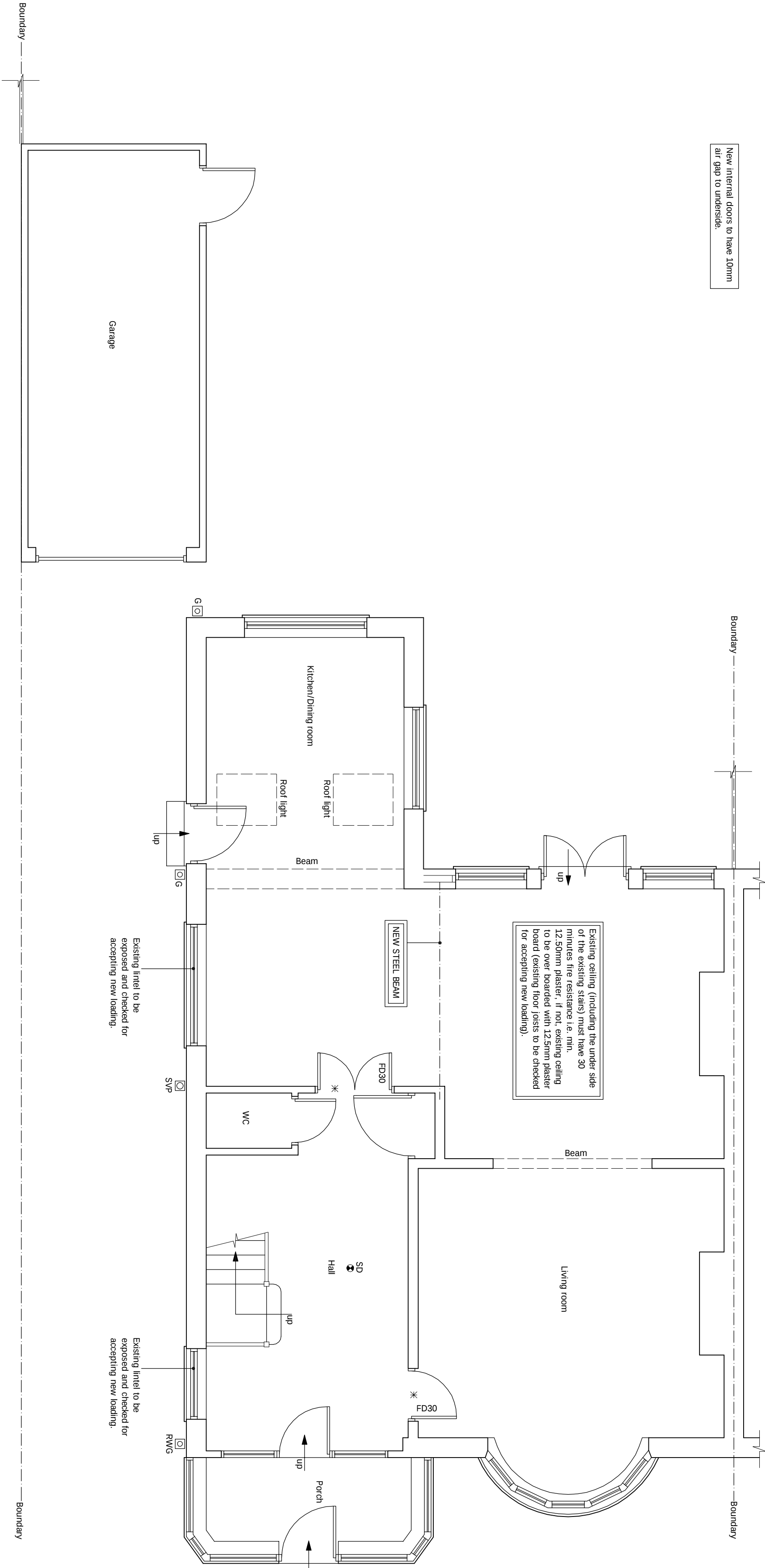
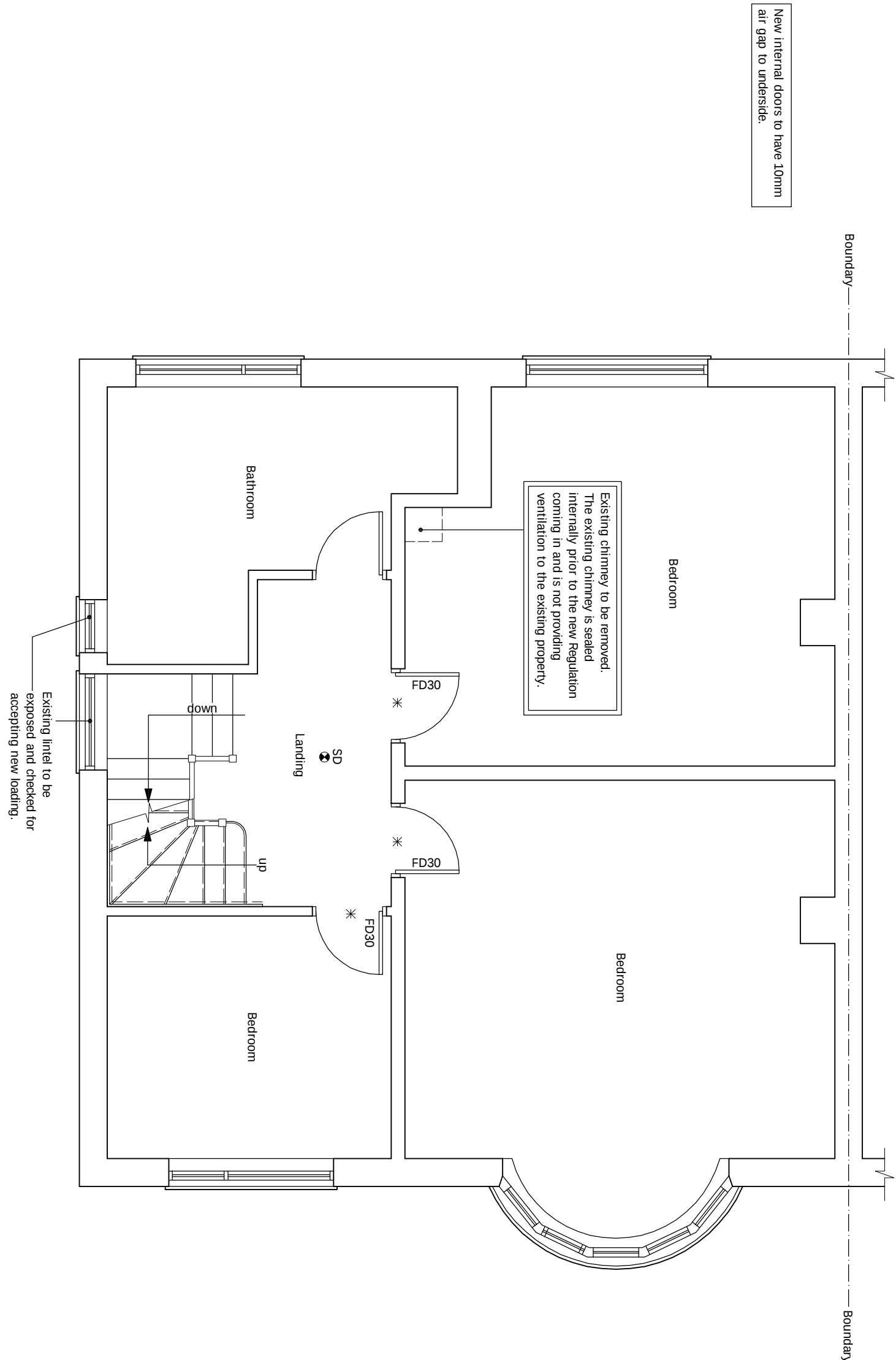


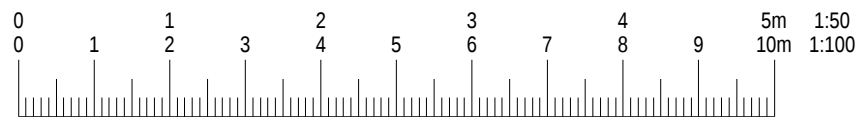
New internal doors to have 30mm air gap to underside.



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50



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Loft Conversion with
Dormer Window to Rear.

Ross Calvert
195 King George Road
South Shields
NE34 0EX

Scale	DWG. NO.	Rev.
AS SHOWN	Sheet 2	A
Drawn by:	Date Drawn:	
L.R.	29-April-2026	
For Drawings Tel: 0800 7836790		
E-mail :- drawnplansco@aol.com		

5. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (gitch polymer) and be incorporated:-
(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.
(b) Vertically built into joints of all external openings.
(c) Horizontally stepped to all external openings.

6. DRAINAGE:- The existing drainage system is assumed to be a single line combi system (to be confirmed on site). There are no alterations to the below ground drainage system. Extend existing syp to terminate at min. 900mm above any opening and finished with wire cage at top. Provide for boss type connectors to deep seal traps for sink and bath wastes. Rodding access provided to attic. Safe operation of all types of hot water systems are required to prevent scalding, so that temperature does not exceed 49 degree celsius. The water supply to the hot water system should be cold water (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. New rainwater goods to match existing.

7. TIMBER PARTITIONS:- 100x50mm vertical softwood studs at 600mm c/c secured to 100x50mm head and sole plates. Nogging at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isovol APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to front eaves to be 100x50mm at 400mm c/c to provide support to re-inforced rafters. 90mm Celotex GA4000 insulation set between studs with further 50mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better.

8. FIRE PRECAUTIONS:- All doors to stairway serving habitable rooms are to be FD30 fire rated doors with intumescent strips (existing to be replaced with new). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. 10mm fire-rated board to underside of new staircase to skin surface. Smoke extractors to be fitted to all bathrooms. The fire alarm system to be at least Grade D2 Category 1 D23. In accordance with BS 5839-6, Smoke alarms to be mains operated and inter linked and conform to BS EN 14604 whilst heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass. As well as the new floor having thirty minutes fire resistance, any floor forming part of the protected stair enclosure between the loft conversion and final exit should be upgraded to achieve 30 minutes fire resistance.

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:- Internal door linings shall be 100 x 38 with painted stops. Skirting boards shall be 100 x 19mm, chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames with safety glazing (in accordance with BS 6206 and BS EN 12600) to all windows extending below 600mm from floor level and all doors extending below 600mm from floor level. New or rebuilt front doors and windows to be UPVC and double or triple glazed, argon filled gaps and finished soft low 'F' coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or better. New rooflights with keth-upstands can have a value no worse than 2.2W/m2K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B or better. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (the Payable). All roof lights/lanterns are to be glazed. If polycarbonate or uPVC roof lights/lanterns are to be used, ensure rating is class C-s3,d2 which can be regarded as having a BROOF(4) classification. BROOF(4) units can be used within 50m of the boundary. However, they are not to be used within 1500mm of a compartment wall line separating property's. Max. area of windows, doors and roof lights should not exceed the sum of the following:
a. 25% of the floor area of the extension and
b. the total area of any windows and doors which no longer exist or are no longer exposed due to the extension.
When glazing area is more than the sum of a. and b. then SAP calculations must be provided and the new sets of U-values must be followed.

10. ELECTRICAL INSTALLATION and PART P
BUILDING REGULATIONS ELECTRICAL SAFETY:- Where electrical work is required to comply with Schedule 1 of the Building Regulations it will either:
a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).
b. Any other electrician will require and Electrical Safety Building Notice application.