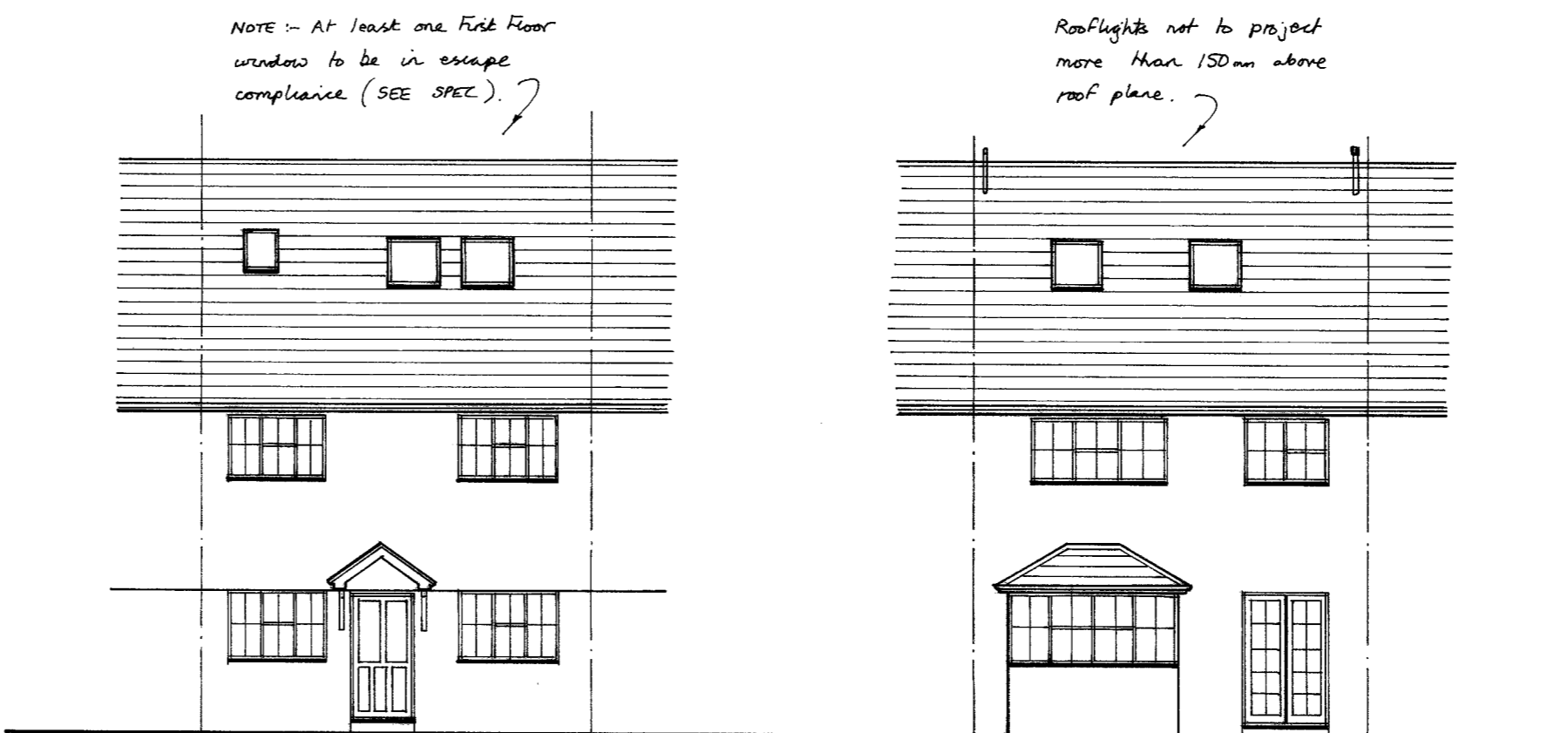
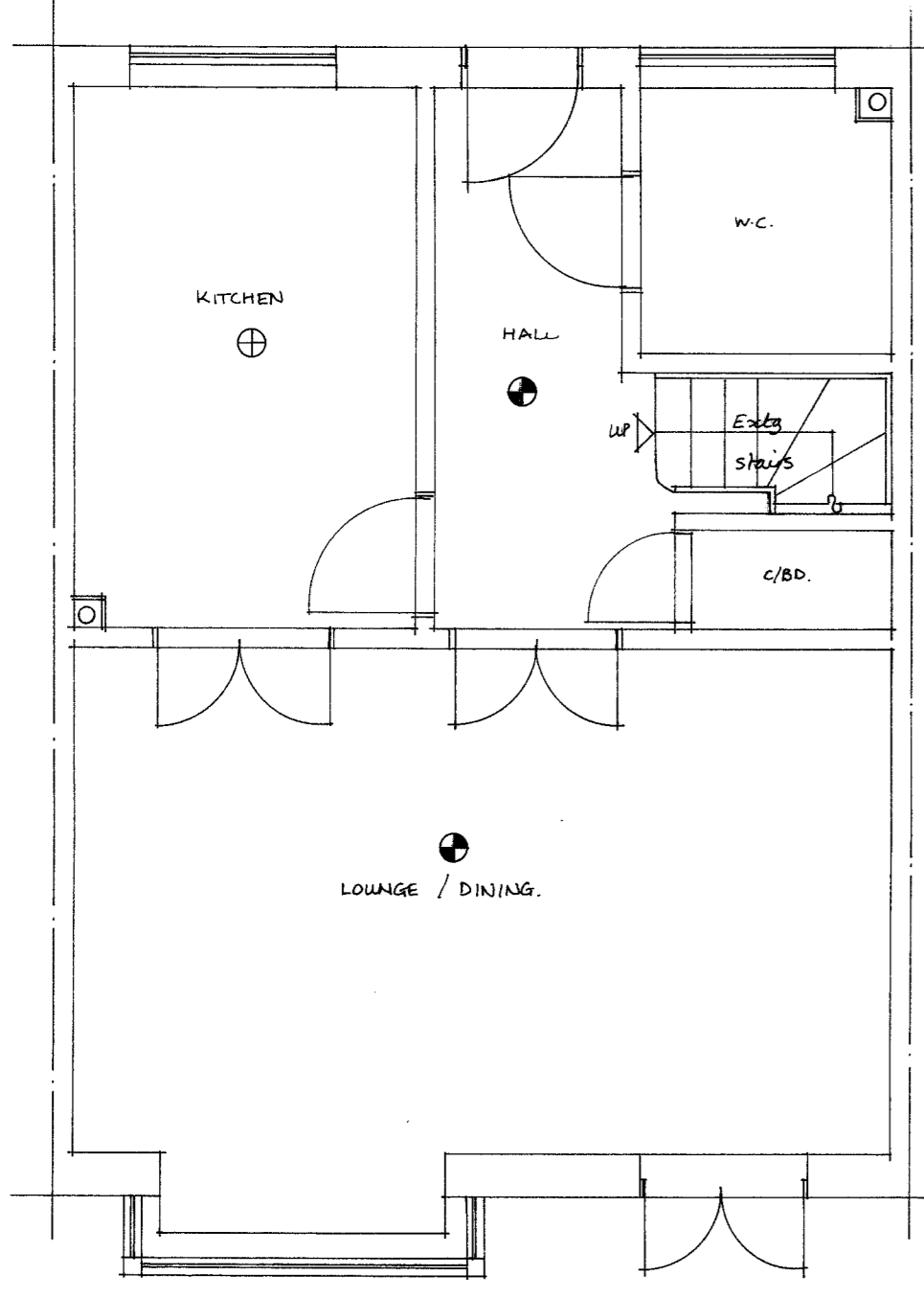


SECTION



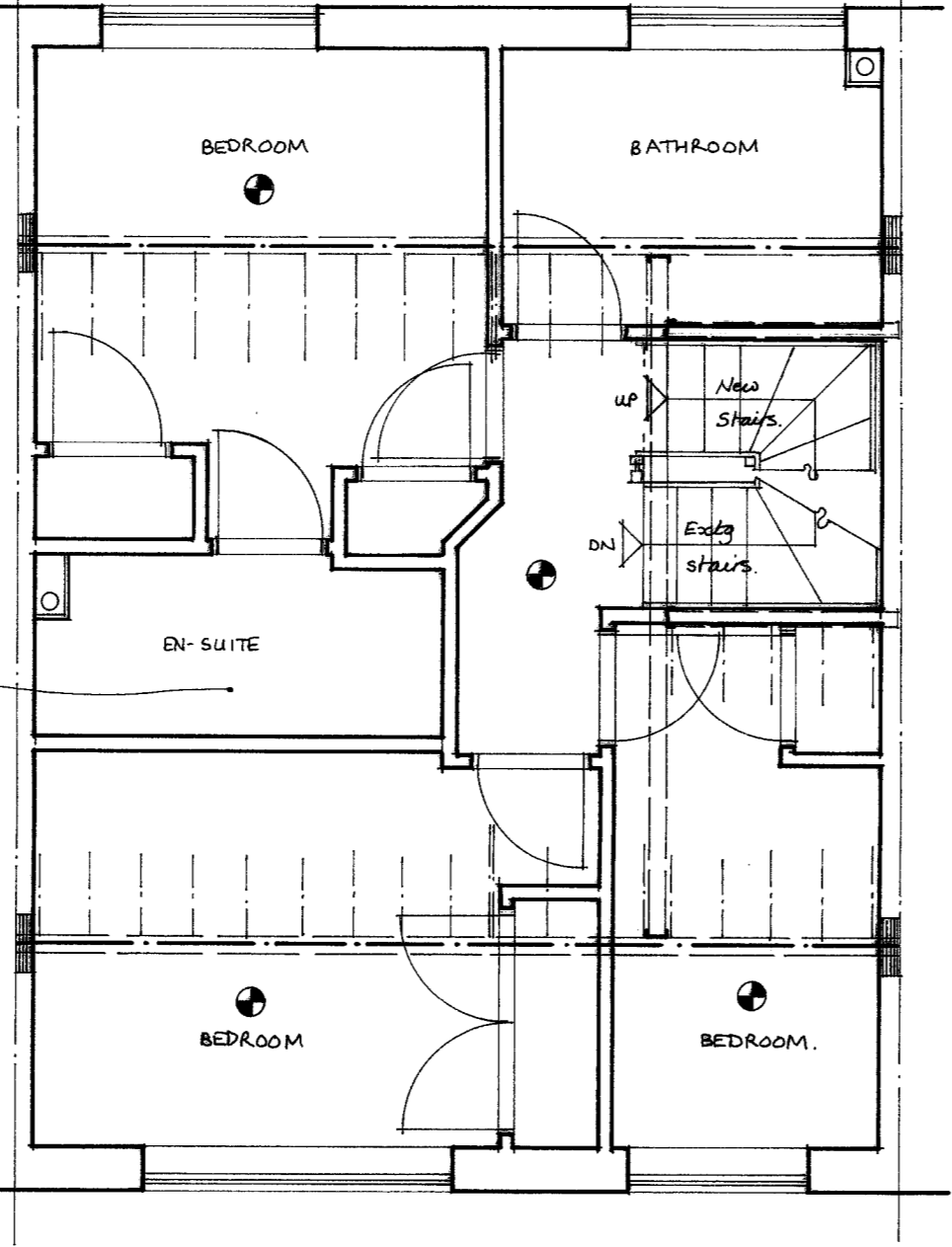
FRONT ELEVATION

REAR ELEVATION



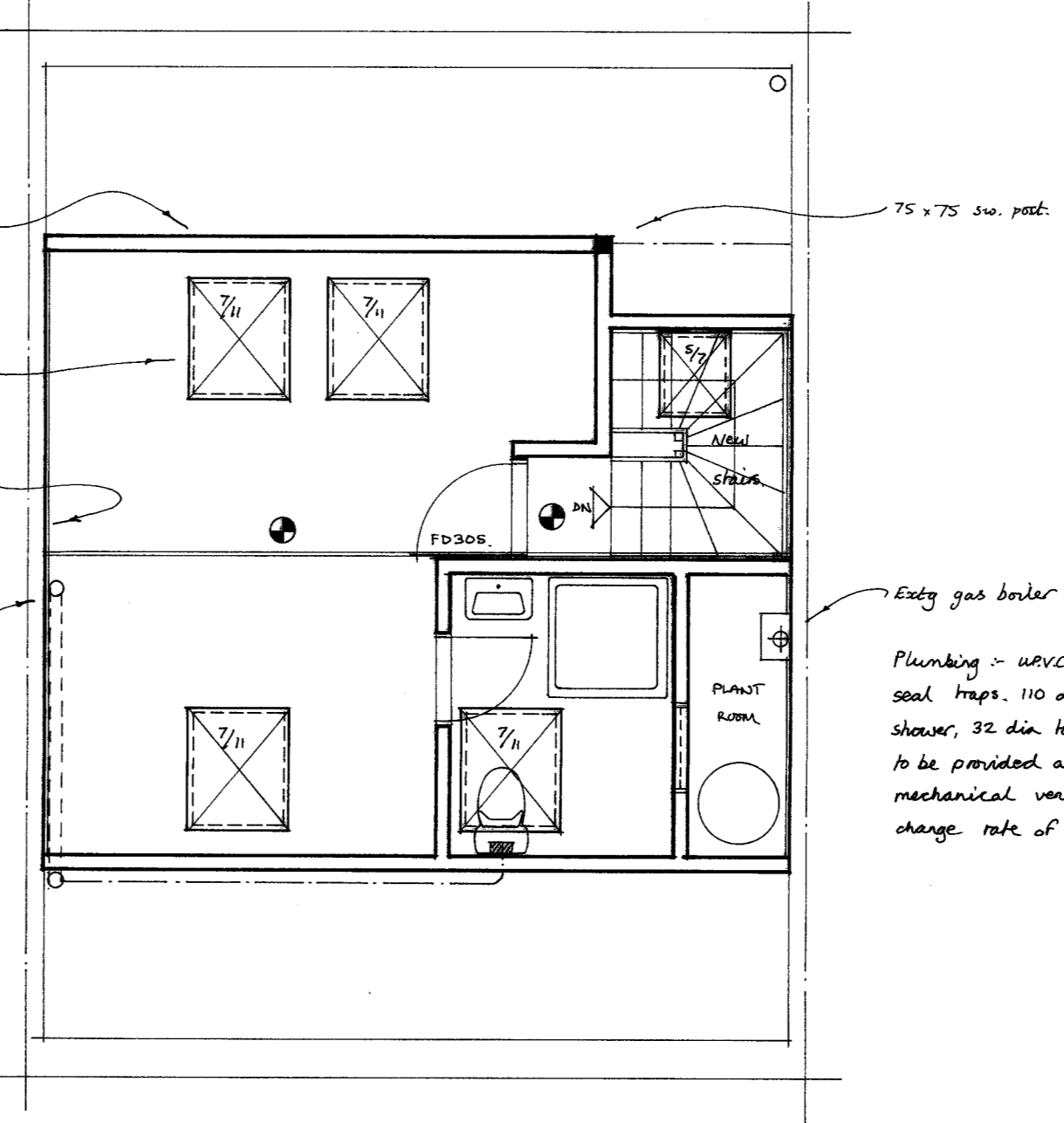
GROUND FLOOR PLAN

NOTE - Eave doors are modern panel type of good fit and quality. Doors to be checked on site to assess their ability to be used with smoke alarm system.



FIRST FLOOR PLAN

75 x 50 mm insulated studding @ 600 c/s (SEE SECTION)
 7mm oak with doubled 150 x 50 mm rafters to new rooflights.
 Use eave party walls with 90mm Gyproc Thermaline plus.
 Duct sump to terminate into rear roofvoid with air admittance valve.



ROOF PLAN

Plumbing - WVC, wastes with deep seal traps, 110 dia. to WC, 40 dia. to shower, 32 dia. to urbs. Roof access to be provided at bends. Provide mechanical ventilator to give air change rate of 15 litres per second.

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.15W/m2K)
 12.5mm chippings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firings (1 in 40) on @ 400mm c/s. 80mm Celotex Kingspan PIR insulation between and 30mm Actis Hybrid insulation / vapour barrier across underside of joists. Fixed with 38x25mm counter battens @ 600 c/s with 12.5mm Duplex Plasterboard & 5mm plaster skim ceiling.

DORMER CHEEK CONSTRUCTION (U=0.18W/m2K)
 (Half hour fire resistant from both sides). Vertical tile/slate hanging to match existing on s.w. battens on building paper on 12.5mm plywood facing (9mm masterboard within 1m of boughery) on 100x50mm studs @ 400mm c/s (cross braced). 80mm Celotex/Kingspan PIR insulation between studs and 30mm Actis Hybrid insulation/vapour barrier across inside of study fixed with 38x25mm counter battens @ 600 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 newels or returned to adjacent wall. (100mm max gaps to risers & handrails). Artificial lighting with 2 way switch top and bottom. Any tapered Treads to comply with Part K, 50mm min going.

HALF HOUR PARTITION AROUND NEW STAIRCASE
 75x50mm studding with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

FIRE REGULATIONS
All doors at ground and first floor of staircase enclosure to be 1/2 hour fire resistant (BS5268). Any glazing to be wired glass (max 0.36m area). Steel beams to be encased in 2 layers of 12.5mm plasterboard (staggered joints) to give full half hour fire resistance. Timber beams have half hour fire resistance to BS5268 part 4 section 41 1078 (sacrificial design method).

WINDOWS & ESCAPE WINDOWS
 Escape window to be 750x450mm min clear opening (min 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 N=0.15 for windows, n=0.05 for rooflights. Windows to achieve Purge ventilation rate of not less than 1/20th of floor area. Window U-Value to achieve min 1.4W/m2K

STRUCTURAL
 Multiple timber trimmers to be bolted together @ 600mm c/s using M12 bolts and 64mm dia tooth plate connectors.

VENTILATION
 Provide 8000mm background Ventilation to new habitable rooms and 5000mm to new bathroom/En-suites areas. New windows and French doors to achieve a purge ventilation rate of not less than 1/20th of the new floor area.

SMOKE DETECTORS
 Denotes heat detector. Denotes mains wired interconnected smoke detectors with battery back up to BS5839:6:2004.

LIGHTING AND HEATING
 Three in four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

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 roofspace with front and rear rooflights.

CLIENT
 Mr & Mrs. J. Brady,
 8, St Thomas Close,
 Chilworth,
 GULF BLD.

SCALE 1:50 & 1:100 DATE 25.12.2023
 DRAWN BY H.W. Brady CONTRACT No. TLCC 598.

THE LOFT CONVERSION COMPANY
 TEL :- 01306 886520
 www.loftconversioncompany.com

NOTE - DO NOT SCALE OFF PLANS AS ACTUAL SIZES ON SITE MAY VARY SLIGHTLY

COUNCIL	Guildford B.C.	FEET	1 2 3 4 5 6 7 8 9 10 11 12 13 14
	01433 - 444609.	METRES	1 2 3 4