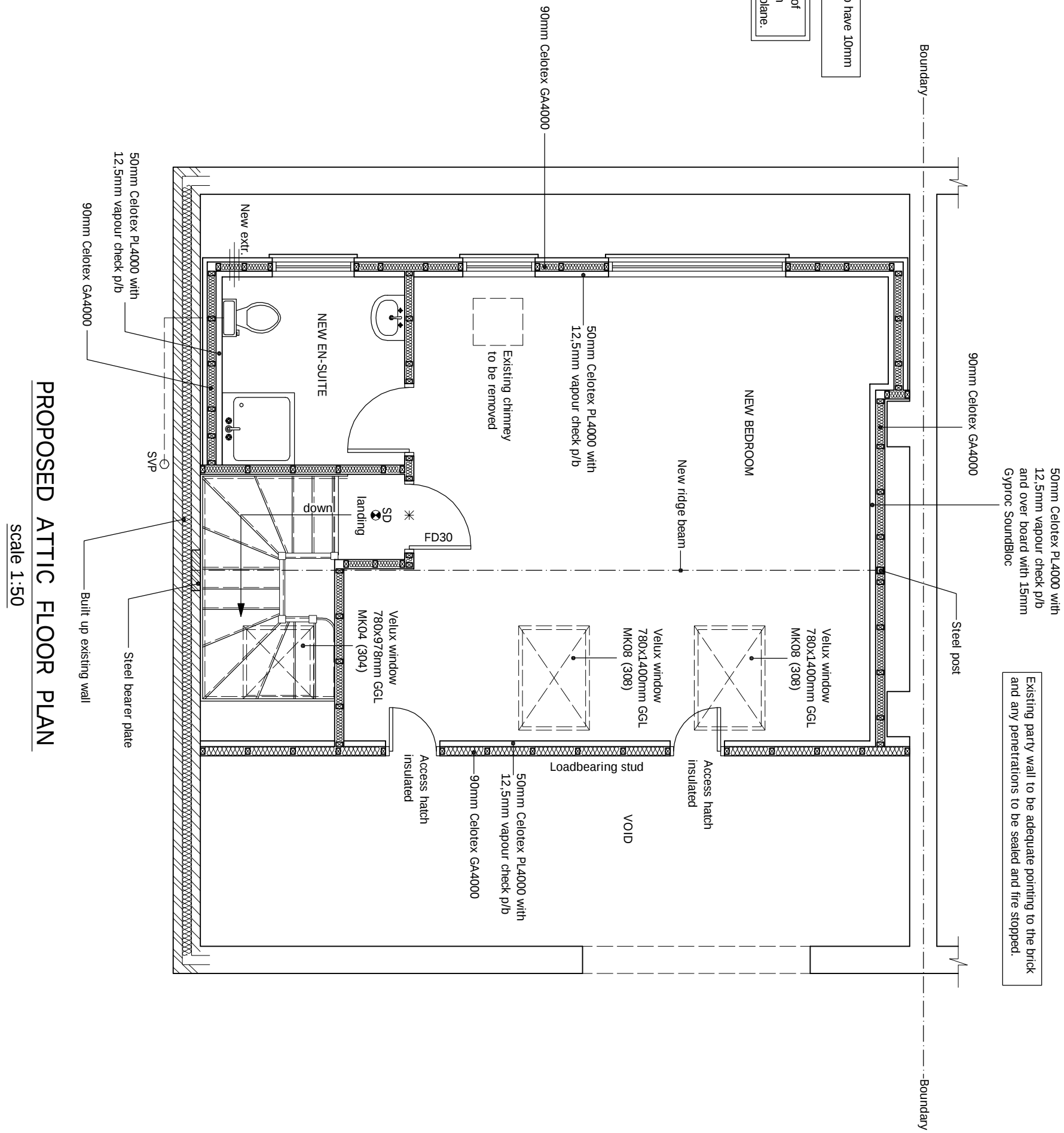
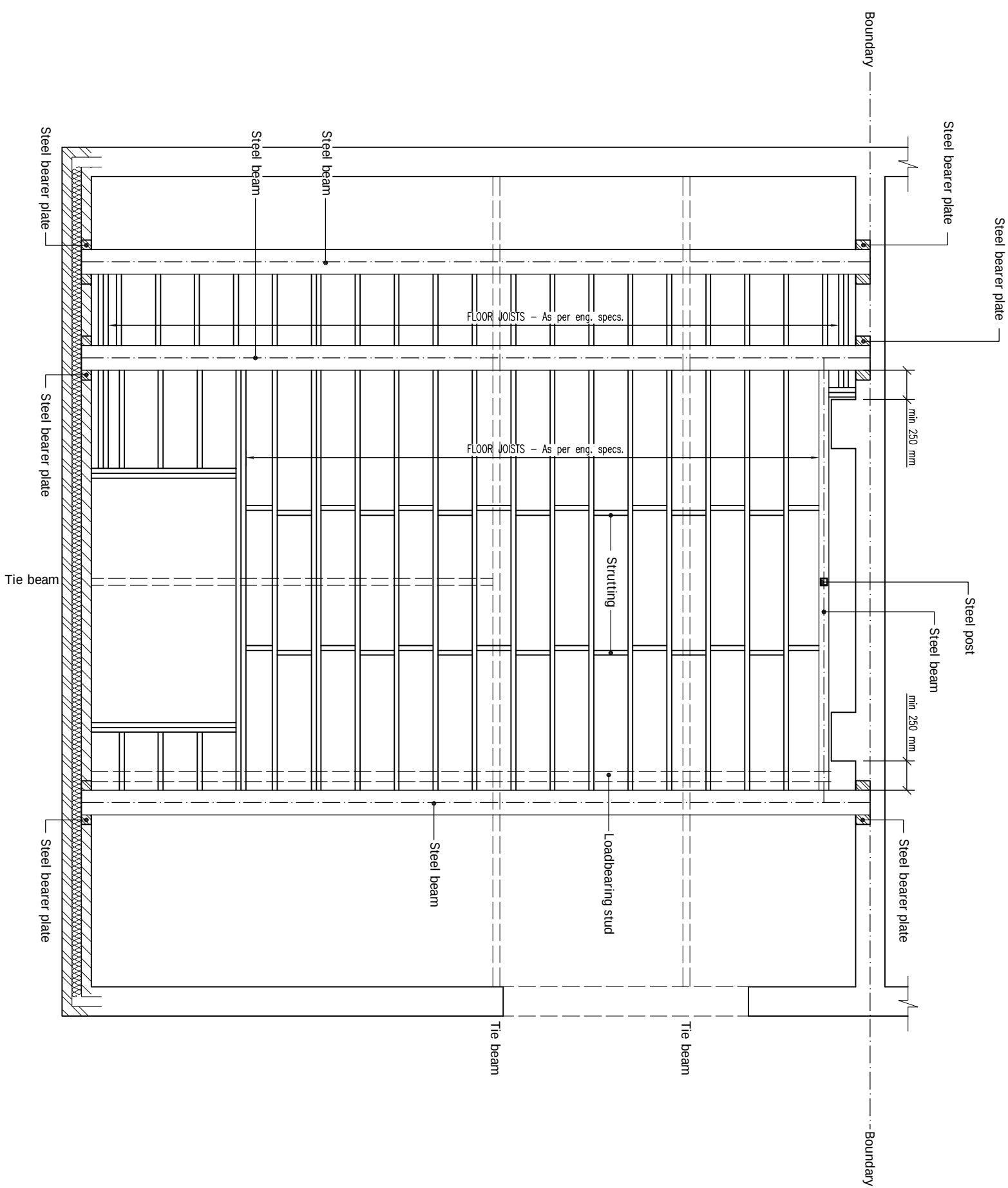


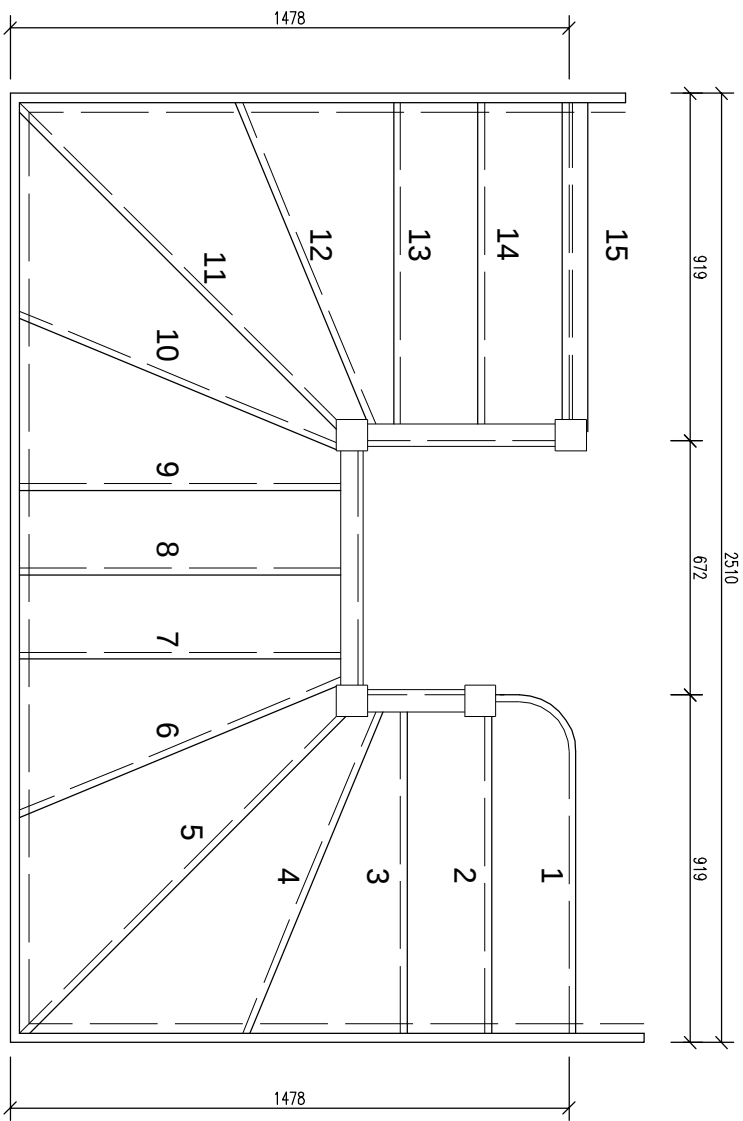
New internal doors to have 10mm air gap to underside.
Discharge of new and lights to be less than 150mm above roof plane.



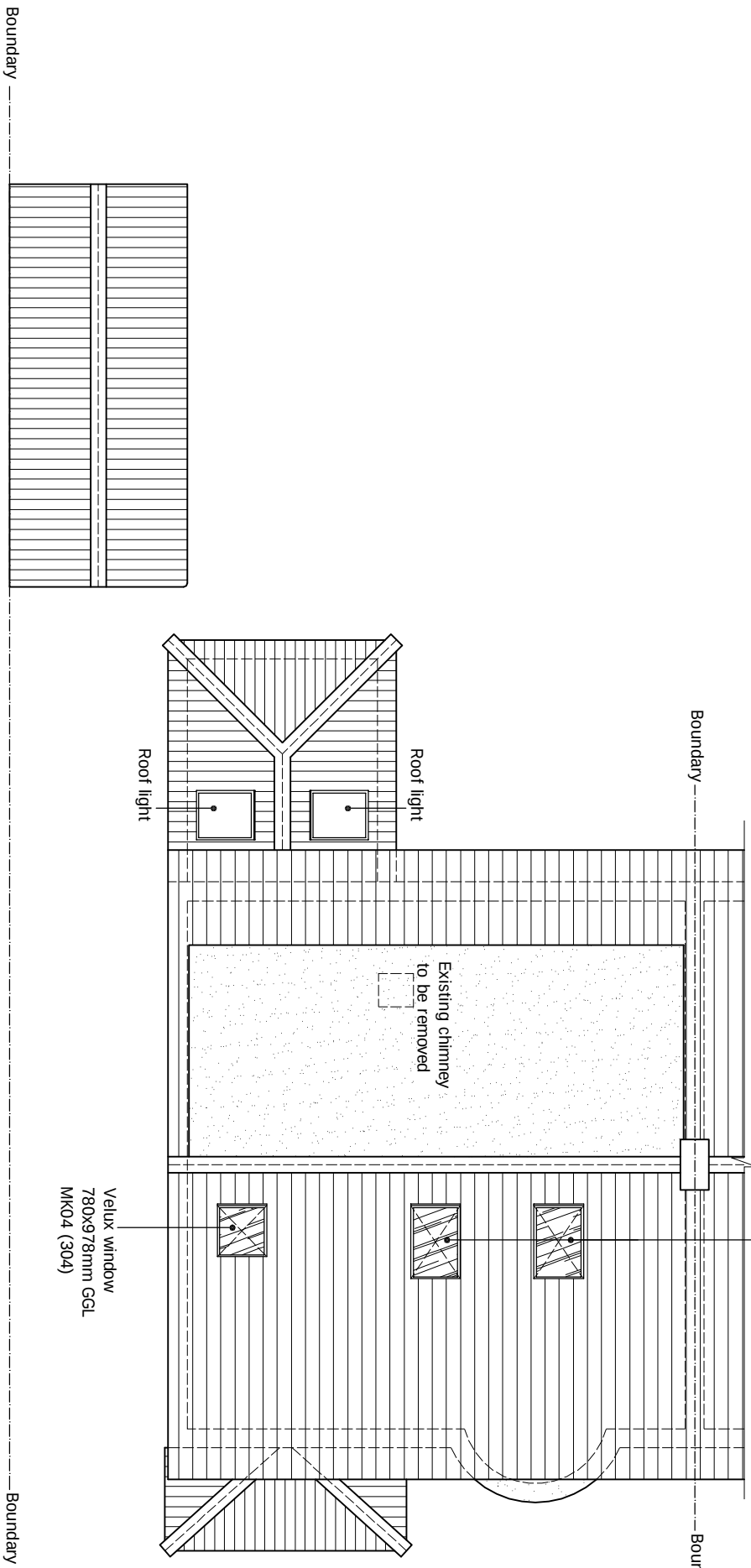
PROPOSED ATTIC FLOOR PLAN
Scale 1:50



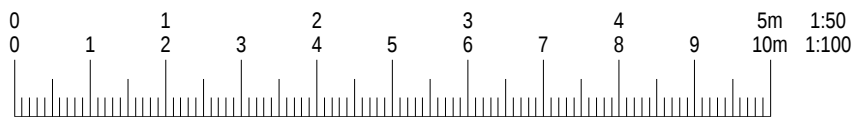
STEEL WORK AND JOISTS LAYOUT
Scale 1:50



STAIR DETAIL
Scale 1:20



PROPOSED ROOF PLAN
Scale 1:100



The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building Regulations. Smoke alarms must be provided at each landing level. The fire alarm system to be at least a Grade D2 Category LD3 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 fixed lighting to achieve lighting levels appropriate to the activity in the space and spaces to not be over-illuminated. Each internal light fitting to have lamps with a minimum luminous efficacy of 75 lm/w. Source luminaires per circuit/zone. Internal light fittings to have local control and to be capable of being controlled by each zone or zone. Controls may be manual, automatic or a combination of both. Fixed external lighting to have both of the following controls.

a. Automatic controls which switch luminaires off in response to daylight.

b. If luminous efficacy is 75 light source luminaires or less, automatic controls which switch luminaires off after the area lit becomes unoccupied. If luminous efficacy is greater than 75 light source luminaires, manual control is acceptable.

11. GAS INSTALLATION & HEATING:- The proposed gas installation shall be designed and installed by CASSAFE, registered person and a relevant certificate provided to building control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations. Any new unvented hot water system should be installed in accordance with Approved Document G guidance (Paragraphs 3.1.7-3.63) and the manufacturers recommendations. The system should incorporate all necessary safety devices, such as temperature and pressure relief valves. The discharge from safety devices must be safely conveyed to a position which is visible but will not cause danger to persons in or about the building. The completed installation should be intelligibly marked with full details of the system and with the safety warning information required by Approved Document G paragraphs 3.2.3 and 3.2.4 respectively. The installer should be retained and competent to work on such systems. This can be demonstrated by registration with a competent person scheme for this type of work or by the holding of a current registered operative skills certification card for unvented hot water systems. On completion, installation and commissioning certificates should be provided.

12. NATURAL AND MECHANICAL VENTILATION:- Prior to completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show compliance with F1 (2).

a) Habitable room:

- Rapid ventilation - 1/20th of floor area - for a hinged or pivoted window, 1/10th of floor area, for a sliding sash window that opens less than 30°
- Background ventilation - 8000 mm²
- b) Bathroom (with or without WC):
- Rapid ventilation - opening window
- Background ventilation - 5000 mm²
- Extract ventilation fan rates - 15 l/s

The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun. Fans with a duct more than 1.50 m in length to be rigid and a centrifugal.

Location of mechanical ventilation devices in rooms:

a) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings.

Note for the removal of the existing chimney:-

Providing the chimney removal makes the overall ventilation no worse than existing. A chimney which was sealed internally or externally prior to the new Regulation coming in would not be providing ventilation to the property anyway, as such, full or even part removal of such a chimney would in theory be no worse.

13. STAIRS:- New softwood staircase going between 220mm and 300mm, rise between 150mm and 220mm (max. pitch 42 degrees) and with unobstructed 810mm. Guarding of internal stairs to be 900mm high, non-climbable, have no gaps between openings than a 100mm diameter sphere can pass through, handrail to be between 900mm and 1000mm above the pitch line or floor. Minimum headroom over pitch 2000mm measured vertically. New staircase as per detail closed tread design. Site measure for new staircase prior to ordering. All to comply with approved DocK.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes, Alterations.

All existing foundations, beams and/or timels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

drawnplans.co.uk

Project
Loft Conversion with
Dormer Window to Rear.

Ross Calvert
195 King George Road
South Shields
NE34 0EX

Scale	Drawn by	Drawn by	Rev.
AS SHOWN	Sheet 3		A
Drawn by	DATE DRAWN		
L.R.	29-April-2026		
For Drawings Tel: 0800 7836790			
E-mail :- drawnplansco@aol.com			