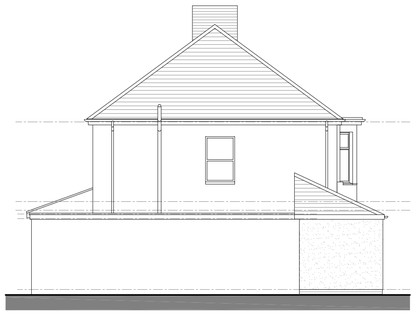
37 HIGHCROSS ROAD, ROGERSTONE.

AS EXISTING



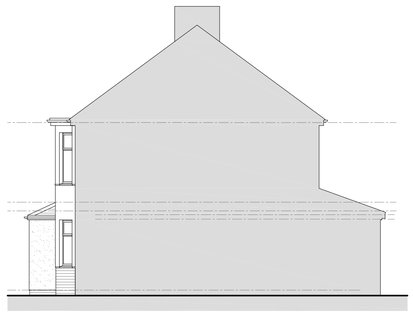
FRONT ELEVATION



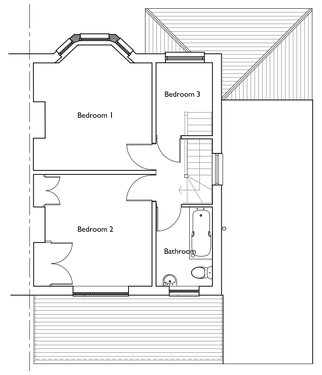
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION / SECTION THROUGH No. 39

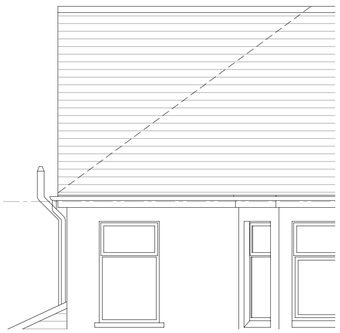


FIRST FLOOR PLAN

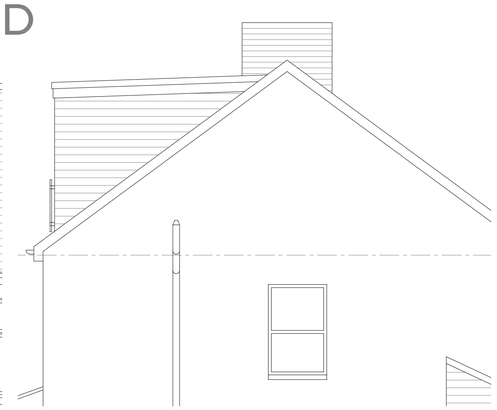


SITE LOCATION PLAN
SCALE 1:1250

AS PROPOSED



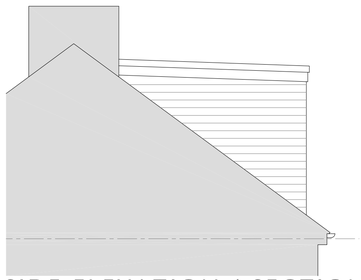
FRONT ELEVATION



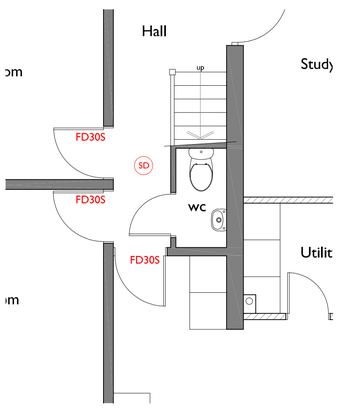
SIDE ELEVATION



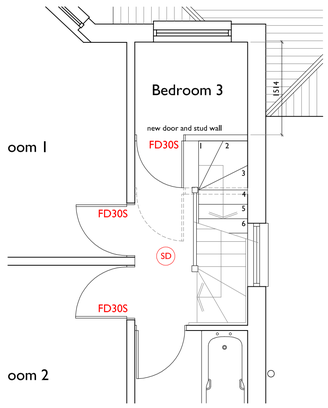
REAR ELEVATION



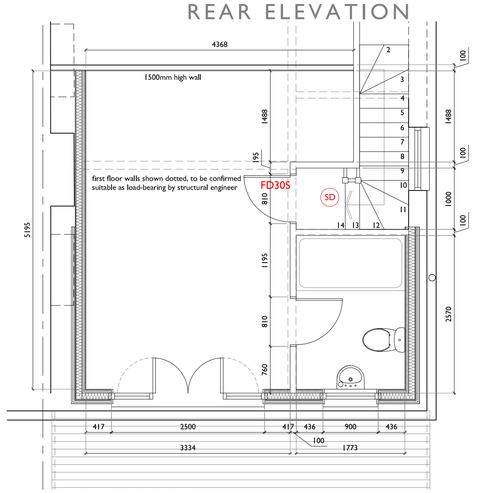
SIDE ELEVATION / SECTION THROUGH No. 39



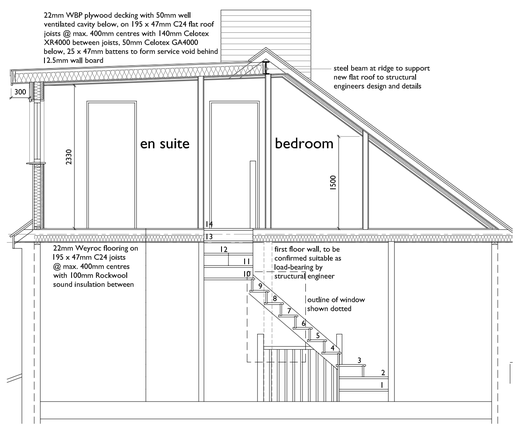
GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN



SECTION A-A

DOORS
All doors on the escape route at ground, first and second floors are to be FD30S rated to provide a protected stairway which extends to the final exit.

NEW STAIRCASE
800mm wide staircase, with 14 risers, 202mm rise and 235mm going, pitch 40.7°, to be constructed in accordance with guidance from the British Woodworking Federation on the minimum requirements for the manufacture of timber stairs for the UK market. Guarding to stairs to comprise of a handrail 900mm above the pitch line of the stairs, guarding to prevent a 100mm diameter sphere passing through any opening in the guarding. Min. 1900mm headroom to be provided above the staircase to the loft.

LOFT FLOOR
22mm Weyroc flooring, on 195 x 47mm C24 joists @ 400mm centres spanning onto existing walls, structural engineer to confirm load bearing walls below, placed between existing ceiling joists and packed off the existing wall plate with plywood packers, with 100mm Rockwool sound insulation (minimum density of 10kg/m³) to accord with the requirements of Part E of the Building Regulations in the cavity on wire mesh wrapped over new floor joists and existing ceiling with 12.5mm plasterboard and skim to underside.

EXISTING ROOF (RETAINED THERMAL ELEMENT)
Existing roof tiles and roofing felt, 50mm min. ventilation to underside of roofing felt, with 20mm Celotex TB4000 between rafters and 50mm Celotex GA4000 below rafters with joints taped to create VCL and air leakage barrier, with 25 x 47mm battens to create services void behind 12.5mm wallboard with 3mm plaster skim coat, all to achieve a 'U' Value of 0.28W/m²K.

NEW FLAT ROOF
Flat roof covering on 22mm WBP plywood decking with 50mm well ventilated cavity below, on 195 x 47mm C24 flat roof joists @ 400mm centres with 140mm Celotex XR4000 between joists, 50mm Celotex GA4000 below joints with all joints taped as VCL, 25 x 47mm battens to form services void behind 12.5mm wall board with 3mm plaster skim, moisture board to en suite, all to achieve a 'U' Value of 0.13W/m²K.

10mm over fascia eaves ventilator in conjunction with eaves ventilator tray equivalent to 25mm gap.

Ridge ventilator to provide ventilation of 5000mm²/m.

Provide insect mesh to ventilation openings at eaves level.

DORMER CHEEKS
Fibre cement cladding to match colour of existing roof tiles, on vertical tanalised battens, size 50 x 38mm for standard fixing and 75 x 38mm at joints and corners, fixed @ max. 600mm centres, with insect mesh to top and bottom, on breather membrane, on 12.5mm cementitious board, on 12mm OSB, on 100 x 47mm tanalised timber studs @ max. 600mm centres, with 100mm Celotex GA4000 between studs, 62.5mm Celotex PL4050 (50mm + 12.5mm) with all joints taped to form vapour control layer and 3mm plaster skim, all to achieve a 'U' Value of 0.17W/m²K.

Floor joists doubled up below studwork.

9mm sheathing board behind plasterboard where fixings are required.

Timber lintels over openings to structural engineers design and details.

FIRE PRECAUTIONS
Smoke detectors are to be provided at each floor level, within 7m of all living rooms and within 3m of all bedrooms, ceiling mounted, mains wired and interlinked. Carbon monoxide detectors to be provided in all rooms with open fires, either as battery operated units, or combined with smoke detector in same location. Heat detectors to be provided in Kitchen and Utility Room. Fire doors to FD30S standard to be provided to all doors off the hall and landings.

MECHANICAL VENTILATION PART F
Mechanical ventilation to be provided:
En Suite with extract fan to give a min. 15 l/s extract ventilation.

Fans to be positioned min. 1.7m above ffl to prevent draughts.

GENERAL REQUIREMENTS TO PART L1
All penetrations through external walls & ceiling/roof finishes to be fully sealed & air tight.
All windows & door frames to receive mastic beading to perimeter to ensure air tightness.
All wall & floor insulation boards to be cut tightly & checked for limited amount of gaps. All boards to be cut square.

All draught sealing & ventilation in accordance with part 'F' of the current building regulations.

ACCESSIBILITY - AD 'M'
New doors to provide min. 775mm clear opening width.

New power sockets sited between 450 and 900mm above FFL, light controls between 900 and 1200mm above FFL. Window controls to be sited between 900 and 1200mm above FFL.

ELECTRICAL SYSTEM
All electrical work is to be designed, constructed and inspected and tested in accordance with the British Standard 7671 (The IEE Wiring Regulations) and will either fall under a competent persons scheme.

Mains supply to smoke alarms should comprise a single independent circuit at the main distribution board (consumer unit) or a single regularly used local lighting circuit. All to comply with the requirements of BS5839 Part 6:2019.

HEATING SYSTEM
Existing wet heating system to be extended to new areas. Gas Safe registered contractor to certify alterations to heating installation. Thermostatic valves are to be used on all new radiators.

LIGHTING SYSTEM
Existing lighting circuit to be extended to new areas utilising energy efficient fittings with safety switching.

DRAINAGE
All surface water drainage is to be constructed to the approval of the local authority. Surface water to discharge into existing stormwater drainage, soakaway is not possible due to close proximity of buildings and plot boundary.

UNDERGROUND DRAINAGE:
All drainage to be in accordance with Approved Document H and to be designed and installed to comply with BS EN 752:2008 - 1, 2, 3, 4, 5, 6 & 7. 100mm/150mm dia . nominal, Supersleeve, PVCu or similar or equal approved. Top runs minimum gradient of 1:40 with inspection chambers at maximum 12m intervals. Pipe work below buildings, or within 1m of foundations to be encased in 150 thick concrete surround in accordance with the manufacturer's recommendations, with rocker pipe at wall penetrations. See site drainage plan for drainage runs, gradients and manhole inverts. Drain passing through walls to have 50mm clearance all round with lintel over and a sheet of rigid material fixed both sides of wall to prevent escape of fill material. Inspection chambers are to be generally 450mm. dia pvc chambers up to a max depth of 1m. Chambers to be bedded and surrounded in 100mm thick granular or other flexible filling material.

All pipes and fittings to BS4660. All sizes, falls, traps and vents to satisfy the requirements of the building regulations.
soil and vent pipes Ø.
WC.....100mm Ø
wash hand basin.....40mm Ø
shower outlet.....40mm Ø

All lengths of waste to be roddable by means of suitable access provisions to BCO approval.
Traps to BS3943, 75mm. seal min; WC 50mm. All goods and fittings to comply with CPO 305 and installed in accordance with CP 304.

SCALE THIS DRAWING ONLY FOR PLANNING PURPOSES CHECK ALL DIMENSIONS ON SITE

This drawing is to establish design intent. The contractor is responsible for quantities, dimensions, verification of site conditions, compliance with contract documents for information that pertains to the fabrication processes or techniques of construction and for the co-ordination of work with all trades. All errors or omissions are to be reported to the designers.

Original drawing size A1

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Rev	Date	Description	By	Checked
-	-	-	-	-

Client: MR AND MRS S. WHITE
Project: LOFT CONVERSION AT 37 HIGHCROSS ROAD, ROGERSTONE, NEWPORT.
Title: PLANS AND ELEVATIONS AS EXISTING AND PROPOSED
Scale: 1:100,1:1250 @ A1 1:200,1:2500 @ A3
Status: PRELIMINARY
Drawn: jmt | Date: Feb 2025 | Approved: --- | Checked: ---
Job No: 2025.477 | Drg. No: SK02 | Rev: -

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