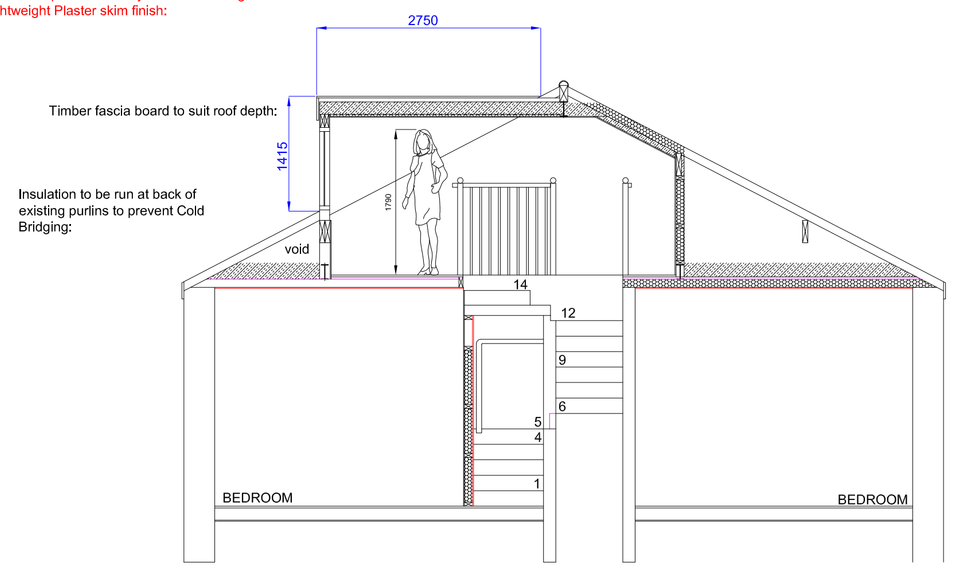
Dormer roof to be 3 layers bitumined felt hot bonded to one layer min 12mm exterior plywood laid to falls and secured to C16 Grade 200 x 50mm roof joists at 450mm centres: one layer Celotex XR4150 insulation fitted between joists with 50mm air gap over: Second layer Celotex PL4015 secured to underside of joists with taped joints as vapour control layer and air leakage barrier: Lightweight Plaster skim finish:



PROPOSED LOFT CONVERSION SECTION

Stairs Detail:
To be min width 700mm:
Total Rise= 2840 (to be checked on site)
15 risers @ 189mm
Goings to be 240mm min:

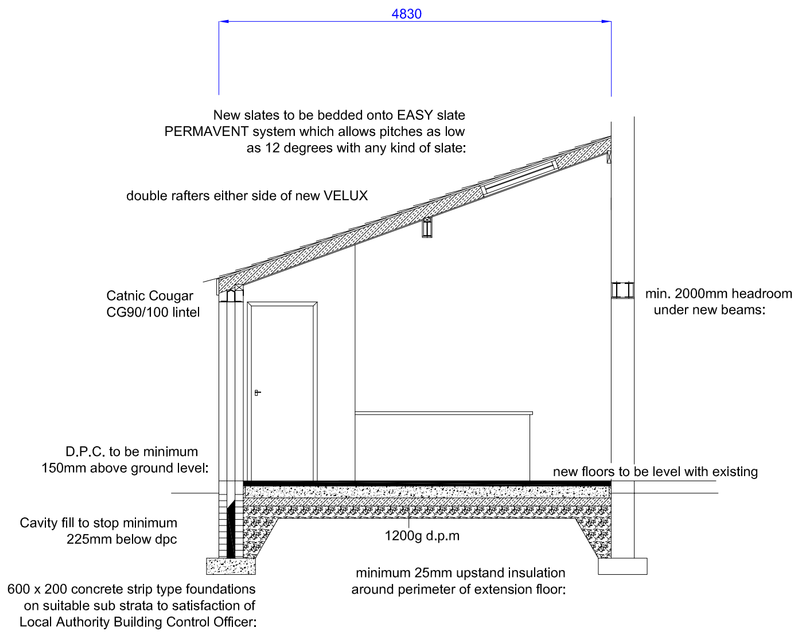
Pitch angle not to exceed 42 degrees.

189mm/240mm =Tan Theta
= Tan 0.7875
Giving Pitch of 38degrees 14 minutes.

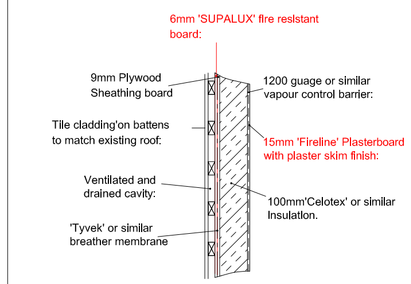
Handrails/guardrails to be 900mm from stairs and 1100mm elsewhere:

Min.headroom 2000mm to be maintained above existing and proposed stairs:
May be reduced entering loft to 1900mm at centre line of reduced height:

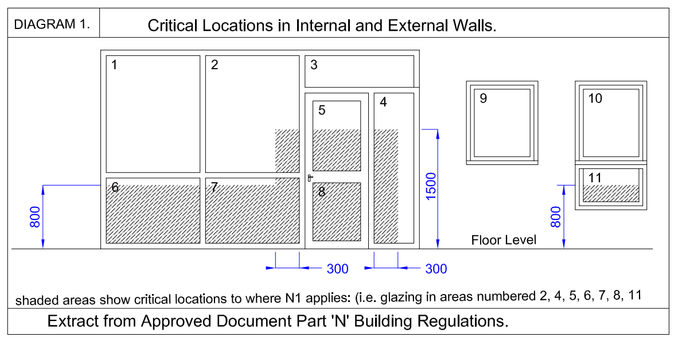
ALL dimensions to be checked on site before ordering/manufacturing staircase:
Ensure dropped landing is same width as staircase:
min 100mm acoustic insulation between joists:



PROPOSED SECTION



Fire Rated Dormer Cheek Detail.
(n.t.s.)



Extract from Approved Document Part 'N' Building Regulations.

DORMER ROOF:
Dormer roof to be 3 layers bitumined felt hot bonded to one layer min 12mm exterior plywood laid to falls and secured to C16 Grade 200 x 50mm roof joists at 450mm centres: one layer Celotex XR4150 insulation fitted between joists with 50mm air gap over: Second layer Celotex PL4015 secured to underside of joists with taped joints as vapour control layer and air leakage barrier:
Lightweight Plaster skim finish:

WINDOWS:
All new windows to be p.v.c.u. double glazed to clients requirements with minimum air space in sealed units of 20mm. To be low emissivity 'K' glass to give required 'U' value of 1.8W/sq.m.-K or an energy rating of Band 'D' from supplier/manufacturer. Glazing to be max 25 % of floor area.
Draught proof stripping fitted to open windows. Rapid ventilation to be provided by opening lights min.5 % floor area.

WASTES.
Minor fittings to drain via 50mm dia p.v.c. pipling and be fitted with 75mm minimum deep seal traps.To drain to new s.v.p. in w.c./en-suite fitted with air admittance valves.

RAINWATER GOODS/DRAINS.
100mm pvc guttering to 65mm downspouts, then to discharge into existing (assumed combined)drainage system via 100mm Hepsleeve or similar drains laid 1:40 with flexible joints on granular fill with 100mm fill around pipework up to top of drain,capped with selective fill in accordance with table 9 part H1.New inspection chambers to be constructed on site from 225 engineering brick on concrete base, to be suitably channeled and haunched. Galvanised steel air tight cover and frame. Existing drains located on site by contractor. All new back inlet gullies to have rodding access:
Surface water not directed to drains to lead to new soakaway as per detail: to be minimum 5000mm from building and subject of percolation test where necassary:
Re-positioned soil vent pipe to discharge minimum 900mm above any opening lights and terminate in wire cage to prevent blockages:

HEATING SYSTEM:
Existing heating system to be extended to include additional radiators in new extension to clients requirements;
If new boiler to be installed it should be SEDBUK 'A' rated:
Installation engineer to be Gas Safe registered and to include for fitting thermostatically controlled radiator valves.

PIPE LAGGING:
Any heating pipework outside the heated envelope of the building to be suitably lagged to prevent heat loss and freezing.

GLAZING:
All glazing in critical areas to be toughened glass to B.S. 6206: 1981 and approved doc.N.1.

ELECTRICAL SYSTEM:
Extensions to existing electrics to comply with new Part 'P' Approved Document.
To be designed, installed, tested and certified on completion to BS 7671 by a person competant to do so.
At least 75% of light fittings to have energy saving bulbs fitted:

PARTY WALL ACT 1996:
Applicant to discuss details of extensions with respective neighbours and agree to building works within close proximity to boundaries:
Any disputes to be satisfactorily concluded prior to commencment of construction works:

Stairway Means of Escape:
New and existing stairway to be upgraded to protected route for Means of Escape by fitting Fd30s fire doors to positions shown on plans.
Self closing devices not required as it is the responsiblity of the occupiers to close the doors at night to protect the residents.

Stud Walls:
New stud walls to be 100 x 50 timber studs at max 600mm centres with rockwool insulation between one layer 12.5mm plasterboard either side:Fire resisting stud walls to have 'Fireline' plasterboard fitted to meet 30 minute fire resistance requirements. (Indicated red on plans)
Stud walls below purlins not classified as structural, just to form room boundaries:

SMOKE ALARMS:
New mains operated interlinked domestic smoke alarms to be positioned as indicated on plan. To be In accordance with BS 5839 part 6 2004: To have own independant circuit direct from consumer unit: Detectors to conform to BS 5446-1:2000 or BS 5446-2:2003.and have battery or capacitor backup fitted:
Power supplies are covered in BS 5839 part 6:2004 clause 15.
Desiigner/Installer to provide completion/installation certificate of compliance to B.C.O for records:

Lighting:
Energy saving bulbs to be fitted to 75 % of fittings:

Revision B for B.C. & Planning Mar 2013.

Revision A for Planning Feb 2013.

BOUNDARY WALL ACT 1996:-
It is the responsibility of the applicant to notify the adjoining property owners of their intention to build on, or within 3 metres of the boundary line under the above Legislation. This should take the form of a written notice, details of which can be found at the O.D.P.M. website, or from the Local Authority Development Control Department.

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Any proposed changes or deviations from approved plans required by client or builder to be sanctioned by all relevant Local Authority departments and engineers before carrying on.

All specifications and designs are to be checked and approved by the Local Authority Planning and Building Control Departments PRIOR to commencement of any works.
It is the contractor/applicants responsiblity for rectifying anything that has been carried out prior to any approvals been granted.
Contractor to site check all dimensions and levels before starting work.
Exact boundary positions to be identified prior to construction work starting. Building contractor to ensure that no persons or materials encroach over any boundaries without written consent of the adjoining land/property owners.

Proposed loft conversion and ground floor rear extension at:
11 Cardigan Avenue,
Clitheroe. BB7 2DY

Plan Number	Date	Scale
SN/03B/12	Nov 2012	1:50 @ A1

A.T.G. Design Services
Cad Designs for Commercial, Domestic and Industrial Developments:
25 Princes Place, Widnes, WA8 7NJ.
contact:- 07766305294 : e-mail eddiep@vodafoneemail.co.uk.

ALL DIMENSIONS IN MILLIMETRES: