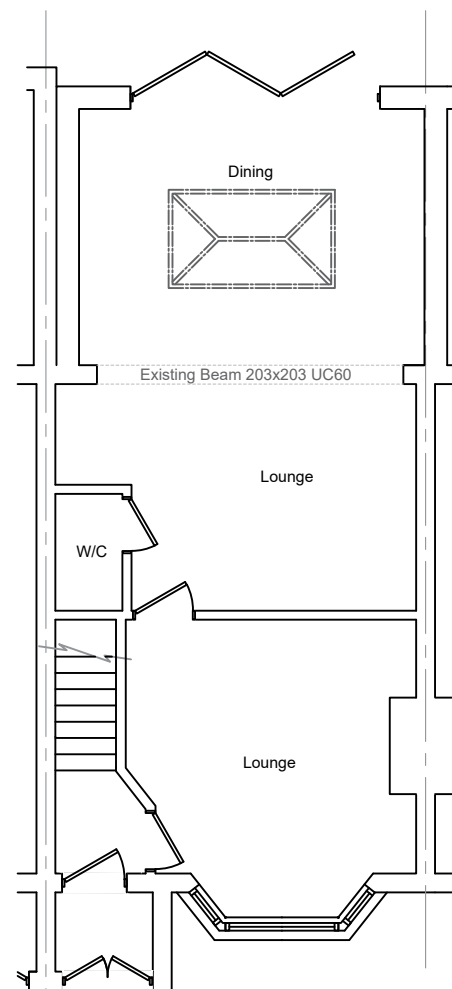
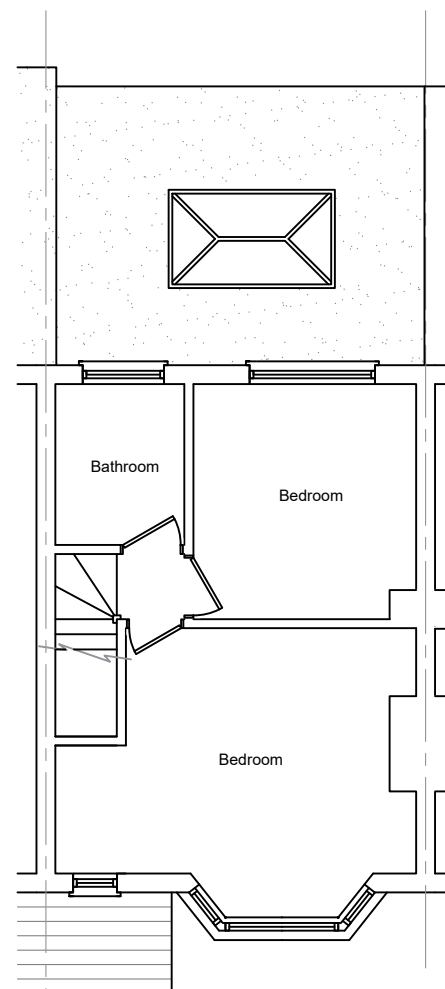
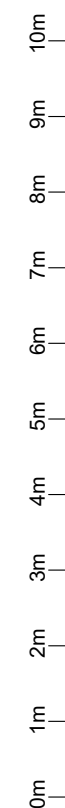




Existing ground floor layout

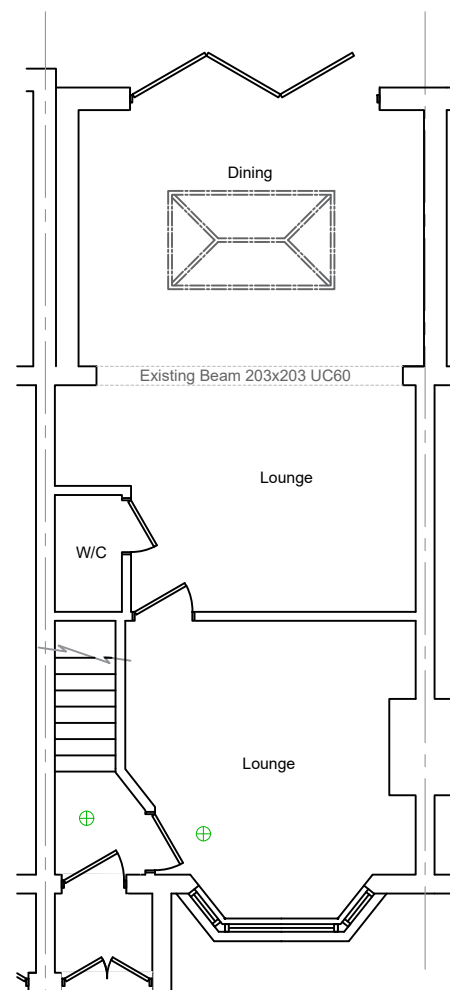


Existing first floor layout

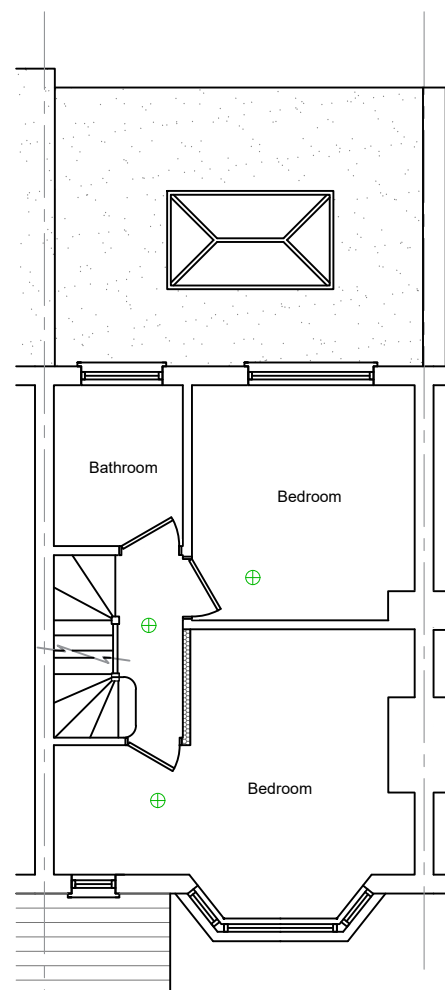


Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Existing Floor Layouts			
Drawing No: LP/1			
Scale: 1:100 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26

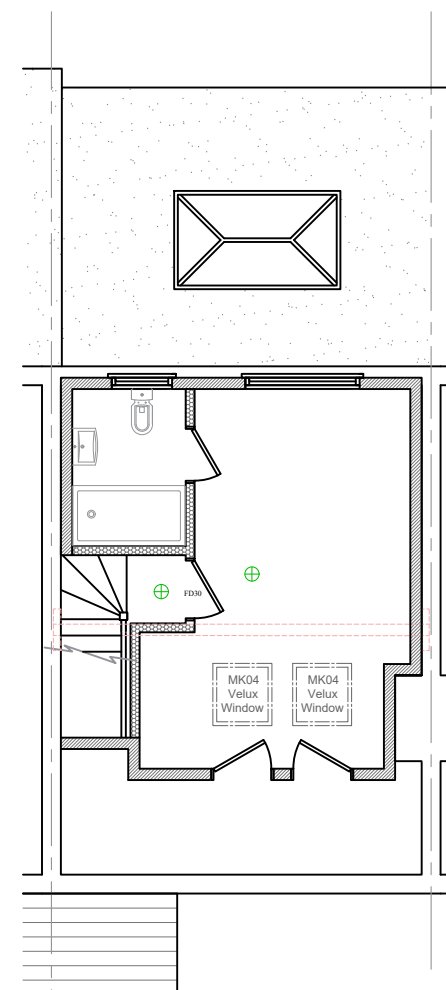




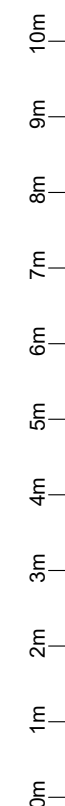
Proposed ground floor layout



Proposed first floor layout

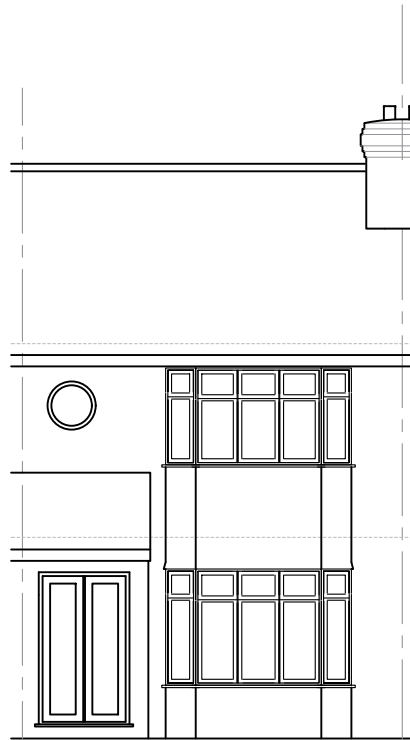


Proposed second floor layout

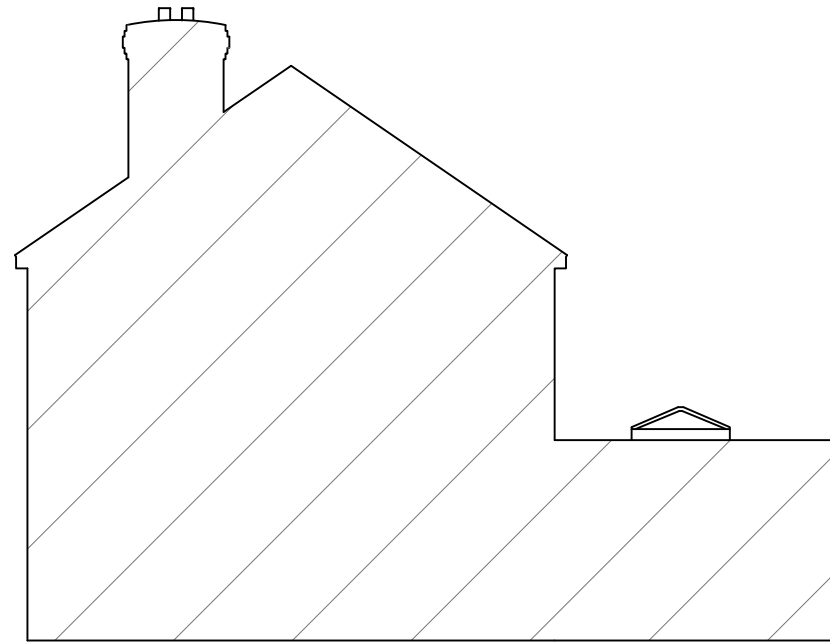


Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Proposed Floor Layouts			
Drawing No: LP/2			
Scale: 1:100 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26

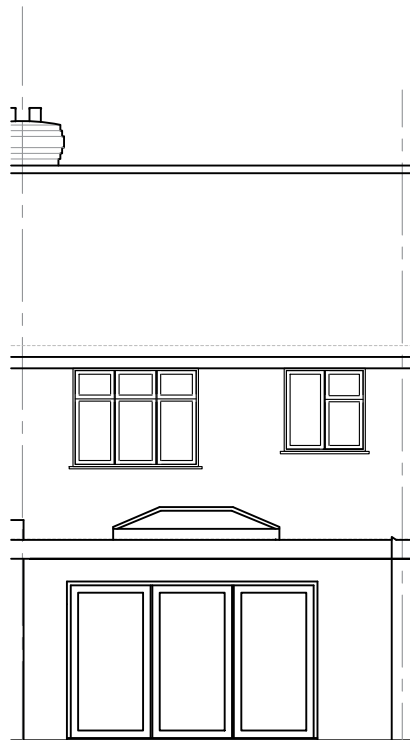




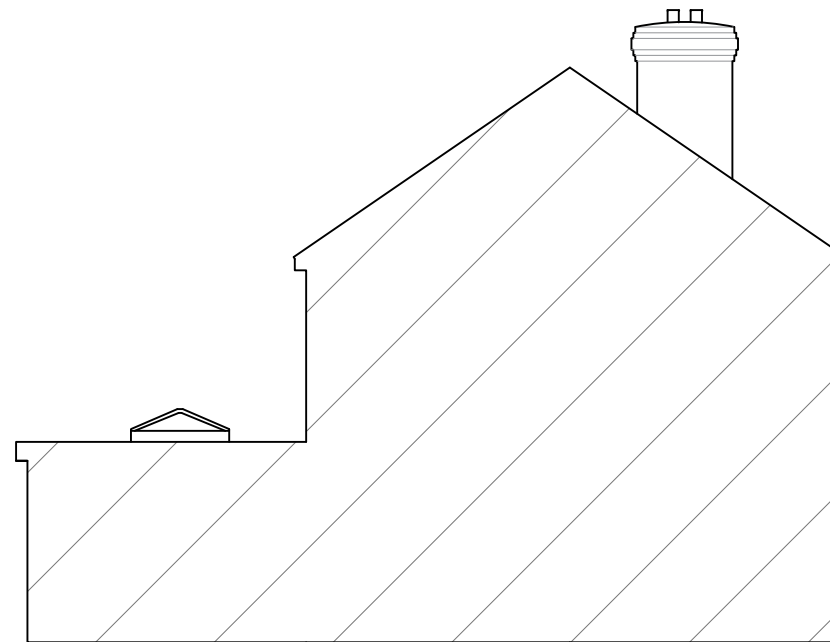
Existing front elevation



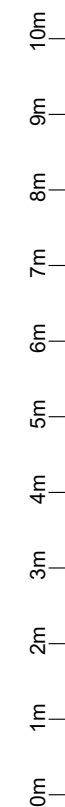
Existing side elevation



Existing rear elevation



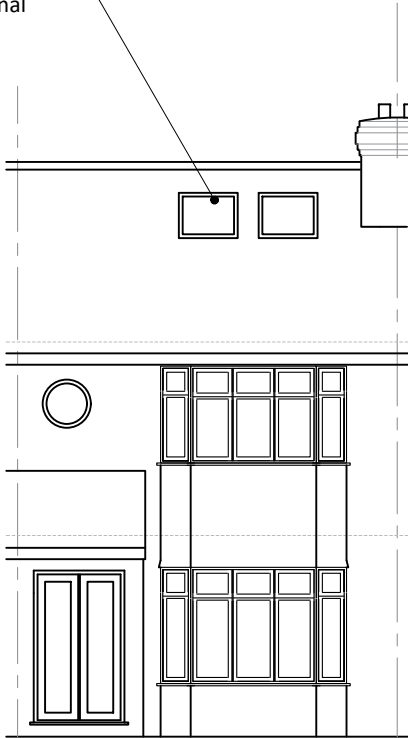
Existing side elevation



Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Existing Elevations			
Drawing No: LP/3			
Scale: 1:100 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26

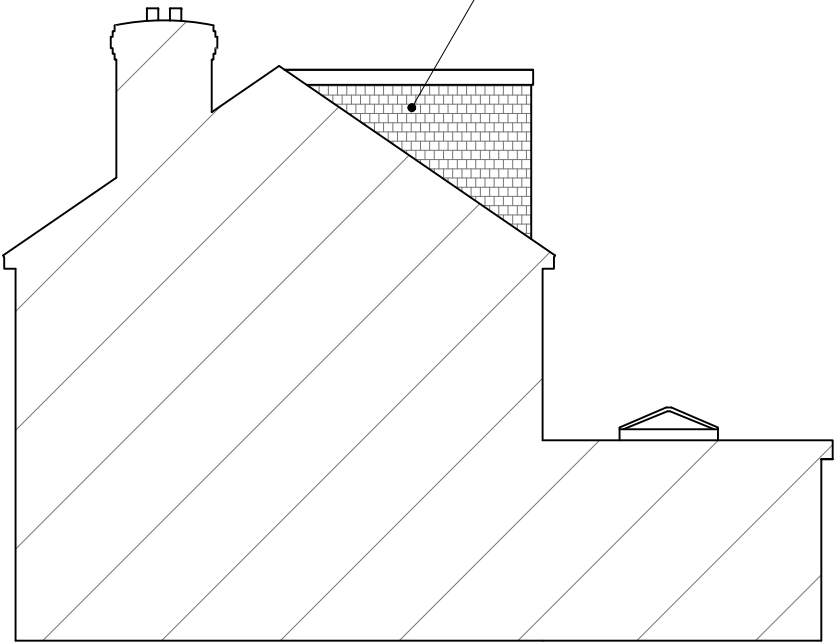


Rooflights not to protrude more than 0.15m above original roofline



Proposed front elevation

Concrete roof tiles to match existing

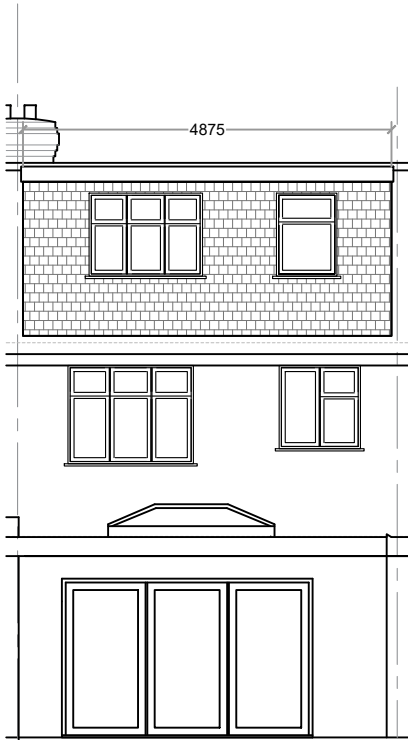


Proposed side elevation

Dormer volumes
Cross section area x width =
3.65m2 x 4.875 = 17.8m3

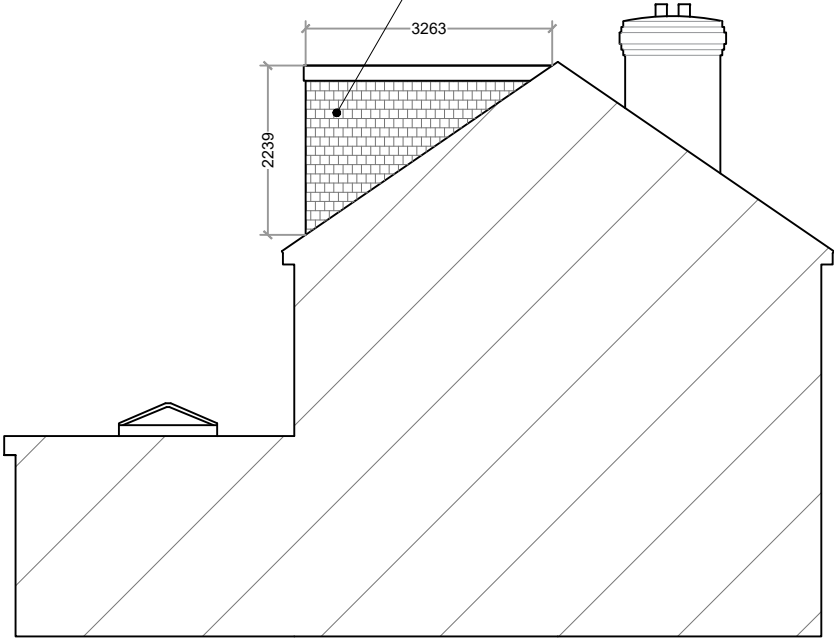
Total volume = 17.8m3

Therefore permitted development



Proposed rear elevation

Dormer cheeks 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.

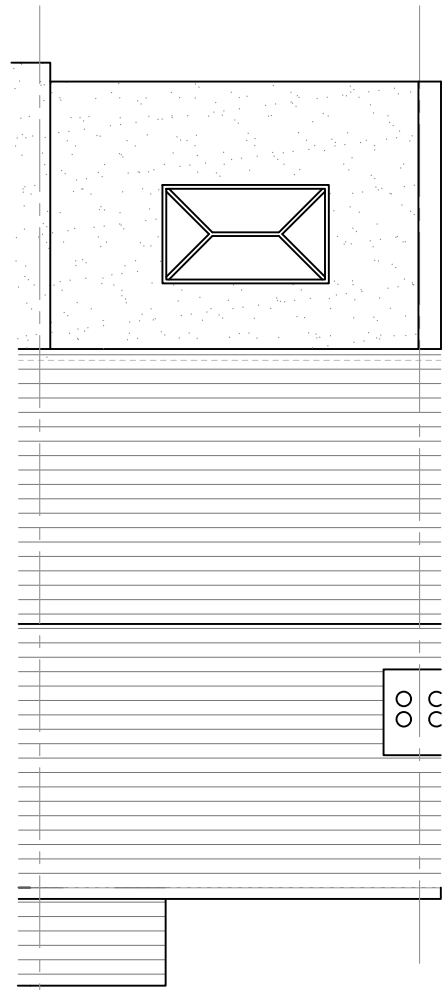


Proposed side elevation

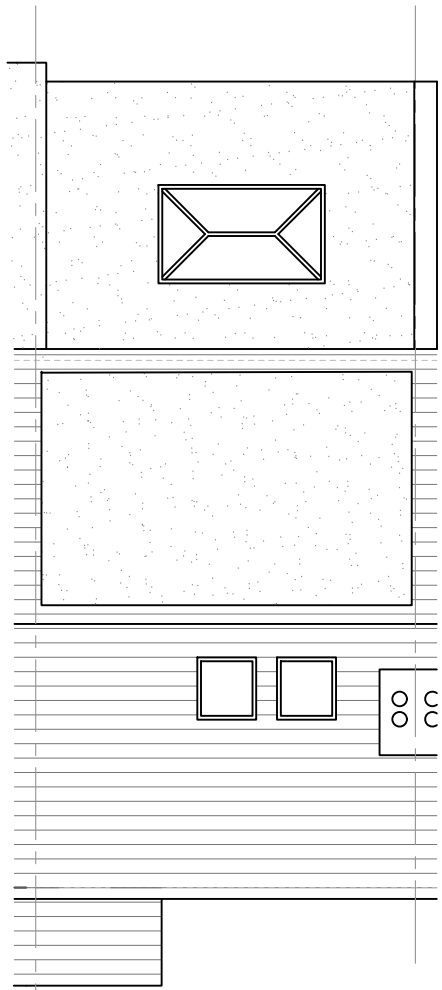


Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Proposed Elevations			
Drawing No: LP/6			
Scale: 1:100 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26

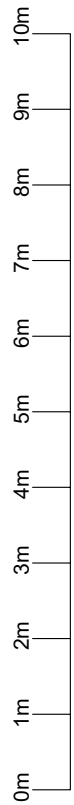




Existing roof layout



Proposed roof layout



Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Roof Layouts			
Drawing No: LP/7			
Scale: 1:100 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26



legend	
	110mm SVP
	Smoke detector
	Heat detector
	FD30 - 30min Fire Resistance Door
	Mechanical extractor fan
	New external wall see wall details LP/12
	New external wall see wall details LP/12

Mechanical extract fan to bathroom to achieve minimum 30 l/s extract rate with 20-minute overrun, operated via light switch. Ventilation to discharge directly to external air through wall. Provide minimum 10mm gap to underside of door, clear of finished floor level, to allow adequate air flow.

Header - 2 No 200x50 C24 Timbers bolted together

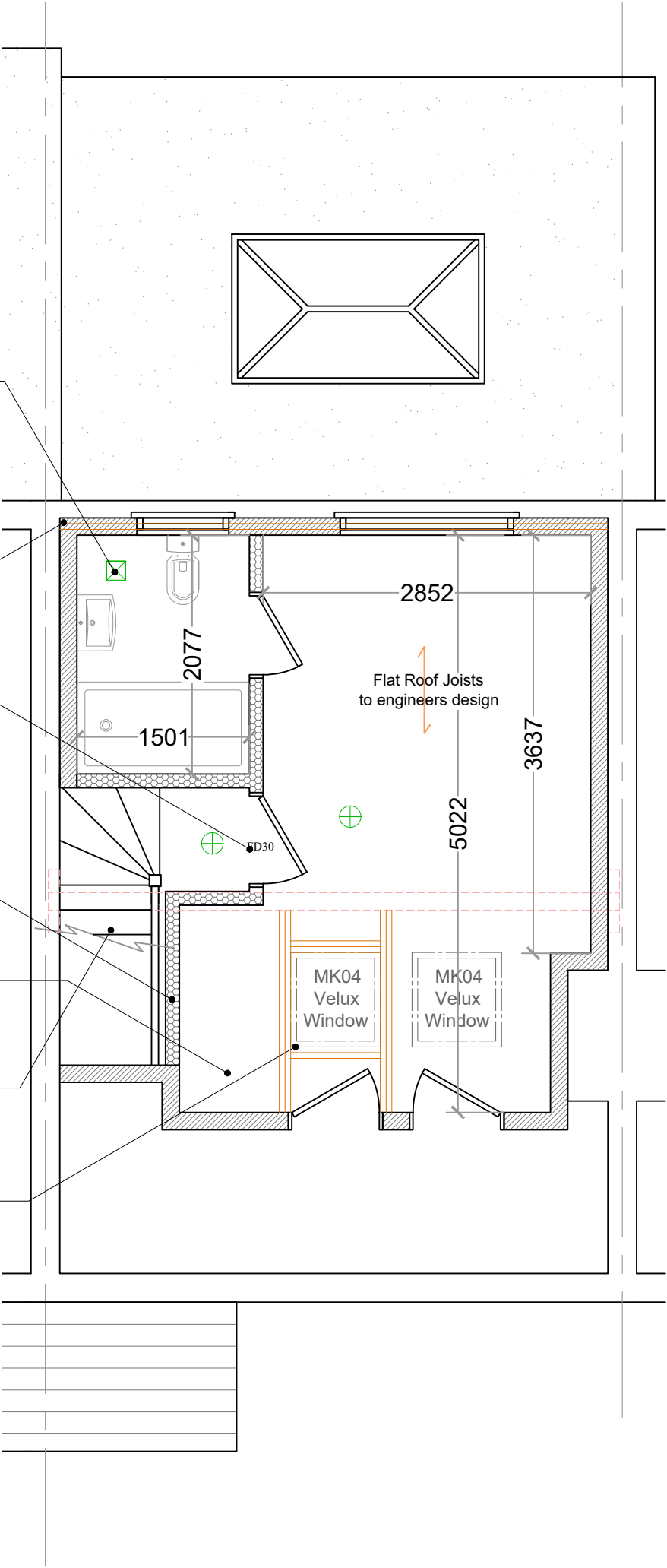
Protected escape route to be maintained from loft level to final exit, New fire door opening onto escape route to be FD30 fire door with intumescent strips, existing doors to habitable rooms to be retained and interlinked smoke detector to be fitted in each room

All new walls, dormers and roof construction to achieve minimum U-values in accordance with Approved Document L.

Floor upgraded to achieve minimum 30 minute fire resistance and suitable airborne sound insulation.

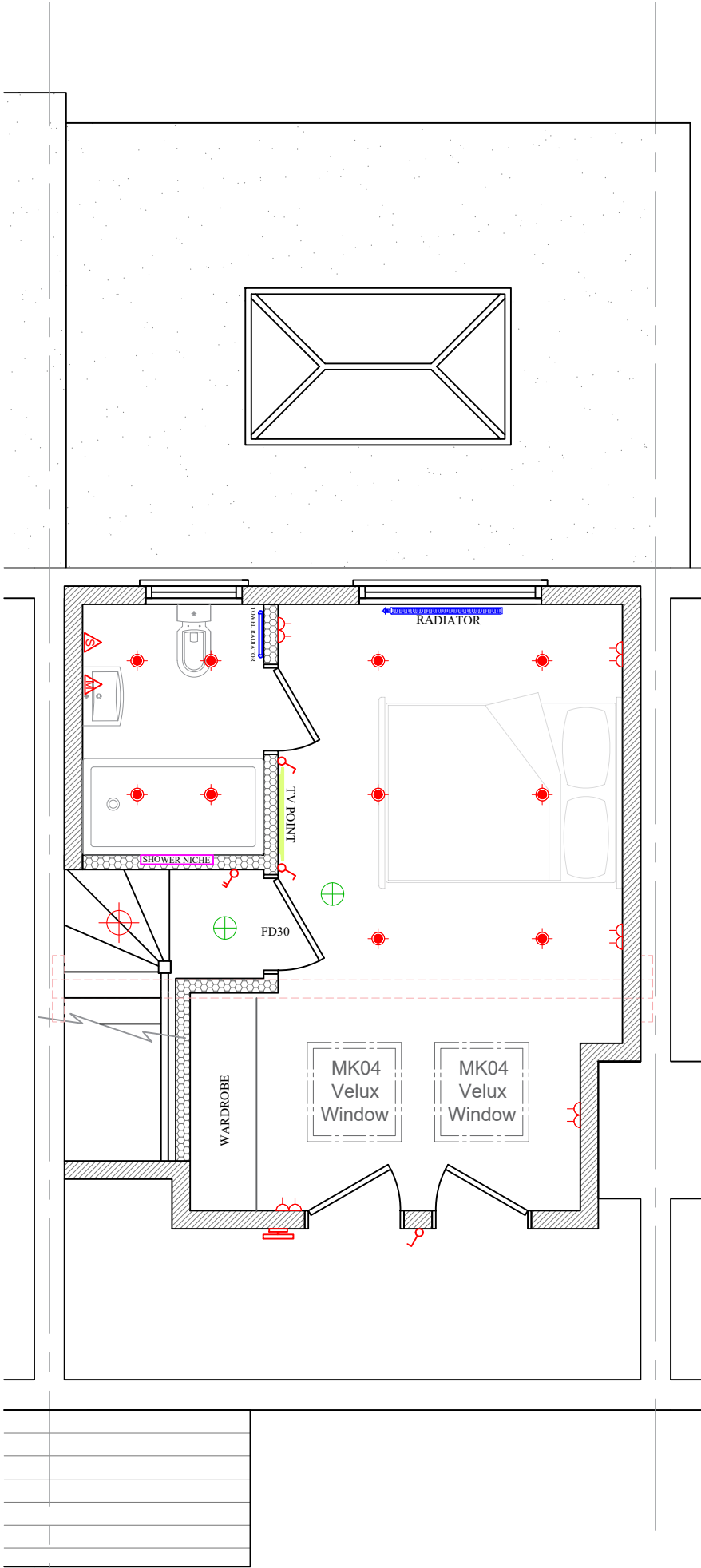
New stair to comply with Part K. Max pitch 42°, min headroom 2m, guarding non-climbable with max 100mm openings.

Double up rafters around velux's

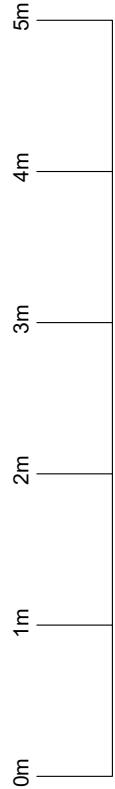


Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Loft Layout			
Drawing No: LP/8			
Scale: 1:50 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26





legend	
	Spotlight
	Smoke detector
	Single gang switch
	Double gang switch
	Triple gang switch
	Double socket
	Pendant
	Power for lit mirror
	Shaver socket
	FD30 - 30min Fire Resistance Door
	Mechanical extractor fan
	Eaves light
	LED disk light



Rev	Date	Details	By
A			

Project: Loft conversion with rear dormer & 2x rooflights

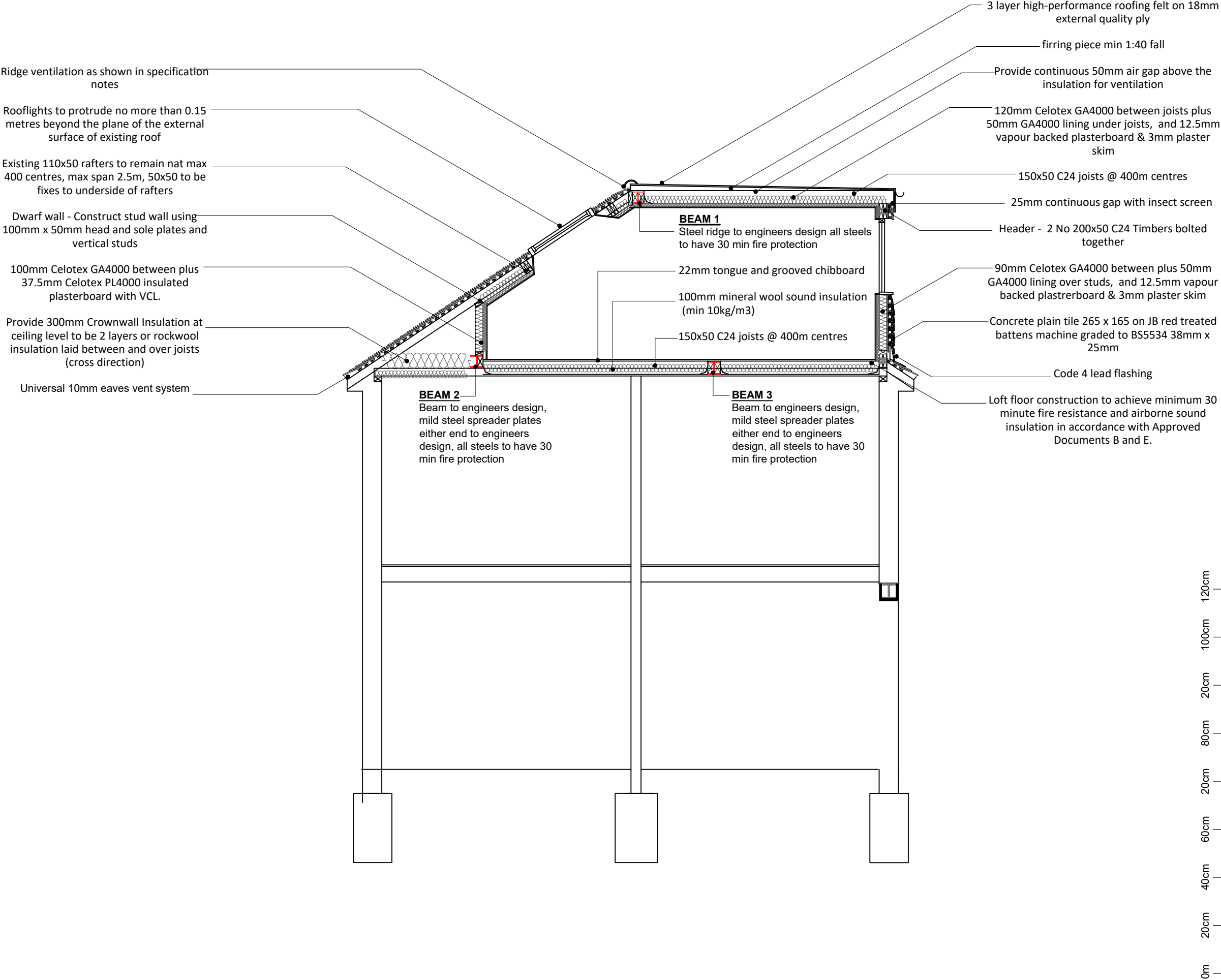
Address:
165 Englands Lane, Loughton, IG10 2NS

Drawing title:
Electrical Layout

Drawing No:
LP/9

Scale: 1:50 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26
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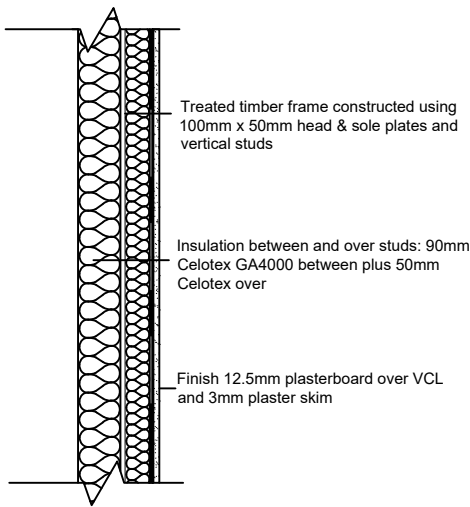




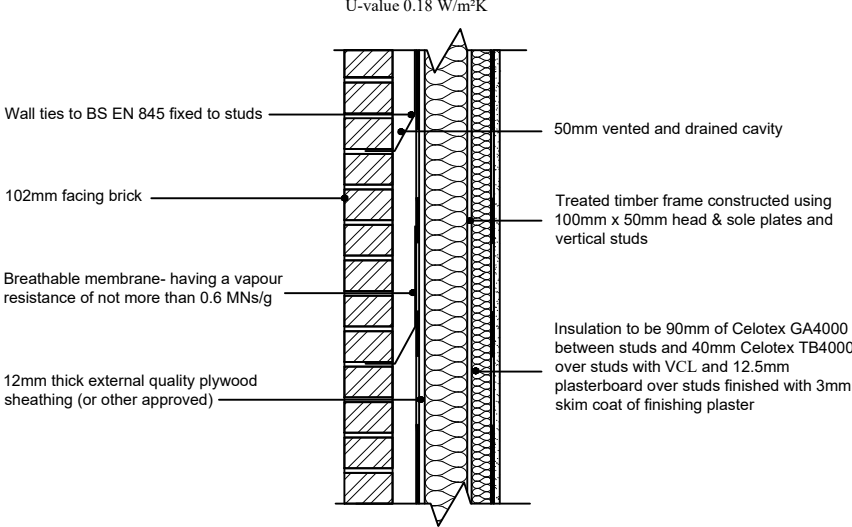
Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Proposed section A-A			
Drawing No: LP/11			
Scale: 1:50 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26



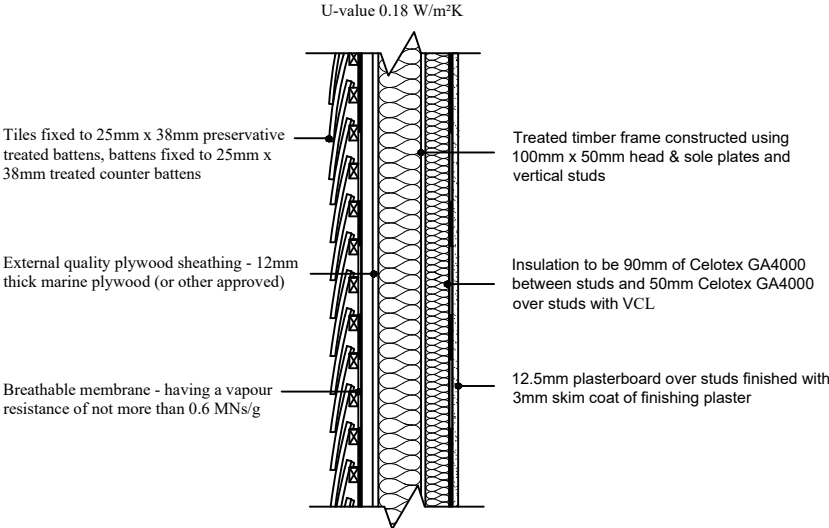
ASHLAR/DWARF WALLS (see specification notes)



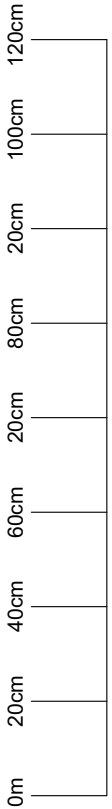
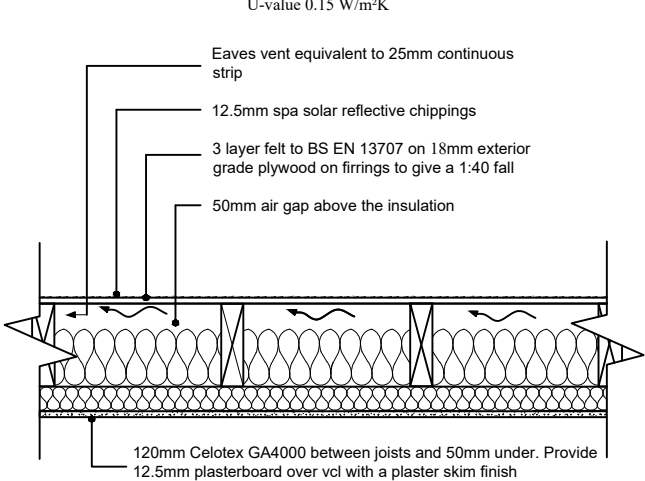
BRICK FINISH TIMBER FRAMED WALL (GABLE)



TIMBER FRAMED (DORMER) WALL (see specification notes)



COLD FLAT ROOF (see specification notes)



Rev	Date	Details	By
A			

Project: Loft conversion with rear dormer & 2x rooflights

Address:
165 Englands Lane, Loughton, IG10 2NS

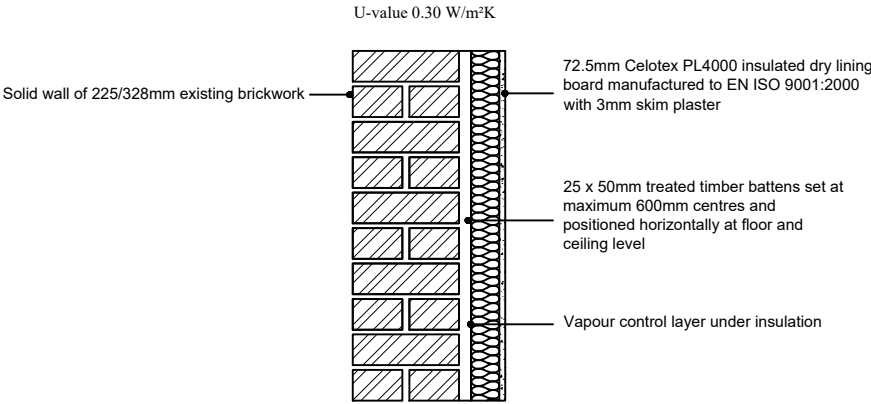
Drawing title:
Details

Drawing No:
LP/12

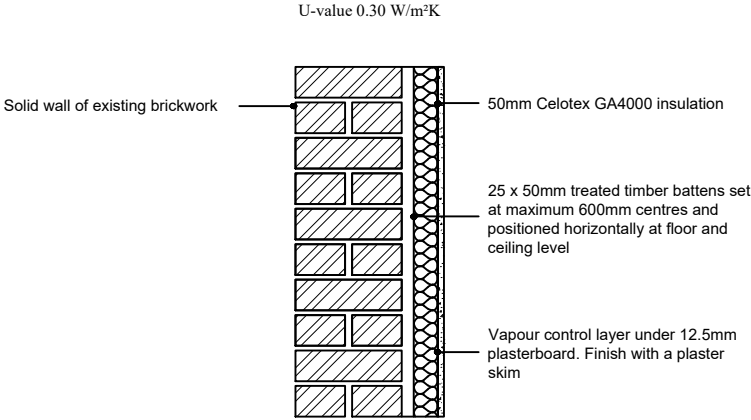
Scale: 1:16 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26
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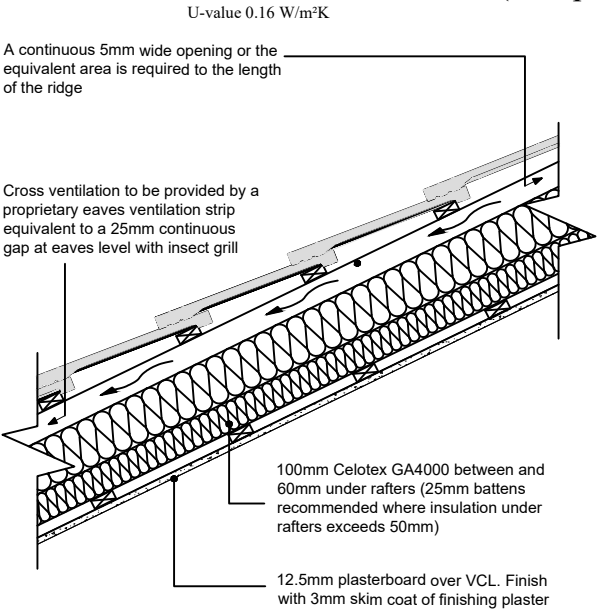
UPGRADING EXISTING SOLID WALL (see specification notes)



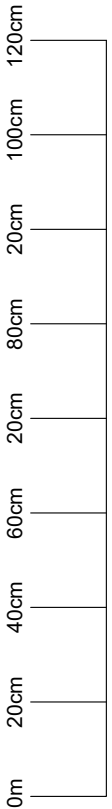
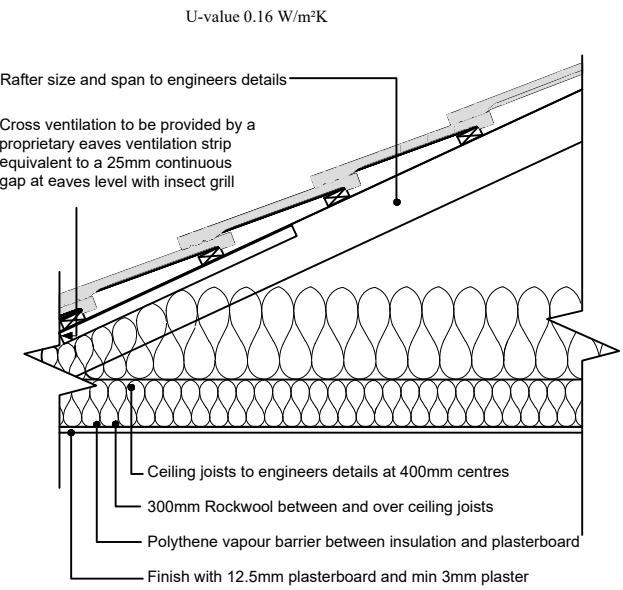
UPGRADING SOLID PARTY WALL
Cold adjoining space (see specification notes)



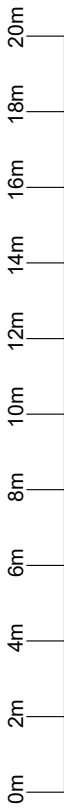
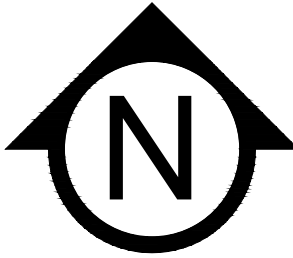
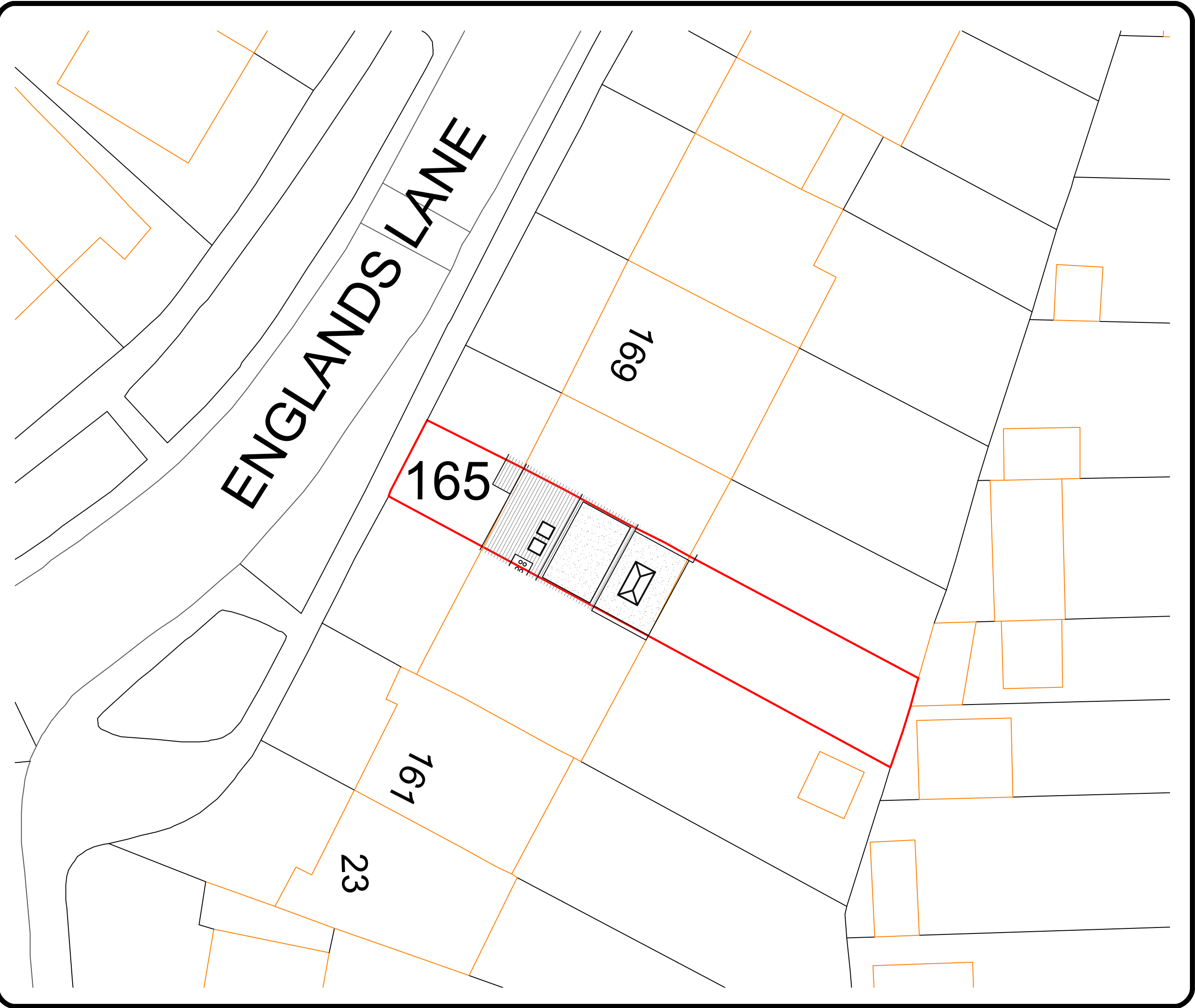
UPGRADE OF PITCHED ROOF (see specification notes)



UPGRADE OF PITCHED ROOF AT EAVES



Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Details			
Drawing No: LP/13			
Scale: 1:16 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26



Rev	Date	Details	By
A			

Project: Loft conversion with rear dormer & 2x rooflights

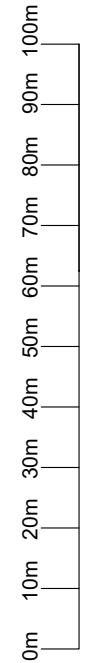
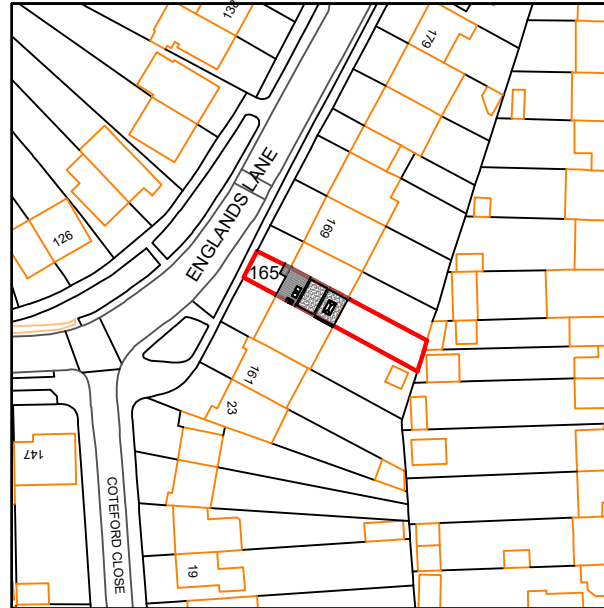
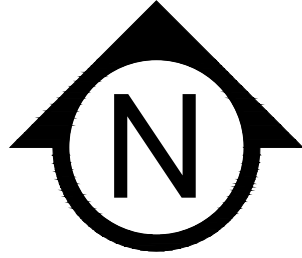
Address:
165 Englands Lane, Loughton, IG10 2NS

Drawing title:
Block Plan

Drawing No:
LP/14

Scale: 1:200 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26
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Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Site Location Plan			
Drawing No: LP/15			
Scale: 1:1250 @ A3	Drawn by: JS	Job No: LP486	Date: 20/6/26



SPECIFICATION NOTES

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

FOUL DRAINAGE: New soil and vent pipes to BS 5572 100mm PVC pipe taken 1m above any window within 3m and fitted with wire cage. New wastes to be 38mm (sink, bath and shower) and 32mm (basin) all fitted with 75mm deep seal traps. Provide rodding eyes at changes of direction. Waste runs in excess of 2300mm to be increased to 50mm diameter pipe. Or to 100mm upvc soil pipe with accessible internal air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Supply hot and cold water to all fittings as appropriate.

RAINWATER DRAINAGE: Rainwater gutters of 112mm PVC and downpipes of 68mm diameter PVC. Primarily discharge into new Soakaway to be built 5m away from dwelling, have 1m3 capacity, be constructed with honeycombed brickwork and with concrete base and capping. Soakaway designed in accordance with BRE Digest 365. If a soakaway cannot be achieved, then it can be discharged into existing sewer.

PARTY WALL ACT 1996: Owner to serve all necessary notices on relevant adjoining owners and to appoint a Party Wall Surveyor if required.

DRAWINGS: Drawings not to be scaled. All works to be in accordance with current building regulations and Codes of Practise to the satisfaction of the Local Authority.

STAIRS: New stairway Max rise 220mm, min going 220mm , going on tapered steps 50mm (min). Maximum angle of stairs = 42 degrees. Handrial 900mm high and to be fixed to staircase. Max gap of balustrade of 100mm. Balustrade should be unclimbable. Minimum 2m clear vertical headroom is required above line of stairs. Balustrading to the stair/balcony should be constructed so that a l00mm diameter sphere cannot pass through any opening & should be so constructed that children will not readily be able to climb up it.

BEAMS AND STRUCTURE
Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be 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.

LOFT FLOOR: 21mm Tongued and grooved boarding screw fixed to joists on C24 - 150mm x 50mm softwood joists at 400mm. The flooring should achieve a minimum mass per unit area of 15kg/m2Joists to be supported on GMS joist hangers built into wall. Provide 100mm mineral wool sound insulation (min 10kg/m3). Flooring and insulation to be extended over whole floor area to eaves level. Floor joist strapped to wall using 30 x 5mm mild steel holding down straps. Loft Floor upgraded for a 30 minute fire resistance with insulation supported on chicken wire stapled to joists.

ROOFING (IN LOFT CONVERSION): All structural timber to be stress graded SC4 to BS 5268. Construct new roof as shown on drawings. Provide collars, as required, to front and rear pitch of roof. 50 x 100mm Wall plate strapped to wall using 30 x 5mm mild steel holding down straps. Fix PVC ventilation strips to all soffits to provide cross ventilation. Provide glidevale vent at abutments. Roof tiles for new work to match existing in all respects. Provide Code 4 lead at valley. Provide 270mm thick Crown Wool (100mm under and 170mm over) insulation to roof. The minimum U value should not exceed 0.16W/m2K. All works to comply with Table 1 of Approved Document L1B). Gable end walls to be tied in with 5x30mm galvanised mild steel straps at max 1.8m centres built into brickwork and fixed to first two rafters and supported on 50x75mm softwood noggins to tight pack to wall.

UPGRADE OF PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof – pitch 22-45°
To achieve U-value 0.16 W/m²K
Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer’s details and calculations, which must be approved by Building Control before works start on site. The existing roof condition must be checked and be free from defects, as required by Building Control, any defective coverings or felt to be replaced in accordance with manufacturer’s details.
Roof construction - 150 x 50mm Grade C24 rafters at max 400mm centres, max span 3.47m. Insulation to be 100mm Celotex GA4000 between rafters and 60mm under rafters. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.
(Cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation recommended where insulation under rafters exceeds 50mm).
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

DORMER WALL CONSTRUCTION:To achieve minimum U Value of 0.18 W/m²K
Structure to Engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) 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: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations.
Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. 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. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks 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.

DORMER FLAT ROOF: DORMER 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
To Structural Engineer's details. Ventilated flat roof construction comprising; 12.5mm spa solar reflective chippings to achieve BROOF(t4) designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS EN 13707:2013 on 18mm exterior grade plywood, laid on firrings to give a 1:40 fall fixed to 175 x 50mm grade C24 joists at 400 centres, max span 3.89m. Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation. Insulation to be 120mm Celotex XR4000 between joists and 50mm Celotex GA4000 under joists. Provide 12.5mm plasterboard over vapour barrier to the underside of the insulation. Plasterboard to be fixed joists and finished with a plaster skim.
Provide restraint to flat roof by fixing using of 30 x 5 x 1200mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

STUD ASHLAR/DWAF WALL
To achieve minimum U Value of 0.18 W/m²K
Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over.
Provide vcl and 12.5mm plasterboard over internal face of insulation. 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.

UPGRADE OF SOLID EXTERNAL WALL
To achieve min U-value 0.30 W/m²K
Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 72.5mm Celotex PL4000 insulated dry lining board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by Building Control).
Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). Finish with a plaster skim.
All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

JOIST HANGERS
Masonry joist hangers to comply with BS 6178 with minimum 75mm bearing. Joists to fit tightly within hangers with maximum 6mm gap and fully nailed.

SERVICES IN JOISTS
Notches and holes in joists to comply with Approved Document A guidance regarding size and location limitations.

LATERAL RESTRAINT
Provide lateral restraint straps at floor and roof levels fixed over minimum 3 joists/rafters with solid noggins.

DOWNLIGHTERS
Recessed light fittings within insulated roof voids to be protected with proprietary fire/insulation covers where required.

COMMISSIONING CERTIFICATES
All relevant commissioning, test and certification documentation to be provided to Building Control upon completion including electrical and gas certification where applicable.

Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Specification Notes			
Drawing No: LP/16			
	Drawn by: JS	Job No: LP486	Date: 20/6/26



SPECIFICATION NOTES

UPGRADING SOLID PARTY WALL

UPGRADING SOLID PARTY WALL (cold adjoining space)
To achieve minimum U Value of 0.30 W/m²K

The existing walls must be checked for stability and be free from defects, as required by Building Control. Provide a scratch coat render to existing wall. Insulate wall on the warm side using 50mm Celotex GA4000. Provide 12.5mm plasterboard with VCL over insulation, finish with 3mm plaster skim.

Batten out to provide a nominal 25mm cavity between the masonry and insulation. Provide a vapour control layer under the insulation. Finish with a 3mm plaster skim.

All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

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 c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

WINDOWS: New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B 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 provide adequate background ventilation in accordance with Approved Document F. All glazing in critical locations to be safety glass to BS 6206.

VELUX ROOFLIGHTS: Min U-value of 1.4 W/m2K. Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc. Rafters to be trimmed outas shown on the roof layout. Client to choose type of roof light e.g. centre pivot / top hung / electronic controls etc. All roof lights to include manufacturers flashing kits appropriate to the pitch of roof.

VENTILATION: Mechanical ventilation to be provided to bathrooms, WC, utility rooms, shower rooms and kitchens, with fans to the following standards:- Bathrooms, W.C's and Shower Rooms - 15 litres/second extract capacity. Utility Rooms - 30 litres/second extract capacity. Kitchen:- 60 litres/second extract capacity butreduced to 30 litres/second where a cooker hood with extract fan is fitted. Fans may work intermittently with 20 minute overrun and run off of light switch, if there is no window. Provide 100mm PVC pipe to duct mechanical ventilation to external wall terminating with air brick. Provide 8000m2 background ventilation to allhabitable rooms by means of 225 x 150mm air brick built into external wall1.75m (min) above floor level. Closable shutters are required to air brick trickle vents. If no window in WC or Utility room, mechanical extract fan is required to operate from the light switch with a 15 minute overrun.

BACKGROUND VENTLATION: Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm2, and to wet rooms at a rate of min 5000mm2, Background ventilators to be tested to BS EN 13141-1. Background ventilator equivalent area andoperation to be measured and recorded. At least three ventilators of the same area as for other habitable rooms as stated in Table 1.7 Approved document F:1 should be provided in the open-plan space.

FIRE DOORS : Doors marked FD30 on floor plans to be 30 minute integrity performance when tested to BS 476:Part2:1987. Doors and frames to be supplied by manufacturer, complete with intumescent strip and cold smoke seals. Ironmongery to fire doors to be recommended by manufacturer. All fire doors to be fitted with suitable self-closing devices (except for doors to cupboards), Perko self-closers or rising butt hinges where such hinges effectively close the door. (minimum melting point of hinges to be 800 degrees centigrade.)

LINTELS: Install suitable lintels, Catnic or equivalent complete with insulation infill, to all new door and window openings.

INTERNAL WALLS: Wall to be constructed with 50 x 100mm studs built on a 600mm module basis. On first floor, provide doubles joists under partitions for full support. 9.5mm Plasterboard with 5mm scim finish both sides. All internal walls between a bedroom or room containing a wc, and other rooms to provide adequate resistance to sound. Stud walls to be provided with 2no layers of 12.5mm plasterboard (eg Wallboard TEN or similar) and minimum 25mm thick mineral wall batts or quilt (minimum density 10 kg/m3) in the cavity.

STAIRCASE ENCLOSURE: Stud walls and sloping ceilings to stairs with rooms below to 2nd floor should ensure a minimum of 30 minutes fire resisting construction and have 2no layers of 12.5mm plasterboard with 5mm scim finish both sides and also to have 100mm Glassfibre as sound insulation. All doors to staircase enclosure are to have a minimum 30 minute integrity (FD30) with 25 x 12mm glued and screwed. All doors to have intumescent strips.

FIRE SAFETY / MEANS OF ESCAPE

Provide protected escape route from loft level to final exit at ground floor level. All doors opening onto escape route to be FD30 fire doors with intumescent strips and self-closing devices. All partitions enclosing stair to provide minimum 30 minutes fire resistance. Smoke detection to be Grade D2 LD3 system in accordance with BS 5839-6, interlinked and mains powered with battery backup.

LEAD WORK & FLASHINGS: Provide 150mm high code 4 lead at all abutments. Valley gutters, when shown on drawings, to have drips at 1.8m centres.

GLAZING: All glazing within 800mm of finished floor level to be toughened glass (class A) to BS 6206, together with glass within 1500mm of floor level in a door and any adjacent side panel within 300mm of door.

SMOKE ALARMS: Provide Smoke Detection System to Grade D2 Category LD3 in accordance with BS 5839-6. Provide smoke alarms to BS 5446: Part 6, (BS EN14604), positioned in dwelling circulation space within 7m of kitchen and living room doors and within 3m of bedroom doors. Where more than one within dwelling, they are to be interconnected, wired to a separately fused circuit at the distribution board, and be fixed at least 300mm from any wall or light fitting. Battery back up.Wall detectors to be 150-300mm below the ceiling. Occupants to receive manufacturers operating and maintenance instructions.

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. The electrician may or may not be registered with a recognised trade body such as NICEIC, ECA or NAPIT. A copy of the appropriate BS7671 electrical installation and test certificate must be provided to Building Control by the competent electrician before a completion certificate can be issued. Electrical installer to register the ELECTRICAL INSTALLATION: All new electrical works should be installed by an electrician competent to do so. A competent electrician is one who holds a City & Guilds 2382 (18th Edition) certificate and a City & Guilds 2391 (Inspection, Testing & Certification) certificate and has experience of electrical installation work. works on completion with their electrical Competent Person Scheme (CPS) in order that a completion certificate can be issued. Any non-CPS registered electrician to submit a separate Building Notice prior to commencing any electrical work.

WORKS TO ALL EXISTING PREMISES: All water supplies to bath, basin, showers to be wholesome as described in Part G. All baths to be fitted with thermostatic valves so that the hot supply does not exceed 48 deg C. Any unvented HW cylinder to be: fitted with 3 No separate thermal safety cut out & pressure relief devices - all pressure relief devices to discharge in a safe place. Fitted with an information plate that clearly gives the name and contact details of the installer. Is positioned over a stable platform that extends a min 150mm beyond the cylinder in all directions and with a joist arrangement under that is capable of supporting the loading.

BOILER: New Boiler (if installed) to achieve a SEDBUK rating of at least 92% efficiency. Existing Boiler (if repositioned) the flue position must fully comply with the requirements in Approved Document J.

COMPETENT PERSONS GENERALLY: Persons carrying out works with respect to heat producing gas, solid fuel or oil appliances; hot water heating systems; air conditioning systems; lighting and electrical systems; replacement windows and doors; sanitary conveniences; shall be a member of the relevant trade installation all as detailed in Schedule 2A of Approved Document L1B.

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.

CARBON MONOXIDE ALARMS

Carbon monoxide alarms to be installed in rooms containing fixed combustion appliances in accordance with Approved Document J.

HEATING CONTROLS

Heating system to include programmable controls and thermostatic radiator valves in accordance with Approved Document L.

STAIR PROTECTION

Stair enclosure walls and ceilings to maintain minimum 30 minute fire resistance throughout protected escape route.

All works to be carried out by competent persons in accordance with relevant Building Regulations and British Standards.

Rev	Date	Details	By
A			
Project: Loft conversion with rear dormer & 2x rooflights			
Address: 165 Englands Lane, Loughton, IG10 2NS			
Drawing title: Specification Notes			
Drawing No: LP/17			
	Drawn by: JS	Job No: LP486	Date: 20/6/26

