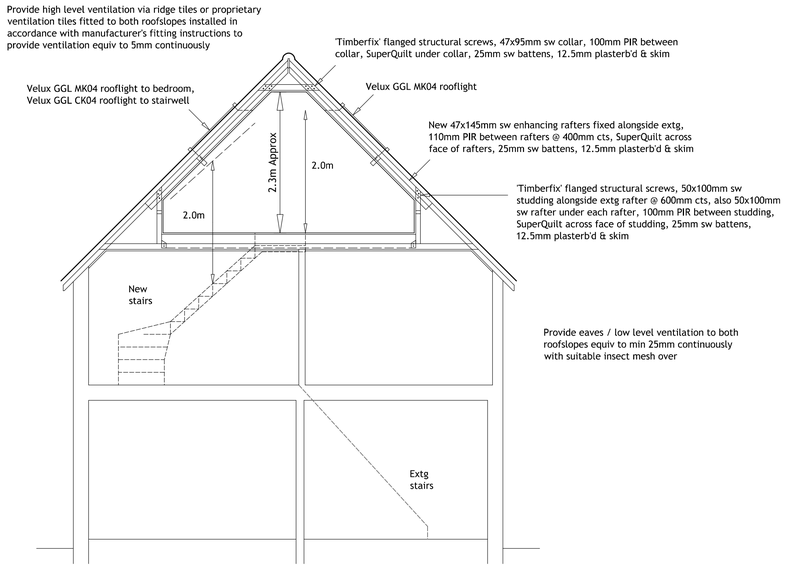


PROPOSED SECTION

0 1m 2m 3m 4m 5m

Scale - 1:50

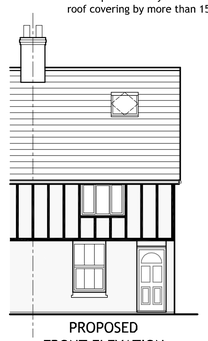
FOR FIRE ESCAPE PURPOSES, A PROTECTED ROUTE MUST BE PROVIDED (TO THE OUTSIDE AIR) TO ALLOW ESCAPE FROM THE PROPERTY IN CASE OF FIRE. THIS PROTECTED ROUTE MUST BE ACHIEVED BY FITTING NEW FD30 DOORS TO ALL HABITABLE ROOMS OPENING OFF THE STAIRWELL ENCLOSURE, IN ADDITION TO AN LD3 ALARM SYSTEM

(S) Interconnected mains operated smoke detector with battery back-up. 300mm min from any light fitting

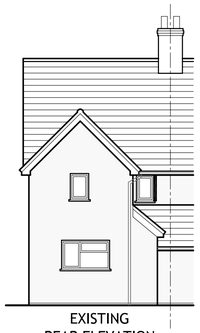


EXISTING FRONT ELEVATION

New rooflights installed such that they do not protrude beyond the existing roof covering by more than 150mm



PROPOSED FRONT ELEVATION

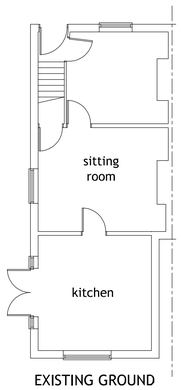


EXISTING REAR ELEVATION

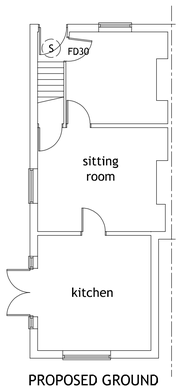
New rooflights installed such that they do not protrude beyond the existing roof covering by more than 150mm



PROPOSED REAR ELEVATION



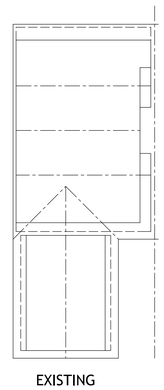
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



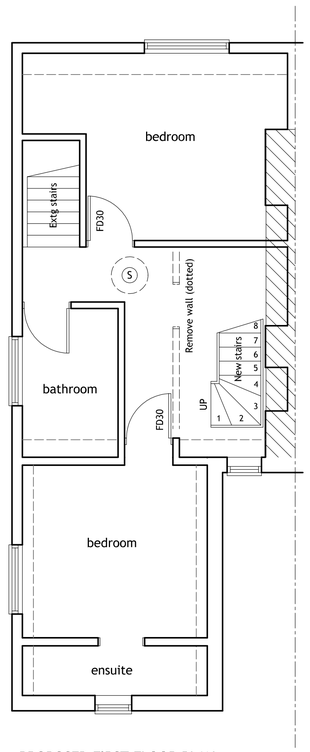
FIRST FLOOR FLOOR PLAN



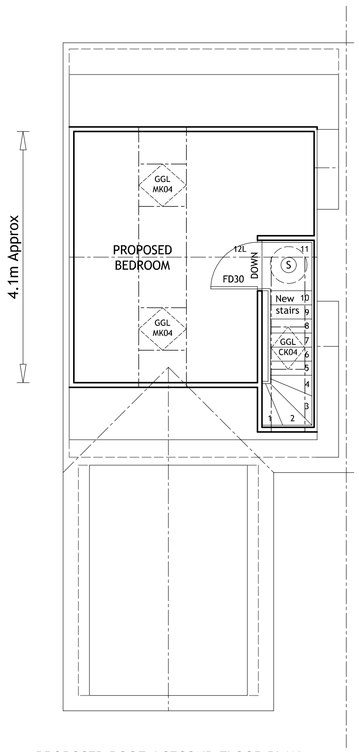
EXISTING ROOF PLAN

0 1m 2m 3m 4m 5m

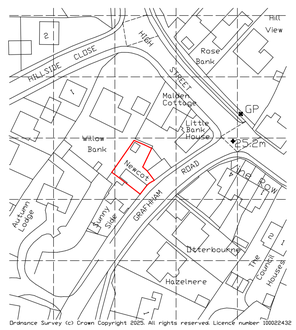
Scale - 1:100



PROPOSED FIRST FLOOR PLAN



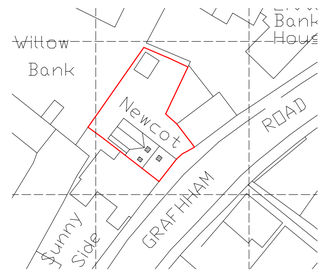
PROPOSED ROOF / SECOND FLOOR PLAN



LOCATION PLAN - 1:1250

0 10m 20m 30m 40m 50m

Scale - 1:1250



BLOCK PLAN - 1:500

0 10m 20m 30m 40m 50m

Scale - 1:500



ADDITIONAL SPECIFICATION

GENERAL :
Provide ridge ventilation equiv to 5mm x length of ridge.
Provide eaves / low level ventilation equiv to 25mm continuously.
Unless stated otherwise : timber = C24 grade, steel = S355 grade.

NEW LOFT FLOOR :
New flooring = 22mm T+G moisture resistant flooring grade chipboard.
New beams and / or joists to support new structure to span to existing outside walls to achieve min 100mm bearing. Use 100mm Rockwool quilt between new floor joists for sound insulation & additional fire resistance.
Existing ceiling joists / truss bottom chord strapped to new floor joists and / or beams where existing support removed. New steel floor trimmers to be treated to provide 1/2hr fire protection to manufacturer's instructions.

GLAZING :
New glazing to have a U-value 1.4W/m2 k.
Install one new energy efficient light fitting per 25m2 floor area.

STAIRCASE :
Max tread rise = 220mm : Min tread going = 220mm.
Max pitch = 42 degrees : Min headroom = 2.0m from pitch line of new stairs.
900mm high handrail / balustrades with max 100mm gaps anywhere.
Any tapered treads to have a min going of 50mm.
New stairs to be manufactured from new floor to floor measurement taken from site. All to current Building Regulations, Part K.

INTERNAL STUD WALLS :
50x100mm sw studding @ 400mm cts with 12.5mm plasterb'd & skim internal finish. Internal walls to include 25mm Rockwool infill.

DWARF WALLS :
50x100mm sw studding @ 600mm cts, 100mm PIR insulation between studs, SuperQuilt insulation across face, 25mm sw battens, 12.5 plasterboard & skim finish.

DRAINAGE :
New 100mm dia uPVC waste to WC ; new 40mm dia uPVC waste to shower & WHB. All to have 75mm deep seal traps with anti-vac if required. All to connect to extg SVP with rodding access to any changes in direction. If necessary, divert / extend extg SVP to terminate min 900mm above any adjacent windows withing 3.0m Suitable bird cage over.

MECHANICAL EXTRACTION :
Provide mechanical extractor to extract at a rate of not less than 15 litres / second, operable intermitantly. Where no rapid ventilation is provided to new room, extractor to be connected to light switch and to provide 20 minute overrun.

OTHER FIRE RESISTANCE NOTES :
Existing ceiling = 12.5mm plasterb'd & skim. New circulation space at loft level to be fully 1/2hr fire resistant. Existing doors to be min 32mm thick and to be of sound construction and be well fitting and be fitted with steel hinges - replace if necessary. To extg party wall(s), always ensure min 1/2hr fire seperation between adjoining properties.
Any glazing to stairewll to be replaced with fire-proof glazing or overboarded with 12.5mm plasterboard & skim. Glazed doors to be replaced.

NEW ROOFLIGHTS :
All new rooflights to be rated AA, AB or AC
Trim out rooflights using doubled rafters each side to manufacturer's instructions.

ELECTRICS - PART P :
Electrical installation to be designed and carried out by a competent person and in accordance with Part P of the Building Regulations.
A Certificate of Compliance to be supplied to the Building Inspectors upon completion.

HEATING :
New heating system elements to meet the requirements of PART L, Building Regulations.
New radiator(s) to be fitted with TRV.

LIGHTING :
Lighting to Building Regulations, PART L.

ST.NEOTS LOFT CONVERSIONS LTD.

Mr & Mrs CRACKNELL			
Newcot, Grafham Road, Ellington, huntingdonshire. PE28 0AF			
PROPOSED LOFT CONVERSION			
SCALE :	1:50, 1:100 1:500, 1:1250	Drawing number :	2274 / 01 - 25
DATE :	Jan 2025		
BY :	A. Lloyd	Revision :	Sheet :
SHEET :	1 of 1	0	A1

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