

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

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

Existing Svp adjusted and to receive external grade AAV (Floplast 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)

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.

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

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

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.

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

Proposed Loft Floor Plan
Scale 1:50 @ A3

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

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

Flat Roof dormer volume = 21.77m³
Total volume = 21.77m³

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

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

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

Note to Contractor:
Typical new stair configuration; contractor to carry out survey and provide full details prior to construction

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

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:
Essan-K Planning are appointed only as Principal Designer up to the production of planning & building regulations dwgs. The client, for all future works, will need to be made aware of 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 the role of Principal Designer for 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.

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Rev	Date	Description

PLANNING

Scale Bar:



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Drawing:

Loft Conversion Loft Floor Plan Proposed

Date: 05/04/2022	Drawing Number:
Scale: 1:50 @ A3	1365 - 05
Drawn: G.J.O.	Revision: -
Checked: S.W.	

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