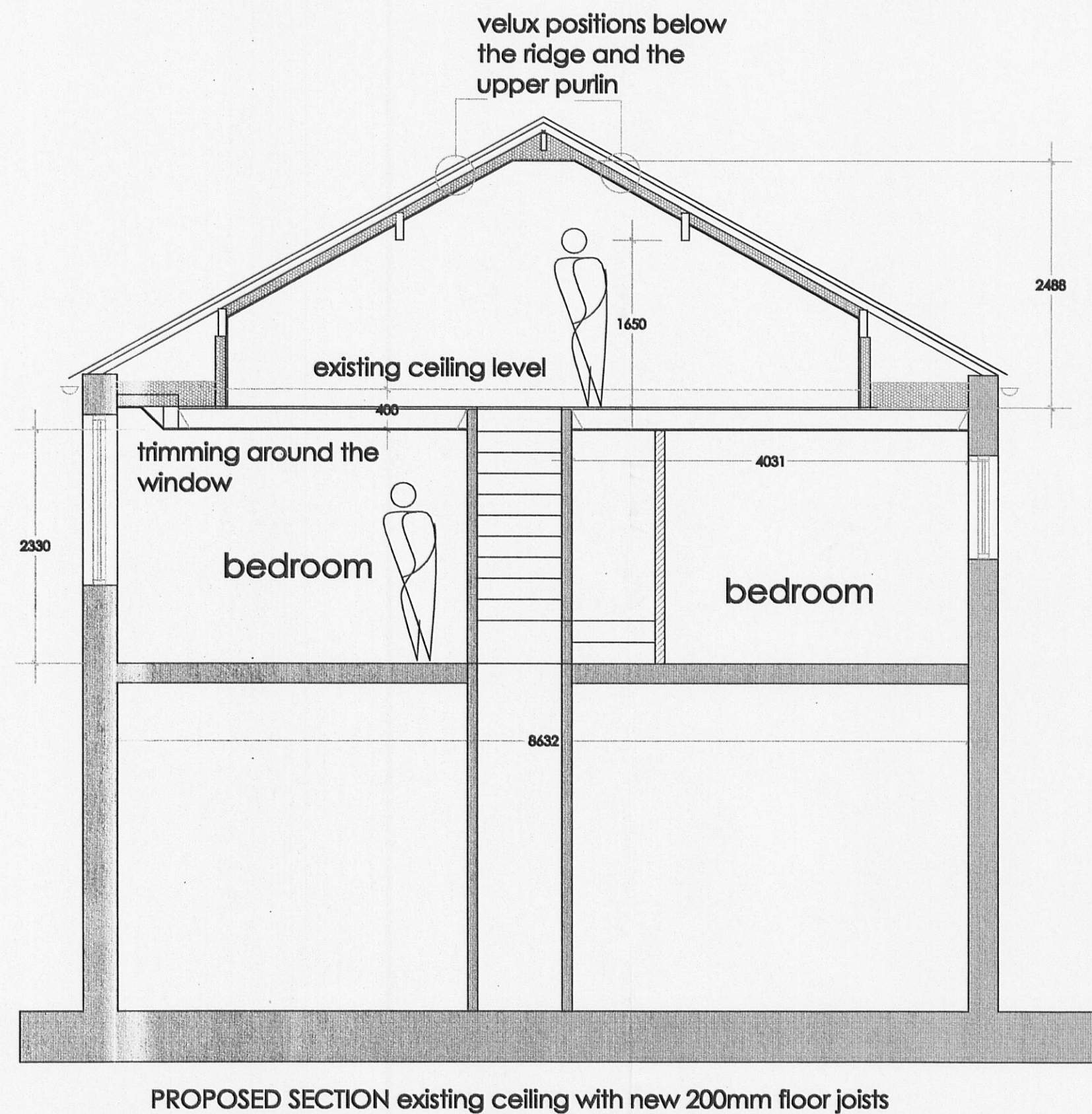
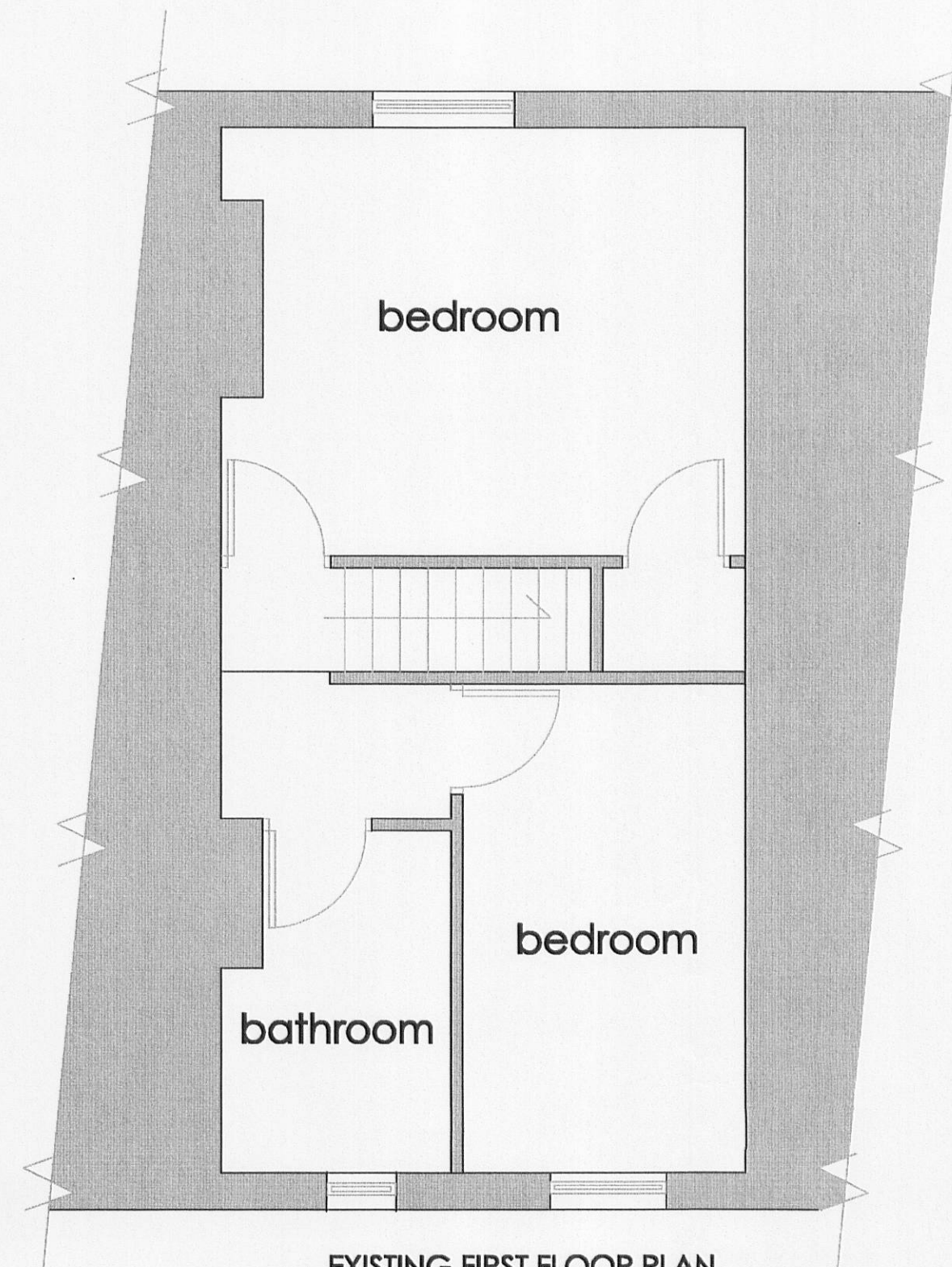
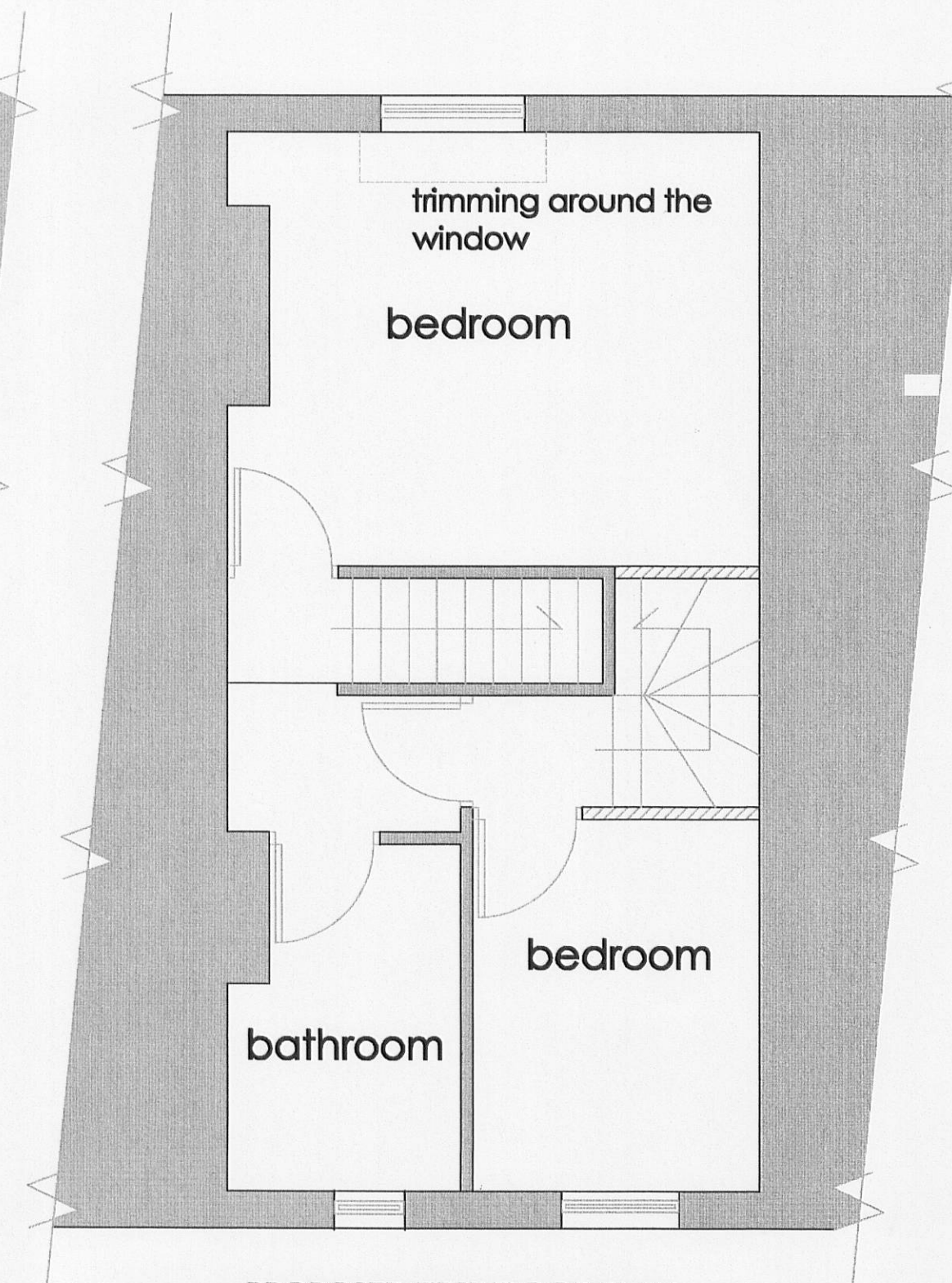




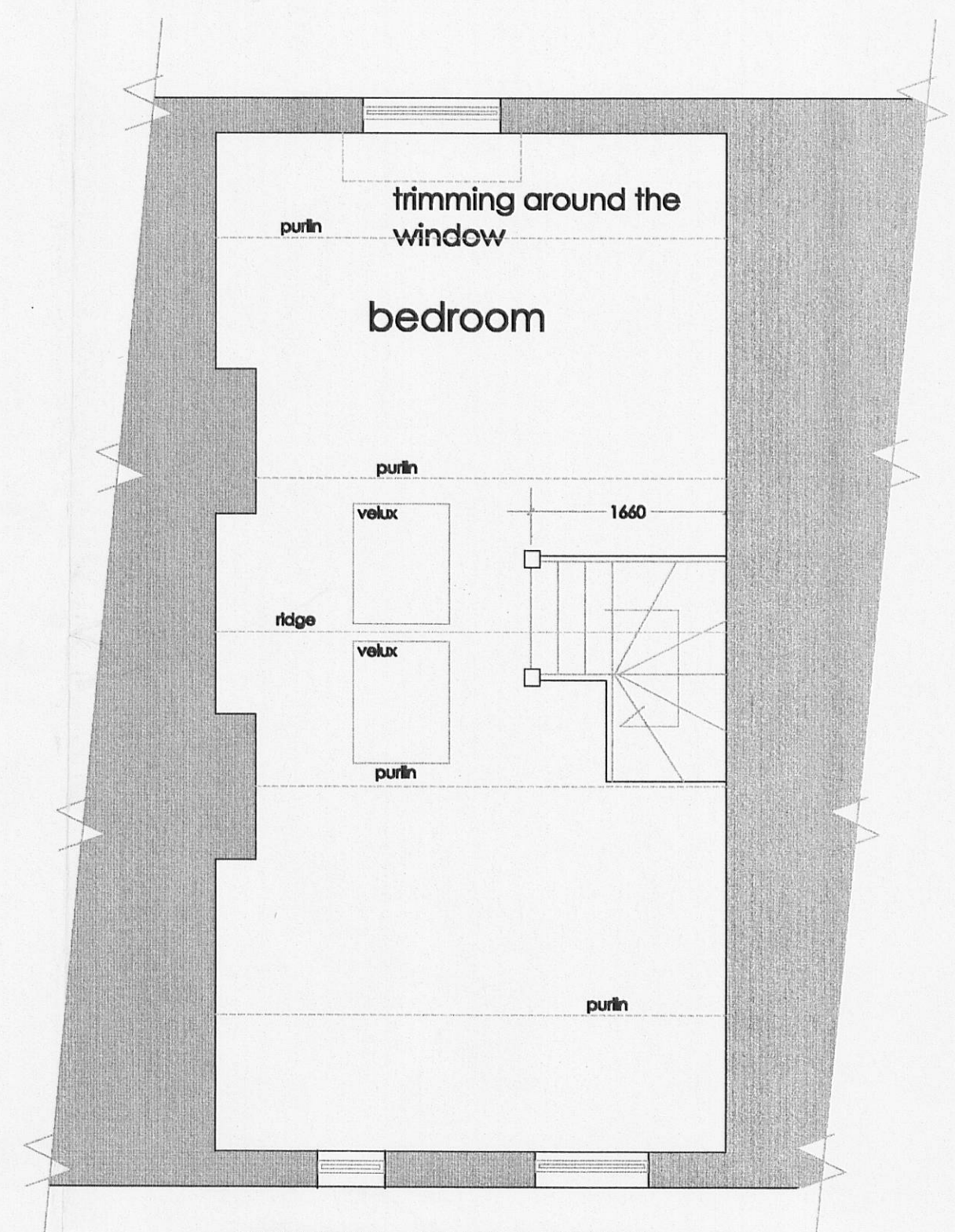
PROPOSED SECTION existing ceiling with new 200mm floor joists



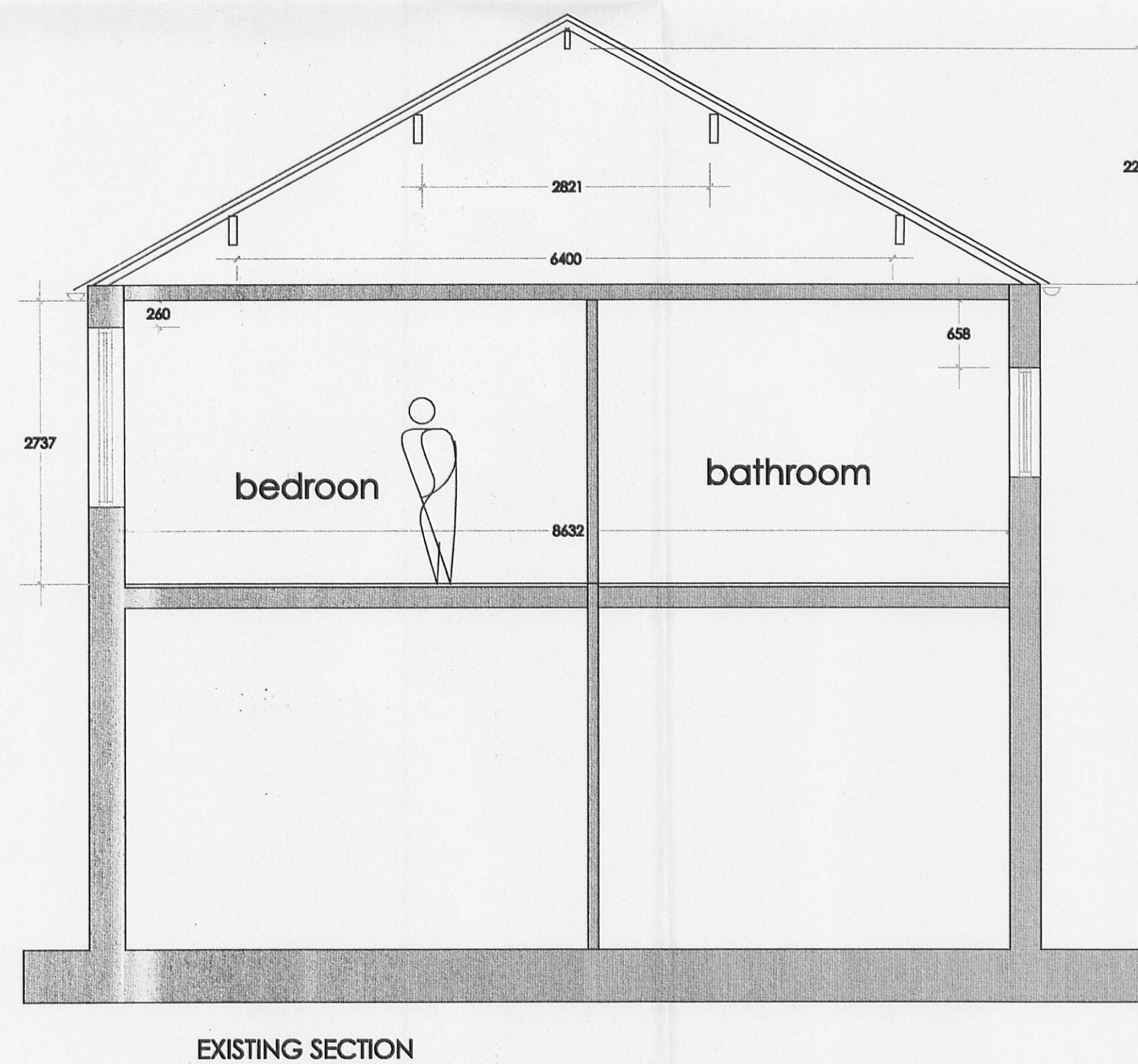
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN



EXISTING SECTION

- Existing roof timbers including all rafters and purlins to be investigated for decay. New timbers to be treated with approved preservative.
- All existing insulation/debris to be removed from the existing attic area.
- All materials to be suitable for their purpose and be fixed, applied or mixed in accordance with the manufacturers instructions and specification.
- The Contractor shall take into account necessary for the proper execution of the works to the satisfaction of the Building Inspector whether or not indicated on the drawings. The Contractor shall be responsible for the accuracy of all dimensions and for the correct setting out of the works on site in accordance with the planning consent.
- All works and installations to comply with the regulations and recommendations of the respective Board or Authority to the satisfaction of the Building Inspector. Electrical installations to comply with IEE regulations. All fittings to comply with British standards.
- Water supply to be taken off existing mains supply with pipework suitably sized for given usage. All hot and cold water services, cylinders, tanks etc. to be insulated in compliance with Building Regulations Part L1 and BS449:1990.
- Any gaps in the two party walls to be infilled and ensure the fire stopping is 100%.
- Existing slate covering to be thoroughly checked for damage/breaks as there is no felt underlay.
- Existing ceiling construction to be removed 100% and all dust and debris to be reasonably contained.
- Sizes and strengths of all material to comply with current Building Regulations.
- The existing ceiling construction to be checked to ensure that upon demolition, the stability of the existing walls are not affected by the removal of the timbers and plasterboard above the bedroom areas.

THE WORKS

New suspended timber attic floor area conversion to be formed using 75 x 200mm SC3 softwood joists at 450mm centres to a maximum span of 4.0m with mineral fibre quilt insulation packed between the joists. one layer of 12.5mm plasterboard to the ceilings. Joists to be covered using 22mm flooring grade chipboard.

Timber floors to provide lateral restraint to walls where running parallel by means of 30x5 galvanised mild steel straps at 1500mm centres. Floor joists to be built into walls and be provided with herringbone strutting mid span.

New staircase constructed in pre formed well in the new attic floor. Stair to rise 2.5m approx and have risers of 210 and goings of 230mm approx. Stair to turn as shown and to maintain a clear headroom of 2m as it arrives within the attic area. This must be set out at the earliest opportunity.

Insulate roof within the loft conversion to the new bedroom area and to the stairwell with 2 layers of 60mm Kingspan TP10 roof board to provide a U-0.25 and under draw with 12mm plaster board / skim finish, insulation to be retained at eaves using a rafter tray. Use Crown wool mineral fibre to 300mm thickness laid across the ceiling joists behind the habitable space.

New velux rooflights (GGL conservation to the Brennand street slope) to be 78 x 118 and installed using the appropriate flashing kit for the slate roof and carried out in strict accordance with the manufacturers instructions.

New timber partitions to be formed using 50x75mm timber studs at 600mm centres with noggins at 1200mm vertical centres and 12.5mm plasterboard both sides with taped joints and skim finish. Void to be filled with quilt insulation.

New internal doors to 40mm thick FD20s, semi-solid core plywood flush type with hardwood flippings both edges. Pattern to be agreed with the owners.

Provide new 125 x19mm torus mould MDF skirtings with 44x19mm architraves to match. All woodwork to receive 1 coat primer, 2 coats undercoat and 1 coat gloss finish.

All walls and ceilings to receive 1 coat mist and 2 coats trade matt emulsion with mould inhibitor.

Boiler and heating system to be confirmed prior to the installation of all new radiators, supplies and associated fittings. System to be installed in accordance with current practice to CIBSE standard designers data. Heat recovery proposal to be designed by the specialist.

New electrical installations to be verified by the house owner regarding lights/power requirements and the various positions. Works to be undertaken by competent member recommended by the Contractor.

Mains operated and self contained smoke alarms to be installed as per Fire Officers instructions. They are to be permanently wired to a separately fused circuit at the distribution board and may be operated at a low voltage via a mains transformer. Smoke alarms are to conform to BS 5446 (part 1) and be installed to comply with paragraphs 1.8 and 1.15 of section 1 of B1 of the building regulations.

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ATTIC CONVERSION

5 BRENNAND STREET
CLITHEROE
LANCASHIRE

PH/5B/100 1:50

AUGUST 2011

FOR PLANNING AND BUILDING
REGULATIONS APPROVAL