



EXISTING WALLS, LINTELS, BEAMS AND FOUNDATIONS :
Prior to commencement of works all existing walls (assumed to be load bearing) existing lintels/beams and foundations are to be exposed by contractor to determine their adequacy to carry increased loads and report any deficiencies to the Structural Engineer to redesign as necessary.

All new walls/partitions are to be connected to existing using FURFIX profiles, or fully bonded to suit site conditions.
All walls to be strapped to roof all round using 30x5x1000mm long galvanised Bat straps at max crs of 1200mm, plugged and screwed to walls across a min of 3No joists with solid noggins. Cavity to be closed at the head with natural slate.
RELIEF BEAMS : Timber or steel relief beams are to be located over all existing windows affected by the works, refer to plan for size.
STEEL BEAMS : Refer to the Structural calculations for the design and specification of all steelwork and padstones/spreader plates. All beams to have a minimum 150mm end bearing, where two steel sections used together they are to be bolted together to structural engineers details. All sections are to be finished with two full coats of red oxide paint, and encased with 25x38mm softwood cradling at min 450mm crs securely wedged/TEK screwed to the flanges, with 2No layers of GYPROC plasterboard with staggered joints and 15mm lightweight plaster finish to provide a minimum half hour fire resistance. Any external steelwork is to be tightly packed with ROCKWOOL insulation to prevent cold bridging.

NEW FLOOR : Refer to sections for joist sizes, double up joists under all partitions running parallel with joist span and under wc/baths and showers. Allow 22mm moisture resistant chipboard flooring.
Solid noggins to be located at 2.5m crs
Floor joists built into web of steel beam are to be solid noggled between joists. Existing ceiling joists are not to be fixed to new joists, extend chipboard flooring to eaves. Lay 100mm Rockwool acoustic insulation within the new floor void, if the existing ceiling is original lathe and plaster the insulation should be supported on wire netting suspended over the new floor joists.
In all cases new beams/floor joists are to be provided with a minimum of 25mm clearance from the existing ceiling joists.

Existing rafters: Provide additional rafters 47x150 spiked to the existing rafters as indicated on the section.

Existing masonry Party Walls: To be lined with Kingspan Kooltherm K118 (60+12.5) applied dot and dab to existing masonry.
Where dormer cheeks fall within 1.0m of the party wall, apply 6mm Supalux or similar both internally and externally to provide a minimum half hour fire resistance both internally and externally. Apply the usual aluminium soakers and code 4 lead flashings to dormer cheeks.

EXISTING CHIMNEY STACKS: Any live chimney adjacent to a new dormer shall be extended a min of 1.0m above new flat roof.

DORMER EXTENSIONS : Form external partitions using 47x100 C24 studs at 400mm crs, faced externally with 12mm WBP Ply (screwed to studs) and Tyvek Framewrap, 38x38 counterbattens at max crs of 600mm with 38x25 treated timber battens gauge to suit type of material (slate or plain clay tiles). Faced internally with V. C. B. 50mm Kingspan Kooltherm K118, 12.5mm moisture resistant plasterboard and skim. Void between the timber studs to be infilled using 100mm Kingspan K112.
a) Flat roof to be 47x200 (C24) timbers at 400mm crs (galv'd MS joists hangers) on to 47x100 wallplate on inner line of studs and set in place using Galv'd truss clips. Insert 50x50 sw noggins between the rafters to edge of rooms and all plasterboard joints.
b) Roof to be insulated using 120mm Kingspan Kooltherm K7 insulation laid between joists (sealed to rafters with expanding foam) and 32.5mm Kingspan Kooltherm K18 with VCB, 12.5mm plasterboard to the underside of the joists to achieve a U value not exceeding 0.2W/m²K.
c) Ceiling to be 12.5mm thick Knauf wallboard with all joints taped and filled to be decorated.
d) The ceiling joists are to be laid as indicated on the section, with the 47x100 timber wallplate fixed to the wall using 3x35 Galv'd MS L straps at max 1.8m crs. Vertical leg 900mm long to be plugged and screwed to the inner face of blockwork.
e) Provide 5x35 Galv'd MS restraint straps fixed perpendicularly over 3No ceiling joist and down the inner face of wall to the verge at max 1.8m crs

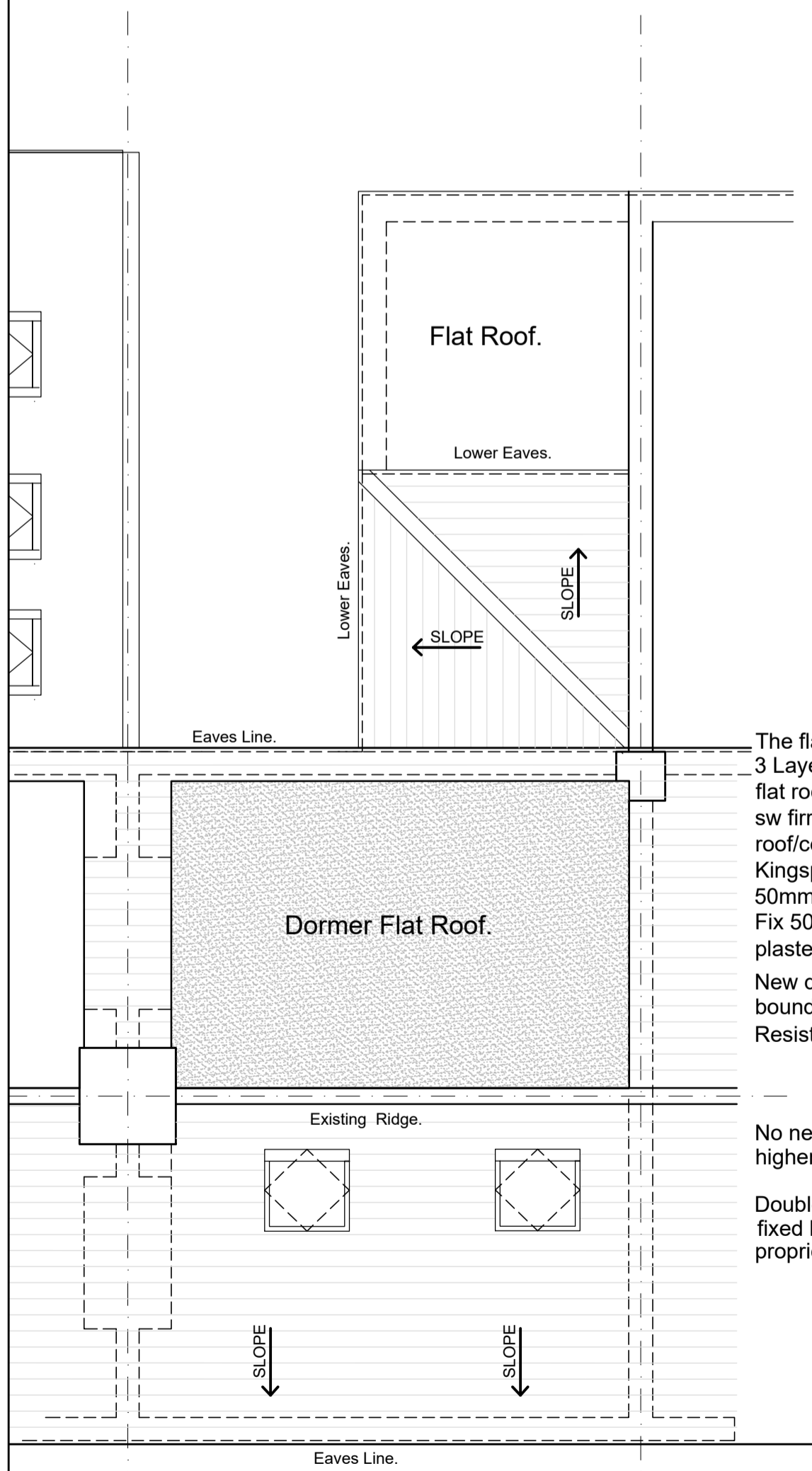
STRUCTURAL TIMBER : All structural timbers are to be grade C24 pressure impregnated with preservatives. All new structural timbers are to be connected using Simpson Strongtie Jiffie hangers and BAT straps etc, all fixed to the manufacturers recommendations. Where timbers are bolted together they are to be bolted together using M10 steel bolts with washers and 51mm dia double sided toothed timber connectors.
Ceiling joists 47x150mm C24 at 400mm crs, to be fixed to timber wallplates with galvanised MS truss clips. Use 30x5x1200 long galv'd MS restraint straps fixed at 1000mm crs, over 50x100 wallplate. Provide 2No lateral restraint straps to the gable.
SURFACE WATER DRAINAGE : All rainwater goods to be to BS5572, 100mm half round upvc gutter and 63mm dia downpipe to discharge over roof/lower gutter.

ELECTRICAL WORK: 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, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7771 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 the by the owner to Building Control Department.
Energy Efficient Lighting : Fixed internal lighting in the extension must be not less than 75% of all the fixed low energy light fittings (fixed lights or lighting units) in the main dwelling rooms, fitted with lamps which must have a luminous efficiency greater than 40 lumens per circuit-watt and a total output greater than 400 lamp lumens.

MECHANICAL EXTRACT FAN: Mechanical extract fan with the capacity of 15 litres/sec ducted at high level to outside air to be provided to the proposed Shower Room. Door to Shower Room to be under cut by 10mm. Where the room does not have an opening window then the extract fan to be capable of intermittent operation via a dedicated switch or humidistat.

ROOF LIGHTS : To be Velux or similar, the final size and position to be agreed on site, the roof is to be trimmed around the roof lights using double rafters both sides and bolted together as specification. All flashings/soakers are to be fitted strictly to the manufacturers instructions with glazing to achieve a U value of 1.6W/m² K.

AIR TIGHTNESS
The construction is to comply with Building Regs relating to air leakage from the structure as following:
i) Care to be taken to ensure all blockwork joints are flushed up with mortar leaving no gaps, where required any gaps to be sealed with propriety expanding foam sealant.
ii) Junctions of all doors and window frames with brickwork interfaces are to be sealed continuously gun applied mastic to manufacturers recommendations.



The flat roof construction to consist of 3 Layers of built up felt to BS747 on dormer flat roof on 18mm WBP ply decking on treated sw firrings laid to fall 1 in 60, on 50x200 C24 roof/ceiling joists at 400 mm crs. Fix 100mm Kingspan insulation between the joists. Ensure 50mm gap is maintained over insulation. Fix 50mm Kingspan insulation and plasterboard to form ceiling.
New dormers located within 1.0m of the boundary is to be constructed to 1/2HR Fire Resistance to both external and internal

No new works are to be higher than the existing

Double glazed velux rooflight to be fixed between double rafters, with proprietary flashings and trims.

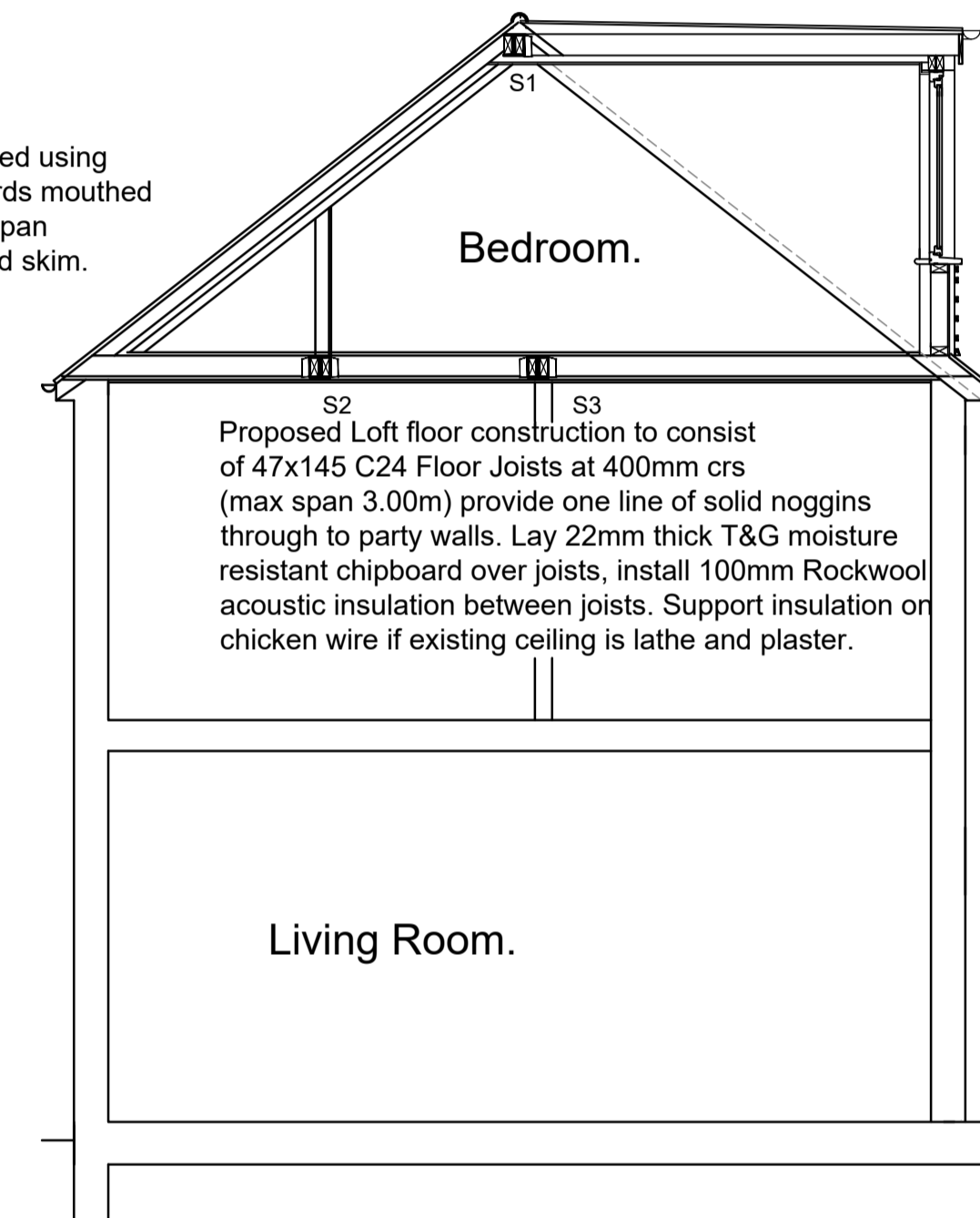
CONSTRUCTION NOTES.

ROOF PLAN as PROPOSED Scale 1 to 50

The Dormer roof construction to consist of 3 Layers of built up felt to BS747 on 18mm WBP ply decking on treated sw firrings laid to fall 1 in 60, on 47x200 roof/ceiling joists at 400 mm crs. 150mm Kingspan insulation fixed between the rafters, with 30mm Kingspan insulation, VCB and 12.5mm plasterboard fixed to the underside roof joists.

No construction to be above the level of the existing ridge line.

The existing rafters are to be strengthened using 47x150 C24 rafters spiked to existing birds mouthed over existing wallplate. Fix 60mm Kingspan insulation, VCL and 12.5mm P/board and skim.



SECTION B - B Scale 1 to 50

New dormer cheeks within 1.00m of boundary party wall to be provided with half hour fire resistance to both internal and external faces.

Main dormer external partitions to be 47x100 treated timbers Grade C24, with 12mm WBP plywood battened and ventilated, insulated between the studs with 100mm Kingspan and internally with 50mm Kingspan insulation with vapour barrier, 12.5mm Plasterboard and skim. Tyvek House wrapping membrane, clad in slates to match the existing main roof with all usual aluminium soakers and code 4 lead flashings.

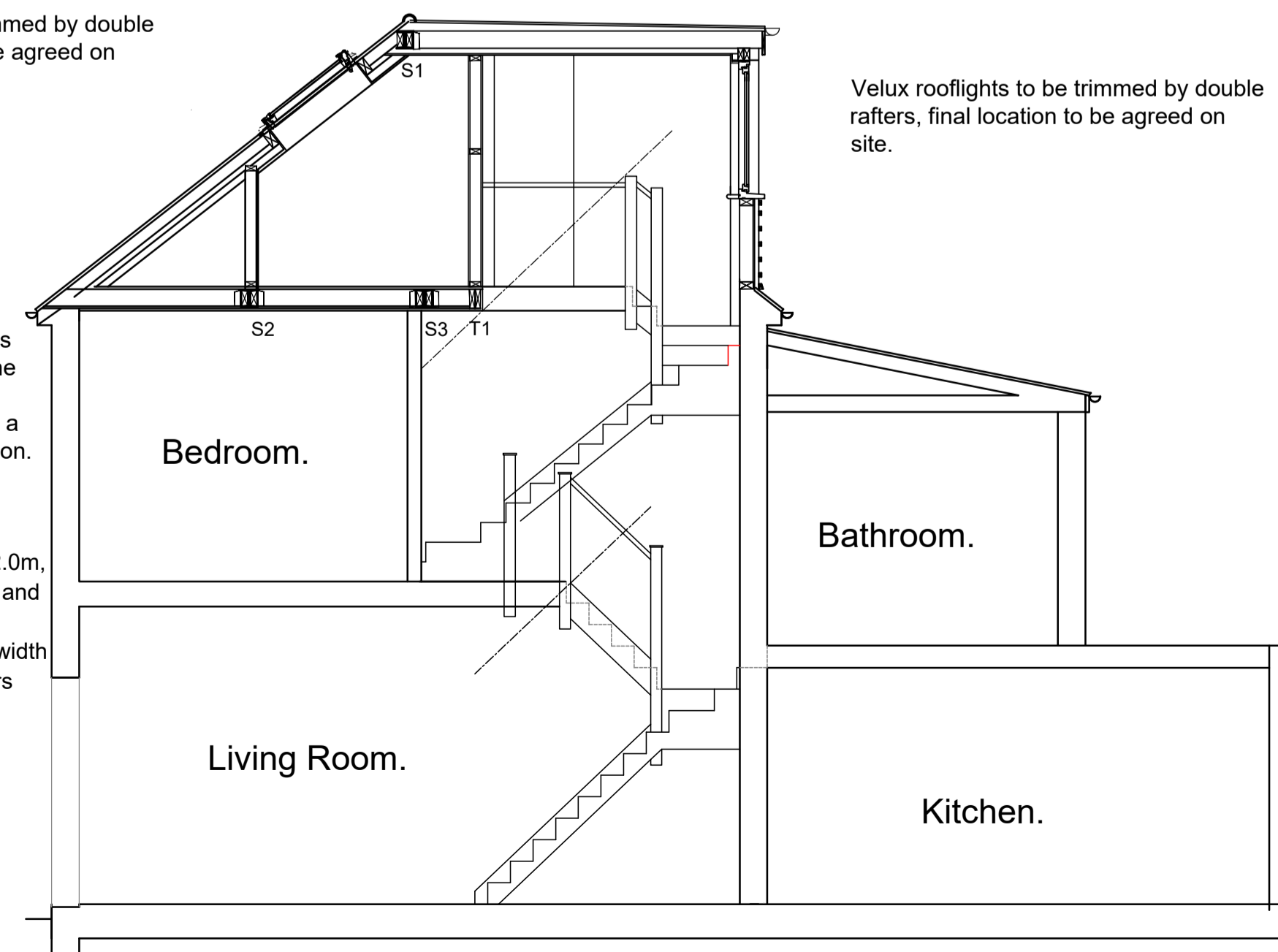
Proposed Loft floor construction to consist of 47x145 C24 Floor Joists at 400mm crs (max span 3.00m) provide one line of solid noggins through to party walls. Lay 22mm thick T&G moisture resistant chipboard over joists, install 100mm Rockwool acoustic insulation between joists. Support insulation on chicken wire if existing ceiling is lathe and plaster.

Velux rooflights to be trimmed by double rafters, final location to be agreed on site.

Velux rooflights to be trimmed by double rafters, final location to be agreed on site.

New steel beams and Loft floor joists are to be laid min of 25mm above the line of the existing ceiling joists. All steel beams are to be provided with a min half hour fire resistance protection.

NEW STAIR FLIGHT FIRST FLOOR TO SECOND FLOOR : Min head room 2.0m, handrail to be located on existing flights and landings 900mm above pitch line, 35x35 balusters at max 100mm crs. min going width at newel post to be 50mm with all winders equal in width at centre. Risers/goings are to be equal to be confirmed on site.



SECTION A - A Scale 1 to 50

Rev	Date	Revision
<p>Attic Conversions Ltd Office 4C, Beaufort Parklands, Railton Road, Guildford, Surrey GU2 9JX 01483 561859</p>		
Client: Mr I. and Miss F. Mc Dougall.		
Site: 40 KINGS ROAD, LONDON, SW14 8PF.		
Drawing Title: SECTIONS and DETAILS as PROPOSED		
Scale: 1/50&1/100@A1.	Date: August 2024.	Drawing Status: Planning
Drawing Number: 007/110- P02	Rev: 00.	