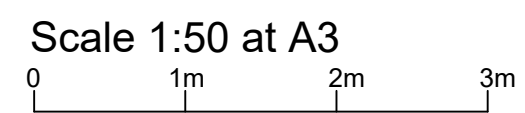



Ground Floor Plan

☉ Smoke/heat detectors to be fitted as indicated



Proposed Loft Conversion	
DRAWN BY	PR
SCALE	1:50 & 1:100
DATE	Nov 2023
DWG No.	AL95
CLIENT Mr & Mrs Williams 14 Coed Y Graig Ystrad Mynach CF82 7FJ	
	
Freephone 0800 056 7897	

Min one window at first floor level to be escape compliant

Hatched area - Form shelf alongside stair level with tread 6.

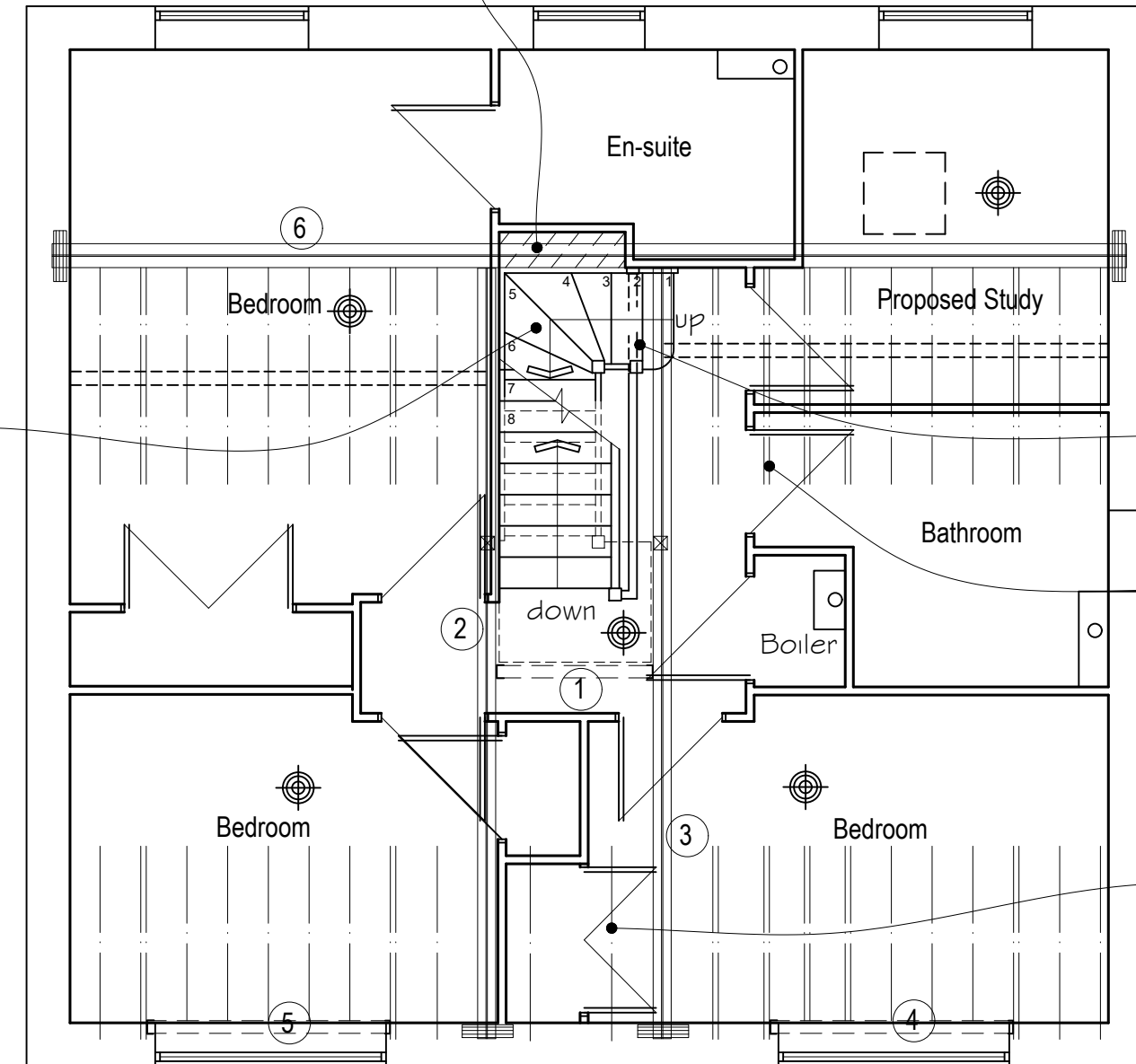
Provide new loft hatch and ladder. Location to be agreed with customer

New stair 750mm wide. Tread 12 as dropped landing. All new handrails min 900mm high with vert spindles max 99mm spacing. All to match existing

Existing handrail removed - shown dotted

Double joists below bath

150x50 C24 joists 600 crs. 2.81m max span



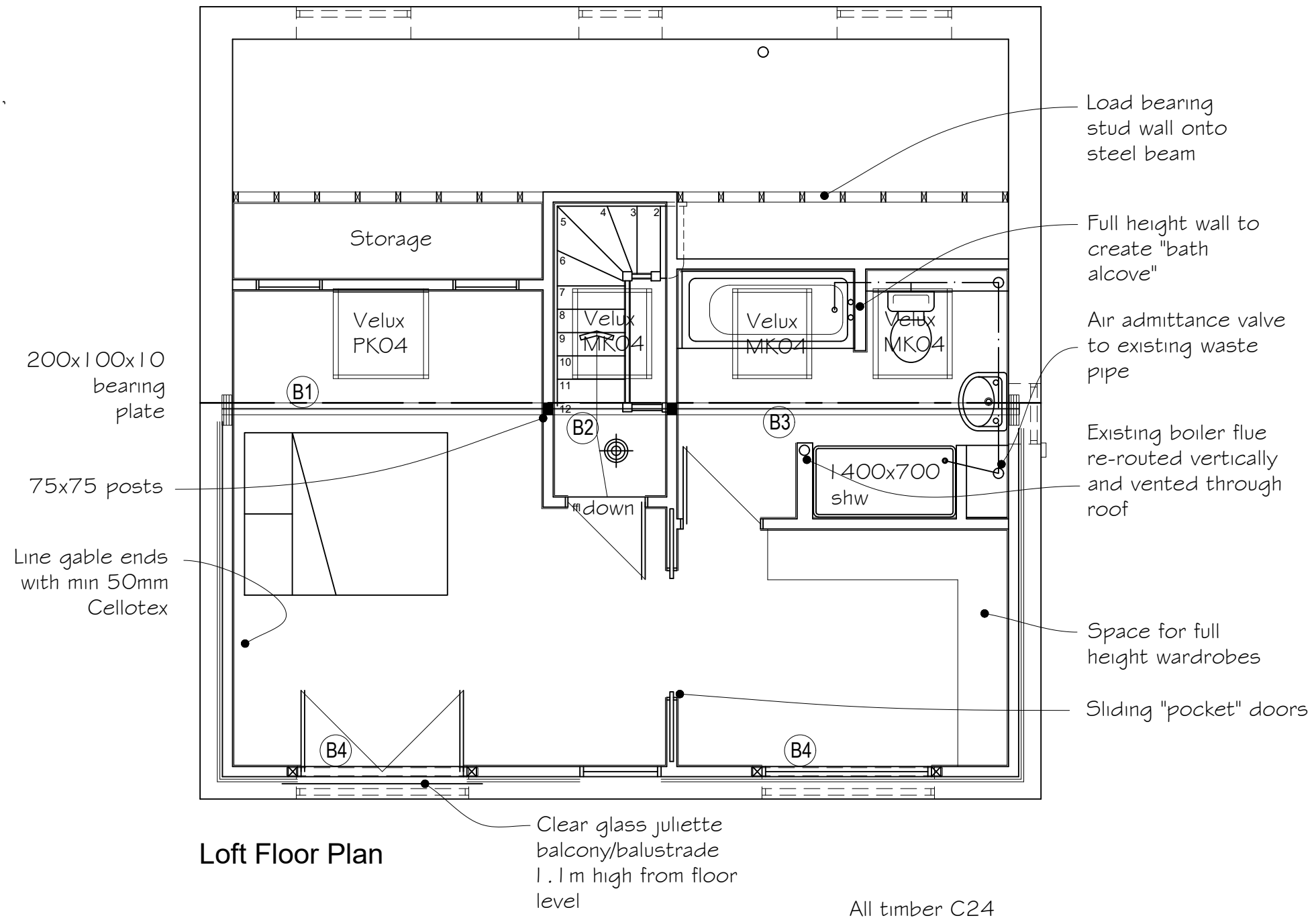
First Floor Plan
Existing & Proposed
(loft structure above)

All timber C24

- | | | |
|---|---|------------------------|
| ① | ⑤ | Beam sizes to be added |
| ② | ⑥ | |
| ③ | ⑦ | |
| ④ | ⑧ | |

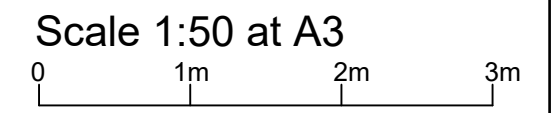
Scale 1:50 at A3





Loft Floor Plan

- All timber C24
- (B1) Beam sizes to be added
 - (B2)
 - (B3)
 - (B4)



Ridge line height not to be exceeded

Lay 150x50 rafters alongside existing and onto new LB stud walls, 100mm Cellotex insulation between rafters with 50mm residual air gap to cold side & 50mm Cellotex below rafters (U= 0.13). Plaster skim finish.

Ventilating ridge tiles min 5000 sq mm ventilation per m run OR x3 high level tile vents

150x75 C24 joists at 400 crs

Trim-out rooflights with double rafters both sides

Provide eaves vents & mesh equal to 25mm air gap continuous

Insulation to vert stud walls, 100mm cellotex between vertical studs, 12mm Cellotex across warm side of vert studs. 12mm pbd with skim finish internally. 100x50 sw studs with plywood bracing.

Provide 8000 sq mm permanent ventilation to new rooms with "trickle vents" in new window frames (4,000 sq mm to bathroom).

x3 tile vents OR existing eaves vents

200mm min

100mm between & 150mm mineral wool insulation over and across joists to void areas

Min 18mm t&g Weyrock board over new floor joists

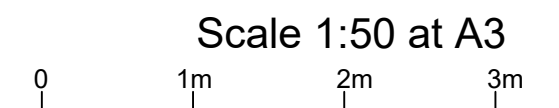
Galv joist hangers

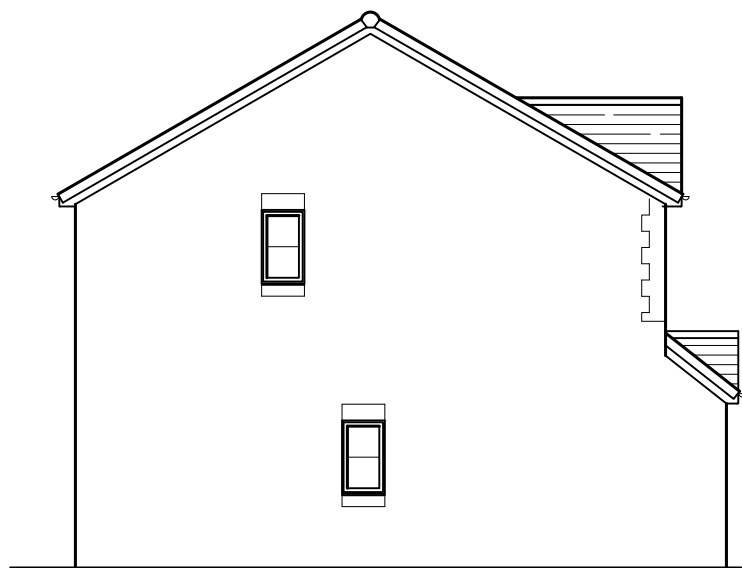
* Support existing ceiling joists by bolting to new joists

Shelf

New stairs 750mm wide. Tread 12 as dropped landing

Cross Section

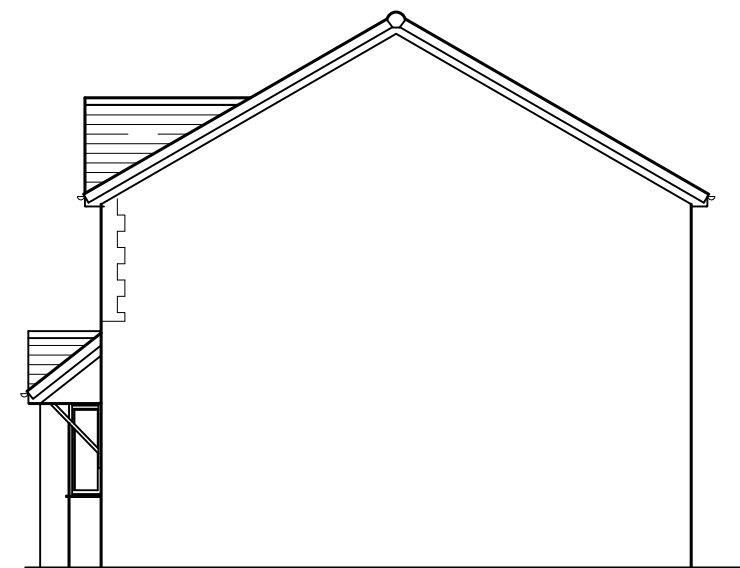




Side Elevation -
Existing



Front Elevation -
Existing



Side Elevation -
Existing

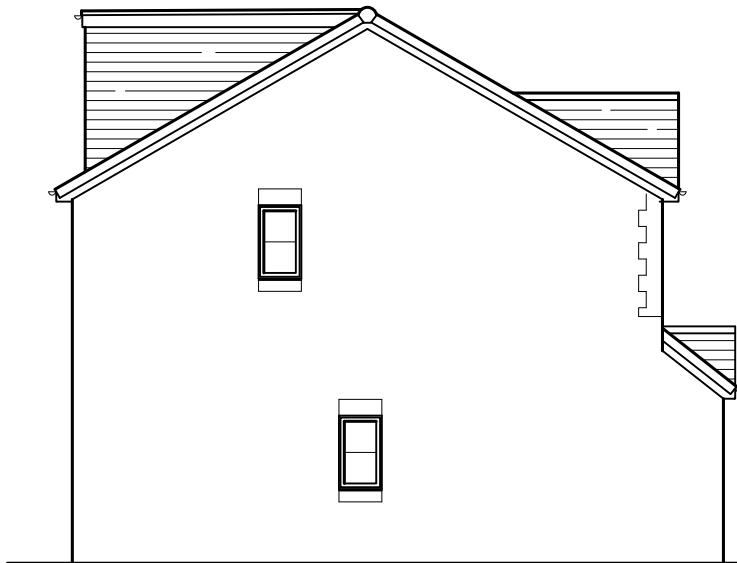


Rear Elevation -
Existing

Scale 1:100 at A3
0 1m 2m 3m 4m 5m

Flush fitting rooflights (to protrude no greater than 150mm from roof plane)

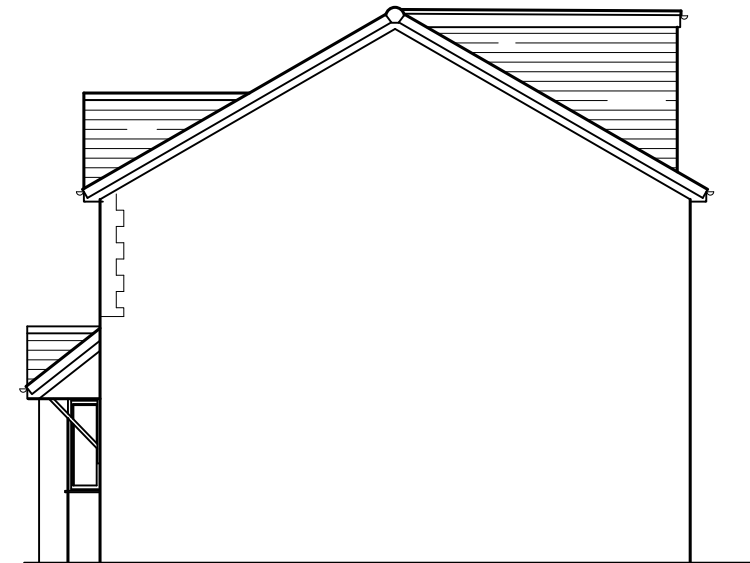
Ridge height not to be exceeded
New materials to match existing



Side Elevation - Proposed



Front Elevation - Proposed



Side Elevation - Proposed



Rear Elevation - Proposed

Proposed dormer to be clad in hanging tiles to match existing roof in colour and texture. All fascia and rwg in upvc to match existing. White upvc dg windows.

Proposed dormer volume = 4.1 cu m

Proposed dormer to be set back min 200mm from eaves

Scale 1:100 at A3

