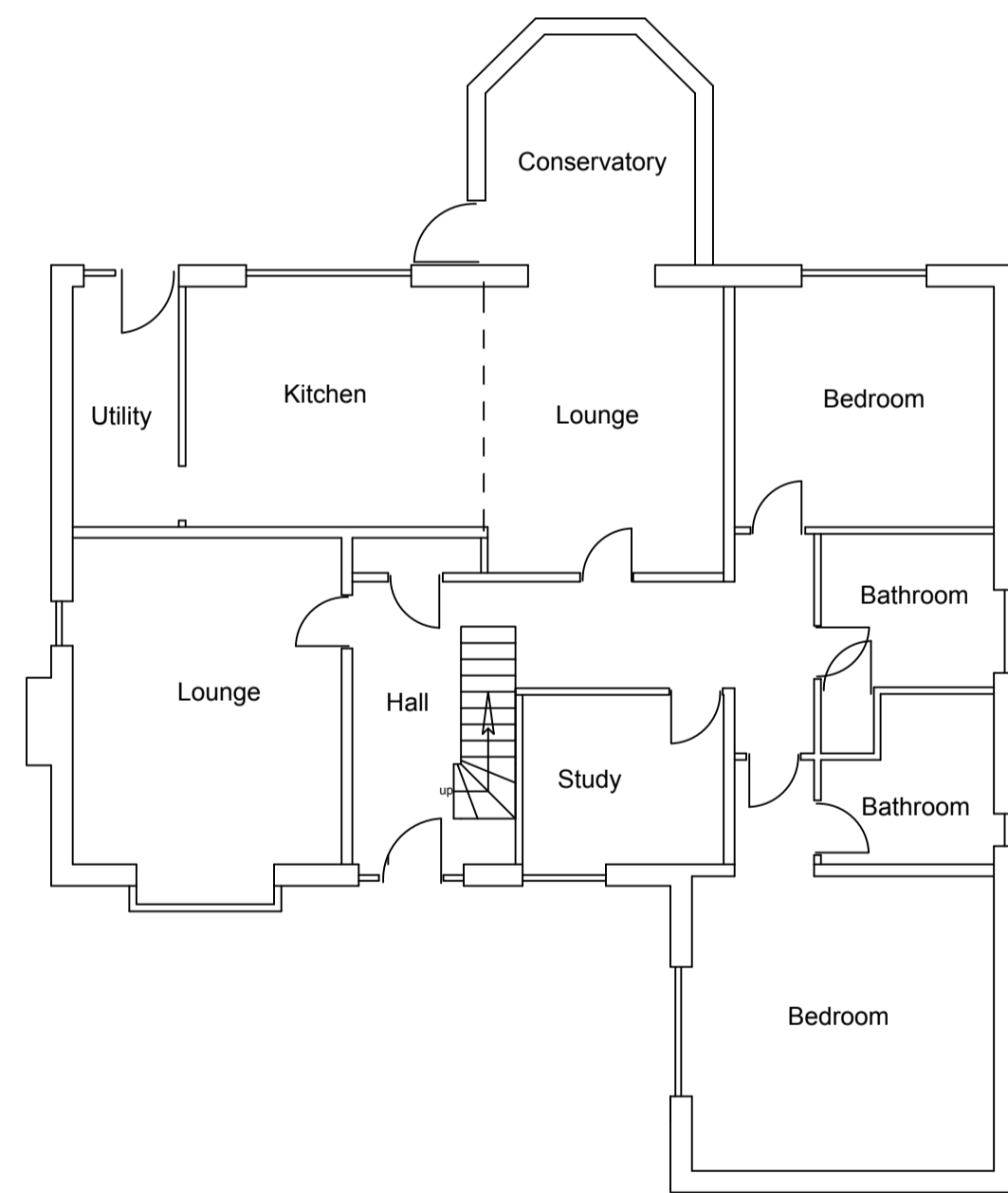
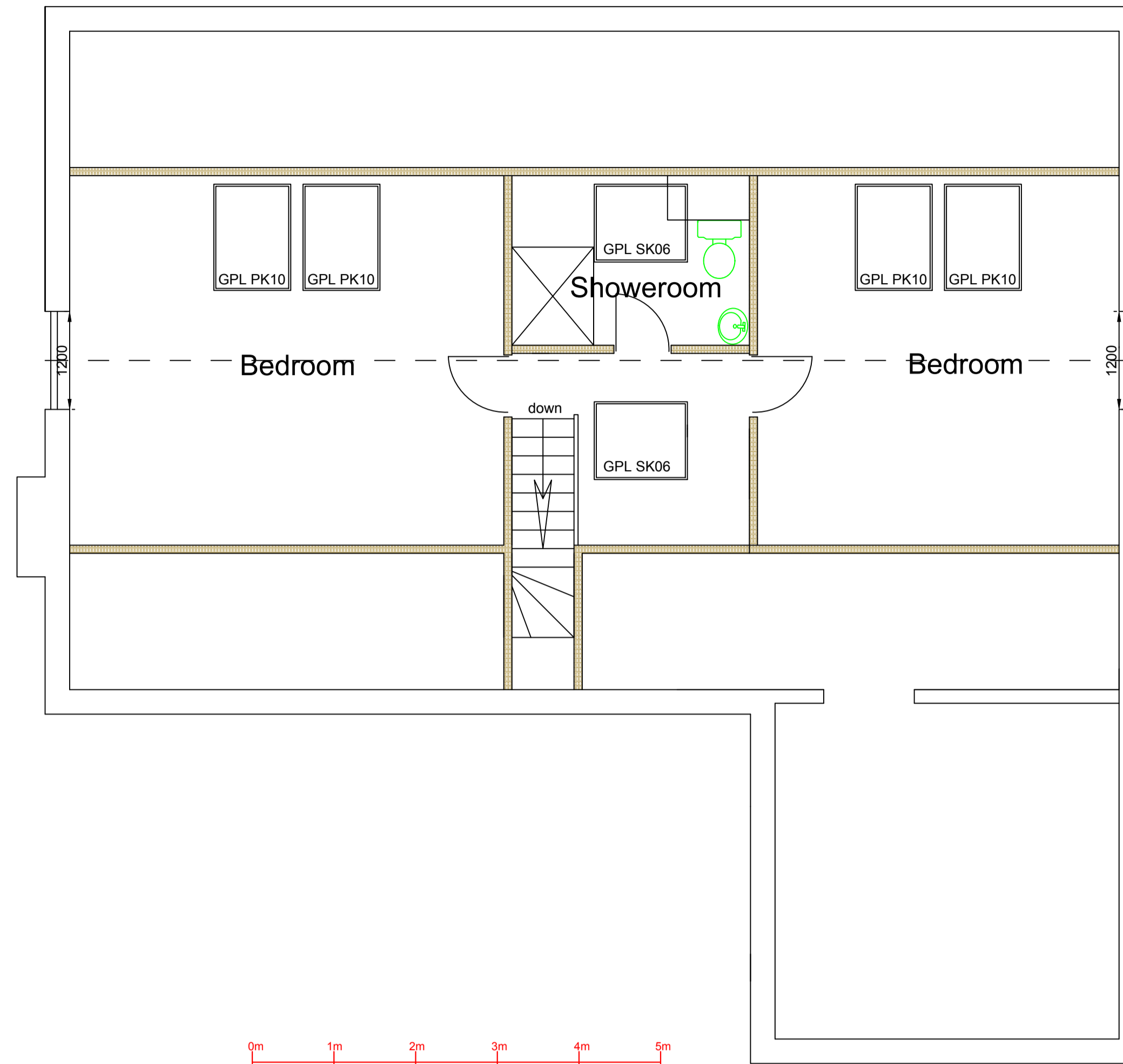


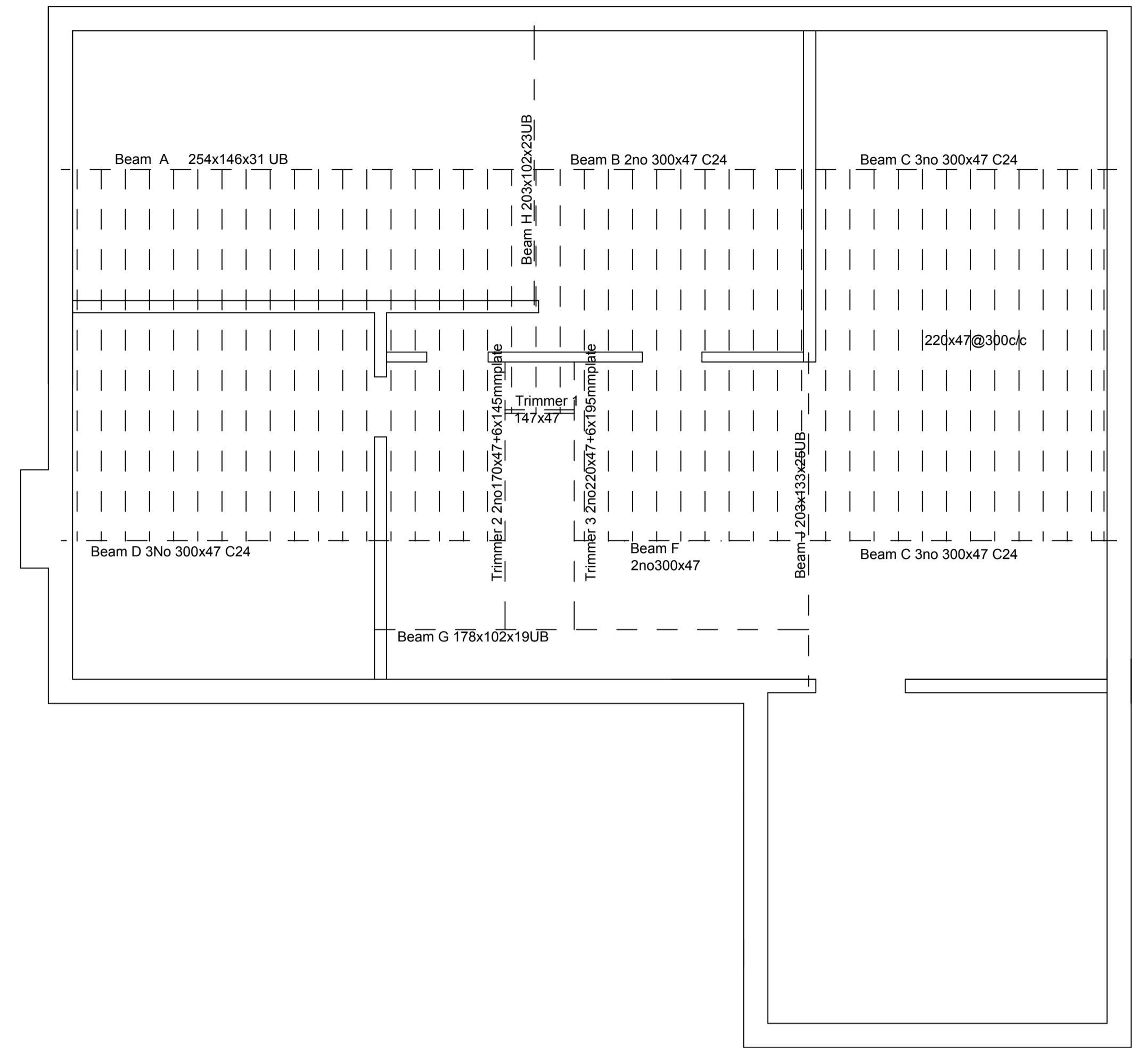
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED BEAM LAYOUT

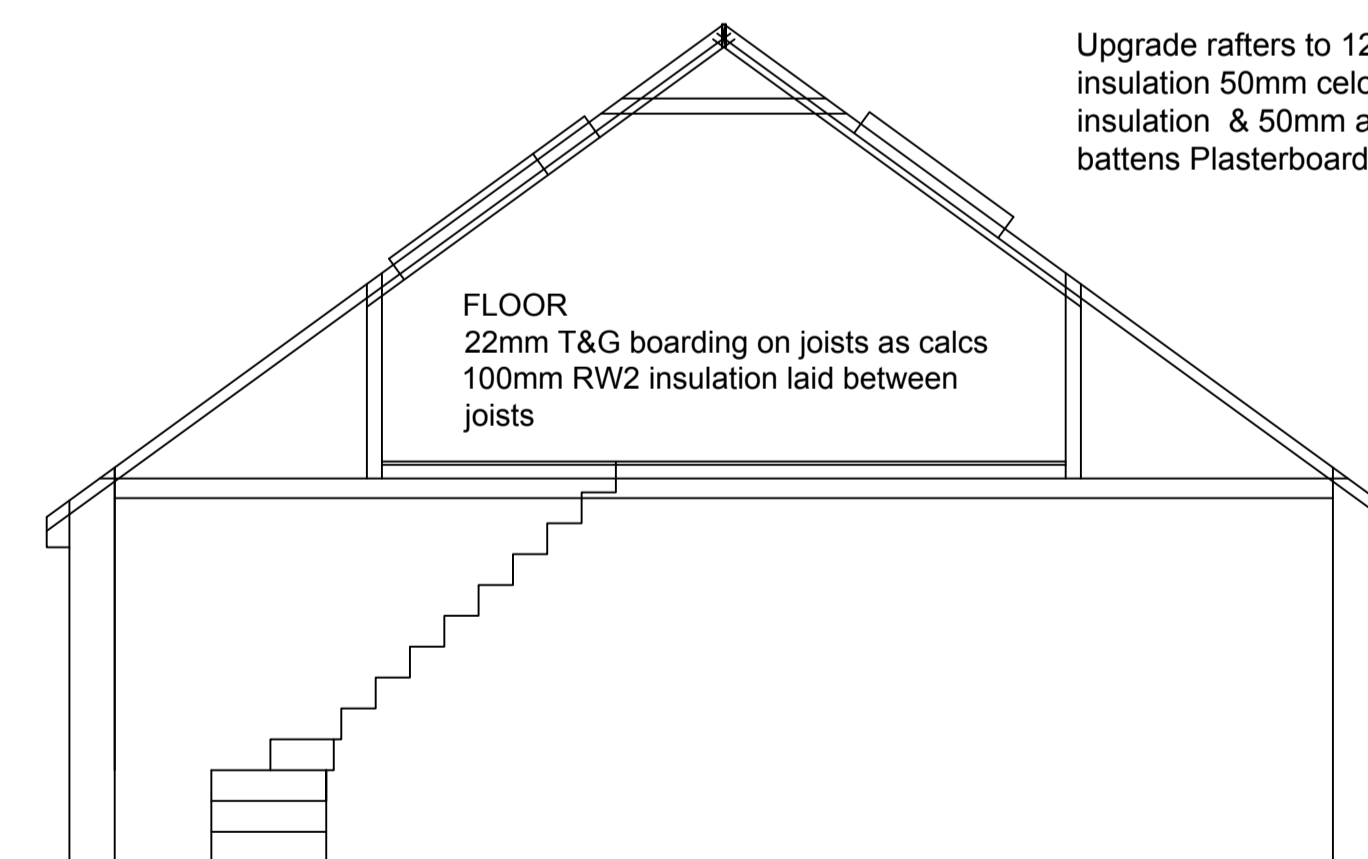
PROPOSED FIRST FLOOR

Form room in a roofspace as shown.
 (DS) Provide mains operated smoke detectors linked together as shown.
 Refer to calculations for beam/joist sizes.
 Velux roof windows and windows to be double glazed with Pilkington K E glass and have trickle vents fitted giving min 8000mm² openers, min 200mm² opening lights, draught seals to be fitted
 Enclose staircase in 100x50mm studding 12.5mm plasterboard both sides.
 Stud walls to room sides to have vapour barrier with taped joints and 150mm fibreglass insulation fitted.
 Form staircase 787mm wide 207.25 rise 231 going min 50mm winder width min 2.0m headroom/1.80m minimum as diagram 3 Part K handrail/balustrade min 900mm high max gap between balustrades 100mm.
 Provide ½ hour fire doors to all habitable rooms on primary escape route.
 internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm² & infilled with rockwool insulation
 Trim round rooflights with double rafters.
 Fit Code 5 lead flashings and soakers as necessary
 Provide slate/tile vents at high/low level as shown.
 This drawing is to be used only for Building Regulation/ Planning submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
 All work to be carried out to satisfaction of Local Authority.
 Prior to commencement of work on site, Principal contractor/ Building Owner to produce a method statement with regard to safety of occupiers/employees during building operations.
 Builder to allow for safe support of existing/ new structure during contract.
 all calculations to be approved by inspection authority prior to installation

All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person. The Local Authority may request a test certificate under the above BS.

ROOF

Upgrade rafters to 122x47 @600c/c multifoil insulation 50mm celotex insulation & 50mm air space. counter battens Plasterboard & skim finish.



Proposed loft conversion at :

**3 Melrose Gardens
 Croston
 PR26 9HR**

CLIENT: Susan Halton

DATE: April 2023

SCALE: 1:50 & 1:100 @ A1

DWG No:

L.A.:

AMENDMENTS: DATE:

