

1 - Dormer Roof
Silver reflective solar paint on 3 layers of roofing felt to BS747 (top layer ht180), hot bed -ded & laid to CP144 on exterior plywood on tapered firings to 1:40 fall on softwood joists to size specified on drawings. For cold deck construction cavities to be filled with either 150mm Celotex between joists or 130mm Celotex between joists and 20mm below joists. 9.5mm foil backed plasterboard. uPVC fascias throughout with 100mm gutter set to fall to 65mm downpipe. 25mm insect proof air gap around all fascia to promote cross ventilation to flat roof. 5mm air gap to ridge. Warm deck roof construction may be used which will remove the requirement for cross ventilation. If a warm deck roof is used then 150mm Celotex Tuff-R is required over joists. Other insulation products may be used if the correct thickness is used to meet the minimum building regs U-values and certification is provided. For pitched roofs TRI ISO Super 10 to be applied in conjunction with 50mm Celotex Tuff-R GA3000 between rafters with min 50mm iar gap to top side. Both pitched and flat roof constructions require cross battens &all Tri Iso joints to be taped & overlapped 100mm.

2 - Dormer Cheeks
Plain tile hanging to dormer cheeks On 38x25mm battens with felt on 6mm Supalux or similar on 12mm sheathing ply on 100x50mm frame work on doubled up rafters with 100mm Celotex insulation, finished internally with 12.5mm foil backed plasterboard. 12.5mm foil backed plasterboard on both sides of 100x50mm cheek studs.

3 - Velux Roof Windows
All Velux rooflights to be double glazed, low e, argon filled and fitted to manufacturers instructions, trimmed both sides with doubled up rafters providing top and bottom trimmers. NOTE that escape Velux's are no longer req'd under building regs.

4 - Walls / Slope
50x100mm studs at 400c/c fixed to 50x100mm head and sole plates, cavities filled with 100mm Celotex insulation with 9.5mm plasterboard and skim finish. Ventilated pitched roof slopes use 100mm Celotex tuff-R GA3000 insulation cut to fit tight between rafters & 50mm Celotex Tuff-R GA3000 beneath rafters. Unventilated pitch roof slopes use 90mm Celotex Tuff-R GA3000 cut to fit tight between rafters and 35mm below rafters. Battens to be fixed to rafters to maintain 50mm air gap above insulation with 9.5mm plasterboard with internal skin coat. TRI ISO Super 10 insulation may be used on pitched roofs, cross battened with all joints overlapped and taped in conjunction with 70mm Celotex or similar approved material between the rafters to meet the required u value. Internal walls 50x75mm studs at 400c/c fixed to 50x75mm head and sole plates with 9.5mm plasterboard with skim finish. Staircase enclosure 12.5mm plasterboard with skim finish to both sides to achieve 30min fire resistance. A breather membrane of Tyvek of similar is acceptable to building control compliance and may be used as an alternative to providing a 50mm air gap for ventilation of pitched roof sections. Party walls (stair side to be counter battened with min 50mm Celotex Tuff-R GA300 rigid boards. All internal studs to have 100mm mineral wool insulation with full fill unless not shown.

5 - Stair
Made to equal risers no greater than 220mm and equal goings of no greater than 240mm. Maximum pitch 42º, width average of 840mm. Handrail provided to risk side set at 900mm above pitch line with vertical spindles set at 99mm max spacing.

6 - Windows / Ventilation
All windows to be double glazed, low e coated, argon filled with a uvalue of 1.8 or lower and fitted with a trickle vent min 5000mm. New bathrooms must have window installed with trickle vent min 2500mm and mechanical ventilation to achieve min 15l/s extraction. Proprietary tile / slate vents to promote ventilation equal to 25mm continuous at eaves level and 5mm continuous at ridge level. Protection from falling Where french doors are shown guarding is to be provided in accordance with approved Doc K 1998 edn.

7 - Fire Precautions
Mains operated, linked automatic fire detector and alarm system to BS5839 pt6 Grade D cat LD2. Mains supply to alarm to be a single independant circuit to the distribution board. The smoke alarm circuit should preferably be a residual current device. If an RCD is required the circuit should have its own RCD which serves no other circuit. If the smoke alarm installation does not include a standby power supply then no other electrical equipment should be connected to this circuit. A smoke alarm system that includes standby power can be connected to a regularly used local lighting circuit.

7 - Fire Precautions continued:
Habitable rooms in the new storey to have an escape window 850h x 500w min opening, brass or chrome hinges then these must be 30min fire rated and marked with a CE stamp & BS EN mark. Other doors to be upgraded as directed by the building control officer including glazing to and over doors which should be plaster-boarded over and beaded out. If fire rated glass is used then this must achieve 30mins fire resistance and be set in intumescent putty with hardwood beadings.

8 - Plumbing
Resite any tanks and pipes into roof void or new cup'd. Bath, shower, basin and bidet waste pipes to be 40mm dia. Runs over 3000mm to be 50mm all connected via 75mm deep seal traps, WC waste pipe to be 110mm dia, all connected separately to existing SVP or new 110mm uPVC branch pipe. All waste pipes to achieve min fall of 1:40 with rodding access to all changes of direction. Existing vent pipe taken 900mm above window heads or 300mm horizontally from any opening and fitted with cage.

9 - Floors
21mm T&G chipboard flooring on softwood joists (see structural diagram for joist sizes), fixed to beams galvanised joists hangers or notched into the web of the beam. Joists and beams to be min 20mm clear of existing ceiling construction and 50mm clear of all chimney flues. Double floor joists under all partitions. All multiple beams to be bolted at 300c/c using timber Lok's which should be staggered and alternated on each side. All structural steelwork to be fire rated with intumescent paint. Support where necessary existing ceilings from new floor with steel straps or approved detail.

NB 100mm Rockwool and chicken wire laid between and fixed to new joists to BRE digest 208, if existing lath and plaster ceiling has a thickness of less than 22mm, if existing ceiling has plasterboard or holes cut for downlights.

10 - Dwarf Wall
New stud wall 50x100mm studs at 400c/c with 12.5mm plasterboard and skim inside, 100mm Celotex between studs. Studs bolted to rafters with M12 bolts and timber connectors or use 'Timber Lok'.

11 - Electrical Installations
All new electrical work shall be certified by a competent person as defined by approved doc P and a completed installation certificate shall be submitted to building control on completion of works. 1 in 4 new light bulbs is to be an energy efficient fitting (other bulbs within the property may be upgraded to energy efficient fittings as an alternative).

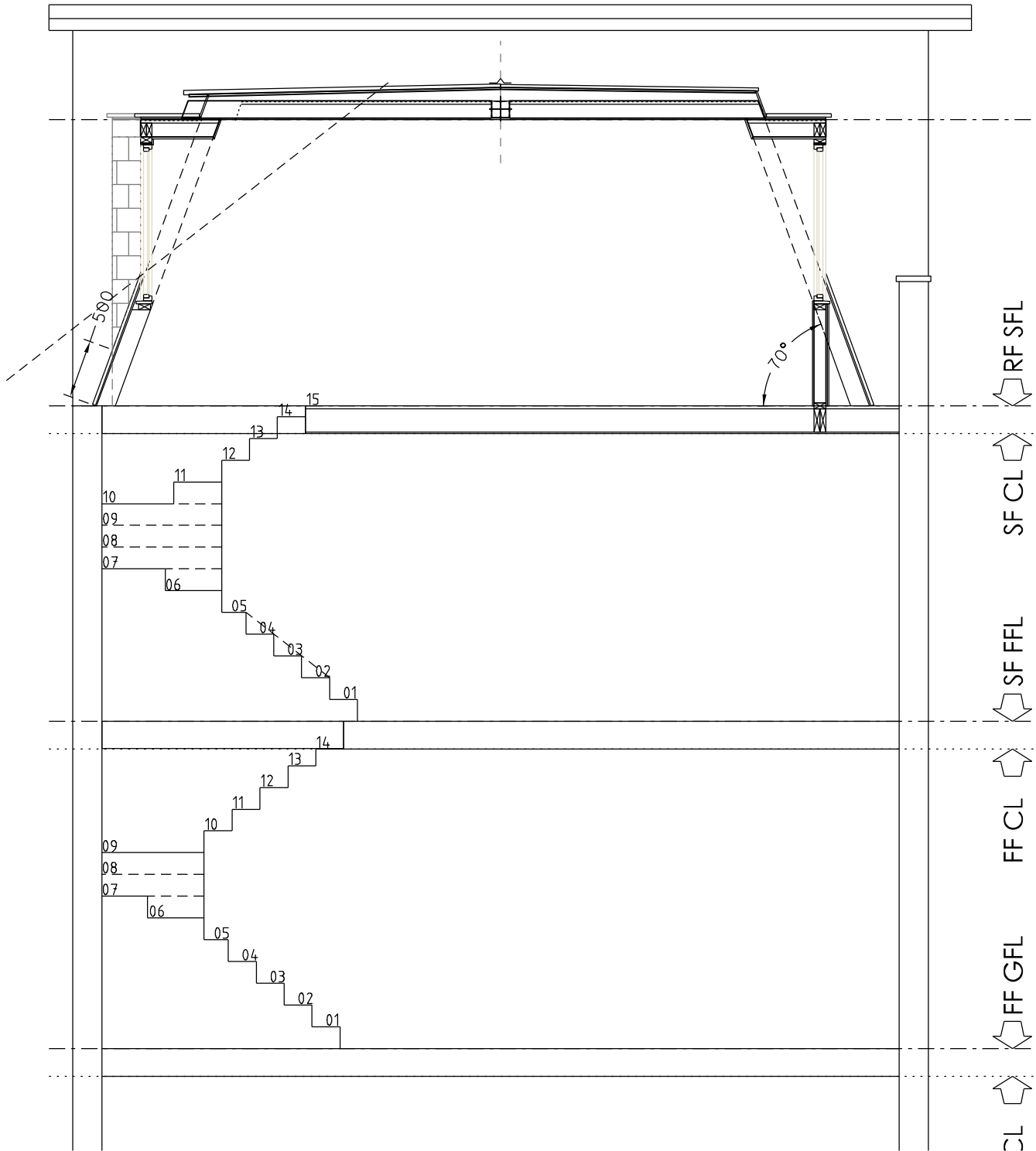
IMPORTANT NOTE ON TIMBER:

The following regions require tanalised timber for all 1st fix timber for protection against the House Longhorn Beetle. In the Borough of Bracknell Forest, the parishes of Sandhurst and Crowthorne; The Borough of Elmbridge; In the District of Hart, the parishes of Hawley and Yateley; The District of Runnymede; The Borough of Spelthorne; The Borough of Surrey Heath; In the Borough of Rushmoor, the area of the former district of Farnborough; The Borough of Woking.

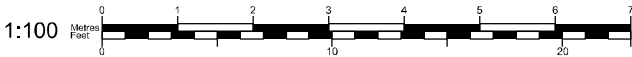
NEW REQUIREMENT - THERMAL PROPERTIES TO STAIRWELL WALL:
If stairwell wall is a party wall to a neighbour OR is the gable end to the property it is to be treated as an UNCONDITIONED SPACE and must be treated in the same manner as the rest of the loft walls - It is to be lined with a minimum of 50mm insulation such as Celotex or similar approved.

Proposed Section BB

Scale 1:50 @ A3



Revisions
/ - 111207- Issued to Client via email/post
A - 111222- Issued to Planning
B - 120309- Issued to Planning
C - 120312- Issued to Planning
D - 120314- Issued to Planning



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ARCHITECTURE | DESIGN | SUSTAINABILITY

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LOCATION
132 Kentish Town Rd, London NW1 9QB

CLIENT
Mr Durham

DRAWING TITLE
Proposed Section

JOB DESCRIPTION
Mansard Loft Conversion

SCALE
1:50 @ A3

STATUS
Planning

JOB No
1266

SITE
A3

DRAWING No
P03

REV
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