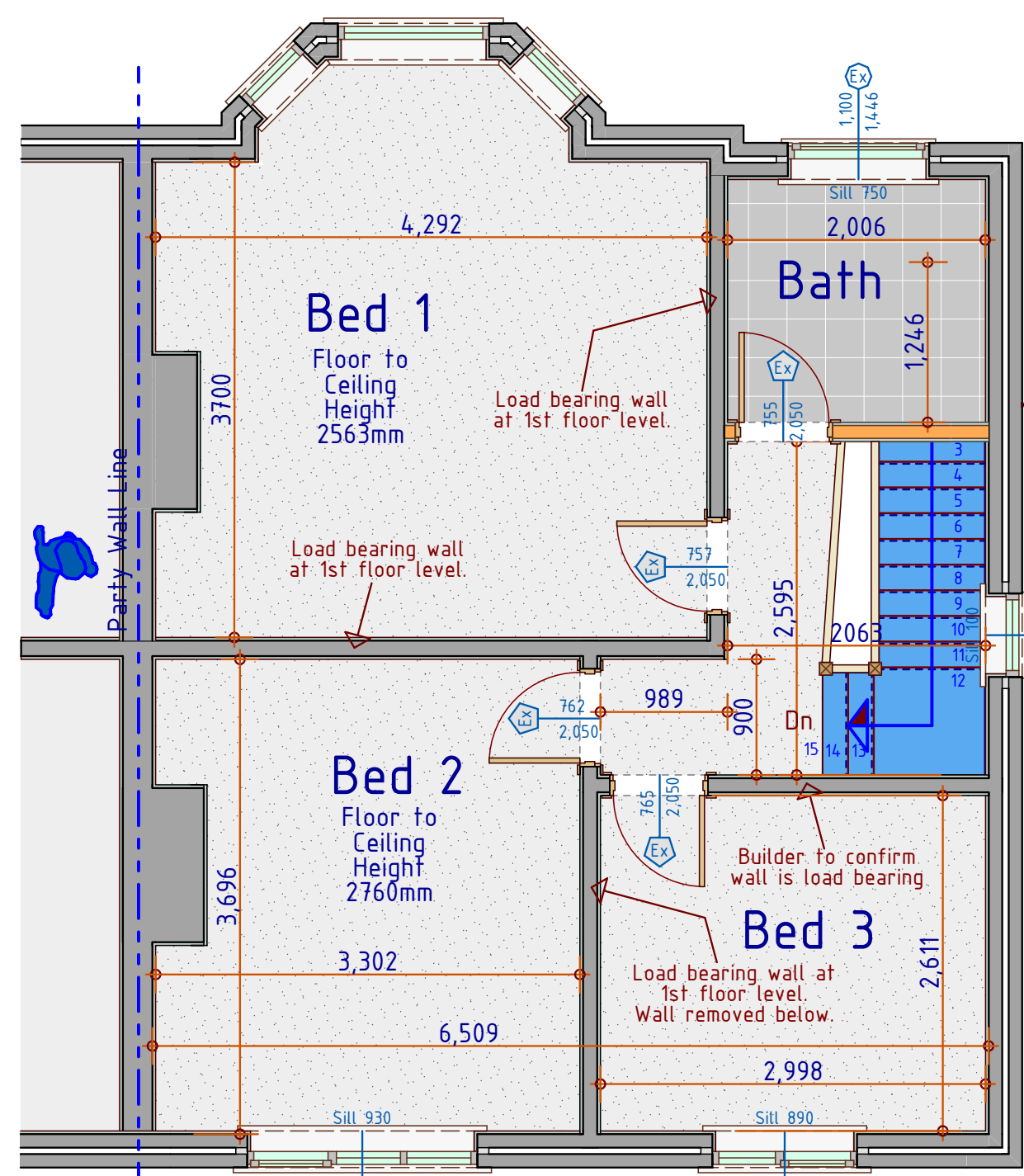
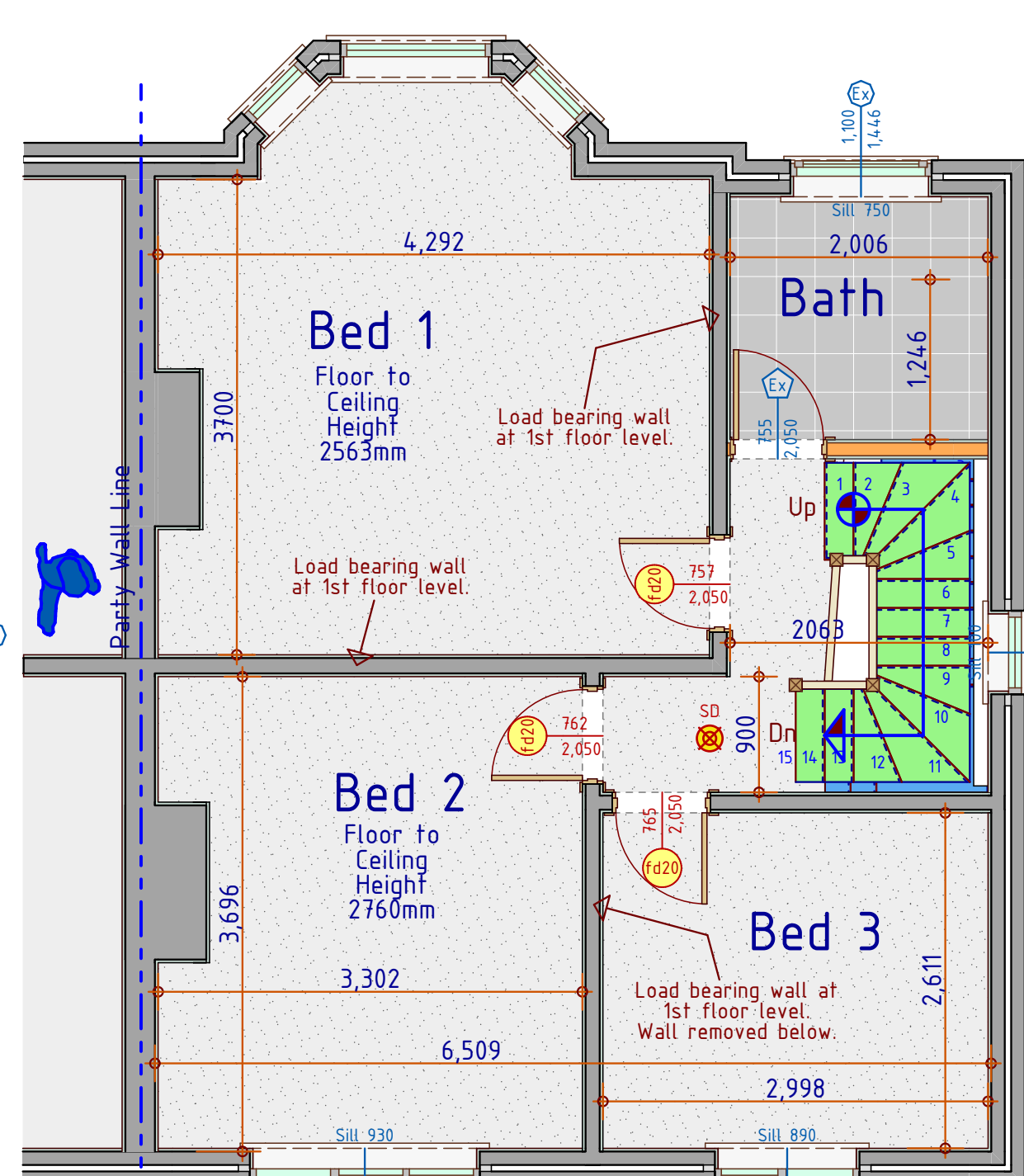




Existing 1st Floor Layout



Proposed 1st Floor Layout

Builder to accurately position the stairs on site to achieve the minimum headroom requirements of Approved Document K of the Building Regulations.

The headroom on the whole of the existing staircase to the underside of the new stairs is to be min 2.000m measured from the centreline of the staircase in accordance with Approved Document K.

Fit wired in smoke detector/sounders at all floor levels as shown. Fit heat detector in kitchen.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

Underboard the staircase to 30 minutes fire resistance with 12.5mm fireline board and skim.

Headroom on landing to be min 1.900m measured from the centreline of the staircase in accordance with Approved Document K.

Construct new double winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 750mm approx to outside of string. Stair to have 15 risers - builder to confirm on site.

Provide 900mm high guarding to the party wall to the stairs to be unclimbable and vertical spaced so NOT to allow a 100mm dia sphere to pass through at any point.

Offset the stairs off the party wall to the stairs to be unclimbable and vertical spaced so NOT to allow a 100mm dia sphere to pass through at any point.

All dims are to be checked on site by builder.

Fit 2 No 'Velux' rooflight, Ref No GGU MK08 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side.

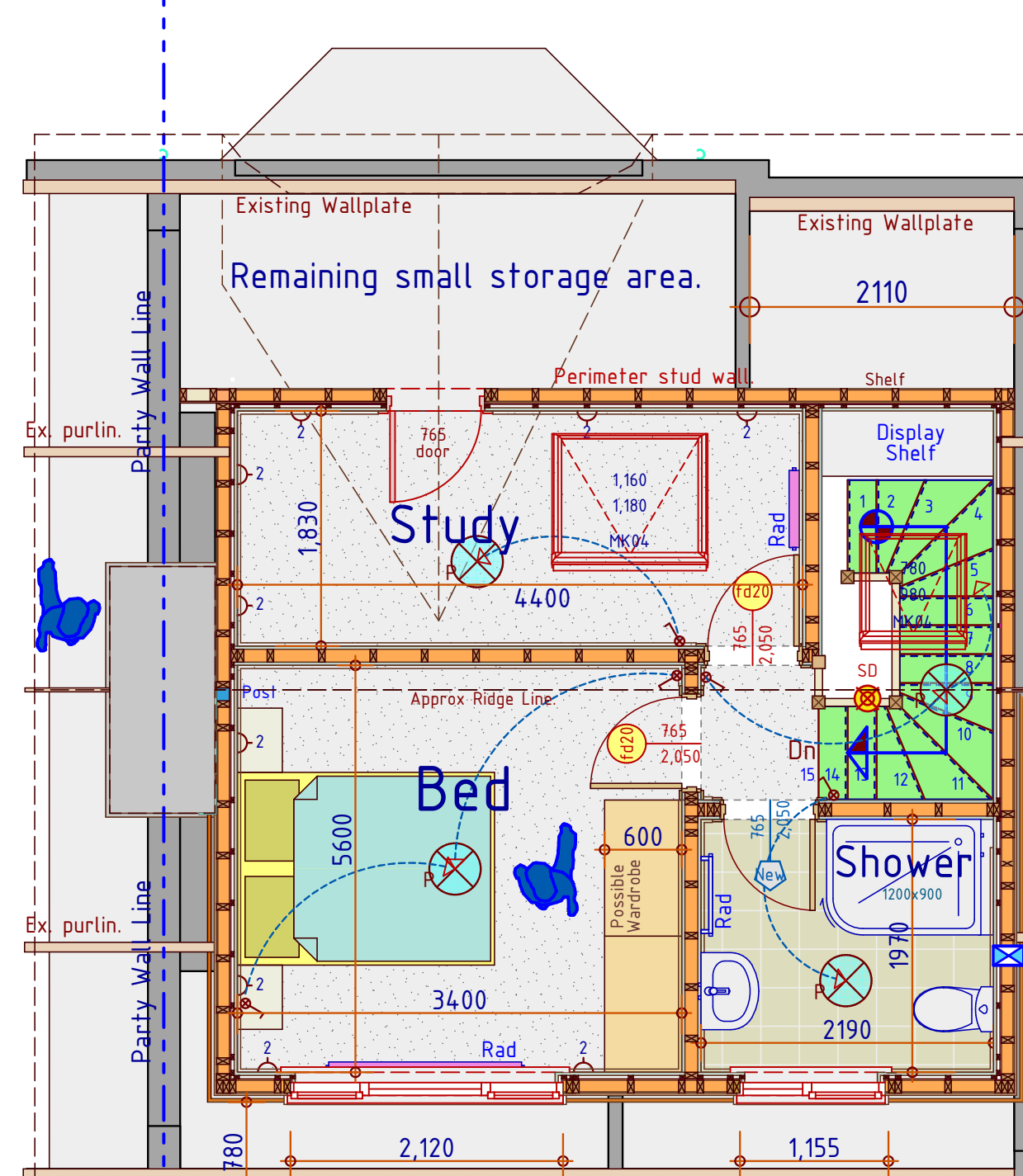
ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

900mm high guarding with vertical balusters spaced at 100mm c/c's max.

Fit new appliances in accordance with BS 5572:1978 at to be connected to the ex svp. Extend existing svp min 900mm above any window within 3.000m. Provide ridding access at all changes of direction. Fit anti-siphon trap to whb. All pipework runs to be confirmed on site by the builder.

Low energy LED spot lights as agreed with the client. ALL LIGHTING AND ELECTRICS AS AGREED IN DESIGN LOFT QUOTATION - ALL ELECTRICAL WORK SHOWN IS INDICATIVE AT THIS STAGE.

Provide 15 litres/sec mechanical extract fan to bathroom with 15 minute overrun facility ducted to vent tile on roof covering.



Proposed 2nd Floor Layout

Insulated access door to the existing loft area. Agree number with builder. No included in quotation.

Fit 1 No 'Velux' rooflight, Ref No GGU MK08 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side.

Builder to fit softwood balusters positioned so as not to allow a 100mm dia sphere through at any point. Height of handrail to be 900mm above F.F.L.

Headroom on landing to be min 2.000m measured from the centreline of the staircase in accordance with Approved Document K.

Maintain balustrading around the existing stairwell.

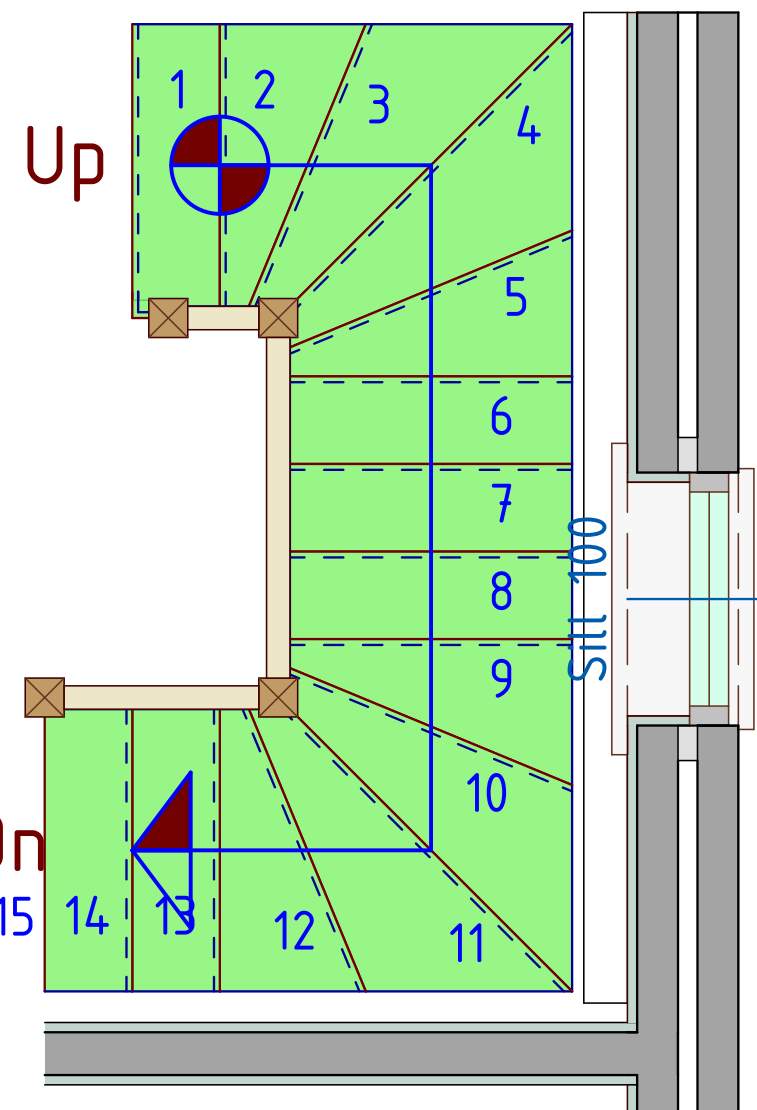
The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site. (As agreed in quotation.)

Existing party wall and new gable areas to be studded out to take 12.5mm plasterboard and skim finish. Infill with 90mm thick Celotex insulation.

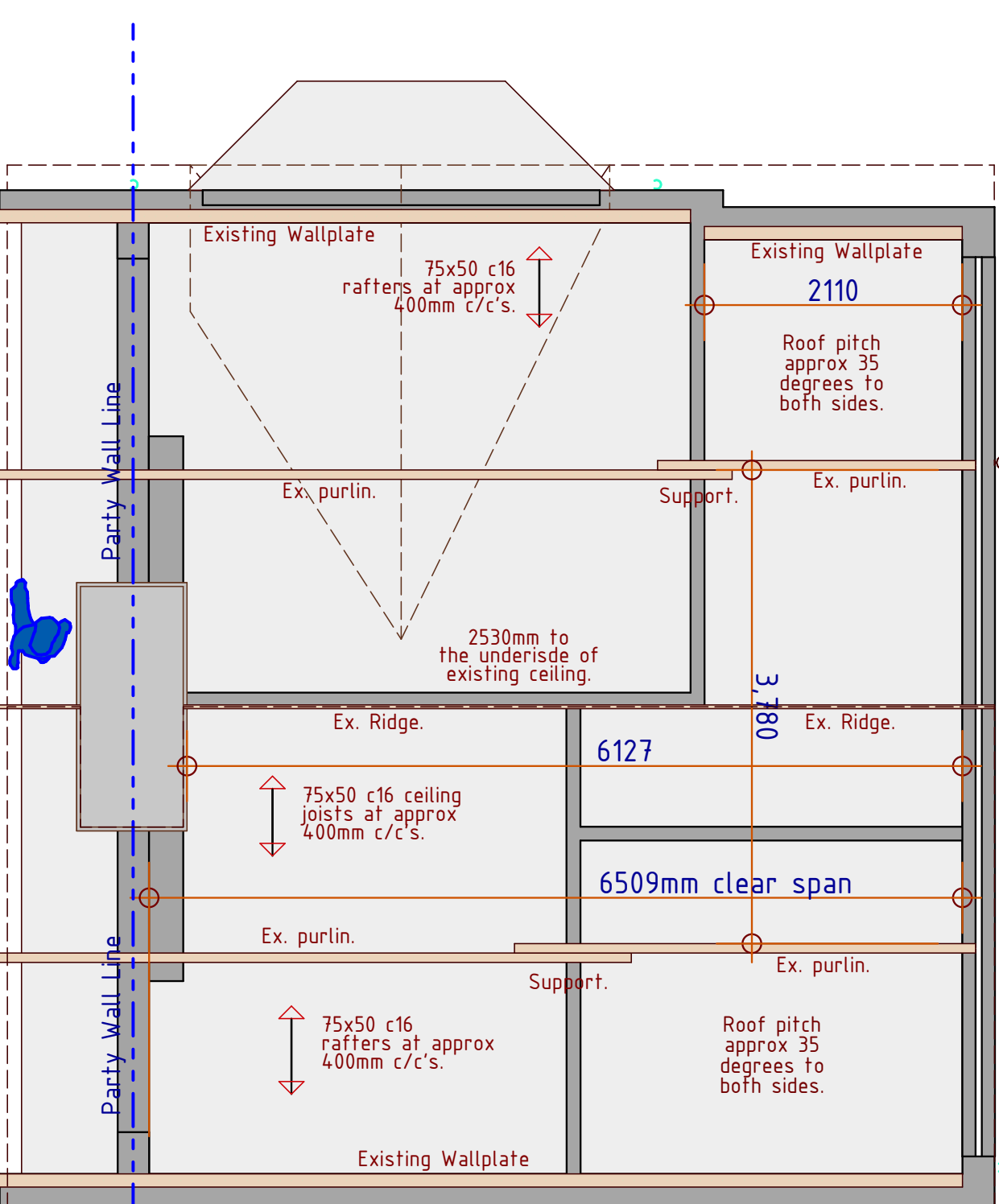
CLIENT :
PAUL WARDLE
8 Manor Ave, whalley
Range, Manchester,
M16 8DX.
THE CONSTRUCTION OF
DORMER LOFT CONVERSION
AT THE REAR OF THE
EXISTING DWELLING -
HEIGHT TO BE KEPT
BELOW THE EXISTING
RIDGELINE + 2No VELUX
ROOFLIGHTS TO THE FRONT
ROOF SLOPE.

Ref No: 3310/004
07/01/25

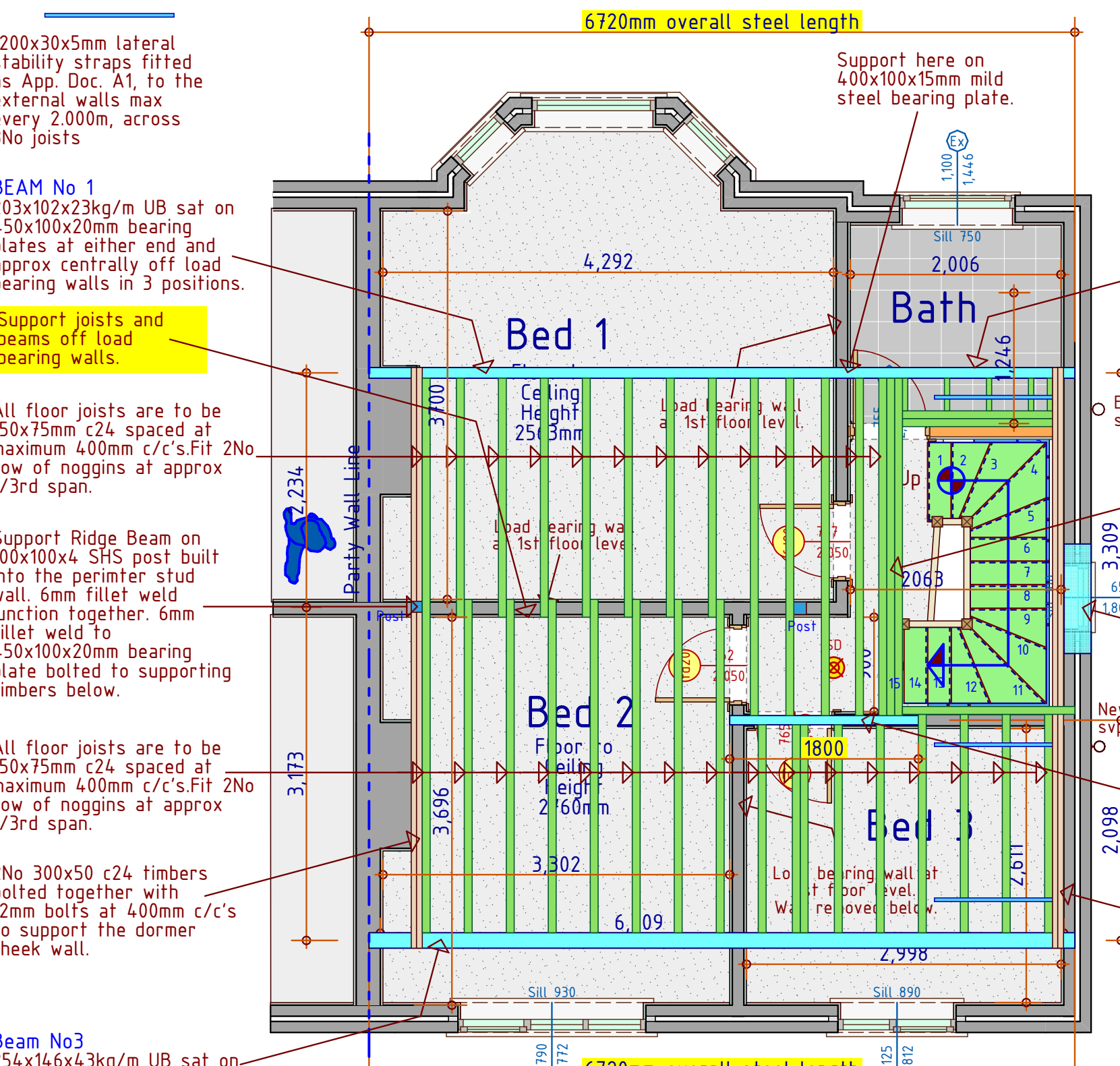
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Stair Plan



Existing 2nd Floor Layout



Proposed Floor Member Layout

DORMER CHEEKS AND WALLS:
Construct 100x50 stud frame @ 400mm c/c's. Line stud frame internally with 'YBS SUPERQUILT' multi foil insulation and cross batten to achieve u-value and stop thermal bridging. Finish with visqueure 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 grade plywood nailed to the 100x50s3 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 10 layer of 9.5mm 'superlux' to provide 30 minutes fire resistance. Between the vertical studs fix 90mm thick 'celotex GA 4100' roof insulation.

DORMER FLAT ROOF:
On the top of the flat roof joists provide 50x50 cross battens and firing pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firings. Weather protect with ICOPAL Technotorch System to comply with Broof (I4) roofing membrane applied in strict accordance with the manufacturers instructions with 25 year guarantee. Between flat roof joists lay/fix 90mm thick 'celotex GA4100' 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/c's to the underside of the insulation/rafters before finishing work with 12.5mm 'duplex' plasterboard and 5MM skim finish.

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 level 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.

MEANS OF ESCAPE:
The existing stairs terminate at ground floor in the main hallway which leads directly to a final exit (front door). Provide self contained smoke detector/sounder in the ground, and 1st floor hallway permanently wired into the existing wiring system and interconnected to the heat detector positioned in the existing kitchen.

INTERNAL STUD PARTITIONS
90mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 90mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² debakersity acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isovol 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.

FLOOR:
P5 22mm thick water resistant chipboard flooring OR 125mm softwood floorboards (as agreed with the builder in the quotation). Screed 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.

RAINFALL DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes

Fit 1 No 'Velux' rooflight, Ref No GGU MK08 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side.

All timbers are to be kept a minimum of 50mm from the chimney breast. Builder to confirm on site.

140x50 c24 rafters are to be spaced at max 400mm centres nailed alongside the existing with 90x4mm ring-shank nails at 250mm centres.

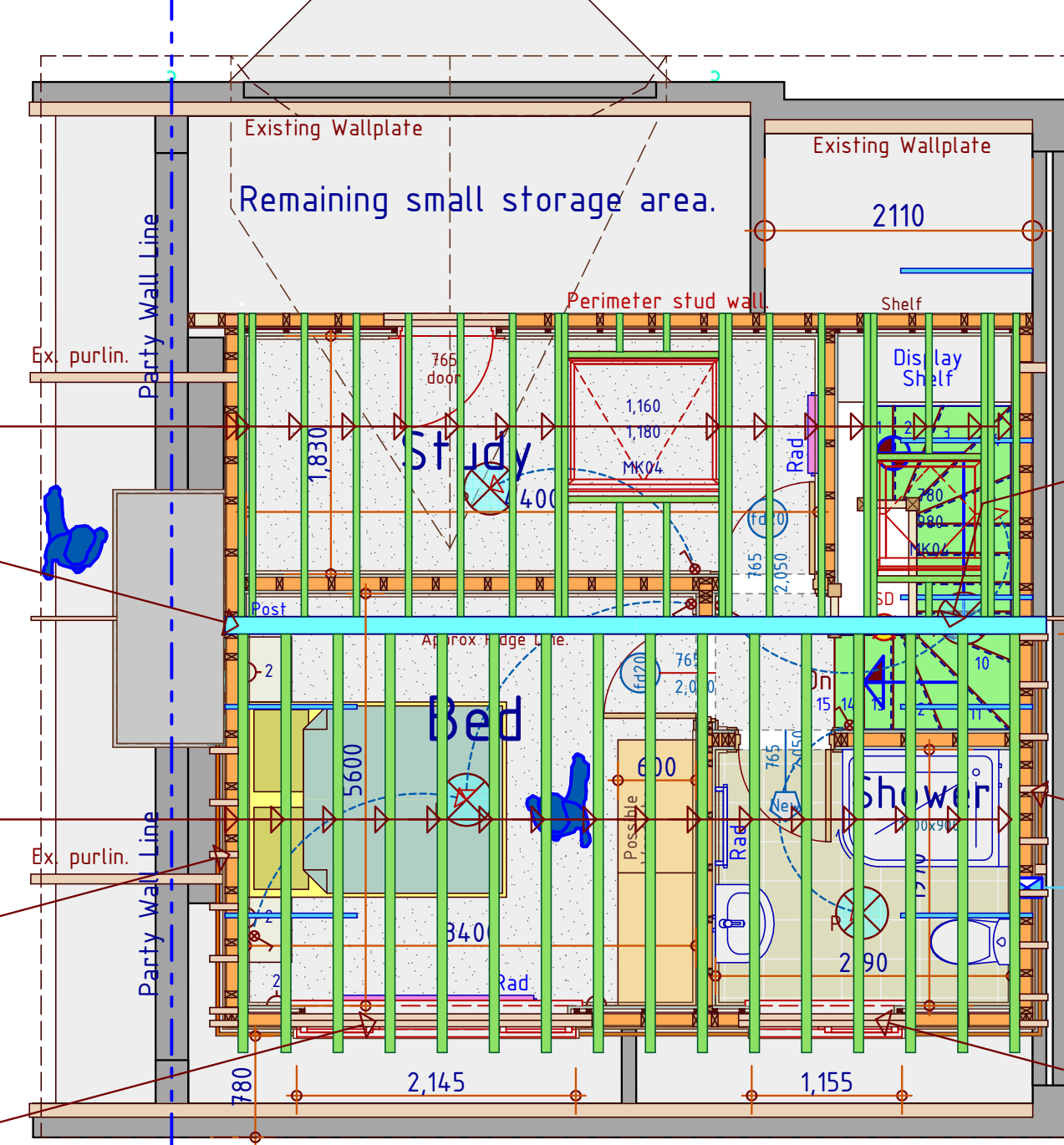
Support Ridge Beam on 100x100x4 SHS post built into the perimeter stud wall. 6mm fillet weld junction together.

150x75 c24 flat roof joists are to be spaced at max 400mm centres, provide 2No row of noggins at approx 1/3rd span. Noggins to be 150x50. Joists to be supported off joists hangers off the new ridge beam.

150x50 c24 GABLE LADDER at MAX 400mm c/c's to support the barge /soffit detail.

Dormer lintel to be 2No 120x50 C24 timbers bolted together with 10mm bolts at 400mm c/c's with 120x6 x continuous mild steel filth plate sandwiched between.

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN STAIRWELL AND BATHROOMS AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.



Proposed Roof Member Layout

Fit 1 No 'Velux' rooflight, Ref No GGU MK08 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side.

Build perimeter stud partitions as spec directly off the new floor beams.

Ridge Beam
Ridge beam to be 203x133x30kg/m UB sat on 450x100x15mm bearing plates at either end.

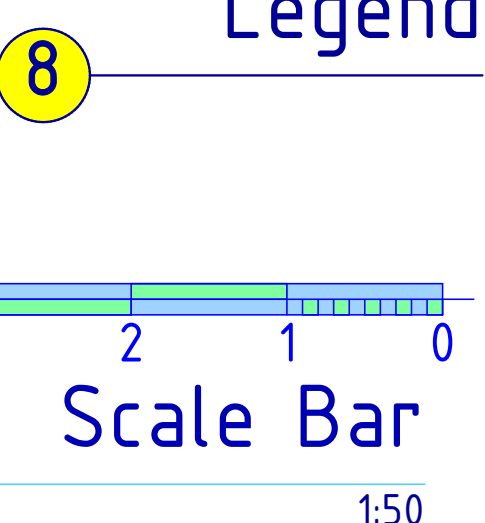
1200x30x5mm lateral stability straps fitted as App. Doc. A1, to the external walls max every 2.000m, across 3No joists

150x50 c24 GABLE LADDER at MAX 400mm c/c's to support the barge /soffit detail.

Dormer lintel to be 2No 120x50 C24 timbers bolted together with 10mm bolts at 400mm c/c's.

- HD Wired Heat detector
- SD Wired Smoke detector
- Light switch as agreed with the client.
- Fused Socket
- Double Socket as agreed with the client.
- Light fitting as agreed with the client.
- Light fitting as agreed with the client.
- External Light fitting as agreed with the client.
- New Radiator fitting as agreed with the client.
- Extract fan ducted through external wall

Legend





Offset the stairs off the party wall to allow for the dormer support beams to be fitted tightly alongside gable & party walls.

Provide 15 litres/sec
mechanical extract fan to
bathroom with 15 minute
overrun facility ducted to
vent tile on roof covering.



Existing party wall and new gable areas to be studded out to take 12.5mm plasterboard and skim finish. Infill with 90mm thick Celotex insulation.

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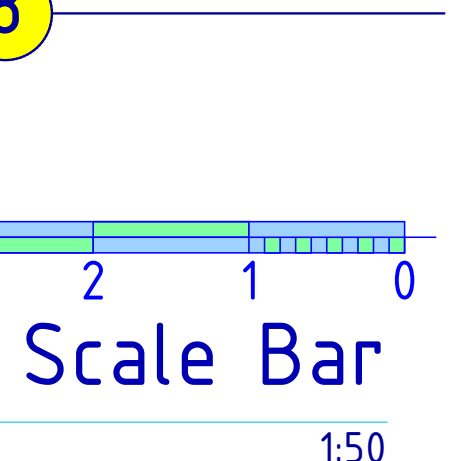
DRAINAGE
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utters taken and connected into
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FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN STAIRWELL ENCLOSURES AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.



Dormer lintel to be
2No 120x50 C24 timbers
bolted together with 10mm
bolts at 400mm c/c's.

Legend



FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eave 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.

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