

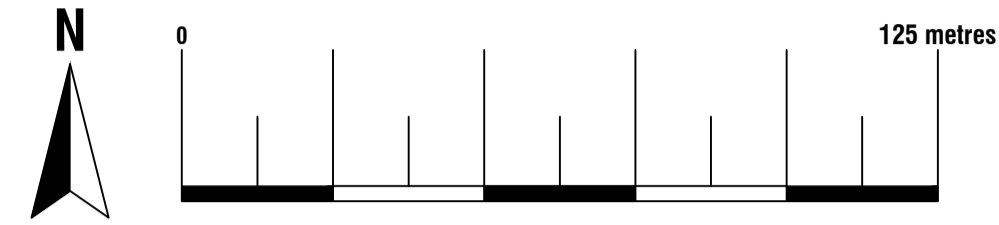


**Location Plan**

Scale 1:1250

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OS 100047474

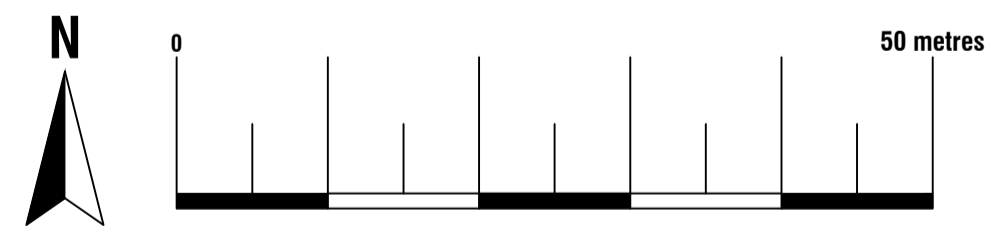


**Existing Block Plan**

Scale 1:500

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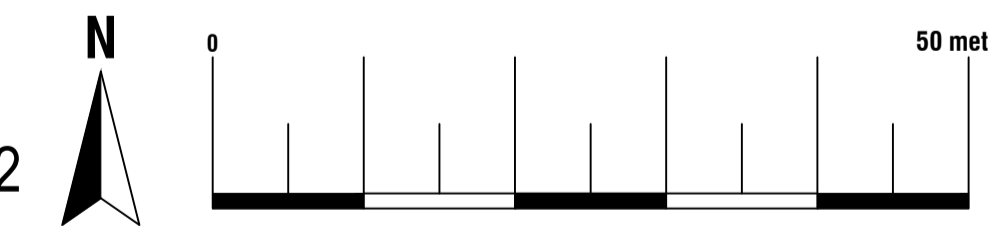


**Proposed Block Plan**

Scale 1:500

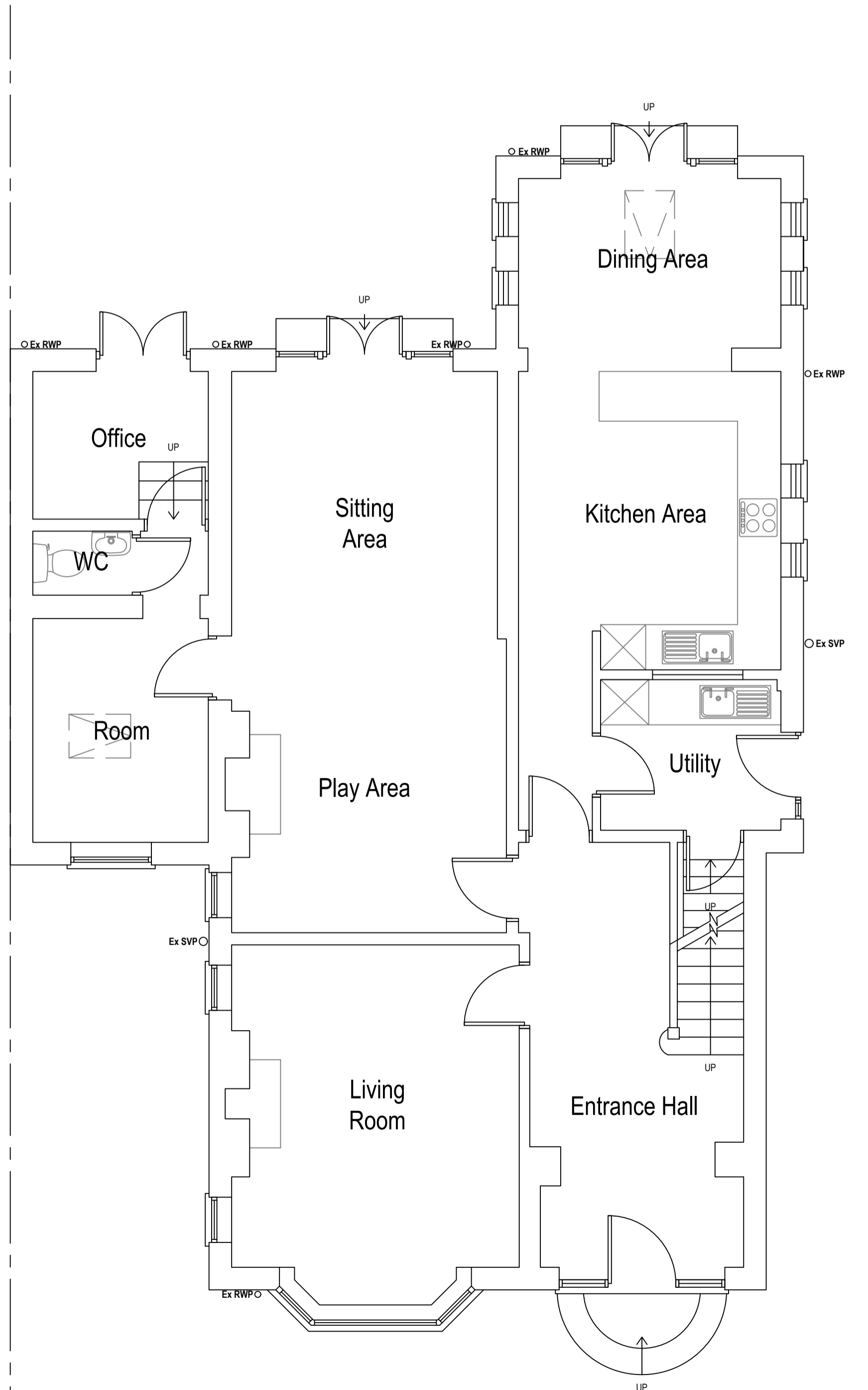
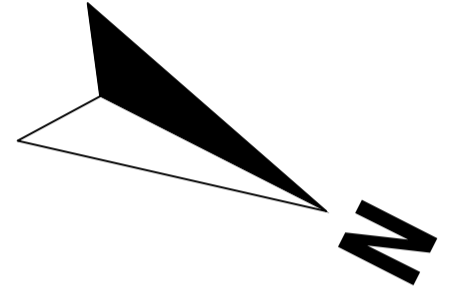
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OS 100047474

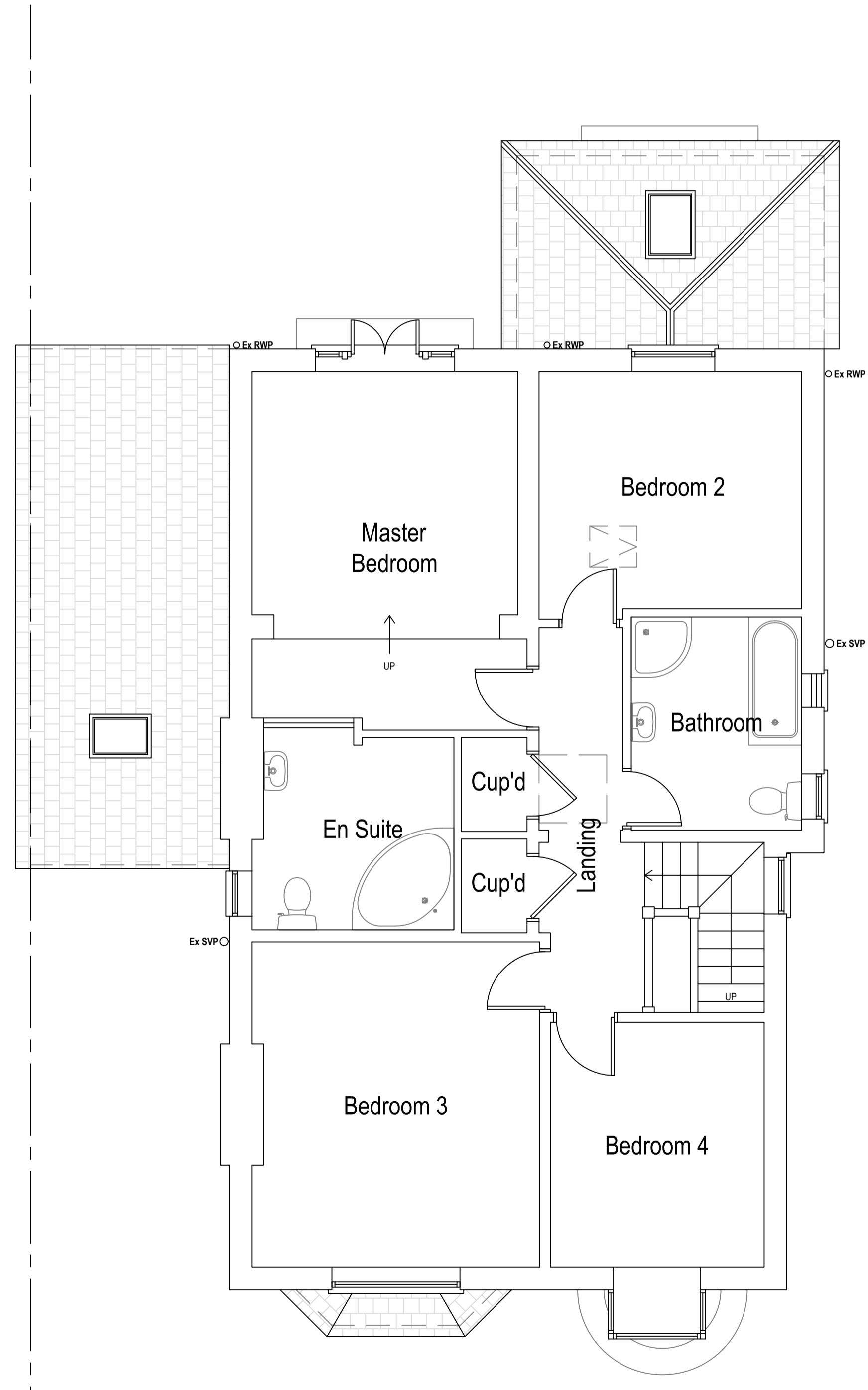


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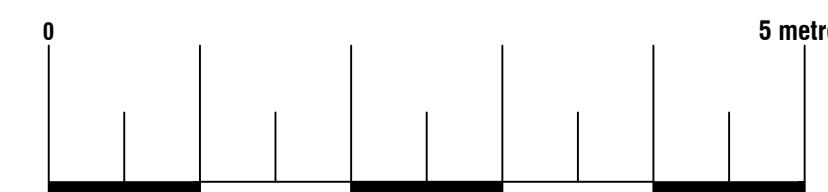
<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D01 REV 0
		<b>Job</b>	Loft Conversion
		<b>Scale</b>	As Shown@A1
<b>Title Number</b>	NT292593	<b>Title</b>	As Shown



**Existing Ground Floor Plan**  
Scale 1:50  
Area ca. 110.25 m<sup>2</sup>



**Existing First Floor Plan**  
Scale 1:50  
Area ca. 83.87 m<sup>2</sup>



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<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D02 REV 0
		<b>Job</b>	Loft Conversion
<b>Title Number</b>	NT292593	<b>Scale</b>	As Shown@A1
		<b>Title</b>	As Shown

**Symbol Key:**

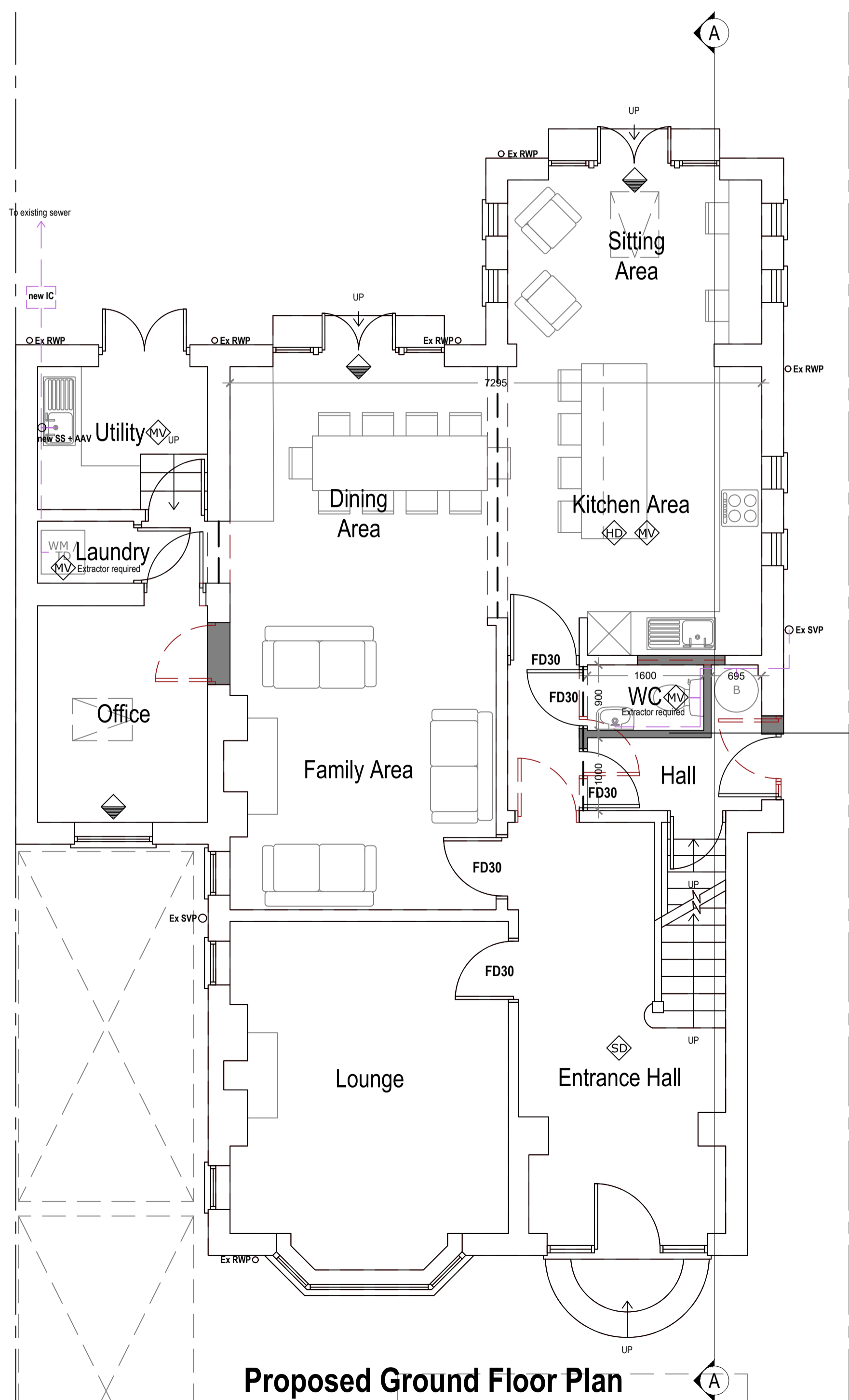
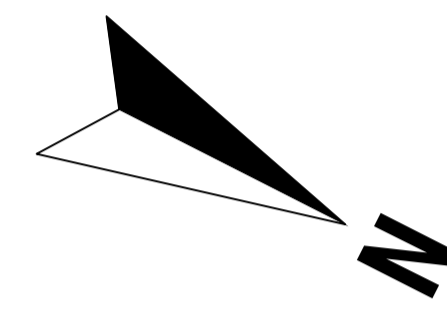
- Boundary line
- - - Demolished
- - - Details above
- ..... Proposed foundation
- - - Waste drainage layout
- - - Rainwater drainage layout
- timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing
- ◇ MV Mechanically ventilated
- ◇ SD Mains operated interlinked smoke detector
- ◇ HD Mains operated interlinked heat detector
- ◇ Escape door / window
- ◇ CM Carbon Monoxide alarm

Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings

**DRAWING NOTES**

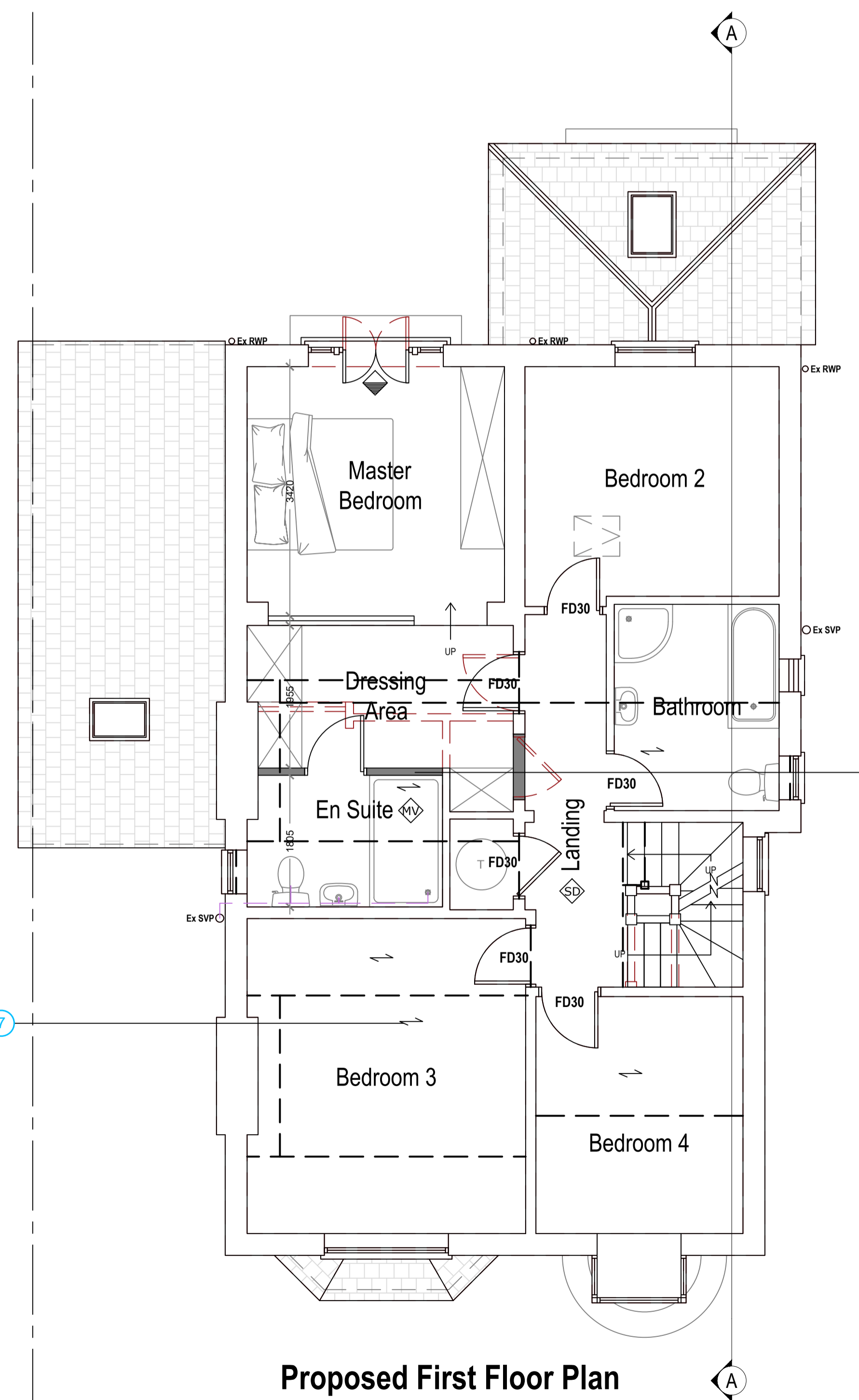
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The Building Regulations 2010  
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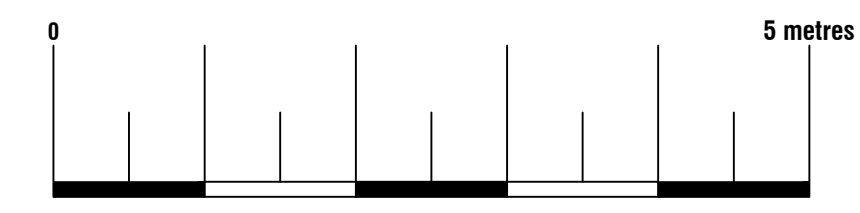
**Proposed Ground Floor Plan**  
Scale 1:50

Area ca. 110.25 m<sup>2</sup>  
 Additional Area: 0.00m<sup>2</sup>




**Proposed First Floor Plan**  
Scale 1:50

Area ca. 83.87 m<sup>2</sup>  
 Additional Area: 0.00m<sup>2</sup>

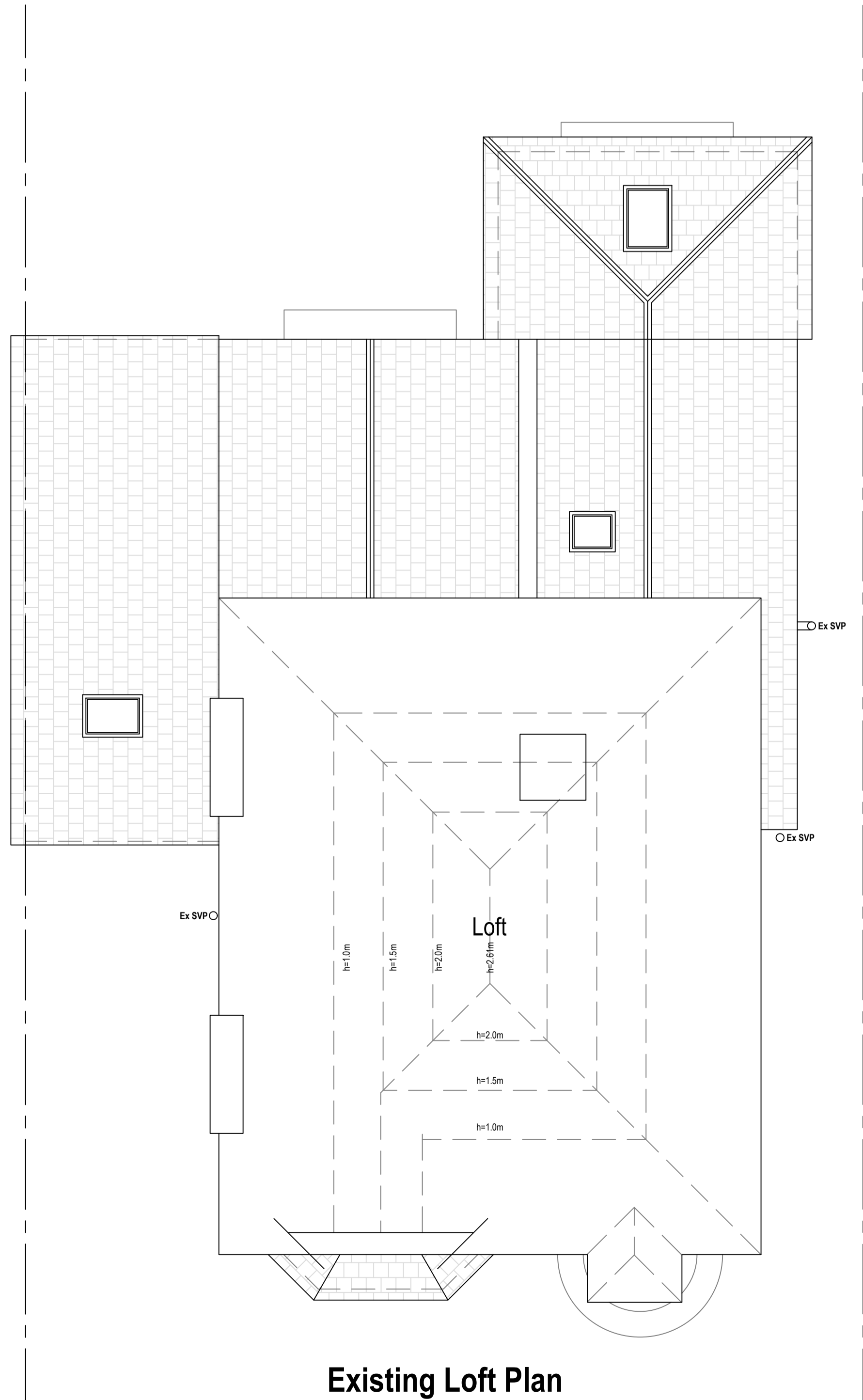
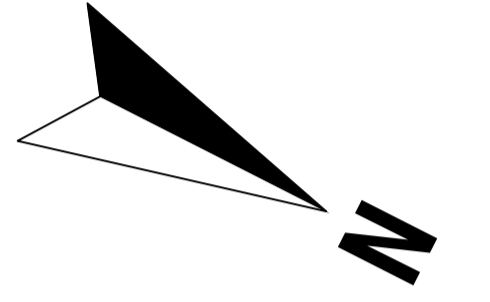


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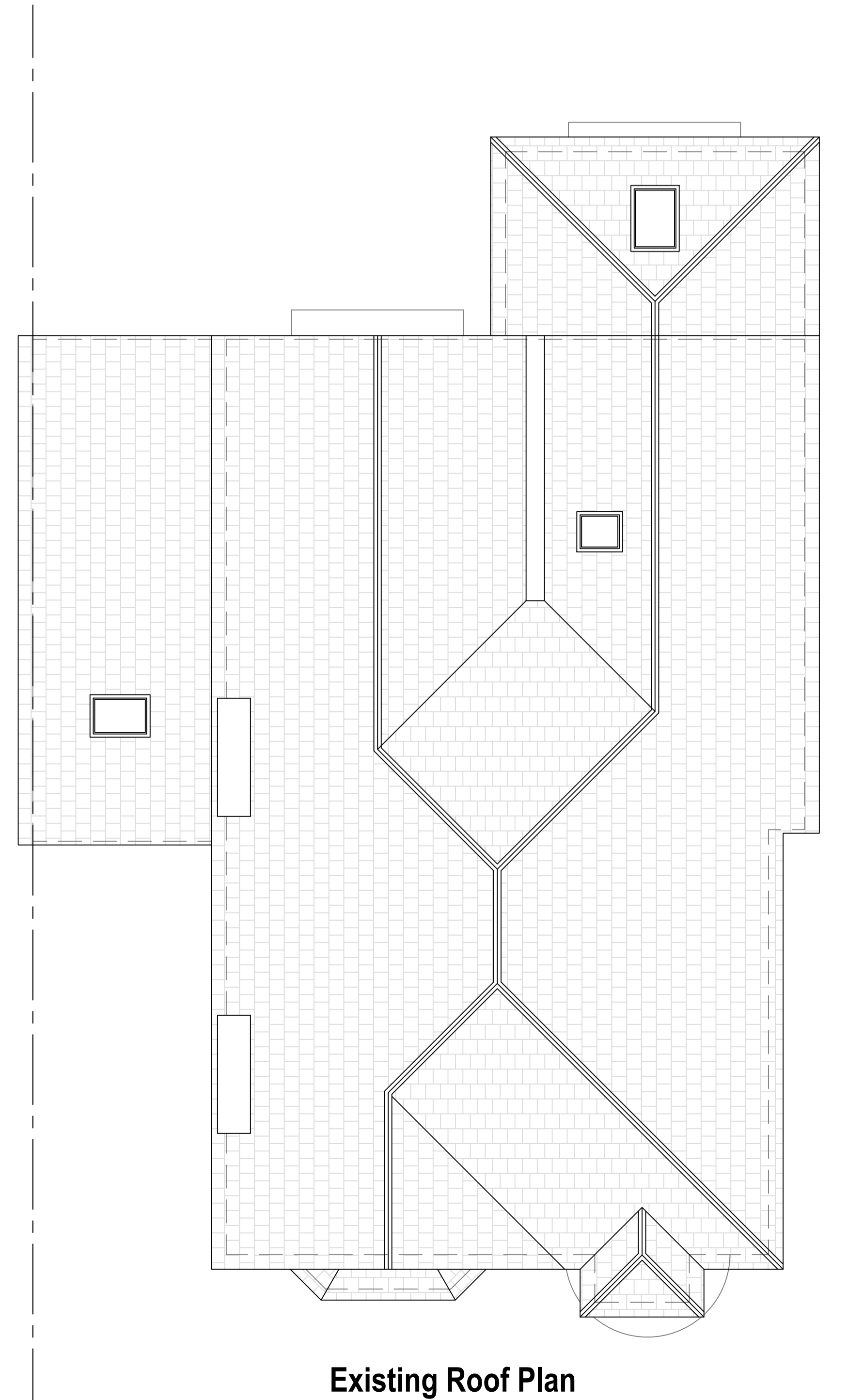


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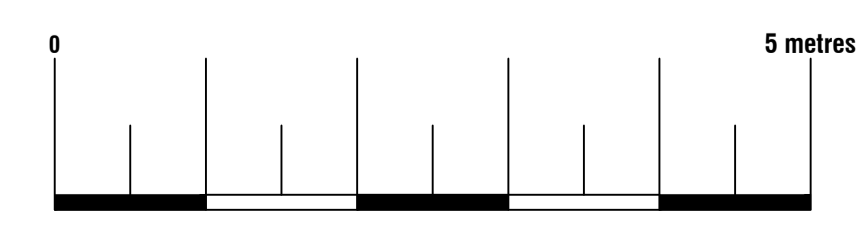
<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D03 REV 0
<b>Title Number</b>	NT292593	<b>Job</b>	Loft Conversion
		<b>Scale</b>	As Shown@A1
		<b>Title</b>	As Shown



**Existing Loft Plan**  
Scale 1:50  
Area ca. 0.00 m<sup>2</sup>

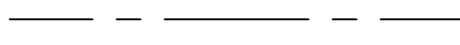













**Existing Roof Plan**  
Scale 1:50



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<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D04 REV 0
		<b>Job</b>	Loft Conversion
<b>Title Number</b>	NT292593	<b>Scale</b>	As Shown@A1
		<b>Title</b>	As Shown

**Symbol Key:**

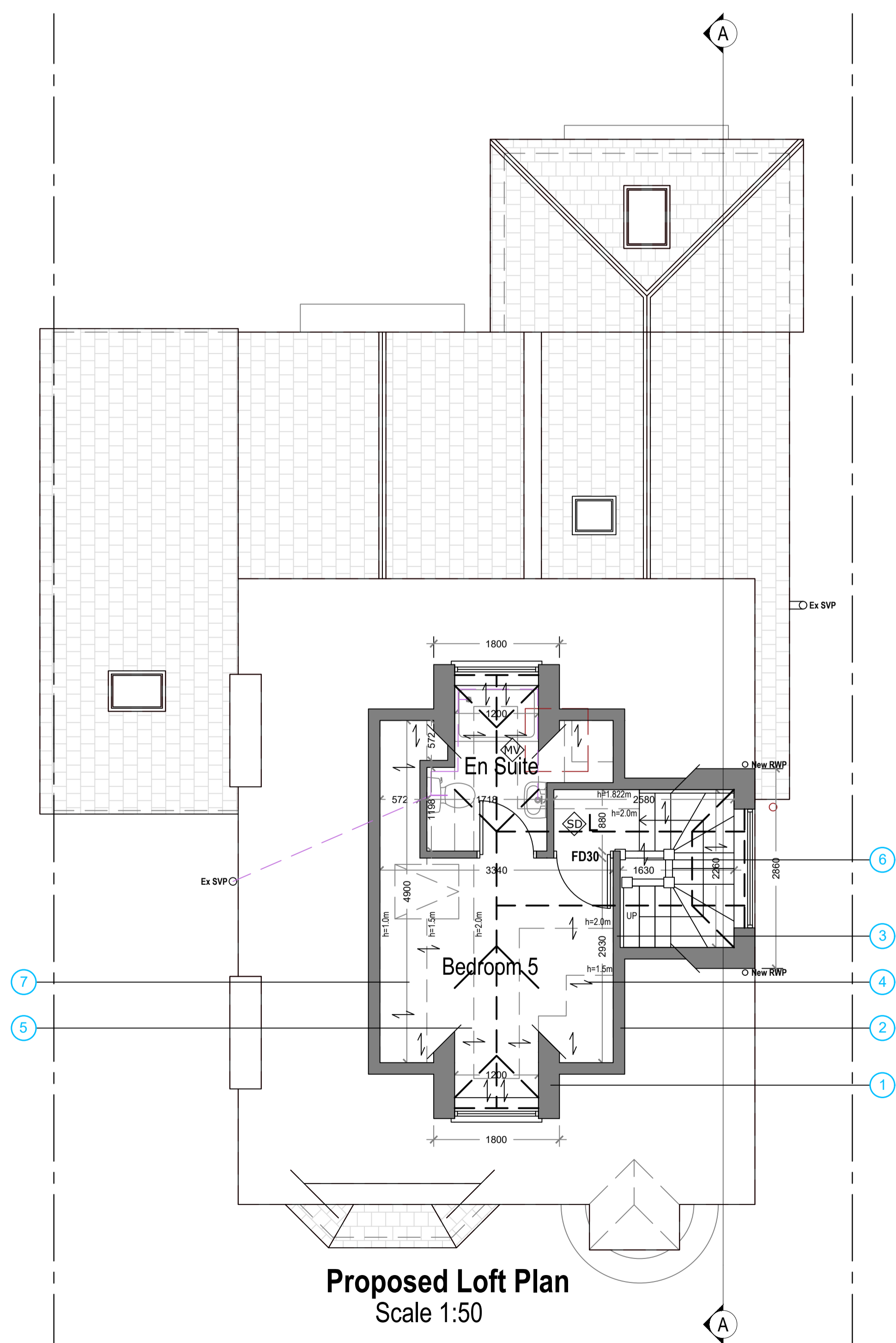
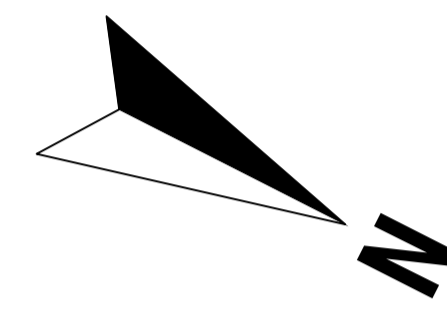
-  Boundary line
-  Demolished
-  Details above
-  Proposed foundation
-  Waste drainage layout
-  Rainwater drainage layout
-  timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing
-  Mechanically ventilated
-  Mains operated interlinked smoke detector
-  Mains operated interlinked heat detector
-  Escape door / window
-  Carbon Monoxide alarm

Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings

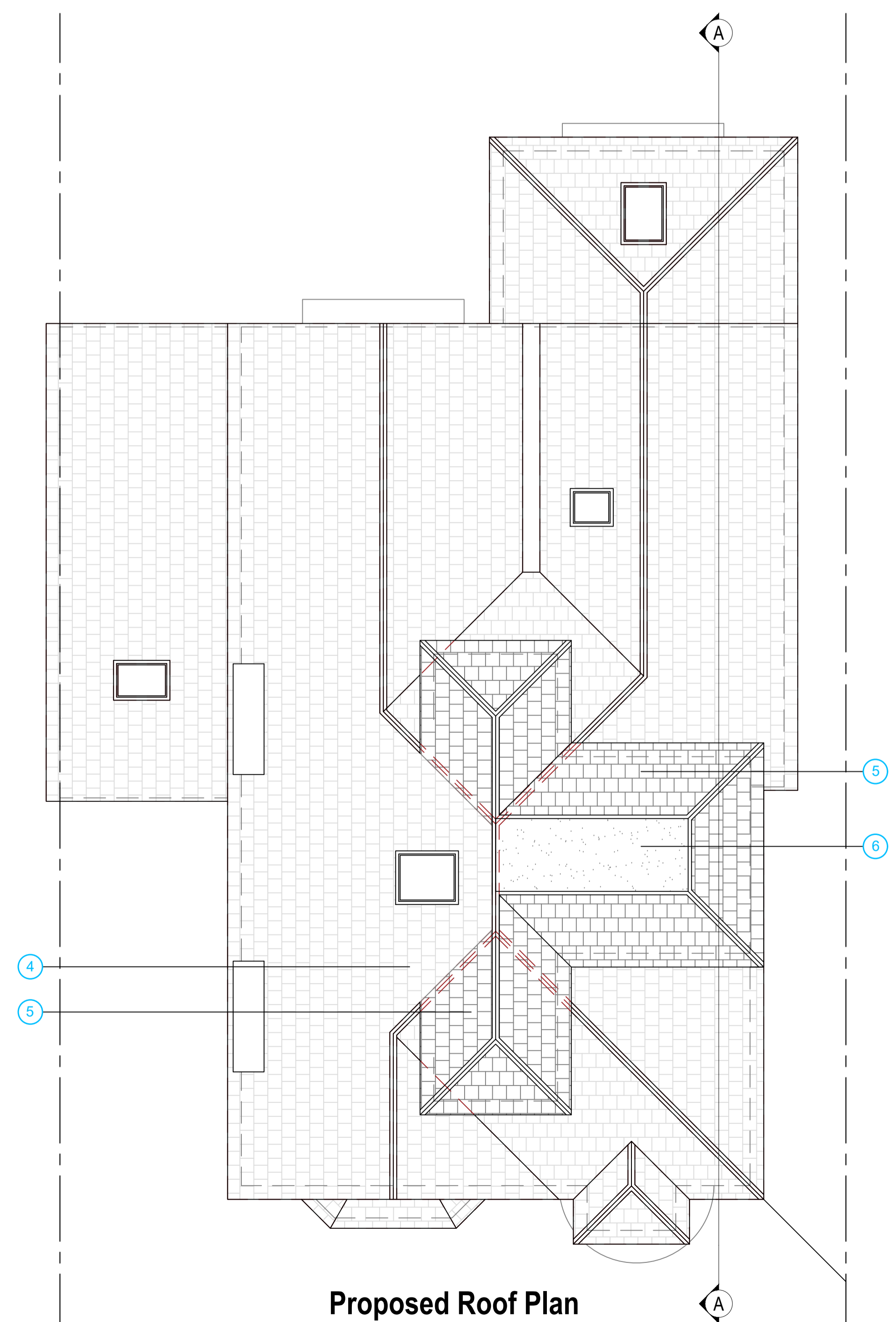
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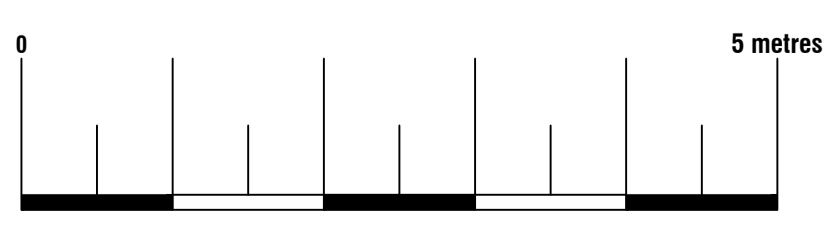
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**Proposed Loft Plan**  
 Scale 1:50  
 Area ca. 12.61 m<sup>2</sup>  
 Additional Area: 12.61m<sup>2</sup>  
 Additional Volume: 20.11m<sup>3</sup>



**Proposed Roof Plan**  
 Scale 1:50

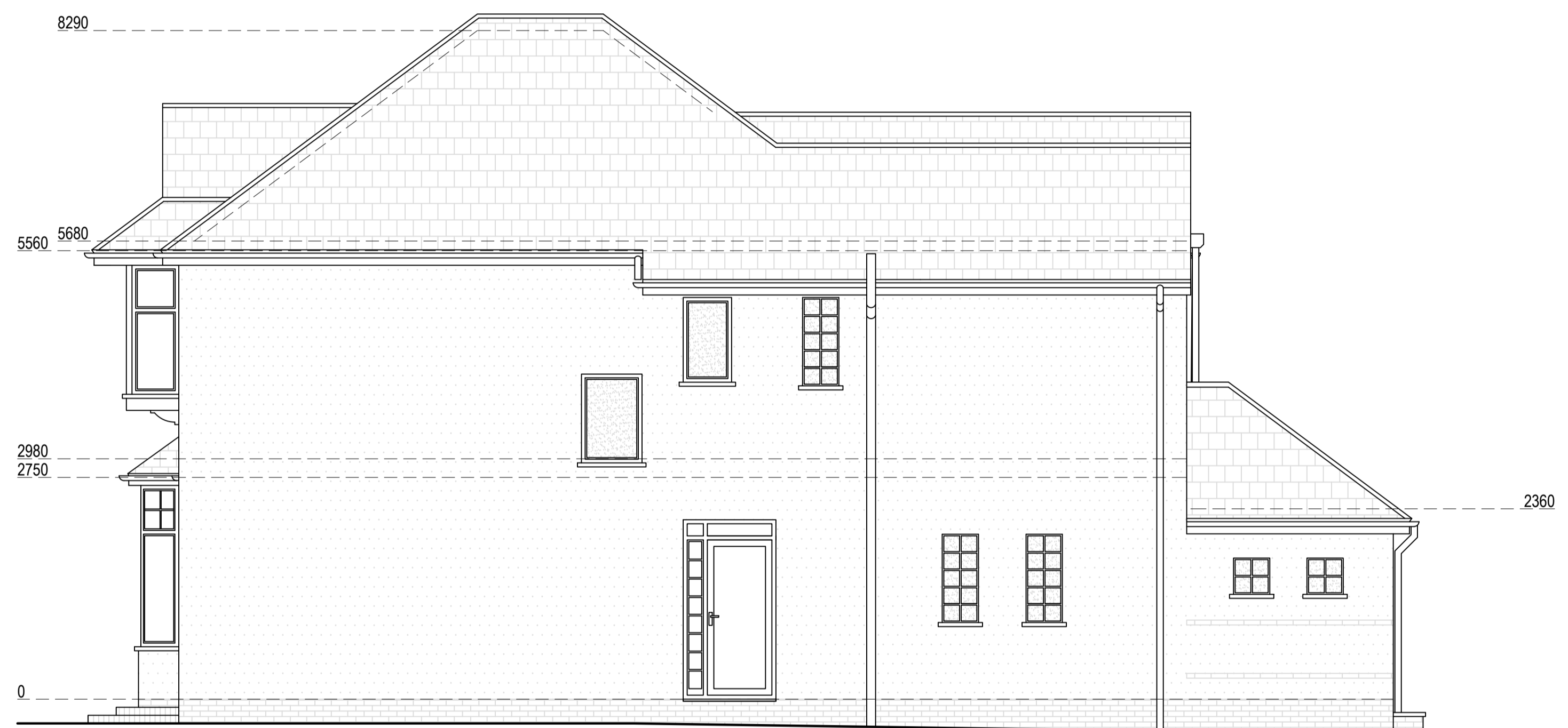


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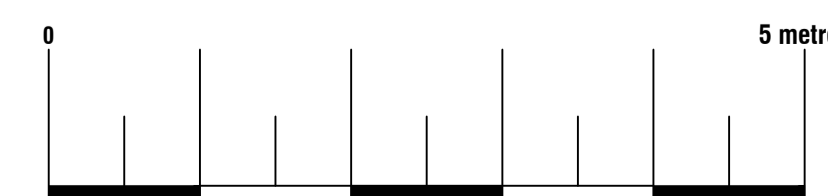
		74 Cardiff Road, CF15 7QE • Enquiries@ArkiPlan.co.uk	
<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D05 REV 0
		<b>Job</b>	Loft Conversion
<b>Title Number</b>	NT292593	<b>Scale</b>	As Shown@A1
		<b>Title</b>	As Shown



**Existing Northeast Elevation**  
Scale 1:50



**Existing Northwest Elevation**  
Scale 1:50

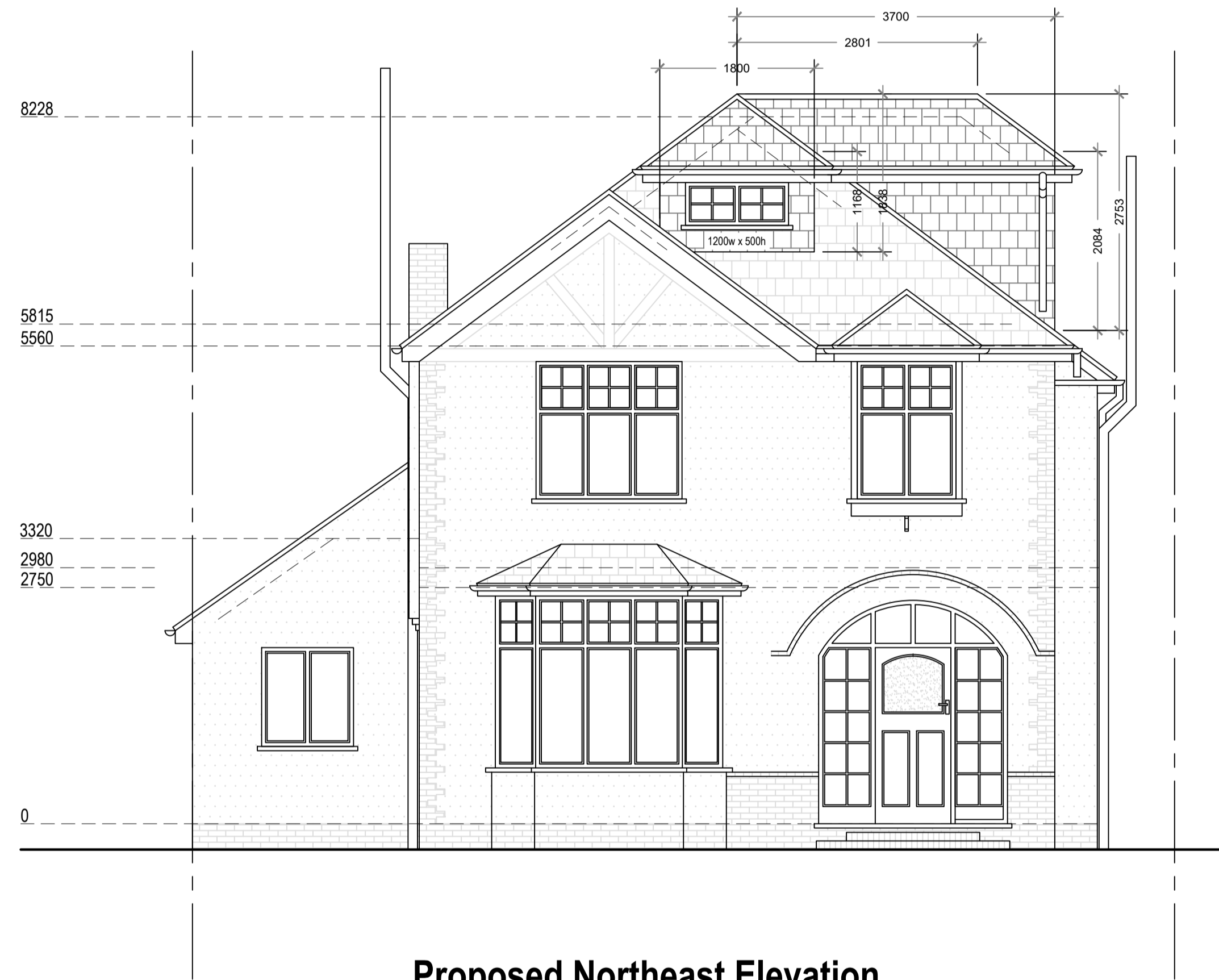


**Arkiplan**

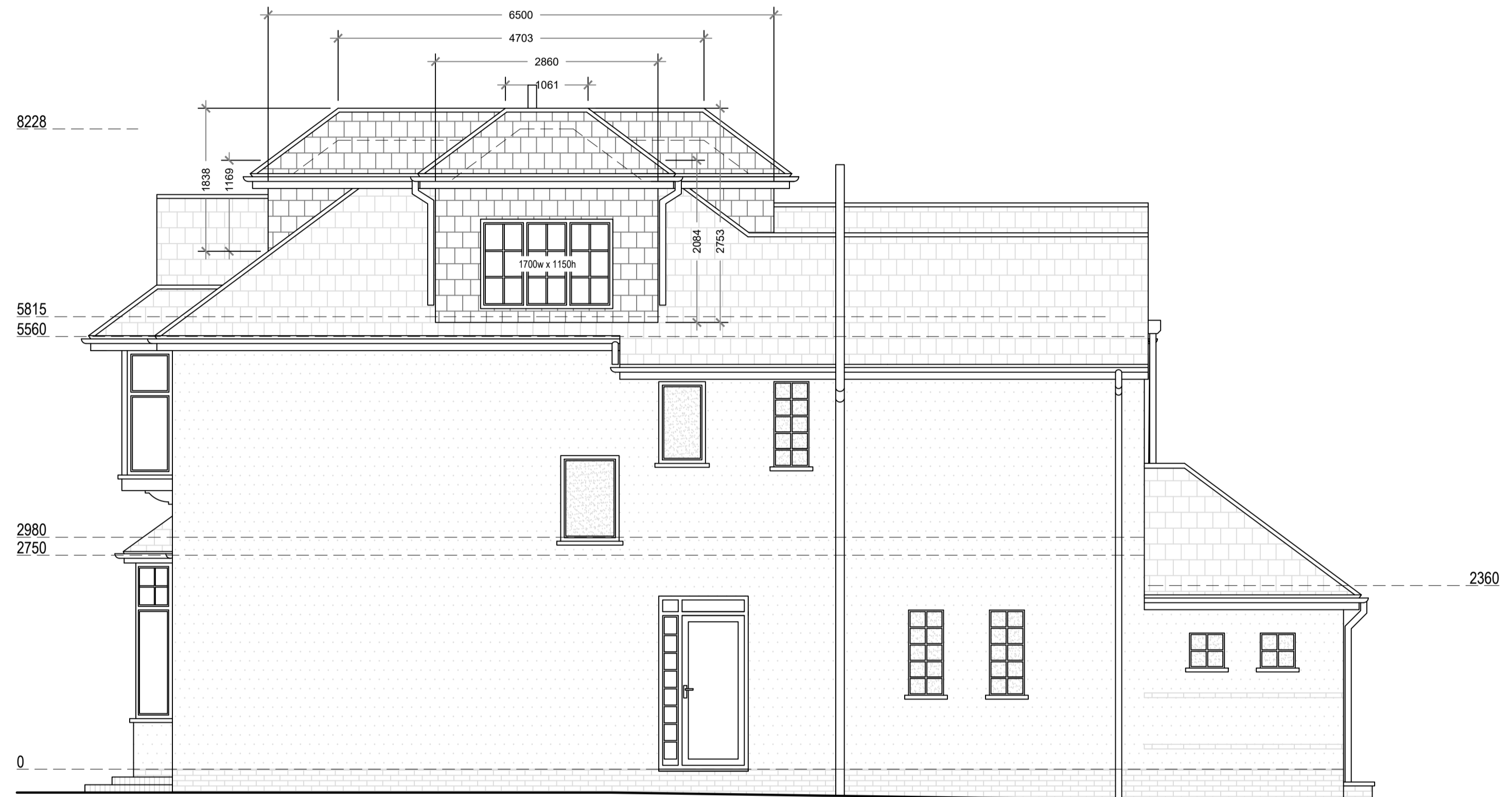
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<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D06 REV 0
		<b>Job</b>	Loft Conversion
		<b>Scale</b>	As Shown@A1
<b>Title Number</b>	NT292593	<b>Title</b>	As Shown

Proposed Materials:  
 Walls: Tile (to match existing)  
 Pitched roof: Tile (to match existing)  
 Flat roof: Ply membrane  
 Windows: Double glazed (to match existing)  
 Skylights: Size as indicated (not protruding more than 150mm above the existing roof plane)



**Proposed Northeast Elevation**  
 Scale 1:50

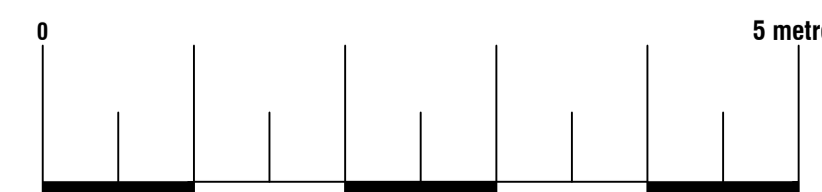


**Proposed Northwest Elevation**  
 Scale 1:50

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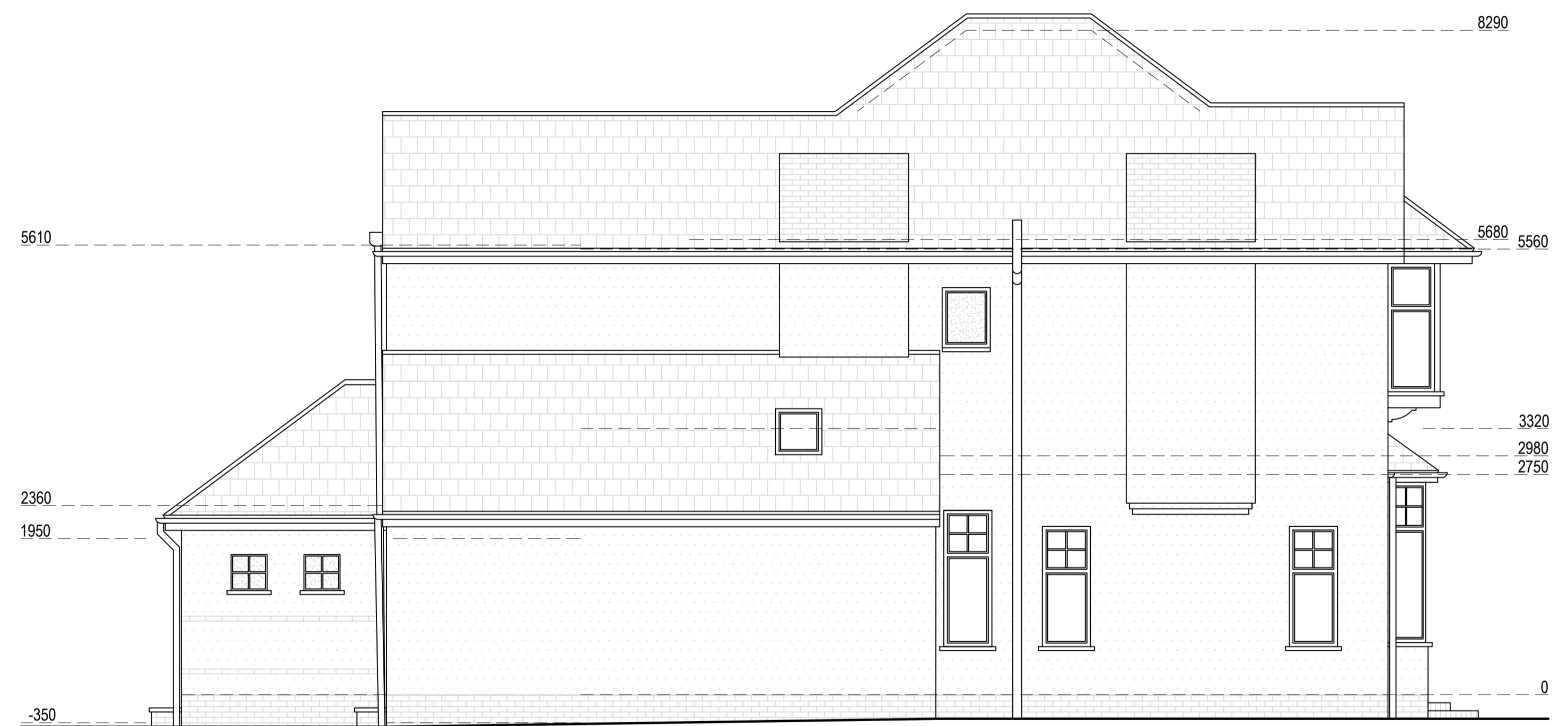
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		<b>Sheet</b>	23-1559 D07 REV 0
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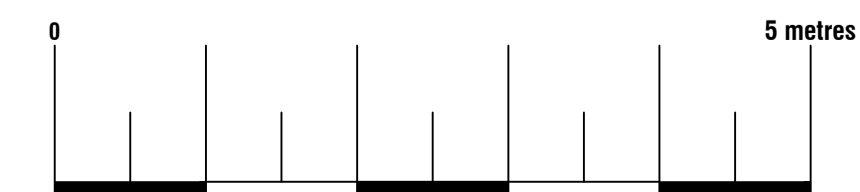




**Existing Southwest Elevation**  
Scale 1:50



**Existing Southeast Elevation**  
Scale 1:50



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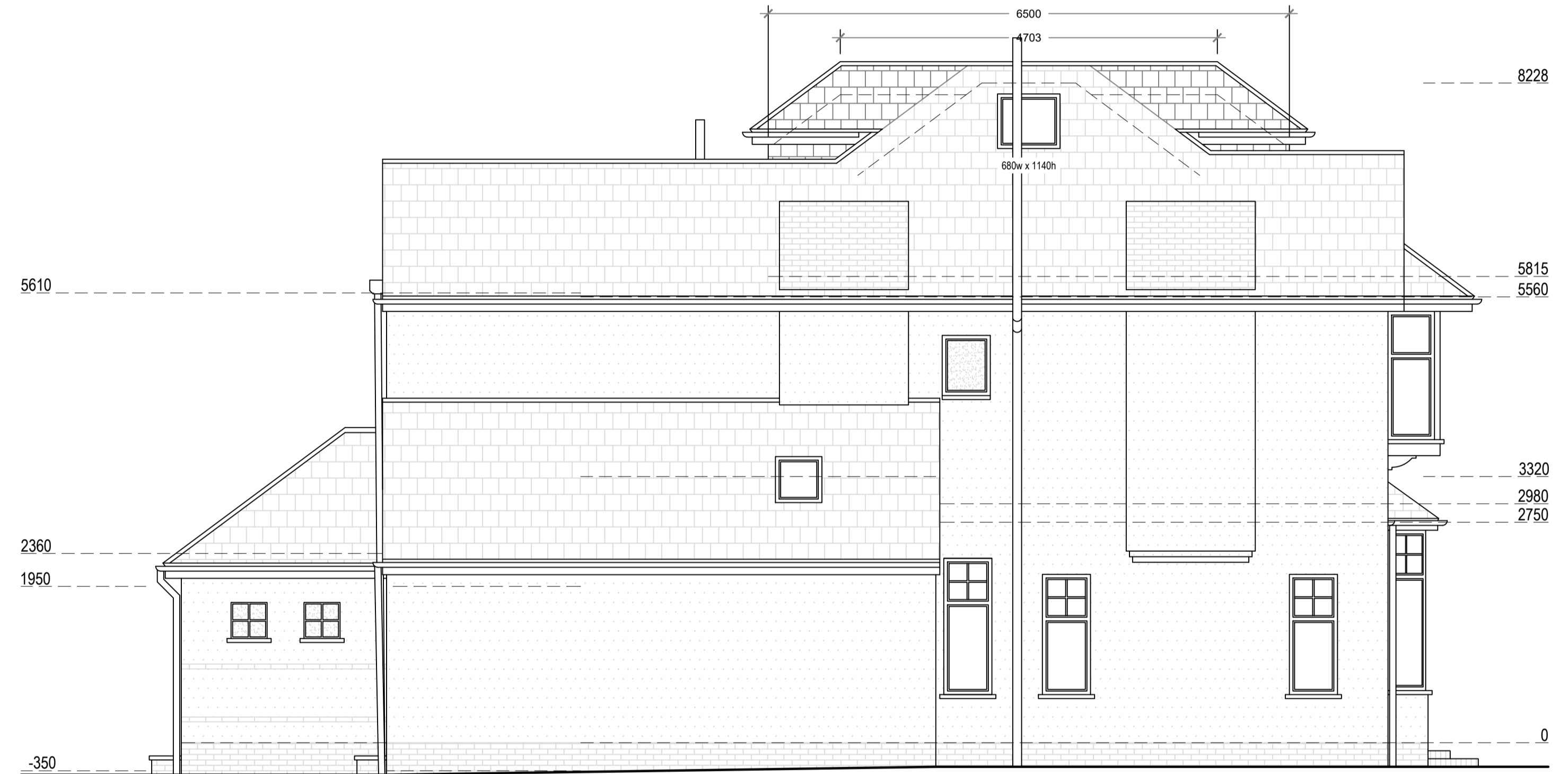
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		<b>Job</b>	Loft Conversion
		<b>Scale</b>	As Shown@A1
<b>Title Number</b>	NT292593	<b>Title</b>	As Shown



Proposed Materials:  
 Walls: Tile (to match existing)  
 Pitched roof: Tile (to match existing)  
 Flat roof: Ply membrane  
 Windows: Double glazed (to match existing)  
 Skylights: Size as indicated (not protruding more than 150mm above the existing roof plane)



**Proposed Southwest Elevation**  
 Scale 1:50

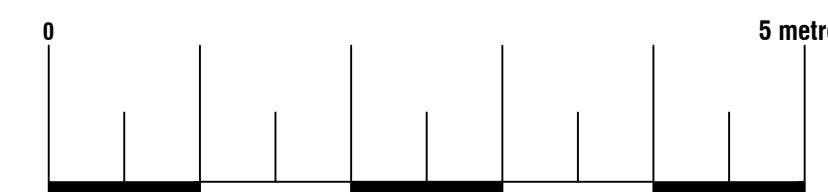


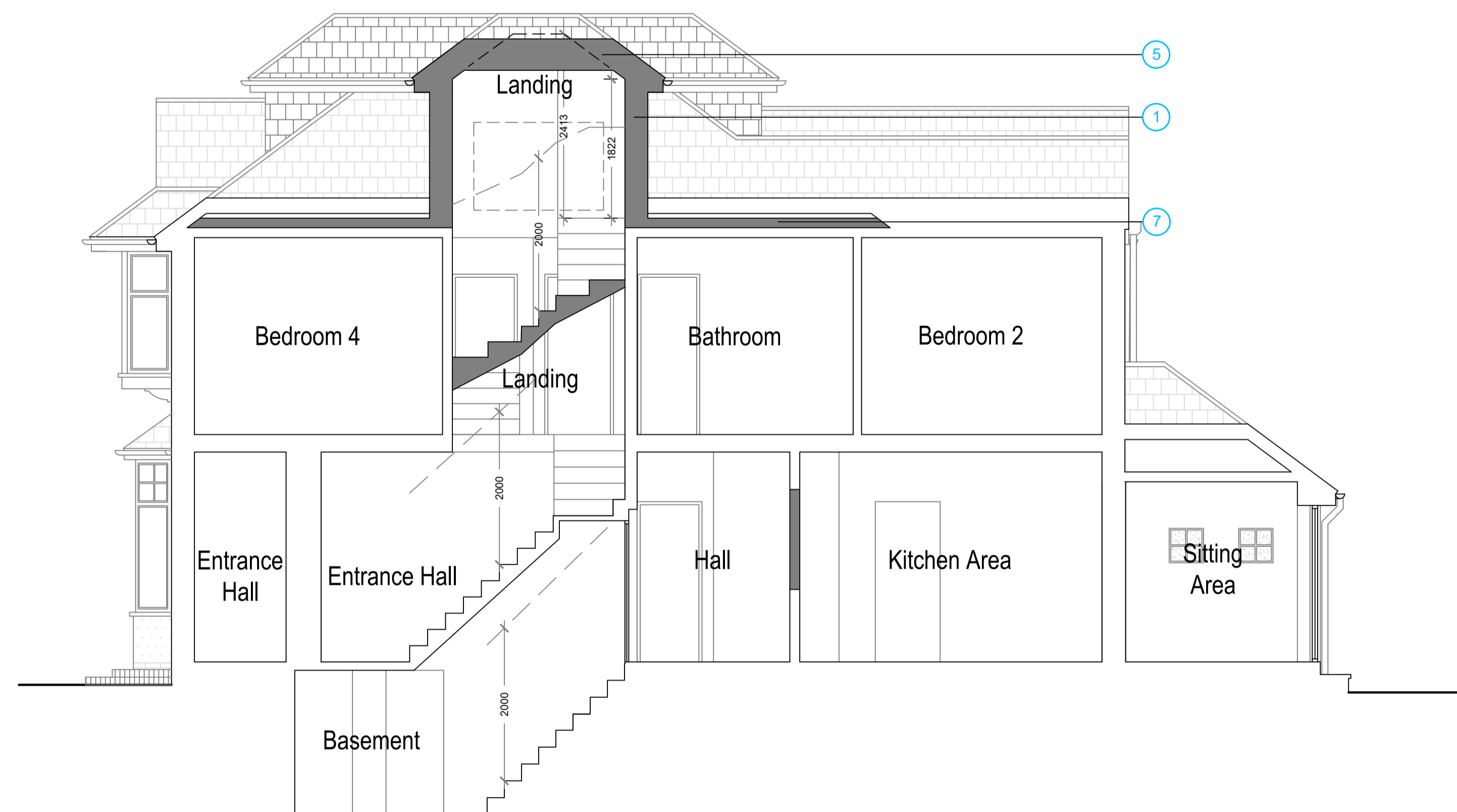
**Proposed Southeast Elevation**  
 Scale 1:50

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<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D09 REV 0
		<b>Job</b>	Loft Conversion
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<b>Title Number</b>	NT292593	<b>Title</b>	As Shown





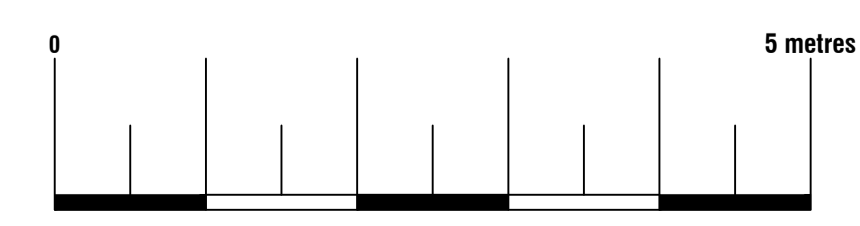
**Proposed Section A-A**  
Scale 1:50

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<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D10 REV 0
		<b>Job</b>	Loft Conversion
		<b>Scale</b>	As Shown@A1
<b>Title Number</b>	NT292593	<b>Title</b>	As Shown



**EXTENSION BUILDING REGULATIONS NOTES**

**PLANNING NOTE**  
It is recommended that the Agent contact the local planning authority for advice on all matters concerning permitted development.

A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres additional roof space for detached houses\*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses\*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed, any opening to be 1.7m above the floor
- Roof extensions not to be permitted development in designated areas
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves
- \*Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space, a previous owner may have done so. (Ref - planningportal.gov.uk)

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer to plan, manage and coordinate the planning and design work and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

**Domestic clients**  
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or
- (b) Exceeds 500 person days

**CDM REGULATIONS 2015**

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer to plan, manage and coordinate the planning and design work and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

**Domestic clients**  
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or
- (b) Exceeds 500 person days

**THERMAL BRIDGING**

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

**MATERIALS AND WORKMANSHIP**  
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (UKCA Mark) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

**EXISTING STRUCTURE**  
Existing structure including foundations, beams, walls and linels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

**ELECTRICAL**  
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BS, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

**INTERNAL LIGHTING**  
Install low energy light fittings that only take lamps having a luminous efficacy better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

**HEATING**

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

**OPENINGS AND RETURNS**  
An opening or recess greater than 0.1m<sup>2</sup> shall be at least 550mm from the supported wall (measured internally) construction for pier less than 550mm to be specified by engineer.

**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 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.4 W/m<sup>2</sup>K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

**NEW AND REPLACEMENT DOORS**  
New and replacement doors to achieve a U-Value of 1.40W/m<sup>2</sup>K. Glazed areas to be double glazed with 16mm argon gap and soft low E glass. Glass 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.

**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 6000mm<sup>3</sup> and to bathrooms, bedrooms, WCs and utility rooms at a rate of 4000mm<sup>3</sup>. Where an open plan kitchen diner is proposed, a minimum of 3 trickle vents are necessary within the room (each 6000mm<sup>3</sup>).  
Purge ventilation - New Windows/Doors to have operable 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.

**NEW EXTERNAL DOORS**  
New external doors to achieve a U-Value of 1.40W/m<sup>2</sup>K. Glazed areas to be double glazed with 16mm argon gap and soft low E glass. Glass 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.

**UPGRADE OF EXISTING CEILINGS**  
Intermediate floor to be upgraded by the provision of 100mm Rockwool mineral fibre quilt insulation min 10kg/m<sup>3</sup> or equivalent between floors joists. Ceiling to be 12.5mm plasterboard with a minimum mass of 10 kg/m<sup>2</sup> with skim plaster set and finish. Ensure the existing timber flooring of the room above has a minimum mass of 15 kg/m<sup>2</sup>.

**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 800mm 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 800mm. 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.

**SMOKE DETECTION**  
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storeroys and within 7.5m of the door to every habitable room, if ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

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

**EXTRACT TO WC**  
WCs to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in 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.

**EXTRACT TO UTILITY ROOM**  
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. 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.

**EXTRACT TO KITCHEN**  
Kitchen to have mechanical ventilation with an extract rating of 50l/s or 30l/s if adjacent to hob to external air, sealed to prevent entry of moisture. 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. Cooker hoods to BS EN 13141-3. 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.

**STRAPPING FOR PITCHED ROOF**  
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanneal mild steel horizontal straps or other approved to BS EN 845-1 built into walls at max 200mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanneal metal straps or other approved to BS EN 845-1 at maximum 2m centres.

**FLAT ROOF RESTRAINT**  
100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanneal mild steel straps at maximum 2.0m centres fixed to internal wall faces.

**LEAD WORK AND FLASHINGS**  
All lead flashings, any valleys or scallops to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jamba and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

**RAINWATER DRAINAGE**  
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.

**UNDERGROUND FOUL DRAINAGE**  
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1.40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drains). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

**INSPECTION CHAMBERS**  
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have top down double sealed covers in buildings and be adequate for vehicle loads in driveways.

**AUTOMATIC AIR VALVE**  
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12280, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

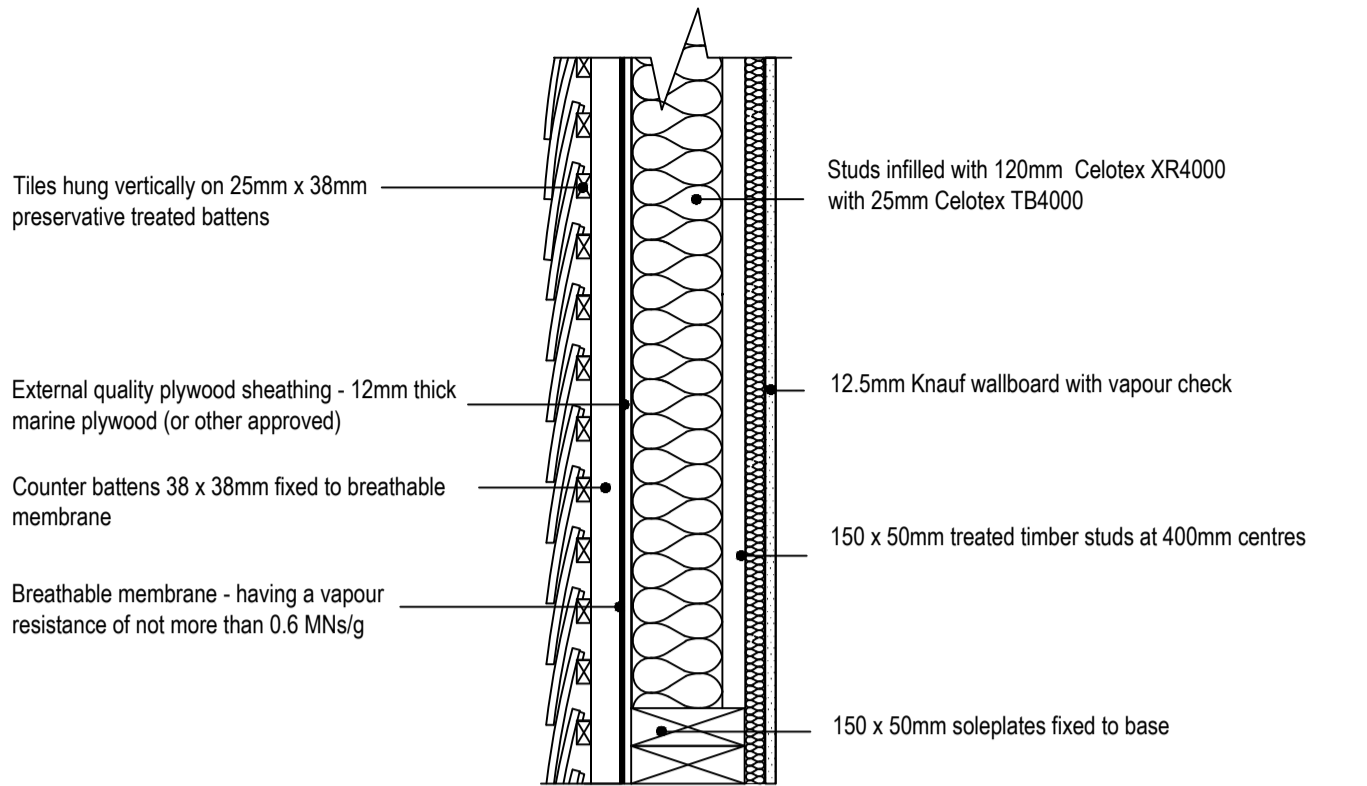
**GLASS BALCONY BALUSTRADING**  
All balcony balustrades to be min 1.1m in height. Balustrades to be in toughened glass in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

**ESCAPE WINDOWS / DOORS**  
Provide emergency egress windows / doors to any ground floor inner rooms. Windows to have an unobstructed clearable area of 450mm high x 450mm wide, minimum 0.3m<sup>2</sup>sq. The bottom of the operable 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.

**MEANS OF ESCAPE - Fire doors**  
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 rooms (when leading directly to an external door at ground level (no room above allowed). All doors on the stairway must be FD30 rated fire doors to BS 5839-6: 2019 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 required to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

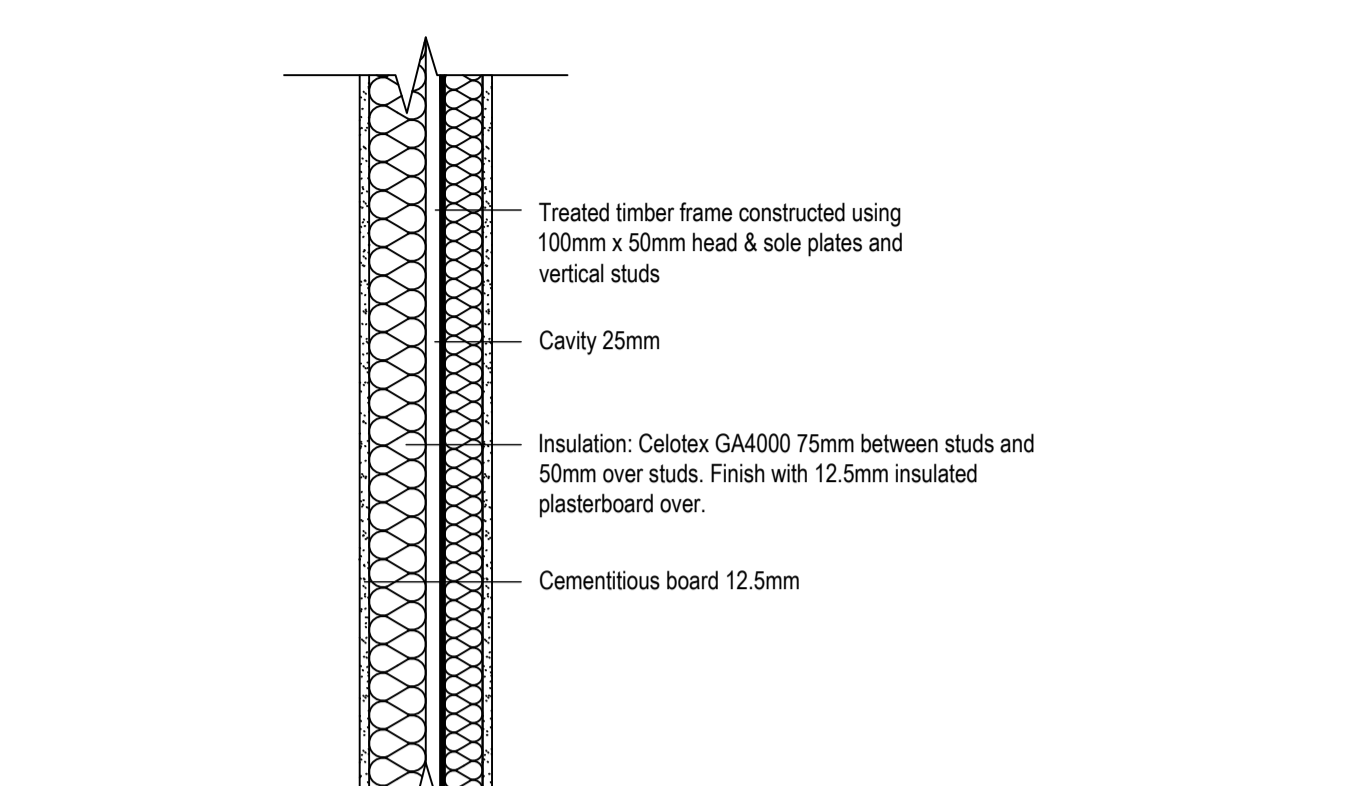
**NEW GAS BOILER**  
Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be filled with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

**1 TILE HUNG 150mm TIMBER FRAMED WALL**



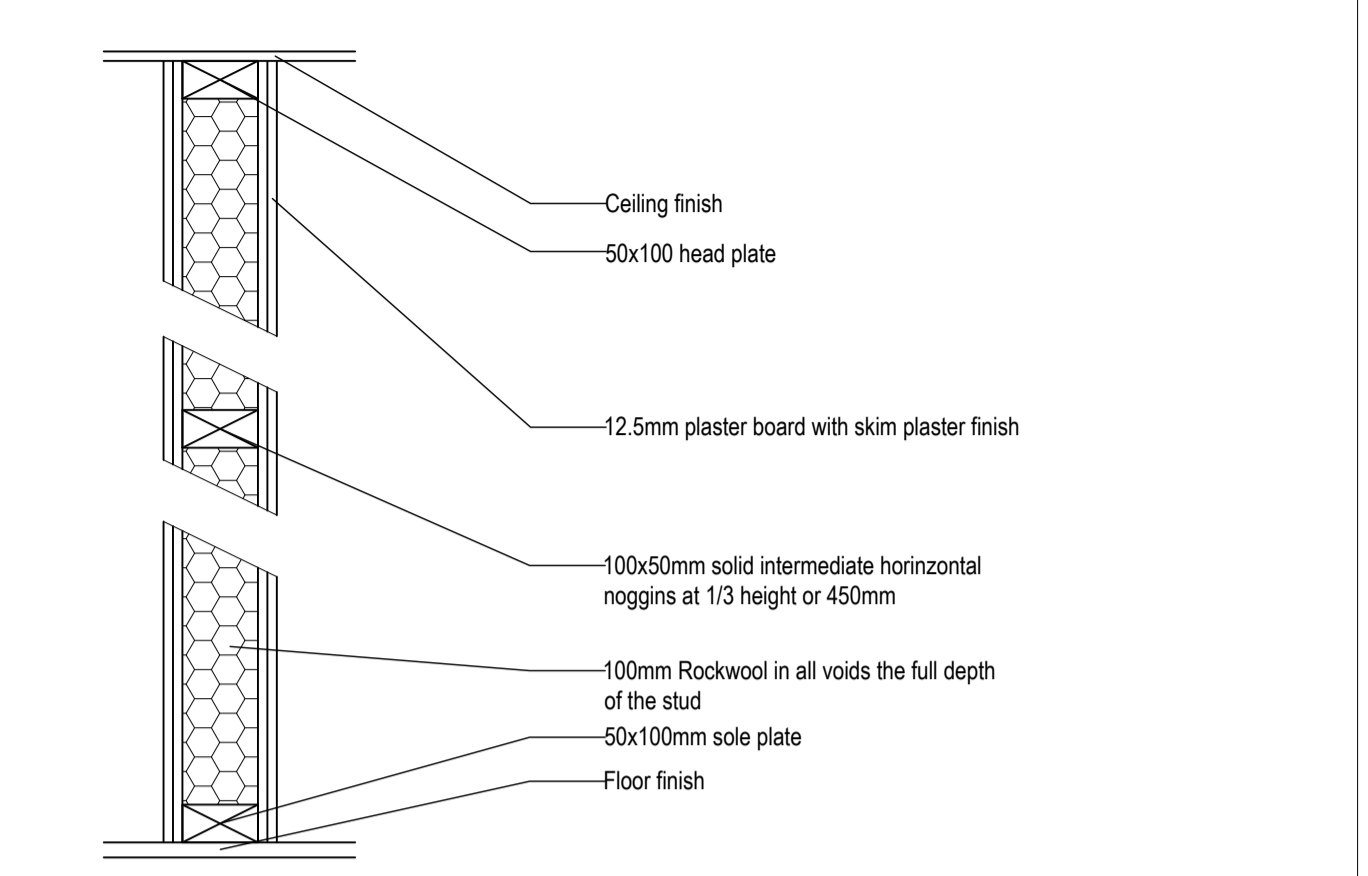
**TIMBER FRAME WALL**  
To achieve minimum U Value of 0.18 W/m<sup>2</sup>K  
Tiles hung vertically on 25 x 38mm preservative-treated battens. Counter battens (to ensure vented and drained cavity) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P 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 ctrs or to s/enginner'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. Walls 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.

**2 ASHLAR/DWARF WALL**



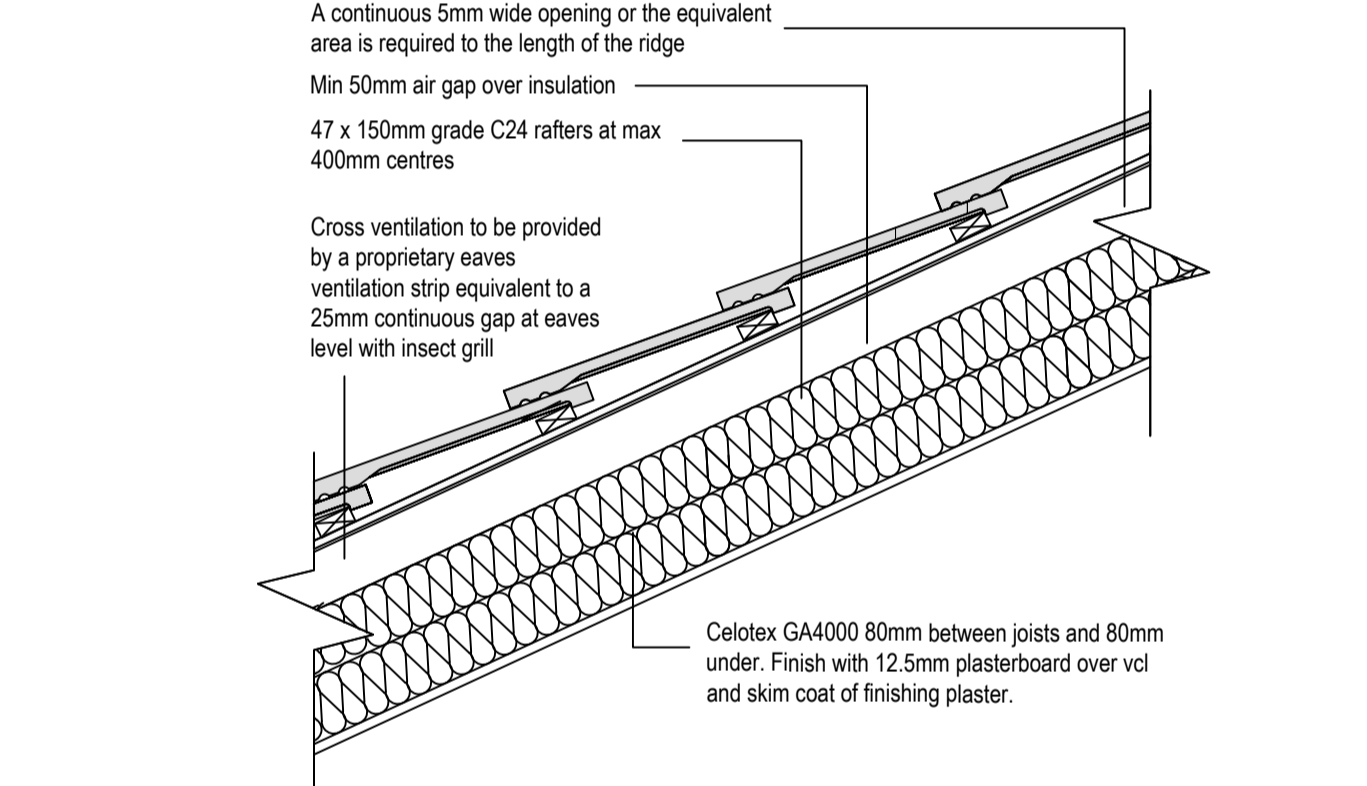
**STUD ASHLAR/DWARF WALL**  
To achieve minimum U Value of 0.18W/m<sup>2</sup>K  
Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation: Celotex GA4000 75mm between studs and 50mm over studs. Finish with 12.5mm insulated plasterboard over. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

**3 STUD WALL**



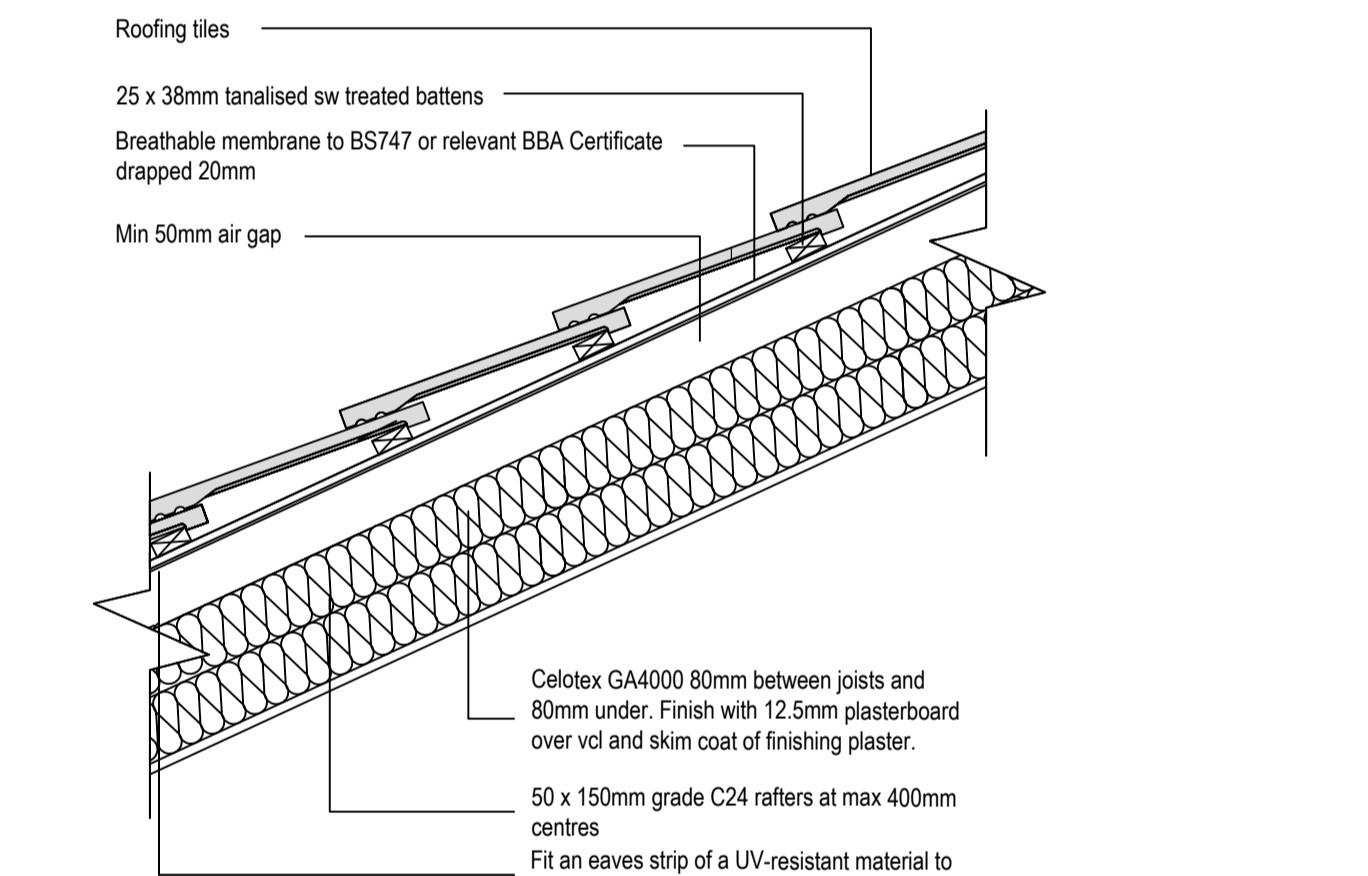
**INTERNAL STUD PARTITIONS**  
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m<sup>2</sup> density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

**4 UPGRADE OF PITCHED ROOF**



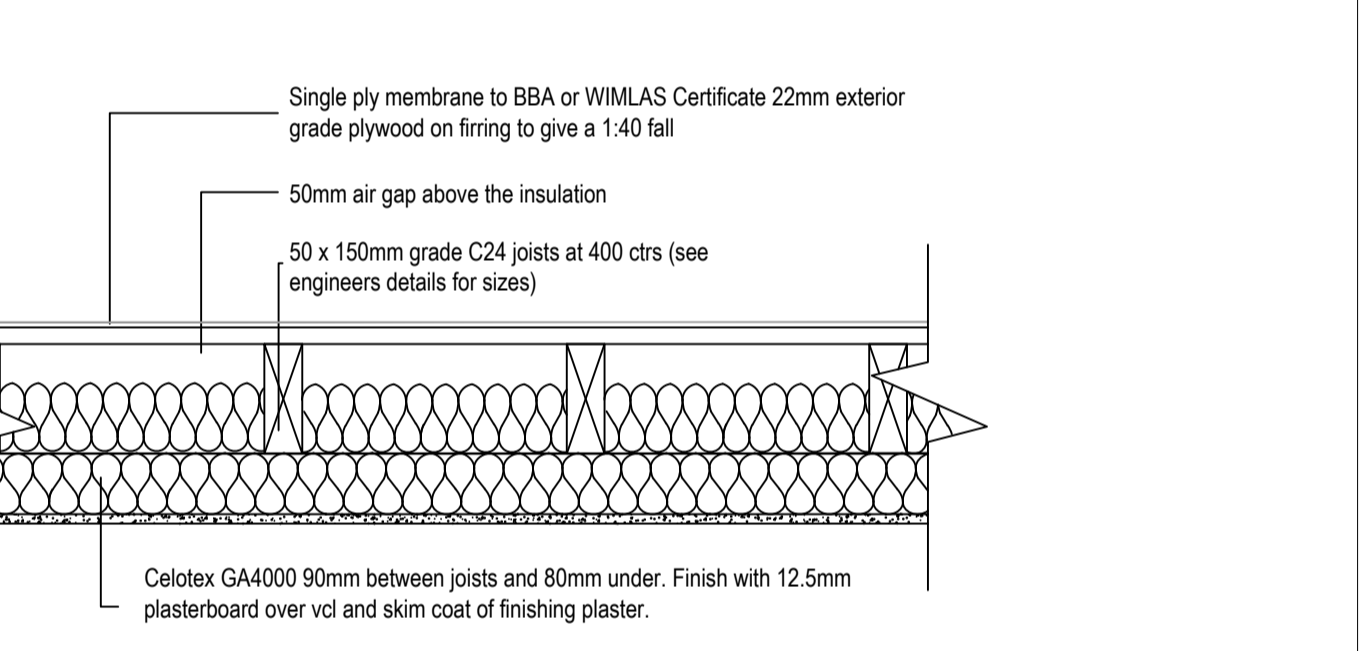
**UPGRADE OF PITCHED ROOF**  
(imposed load max 0.75 kN/m<sup>2</sup> - dead load max 0.75 kN/m<sup>2</sup>)  
Vented roof – pitch 22-45°  
To achieve U-value 0.16 W/m<sup>2</sup>K  
Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.  
Roof construction - 47 x 150mm Grade C24 rafters at max 400mm centres. Insulation to be Celotex GA4000 80mm between and 80mm under joists. Finish with 12.5mm plasterboard over vcl and skim coat of finishing plaster. Maintain a 50mm air gap above insulation 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 or provide equivalent high and low level tile vents in accordance with manufactures details.

**5 COLD PITCHED ROOF**



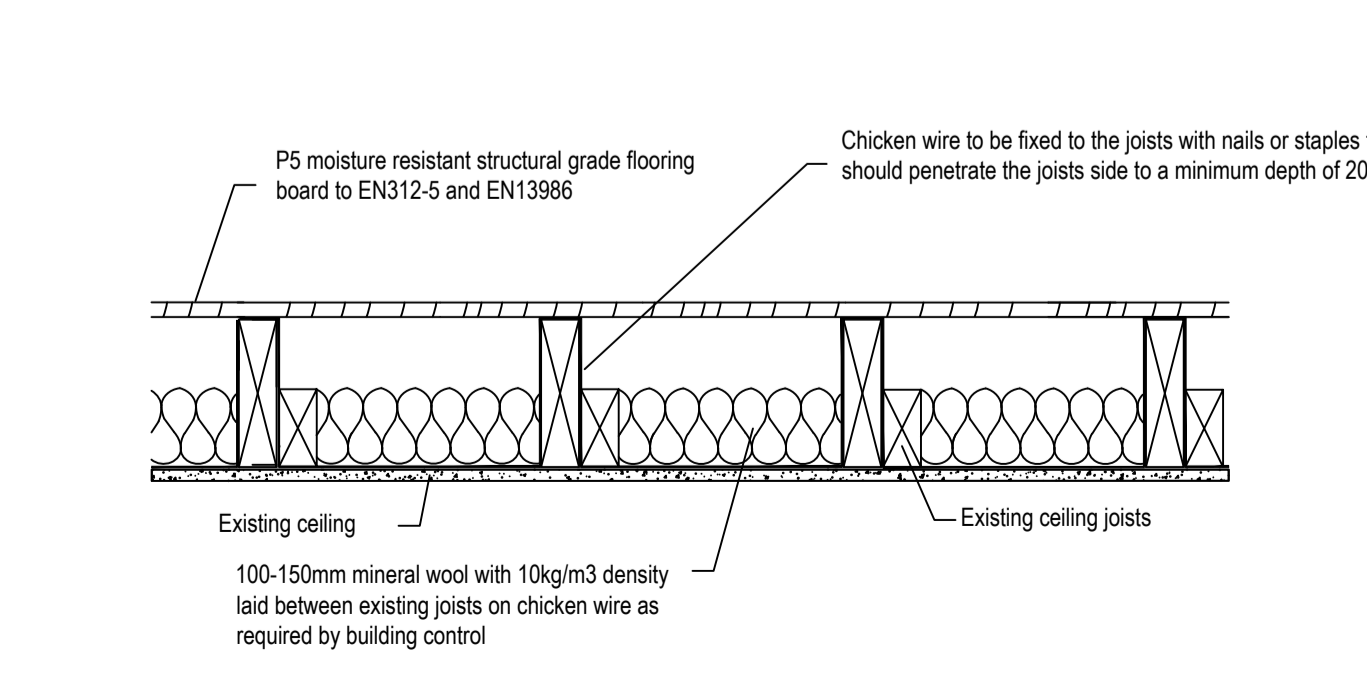
**PITCHED ROOF**  
(imposed load max 0.75 kN/m<sup>2</sup> - dead load max 0.75 kN/m<sup>2</sup>)  
To achieve U-value 0.15 W/m<sup>2</sup>K  
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable membrane to relevant BBA Certificate. Supported on 50 x 150mm grade C24 rafters at max 400mm centres. Rafters supported on 100 x 50mm sw wall plates. Insulation to be Celotex GA4000 80mm between and 80mm under joists. Finish with 12.5mm plasterboard over vcl and skim coat of finishing plaster.

**6 COLD FLAT ROOF**



**VENTILATED FLAT ROOF**  
(imposed load max 1.0 kN/m<sup>2</sup> - dead load max 0.75 kN/m<sup>2</sup>)  
To achieve U value of 0.15 W/m<sup>2</sup>K  
Flat roof to be single ply membrane roofing with aa fire rating as specialist specification, with a current BBA or WIMLAS Certificate on 22mm exterior grade plywood, laid on firrings to give a 1:40 fall on 50 x 150mm grade C24 timber joists at 400 ctrs. Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, 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 Celotex GA4000 90mm between and 80mm under joists. Finish with 12.5mm plasterboard over vcl and skim coat of finishing plaster.

**7 UPGRADING EXISTING LOFT FLOOR**

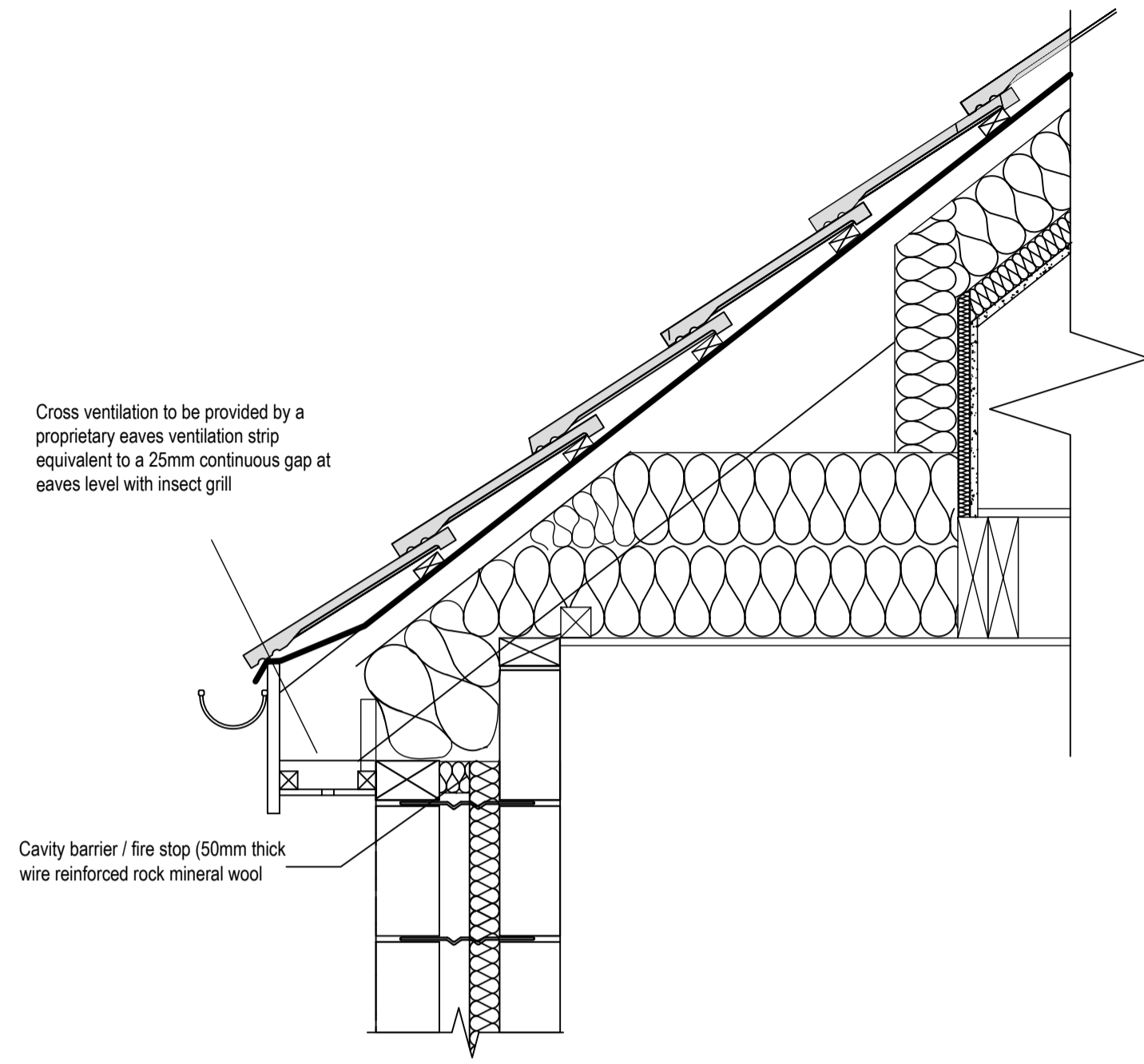


100-150mm mineral wool with 10kg/m<sup>3</sup> density laid between existing joists on chicken wire as required by building control

**UPGRADE OF EXISTING FLOORS**  
Ensure first floor achieves modified half-hour fire resistance.  
New floor –Joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations) Provide P5 moisture resistant structural grade flooring board to EN312-5 and EN13986. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). 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 extended 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.

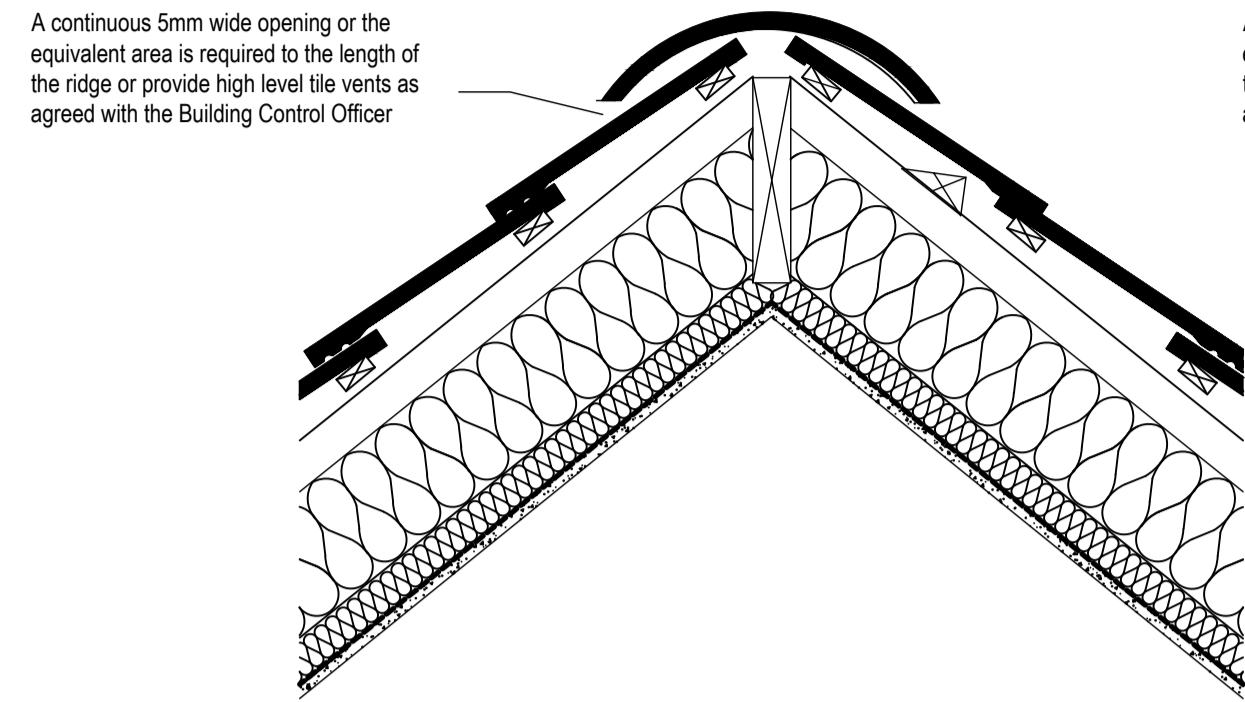
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<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D11 REV 0
		<b>Job</b>	Loft Conversion
<b>Title Number</b>	NT292593	<b>Scale</b>	Not To Scale
		<b>Title</b>	Specification & Section Detail Drawings 1:10

### EAVES DETAIL FOR LOFT CONVERSION



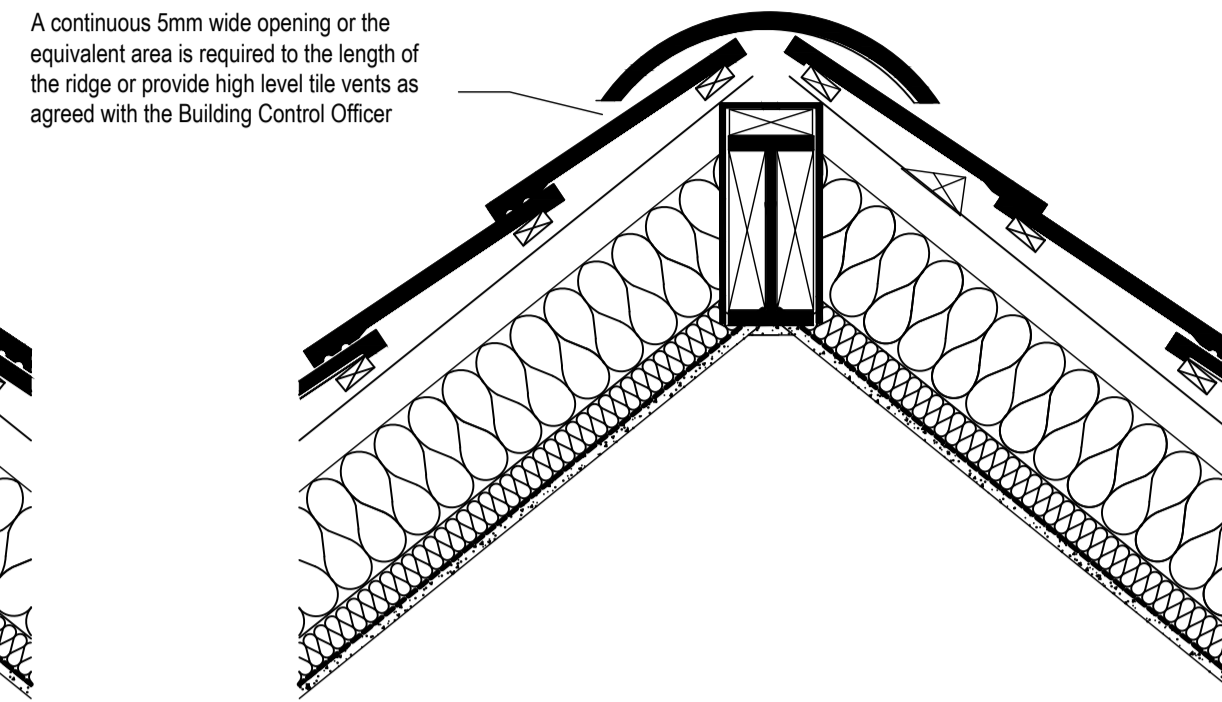
### RIDGE VENTILATION DETAIL

Structural design by suitably qualified engineer



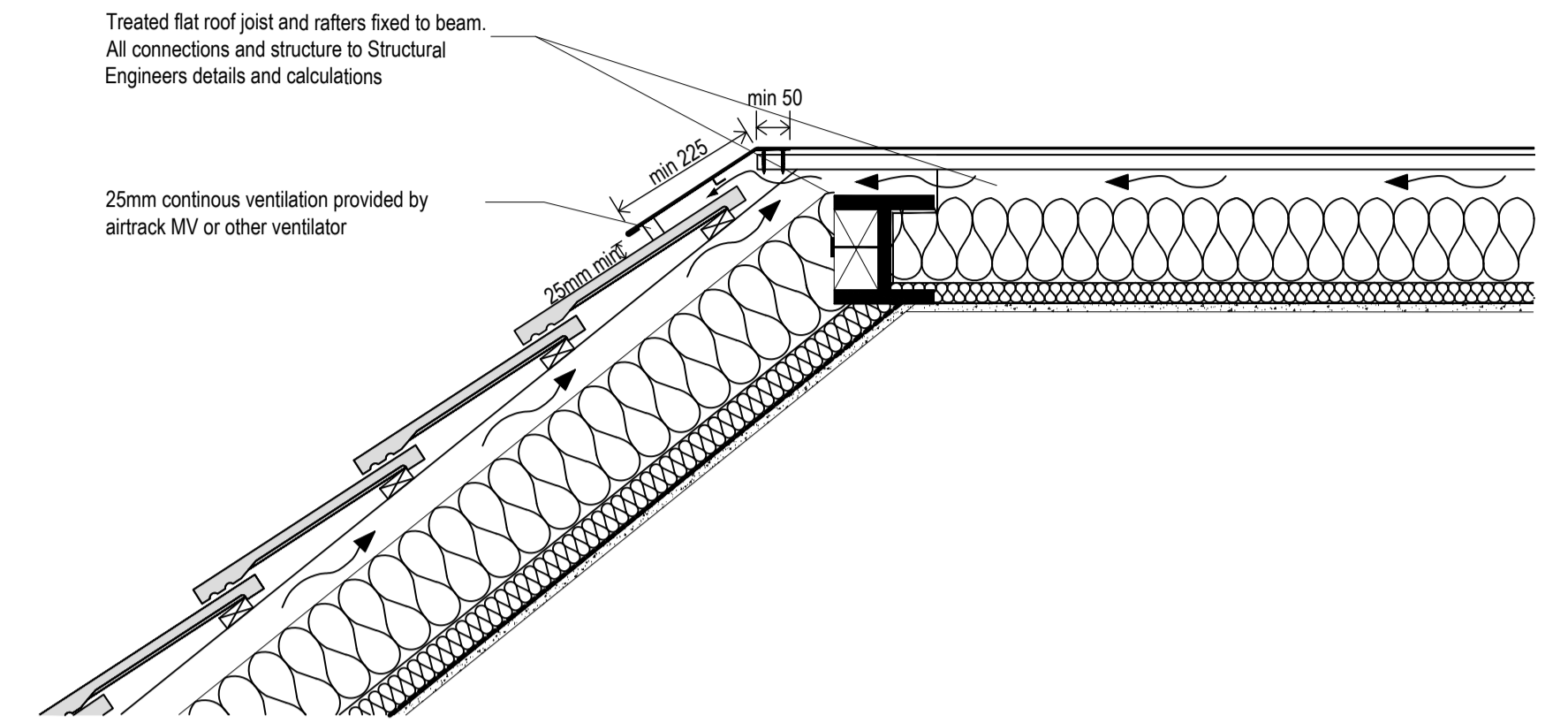
### RIDGE VENTILATION DETAIL

Structural design by suitably qualified engineer



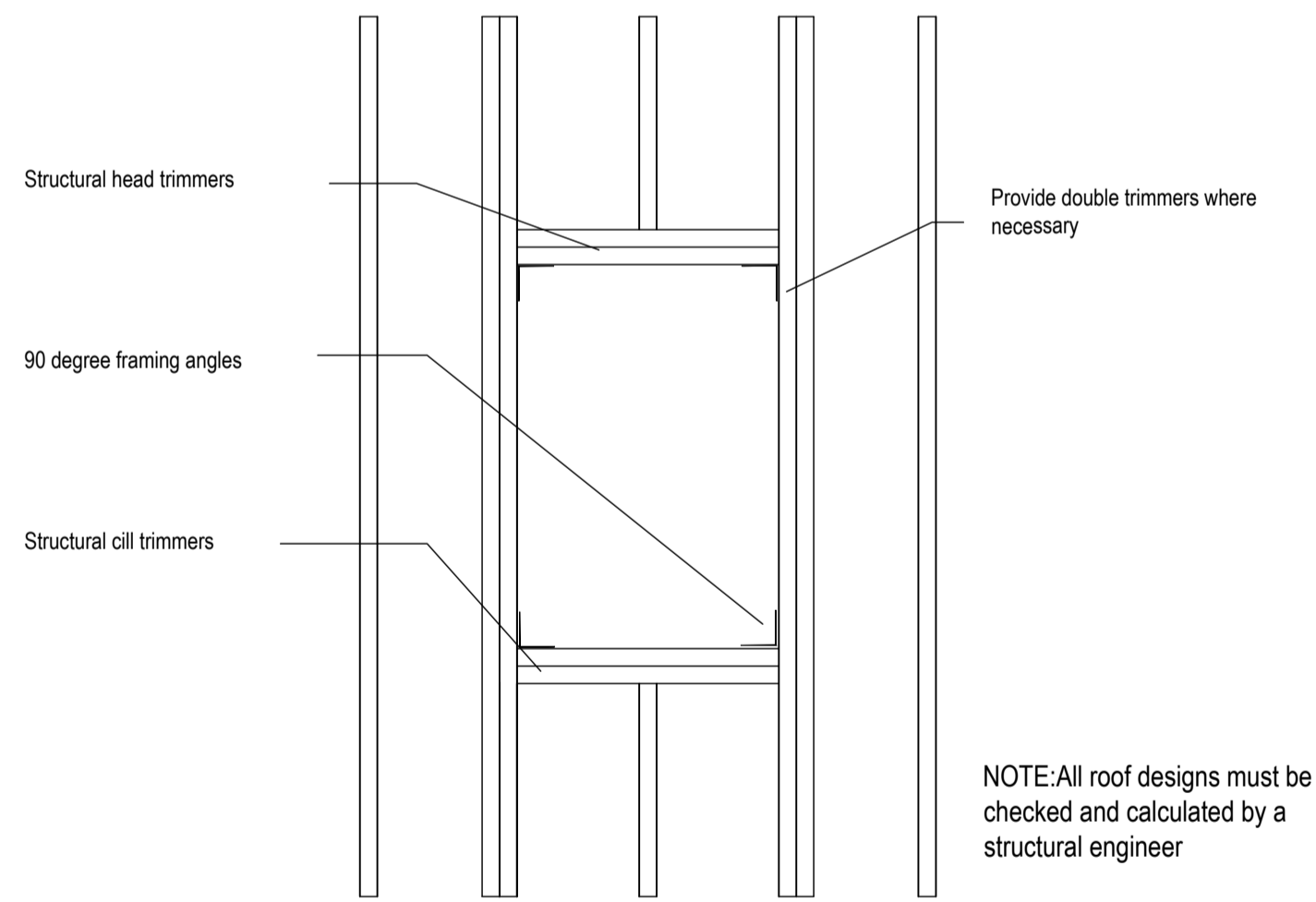
### LOFT RIDGE DORMER DETAIL

Structural design by suitably qualified engineer



### ROOFLIGHTS (STRUCTURE)

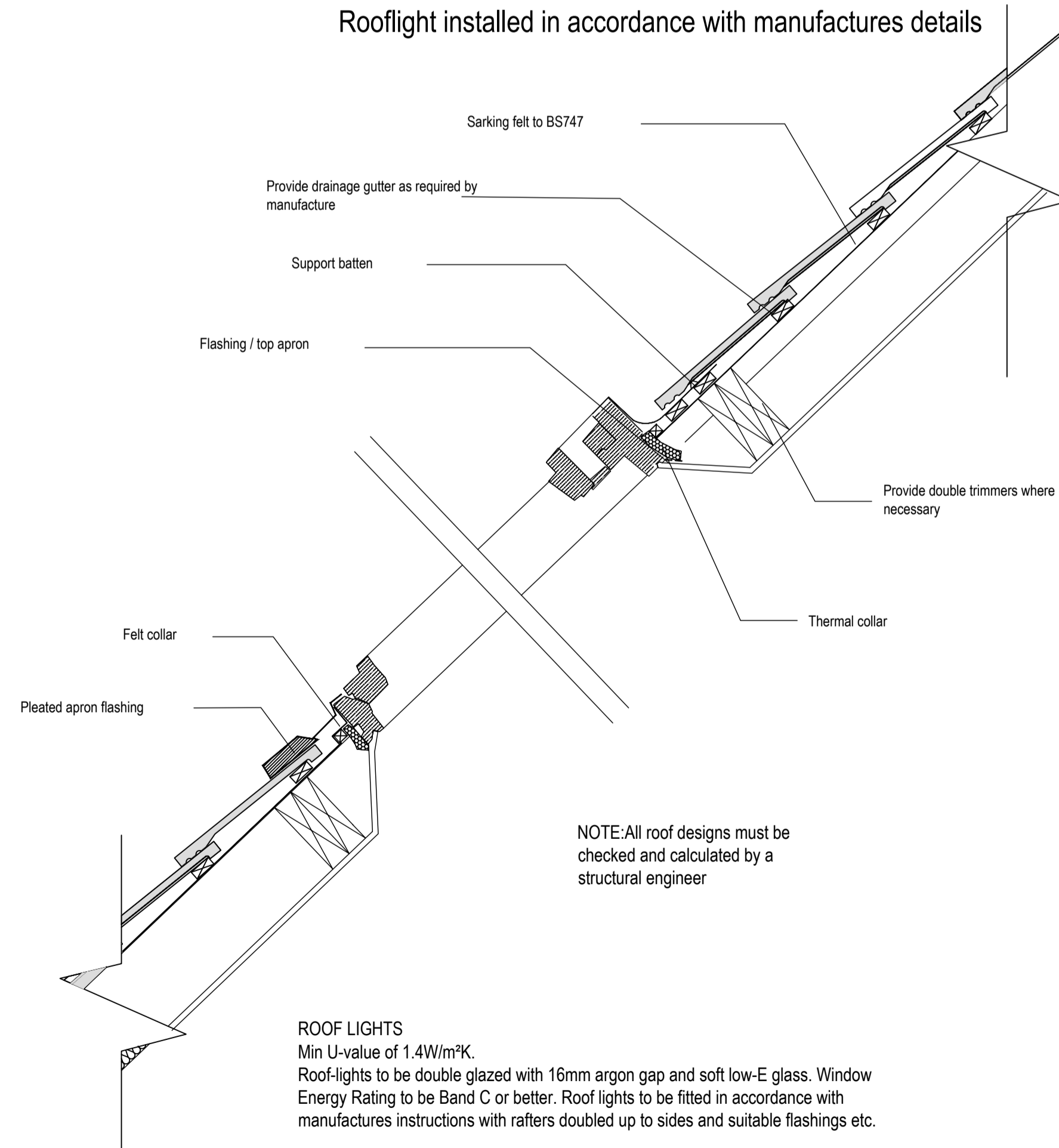
Rooflight installed in accordance with manufactures details



**ROOFLIGHTS**  
Min U-value of 1.4 W/m<sup>2</sup>K.  
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

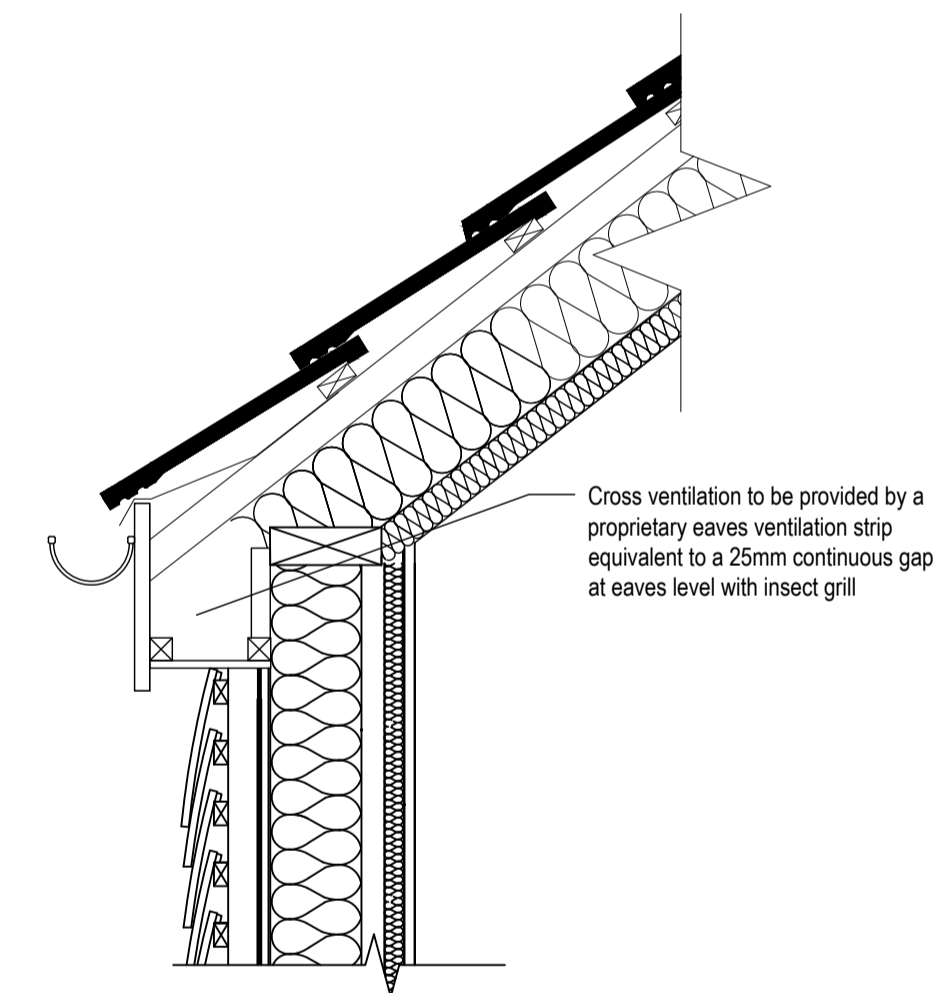
### ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details



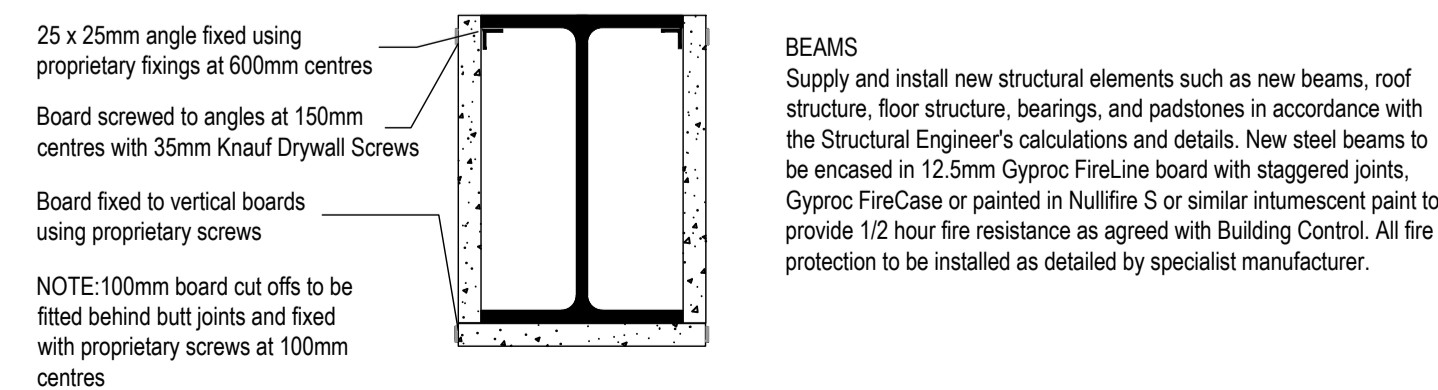
**ROOFLIGHTS**  
Min U-value of 1.4W/m<sup>2</sup>K.  
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

### COLD ROOF EAVES DETAIL



### FIRE PROTECTION OF STEEL BEAM

(Knauf fire board - as section 6 :2012 of manufacturer's details)

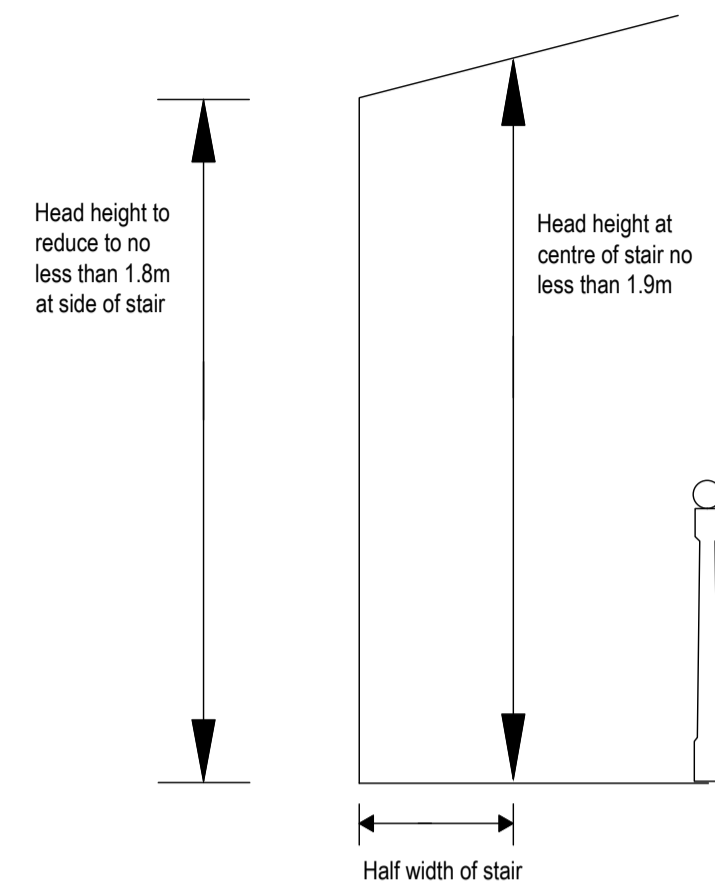


**Arkiplan**

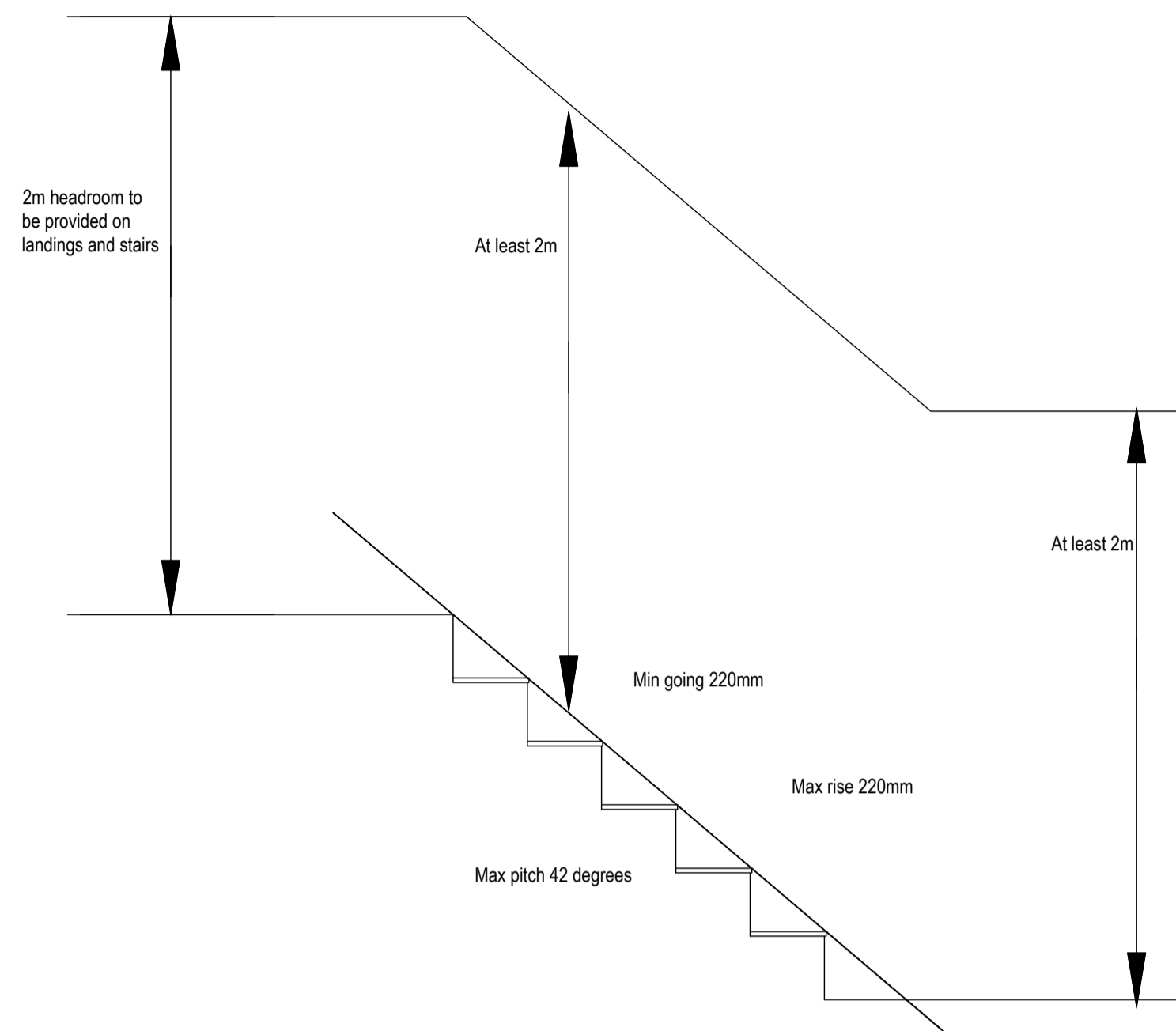
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<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D12 REV 0
		<b>Job</b>	Loft Conversion
<b>Title Number</b>	NT292593	<b>Scale</b>	Not To Scale
		<b>Title</b>	Section Detail Drawings 1:10

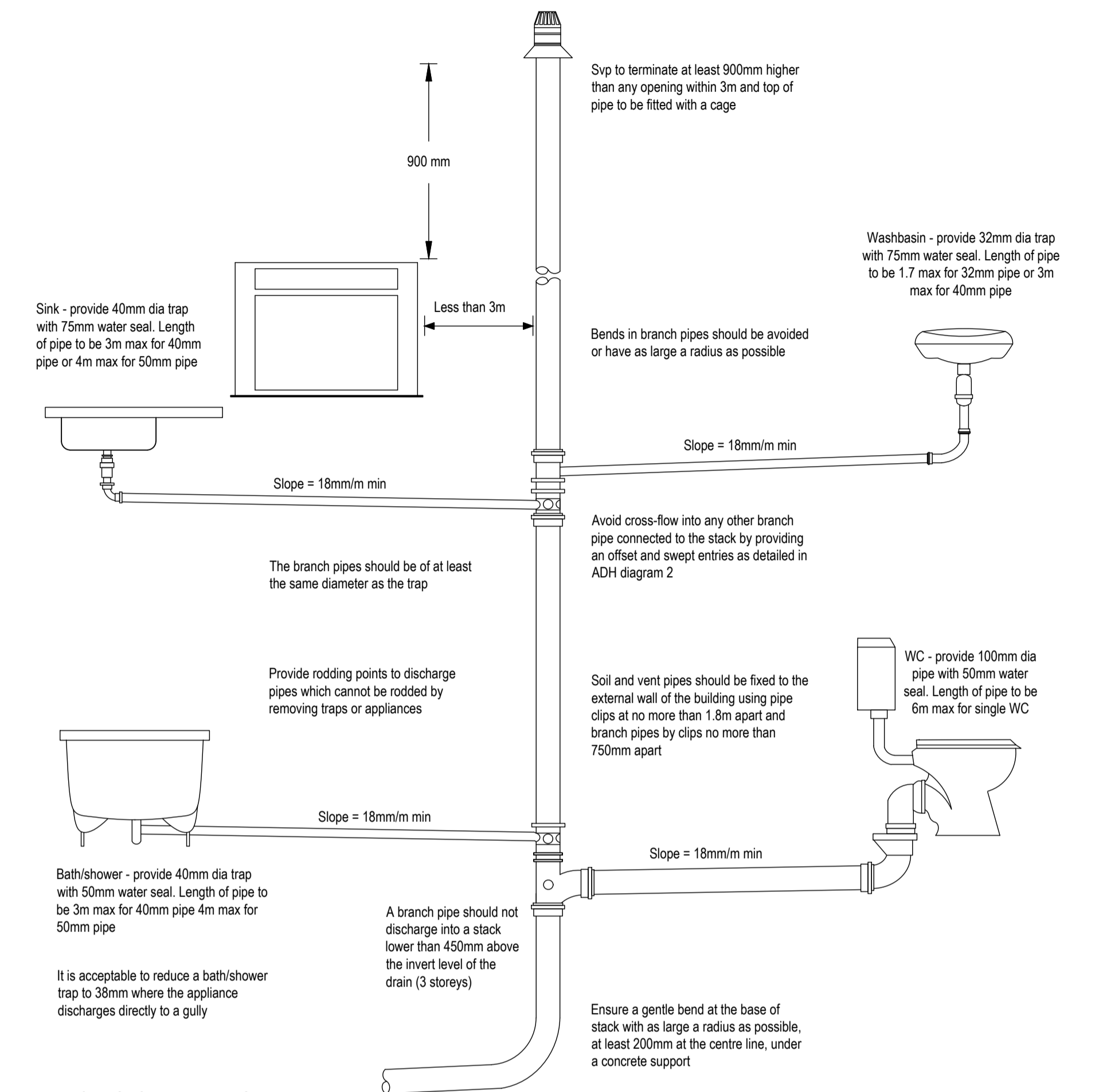
### REDUCED HEADROOM FOR LOFT STAIRS



### HEADROOM FOR NEW STAIRS



### ABOVE GROUND DRAINAGE SCALE 1:20



#### ABOVE GROUND DRAINAGE

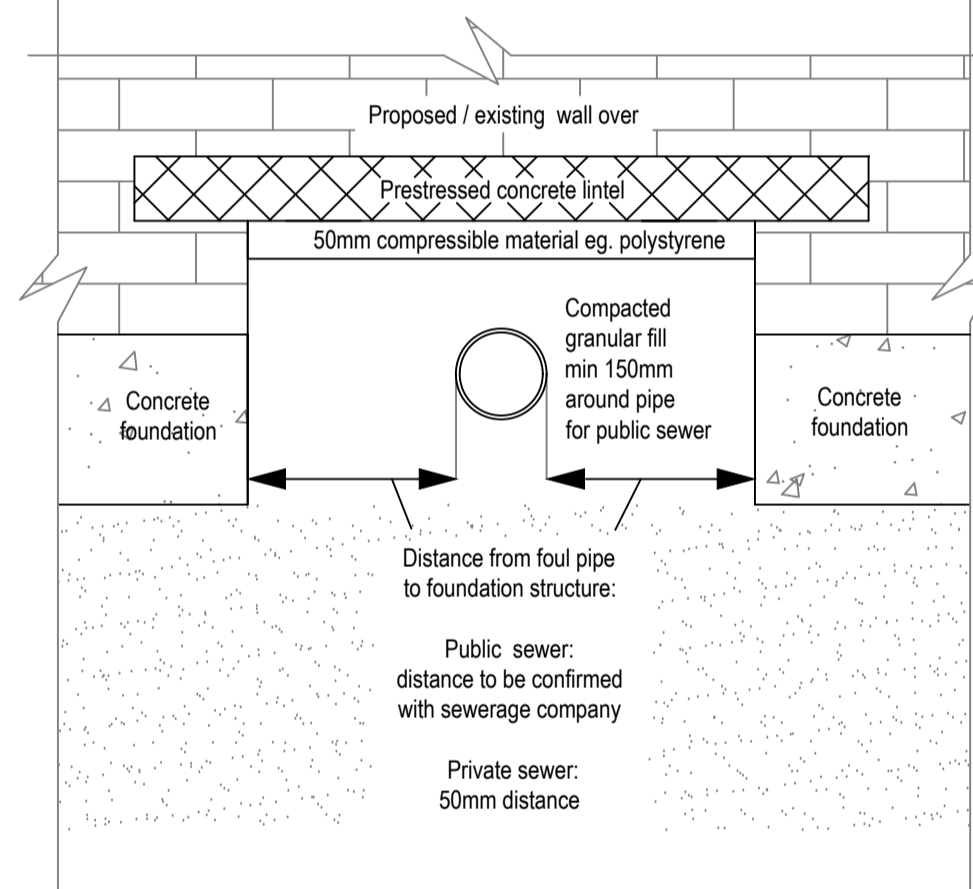
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
- W/C - 6m for 100mm pipe for single WC

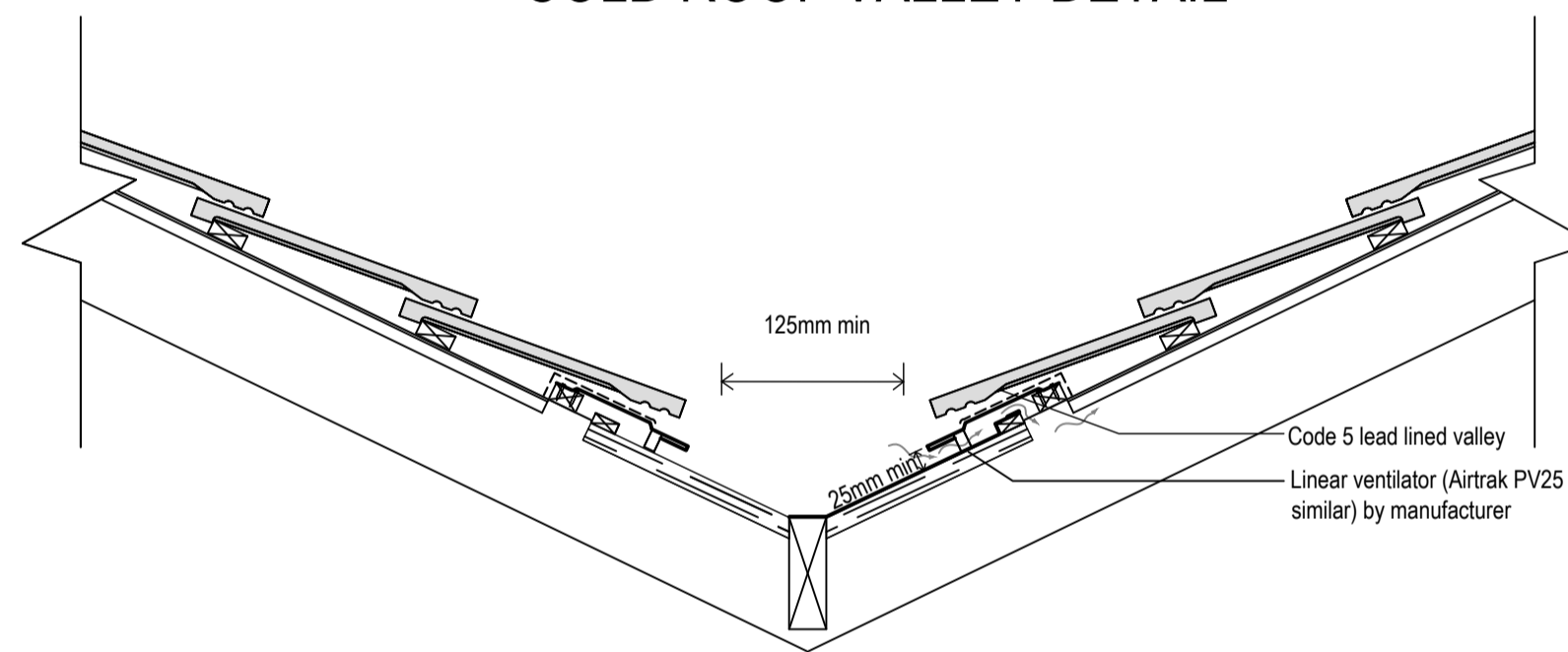
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

### BRIDGING DETAIL OVER SEWER



- Foundation and structural support bridging over sewer pipes to Structural Engineer details, specifications and bearing requirements
- No additional loads to be transmitted to sewer pipes
- New connections to existing sewer network to be constructed in matching materials and via a manhole or a pre-formed junction
- Foundations to be taken down a minimum of 150mm below invert.
- Minimum 300mm space between floor level and crown of pipe.
- Mask opening on all sides with rigid sheet material to prevent entry or fill or vermin.

### COLD ROOF VALLEY DETAIL



#### LEAD VALLEYS

The PV25 and PV25M Pitched Valley Ventilators provide a 25mm continuous ventilation detail to a pitched valley between two roof pitches. The PV25M has an additional expanded metal mesh element for where the verge of the valley needs to be bedded on cement.

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<b>Site</b>	82 Edward Road, West Bridgford, Nottingham NG2 5GB	<b>Date</b>	04.10.2023
		<b>Sheet</b>	23-1559 D13 REV 0
		<b>Job</b>	Loft Conversion
		<b>Scale</b>	Not To Scale
<b>Title Number</b>	NT292593	<b>Title</b>	Section Detail Drawings 1:10