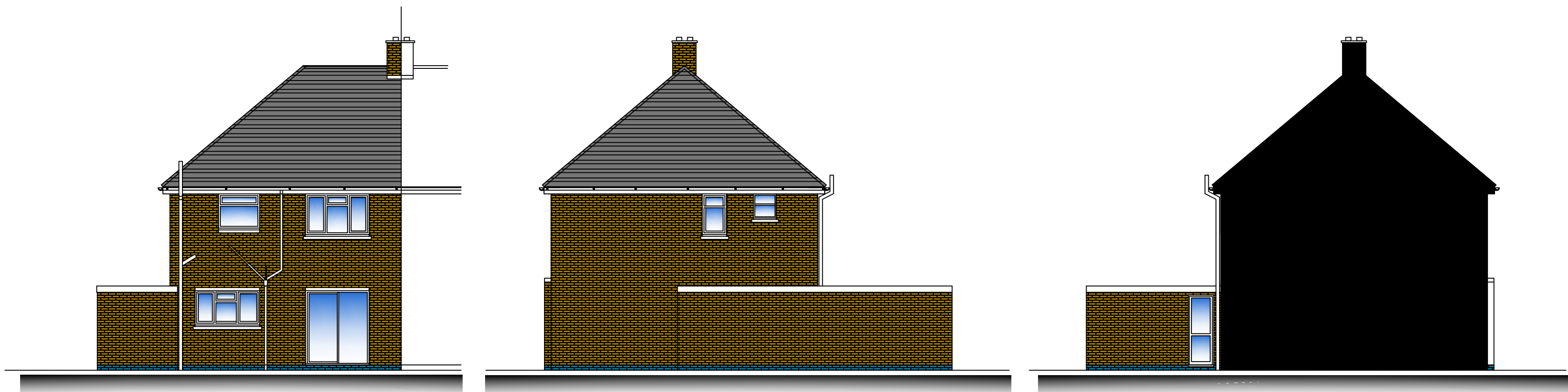




EXISTING REAR ELEVATION

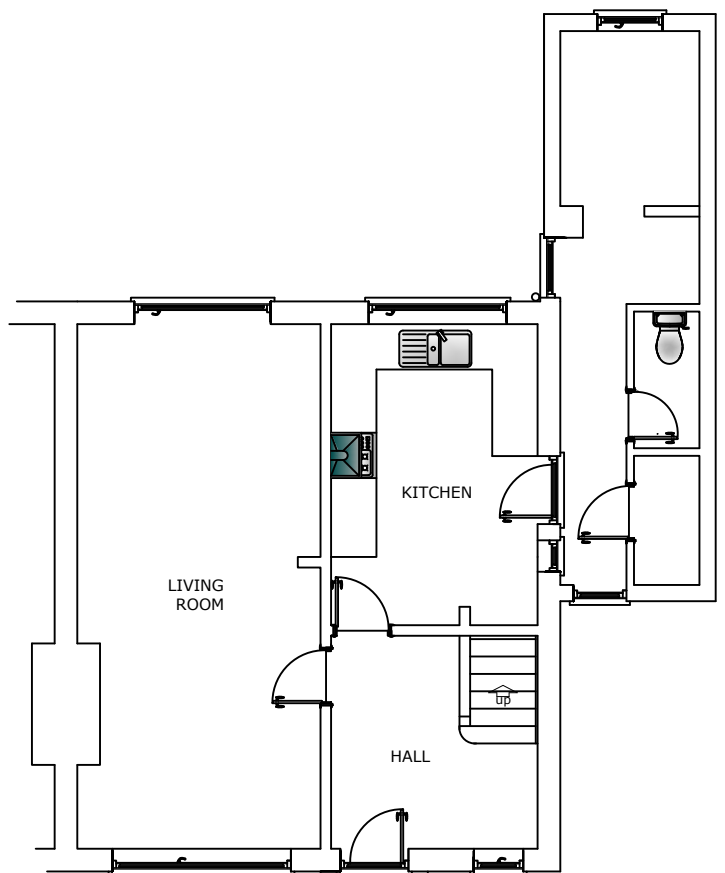
1:100

EXISTING SIDE ELEVATION

1:100

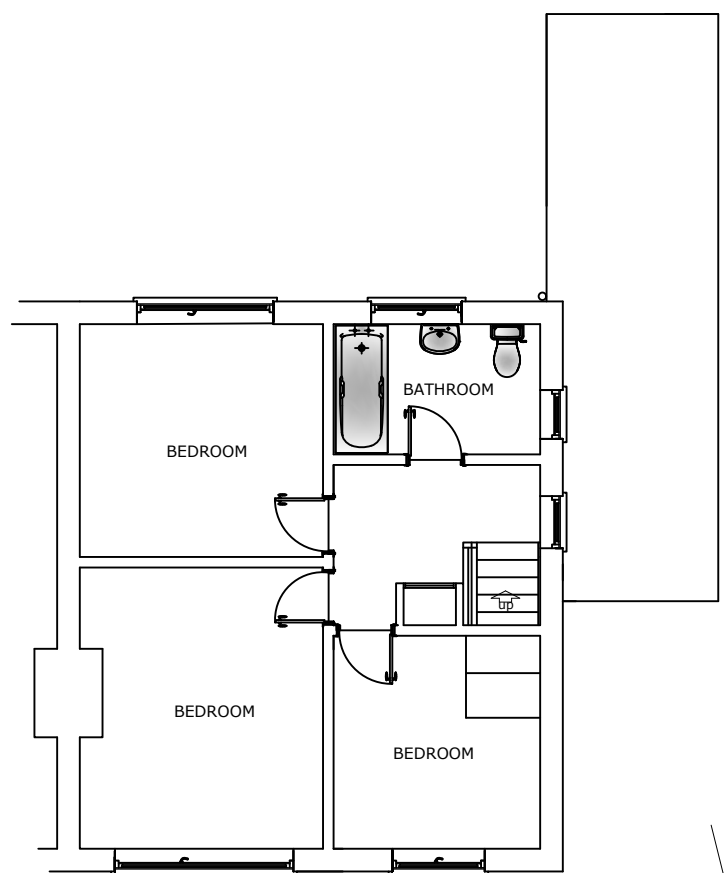
EXISTING SIDE ELEVATION

1:100



EXISTING GROUND FLOOR PLAN

1:100

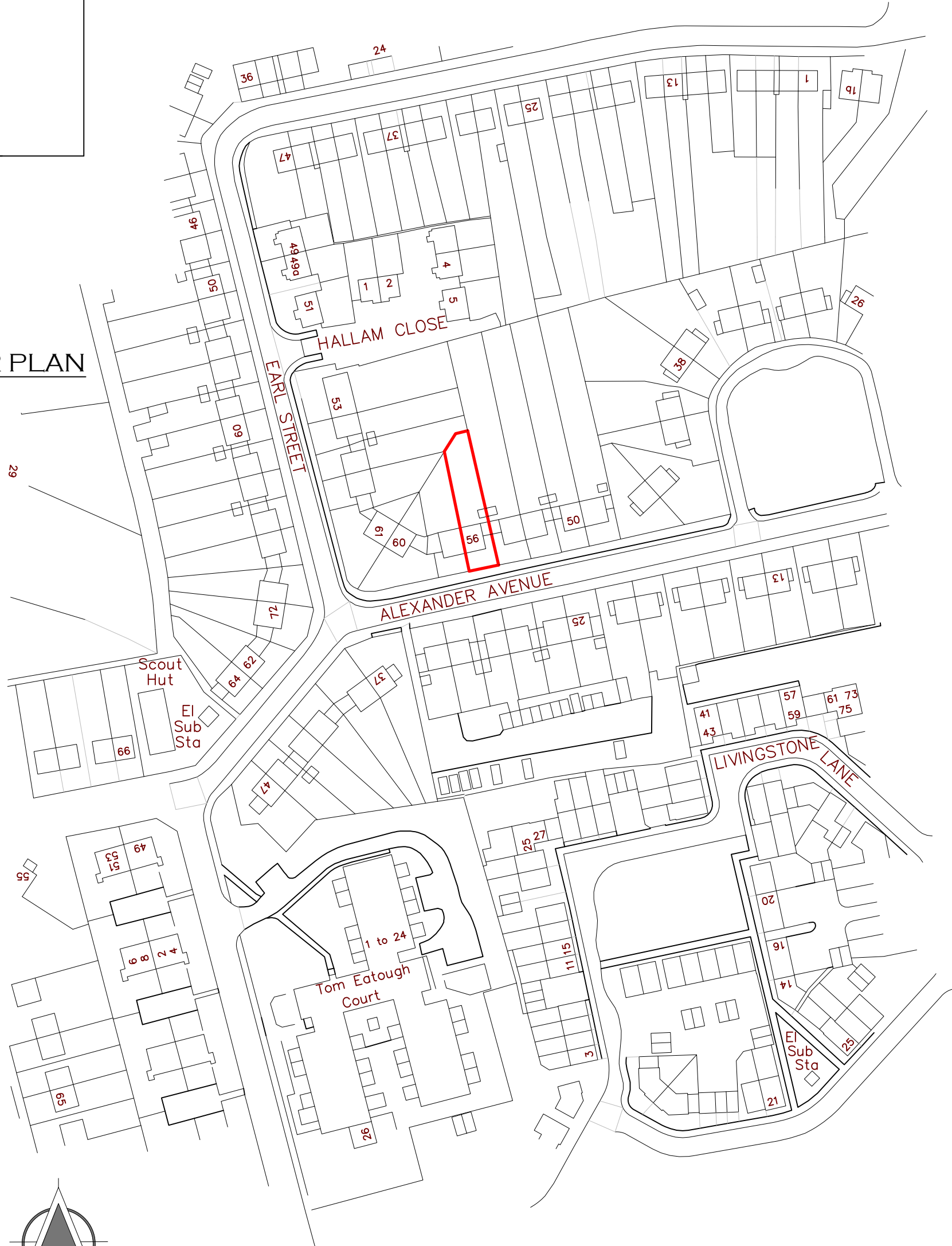
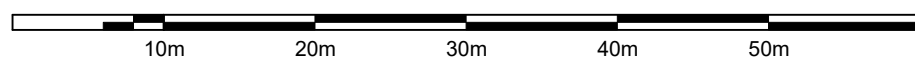


EXISTING FIRST FLOOR PLAN

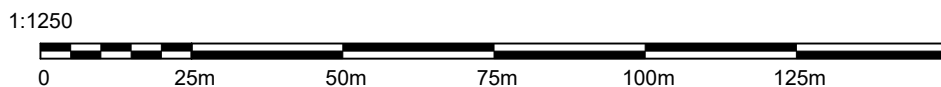
1:100



SITE PLAN 1:500



LOCATION PLAN 1:1250



LINTELS
EXPOSE AND ASSESS WITH BUILDING INSPECTOR.

LOFT FLOOR
47 X 195 C24 FLOOR JOISTS @ 400 CENTRES ABOVE EXISTING. TRIM AROUND STAIRS WITH TRIPLE JOISTS BOLTED TOGETHER. 100 MINERAL WOOL BETWEEN JOISTS. 2/3RD HEIGHT NOGGINS AT MID SPANS. 22 T&G CHIPBOARD TO TOP. FIX EXISTING TO NEW. TRIM AROUND STAIRS ONTO SUPPORTING WALLS. DOUBLE UP AND BOLT TOGETHER UNDER STUD WALLS.

STEELWORK
AS PER STRUCTURAL SPECIFICATION.

LOFT STUD DWARF WALLS
75 x 100 SW STUDS INCLUDING FOOT AND HEADER PLATES WITH NOGGINS. 12.5 FOIL BACKED PLASTERBOARD AND SKIM COAT TO INNER SIDE.

ROOF (U-VALUE <0.18M²K WHERE SLOPING)
47 x 195 SW C24 RAFTERS TO SIDE OF EXISTING-TRUSS BRACING REMOVED. EXISTING BREATHABLE FELT. INSULATE SLOPING CEILINGS WITH 120 CELOTEX BETWEEN RAFTERS (MIN 50 AIRGAP TO TOP MAINTAINED) WITH 50 UNDERNEATH. WALL AND ROOF INSULATION TO BE CONTINUOUS. 12.5 FOIL BACKED (DUPLEX)PLASTERBOARD AND SKIM COAT. DOUBLE UP AND BOLT TOGETHER RAFTERS EITHER SIDE OF VELUX WINDOWS.

DORMER CHEEKS (U-VALUE <0.28W/M²K)
50 x 120 SW STUDS INCLUDING FOOT AND HEADER PLATES WITH NOGGINS. 12 PLYWOOD SHEATHING TO OUTER FACE. 25 CELOTEX AND 12.5 PLASTERBOARD AND SKIM COAT TO INSIDE. INSULATE INTERNALLY WITH 100 CELOTEX. EXTERNALLY APPLY TYVEC BREATHABLE FELT 12 EXTERIOR PLY, BATTENS AND CEDRAL CLADDING TO MANUFACTURERS DETAILS. CODE 4 LEAD FLASHING TO LSA DETAILING.

DORMER FLAT ROOF (U-VALUE <0.20W/M²K)
47 x 195 SW C24 JOISTS AT 400 CENTRES. MIN 50 FIRRING STRIPS TO RUN AND DRAIN TO REAR. 3 LAYER FELT OR GRP COVERING WITH AA/B/C RATING. 50X 50 ANGLE FILLETS AND INTEGRAL FLASHING. MIN 1:80 FALL. INSULATE ON TOP WITH 18 PLY OVER 150 CELOTEX. 18 EXTERIOR PLY INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. WALL AND ROOF INSULATION TO BE CONTINUOUS. 12.5 FOIL BACKED (DUPLEX)PLASTERBOARD AND SKIM COAT. BASIC WORKMANSHIP DETAILS FOR TIMBERS TO TRADA PUBLICATION 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS (EXCLUDING TRUSSED RAFTER ROOFS)' FOR DWELLINGS - PART 3.2.

WINDOWS & DOORS (U-VALUE <1.4 W/M²K)
UPVC DOUBLE GLAZED TO CLIENTS SPECIFICATION. ARGON FILLED. GAP BETWEEN GLASS AND A SOFT 'E'. SUCH AS 'PILKINGTON K' COATING TO INNER PANE. TESTED TO BS 5713. TOTAL OPENING LIGHTS TO BE A MINIMUM OF 1/20TH OF ROOM FLOOR AREA FOR HABITABLE AREAS. TRICKLE VENTS A MINIMUM OF 1700 OFF FLOOR. VENTILATION TO BE 8000mm² FOR HABITABLE ROOMS. EXACT SIZES TO BE MEASURED ON SITE. SET BACK 30 OVERLAP TO CAVITY. TOUGHENED GLASS TO BS6206 TO ALL DOORS, SIDE PANELS AND CRITICAL LOCATIONS.

INTERNAL DOORS
FD30 DOORS AS STATED WITH INTUMESCENT SEALS AND THREE HINGES INSTALLED AS MANUFACTURERS REQUIREMENTS.

STAIRS
SW STAIRS TO BS5395. CLOSED RISERS. MAX 42 DEGREE PITCH. 223 GOINGS AND 200 RISERS. MIN 2000 HEADROOM. NON CLIMBABLE GUARDING TO BE 900-1000 HIGH WITH VERTICAL BALUSTRADING WITH NO GAPS GREATER THAN 99. ABLE TO RESIST A FORCE OF 0.36KN/M. HANDRAIL TO ONE SIDE AT 900-1000 HEIGHT. BUILDER TO SITE MEASURE BEFORE ORDERING. DISCUSS WITH BUILDING INSPECTOR ANY DEVIATIONS REQUIRED FROM ABOVE DIMENSIONS.

RAINWATER DRAINS
CONTRACTOR TO ASCERTAIN ALL LEVEL, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS. 100 GUTTER TO 63 DOWNPIPE INTO RODDABLE TRAPPED GULLY. BRACKETS AT 1500 MAX VERTICAL CENTRES AND 1000 MAX HORIZONTAL CENTRES.

CONTINUITY OF INSULATION & AIRTIGHTNESS
BUILDING FABRIC CONSTRUCTED IN LINE WITH TSO ROBUST DETAILS CATALOGUE 'LIMITING THERMAL BRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2002'

HEATING
HEATING AS SPECIFIED BY CLIENTS- CONFIRM BEFORE COMMENCEMENT. EXTEND EXISTING HOT WET SYSTEM TO ALL NEW FITTINGS. TRVS TO ALL RADIATORS. ALLOW FOR RADIATORS AS PER CLIENTS SPECIFICATION AND AGREEMENT. BOILER ALTERATIONS TO BE UNDERTAKEN BY GAS SAFE REGISTERED INSTALLER.

VENTILATION
MECHANICAL EXTRACT FAN TO BATH/ SHOWER ROOMS NOT LESS THAN 30L/S. TEST CERTIFICATE PROVIDED ON COMPLETION. 10 AIR GAP UNDER DOORS.

ELECTRICS
ELECTRICIAN TO BE 'PART P' REGISTERED UNLESS THE COUNCIL IS INFORMED BEFORE COMMENCEMENT. EXTEND THE EXISTING POWER AND LIGHT SYSTEM INTO EXTENSION. CLIENT TO SUPPLY SPEC. ALLOW FOR ALL FITTING TO TAKE ENERGY SAVING LIGHT LAMPS GREATER THAN 40 LUMENS PER CIRCUIT WATT (TABLE 4 AD L1). ALL TO CURRENT I.E.E & N.I.C.E.I.C REGULATIONS. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. ALLOW FOR THE NO. SOCKETS AS AGREED WITH CLIENT. ELECTRICS TO CLIENTS SPECIFICATION.

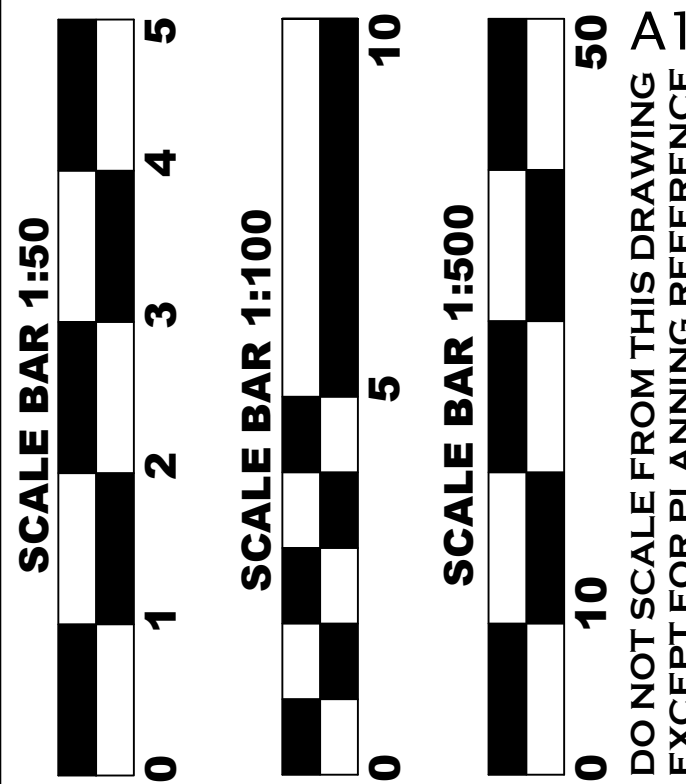
FIRE DETECTION /ALARM
INSTALL SMOKE ALARMS, MAINS WIRED WITH BATTERY BACK UP & INTERLINKED TO BS 5446 PT 1:2000 AND POSITIONED IN ACCORDANCE WITH BS5839-6:2004. WITHIN 7500 OF EVERY HABITABLE ROOM AND 300 FROM ANY LIGHT FITTING AND WALL.

INFORMATION
ALL OPERATION AND MAINTENANCE INFORMATION TO BE PROVIDED FOR THE FIXED BUILDING SERVICES TO THE OWNER.

WOODWORK
SKIRTINGS, ARCHITRAVES, DOORS, SOFFITS ETC TO MATCH EXISTING & TO CLIENTS SATISFACTION.

DEMOLITION
ALLOW FOR REMOVING EXISTING AS APPLICABLE.

GENERAL NOTES.
NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
ALL DIMENSIONS STATED ARE METRIC MILLIMETRES.
ALL LEVELS, INVERTS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE AND DURING WORK.
ALL WORK IS TO BE CARRIED OUT IN LINE WITH CURRENT BUILDING REGULATIONS, RELEVANT CODES OF PRACTICE, BRITISH & EUROPEAN STANDARDS AND MANUFACTURERS SPECIFICATIONS TO THE BUILDING INSPECTORS SATISFACTION, AND IN ACCORDANCE WITH PUBLIC AND PRIVATE UTILITIES REGULATIONS. NO WORK TO ENCR OACH BOUNDARY LINES.
IT IS THE CLIENTS RESPONSIBILITY TO ISSUE ANY 'PARTY WALL ACT 1996' NOTICE NECESSARY BEFORE ANY WORK COMMENCES ON THE BOUNDARY.
IT IS THE CLIENTS RESPONSIBILITY TO ENSURE ANY WORK SHOWN ON THIS PLAN DOES NOT CONTRAVENE ANY COVENANTS.
IT IS THE CLIENTS/ BUILDERS RESPONSIBILITY TO CHECK THE EXACT POSITION OF ALL SERVICES TO INCLUDE GAS, ELECTRICITY, WATER AND TELEPHONE, AND POSITION. OWNERSHIP AND DEPTHS OF FOUL AND RAINWATER DRAINAGE. AMLI DESIGN DOES NOT SURVEY THE DRAINS AND THESE SHOULD BE SURVEYED BEFORE COMMENCEMENT OR QUOTING. THE EXACT SPECIFICATION OF FINISHES, FITTINGS AND SERVICES TO BE INSTRUCTED BY THE CLIENT. ANY DEVIATION FROM THESE PLANS SHOULD BE NOTIFIED TO THE BUILDING INSPECTOR AND AMLI DESIGN.
IT IS THE OWNERS/ CONTRACTORS RESPONSIBILITY TO NOTIFY THE BUILDING INSPECTOR WHEN THE WORK IS READY FOR THE RELEVANT INSPECTIONS AND FOR THE CLIENTS RECEIPT OF THE COMPLETION CERTIFICATE.
IT IS ASSUMED NO PUBLIC SEWERS CROSS THE SITE UNLESS INFORMED OTHERWISE.
THE CONTRACTOR IS ASSUMED TO HAVE VISITED SITE BEFORE TENDERING AND CHECKED DRAINAGE INVERTS AND DIRECTIONS.
THIS DRAWING HAS BEEN PREPARED FOR PLANNING & BUILDING CONTROL CONSENT ONLY. USE IMPLIES THE CLIENT AGREES TO ALL TERMS AND CONDITIONS. UNTIL APPROVALS HAVE BEEN OBTAINED THESE DRAWINGS REMAIN PRELIMINARY. WORK SHOULD NOT COMMENCE OR MATERIALS ORDERED UNTIL APPROVAL IS OBTAINED. AMLI DESIGN DOES NOT ACT AS THE PROJECT MANAGER. AMLI DESIGN IS NOT THE DESIGNATED 'PRINCIPLE DESIGNER' UNDER THE BUILDING REGULATIONS UNLESS AGREED BEFOREHAND WITH THE CLIENT ONLY. IT IS THE OWNERS' PROJECT MANAGERS RESPONSIBILITY TO ENSURE ALL APPROVALS INCLUDING PLANNING CONDITIONS ARE APPROVED BEFORE COMMENCING. COPYRIGHT REMAINS WITH AMLI DESIGN.



LOFT CONVERSION AND ALTERATIONS
56 ALEXANDER AVENUE
EARL SHILTON
LEICESTERSHIRE LE9 7AF
FOR MS. K. BARNES

SCALE 1:100/1:50 A1
DWG NO. 56AA/2026 1/2
REV

DATE OCT 2026
DRAWN DRI
CHKD KB 10/26

