BUILDING REGULATIONS NOTES

PLANNING NOTE
It is recommended that the Agent contact the local planning authority for advice on all matters concerning permitted development.

A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

A volume allowance of 40 cubic metres additional roof space for terraced houses*
A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
No extension to be higher than the highest part of the roof
Materials to be similar in appearance to the existing house
No verandas, balconies or raised platforms
Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
Roof extensions not to be permitted development in designated areas
Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves
*Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space, a previous owner may have done so.
(Ref - planningportal.gov.uk)

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm².
Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.
Background ventilators to be tested to BS EN 13141-1.
Background ventilator equivalent area and operation to be measured and recorded.
Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

Where the extension connects to in an existing room and as a result the existing room is left with no windows or background ventilation less than 5000mm², then the new room background ventilation to be at least 10,000mm² equivalent area.
Where the extension connects to in an existing room and as a result the existing room is left with background ventilation at least 5000mm², then both the following is to be provided:
- Background ventilators of at least 12,000mm² equivalent area should be provided between the two rooms.
- Background ventilators of at least 12,000mm² equivalent area between the additional room and the outside.

Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

UPGRADE OF EXISTING CEILINGS
Intermediate floor to be upgraded by the provision of 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floors joists. Ceiling to be 12.5mm plasterboard with a minimum mass of 10 kg/m3 with skim plaster set and finish. Ensure the existing timber flooring of the room above has a minimum mass of 15 kg/m3.

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

FLAT ROOF RESTRAINT
100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to existing drainage.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

MEANS OF ESCAPE - Fire doors
Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD30 rated fire doors to BS 5839-6: 2019 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

MEANS OF ESCAPE - SPRINKLERS
Provide a residential sprinkler system to BS 9251:2005 or MIST sprinklers to the open-plan area on the ground floor, in conjunction with fire-resisting partition and FD30 fire door fitted with intumescent strips which separates the ground floor from the upper storeys. This door should be so arranged as to allow the occupants of the loft room to access an escape window in compliance with approved document B on first floor level, window to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire. Any cooking facilities should be separated from the open plan area with fire-resisting construction.

INITIAL DESIGNER'S RISK ASSESSMENT

PROJECT:
Dormer Loft Conversion at 18 Downland Way, Durrington, Salisbury SP4 8BX, UK

INTRODUCTION:
This assessment aims to identify and address potential risks associated with the dormer loft conversion project. As designers, our role under the CDM Regulations (2015) is to ensure safety and health considerations are integrated into the design.

SITE ACCESS AND LOGISTICS:
- **Restricted Access:**
- Ensure clear and safe access to the site for construction personnel.
- Plan delivery and storage of materials to avoid obstruction.

- **Public Safety:**
- Implement measures to protect the public during construction activities.
- Erect appropriate hoarding and signage.

STRUCTURAL RISKS:
- **Load-Bearing Concerns:**
- Assess the existing structure's ability to support additional loads.
- Design the dormer framework and stairwell to distribute weight evenly.

- **Stability During Construction:**
- Temporary supports may be needed when altering the roof structure.

FALL RISKS:
- **Work at Height:**
- Provide safe access for workers erecting the dormer and installing windows.
- Implement fall arrest systems where necessary.

- **Roof Openings:**
- Securely cover or guard roof openings to prevent falls.

FIRE SAFETY:
- **Egress:**
- Design includes compliant escape routes and emergency egress via the new staircase.

- **Smoke Alarms:**
- Install interlinked smoke alarms in accordance with current regulations.

ASBESTOS:
- **Potential Presence:**
- Conduct an asbestos survey as existing properties may contain asbestos in insulation or roofing materials.

ELECTRICAL SAFETY:
- **Rewiring:**
- Arrange for inspection and testing by a qualified electrician.
- Update electrical systems to accommodate new fixtures in the bedroom and ensuite.

PLUMBING RISKS:
- **Water Installations:**
- Ensure all plumbing works in the ensuite comply with water regulations.
- Properly install and test waterproofing systems to avoid leaks.

WASTE DISPOSAL AND ENVIRONMENTAL IMPACT:
- **Waste Management:**
- Plan for the safe removal and disposal of waste materials, particularly if hazardous.

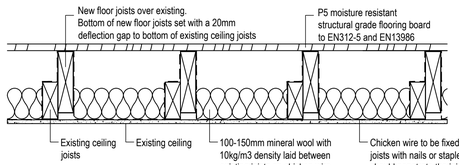
- **Environmental Considerations:**
- Use sustainable materials where possible.
- Minimize noise and dust emissions during construction.

WORKER HEALTH AND SAFETY:
- **Manual Handling:**
- Design considerations to minimize manual handling of heavy materials within confined spaces.

- **Personal Protective Equipment (PPE):**
- Ensure that construction workers use appropriate PPE at all stages of the project.

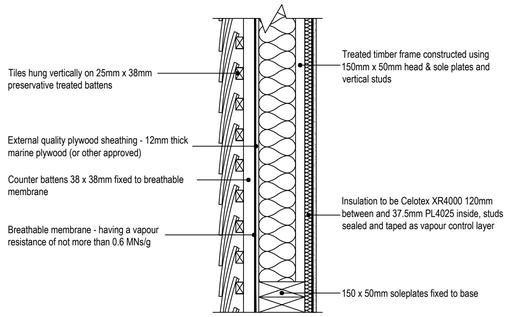
CONCLUSIONS AND RECOMMENDATIONS:
This assessment identifies potential risks associated with the dormer loft conversion and provides preliminary recommendations for mitigating these risks. During the construction phase, continual assessment and management of risks are essential to ensure safety and compliance with CDM Regulations. Further detailed safety planning and coordination with contractors and stakeholders are recommended.

1 UPGRADE OF EXISTING FLOOR



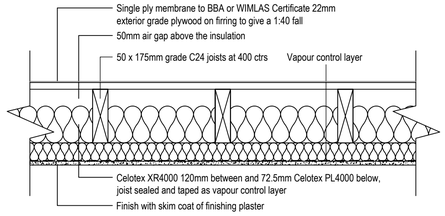
UPGRADE OF EXISTING FLOORS
Ensure first floor achieves modified half-hour fire resistance.
New floor –Joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations) Provide P5 moisture resistant structural grade flooring board to EN312-5 and EN13986. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

2 TILE HUNG 150mm TIMBER FRAMED WALL



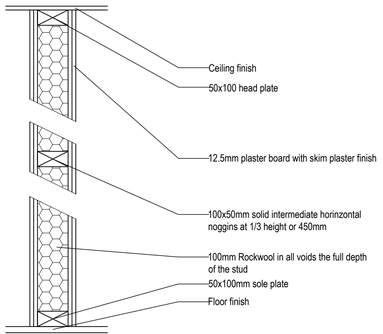
TIMBER FRAME WALL
To achieve max U Value of 0.18 W/m²K
Tiles hung vertically on 25 x 38mm preservative-treated battens. Counter battens (to ensure vented and drained cavity) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm ctrs or to s/engineer's details and calculations. Insulation to be Celotex XR4000 120mm between and 37.5mm PL4025 inside, studs sealed and taped as vapour control layer. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Walls within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

3 COLD FLAT ROOF



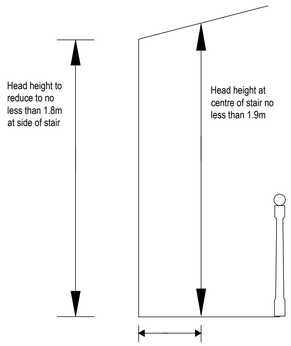
VENTILATED FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 0.15 W/m²K
Flat roof to be single ply membrane roofing with aa fire rating as specialist specification, with a current BBA or WIMLAS Certificate on 22mm exterior grade plywood, laid on firrings to give a 1:40 fall on 50 x 175mm grade C24 timber joists at 400 ctrs. Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be Celotex XR4000 120mm between and 72.5mm Celotex PL4000 under, joist sealed and taped as vapour control layer. Finish with skim coat of finishing plaster.

4 STUD WALL

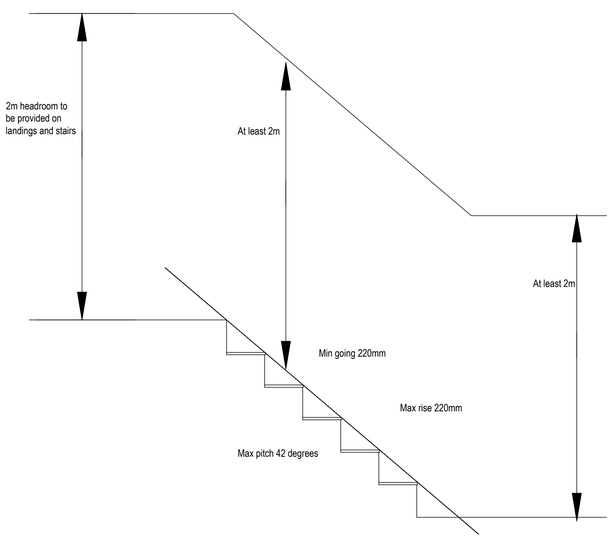


INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

REDUCED HEADROOM FOR LOFT STAIRS

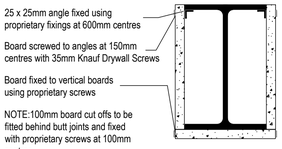


HEADROOM FOR NEW STAIRS



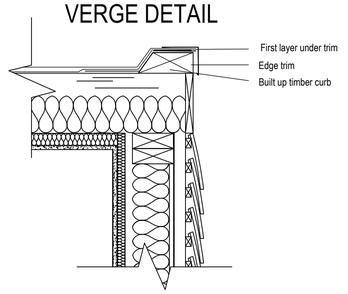
FIRE PROTECTION OF STEEL BEAM

(Knauf fire board - as section 6 :2012 of manufacturer's details)

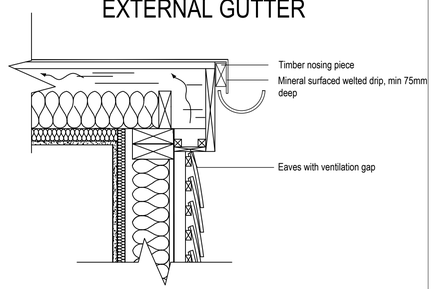


BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

VERGE DETAIL



WELTED DRIP TO EXTERNAL GUTTER



Arkiplan
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Lytchett House, 13 Freeland Park, Wareham Road, Poole, Dorset, BH16 6FA

Site	18 Downland Way, Durrington, Salisbury SP4 8BX	**Date**	03.12.2025
		Sheet	25-2218 D09 REV 4
		Job	Loft Conversion
		Scale	Not To Scale
Title Number	WT207133	**Title**	Specification & Section Detail Drawings