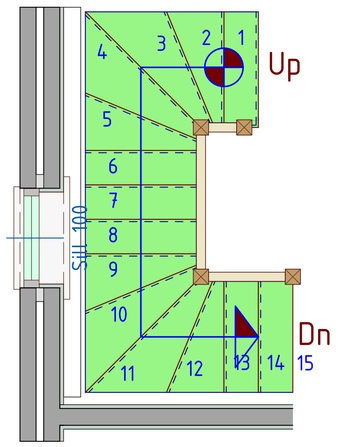
Ref No: 3350/006
26/05/25



2 Stair Plan
1:20

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 200mm, min going 225mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

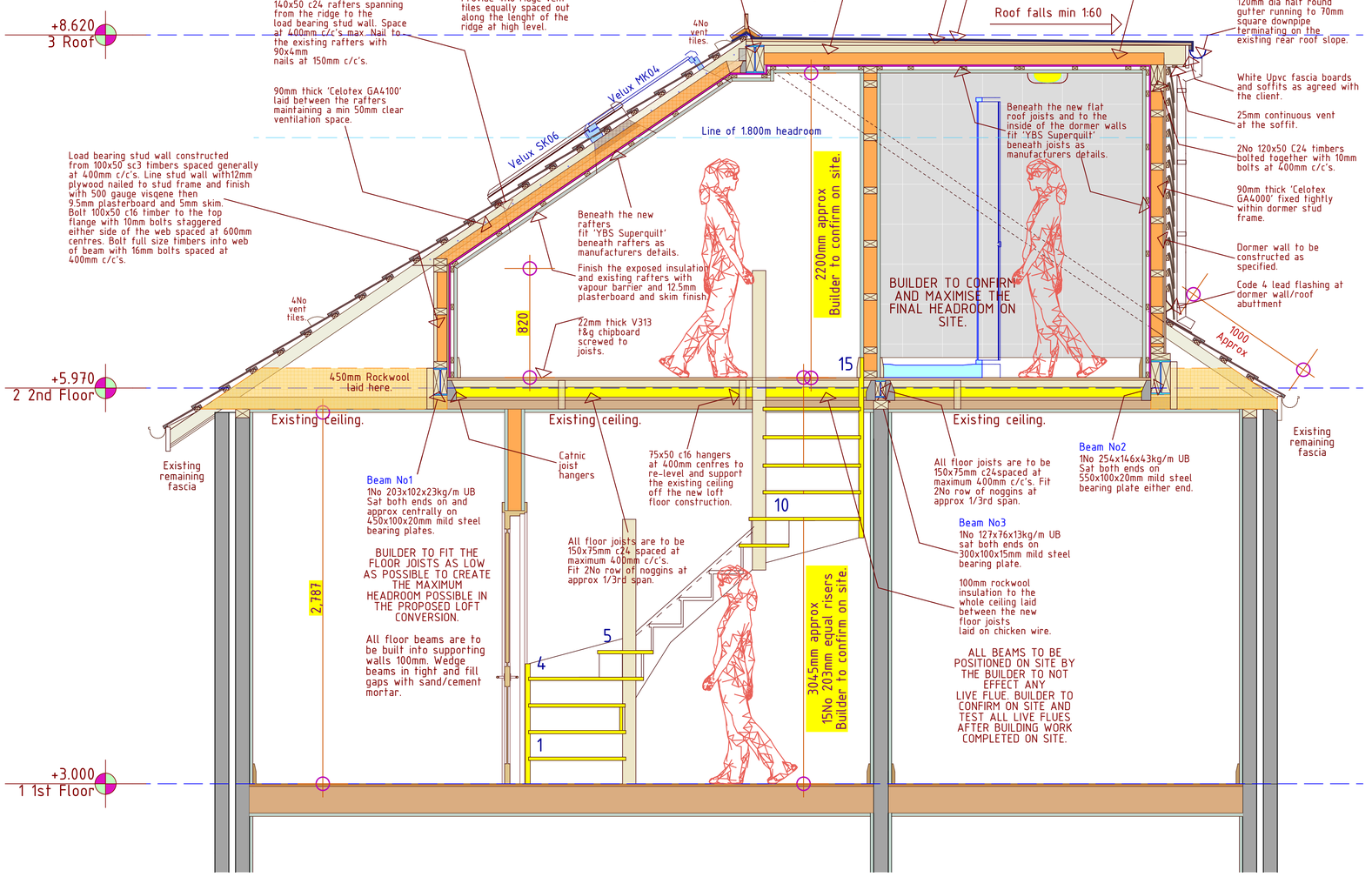
PITCHED ROOF INSULATION AT CEILING LEVEL
Pitch 15-45° (imposed load max 0.75 kN/m² - dead load max 1.20 kN/m²)
To achieve U value of 0.16 W/m²K
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on 'Tyvek' roofing membrane supported on 50 x 150mm grade C24 rafters at spaced at max 400mm centres. Rafters supported on 100 x 65mm c16 softwood wall plates.
Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Roof to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.

5 4 3 2 1 0
Scale Bar
2

AUTOMATIC AIR VALVE
Bathroom fittings from wc, whb, shower, bath etc.., to be connected to new 110mm UPVC soil pipe with accessible 'FloPlast' internal/external air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

All dims are to be checked on site by builder.

designaloft.com
converting lofts since 1985



1 Proposed Section
1:20

Continuity of Insulation and Airtightness.
All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below:

Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).

Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where built into an external wall with mastic sealant.

Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.

Seal around all services penetrations through the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p boxings.

For drylining ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc. The sealing of dry lining on dabs is very important, as it is a key area of air leakage.

PART A: SUPERSTRUCTURE.

External wall construction to be 100mm facing brickwork as agreed with client, 50mm cavity, 100mm internal leaf of concrete blockwork. 50mm insulation (rockwool full fill cavity slabs or similar approved) to be fixed to cavity face of inner leaf. No cavity required

Stainless steel vertical twist type wall ties to be provided at min 900mm.c/cc's horizontally, 450mm c/c's vertically, reduced to 300mm within 225mm from the sides of all openings.

Compressive strength of brick outer leaf to be min 20 n/mm²

Compressive strength of blockwork inner leaf to be min 7 n/mm² unless specified otherwise by structural engineer. Use 'thermalite hi-strength 7' or similar approved for the inner leaf.

Mortar to be 1:3
Cement/sand andcomply with BS 5628pt. 1: 2005 and match the existing in colour and texture as closely as possible.

Lateral support at roof level to be provided by 30x5mm. Galvanised mild steel straps at not more than 2.000m c/c's taken over the first three rafters and ceiling joists where applicable. Fit 100x50 noggins between rafters under straps as Approved Document A1.

Roof covering to be laid in accordance with relevant code of practice and manufacturers details, on 38x25mm sc3 treated s.w. Tile battens on, 'Tyvek' breathable roofing membrane on rafters nailed to 100x75mm wallplate with 2no 90x4mm nails. Wallplate to be securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800 mm c/c's. Straps taken min.1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.

INTERNAL STUD PARTITIONS
100/75mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ debackersity acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

BATHROOM WALL FINISHES:
All walls and ceilings in bathrooms and en-suite are to be lined with 12.5mm thick 'Knauf Aquapanel' or similar cement based particle board prior to finishing with tiling as agreed with the client or cement based skim finish.

MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02)
a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up.
b) Provide an egress window at first floor level with an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.
c) Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

DORMER CHEEKS AND WALLS:
Construct 100x50 stud frame @ 400mm c/c's. Line stud frame internally with 'YBS SUPERQUILT' multi foil insulation and cross battens to achieve u'value and stop thermal bridging, finish with visquene vapour barrier and finish with 12.5mm plasterboard and skim. Externally line frame with plain tile hanging on 38x25 battens in accordance with the manufacturers details on 'Tyvek' roofing membrane nailed to 18mm marine quality plywood nailed to the 100x50sc3 stud frame.
The dormer cheeks facing the party wall are to have 30 minutes fire resistance either side. Between the stud frame and plywood fit 1no layer of 9.5mm 'superlux' to provide 30 minutes fire resistance.
Between the vertical studs fix 90mm thick 'celotex GA4000' roof insulation.

DORMER FLAT ROOF :
On the top of the flat roof joists provide 50x50 cross battens and firring pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firrings. Weather protect with ICOPAL Technotorch System to comply with Broof (t4) roofing membrane applied in strict accordance with the manufacturers instructions with 25 year guarantee. Between flat roof joists lay/fix 90mm thick 'celotex GA4000' roof insulation ensuring a min 50mm clear air vent space above insulation.
Line flat roof joists internally with 'YBS SUPERQUILT taping all joints and fixing in strict accordance with the manufacturers instructions and nail 50x38 cross battens at 400mm c/s's to the underside of the insulation/ rafters before finishing work with 12.5mm 'duplex' plasterboard and 5MM skim finish.

INSULATION: (SLOPING CEILING.)
Fit 90mm 'celotex GA4100' between the new 140x50 rafters maintaining a min50mm clear vent space above the insulation. Underdraw the new rafters with 'YBS SUPERQUILT (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Achieve u value 0.18w/m²°k.

LOAD BEARING PERIMETER WALLS:
50x100 sc3 softwood studs at 400mm centres. Nail 12mm plywood to the stud wall at 150mm c/c's
With 70x4mm nails, line internally with 'YBS SUPERQUILT' (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Fit 90mm thick 'celotex GA4000' within the stud frame as shown on plans/ section. Achieve u value 0.18w/m²°k.

FLOOR:
P5 22mm thick water resistant chipboard flooring OR 125mm softwood floorboards (as agreed with the builder in the quotation) screwed to softwood floor joists as detailed on the floor joist layout as the manufacturers instructions. Between bottom of joists staple chicken wire to support 100mm thick 'Rockwool Sound Slab' insulation. This is to be applied to the whole of the 1st floor ceiling area as App. Doc. B. to achieve a modified 30 minutes fire resistance for the existing first floor ceiling construction as agreed with the Approved Inspector.

CLIENT :
MICHAEL PIMLOT
10 Manor Ave, whalley Range, Manchester, M16 8DX.
THE CONSTRUCTION OF DORMER LOFT CONVERSION AT THE REAR OF THE EXISTING DWELLING - HEIGHT TO BE KEPT BELOW THE EXISTING RIDGELINE + 2No VELUX ROOLIGHTS TO THE FRONT ROOF SLOPE.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

INTERNAL STUD PARTITIONS
100/75mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ debackersity acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

BATHROOM WALL FINISHES:
All walls and ceilings in bathrooms and en-suite are to be lined with 12.5mm thick 'Knauf Aquapanel' or similar cement based particle board prior to finishing with tiling as agreed with the client or cement based skim finish.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).
Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

EXISTING STRUCTURE:
The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Building Control Officer.

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

AUTOMATIC AIR VALVE
Bathroom fittings from wc, whb, shower, bath etc.., to be connected to new 110mm UPVC soil pipe with accessible 'FloPlast' internal/external air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

Electrical wiring: When using competent person

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the iee 18th edition wiring guidance and building regulation Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the secretary of state, And,
The competent person is to send to the approved inspector a 'self-certification certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the 'self-certification certificate' and a BS 7671 electrical installation test certificate.

ABOVE GROUND DRAINAGE
Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe.
Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

ROOF LIGHTS
Min U-value of 1.30 W/m²K.
Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K . Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.