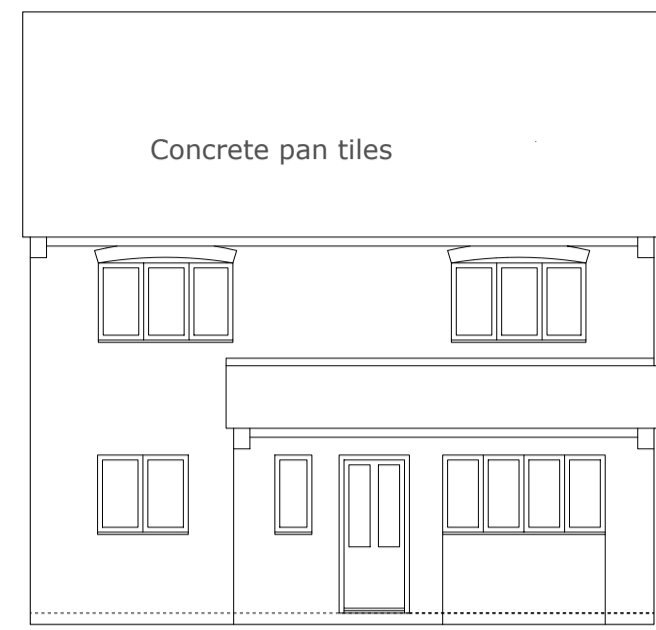
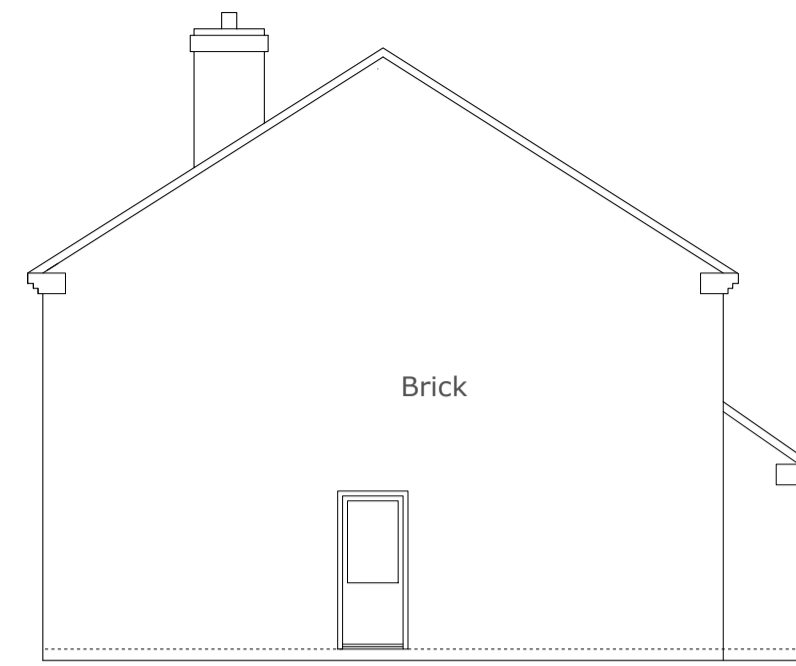


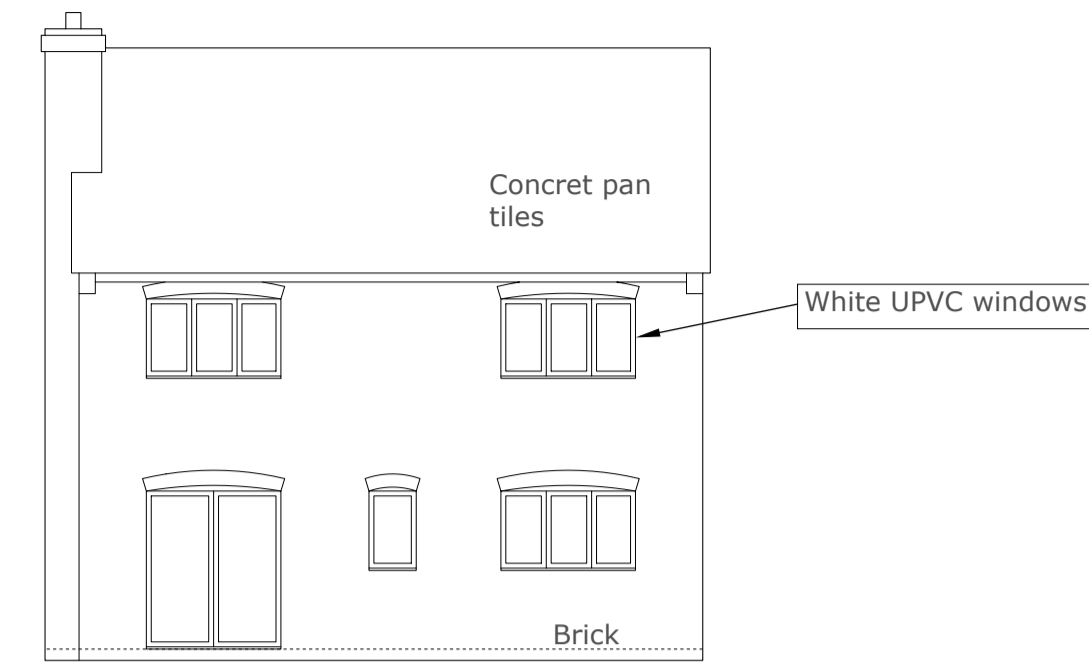
Existing elevations & plans



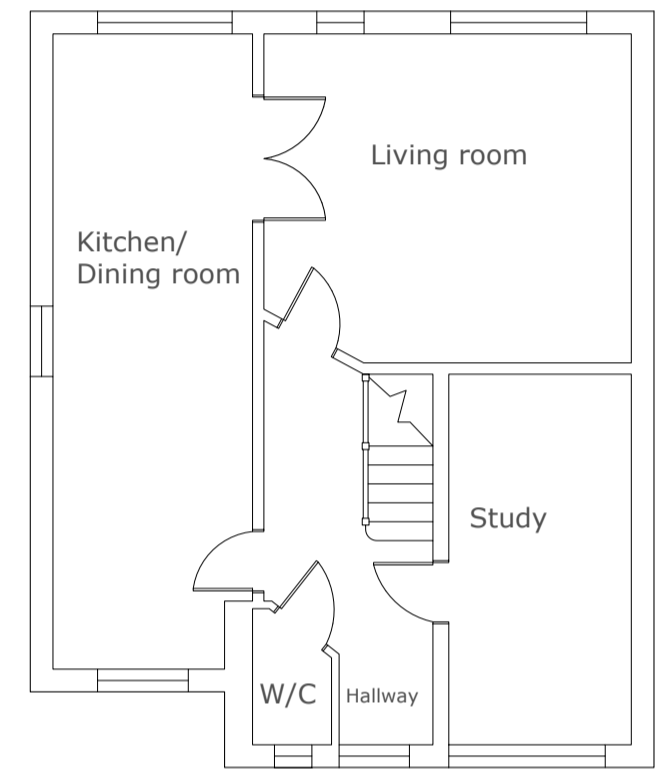
Existing Front 1:100



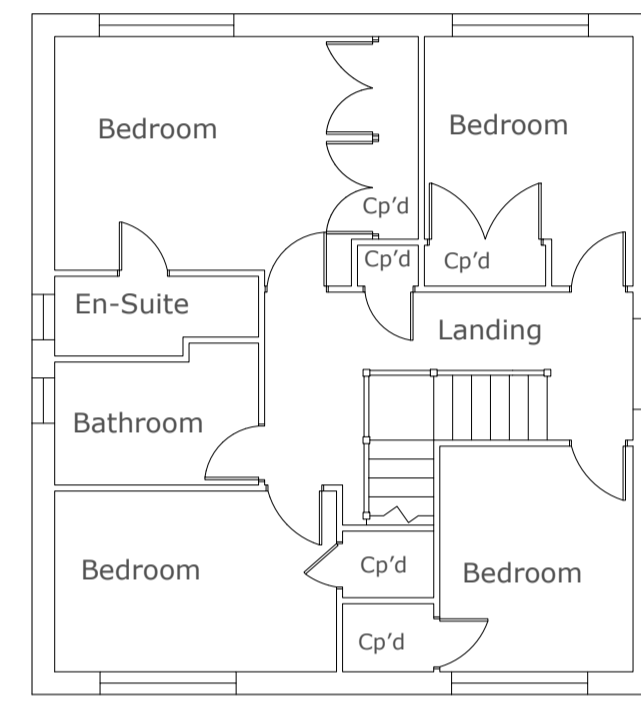
Existing Side 1:100



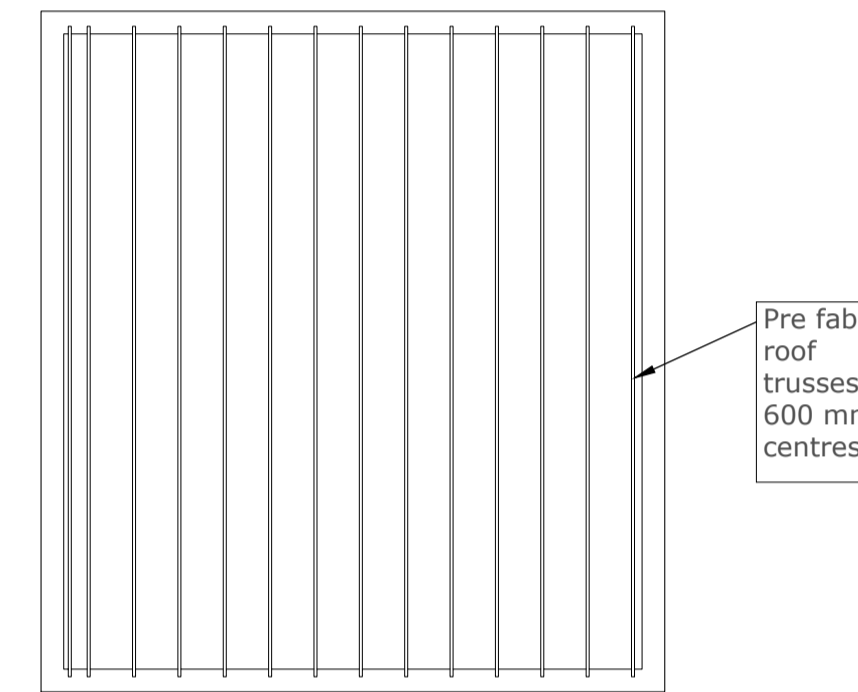
Existing Rear 1:100



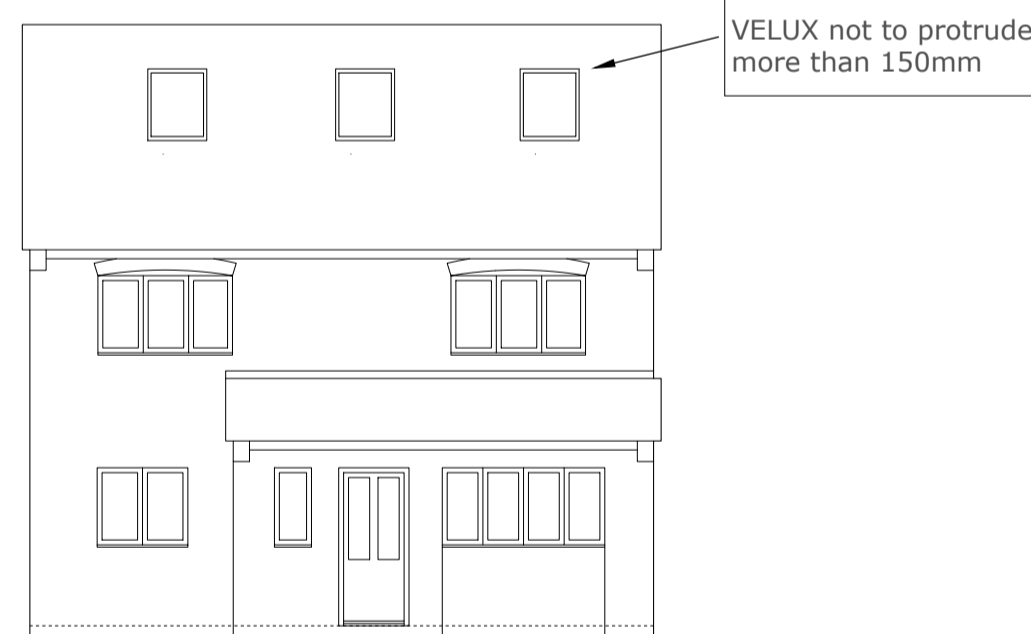
Existing ground floor 1:100



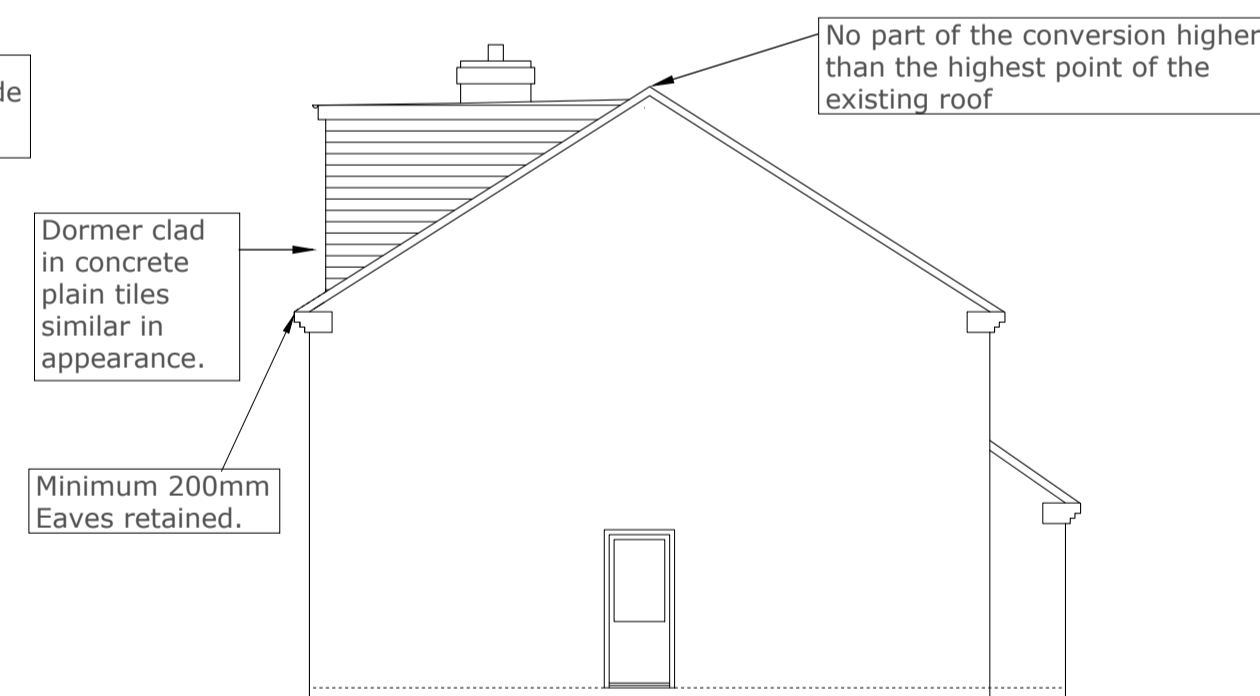
Existing first floor 1:100



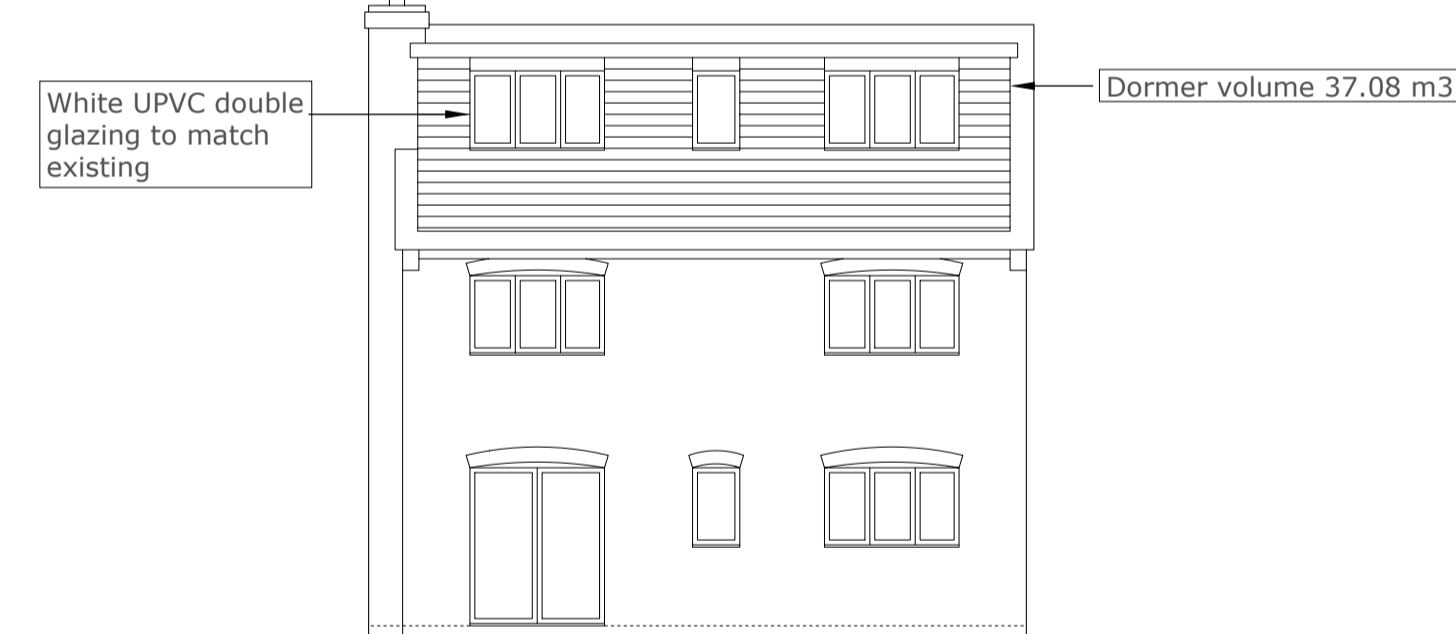
Existing Attic 1:100



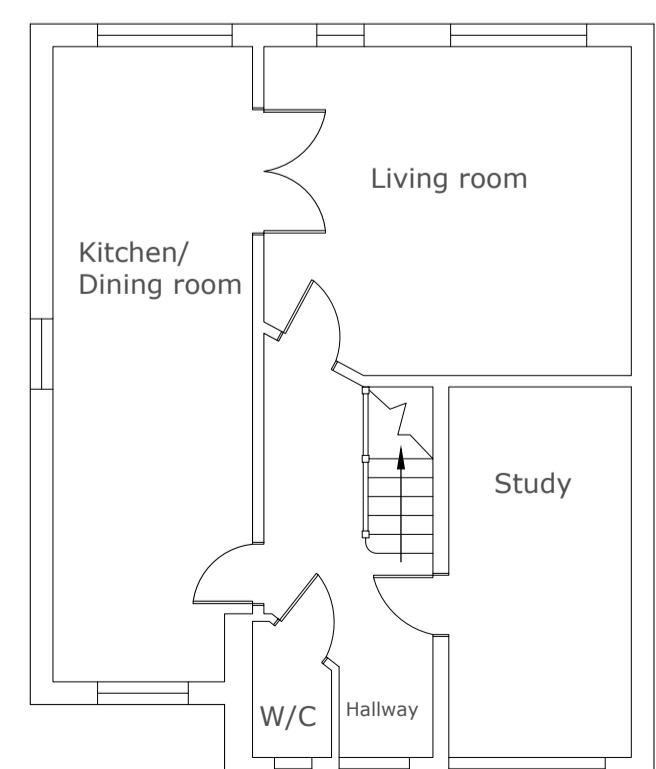
Proposed Front 1:100



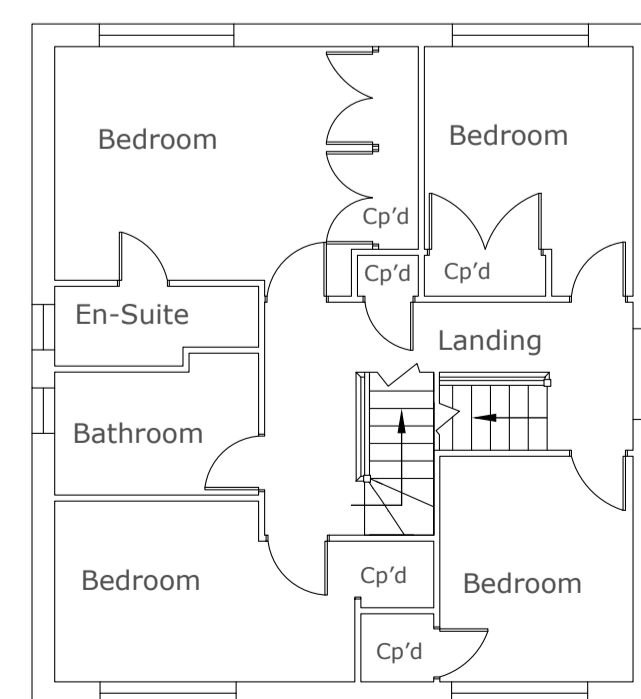
Proposed Side 1:100



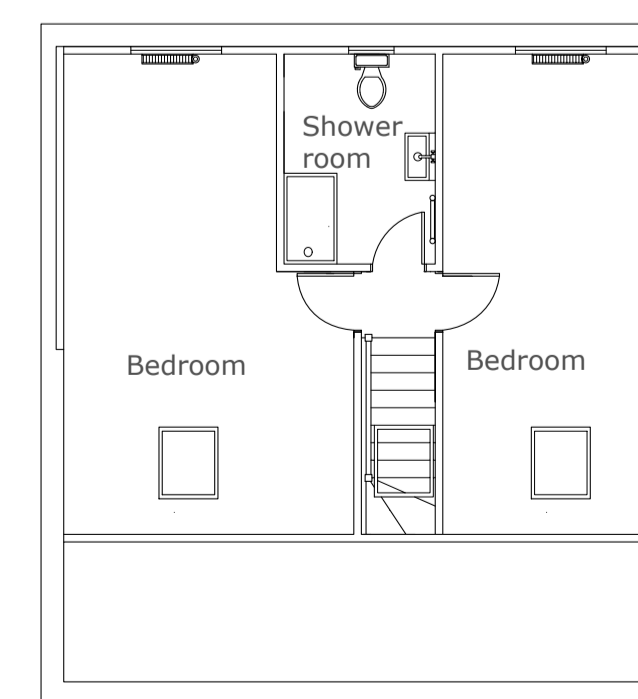
Proposed Rear 1:100



Proposed ground floor 1:100



Proposed first floor 1:100



Proposed Loft conversion 1:100

SPECIFICATION

DORMER SPECIFICATION

EPDM roof covering over 18mm OSB3 T+G roof grade boards over furrings on C24 flat roof joists.
Fascias & soffits to match existing.
Timber framed cheeks, braced with 12.5 mm plywood or OSB.
External cladding similar to existing roof material.
Code 4 lead work to abutments

STAIRCASE

New stairs to conform to Part K1 building regulations.
Max rise:220mm
Minimum go:220mm
Pitch 42°
100mm max spacing of spindles.
Fire break partition with minimum half hour fire protection to surround the stairs (Top or Bottom)
FD30 to bottom of top of flight.

FIRE REGULATIONS

All new doors to be FD30 excluding bathrooms and cupboards.
Mains linked smoke detectors per landing level, linked to a smoke detector in every habitable room that meets the hallways.
Heat detector in the kitchen.

ROOF WINDOWS

White painted VELUX windows, minimum double glazed.
Trimmed with a minimum of 2 rafters per side dependant on how many rafters are removed.

WINDOWS

UPVC/Timber windows to match existing colour and style unless otherwise stated.
Where required for means of escape an opening of 750x450mm (0.33m) is required, with a maximum distance from the finished floor of 1100mm.
Double glazed as standard with low E glass.

STRUCTURE

TELEBEAM flooring system with Steels beams and timber members as per structural engineers design.

CLIENT

Mr & Mrs Curran
11 Merrett Close, Northway,
Tewkesbury, GL20 8SH

**PROJECT TITLE:
TELEBEAM Loft conversion**

DATE February 22, 2022

DRAWN BY M.J.Drew

SCALE 1:100 @A1

