

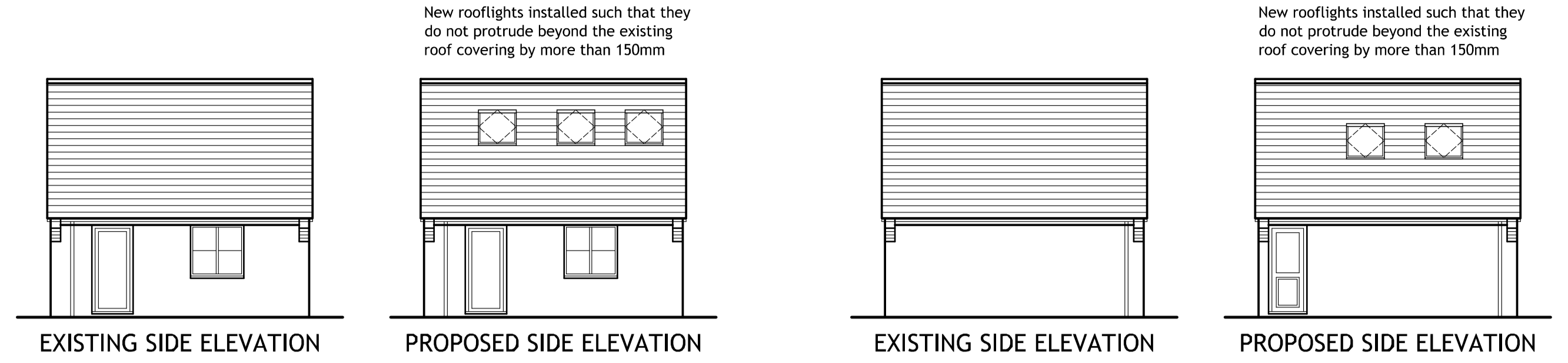
LOCATION PLAN - 1:1250

0 10m 20m 30m 40m 50m
Scale - 1:1250



BLOCK PLAN - 1:500

0 10m 20m 30m 40m 50m
Scale - 1:500



FRONT AND REAR ELEVATIONS REMAIN UNCHANGED

New rooflights installed such that they do not protrude beyond the existing roof covering by more than 150mm

New rooflights installed such that they do not protrude beyond the existing roof covering by more than 150mm

ADDITIONAL SPECIFICATION

GENERAL :
Provide ridge ventilation equiv to 5mm x length of ridge.
Provide eaves / low level ventilation equiv to 25mm continuously.
Unless stated otherwise : timber = C24 grade, steel = S355 grade.

NEW LOFT FLOOR :
New flooring = 22mm T-G moisture resistant flooring grade chipboard.
New beams and / or joists to support new structure to span to existing outside walls to achieve min 100mm bearing. Use 100mm Rockwool quilt between new floor joists for sound insulation & additional fire resistance. Existing ceiling joists / truss bottom chord strapped to new floor joists and / or beams where existing support removed. New steel floor trimmers to be treated to provide 1/2hr fire protection to manufacturer's instructions.

GLAZING :
New glazing to have a U-value 1.6W/m2 k.
Install one new energy efficient light fitting per 25m2 floor area.

STAIRCASE :
Max tread rise = 220mm : Min tread going = 220mm.
Max pitch = 42 degrees : Min headroom = 2.0m from pitch line of new stairs.
900mm high handrail / balustrades with max 100mm gaps anywhere.
Any tapered treads to have a min going of 50mm.
New stairs to be manufactured from new floor to floor measurement taken from site. All to current Building Regulations, Part K.

STUD WALLS :
50x100mm sw studing @ 400mm cts with 12.5mm plasterbd & skim internal finish. Internal walls to include 25mm Rockwool infill.
Perimeter stud wall to use 90mm Celotex insulation between studs, 25mm Celotex insulation across face of studs, 12.5mm plasterbd & skim.

CEILINGS / SKELINGS :
Provide 50mm air gap above 90mm Celotex insulation between rafters, 25mm Celotex across face of rafters, 12.5mm plasterbd & skim.

VELUX ROOFLIGHTS :
All new rooflights to be rated AA, AB or AC.
Trim out rooflights using doubled rafters each side to manufacturer's instructions.

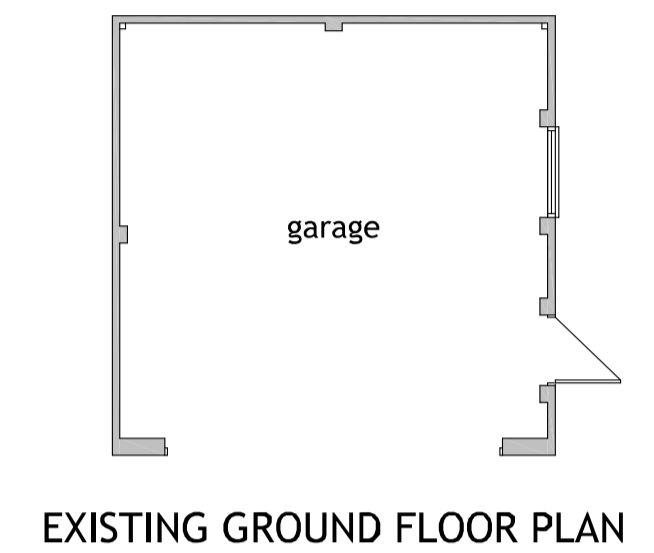
INSULATION - MULTI-FOIL ALTERNATIVE :
Tri-iso Super 10+ quilt insulation (or equiv) applied to all areas of loft room. To be stapled to u/side of extg (or new enhancing rafters where used), ceiling collar and stud wall to perimeter of new rooms). Provide 75mm overlap and tape using aluminium tape. 25x50mm sw counterbatens across insulation @ 400mm cts, 40mm PIR board between rafters, 12.5mm plasterbd & skim internal finish.

OTHER FIRE RESISTANCE NOTES :
New circulation space at ground floor level to be fully 1/2hr fire resistant / separation from existing garage.
Existing garage ceiling joists to 2No. layers 12.5mm plasterboard (joints staggered) & plaster skim. New stairs to be provided with 1/2hr fire res separation from extg garage whether open to garage or if within optional cupboard formed in garage.

ELECTRICS - PART P :
Electrical installation to be designed and carried out by a competent person and in accordance with Part P of the Building Regulations.
A Certificate of Compliance to be supplied to the Building Inspectors upon completion.

HEATING :
New heating system elements to meet the requirements of PART L, Building Regulations.
New radiator(s) to be fitted with TRV.

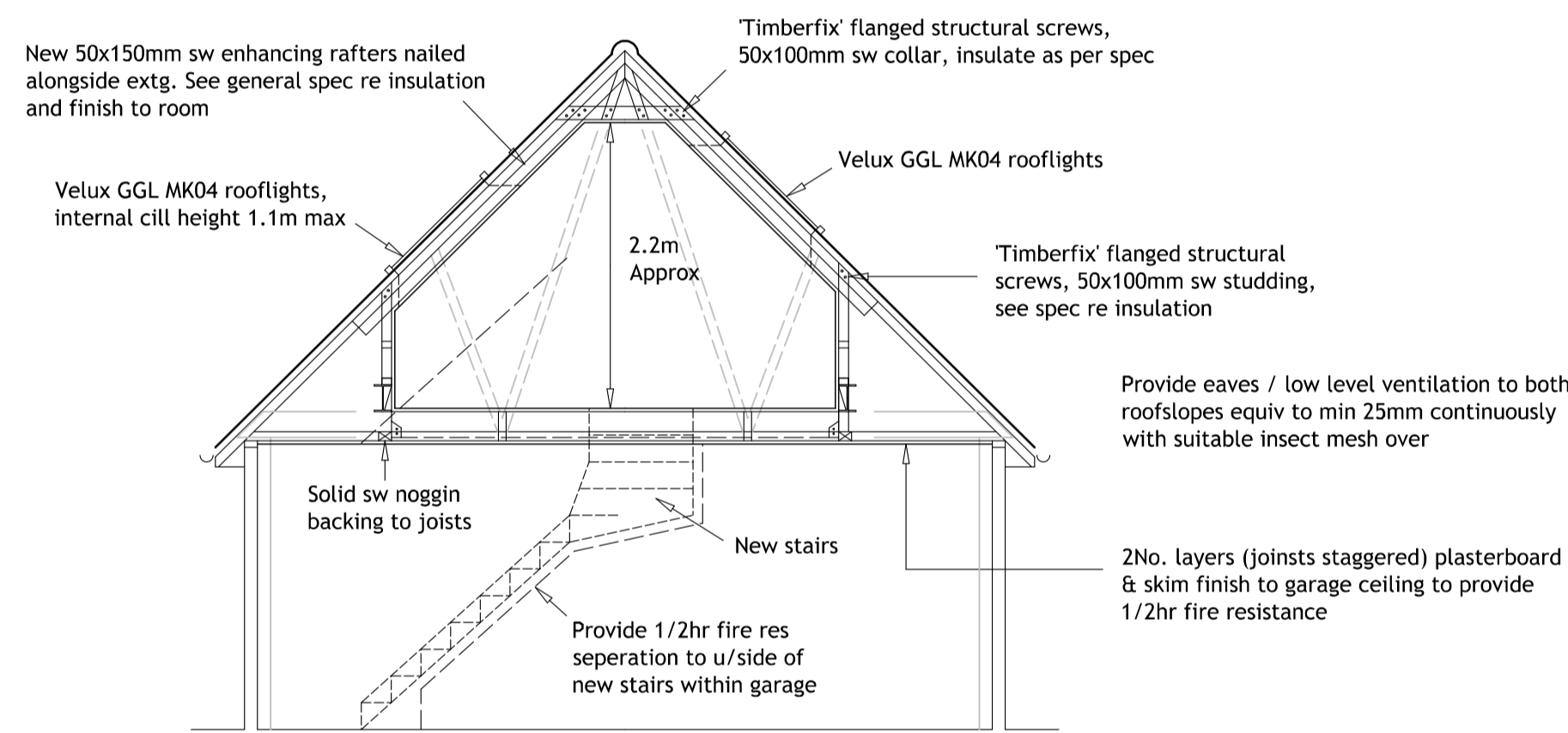
LIGHTING :
Lighting to Building Regulations, PART L.



EXISTING GROUND FLOOR PLAN

0 1m 2m 3m 4m 5m
Scale - 1:100

Provide high level ventilation via ridge tiles or propriety ventilation tiles fitted to both roof slopes installed in accordance with manufacturer's fitting instructions to provide ventilation equiv to 5mm continuously

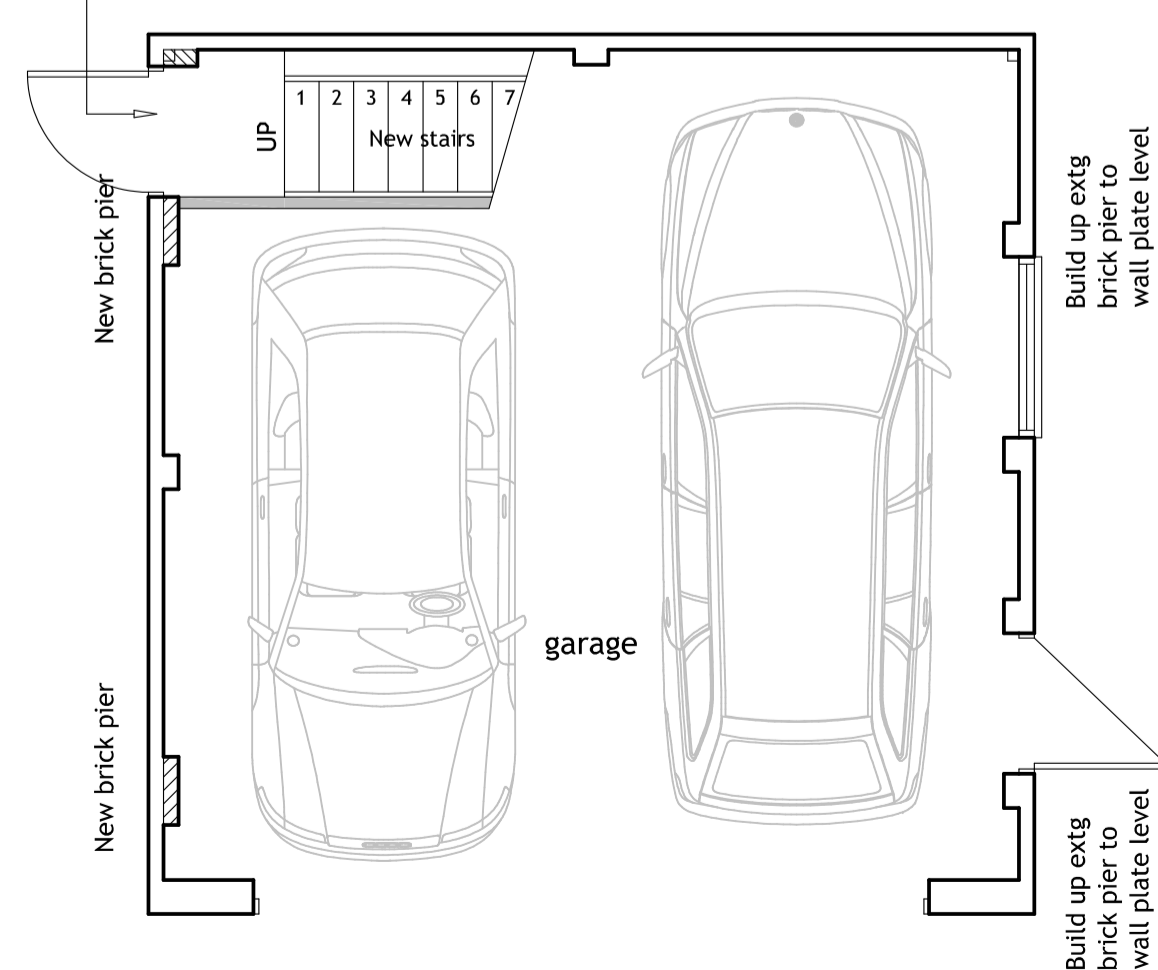


PROPOSED SECTION

Beam schedule :

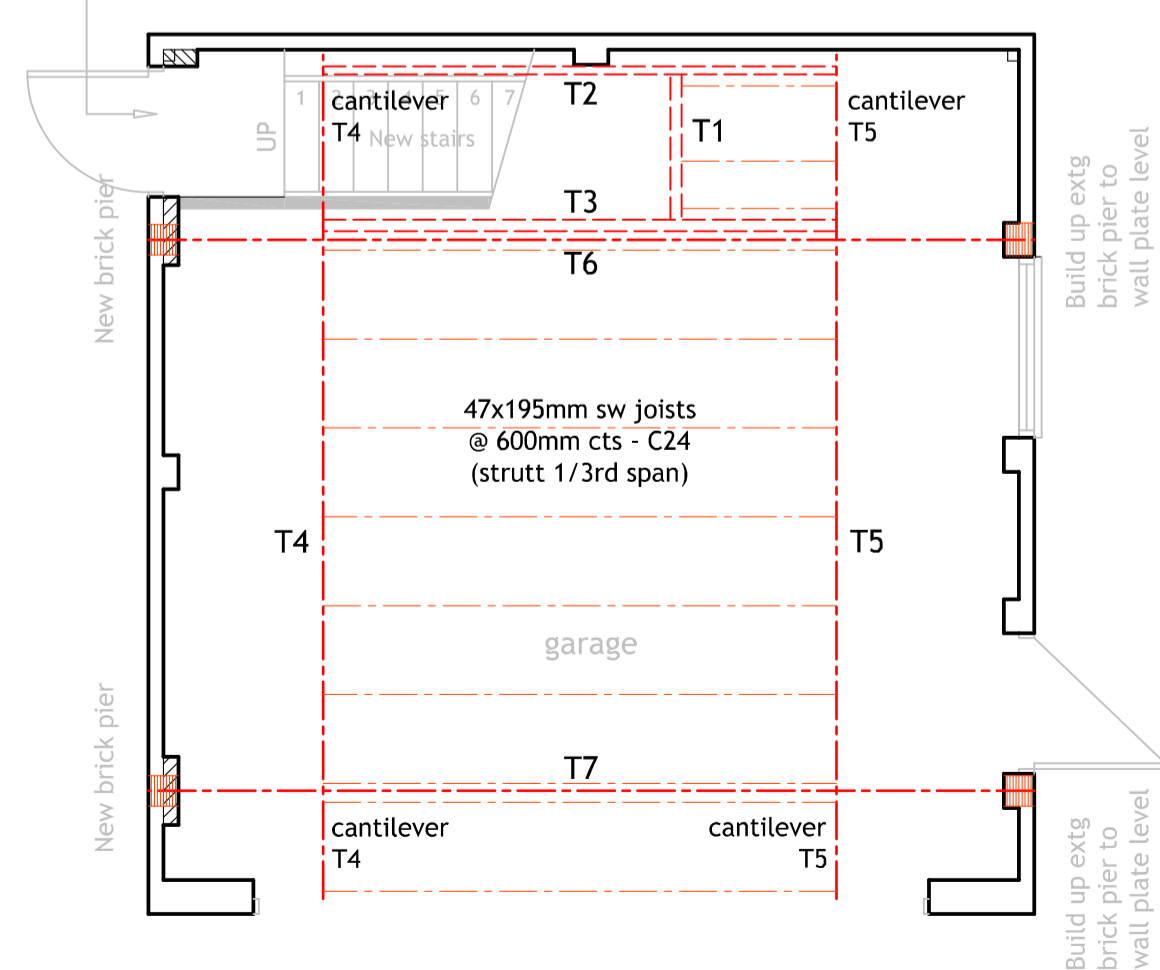
- Steel = S355 grade
- Timber = C24 Grade
- T1 = 72x145mm sw
- T2 = 94x195mm sw - 2 @ 47x195mm sw
- T3 = 94x195mm sw - 2 @ 47x195mm sw
- T4 = 203x133x30 UB
- T5 = 203x133x30 UB
- T6 = 203x203x46 UC
- 225x225x25mm ms bearing plates
- T7 = 203x203x46 UC
- 225x225x25mm ms bearing plates

Form new opening to suit new external door with Catnic lintol over. Reinforce corner and doorway with brick / conc pier.

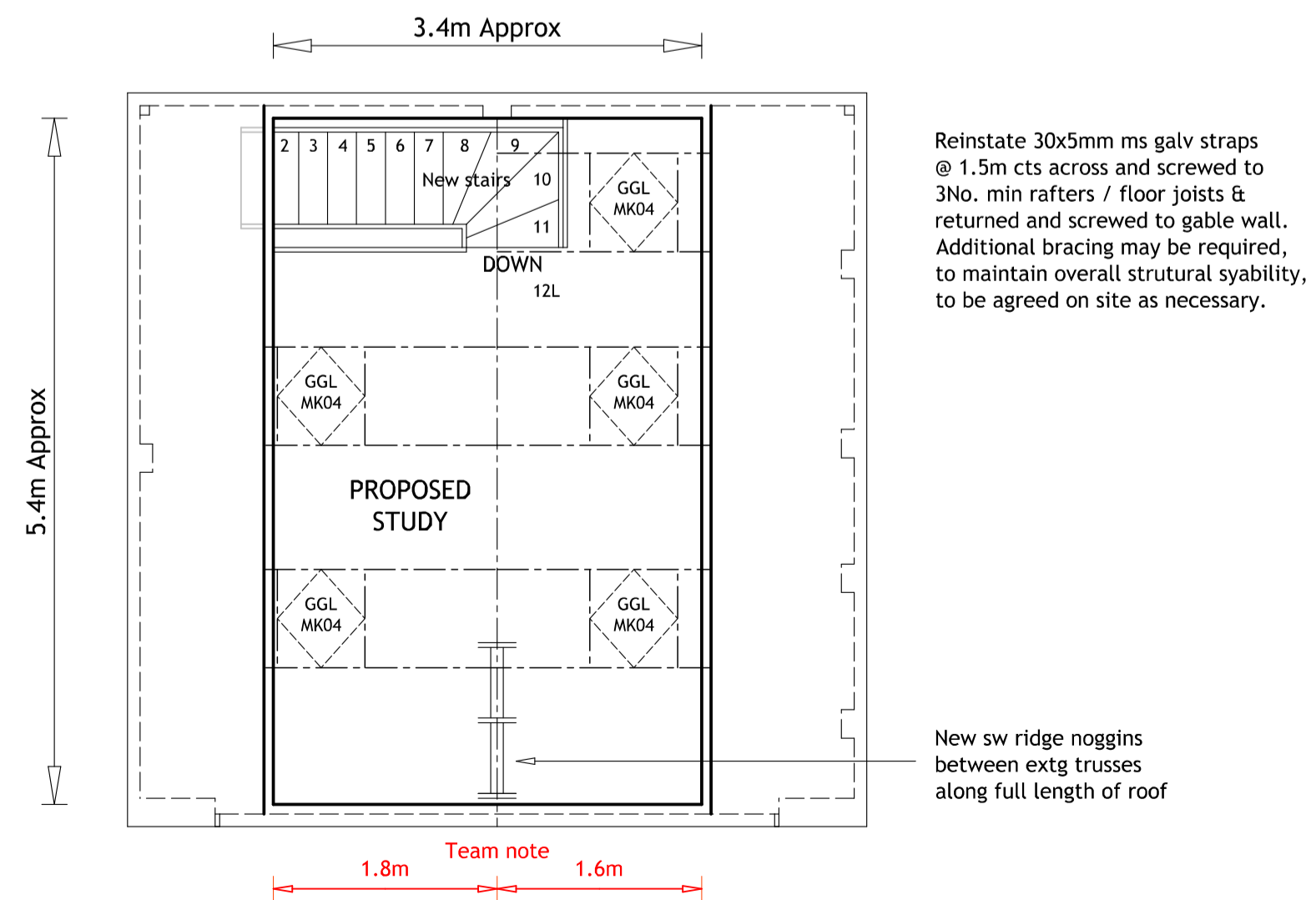


PROPOSED GROUND FLOOR PLAN

Form new opening to suit new external door with Catnic lintol over. Reinforce corner and doorway with brick / conc pier.



PROPOSED GROUND FLOOR PLAN - LOFT FLOOR BEAMS SUPERIMPOSED



PROPOSED ROOF / FIRST FLOOR PLAN

0 1m 2m 3m 4m 5m
Scale - 1:50



Mr & Mrs MACKINTOSH

28c Risborough Road, Stoke Mandeville, Buckinghamshire. HP22 5UT

PROPOSED LOFT CONVERSION

SCALE : 1:50, 1:100 1:500, 1:1250	Drawing number : 1773 / 09 - 20
DATE : Sept 2020	
BY : A. Lloyd	B. Insp. Revision : Sheet : 0 A1
SHEET : 1 of 1	PWC