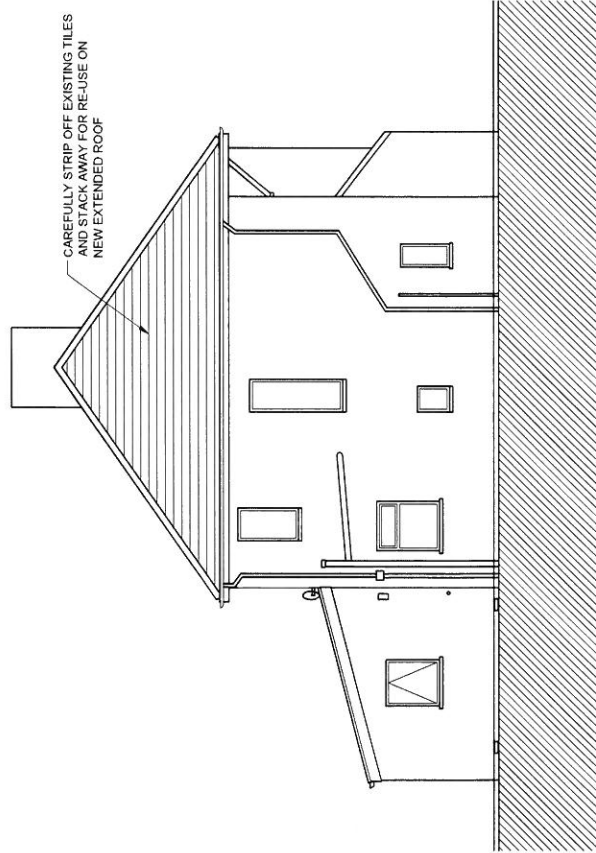
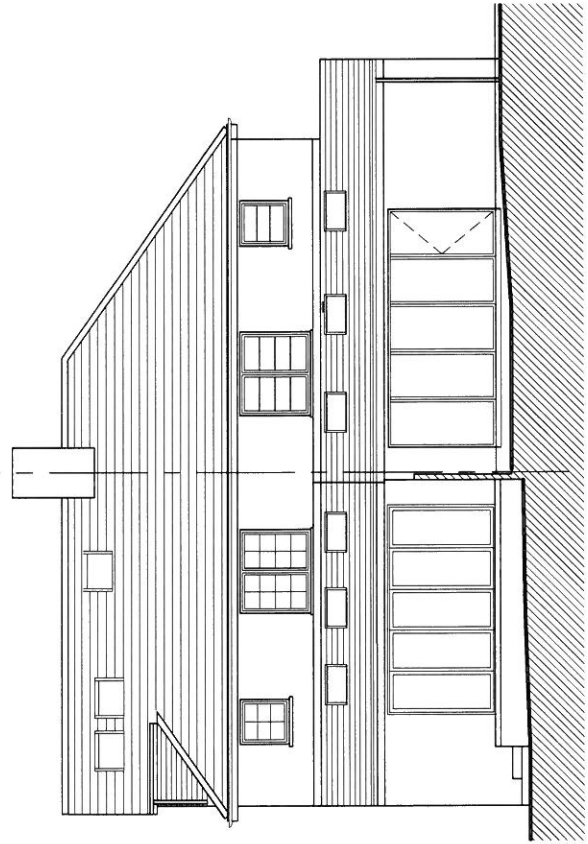


FRONT ELEVATION TO INSOLE GARDENS



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION TO GARDEN

Revisions

Project

LOFT CONVERSION
14 Insole Gardens
Cardiff
CF5 2HW

Description

EXISTING ELEVATIONS

Scale

1:100@A3

Date

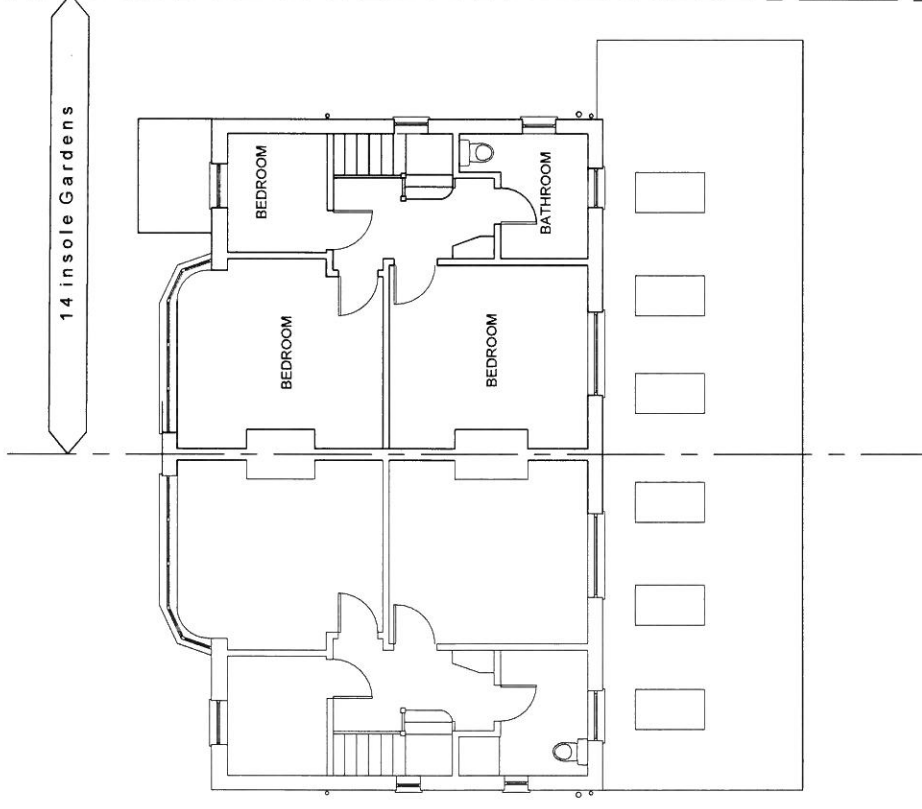
NOV 2020

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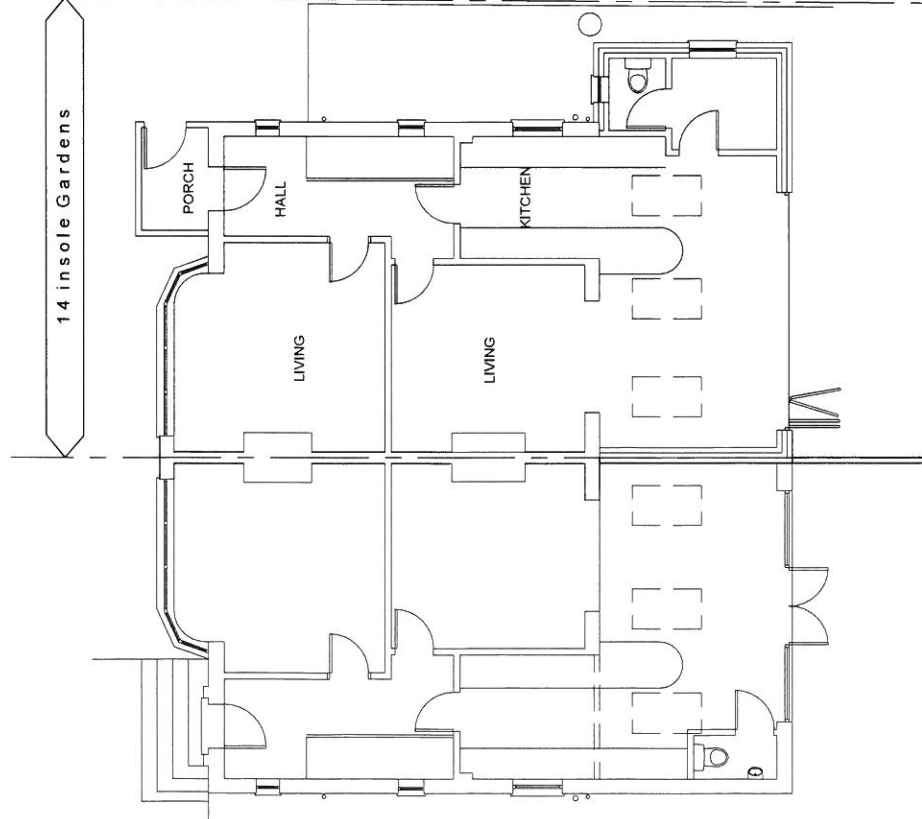
Drawing No.

Issue

267/BR00



EXISTING FIRST FLOOR



EXISTING GROUND FLOOR

Revisions

Project

LOFT CONVERSION
14 Insole Gardens
Cardiff
CF5 2HW

Description

EXISTING FLOOR PLANS

Scale

1:100@A3

Date

JULY 2020

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Drawing No.

Issue
267/BR01

NOTE
Existing load-bearing walls to be checked on site for suitability to carry load

Allow for adjustment of existing ceiling joists/ties and binders to ensure adequate support is maintained to existing ceiling

Proposed joist layout is subject to check on site for suitability of load bearing points of support and to agreement of Building Inspector

THIS DRAWING TO BE READ WITH STRUCTURAL ENGINEER DRAWING 14 Insole Gardens Cardiff CF5 2HW

ALL TIMBER SIZES ARE PROVISIONAL SUBJECT TO ENGINEER CHECK

Revisions
Project
LOFT CONVERSION
14 Insole Gardens
Cardiff
CF5 2HW

Description
PROPOSED FIRST FLOOR PLAN

Scale
1:50@A3
Date
JULY 2020

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Drawing No. **267/BR02**
Issue

3no. 47 x 170 C24 grade floor joists bolted together with M10 bolts, washers and toothed connectors @ 450 ctrs to Structural Engineer design
Bolts to be fixed along centre line of joist and to be within 80mm of each end

2no. 47 x 195 C24 grade floor joists bolted together with M10 bolts, washers and toothed connectors @ 450 ctrs to Structural Engineer design
Bolts to be fixed along centre line of joist and to be within 80mm of each end

50 X 170 C24 grade floor joists @ 400 ctrs onto extg loadbearing walls
Allow for packing to level with hardwood pieces

50 X 170 C24 grade floor joists @ 400 ctrs onto extg loadbearing walls
Allow for packing to level with hardwood pieces

2no 50 X 70 C24 JOISTS BOLTED TOGETHER AS TRIMMING JOIST

2no 50 X 170 C24 JOISTS BOLTED TOGETHER AS TRIMMING JOIST

50 X 170 C24 FLOOR JOISTS @ 400 CTRS

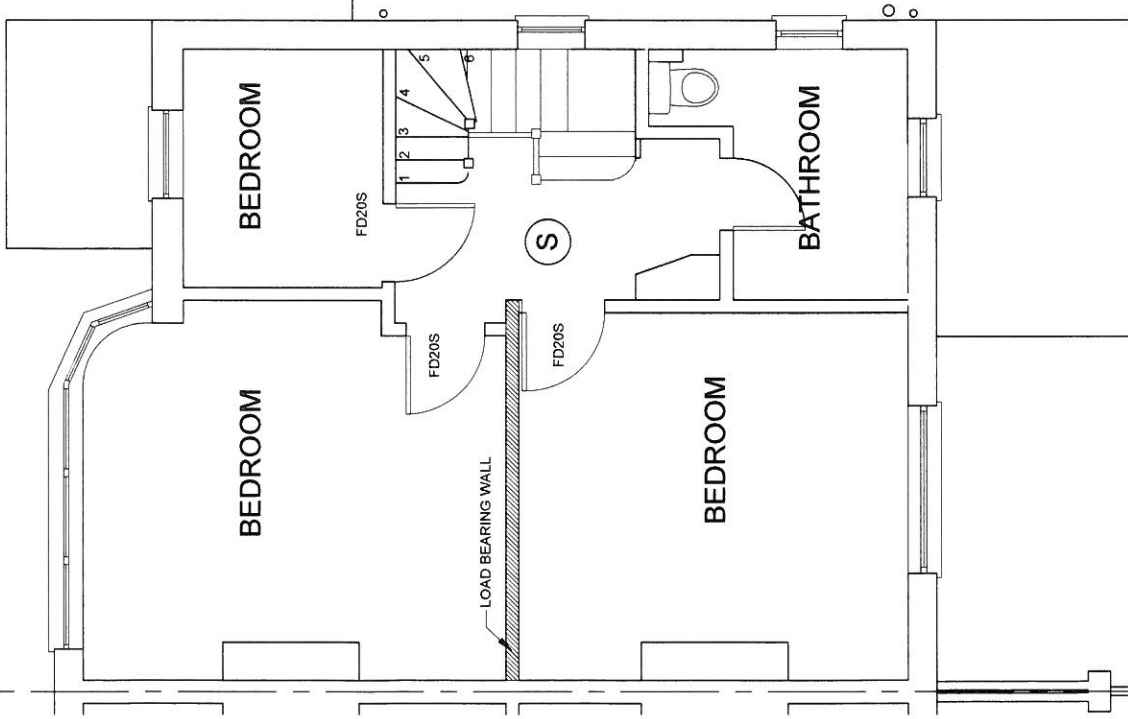
50 X 170 C24 FLOOR JOISTS @ 400 CTRS

63 X 170 C24 FLOOR JOISTS @ 400 CTRS

2no 50 X 170 C24 JOISTS BOLTED TOGETHER AS TRIMMING JOIST

NOTE: THIS AREA TO HAVE 63 X 170 C24 FLOOR JOISTS @ 400 CTRS FOR MAX SPAN 3.9M

ALTERNATIVELY USE 47 X 195 C24 JOISTS THROUGHOUT
SUBJECT TO STRUCTURAL ENGINEER CHECK



PROPOSED FIRST FLOOR PLAN

PROPOSED ROOF FLOOR STRUCTURE PLAN

EXTERNAL DORMER WALL CONSTRUCTION

Clay plain tile hanging in accordance with manufacturer's recommendations for an exposed location over Tyvek vapour permeable membrane suitable for timber framed walls and fixed as manufacturer's details to 18mm WBP exterior quality plywood (or OSB) sheathing fixed to 140 x 50mm C24 grade treated sw studs @ 400mm centres with 100 x 50mm treated timber head and sole plates and nogginns.
90mm Kingspan Kooltherm K12 insulation board to be tightly friction fixed between studs and faced internally with 32.5mm Kingspan K118 (20 + 12.5mm) insulated plasterboard.
3mm plaster skim finish.
U value 0.19 W/m²K.

30 MINUTE FIRE RATED DORMER CHEEKES
Overclad sheathing board with 9mm SUPALUX by Promat Ltd fixed in accordance with manufacturer's recommendations. Fit 9mm SUPALUX to inner face of studs before fitting plasterboard finish.
To achieve minimum 30minutes fire resistance for integrity and insulation to BS 476 Part 22: 1987

INTERNAL WALLS
100 x 50 C16 studs @ 400mm centres vertically with head and sole plates and intermediate nogginns fixed at 600mm centres. 100mm Rockwool Flex (10Kg/m²) between studs. 12.5mm plasterboard and skim both sides. 30 minutes fire resistance.

LOAD-BEARING WALLS SUPPORTING PURLINS
Load-bearing wall built off new floor joists as Structural Engineer design. 100 x 50 C16 studs @ max 600ctrs faced both sides within 9mm marine ply sheathing. Fix timber blocking pieces between joists under wall plate. Walls separating heated habitable space and unheated roofspace to be insulated with 90mm Kingspan Kooltherm K12 insulation board tightly friction fixed between studs and faced internally with 32.5mm Kingspan K118 (20 + 12.5mm) insulated plasterboard.

EXISTING PARTY WALL
Existing one brick thick (220mm) party wall to be upgraded to comply with Part E (sound) and Part L (heat loss) to provide U-value of 0.3W/m²/K
Prior to installation of new work check condition of masonry wall and fill all gaps/voids (e.g. around purlin support) to provide an integral wall. Parge the wall with s/c render coat and fit 7.5mm Celotex PL3060 (60 +12.5) or equivalent on dot and dab or timber battens in accordance with manufacturer's instructions.

Revisions

A 04/03/2022 Dormer roof changed to flat

Date JULY 2020

Scale 1:50@ A3

Drawing No.

Issue

267/BR03

A

Drawing Status

BUILDING REGULATIONS

PROPOSED SECOND FLOOR PLAN

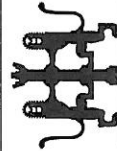
Drawing Title

Project

LOFT CONVERSION
14 Insole Gardens
Cardiff
CF5 2HW

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01

Panel radiator - sized by heating contractor. Final positions to agreed on site

13A Switched double sockets in locations to be agreed on site. SW/le to match existing

Mains operated smoke alarm to BSEN 14604:2005 or BS 5446-2:2003 interlinked with other alarms and to have battery back up. Installation to comply with App. Doc B Section 1 and to be LD2 category in accordance with BS 5839 Part 6:2004
Smoke alarm to be located in existing hall at ground level and to first floor landing.
LED downlights to Bathroom rated IP44 or above
Selection of fittings to be agreed with client

Bedroom & landing - LED downlights GU10 min 5W neutral or warm white
Selection of fittings to be agreed with client
Fused spur for fan at high level outside Shower room

2-way light switch from first floor landing
240V shaver socket adjacent wash basin
Final position tbc with client

STAIRCASE AS SPECIFICATION NOTE 10

UPVC WINDOWS AS SPECIFICATION NOTE 07

MECHANICAL VENTILATION AS SPECIFICATION NOTE 14

Install hot and cold water supply to new sanitaryware. Pipework to run either through existing floor in notched joists (where permissible) or in existing roof space. all exposed pipes to be lagged in roofspace

EXTERNAL GABLE WALL CONSTRUCTION AS SPECIFICATION NOTE 08

EXTERNAL DORMER WALL CONSTRUCTION AS SPECIFICATION NOTE 01

External face of dormer to be waterproof tiling backing board minimum 200mm from eaves (along roof slope)

Shower enclosure faced with waterproof tiling backing board instead of plasterboard and be sealed with a proprietary tanking kit

Upgrade insulation to cold roof void to provide a U-value of at least 0.16W/m²
100mm fibreglass between joists and total 170mm across joists

Hinged access panel approx 600 wide x 900 high built into stud wall
Door to be lined with plasterboard & insulation in rebated frame with intumescent seals to maintain 30min fire rating. Exact position tbc

STORAGE
Unheated space

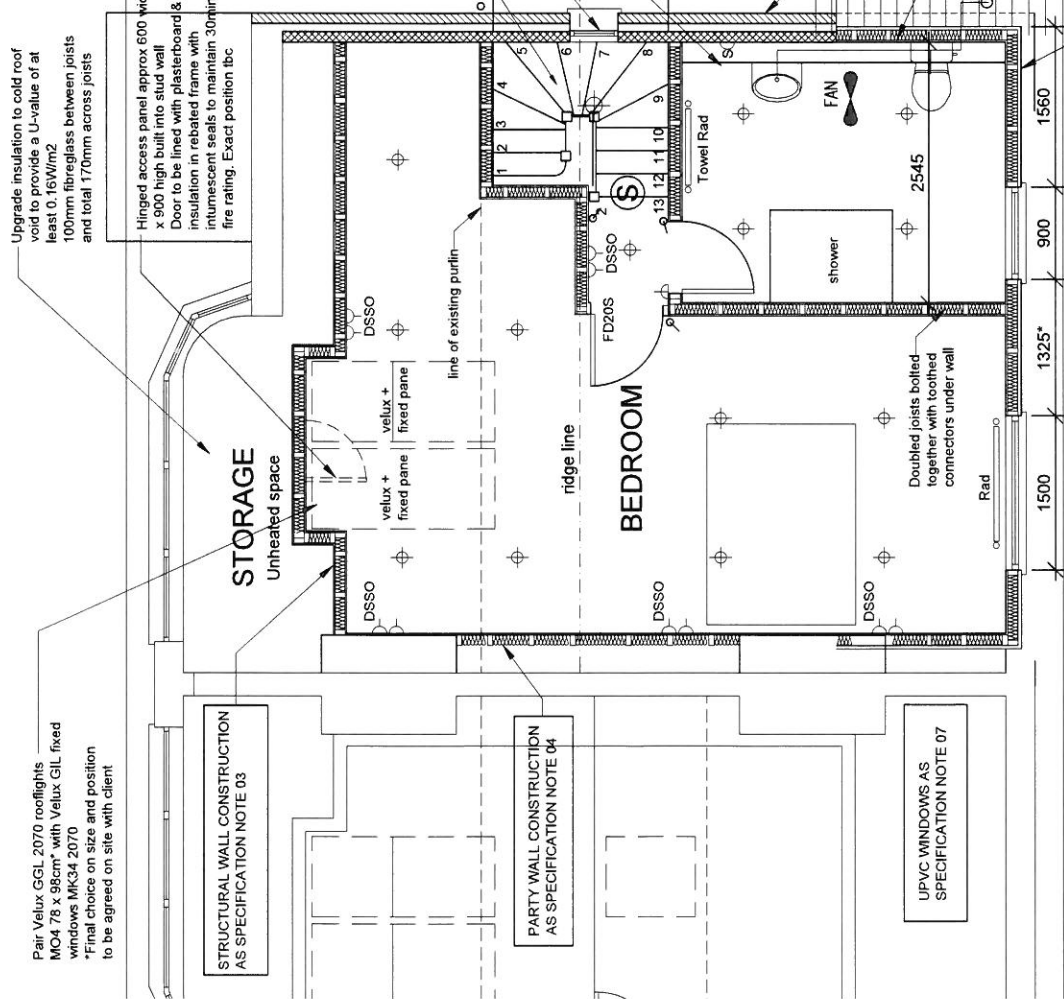
BEDROOM

Pair Velux GGL 2070 rooflights MC4 78 x 96cm* with Velux GIL fixed windows MK34 2070
*Final choice on size and position to be agreed on site with client

STRUCTURAL WALL CONSTRUCTION AS SPECIFICATION NOTE 03

PARTY WALL CONSTRUCTION AS SPECIFICATION NOTE 04

UPVC WINDOWS AS SPECIFICATION NOTE 07



SPECIFICATION NOTES

05

EXISTING ROOF UPGRADE

Existing roof to be adequately supported/propped temporarily before removing any existing supports and purlins.
Existing roofing felt to be checked for any damage and repaired as required.

Existing roof rafter depth to be extended by fixing 150 x 47 C16 grade treated sw rafters alongside extg rafters.

125mm Kingspan Kooltherm K7 to be cut to a tight fit between rafters leaving a min 13mm air gap to underside of breathable roofing underlay. Fix 42.5mm Kingspan K118 insulated plasterboard (30 + 12.5mm) to underside of joists in accordance with manufacturer's instructions
5mm plaster skim finish.
U-value for unventilated roof 0.15 W/m²K.

Roof space ventilation to be provided to existing roof. Fit vents at eaves level to provide free air space equivalent to a continuous air gap of 25mm and high level vents equivalent to a continuous air gap of 5mm.

Soffits, fascias and barge boards etc. to match existing in treated sw or in UPVC to BS 4576, fixed in accordance with manufacturer's details.

06

NEW DORMER FLAT ROOF

EPDM single ply membrane adhered in accordance with manufacturer's recommendations on fleece underlay or similar as recommended by manufacturer on 150mm Kingspan Thermaroof TR27 LPC/FM on 18mm exterior grade WBP plywood or OSB laid to fall 1:60-1:80 using treated swd firing strips over joists

Flat roof joists to be 47 x 170mm at 400mm centres as indicated on plans. C24 grade preservative treated.

12.5mm vapour check plasterboard and plaster skim finish to ceiling.

U value for un-ventilated roof achieved 0.15W/m²K.

Vertical Restraint

Joists to be securely fixed to treated sw walplates and strapped with 30 x 5 x 1000 lateral restraint straps @ max 2.0m centres and securely fixed to internal face of wall studs.

Soffits, fascias etc. Grey powder coated aluminium in anthracite grey to match window frames

Revisions
A 04.03.2022 Dormer roof changed to flat

Scale 1:50 @ A3 Date NOV 2020

Drawing No.

267/BR04

Issue

A

Drawing Status

BUILDING REGULATIONS

Drawing Title

PROPOSED SIDE ELEVATION

Project

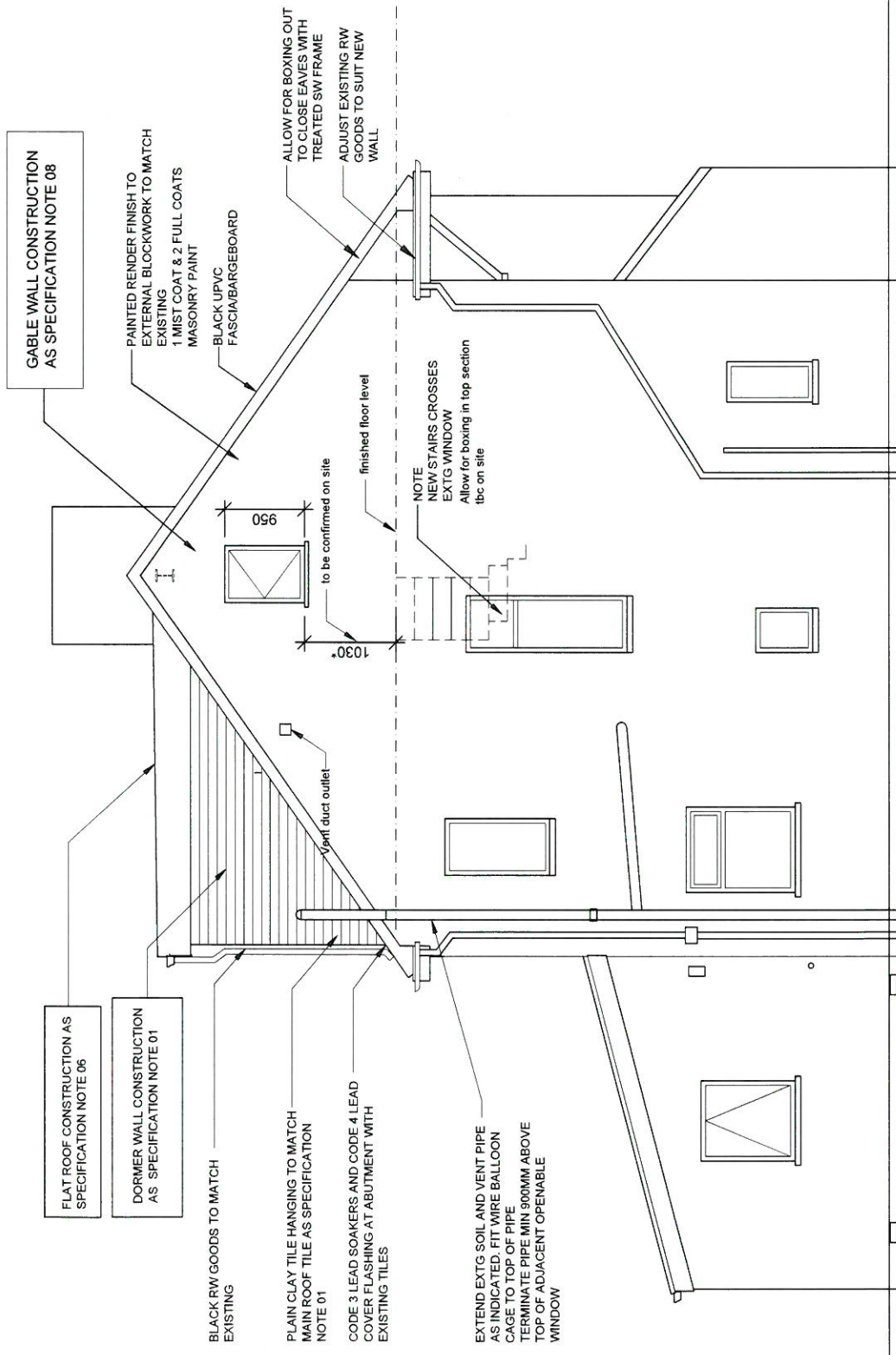
LOFT CONVERSION
14 Insole Gardens
Cardiff
CF5 2HW

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PROPOSED SIDE ELEVATION



07

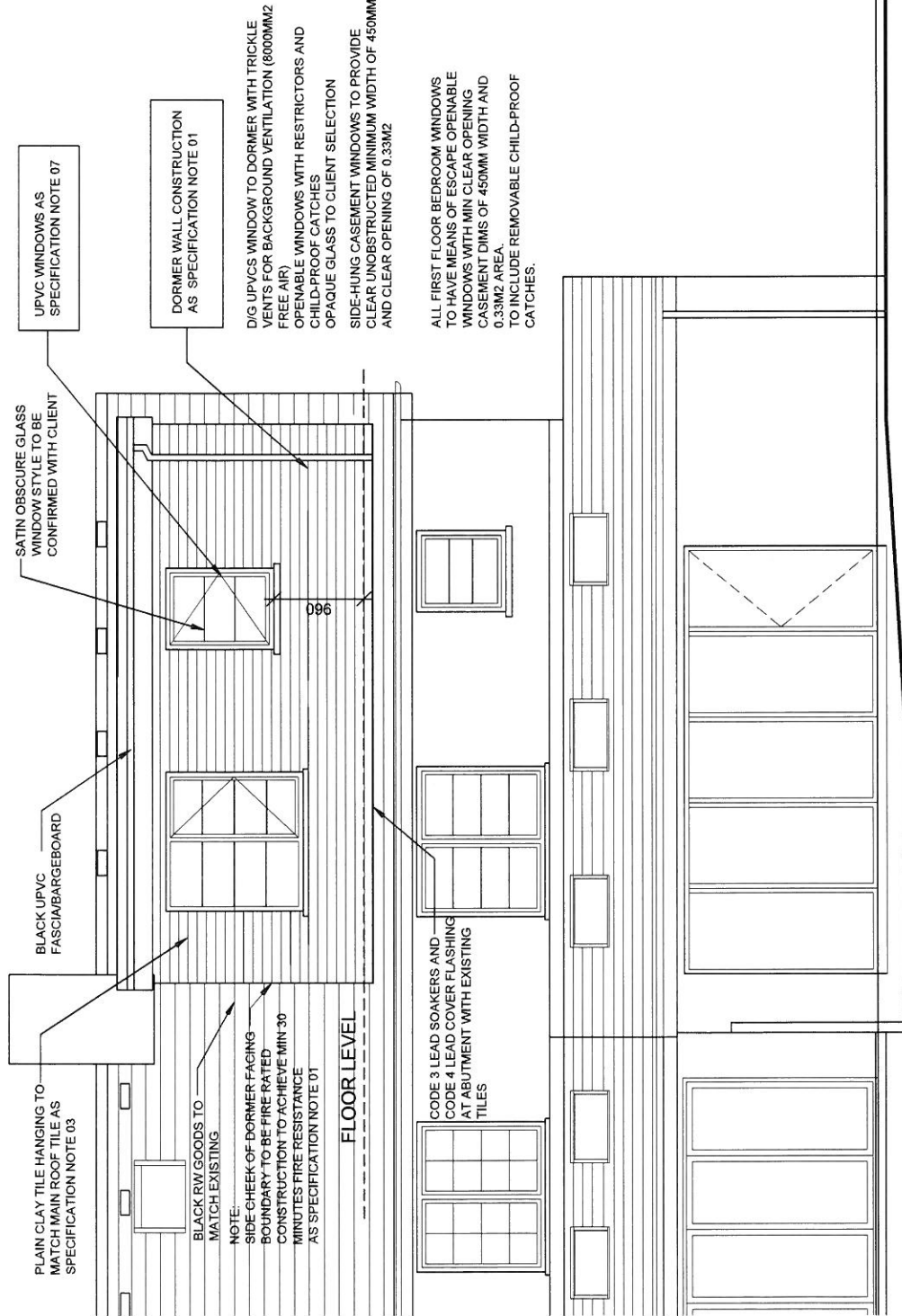
WINDOWS/ROOFLIGHTS

Coloured UPVC to be confirmed with client, to have 24mm double glazed unit with min 16mm cavity and "soft" low-E coating and Argon gas filled to give min weighted U-value of 1.6W/m²K
 All glazing in critical locations (doors and windows below 800mm) to conform to BS:6206 for safety glazing.
 All opening windows to provide an openable area equivalent to at least 1/20th of floor area and to have background ventilation provision to achieve a free ventilation area of 8000mm² minimum.

08

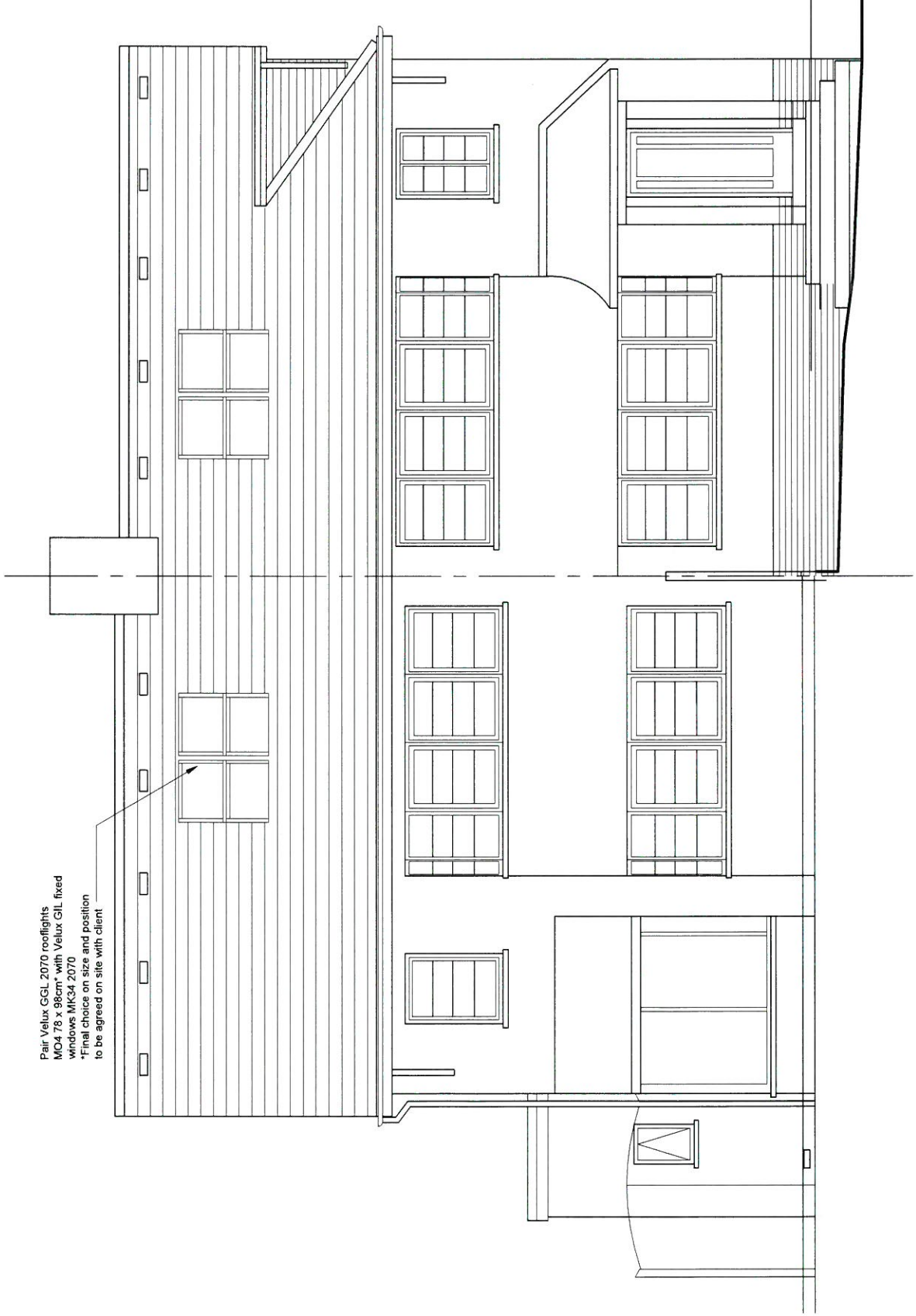
EXTERNAL GABLE WALL CONSTRUCTION

100mm concrete block outer leaf tied to inner timber frame wall with Ancon Staffix timber frame ties secured to studs to manufacturer's recommendations over Tyvek vapour permeable membrane suitable for timber framed walls and fixed as manufacturer's details to 12mm WBP exterior quality plywood (or OSB) sheathing fixed to 140 x 50mm C24 grade treated sw studs @ 400mm centres with 140 x 50mm treated timber head and sole plates and noggings.
 100mm Kingspan Kooltherm K12 insulation board to be tightly friction fixed between studs and faced internally with 32.5mm Kingspan K118 (20 + 12.5mm) insulated plasterboard.
 3mm plaster skim finish.
 U value 0.18 W/m²K.



Revisions	A 04.03.2022	Dormer roof changed to flat
Project	LOFT CONVERSION 14 Insole Gardens Cardiff CF5 2HW	
Description	PROPOSED REAR ELEVATION	
Scale	1:50@A3	Date
		SEP 2020
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Drawing No.	Issue	
267/BR05	A	

PROPOSED REAR ELEVATION



Pair Velux GGL 2070 rooflights
 MC4 78 x 98cm* with Velux GIL fixed
 windows MK34 2070
 *Final choice on size and position
 to be agreed on site with client

Revisions	
Project	LOFT CONVERSION 14 Insole Gardens Cardiff CF5 2HW
Description	PROPOSED FRONT ELEVATION
Scale	1:50@A3
Date	SEP 2020
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Drawing No.	Issue

PROPOSED FRONT ELEVATION

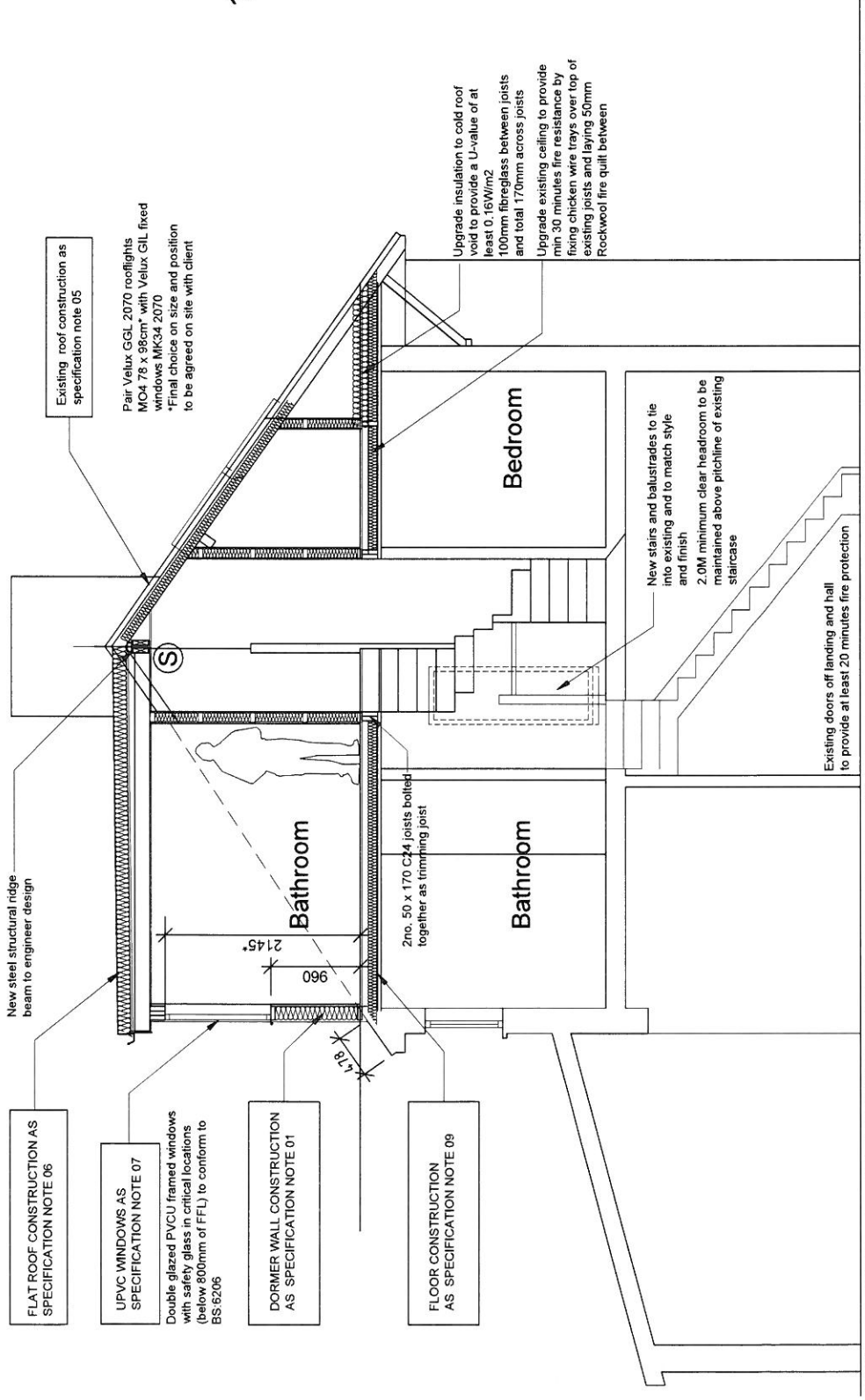
267/BR06

09

NEW FLOOR CONSTRUCTION
 22mm T&G moisture resistant flooring grade chipboard screwed to 50 x 170 C24 grade joists @ 400mm centres supported off existing load bearing walls
 100mm Rockwool Flexi mineral wool insulation to be laid between joists and supported over existing ceiling joists by chicken wire stapled between floor joists.
 Steel beams to be encased all around to provide 30 minutes fire protection.
 Floor joists to be provided with 1 row of 38 x 3/4 depth solid strutting or proprietary galvanised steel struts to BS EN 10327 at mid span for 2.5 - 4.5m

10

STAIRCASE
 Timber stairs to be constructed to BS 5395 & BS 585.
 Stair pitch not to exceed 42 degrees.
 Manufacture is to be based on dimensions taken on site.
 Rise and going to be level and equal.
 14 equal risers approx 200mm (subject to site measure) and 220mm goings.
 Stairs to have min headroom of 2.0m above pitch line (May be reduced to 1.9m at centre of stairs in dormer) Handrail/balustrade to open side of stairs at a height of 900-1000mm above floor/nosing levels.
 Guarding to be non-climbable and have no gaps exceeding 100mm.



Revisions	A 04.03.2022	Dormer roof changed to flat.
Project	LOFT CONVERSION 14 Insole Gardens Cardiff CF5 2HW	
Description	PROPOSED SECTION A-A	

Scale	1:50@A3	Date	JULY 2020
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Drawing No.	267/BR07 A		

PROPOSED SECTION A-A