

LOFT SPECIFICATION

Materials will be similar in appearance to the existing house.
Volume of enlargement (including any previous enlargement) does not exceed the original roof space by more than:
-50 cubic metres otherwise.
-Does not exceed the height of the existing roof.
-On the principal elevation of the house, does not extend beyond the existing roof slope.
• does not include:
-Verandas, balconies* or raised platforms; or
• Side-facing windows will be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
• Construction will ensure that:
1. The eaves of the original roof are maintained (or reinstated).
2. Any enlargement is set back, from the original eaves.
3. The roof enlargement does not overhang the outer face of the wall of the original house.

DORMER CONSTRUCTION
To achieve minimum U Value of 0.18 W/m²K
Structure to Engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations.
Insulation to be 120mm Celotex XR4000 between studs with 25mm Celotex TB4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

STUD ASHLAR/DWARF WALL
To achieve minimum U Value of 0.18 W/m²K
Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

DORMER FLAT ROOF
(imposed load max 1.0 kN/m² – dead load max 0.75 kN/m²)
To achieve U value of 0.15 W/m²K
To Structural Engineer's details. Ventilated flat roof construction comprising, 12.5mm spa solar reflective chippings to achieve a designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229 on 22mm exterior grade plywood, laid on firrings to give a 1:40 fall fixed to 47 x 200mm grade C24 joists at 400 centres, max span 4.55m. 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 continuous 50mm air gap above the insulation for ventilation. Insulation to be 150mm Celotex XR4000 between joists and 40mm TB4000 under joists. Fix 12.5mm plasterboard over vapour barrier to underside of joists, finish with plaster skim. Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

- DORMER UNVENTED PITCHED ROOF
- Pitch 22–45°
- To achieve U-value 0.15 W/m²K
- Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995–1–1:2004 Eurocode 5: Design of timber structures. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on minimum 25mm thick treated vertical counter battens on breathable felt to relevant BBA Certificate, proprietary eaves carrier system to be installed. Battens to be fixed to 47 x 195mm grade C24 rafters at max 400mm centres, span to Engineer's details. Rafters supported on 100 x 50mm sw wall plates.
- Insulation to be 150mm Celotex XR4000 between rafters and 30mm TB4000 under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.
- Restraint strapping – Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 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.

SUPGRADE OF EXISTING FLOORS
Ensure first floor achieves modified half-hour fire resistance.
New second floor –Joists to be 50mm minimum from chimney breasts. (Joist size to Structural Engineer's details and calculations). Provide min 20mm t and g chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation, lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extend to eaves. Chicken wire to be fixed to the joists with nails or staples, these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE–Digest 208 1988. Joists spans over 2.5m to be strutted at mid span, use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845–1, at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions.

MEANS OF ESCAPE – Fire doors
Form a protected escape stairway by providing half hour fire resistance to all partitions. Ceiling to be upgraded to provide half hour fire resistance or modified half hour fire resistance as appropriate. Stairway to be protected at all levels – from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level or stair pitch line.

MEANS OF ESCAPE – Door upgrade
Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels – from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). Existing doors on to protected route to be upgraded with proprietary intumescent paint/paper products with relevant BBA certificate applied as manufacturer's details to achieve 20 minutes fire resistance (check suitability of doors as agreed with building control before works commence on site). A copy of the purchase invoice will be required by building control on completion to confirm product used and manufacture to confirm fire resistance achieved. Doors to be fitted with intumescent strips rebated around sides & top of door or frame if required by BCO. Where applicable, any glazing in fire 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.

MEANS OF ESCAPE – SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02).
The following 3 conditions should All be met:
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 that complies with:
- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- 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.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839–6:2019 to at least a Grade D category LD3 standard. System to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Mains-wired, interlinked heat detector to be provided to the kitchen if required by Building Control.

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 l/s. 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 fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

RAINWATER DRAINAGE

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

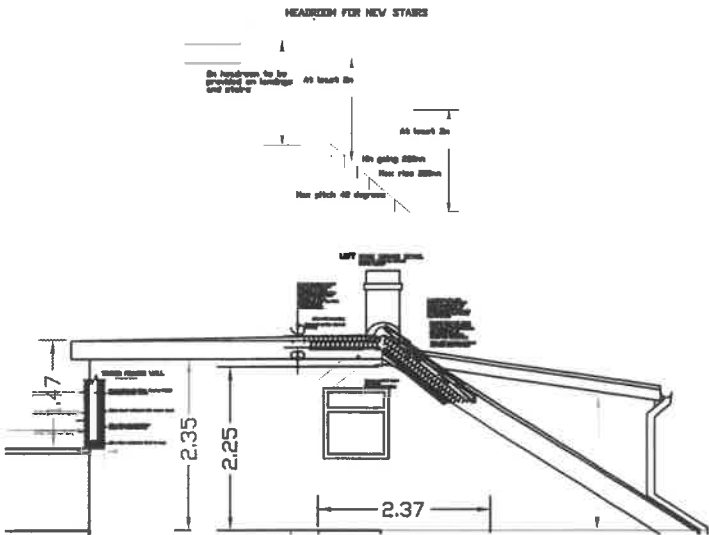
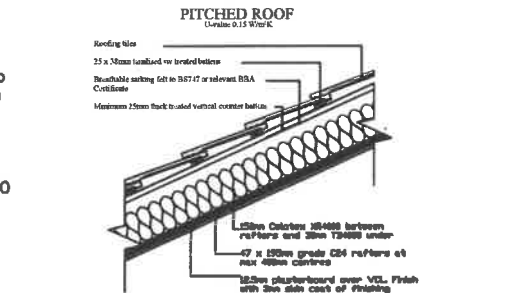
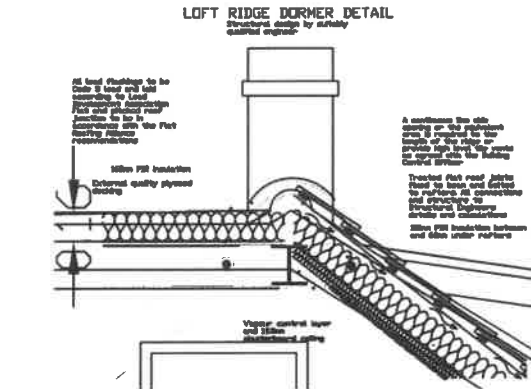
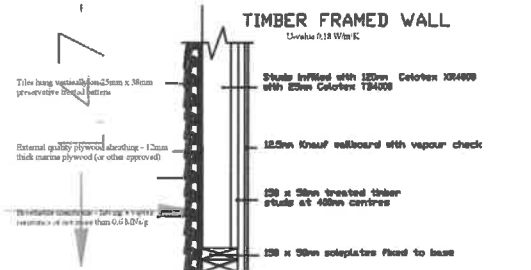
ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056–2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (If max length is exceeded then anti-vac traps to be used)
Wash basin – 1.7m for 32mm pipe 3m 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 terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.
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SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543–1:2011 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16–20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the loft room floor area.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.

NEW STAIRCASE
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. However, if there is not enough space to achieve this height the headroom will be satisfactory if the height measured at the centre of the stair width is 1.9 m reducing to 1.8m at one side of the stair. 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. Allow for all structure as designed by a Structural Engineer.



Revision notes:		
Rev:	Date:	Notes:
A	30/08/2023	PLANNING ISSUE - LOFT SPECIFICATION

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AB	
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Project:	
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LOFT SPECIFICATION PLANNING ISSUE	

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