

**SPECIFICATION**

**PERMANENT ROOF CONSTRUCTION (U=0.18W/1.0)**  
 12.2m wide roof structure supported on 100mm x 100mm x 2.4m posts @ 400mm c/c's. 25mm Cellex insulation between and 30mm Acis Tr-150 super 10 insulation/vapour barrier across underside of joists. Deck with 38x25mm counter battens @ 600 c/c's with 12.5mm duplex plasterboard & 5mm plaster skim ceiling.

**PERMANENT CHIEK CONSTRUCTION (U=0.28W/1.0)**  
 (Half hour fire resistant from both sides) Vertical tile/stone hanging to meet existing g.w. battens on building paper on 12.5mm 100x50mm studs @ 400mm c/c's (cross braced). 25mm Cellex insulation between and 30mm Acis Tr-150 super 10 insulation/vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 c/c's with 12.5mm duplex plasterboard & 5mm skim ceiling.

**STAIRCASE**  
 Rise=200mm Going=225mm. Tread=250mm Pitch=42. 2m clear headroom. 900mm handrail. 900mm balustrade housed into reveals. Timber nosing to match existing. 100mm max gaps to nosing & handrails. Artificial lighting to be provided. 100mm min going. Any spreader. Treads to comply with Part K. 50mm min going.

**HALF HOUR PARTITION AROUND NEW STAIRCASE**  
 750mm stud wall with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

**FIRE REGULATIONS**  
 Timber beams to have half hour fire resistance to BS5268 part 4 section 41.101 (General design method).

**WINDOWS & ESCAPE WINDOWS**  
 Escape window to be 750x450mm min clear opening from 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 & U=0.15 for windows & U=0.05 for rooflights.

**STRUCTURAL**  
 Multiple timber trimmers to be bolted together @ 600mm c/c's using M12 bolts and 6mm dia tooth plate connectors.

**SMOKE DETECTORS**  
 @ least one in each room, interconnected smoke detectors with battery back up to BS5839:2002.

**LIGHTING AND HEATING**  
 Three in four lights to be energy efficient type. Extend existing heating system in new rooms with zone and boiler interlock controls (Thermostats, 5905).

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

**PROJECT**  
 Formation of habitable room in rear space  
 with rear dormer

**CLIENT**  
 Mr & Mrs. Benson,  
 53, Godsham Road,  
 Oxford,  
 OX2 8NY.

**EXISTING PLANS**

SCALE 1:50 & 1:100 DATE JAN 2021

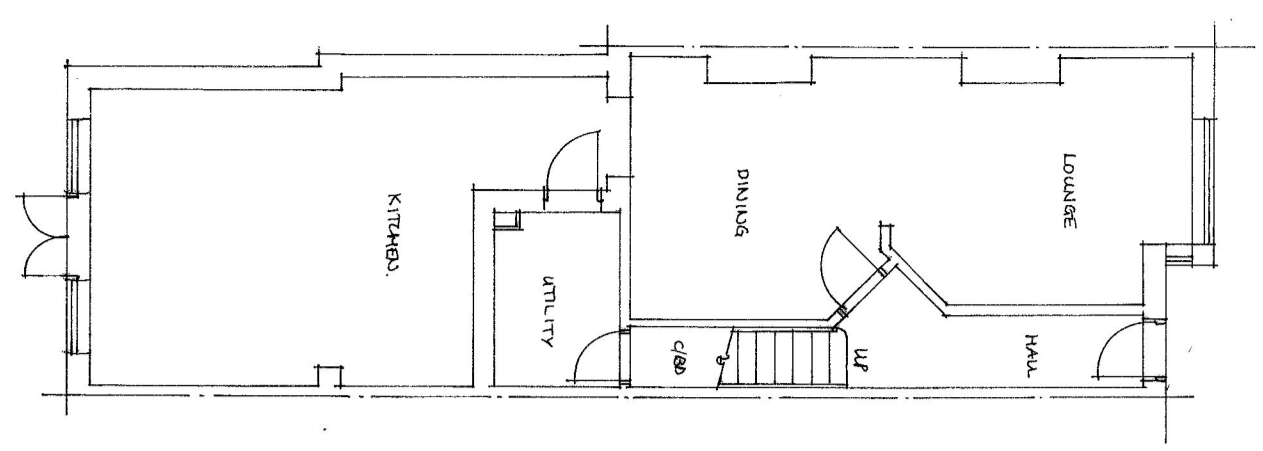
DRAWN BY [redacted] CONTRACT NO. [redacted]

**CHARLES GROSVENOR**  
 Tel: 01527 543668  
 www.charlesgrosvenor.co.uk

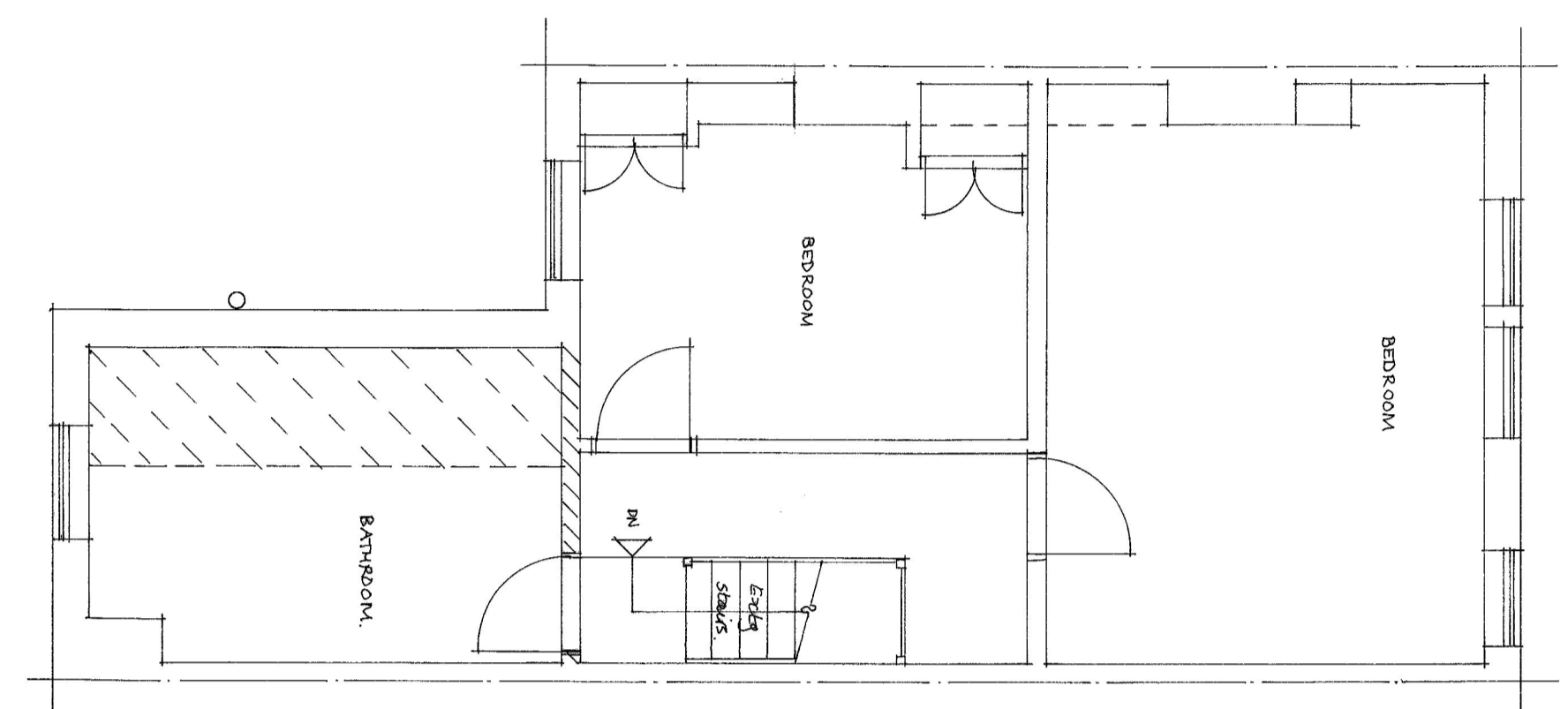
THE ACCURACY OF THIS DRAWING  
 GUARANTEED AS IT IS SUBJECT TO  
 CONDITIONS OF SALE AND CONTRACT  
 DOES NOT FORM PART OF YOUR  
 CONTRACT

**© COPYRIGHT**

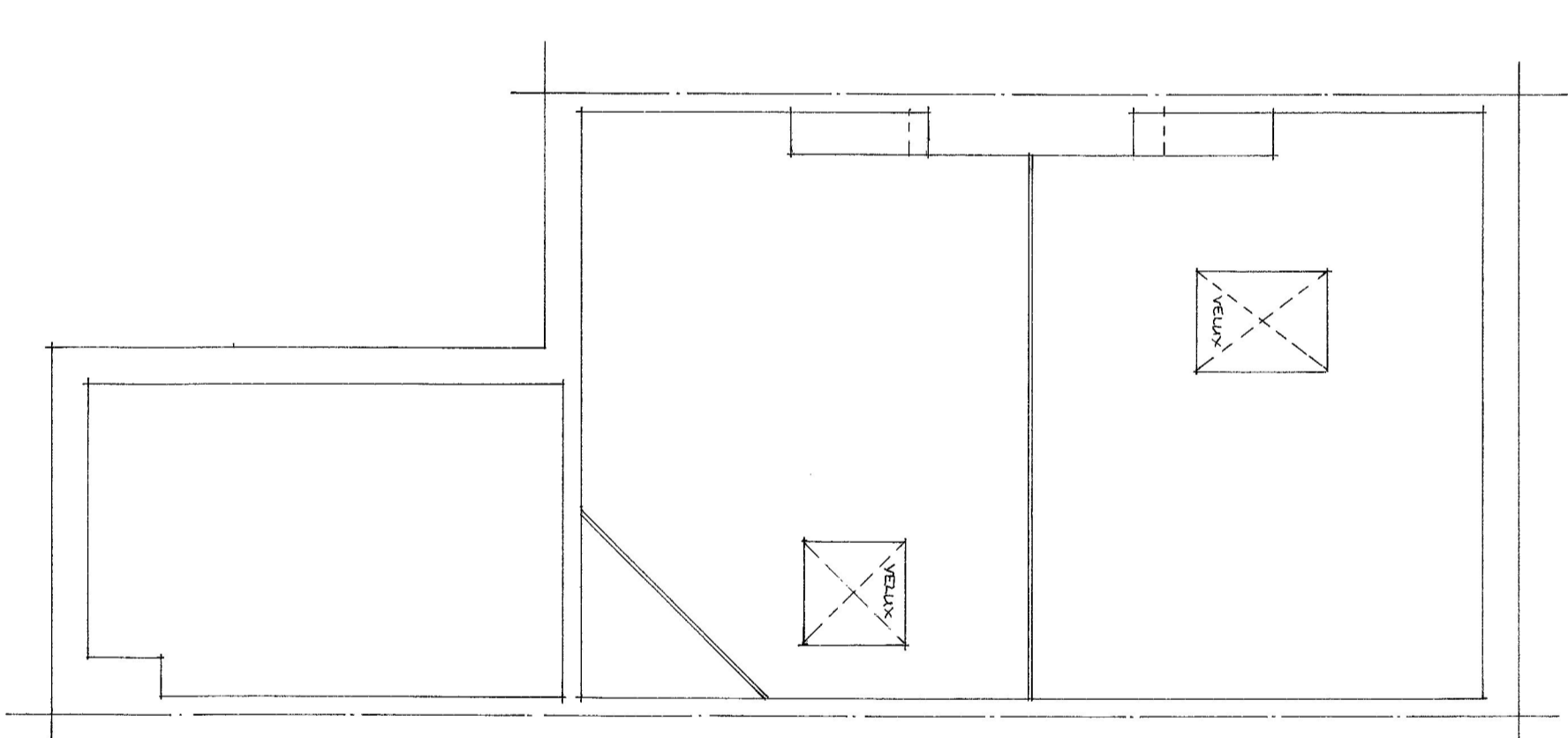
COUNCIL



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**ROOF PLAN**

