

SPECIAL CONSIDERATIONS

All work to be completed in accordance with the current Building Regulations, all relevant Codes of Practice, and British Standards. All work is to be to the complete satisfaction of the Local Authority Building Control Officer. These drawings are not working drawings and should not be scaled for building purposes. All dimensions should be checked on site prior to commencement and any discrepancies that may arise reported to the Architect/Supervising Officer/Designer. It is the responsibility of the builder to notify the Local Authority of commencement of works. All elements of structure to have a minimum of 1/2 hour fire resistance. All roof and ceiling timbers to be structural grade timber, stress graded and kiln stamped, with a moisture content below 20%. Prior to any demolition works commencing, all structures to be adequately pinned and propped. All glazing to critical locations to be safety glazing to conform to BS 6206. All new double glazed units to have a min 20mm air gap and low emissive coating to inner pane.

TIMBER STUD PARTITION WALLS BETWEEN HABITABLE SPACES AND ROOF VOIDS.
The walls are to be constructed from 100 x 50mm softwood studs with nogginns at 400mm and 600mm centres respectively, and are to have 'Kooltherm K107' 'friction - fitted' fixed between standards & lined with 'Tyvek-SD2'vapour barrier then 37mm 'Kooltherm K18' fixed internally at max. 200mm c/c with self-adhesive scrim & a finish coat of 3mmThistle Board-Finish' - 'U' value of wall = 0.18W/m2K.

PROPOSED TIMBER STUD PARTITIONS BETWEEN PROPOSED HABITABLE SPACES.
Proposed walls are to be constructed from 100 x 50mm softwood studs and nogginns at 400mm and 600mm centres respectively. Fill the voids between the studs and nogginns with 100mm thick Rockwool or similar approved min 10kg/m3 quilt insulation and plate the timbers both sides using 12.5mm thick Fireline plasterboards with taped joints and 5mm thick two-coat board skim finish.

EXISTING RAFTERS WITHIN LOFT AREA INSULATION
'ACTIS' Eolis HC to be installed as a system solution together with PIR Insulated plasterboard within pitched roofs; Eolis HC blanket insulation to be installed under rafters and fixed with timber cross battens. PIR Insulated plasterboard laminate is installed in a continuous layer to underside of battens min 65.2mm thick. All as per manufactures instructions and attached detail.

NEW LOFT FLOOR
Floor decking to be of 22mm (for up to 450mm joist c/c - 22mm otherwise) moisture resistant chipboard, by 'Weyroc' or similar approved, screwed to 150mm x 50mm C16 joists at 400mm c-c as Struc Engs details, with 50mm 'Spax TX' countersunk blue zinc MDF screws (or similar) at c/c in accordance with the deck manufacturers direction, 150mm C26 nogginns to be provided at mid span and joist ends supported at wall with proprietary joist hangers to manufacturers recommendations. 100mm thick Rockwool Flexi or similar approved quilt insulation to be placed between joists min 10kg/m3 and 12.5mm Fireline plasterboard beneath with taped joints and 5mm skim finish to give half hour FR.

STAIRS
Maximum rise to be 220mm and minimum going to be 240mm with max pitch to be 42°. Clear headroom over pitch line to be 2000mm min. Min. going at any point to be 50mm, tapered treads to have uniform going not less than the going of the straight flight.
Height of handrail to be between 900 & 1000mm above the pitch line of the stairs with spindles spaced so that a 100mm sphere cannot pass thro' any part & not to be readily climbable by children & ALL handrails / guarding able to resist a horizontal force of 0.74kN. Staircase under-drawn to give a full ½ hour fire resistance, critical dimensions - incl. head room above & below - MUST be physically checked AFTER finished floor height is established & all agreed with Client, BEFORE commencement of manufacture. ALL staircase features must match that of existing, i.e. newel posts handrails & spindles, where this is not possible then a suitable alternative must be used, if requested the existing newel posts handrails & spindles may be replaced. Staircases shall be correctly located and fixed items to be taken into account include: Overall vertical rise - Staircases normally manufactured off site so the floor-to-floor dimensions must be accurate. Proper allowance should be made for floor finishes to structural floors or staircase treads. Floor joists to be doubled up to trimmer and trimmed stairwell opening and bolted together with M12 bolts at 900 c-c.

GENERAL
Purge ventilation to all habitable rooms by one or more ventilation openings, equal to no less than 1/20th of room floor area with some part of opening at least 1750mm above the FFL. Hot water storage system & heat producing appliances by specialist contractor who is to submit proving calc's to the Al, as required. Heat producing appliances to be in strict accordance with AD J12/3 of Building Reg's 2010. Hot water storage systems in accordance with AD G3 of Building Regulations 2013.

Energy efficient lighting, such as Compact Fluorescent Lights [CFL] to be installed to all new locations which are expected to have the most use i.e. Hall, Cloaks, Kitchen & Utility Rooms to ground floors & Landings, Bathrooms & En-suites to upper floors. CFL's are NOT suitable for use with conventional dimmer switches.

VENTILATION

All new windows to have opening vent equivalent to 1/20th floor area. Windows and patio doors to have min 8000mm2 permanent trickle vent. Mechanical extract fans to be provided to kitchen and bathrooms to remove 15 litres/sec to bathroom and 30 litres/sec to utility room and 60 litres/sec to kitchens, all to be operated via a humidistat and vented to external air.

ELECTRICAL WORKS

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person. Min 75% of all new light fittings to be energy efficient.

HEATING

All new rooms to be heated by radiators fitted with TRV's and linked to the existing central heating system. If new boiler is to be installed it is to have min SEDBUK rating of 86% for mains gas and 85% for oil fired boilers. All alterations to the heating system must be carried out by a Gas Safe registered engineer to clients requirements.

FIRE SAFETY

New mains wired linked smoke detection system to be provided to all floor levels inc new staircase/landing to loft conversion. System to be installed in accordance with BS 5446. A rate of rise heat detector to be fitted to kitchen remote from any heat source and interlinked to the smoke detection system.

Optical smoke detectors to be a min distance of 300mm from existing light pendants and walls. All detector locations to be agreed with the BCO on site. A commissioning certificate in accordance with BS5839-6 should be submitted no later than 5 days following completion.

BEDROOM EMERGENCY EGRESS

Escape arrangements to bedrooms to be via window/rooftight to have an unobstructed openable area which should be no less than 0.33m2 and minimum of 450mm wide and 450mm high, to conform with requirement the min openable area must be greater than 450 x 733mm. The bottom of the openable area should be no more than 1100mm above the finished floor level [FFL]. Openable areas below 800mm above FFL will require guarding.Or via protected 30min FR escape route.

Locks & stays maybe fitted to egress windows subject to the stay being fitted with a release catch, which may be child resistant. Egress windows should be designed as such that they will remain in the open position without needing to be held by a person making their escape.

STRUCTURAL WORKS

All structural works to have calcs submitted from Structural Engineer prior to works commencing.



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Project	Existing and Proposed Layout Plans: Loft Conversion With Dormer, Hip to Gable	
Title	35 Milton Avenue Liverpool L35 2XY	Danny Cavanagh dc.2023@hotmail.com 07975 646 127
Scale	1:50, 1:100 @ A1	Rev A 05/03/25 Site plans added
Date	Feb 2025	
Drawing No	01/Mil/Rev A	

ADDITIONAL NOTES

New windows to achieve 1.4W/m2K or Window Energy Rating Band B, new doors to achieve 1.4W/m2K or Doorset Energy Rating Band C (Band B if less than 60% glazed). Rooflights to achieve 2.2W/m2K. Manufacturers literature to be provided prior to installation confirming this.

Any extension/alteration to the heating system should now be in compliance with Sections 5 & 6 of Approved Document Lvol.1. If a new gas boiler is to be installed, it should now achieve an efficiency rating of 92%ErP. A commissioning certificate should be copied to Building Control for the installation and a carbon monoxide detector to be provided in any room with a gas combustion appliance 1-3m away.

There are no recessed downlighters proposed to the first floor roof or sloped roof at first floor. if there are to be any recessed downlighters they should be low temperature units suitable for being covered so as to eliminate any fire risk. Manufacturers spec literature to be provided prior to installation.

New floor joists to be doubled/tripled in accordance with Eurocode 5 TRADA 4th Ed. recommendations where below new baths and partitions parallel to them.

Lateral restraint to be provided by the new floor and the new roof rafters to the external gable and party walls via to be 30x5mm MS straps, carried over 3 no. joists with 50x100mm nogginns under at 2.00m c/c

Vapour control layer specified to the Dormer Walls be installed to the warm (innermost) side of the insulation. If a vapour control layer is not integral to the thermal laminate board being used on the pitched roof upgrade then one should be provided here also.

New Gable Cavity Wall

100mm facing brick to match existing, 90mm Celotex Thermaclass Cavity wall 21 insulation snd 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. All to give a U Value of 0.18 W/m2k. Wall ties to be included every 450mm vertically and 900mm horizontally (Min perm2). Cavities to be closed at eaves and around all openings with special P/Cu insulated cavity closures by 'Thermabate' or similar approved to eliminate cold bridging. Cavities to be continuous where possible inc connection to existing masonry walls.All openings in brickwork to be surrounded with a damp proof course.

Escape Route

The escape route from the first floor to have 30 mins FR with all doors to be 30min fire doors in 25mm rebates.

Flat roof covering to be agreed with BCO on site to achieve Reaction to fire performance Class B roof 14. Product literature provided to BCO before work starts for approval.

Infill Pitched Roof

Conc interlocking tiles to match existing min pitch 18° to match existing as spec on treated swd battens on approved reinf breathable roofing felt (Tyvek Supro) to BS 747:1961. Treated rafters to be 150mm x 50mm C16 at 400mm c-c secured to 100mm x 75mm swd wall plate. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1800mm c-c. Existing purlin already built into gable and supported on 100x100mm post onto steel beam.

DORMER ROOF CONSTRUCTION

New dormer roof to be constructed from 170x50 mm C16 softwood roof joists at 400mm centres as 'Struc Engineers details' and 150 x 50mm C16 nogginns at mid span. A 150mm thick layer of Celotex XR4000 or equivalent insulation board is to be fitted between the roof joists and a further 30mm layer of the Celotex TB4000 or equivalent is to be fixed to the underside of the roof joists to achieve min 0.15W/m2K. The roof joists are to plated over in a 18mm thick exterior quality plywood decking, a Visqueen vapour barrier to be incorporated beneath joists, all covered by 350 grade roofing felt partially bonded to the roof deck, elastomeric bitumen/glass fibre underlay weighing 2.7hg.m.sq fully bonded to the base layer, and elastomeric bitumen/glass fibre capping sheet weighing 3.0kg/m.sq fully bonded to the underlay. The capping sheet is to be finished in ceramic fireclay granules. The roof is to have falls formed from tapered timber firings fixed to the tops of the joists toward the new tiled pitched roof. Internally the ceilings are to be cross-battened in 25 x 38mm tanalised sections fixed through the 30mm thick celotex insulation board and into the roof joists, and 12.5mm thick Fireline plasterboard to give 30 minutes fire protection to structural steel roof supports. Lateral restraint to flat roof joists running parallel to dormer walls / exist. gables to be 30x5mm MS straps, carried over 3 no. joists with 50x100mm nogginns under at 2.00m c/c, straps fixed to uncot block along verges, min. 3 no. per verge. Vertical restraint to wall plate by MS straps at 1.50m c/c's, straps fixed to dormer framing with min. 6 no. screw fixings per strap. 1ft strap to be 150mm c/c thereafter. New uPVC fascias and soffit fixed over 18mm thick exterior quality plywood. Allow 25mm ventilation gap as soffit vent. At the discretion of the LABC/Approved Inspector the flat roof of the dormer is to have proprietary proprietary abutment vents to cross ventilate the flat roof to consist of a continuous strip along the junction with the pitched roof. Alternatively cross batten above joists and provide soffit vents on opposing sides installed to achieve cross ventilation. All to be fitted in accordance with the recommendations of the manufacturer.

DORMER WALLS

Dormer walls covered with 'Marley' plain tiles, colour to match existing on 19 x 38mm BS5534 Red Graded treated batten fixed at c/c's in accordance with manufacturers instruction, tiles fixed with 2 no. nails per tile, sarking of 'Tyvek-Supro' breathable membrane on 012mm exterior grade ply. nails to be [tile] copper to BS1202 : pt.2 [felt] copper to BS1202 pt.1 [batten] galvanised steel toBS1202 : pt.1. Clips Stainless Steel to BS5534.STS A1 Fire Rated Cement Board 12mm thick to give min 30min FR to cheeks to be installed externally beneath battens to Party Wall side of dormer. Dormer walls to consist of 50x100mm C16 studs with standards at 600mm c/c & doubled head & sole plates, 100mmx100mm posts at corners, with 100mm 'Kooltherm K107' 'friction - fitted' fixed between standards & lined with 'Tyvek-SD2'vapour barrier then 37mm 'Kooltherm K18' fixed internally at max. 200mm c/c with self-adhesive scrim & a finish coat of 3mmThistle Board-Finish' - 'U' value of dormer wall = 0.18W/m2K.

NOTES

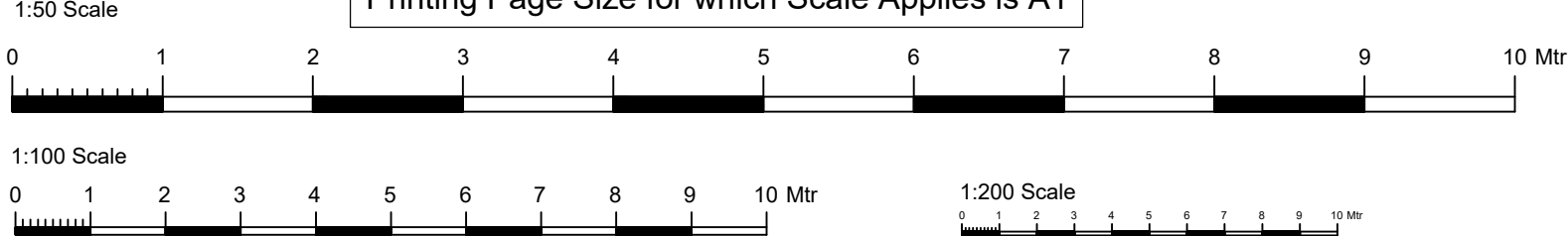
- 1 S/f Velux roof lights in ceiling as in accordance with manufacturers instructions in positions detailed. Double trimmers to be provided around openings and cheeks of well to have 125mm Kingspan Thermo PitchTP10.
- 2 New SVP extended to accept wastes from new bathroom in loft conversion. SVP to have full vent to outside air and to terminate 900mm above any openings within 3m. All wastes connecting to SVP to be roddable.
- 3 New Steelwork to be as Structural Engineers detail to be submitted prior to work section commencing.
- 4 Hip of existing roof built up in matching brickwork to form gable to accommodate new dormer construction.
- 5 New RWP to discharge onto existing roof.

CONTRACTOR RESPONSIBILITIES

Contractor to ensure the following:
Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding.
The contractor shall take into account everything required for the proper execution of the works to the complete satisfaction of the LA building inspector whether or not indicated on the drawing. All materials used shall be fixed mixed or applied in accordance with the manufacturers specifications and instructions and to comply with current codes of practice. all dimensions to be confirmed onsite all new materials to be to of the best quality.

The contractor shall before commencing works on site examine all available drawings and undertake an inspection of the existing structure which will be affected by the work. All adequate temporary support and protection shall be provided by the contractor whenever necessary.
The contractor shall establish the nature and adequacy of the existing ground to support the proposed foundations and seek approval from the building control officer in respect of this.
All debris is to be removed from site as work proceeds and the site is to be left in a clean and tidy state at the end of each working day. Where existing surfaces are to be disturbed they shall be made good in every respect to match existing. The contractor shall agree the condition of the existing surfaces etc with the client prior to commencement of the work. All demolition works are to be carried out in accordance with the regulations of the local authority. The contractor is responsible for the adequate design of all temporary works and is to be held responsible for all damage resulting from inadequate propping or premature removal of any portion of the building works.
The contractor shall allow for all labour and materials necessary to prop adequately the existing structure during any demolition and alterations. The contractor shall take responsibility for all risk of accident, loss or claims whatsoever in connection therewith including all thid party risks to persons and property

Scale Bars



NOTE: IT IS PROPOSED THAT THE CONVERSION STEELWORK WILL BE BUILT INTO THE PARTY WALL BETWEEN THE TWO PROPERTIES. THE CLIENT MUST ENSURE THAT ALL ASPECTS OF THE "PARTY WALL" ACT 1996 ARE COMPLIED WITH PRIOR TO ANY WORKS COMMENCING ON SITE.

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NOTE: These drawings are not intended as full working details / specifications and are intended solely for 'in principal' Building Regulation and Planning Requirements. The client is to advise the contractor regarding elec socket locations, light fittings, radiator positions, wall finishes etc.