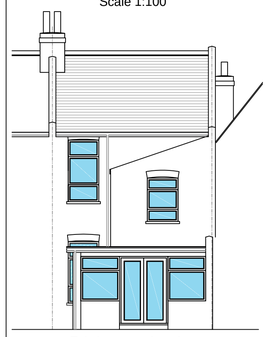


Existing front elevation
Scale 1:100



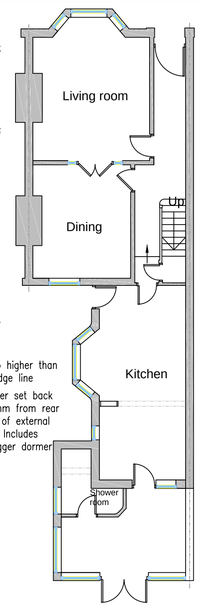
Proposed front elevation
Scale 1:100



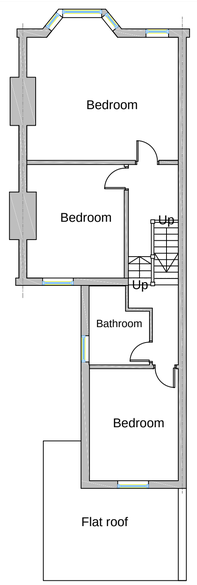
Existing rear elevation
Scale 1:100



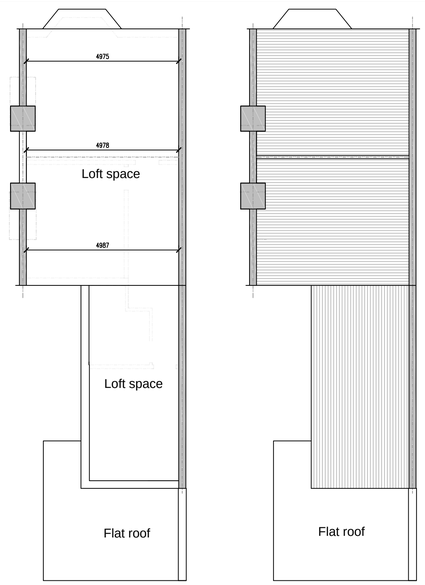
Proposed rear elevation
Scale 1:100



Existing ground floor plan
Scale 1:100



Existing first floor plan
Scale 1:100



Existing loft space
Scale 1:100

Existing roof plan
Scale 1:100

Electrical

All electrical work is to comply with Part P (electrical safety) of the approved building regulations and must be designed, installed, inspected and tested by a NICEIC Reg. Engineer. On completion, The BS 7671 certificate shall be issued by the installer and a further copy submitted to the local building control authority.

All light switches, power sockets, telephone outlets are to be located within a 450 - 1200mm zone above floor level. Energy efficient lighting shall be provided throughout the 2nd floor of the property.

Remove all redundant electrical wiring. New wiring to be fully concealed in trunking/ conduits in walls throughout. Position of switches, sockets and fittings to be agreed with client.

An electrical test and installation certificate is required in accordance with the requirements of BS 7671:2000 and Appendix B of the approved document P (2006 Edition) . Signed by a competent person who is authorized to issue such certificates. Or

A certificate is required from a person carrying out the building work who is registered by the BRE Certification Ltd. British standards Institution, ELECSA Ltd, NICEIC Certification Services Ltd. or NAPIT Certification Ltd. Provide at least 25 per cent of energy efficient lighting throughout the property.

Lighting to new second floor

Were recessed lighting is to be used within the new second floor ceiling, energy effceint, L1 compliant 90minute Fire rated downlighters shall be used such as Halolite SGU10 models.

Ceilings to achieve 1/2 fire resistants

All ceilings within stair way escape route area also to achieve 1/2 hour fire resistance and this to be achieved as above described.

All walls within staircase escape route from ground floor to new second floor to achieve 1/2 hr fire resistance. The majority of internal walls form masonry loadbearing walls only to the ground floor, however any stud partitions found seperating stair escape route other rooms adjoining the route must be made up of at least 12.5mm plasterboard fixed to both sides and plaster finish.

Checking existing wall supports for any additional loadings

Existing lintels sustaining additional loads are to be exposed and checked to determine their adequacy. If lintels above openings are found to be inadequate then replacement will be required following the structural engineers report.

Existing foundations

Foundations under load-bearing walls are to be exposed and checked for adequacy

Note:

All insualtion boards installed must be tightly butted up, taped and mastic applied to perimeters,

includes mastic seals for flat roof warm deck insulation. All insualtion installed to manufactureres recomendations

Pitched roof to be ventilated and cross flow ventilation provided in air gap above insulation.

All steels and timber sizes to be strictly installed as per structural engineers design.

All leadwork installed to be strictly in accordance with the lead association guidelines.

Contractor responsible for informing the LABC for site inspections

Dormer Roof - U-value 0.18 W/m?k - Cold deck -Ventilated both sides, eaves and ridge end via tile vents)
12mm Spar chippings bitumen bedded on 3 layers of roofing felt system to BS 747 (Top layer ht 180) hot bedded and laid to CP144 in accordance with BS8217, on 18mm ext. graded plywood attached to Firrings to be set at a greater fall than 1 in 60 gradient on (Main roof 50x200.mm softwood joists (C16) @400mm ctrs. Outrigger 150x50 C16 @ 400cc (STRUCTURAL ENGINEERS NOTES TO TAKE PRIORITY ON TIMBER SIZES AND GRADE, PLEASE READ ENGINEERS NOTES)
Insulation : Provide 120mm FF5000 Celotex insulation between the joists and line the underside with 30mm Celotex insulation board, foil tape all board joints and mastic to perimeter edges to create a vapour check layer. Screw fix underside with 12.5mm Gyproc wall board, scrim and plaster.
Ventilate Eaves end with 25mm insect proof continuous vent strip and at ridge, Provide a continuous 50mm air gap to allow continual air flow from front to rear of the dormer flat roof. Provision of tile ventilators will also be required at every front rafter spacing to allow air circulation of this area.
Eaves UPVC fascias fixed to ceiling joist ends, fix Marley deep-flow UPVC gutters to eaves and set to falls to 68mm Marley UPVC downpipe.

Dormer cheeks (walls) - U-value 0.26 W/m?k. + 1hr fire resistance

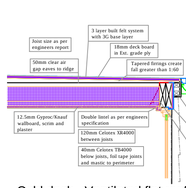
Constructing new dormer face and cheeks U-value 0.26W/m² k
External tile hanging
100x50mm studs @ 400mm centres and supported on double rafters with 12mm external grade sheathing board externally with a breather membrane attached, 25x38mm treated tile battening and tile coverings. Where dormer is within 1 metre of neighbouring property also provide 6mm Supalux board beneath the sheathing board. Internally, use Celotex GA4080 between the studs, leaving a 20mm cavity. Then over the inside face of the studs fix Celotex TB4012, taping the joints using a Celotex insulation tape and the perimeter edges sealed with a mastic to provide a VCL. Finally, fix 12.5mm Gyproc plasterboard through to the studs. Plaster all walls with Gypsum multi-finish plaster, ensure drywall beads are used at corners and all board joints are scrimmed.

Velux windows to front pitch - U-value <1.7 W/m?k (actual U-value 1.4 W/m?k)
All Velux windows to be doubled glazed units and fitted to manufacturer's instructions. Doubled up FULL LENGTH rafters provided to both sides of window openings and trimmers provided to top and bottom of window openings. Provide 2 x 25mm circular holes mid area to trimmers to allow continuation of air circulation to timber rafters.
Dwarf internal (Ashlar) Walls stud 0.26W/M2k,
Framework for dwarf walls - 50x100mm C16 studs at 400mm centres fixed to 100x50mm sole and head plates. 80mm GA4080 Celotex between studs and 12mm TB4012 internally lined to inner side of studs,
Foil tape the board joints and mastic perimeter edges 12.5mm Gyproc plasterboard over, scrimmed at joints and plastered with Gyproc Multi-finish.
Roof slopes U-Value 0.18W/m?k - Roof slope provided with bitumastic felt.
Upgrading existing or construction new sloping ceilings U-value 0.18W/?K.
When insulating 100x50mm rafters at 400mm centres, use 70mm Celotex FF5000 between the rafters, then fix 50mm Celotex FF5000 beneath the rafters. The joints of the insulation beneath the rafters are then taped using foil tape and the perimeter edges sealed with mastic to provide a vapour check layer (VCL) . A 25mm timber batten is then installed on the line of the rafter, on which the 12.5mm Gyproc p'board is then fixed through to the battens. Ventilation of the roof slope must be achieved by leaving a 50mm air gap above the insulation. Provision of continuous eaves/soffit vents & high level ridge or tile vents to be installed to allow continuous air flow top and bottom (Use Tilebacker board with shower, bath, WC and ensuite rooms) Plaster all ceilings with 3-5mm skim coat plaster such as Gypsum multi-finish plaster, remember to scrim all board joints &provide S/S drywall beadings to crns.
Internal walls to be built up from 50x75mm vertical studwork at 400mm centres fixed to 50x75mm head and sole plates. Internally line internal walls with 12.5mm Gyproc plasterboard to each side, scrimmed at joints and plastered with Gyproc Multi-finish. Provide Rockwool Acoustic insulation slabs b'tween the studs increase acoustic performance. 12.5mm Gyproc p'board screw fixed each sides,Scrim and plaster.
Staircase partition enclosure walls to be lined both sides with 12.5mm Gyproc plasterboard, scrimmed at joints and plastered with Gyproc Multi-finish (50mm Rockwool acoustic batts between the studs to improve sound insulation) (Provides min. ½ hour fire resistance)
Stairs
New staircase to be provided with 50mm counter battens fixed to the underneath and 50mm Rockwool Acoustic quilt filled between the void. Line the underneath of the staircase with 1 layer of 15mm Gyproc fireline plasterboard with staggered joints to first layer, Scrim at joints and plaster with Multi-finish. (Provides min. ½ hour fire resistance)
Staircase to be made to give 16 equal risers of 183 and 15 equal goings of 205+25mm nosing. Maximum pitch to be no more than 42 degrees, minimum to goings on tapered treads to be no more 50mm. Width of new staircase to be 800mm. Handrails provided to risk side and widest side of tapered treads of stairs set at 900mm above pitch line. Guarding to stairflight to be 900mm high. The construction of the guarding should be such that a 100mm sphere cannot pass through any openings between the guarding. Minimum headroom over stairs and landings to be 2000mm. Balustrade min.1100mm high fitted with vertical balusters with max 100mm centered gaps between spindles. Minimum 0f 50mm going is required to any winders introduced in the staircase design and minimum of 50mm going at newl posts.
Double up floor joists at landing/stairwell opening with C16 50x170.. timbers running front to back, Newl timber posts taken down to supporting wall below to support any winders or quarter landings (See engineers specification/plan design.
(Staircase design and supply by specialist sub-contractor and may be subject to modification to suit site conditions. All dimensions to be checked on site prior to installation of any steel work/trimmers/floor joists.)

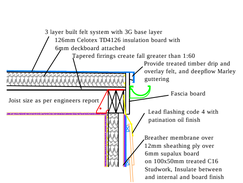
Windows and ventilation
All windows to be provided with 24mm double glazing with argon fill and provide a U-value of 1.6 W/m?k or better. Any glazing under 800mm in height must be safety glazing. Safety glass to be in accordance with BS8206 Class C 1981 (1994) . Safety glazing shall be installed in all critical locations as outlined in Approved document N. Safety glazing to be installed in all windows that are 800mm from finished floor level and to doors containing glass to a height from FFL to 1500mm, any windows fitted within 300mm to the sides of doors and below 1500mm from FFL must be safety glass as well.
Any glazing in or above internal doors shall be replaced with 6mm Georgian wired safety glass or other type of clear toughened and fire resistant glazing such as Pilkington Pyrolite.
Windows within habitable rooms to have a trickle ventilators fitted to window heads (8000mm)
Bathrooms and shower rooms to be provided with mechanical extractor fans linked/wired to the light switch. Providing 15min timed over run, 15L/s extraction rate, and ducted to external air. Proprietary tile vents to be provided, and 100mm flexi ducting were necessary
Fire safety and precautions
The fire detection and alarm system must be mains operated and linked throughout the property and conform to BS5839-6:2004 - Grade D and at least Catergory LD3 std. Smoke alarm system shall be connected to a regularly used local lighting circuit so that it can not be disconnected for prolonged period.
2nd floor loft space shall have a separating wall that achieves ½ hour fire resistance with a FD30 (30minute fire door) installed with intumescent strips to the top and sides of the door. Steel butt hinges must be fitted to all doors within the staircase escape route. (Brass and aluminium hinges will fail prematurely to excessive heat) .
Doors must be advised to owners to be shut at all times, alternatively Perko closers or steel rising butt hinges can be used to ensure doors are closed.
Escape doors between rooms to be no less than 600x1981mm high.Glazing within or above doors to habitable rooms on every floor level to be minimum 30min. fire resistance, providing 6mm Georgian wired safety glass or Pyrolite Pilkington fire and toughened resistant glazing. If a SVP penetrates through floors and runs internally then 2 layers of Gyproc 12.5mm plasterboard shall be used to achieve 30mins. Fire resistance. Alternatively 1 layer of Gyproc 15mm fireline may be used.

Plumbing
Re-site any tanks and pipes into the roof void or new cupboard. If water tanks are found to be other than plastic then replace with new plastic type with new fittings, to ensure clean water to system.
Tanks to be sited on an additional bearing platform to evenly distribute the weight over the ceiling joists.Provide tanks with close fitted lids and insulate with a suitable insulation jacket. Pipe work to be lagged with tubular insulation. Check and replace if necessary all associated pipework. Existing SVP taken 900mm above window heads and fitted with cage.

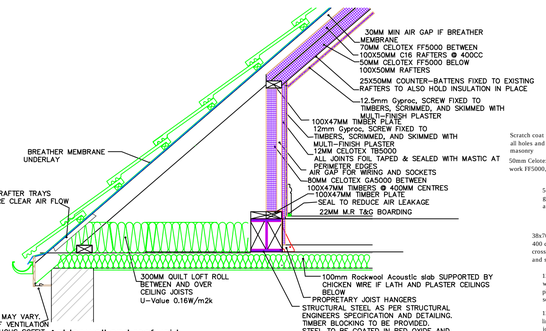
Extend existing space heating and hot water system to new radiators, provide thermostatic controls (TRV's) and all new pipe-works to be lagged with climaflex or similar foamed lagging.
All plumbing and heating works to be carried out by a registered GASSAFE engineer.
Extended heating and hot water systems
to comply with Domestic Building Services Compliance Guide.
Bath, shower, basin and bidet waste
pipes to be 40mm, runs over 3 metres to be 50mm all to be connected via 75mm deep seal traps, WC waste pipe to be 110mm Dia. all to connect to the existing SVP located at the rear external facing wall
All pipework to be laid to adequate falls, 110mm pipe @ 1in40 fall, 50mm @ gradient between 1 & 45mm per metre and 40mm dia. pipe @ 1in 22 (45mm per metre insulation of storage tank, pipe-works etc (to BS 1565, BS 3198 or BS 7206 as appropriate)
Floor
22mm tongue and grooved chipboard flooring P5 floor graded (Moisture resistant boarding laid to bathroom/shower rooms) laid on 50x170mm softwood C16joists @ 400mm (, (STRUCTURAL ENGINEERS NOTES TO TAKE PRIORITY ON TIMBER SIZES AND GRADE, PLEASE READ ENGINEERS NOTES) floor fixed to beams using galvanized jiffy hangers. Joists and beams to be 20mm clear of existing ceiling construction and 50mm clear of chimney flues. Double up floor joists under all partitions and bath locations.
Where the span of the joists exceeds 2.5 metres but less than 4.5m then a centre row of strutting is required. If the span exceeds 4.5m then 2 rows of strutting is required and should be placed at 1/3rd and 2/3rd of the span.
All multiple beams to be bolted at 600mm centres using M12 bolts. All structural steelwork be coated with red oxide and to be encased in 2 layers of 12.5mm plasterboard or 1 layer of 12.5mm Fireline board.
Provide 100mm Isowool APR1200 insulation between floor joists supported by netting if ceilings to first floor are found to be lath and plaster, omit if singular plasterboard ceilings (Improving sound/thermal and fire)
The remaining ceiling voids at eaves level shall be insulated with 300mm Quilted insulation and tucked to eaves. Eaves trays shall be required to allow for adequate ventilation into the remaining loft space. U-value 0.16 W/m²k.
Support (where required) existing ceiling from new floor with Simpson straps etc. Any timber joists supported in party wall to be supported on joist hangers.
Party walls U value 0.30 W/m²k and sound improvement.
Provide a 13mm render scratch coat to existing brickwork party wall to aid sound resistance. Ensure that any holes and gaps in the party wall are to be fully filled prior to lining. Allow for minimum 25mm gap between party wall and new stud partition and 50mm gap between chimney stacks. Sound insulation to be provided to both party walls and shall cover the full length of each party wall.
Upgrading existing party walls U-value 0.30W/m²
When insulating a 215mm brick party wall, Fix Celotex GA4050 to the wall by over battening with 25x50mm battens @ 600mm centres. This is fixed through the battens and Celotex GA4050 into the wall using proprietary fixings. The joints of the Celotex are then taped using Celotex insulation tape and the perimeter edges sealed with a mastic to provide a VCL. Finally, fix 12.5mm Gyproc p'board through the studs to achieve a U-value of 0.30 W/m²k. (Provide additional tilebacker board within shower, bath, WC and ensuite rooms)
Plaster all ceilings with 3-5mm skim coat plaster such as Gypsum multi-finish plaster, remember to scrim all board joints and provide stainless steel drywall beadings to corners. Stud out around the stack (s) with 50x70 studwork leaving a 50mm gap around the stack, Insulate between the studs with 50mm Celotex and line internally with 12mm Celotex, foil taping board joints and mastic to perimeter edges to complete VCL. Line inner insulation with 12.5mm Gyproc p'board, scrim and plaster
Lead flashings and lead workmanship:
Provide code 4 lead flashings to dormer roof cheek abutments, vertical tile hanging and pitch roof junctions. (Chase, step and point into walls) .
Workmanship: All lead-work executed in accordance with the Lead sheet manufacturers association manual Vol.1.2 and 3. Rolled lead sheet to BSEN 12588;1999. Further guidance is given in the British standards for lead roofing and cladding and a reference to this Standard can be in BS6915:2001
Design and construction of fully supported lead sheet roof and wall coverings.



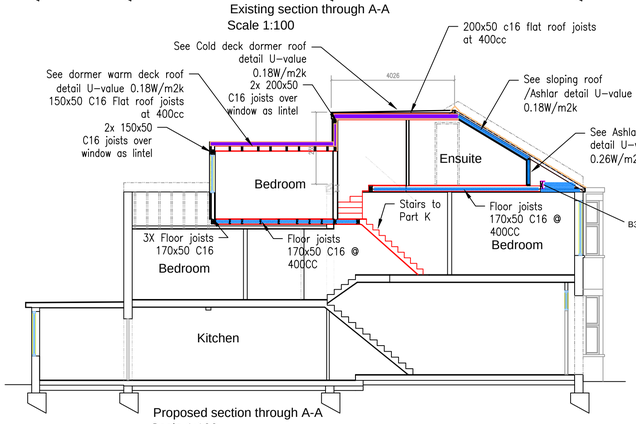
Cold deck - Ventilated flat roof to dormer - U-Value 0.18W/m2k



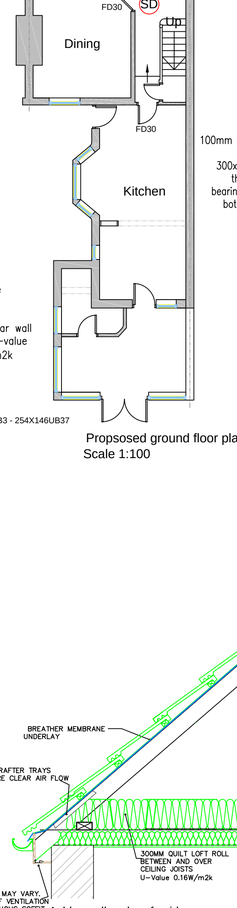
Warm deck - Non-ventilated flat roof to dormer - U-Value 0.18W/m2k



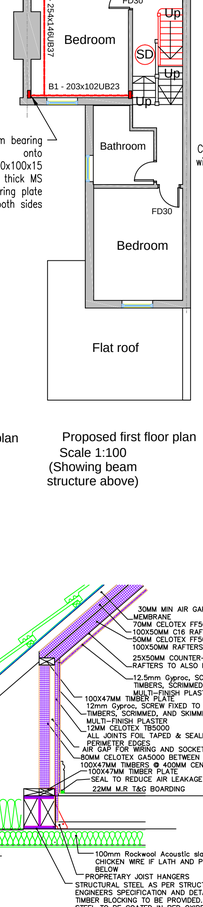
Ashlar wall and roof void
U-Value 0.16W/m2k for roof void, U-Value0.18W/m2k for sloping roof
U-Value 0.26W/m2k for ashlar wall



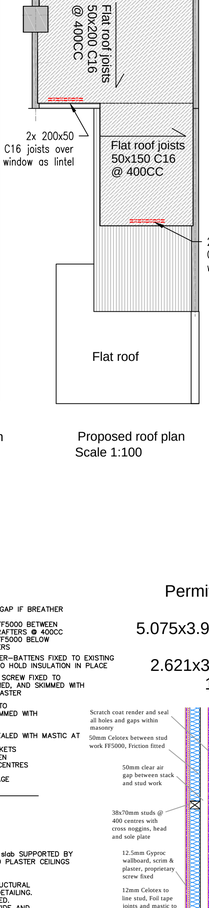
Proposed section through A-A
Scale 1:100



Propsosed ground floor plan
Scale 1:100

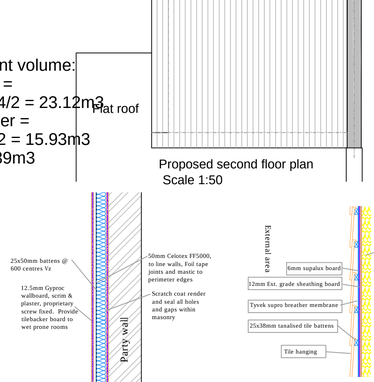


Proposed first floor plan
Scale 1:100
(Showing beam structure above)



Proposed roof plan
Scale 1:100

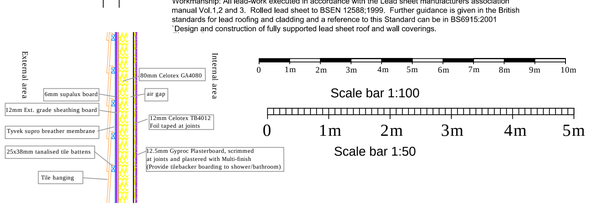
Permitted development volume:
Main dormer =
5.075x3.962x2.30 = 46.24/2 = 23.12m3
Outrigger dormer =
2.621x3.04x4.0=31.87/2 = 15.93m3
15.93+23.12 = 39m3



Proposed second floor plan
Scale 1:50

Party wall with stack - U-Value 0.30W/m2k

Party wall - U-Value 0.30W/m2k



Dormer cheek/walls
- U-Value 0.26W/m2k

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Produced on behalf of

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www.northlondonlofts.co.uk

Notes

SD — *Mains interlinked smoke detection and sounder to BS 5839-6:2004 Grade D and at least LD3 Std. To be connected to regularly used local lighting circuit so that it cannot be disconnected for a pronlonged period of time (To be provided throughout all floors within the escape route stairwell)*

FD30 — *Minimum 30min rating fire doors with smoke seals to top and sides of door or frame. Steel hinges, Any glazing to be factory fitted with minimum 30min rating.*

Actual measurements to be checked onsite
Contractor to contact architect if errors are found and alternative design is required
Structural engineers specification to take priority for detail(s)
In addition to these notes and drawings, reference shall be made to the specification of works and the relevant Architects, Engineers and Specialists drawings and specifications.
The contractor is responsible for verifying all site dimensions before commencing work.
All dimensions are in millimeters unless noted otherwise
This drawing has been produced electronically and may have been photo reduced or enlarged when printed or copied. Dimensions on this drawing shall not be scaled.
Work only to figured dimensions. Any dimensional discrepancies, errors or omissions are to be reported to the architect immediately.
The contractor is responsible for the stability of the building whilst the works are in progress.

78 Alexandra Road
London
N8 0LJ

Existing and proposed plans for a loft conversion

Project number	160111H/1
Date	12/01/2016
Drawn by	AM
Checked by	JN
	160111H/P1
Scale	1:100 & 1:50 @ A1