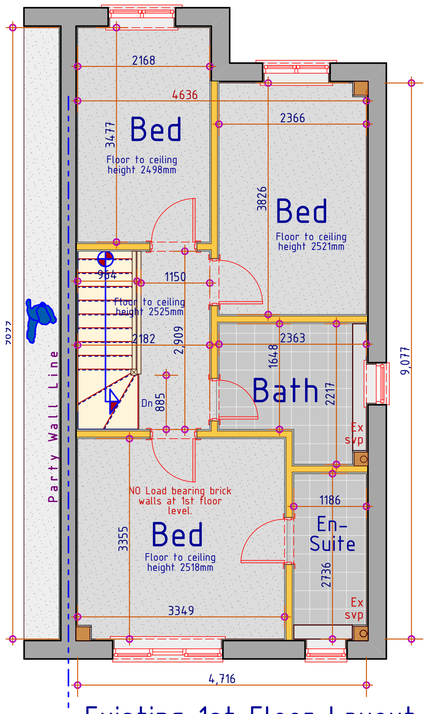
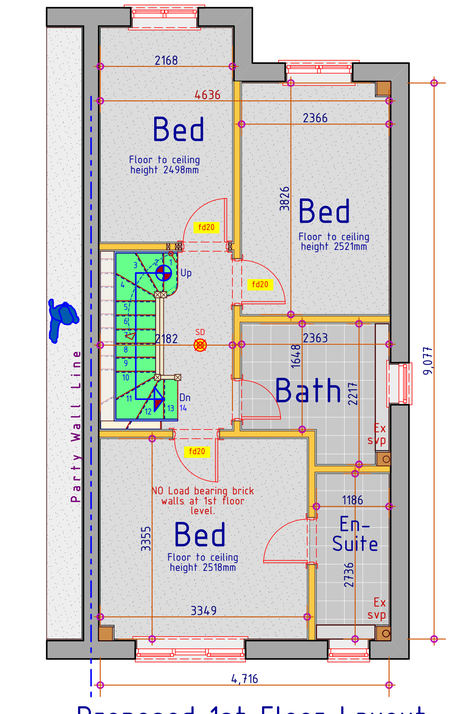


Existing 1st Floor Layout

1 1:50



Proposed 1st Floor Layout

3 1:50

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. Reposition existing stud wall as needed on site.

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 for 30 minutes fire resistance.

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 approx 700mm. 13No equal risers with max pitch 42 degrees.

Provide 900mm high guarding to the staircase/well. Balusters to be unclimable 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 allow for the dormer support beams to be fitted tightly alongside party wall.

New fd20 fire doors to the existing bedroom fitted as App. Document B1.

THE NEW STAIRCASE HANDRAIL, NEWEL, BALUSTERS AND ALL MOULDINGS ARE TO MATCH THOSE OF THE EXISTING STAIRCASE AND BE CONFIRMED WITH THE CLIENT PRIOR TO ORDERING.



Existing 3D View

5

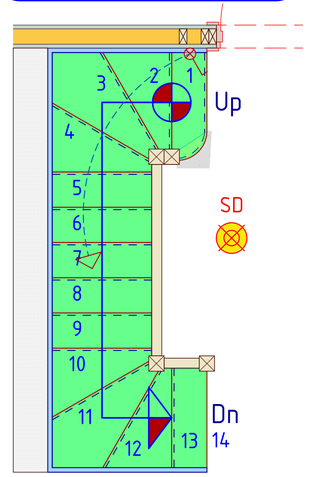
Planning Note:
With the rear dormer wall being set back significantly from the rear elevation it is NOT possible to observe the dormer from the footpath to any great degree with only a small part being visible when viewed from the driveway between the semi-detached dwellings.



Proposed 3D View

6

CLIENT :
JOANNA JOZEFIAK
267d Brantingham Road,
Chorlton, Manchester,
M21 0DZ.
THE CONSTRUCTION OF A FLAT ROOFED DORMER LOFT CONVERSION AT THE REAR OF THE EXISTING DWELLING HOUSE + 2No VELUX ROOFLIGHTS - HEIGHT TO BE KEPT BELOW THE EXISTING RIDGELINE.



Stair Plan
8 1:20

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. BETTER PROSPECTS LOFTS Ltd cannot be held liable in any eventuality for failure to do so. The Party Wall Act considers the end bearing of the new steel beams ONLY.

Planning Note:
With the rear dormer wall being set back significantly from the rear elevation the dormer does NOT overdominate the rear aesthetic looking balanced and proportionate.

All dims are to be checked on site by builder.

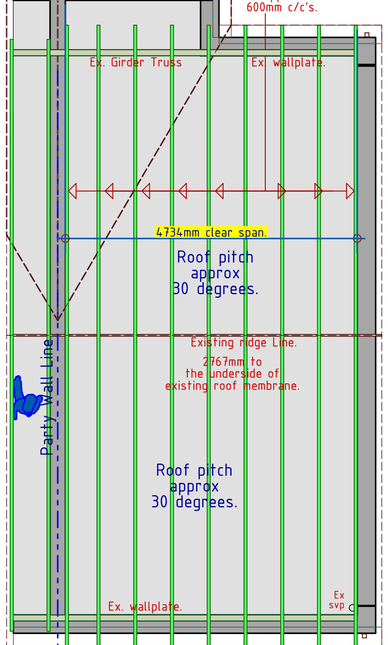
Planning Note:
All material used in the construction of the dormer are to match the existing therefore looking inkeeping and consistent.



Proposed 3D View

7

Ref No: 6426/004



Existing Roof Layout

2 1:50

Fit 1 No 'Velux' rooflight, Ref No GPL SK06 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side - internally painted white.

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.

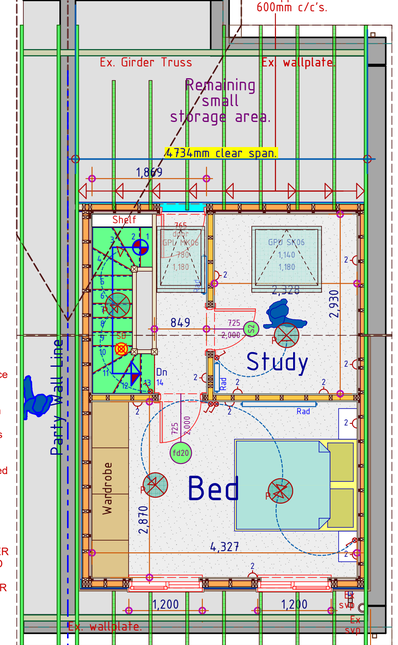
900mm high guarding with vertical balusters spaced at 100mm c/c's max.

Maintain balustrading around the existing stairwell.

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 rodding access at all changes of direction. Fit anti-syphon trap to whb. All pipework runs to be confirmed on site by the builder.

Pendant light fittings as agreed with the client.

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



Proposed 2nd Floor Layout

4 1:50

Over the new staircase fit 1 No 'Velux' rooflight, Ref No GPL MK06 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side.

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

Provide access panels to the roof void to enable future maintenance

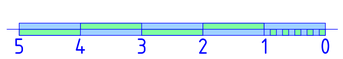
Provide 15 litres/sec mechanical extract fan to bathhrom with 15 minute overun facility ducted to vent tile on roof covering.

Existing party walls area to be studded out to take 12.5mm plasterboard and skim finish. Infill with 90mm thick Celotex insualtion.

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.)

The new shower room is to have fully tiled floor & walls as agreed with client.

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN STAIRWELLENCLOSURES 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.



Scale Bar

9

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 75mm 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/s's to the underside of the insulation/rafters before finishing work with 12.5mm 'duplex' plasterboard and 5MM skim finish.

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 100mm thick 'celotex GA 4100' roof insulation.

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.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

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.

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 220mm, min going 220mm. 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.

BUILDING ABOVE EXISTING STRUCTURES:
The existing foundations, beams and lintels that are taking additional load are to be exposed to ascertain their suitability to take the new building loads/load paths. If found to be unsatisfactory a separate building regulations application to be submitted to cover the remedial work. The construction of the existing external walls is to be checked to determine its capability of adequately supporting the proposed wall design.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4.

All new building works are to comply with the current building and fire protection regulations.
Disclaimer:
BETTER PRSPECTS LOFTS Ltd cannot be held responsible for any further enhancements or alterations/maintenance to the existing property for fire doors, fire protection, etc... as required on site by the Approved Inspector during his site inspections. Likewise, any structural/ electrical/plumbing faults that become apparent during the building work will be brought to the attention of client by the builder for resolution.