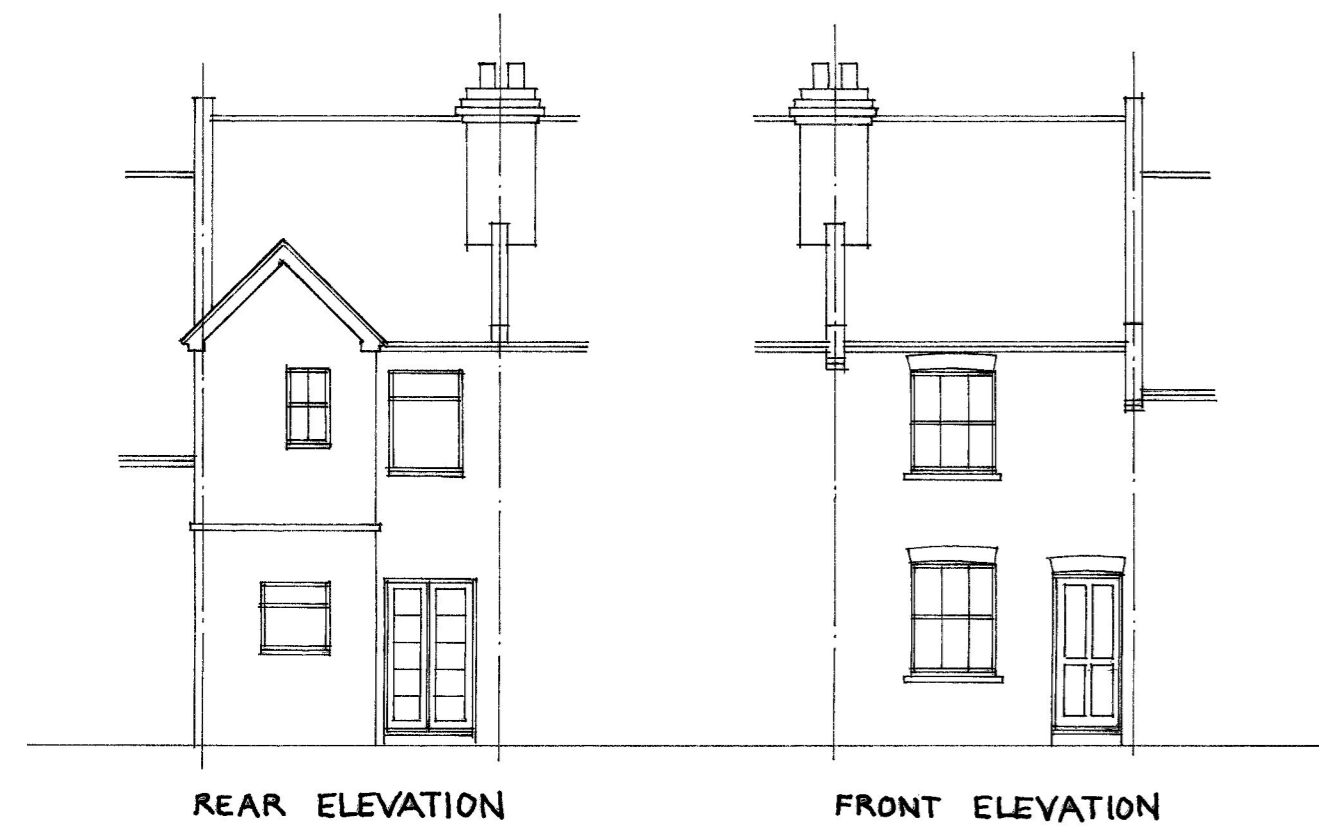
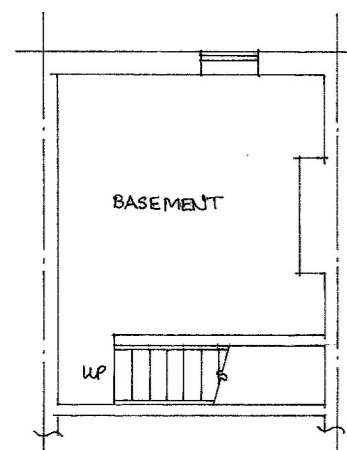


SECTION

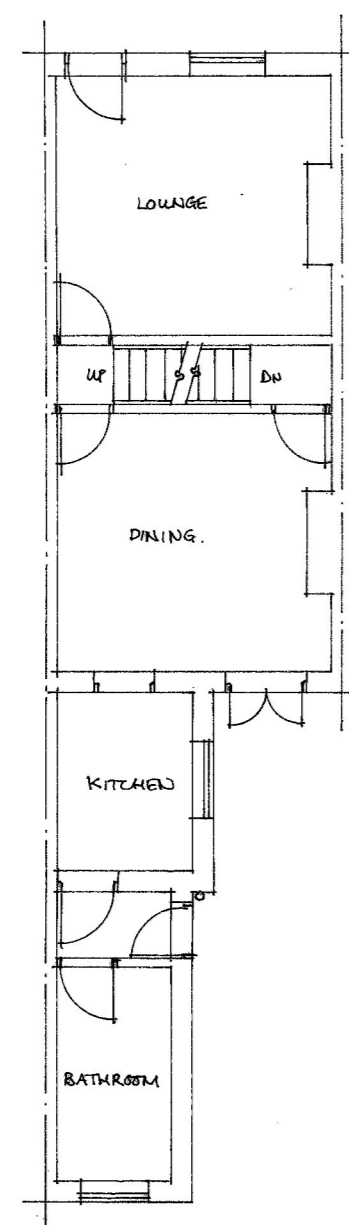


REAR ELEVATION

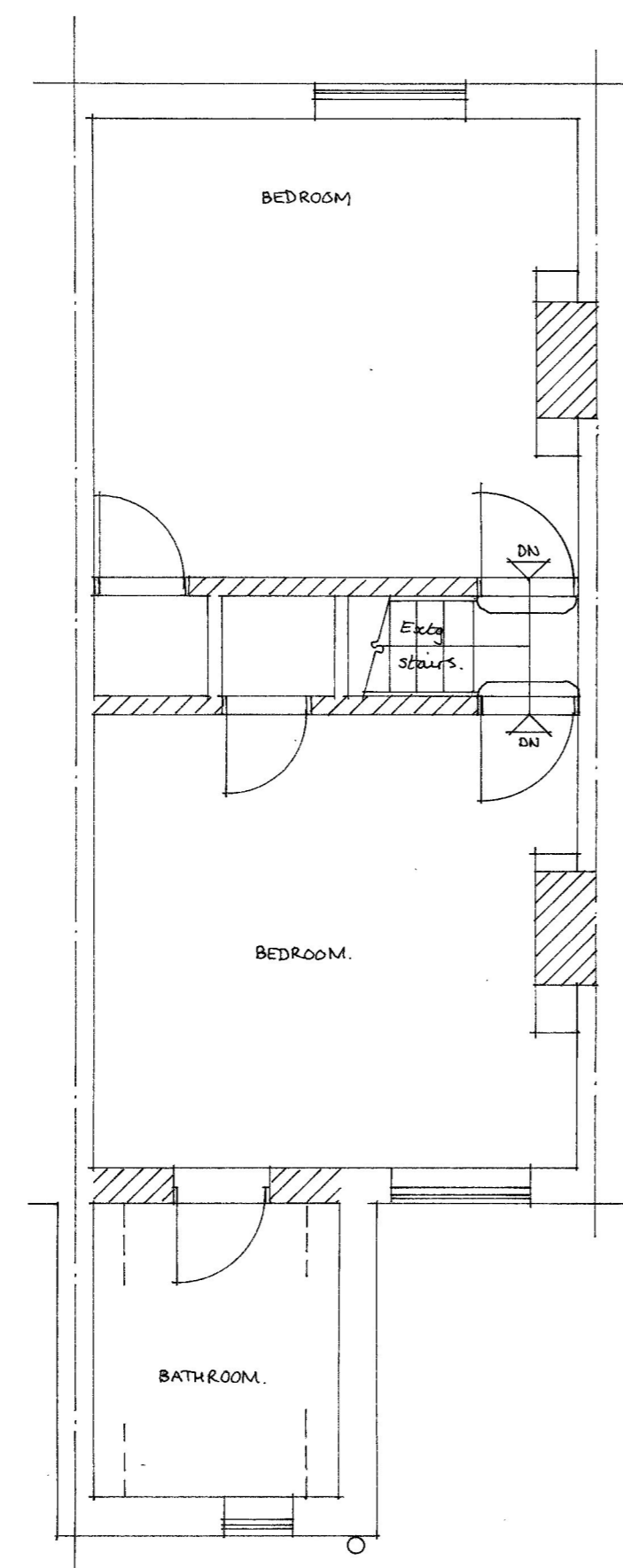
FRONT ELEVATION



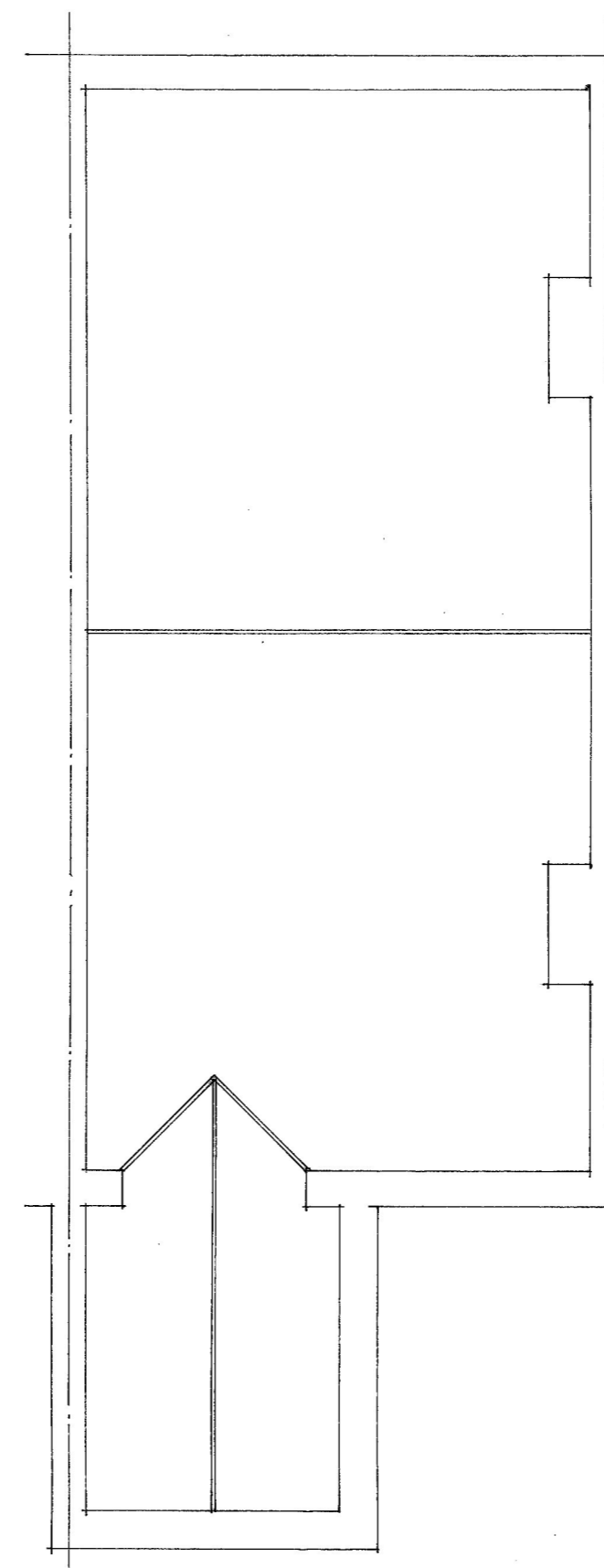
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

**SPECIFICATION**

**DORMER ROOF CONSTRUCTION (U=0.18W/m<sup>2</sup>K)**  
 12.5mm chipmugs on 3 layers bitumastic felt on 18mm plywood on 50x50 s.w. joists across firings (1 in 40) on s.w. joists @ 400mm c/s. 30mm Actis Tri-Iso super 10 insulation/vapour barrier across underside of joists, fixed with 38x25mm counter battens @ 600 c/s with 12.5mm duplex plasterboard & 5mm skim ceiling.

**DORMER CHEEK CONSTRUCTION (U=0.20W/m<sup>2</sup>K)**  
 (Half hour fire resistant from both sides) Vertical tile / slate hanging to match existing on s.w. battens on building paper on 12.5mm plywood backing (9mm masterboard within 1m of boundary) on 100x50mm studs @ 400mm c/s (cross braced). 30mm Actis Tri-Iso super 10 insulation/vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 c/s with 12.5mm duplex plasterboard & 5mm skim internally. Lead soaks externally.

**STAIRCASE**  
 Rises=200mm. Going=225mm. Tread=250mm. Pitch=42. 2m clear headroom, 900mm handrail, 900mm balustrade housed into newels or returned to adjacent wall. (100mm max gaps to risers & handrails). Artificial lighting with 2 way switch top and bottom. Any tapered treads to comply with part K. 50mm min going.

**HALF HOUR PARTITION AROUND NEW STAIRCASE**  
 75x50mm studding with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

**FIRE REGULATIONS\***  
 \*All doors at ground and first floor of staircase enclosure to be 45-  
 hour fire resistant (FD40). Any glazing to be wired glass (max 0.36m<sup>2</sup> area). Steel beams to be encased in 2 layers of 12.5mm plasterboard (staggered joints) to give full half hour fire resistance. Timber beams have half hour fire resistance to BS 5268 part 4 section 41.1078 (sacrificial design method).

**WINDOWS & ESCAPE WINDOWS**  
 Escape window to be 750x450mm min clear opening (min 0.33m opening area) max. 1.1m above floor level. All new windows and rooflights to be double glazed with min 16mm gap, low E glass  $g_u=0.15$  for windows,  $g_u=0.05$  for rooflights.

**STRUCTURAL**  
 Multiple timber trimmers to be bolted together @ 600ers using M12 bolts and 64mm dia tooth plate connectors.

**SMOKE DETECTORS**  
 ☉ Denotes heat detector. ☉ Denotes mains wired interconnected smoke detectors with battery back up BS5839:6:2004.

**LIGHTING AND HEATING**  
 One in three lights to be energy efficient type. Extend existing heating system to new rooms with zone and boiler interlock controls. (Thermostatic Valves).

**ELECTRICAL**  
 All new electrical work to be in accordance with part P "Competent person Scheme" to BS7671. Certification to be provided on completion.

**PROJECT**  
 Formation of habitable room in roofspace with Front & Rear Rooflights.

**CLIENT**  
 Mr & Mrs. N. Stevens,  
 42, Cline Road,  
 Guildford,  
 GU1 3NH.

**EXISTING PLANS**

SCALE 1:50 & 1:100 DATE NOV 2020

DRAWN BY [REDACTED] CONTRACT NO TLCC 469

NOTE :- DO NOT SCALE OFF PLANS AS ACTUAL SIZES ON SITE MAY VARY SLIGHTLY

COUNCIL Guildford B.C. 01483-444609

**THE LOFT CONVERSION COMPANY**  
 TEL :- 01306 886520  
 www.loftconversioncompany.com

FEET	1	2	3	4	5	6	7	8	9	10	11	12	13	14
METRES	0	1	2	3	4	5	6	7	8	9	10	11	12	13