GENERAL.
ALL NEW TIMBERS TO BE TREATED WITH APPROVED PRESERVATIVE.
ALL NEW MATERIALS & FINISHES TO MATCH EXISTING.
ALL NEW TIMBERS TO BE GRADE 16 (SC3) UNLESS SPECIFIED OTHERWISE.

DEMOLITIONS / ALTERATIONS.
DEMOLISH EXISTING CEILING TO STAIRWELL AREA AS PER DRAWING. FORM NEW OPENINGS AS REQUIRED.

FLOOR CONSTRUCTION (LOFT FLOOR SECTION).

EXISTING FLOOR JOISTS FORM PART OF THE ROOF TRUSS, AS SHOWN ON DRAWING.
PROVIDE 100mm ROCKWOOL SOUND PRO FLEXI INSULATION BETWEEN JOISTS. EXISTING18mm T & G FLOOR BOARDING TO BE RETAINED.
EXISTING CEILING JOISTS TO BE RETAINED.

FIRST FLOOR WALLS & WALL TO BEDROOM 3 / HALL.

ALL NON LOAD BEARING WALLS TO BE TIMBER STUD WALLING,
63 x 38mm TIMBER STUD BUILT OFF 63 x 75mm SOLE PLATE, 25mm ROCKWOOL ACOUSTIC PARTITION SLAB BETWEEN STUD. 12.5mm LAFARGE dBCHECK (MASS PER UNIT AREA 11Kg/m2) BOARD AND SKIM TO BOTH SIDES.
WALLS TO BE BUILT OFF DOUBLE JOISTS OR CROSS STRUTTING.
EXISTING EXTERNAL WALLS TO RECEIVE 12.5mm PLASTER AND SKIM FINISH AS REQUIRED.
EXISTING PARTY WALL IN LOFT TO BE LINED WITH 50mm THICK INSULATION & 12.5mm PLASTER BOARD AND SKIM TO REDUCE NOISE TO NEXT DOOR.

ROOF CONSTRUCTION.

EXISTING ROOF CONSTRUCTION TO BE UPGRADED WITH THE USE OF 90mm KINGSPAN THERMAPITCH TP10 INSULATION FITTED BETWEEN EXISTING RAFTERS AND 82.5mm KINGSPAN KOOLTHERM K18 INSULATED PLASTERBOARD UNDER EXISTING RAFTER ALL TO MANUFACTURERS RECOMMENDATIONS, INCLUDE FOR SKIM FINISH. ENSURING 50mm CLEAR AIR SPACE IN EXISTING RAFTERS OVER THE INSULATION IS MAINTAINED. ROOF TO HAVE A MINIMUM 'U' VALUE OF 0.15 w/m2.

ROOF INSULATION TO FLAT CEILING.

LAY 300mm ROCKWOOL ROLL BATS BETWEEN JOISTS TO NEW CEILING PRIOR TO PLASTERBOARDING, MAINTAINING 50mm AIR GAP TO CEILING VOID.

ROOF VENTILATION.

ENSURE EAVES AND RIDGE VENTILATION HAS A CONTINUOUS STRIP 25mm x 5mm WIDE FOR CROSS VENTILATION PURPOSES. MAINTAINING 50mm AIR GAP BETWEEN THE INSULATION AND ROOF COVERING.

STAIRCASE.

STAIRS TO COMPRISE OF 13 EQUAL RISERS OF 196mm AND 225mm GOINGS. AT LEAST 50mm GOING TO BE PROVIDED TO TAPERED TREADS AT THE NARROW ENDS & THEY MUST HAVE A UNIFORM GOING AT THE CENTRE. ENSURE THE STAIR PITCH DOES NOT EXCEED 42 DEGREES, A HEADROOM OF 2m ENSURING 1.9m (WHERE SPACE DOES NOT PERMIT 1.9m AT THE CENTRE OF THE STAIR WIDTH REDUCING TO 1.8m AT THE SIDE WILL BE ACCEPTABLE).
ENSURE HANDRIAL TO STAIRS HAS A MINIMUM HEIGHT OF 900mm ABOVE STRING, WITH SPINDLES POSITIONED SO A 100mm SPHERE CANNOT PASS THROUGH ANY OPENING IN THE GUARDINGS.
NEW STAIRS TO BE LINED UNDERNEATH WITH 12.5mm PLASTER BOARD AND SKIM TO MAINTAIN 1/2 HR FIRE PROTECTION.
PROVIDE GUARDING TO WINDOW ON STAIRS TO APPROVAL OF BUILDING CONTROL OFFICER,

FIRE PROTECTION.

ENSURE ALL EXISTING WALLS AND CEILING TO THE GROUND FLOOR (INCLUDING CEILING TO GARAGE) PROVIDE 30 MINUTES FIRE RESISTANCE (CONDITIONAL APPROVAL IS SOUGHT ON THIS ITEM).

ROOF WINDOWS (CONSERVATION TYPE).

VELUX WINDOWS FITTED WITH SEALED DOUBLE GLAZED UNITS COMPRISING 4mm PILKINGTON OPTIFLOAT, 16mm AIR GAP AND 4mm PILKINGTON K GLASS GIVING A 'U' VALUE OF 1.6 W/m2K, TRICKLE VENTILATORS, WEATHER STRIPPING & **FIRE ESCAPE RESTRICTOR HINGES TO BUILDING CONTROL APPROVAL**. SAFTY GLASS FITTED AT REQUIRED HIGHTS TO BS 6206 1981.

EXISTING LINTOLS.

ALL AFFECTED LINTOLS IN MAIN HOUSE TO BE CHECKED AND APPROVED BE LOCAL AUTHORITY BUILDING CONTROL OFFICE FOR ADAQUACY OF EXTRA LOADING FROM LOFT. IF FOUND TO BE INADAQUATE REPLACE WITH THE FOLLOWING OR SIMILAR APPROVED

GROUND FLOOR LINTOLS - BRICK WORK LINTOLS OVER OPENINGS TO BE 'I.G.' L1/HD 100, WITH CAVITY TRAY OVER, INTERNAL TO BE 'I.G.' HD BOX 100.
CONDITIONAL APPROVAL IS SOUGHT ON THIS ITEM.

NEW GLAZING.

ALL GLAZING WITHIN 800mm OF FFL IN WINDOWS IN EXTERNAL WALLS AND
ALL GLAZING WITHIN 1500mm OF FFL IN DOORS IN EXTERNAL & INTERNAL WALLS AND
ALL GLAZING WITHIN 300mm OF DOORS AND ALSO WITHIN 1500mm OF FFL, ALL TO COMPLY WITH BS 6206: 1981.
DOORS & WINDOWS CONTAINING GLASS PANELS THAT SIZES DOES NOT EXCEED 250mm AND COVERING AN AREA NOT MORE THAN 0.5m2 DO NOT NEED TO COMPLY. HOWEVER SMALL PANES TO BE OF ANNEALED GLASS AND 6mm THICK.

AUTOMATIC SMOKE DETECTION / FIRE ALARM.

TYPE TO BE MAINS OPERATED WITH PRIMARY BATTERY BACK UP SMOKE ALARMS TO POSITIONS AS SHOWN ON DRAWINGS ALL TO CONFORM TO B.S.5446: PART 1.
INSTALATION TO COMPLY WITH BUILDING REGULATION B1. SECTION 1. PARAGRAPHS 1.8 - 1.15.

ESCAPE WINDOWS.

ALL NEW FIRST FLOOR HABITABLE ROOMS SHOULD BE FITTED WITH WINDOWS SUITABLE FOR ESCAPE PURPOSES, THE WINDOW SHOULD HAVE AN OPENING MIN 450mm WIDE, 450mm HIGH, THE CILL HEIGHT SHOULD BE NO MORE THAN 1100mm OFF FINISHED FLOOR LEVEL.
THE WINDOW SHOULD BE FITTED WITH A SUITABLE EMERGENCY EGRESS HINGE AND SHOULD NOT BE FITTED WITH A KEY LOCKABLE TYPE HANDLE.
IF CILL HEIGHT IS BELOW 800mm ENSURE A GUARD IS FIXED TO THE INSIDE OF THE WINDOW FOR SAFETY PURPOSES, ENSURING THE MEANS OF ESCAPE IS STILL SATISFACTORY.
ENSURE AT LEAST ONE OF THE PROPOSED ROOF LIGHTS FIXED IN THE LOFT AREA IS OF AN ESCAPE TYPE I.E. IT IS INSTALLED WITH A MINIMUM OPENING OF 850 x 500mm WIDE , THE BOTTOM OF THE OPENING IS NOT MORE THAN 1100mm AND NOT LESS THAN 900mm ABOVE LOFT FLOOR LEVEL & THAT THE BOTTOM OF THE ESCAPE ROOF LIGHT IS NO MORE THAN 1.7m FROM THE EXISTING EAVES.
THE ESCAPE WINDOW MUST BE TOP HINGED INSTEAD OF CENTRALLY PIVOTED.
ALL ROOF LIGHT HEADS TO RECEIVE TRICKLE VENTS (EQUIVALENT TO 8000 mm2).
THE ESCAPE WINDOW SHOULD BE BOTH LOCATED TO ALLOW ACCESS FOR RESCUE BY LADDER FROM THE GROUND IN AN EMERGENCY, AND SUITABLE PEDESTRIAN ACCESS MUST BE PROVIDED TO THE POINT WHERE A LADDER WOULD BE SET.
ALL TO BUILDING CONTROL OFFICERS APPROVAL.

FIXED EXTERNAL LIGHTING.

WHEN PROVIDING FIXED EXTERNAL LIGHTING, REASONABLE PROVISION SHOULD BE MADE TO ENABLE EFFECTIVE CONTROL AND/OR THE USE OF EFFICIENT LAMPS SUCH THAT LAMP CAPACITY DOES NOT EXCEED 150 WATTS PER LIGHT FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF, i. WHEN THERE IS ENOUGH DAYLIGHT; AND ii. WHEN IT IS NOT REQUIRED AT NIGHT.

FIXED INTERNAL LIGHTING.

REASONABLE PROVISION MUST BE MADE FOR THE INSTALLATION OF ENERGY EFFICIENT LIGHTING, PREFERABLY IN AREAS WHERE THE LIGHTING IS EXPECTED TO HAVE MOST USE.
TO ACHIEVE THIS IT RECOMMENDS THAT ONE PER FOUR FIXED LIGHTING FITTING WILL BE OF A TYPE THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

ADDITIONAL BUILDING CONTROL NOTES:

1. GAS SAFE REGISTERD PLUMBER TO PROVIDE DETAILS OF THE EXISTING BOILER INCLUDING AIR SUPPLY AND FLUE REQUIREMENTS, AND ITS ADEQUACY IN PROVIDING EFFICIENT HEATING TO THE PROPOSED CONVERSION.
2. GAS SAFE REGISTERD PLUMBER TO PROVIDE PROPOSED RADIATOR SIZES TO EFFICIENTLY HEAT THE PROPOSED CONVERSION AND ENSURE THEY ARE FITTED WITH TRV's.
CONDITIONAL APPROVAL IS SOUGHT ON THESE TWO ITEMS.
3. ENSURE PARTY WALLS ARE BUILT UP TO UNDERSIDE OF ROOF AND FIRE STOPPED.
4. ENSURE 2m HEADROOM AT TRIMMER POSITION OVER STAIRCASE.

ELECTRICAL SAFETY.

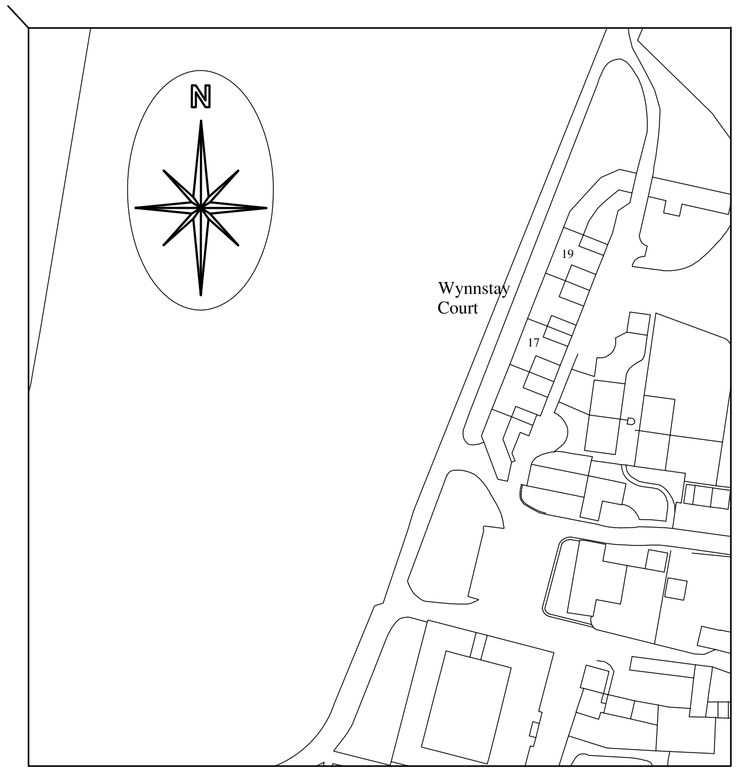
THE PROPOSED INSTALLATION WORK IS TO BE UNDERTAKEN BY A PERSON I.E. (A FIRM OR AN INDIVIDUAL) WHO IS A COMPETENT PERSON REGISTERD WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.
IN THESE CASES THE PERSON IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH B.S. 7671:2001 AND ALL RELEVANT BUILDING REGULATIONS. ON COMPLETION OF THE WORKS, THE PERSON ORDERING THE WORK SHOULD RECEIVE A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE, AND THE RELEVANT BUILDING CONTROL BODY SHOULD RECEIVE A COPY OF THE INFORMATION ON THE CERTIFICATE. THE PERSON ORDERING THE WORK SHOULD ALSO RECEIVE A DULY COMPLETED ELECTRICAL INSTALLATION CERTIFICATE AS OR SIMILAR TO THE MODEL IN B.S. 7671: 2001 APPENDIX 6.
AS REQUIRED BY B.S. 7671, THE CERTIFICATE MUST BE MADE OUT AND SIGNED BY THE COMPETENT PERSON OR PERSONS WHO CARRIED OUT THE DESIGN, CONSTRUCTION, INSPECTION AND TESTING WORK.

NOTE.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, MEASUREMENTS AND LEVELS, DRAINS AND SERVICE CONNECTIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS WHATSOEVER AND PRIOR TO THE MANUFACTURE OF ANY PURPOSE MADE COMPONENTS. ANY DISCREPANCIES TO BE NOTIFIED TO THE EMPLOYER IMMEDIATELY.
THE CONTRACTOR IS ALSO RESPONSIBLE FOR ENSURING THAT ALL WORKS CARRIED OUT COMPLY WITH THE RELEVANT AND CURRENT BUILDING REGULATIONS AND/OR STATUTORY REQUIREMENTS WHETHER OR NOT THEY ARE SPECIFIED ON THE DRAWINGS.

THE OWNERS ATTENTION IS BROUGHT TO THE ENTERING OF A PARTY WALL AGREEMENT WITH THE NEIGHBOURING PROPERTYS.

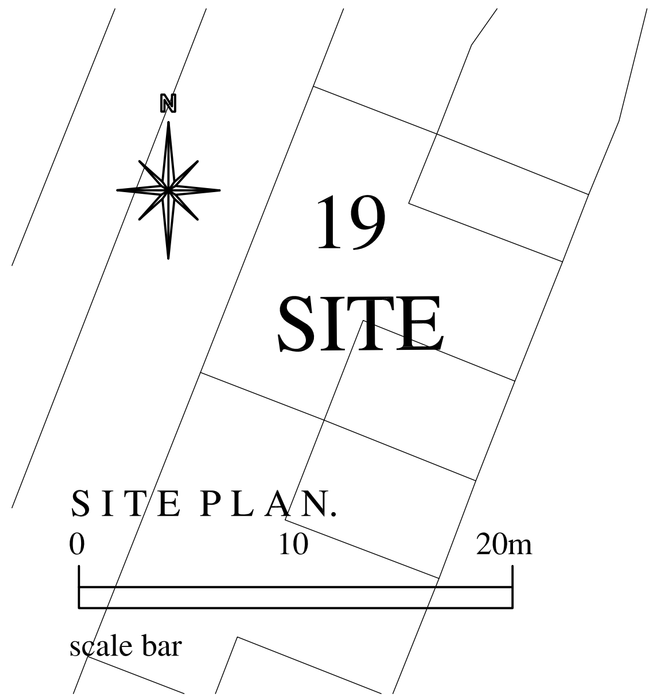
ALL STRUCTURAL WORKS TO MAIN ROOF TO BE CARRIED OUT TO STRUCTURAL ENGINEERS DETAILS .



LOCATION PLAN.

0 50m 100m

scale bar



SITE PLAN.

0 10 20m

scale bar

Ph/Rev.	Revision Details	Rev.by	Chk.by	Date

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Project:
Proposed Loft Conversion
At James Park Cottage, No 19 Wynnstay Court, Wynnstay Hall Estate, Ruabon, Wrexham.
General Notes & Location/Block Plans.
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Drawn by:	A Hannett	Date:	Oct 2015	Sheet 3 of 3
Scales: As shown @ A1	Drawing No: 2015/15/03			Phase/Rev: A

partner LABC