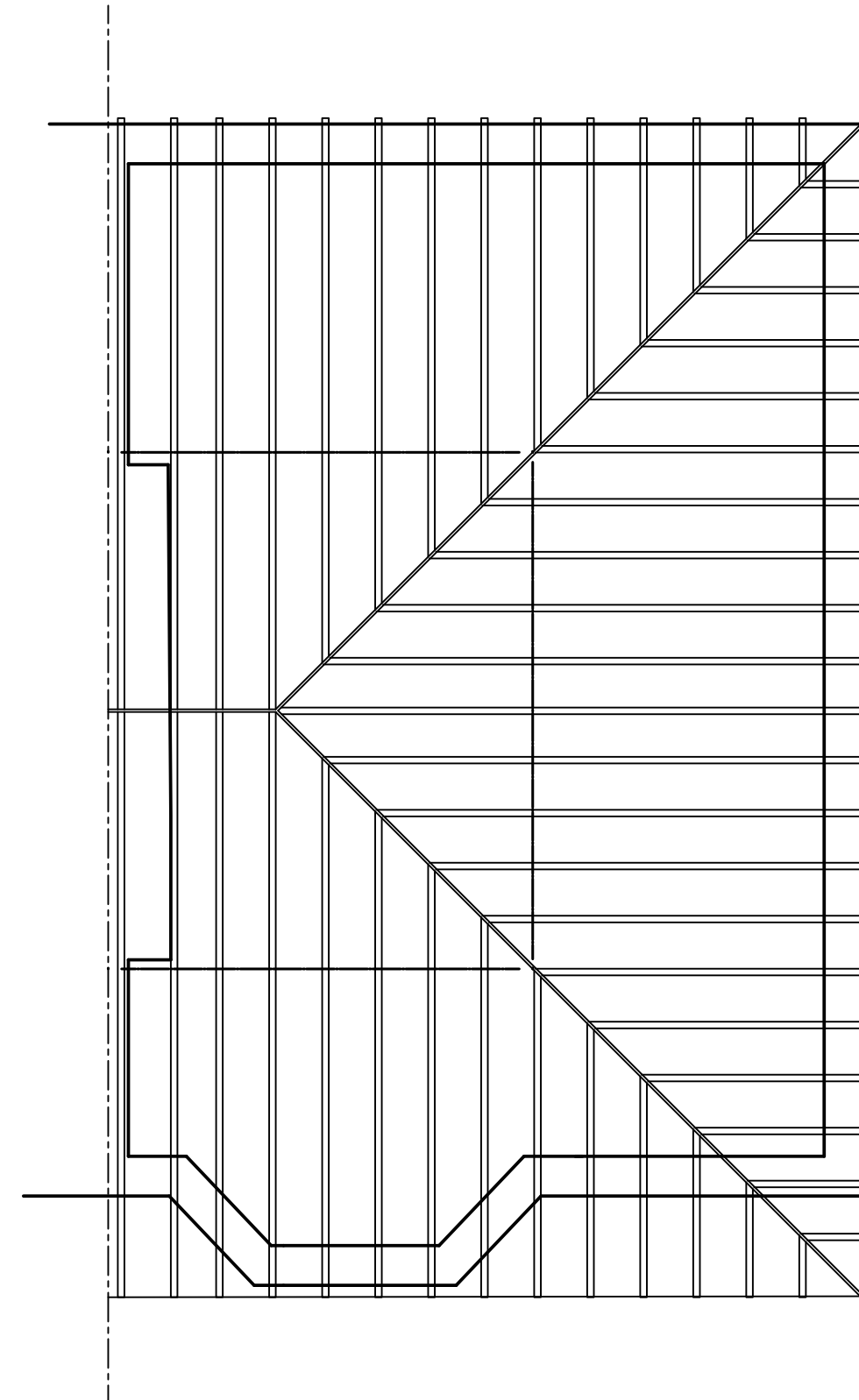


EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

**FINISHES SPECIFICATION:**

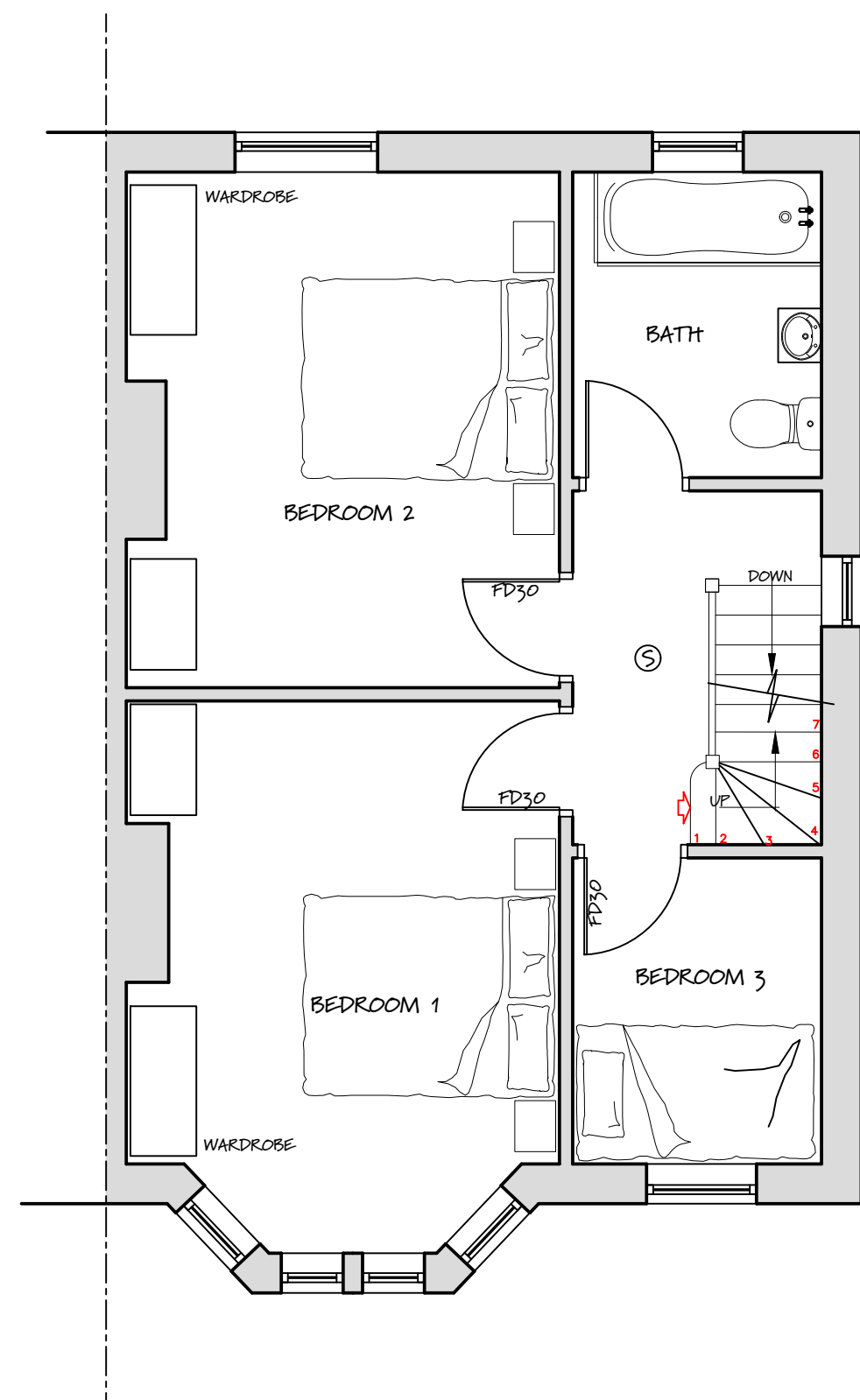
**ROOF:**  
BLACK/BLUE FIBRE CEMENT SLATES COVERING, COLOUR AND PROFILE TO MATCH THOSE OF EXISTING ROOF AS CLOSELY AS POSSIBLE.

**WALLS:**  
VERTICALLY HUNG BLACK/BLUE SLATES TO MATCH MAIN ROOF

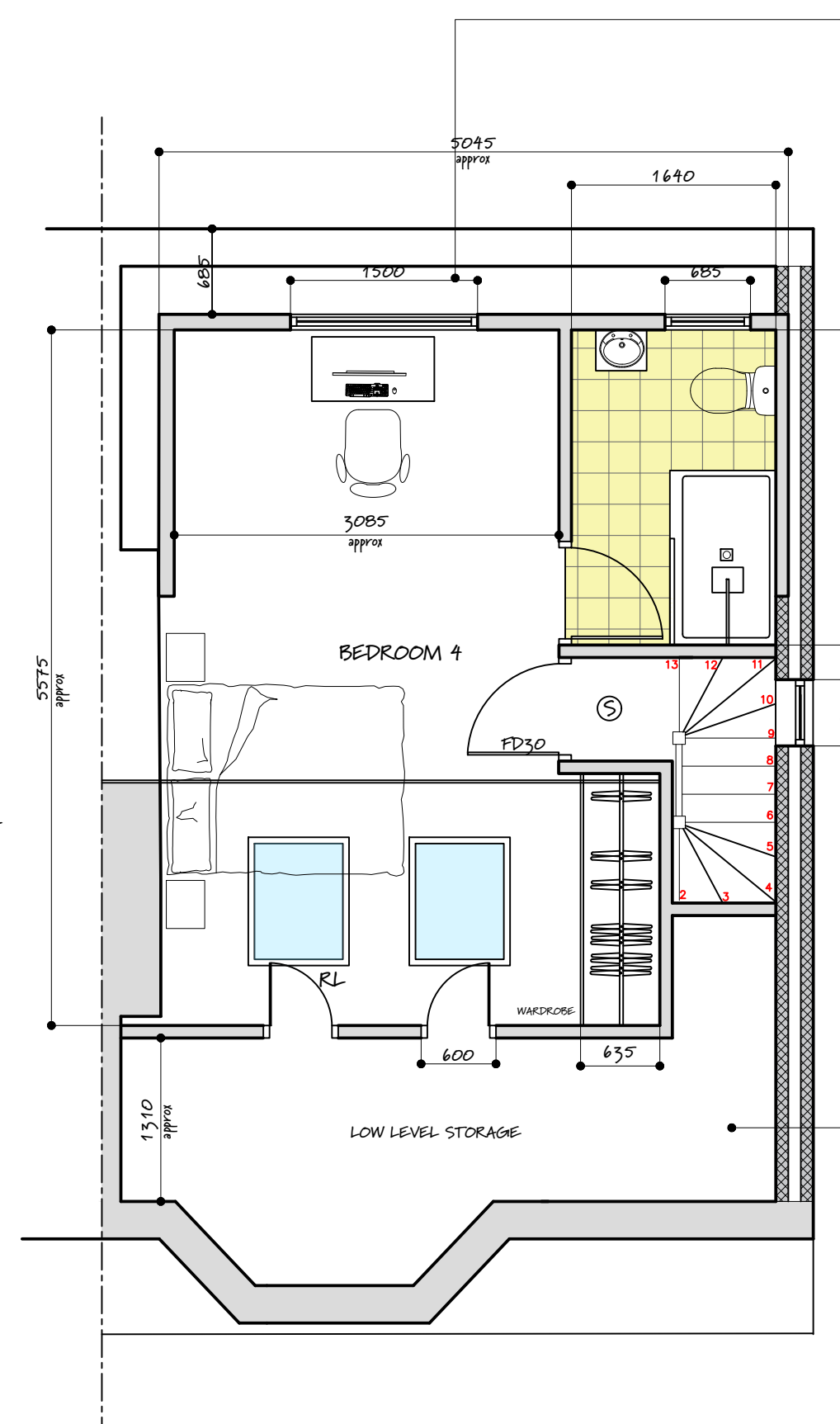
**GUTTERING:**  
WHITE SQUARELINE GUTTERS AND 62MM DOWNPIPES DISCHARGING INTO EXISTING WATER COURSE.  
GUTTERING SHOULD DISCHARGE TO AN ADEQUATE SOAKAWAY OR SOME OTHER ADEQUATE INFILTRATION SYSTEM WHERE POSSIBLE.

**WINDOWS:**  
NEW WINDOWS TO DEVELOPMENT TO BE GREY PVC-U, DOUBLE GLAZED AND TO BE FITTED WITH HIGH LEVEL INTEGRAL TRICKLE VENTILATORS EQUIVALENT TO 8000mm<sup>2</sup>.

PROVIDE OPENING VENTS TO 1/20th OF THE FLOOR AREA TO EACH NEW ROOM TO ACHIEVE RAPID VENTILATION.



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

**IMPORTANT:**  
FORM NEW WINDOW TO BEDROOM TO ACT AS SECONDARY MEANS OF ESCAPE. WINDOWS TO BE POSITIONED 1050MM MAX. ABOVE ADJACENT FLOOR LEVEL AND TO HAVE A CLEAR OPENING POV NOT LESS THAN 550MM WIDE X 850MM HIGH AND TO BE FITTED WITH EGRESS HINGES AND HIGH LEVEL TRICKLE VENTS.

FD30 - FIRE RESISTING 30 MINUTE RATED FIRE DOORS

**IMPORTANT:**  
SMOKE ALARMS TO BE MAINS OPERATED WITH BATTERY BACKUP AND TO BE INTER CONNECTED.

SMOKE ALARMS WILL BE REQUIRED AT GROUND FLOOR HALLWAY, LANDING AND 2ND FLOOR LANDING

**IMPORTANT:**  
THIS IS AN ANTICIPATED STAIRCASE LAYOUT. CONTRACTOR/JOINER TO CALCULATE EXACT LAYOUT ONCE FLOOR IS IN PLACE. ENSURE THAT 2.0M HEADROOM IS MAINTAINED TO BOTH EXISTING AND NEW STAIRCASES AND MEETS CURRENT BUILDING REGULATIONS.

LOW LEVEL STORAGE IS AN OPTIONAL EXTRA THAT CAN BE ADDED

**ROOFLIGHT:**  
PROVIDE 2ND. VELUX ROOFLIGHTS TYPE REF: G.GL.M04 WITH SLATE FLASHING KITS.

PROVIDE SOUNDPROOFING TO PARTY WALLS; 75x50 INDEPENDENT STUD WITH 100MM MINERAL WOOL INFILL, 12.5 SOUND PANEL ACOUSTIC PLASTERBOARD BY GYPSUM WITH 2 COAT PLASTER.



SITE LOCATION PLAN  
1:1250

CLIENT:  
MR L GRIFFIN & MS N ROBERTS  
PROPOSED LOFT CONVERSION  
WITH HIP TO GABLE AND  
REAR DORMER @  
B FRANKLEN ROAD  
WHITCHURCH  
CF14 1HR

DESCRIPTION:  
PROPOSED PLANS



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DATE: JANUARY 2024  
SCALE: 1:50 @ A1 1:100 @ A3  
DRAWING NO: BFRANKLEN/01

01

