FIRE DOORS
All habitable rooms off ground, first and second floor landings to be fitted with 30min fire doors - indicated on plan as FD.

No requirement for self-closing devices.

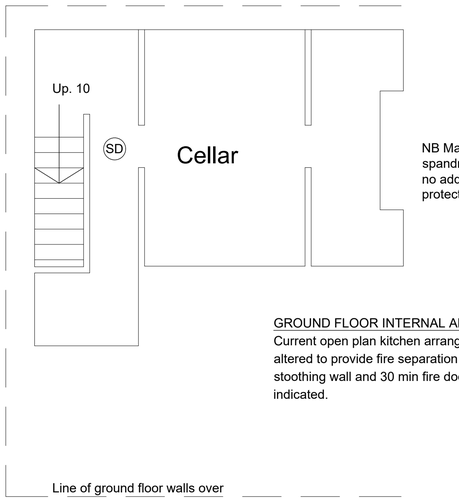
SOUND INSULATION
Proposed second floor to have a timber or wood based board 15kg/m2 mass per unit area required, single layer of plasterboard (10kg/m2) with normal fixings with 100mm mineral wool laid in void 10kg/m3 mass.

New stoothing walls to have Rockwool sound insulating quilt packed between studs.

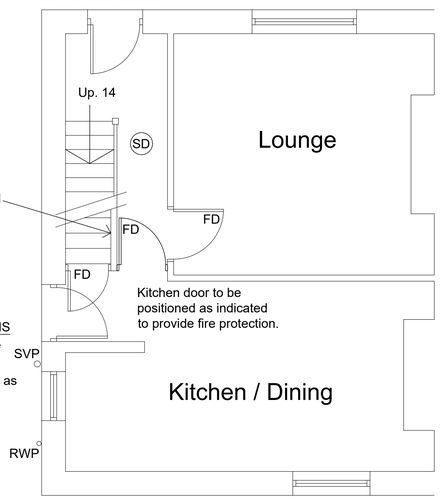
VENTILATION
Second floor bed 3 to have background ventilation via trickle vents on rooflights/windows. Rooflights to provide provide min 1/20th of floor area as rapid ventilation.

NEW STOOTHING WALLS
75 x 50mm s/w studs at 600mm ctrs, 12.5mm plasterboard and skim.

FD = Fire door
SD = Smoke detector

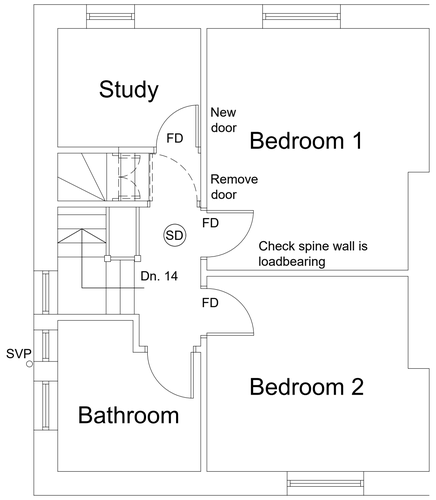


Basement

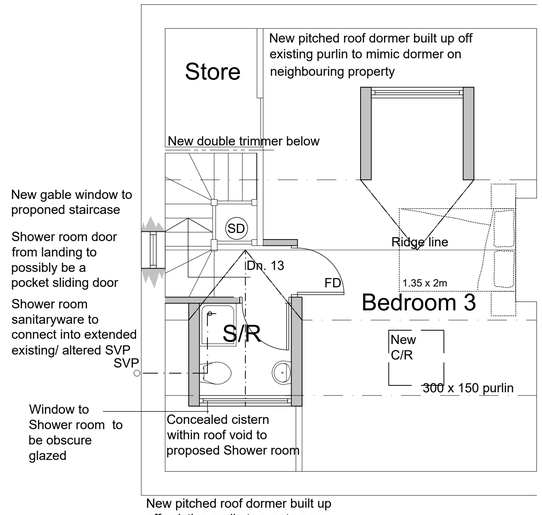


GROUND FLOOR INTERNAL ALTERATIONS
Current open plan kitchen arrangement to be altered to provide fire separation with new stoothing wall and 30 min fire door to kitchen as indicated.

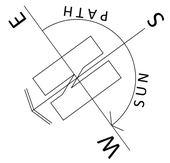
Ground Floor Plan



First Floor Plan



Roof Space

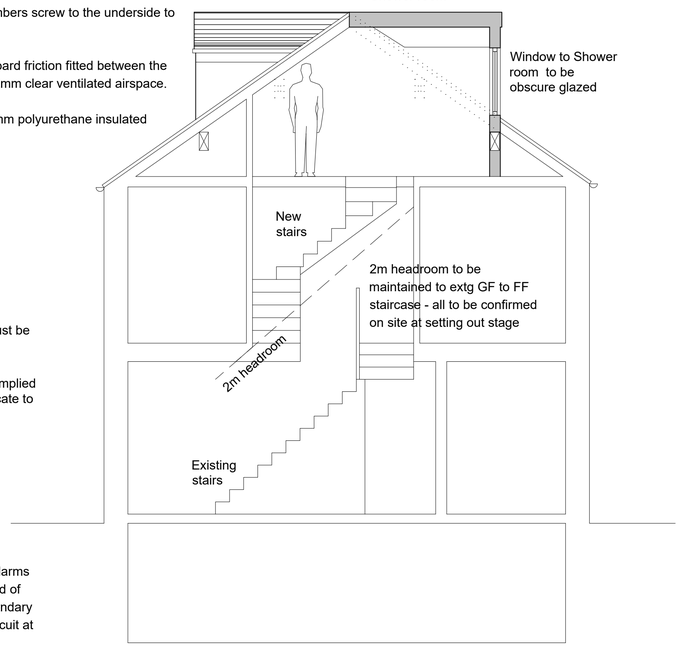


INSULATION AND VENTILATION
Existing roof slope to remain with no sarking membrane to provide adequate ventilation to existing roof timbers.

Rafters to be increased in depth with additional timbers screw to the underside to increase to 150mm deep below battens.

Rafters to have 100mm polyurethane insulation board friction fitted between the rafters, flush with underside therefore leaving a 50mm clear ventilated airspace.

Underside of increased rafters to receive 25/12.5mm polyurethane insulated backed plasterboard with a skim finish.



Typical Cross Section

ELECTRICS, SMOKE DETECTION AND LOW ENERGY LIGHTING
All electrical work to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the council should be satisfied that part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

All electrical sockets are to be protected by an RCD, either by
a.Protecting the consumer unit.
b.The circuit
c.The socket (not the plug)

Cables to be min 50mm. deep.

Dwelling to be provided with 4 No. mains operated self-contained smoke alarms (cellar, ground floor entrance hall & first floor landing & second floor to head of stairs as noted on plan as All to BS 5446: Part 1. Mains units with secondary power supply. They should be permanently wired to a separately fused circuit at the distribution board, and may operate at a lower voltage via. a mains transformer. Wiring must be in accordance with I.E.E. Regulations but need have no special fire surviving properties.

Alarms to be interconnected in accordance with manufacturer's instruction.

Internal light fittings must include a number of fittings, which will only allow low energy bulbs to be used.

SECOND FLOOR STRUCTURE
Refer to structural engineers design with regards to new floor structure (anticipated 150 x 75 C24). Note increase on depth will reduce second floor headroom.

Refer to engineers design for proposed trimmers (anticipated doubled/tripled up joists).

Exact floor to floor level to be determined/checked on site - NOTE headroom requirements over staircase and to landing (see note under staircase).

10kg/m3 acoustic insulation to be incorporated between joists.

18mm T&G chipboard deck finish

NEW STAIRCASE
Proposed stair to have closed risers.

Floor to floor measurement to be site verified and stair designed accordingly.

Min going of 220mm, Max rise of 220mm. with a max pitch of 42 degrees.

Handrail throughout full flight of stair 900mm above pitch line.

2000mm headroom to be ensured throughout flight of proposed stair.

Proposed stair to not reduce existing headroom on existing ground to first floor stair below 2meters or less than existing if already less than 2meters.

Staircase to be open to existing first and second floor landing areas with fire doors off landings.

Guarding to be non-climbable and to be arranged to ensure a 100mm. dia sphere cannot pass through.

Any glazing within critical areas (within 800mm. of finished floor level and glazing in doors within 300mm. of either side of door and within 1500mm. height above finished floor level to be glazed in safety glass to comply with Part K of the current Building Regulations.

1:50

0.5m 1m 2m 3m 4m 5m 6m 7m

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Project
Dormer Loft Conversion at Oak Dene Cooper Lane, Holmfirth, HD9 3BP
Client
Mr & Mrs A Lyons
Drawing Title/Issue
Proposed Floor Plans and Typical Cross Section

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Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of works and architect to be notified of any discrepancies.

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