

Note to Contractor:

Dimensions for beam sizes (between party & flank walls) to be taken from these dwg's as opposed to structural engineers plans

No work is to be commenced until site dimensions have been checked & discrepancies reported

New windows to be in line with first floor windows where possible;

New window sizes and positions to be agreed with client. Sill height to floor to be minimum 850mm and maximum 1100mm or full safety glass. To be openable without the use of a key.

Existing Svp adjusted and to receive external grade AAV (Flopplast or S.A. system). Connection to be made fully accessible to client.

Details T.B.C. on site prior to commencement of works (Class G)

Note: Ensure interlinked smoke detectors are fitted within hallway & all landings with a heat detector installed within kitchen onto the same system. Carbon monoxide detector should be installed adjacent any new boiler.

Structural newel post(s) required to support new stair. New newels hung from roof support over or onto existing structure below (T.B.C.). S.E. to advise on all supporting elements.

Party wall lined. See section specification notes for confirmation of build up.

Adjacent Property

Contractor to ensure floor trimming is positioned to allow sufficient headroom to new stairs below.

Existing (retained) structure shown solid hatch.

Existing walls below roof covering (shown dashed)

- Key** (indicative heights)
- 1500mm high position
 - 1800mm high position
 - Skelling Line (See Section)

General notes:
This drawing must be read in conjunction with the following:

- 1491-01 Plans as Existing
- 1491-02 Elevations as Existing
- 1491-03 Elevations as Proposed
- 1491-04 Ground Floor Plan as Proposed
- 1491-05 First Floor Plan as Proposed
- 1491-06 Loft Floor Plan as Proposed
- 1491-07 Section as Proposed
- 1491-08 B.R. Specification

Note:
Any existing loft plumbing, boiler, heat recovery unit, water tank and pressure vessel locations assessed on site prior to commencement of works and relocated (if necessary) to client preference.

Boundary

Note: New Ensuite room waste connected to existing drainage system. Route confirmed on site **PRIOR** to commencement and to the approval of the LABCO.

2 No. New double glazed windows in positions indicated with support over to S.E. design. Ensuite to receive obscure glazing to client preference.

Flat roof dormer to receive tile clad face and cheeks. Ridge to be no higher than main roof. Windows and rainwater goods to match existing. **No part of dormer to overhang the boundary**

NOTE: Hip to gable main roof extension. New Roof tiles and pitch to match existing. Gable wall built onto existing flank wall to apex beneath roof canopy with **tile hanging** (see elevations). S.E. to confirm existing wall and foundation can accept additional loading with new beam support (if required). LABCO to agree approach.

Boundary

Ensuite layout indicative. Client to agree final design and specification prior to commencement of works

Flat Roof dormer volume = 29.55m³
Hip to Gable volume = 18.40m³
Total volume = 47.95m³

No new construction to exceed boundary line without neighbour agreement in place.

Adjacent Property

Note: Existing chimney stack (shown dashed **red**) capped at first floor ceiling level and demolished over. Area made good adjacent as necessary.

Existing (extended) Ridge position. New beam below ridge over - See Section.

3 No. MK06 Velux windows with Protec Star glazing to Front elevation and positioned to client preference.

New beams position (below) onto bearing plates to S.E. design.

Cup'd door (min 30mins FR & insulated to 0.28 W/m²) to eaves storage space to be provided to client preference.

Roof Void

5640 approx (wall to wall)

Rwp

Boundary

Note to Contractor:
Typical new stair configuration; contractor to carry out survey and provide full details prior to construction
Ensure min 2000mm head height over existing stairs below & throughout flight

All flashings, valleys, drips and soakers to the Lead Development Associations details

Proposed Loft Floor Plan
Scale 1:50 @ A3

IMPORTANT NOTE: A Party Wall agreement may be required for these works. See information in the adjacent titleblock for further details

The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement 'The Party Wall Act of 1996'. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring properties for the purpose of construction.

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers Instructions.

The contractor is responsible for maintaining the stability of the structure during the course of the works and as such should satisfy himself as to the condition of the structure prior to commencement of works. Should the contractor deem that temporary works are necessary to enable the works to be carried out safely, then he should employ a suitable qualified person to advise accordingly. The contractor will be responsible for the design and installation of all temporary works.

Where existing walls have been assumed to be load bearing, these are to be checked and confirmed by the structural engineer prior to commencement of works and to the entire satisfaction of the building control officer.

No works should commence until these plans have been approved. Should any works commence or materials ordered prior to the approval notice from the building control officer being issued, then this is done so entirely at the client/contractor's own risk and expense.

All dimensions are to be checked and confirmed on site by the contractor, dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

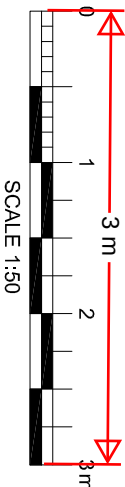
Construction (Design & Management) Regulations 2015:

Essen-K Planning are appointed only as Principal Designer up to the production of planning & building regulations draws. The client, for all future works, will need to be made aware their duties under the CDM Regulations to appoint a Principal Designer and Principal Contractor or, in the case of domestic projects, for the Principal Contractor to undertake these duties on behalf of the client. See Specification Notes drawing for list of this projects pre-construction CDM requirements. The appointed Principal Contractor (or Client) should agree or supplement this list prior to commencement of any works.

Rev	Date	Description

PLANNING

Scale Bar:



Project Title:
Mr Jamie Sutherland
23 Darenth Drive,
Gravesend, Kent. DA12 4TA.

Drawing:
Loft Conversion
Loft Floor Plan
Proposed

Date: 23/09/2023
Scale: 1:50 @ A3
Drawn: G.J.O.
Checked: S.W.

Drawing Number:
1491 - 06

Revision:

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