROUTE TO GROUND FLOOR TO HAVE A SMOKE DETECTOR POSITIONED IN ROOM 1000MM FROM DOOR (BATHROOM AND WC NOT APPLICABLE). NO DOORS TO ESCAPE ROUTE TO HAVE GLAZED PANELS OR FIRE DOORS TO BE FITTED AS SHOWN

INSTALL MAINS OPERATED AND INTER LINKED SMOKE DETECTOR / ALARM TO LOCATIONS SHOWN TO BS 5446

ALL ELECTRICAL WORKS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO

ALL NEW RADATORS TO HAVE THERMOSTATIC VALVES

ALL RIBC INSULATION TO BE KING SPAN INSULATION OR SIMILAR TO APPROVAL OF BUILDING INSPECTOR

SUPPLY AND FIX WALL PLATE HOLDING DOWN AND GABLE STRAPS AT 1.2m CRS FIX IN ACCORDANCE WITH MANUFACTURERS DETAILS.

ALLOW FOR WALL PLASTER AND SKIM TO NEW WALLING

SUPPLY AND FIX ENERGY EFFICIENT LIGHT FITTINGS

NEW STUD PARTITIONS TO ROOF VOIDS TO BE PLASTER WITH 12.5mm THICK DUPLEX BOARD AND SKIN. INSULATE TO REAR OF PARTITIONS WITH 100mm THICK KINGSpan RIDGED INSULATION BOARD HELD IN POSITION WITH CHICKEN WIRE CLOUT NAILED TO REAR OF STUDS. ALLOW FOR ACCESS HATCHES TO ROOF VOIDS WITH INSULATION FIXED TO BACK OF PANELS IN LOCATION INDICATED

SUPPLY AND FIX NEW PURPOSE MADE TIMBER STAIRCASE 800mm CLEAR WIDE WITH 225 x 25mm TIMBER STRINGS AT PITCH NO GREATER THAN 42° TO COMPLY WITH CURRENT BUILDING REGULATIONS. FLOOR TO FLOOR TO BE 2620mm WITH MAX. 13 NO RISERS AT 202mm AND GOING OF 220mm. FLOOR TO FLOOR TO BE CHECKED PRIOR TO MANUFACTURER OF STAIRCASE. ALLOW FOR TRIMMING OUT FOR NEW STAIRCASE AND DOUBLE UP JOIST AND COACH BOLTING THEM TOGETHER. STAIRCASE TO HAVE MIN. 2000mm CLEAR HEADROOM ABOVE PITCH LINE OF EXISTING AND NEW STAIRCASE. MIN. HEADROOM 1900 CENTRE, 1800 AT EDGE OF STAIRCASE

SUPPLY AND FIX NEW HANDRAIL TO STAIRCASE AT 950mm ABOVE PITCH LINE OF STAIRS WITH NEW POSTS AND SPINDLES AT MAX. 100mm CRS TO COMPLY WITH THE BUILDING REGULATIONS. GUARDING TO LANDING TO BE AT 1100mm ABOVE FLOOR LEVEL WITH SPINDLES AT MAX. 100mm CRS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AS SHOWN

- CONSTRUCT NEW 100mm STUD WORK AND PLASTERBOARD AND SKIM TO FORM BEDROOM WALLS WITH DOOR OPENINGS. INFILL BETWEEN STUDS WITH 50mm THICK MINERAL WOOL INSULATION

SUPPLY AND BUILD IN NEW HALF HOUR FIRE RESISTANT DOOR AND FRAME TO BEDROOM

CONSTRUCT NEW 100mm STUD WORK AND PLASTERBOARD AND SKIM TO FORM BEDROOM WALLS WITH DOOR OPENINGS. INFILL BETWEEN STUDS WITH 50mm THICK MINERAL WOOL INSULATION



ALLOW FOR 1 HOUR FIRE RATING TO DORMER CHEEK WITHIN 1M OF PARTY WALL

NEW UPVC GUTTER AND BRACKETS AND NEW FASCIA BOARDS TO MATCH EXISTING HOUSE

ALL NEW WINDOWS TO MATCH EXISTING HOUSE AND ARE TO BE FITTED WITH TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION. ALLOW FOR PILKINGTON K LOW E GLAZING NEW WINDOWS. WINDOWS TO ACHIEVE A U VALUE OF 1.4 W/M2K

SUPPLY AND FIX NEW VELUX ROOF LIGHTS IN LOCATIONS SHOWN IN LINE WITH MANUFACTURERS DETAILS

VERTICAL TILE HANGING TO FRONT AND SIDE CHEEKS OF DORMER STRUCTURES WILL BE CONSTRUCTED IN MATERIALS TO MATCH THOSE OF THE EXISTING ROOF WHICH ARE SYMPHETICALLY TO MATCH IN FORM THE COLOUR OF THE TILE

ALL DORMER STRUCTURE TO BE PLATTED WITH 12mm EXTERIOR QUALITY PLYWOOD FOR STABILITY

CODE 4 LEAD FLASHINGS TO MATCH EXISTING HOUSE MINIMUM 150mm ABOVE ABUTMENT WITH ROOF AND DORMER WALL AS SHOWN.

ROOF CONSTRUCTION TO BE ROOFING TILES TO SUIT ROOF PITCH AND CHAMFER TO MATCH EXISTING DWELLING ON BATTERNS ON COUNTER BATTERNS ON BREATHABLE ROOFING FELT ON 150 x 50mm RAFTERS AT 400MM CFS

ROOF LIGHTS WILL NOT PROTRUDE MORE THEN 0.15 METRES BEYOND THE PLANE OF THE ROOF SLOPE OF THE ORIGINAL ROOF WHEN MEASURED FROM THE PERPENDICULAR WITH THE EXTERNAL SURFACE OF THE ORIGINAL ROOF

ALLOW FOR SOFFIT VENTS TO FASCIA BOARD TO REAR AND SIDE OF DORMER WITH FLY PROOF MESH TO PROVIDE CROSS VENTILATION



FLAT ROOF CONSTRUCTION TO BE A THREE LAYER BUILD UP FELT OR SINGLE MEMBRANE ROOF COVERING FINISH PLASTER WITH EXISTING ROOF COVERING. ALLOW FOR NOMINAL PLAST WITH FIRINGS TO RAINWATER GUTTER ON 20MM THICK WPC PL-WOOD CEILING ON 20MM x 20MM COUPLER BATTENS FOR CROSS VENTILATION ON C24 200 x 50mm JOIST AT 1200mm C/C. PROVIDE 25MM AIR GAP 125MM KING SPAN KUALA THERM K107 BETWEEN RAFTERS AND 25MM THICK CONTINUOUS KING SPAN KING SPAN DUXTRA PITCH PLASTER BOARD AND SKIM.

INSULATE SLOPING SOFFITS WITH 25MM AIR GAP 125MM KING SPAN KUALA THERM K107 BETWEEN RAFTERS AND 25MM THICK CONTINUOUS KING SPAN KING SPAN KUALA THERM K107. PROVIDE 25MM AIR GAP 125MM KING SPAN KUALA THERM K107 BETWEEN RAFTERS AND 25MM THICK CONTINUOUS KING SPAN KING SPAN DUXTRA PITCH PLASTER BOARD AND SKIM.

CAREFULLY STRIP OFF ROOF TILES TO AREA EFFECTED BY DORMER STRUCTURE AND STORE FOR REUSE. REMOVE BATTENS FELT AND RAFTERS AND CANTAWAY. CONSTRUCT 100 X 100 X 100mm STUDS AT 1200mm C/C AND CHECKS OF DORMER ALLOW. PROVIDE NO MORE THAN 100mm STUD TO CANTAWAY. POSITION AND DORMER ON 200 x 100mm JOIST. PROVIDE 25MM AIR GAP 125MM KING SPAN KUALA THERM K107 BETWEEN RAFTERS AND 25MM THICK CONTINUOUS KING SPAN KING SPAN DUXTRA PITCH PLASTER BOARD AND SKIM.

NEW FLOOR CONSTRUCTION TO BE 20mm THICK CHIPBOARD ON C16 FLOOR JOIST. NEW FLOOR TO BE SUPPORTED ON JOIST HANGERS SUPPORTED ON LOAD BEARING WALLS. PROVIDE TEMPORARY SUPPORT AND STRIP OUT EXISTING CEILING BRIDGES AND ALLOW FOR SPOKING EXISTING CEILING JOIST TO NEW FLOOR JOIST. ALLOW FOR DOUBLING UP JOIST BELOW NEW STUD PARTITIONS.

SUPPLY AND BUILD IN STEEL BEAMS AS ENGINEERS DETAILS WITH MIN. 100MM BEARING WITH 300 X 20MM MS SPREADER PLATES WELDED ON 6MM PLATE. IF STEEL BEAMS HAVE TO BE CUT TO FIT EXISTING TRUSSES, THEN ADAPT A BOLTED / WELD END PLATE. AS PER DETAILS TRUSS WEBBER NUT INSERTS TO ALLOW FIXING OF JOIST HANGERS TO BE BOLTED IN M12 AT 300MM CRS, STAGGERED 60MM ON LINE TO RECEIVE STUD JOIST TO BE SIMILARLY BOLTED

STEEL BEAMS TO BE BUILT ON AT APPROX. 25mm ABOVE EXISTING CEILING LEVEL AND NEW FLOOR JOIST TO BE HUNG OFF JOIST HANGERS TO LEVEL DESCRIBED BEFORE. ALLOW FOR TIMBER PACKER TO FLANGE OF STEEL BEAM TO PROVIDE FIXING POINT FOR END OFF JOISTS. ALLOW FOR SPICE PLATES TO STEEL BEAMS AS ENGINEERS DETAILS

300mm THICK OF MINERAL WOOL INSULATION TO EXISTING ROOF VOID



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for
Mr. & Mrs. L. SIMMONDS

PROPOSED PLANS
LOFT CONVERSION

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JAN 2026	SDE		1:50

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DO NOT SCALE THIS DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT CO-ORDINATOR IMMEDIATELY.

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKING DRAWINGS OR COMMENCING WORK ON SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXEMPTIONS FOR THE WORK SHOWN ON THIS DRAWING FOR THE RELEVANT STATUTORY AUTHORITIES. AT ALL STAGES OF THE WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXEMPTIONS FOR THE WORK SHOWN ON THIS DRAWING FOR THE RELEVANT STATUTORY AUTHORITIES.

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