

**PROPOSED LOFT ROOM PLAN**  
SCALE 1:50

**ROOF SLOPE / INTERNAL WALLS**

Perimeter and purlin walls to be 50x100 vertical studs @400ctrs on 50x100 head and base plates; cavities filled with two layers of 50mm Celotex/Kingspan insulation board. Existing roof slopes within the converted area to have one layer of 100mm insulation board cut between the rafters, with a second layer of 35mm insulation board over, to achieve a 'U' value of not more than 0.15W/m2K. Maintain a 50mm air gap above the insulation.

Insulation to the whole of the sloping area to achieve a 'U' value less than 0.15 W/m2K with battens over @400ctrs; 12mm plasterboard and skim internally. The 'U' values for the pitched roof where the insulation follows the ceiling should not exceed 0.15 W/m2K. The 'U' values for the pitched roof where the insulation follows the rafters should not exceed 0.15 W/m2K.

The pitched roof area boarded at eaves level to have dense quilt insulation 200mm between the floor/ceiling joists.

**PLUMBING**

Sanitary fittings to be connected to the SVP providing deep seal traps to all fittings with easy bends where possible and rodding eyes at any change of direction. No waste pipe to be connected to the SVP within areas of 200mm below centre line of soil branch to WC connection. Waste pipework to discharge into new 110 dia. WC soil drainage pipework with welded joints - allow for traps to all outlets, laid at 1:40 fall within roof void before connection to existing drainage system.

All hand wash basins to have 32mm dia. waste pipe sink to 50mm, and shower/bath to have 50mm waste pipe. Existing vent pipe within three metres of openable windows to be extended 900mm above openings and provided with ventilating cover.

Plastic to be approved to BS.5572 - alternatively fir FloPlast External Air Emittance Valve conforming to BS EN 12056:2000. Provide 12mm wbp fitted between studs to allow for fixing of sanitary ware etc,

**SHOWER ROOM FLOOR CONSTRUCTION**

New bath/shower room flooring to be 22mm moisture resistant t&g boarding, glued and screwed down to new 50x150 C24 sw treated joists @400ctrs. Allow for noggins between joists to accommodate support between at 1/3 clear board span.

Connect (client supplied) sanitary ware to previously laid drainage pipework. Provide extended hot & cold water supplies as necessary. Floor and wall tiles/covering to be supplied by client. Allow for BAL flexible adhesive to bond new tiles to floor area. Plasterboard to be substituted with 12.5mm tapered edge Gyproc moisture resistant board by Britsig Gypsum or similar.



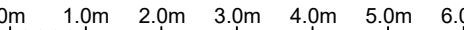
**HOT & COLD WATER SUPPLY**

All water supplies to bath, basins and showers to be wholesome as described in Part G of the Building Regulations (see below). Showers to be fitted with thermostatic valves so that the hot water supply does not exceed 48deg C. Any unvented hot water cylinder to be:-

- fitted with 3no. separate thermal safety cut out and pressure relief devices discharging to a safe place.
- fitted with an information plate that clearly gives the name and contact details of the installer
- is positioned over a stable platform that extends a minimum 150mm beyond the cylinder in all directions

**NOTE:**

1. separate waste pipes connected to existing SVP via new 110 branch pipe
2. bathroom fittings shown for illustration purposes only & subject to site dimensions and drainage runs
3. All mechanical ventilators are to be fitted with a 20 minute overrun after the light switch has been turned off and with a 10mm air gap to bottom of doors.

Client	ALEX MARTIN		
Project	21 BAWDALE ROAD SE22 9DL		
Job Title	LOFT CONVERSION		
Drawing Title	LOFT ROOM PLAN		
Date	FEBRUARY 2024	Drawing No.	2024/337/04
Revision:			
Date:			
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0m 0.5m 1.0m 1.5m 2.0m 2.5m 3.0m 1:50  Scale Bar to A3 Paper			
0m 1.0m 2.0m 3.0m 4.0m 5.0m 6.0m 1:100  Scale Bar to A3 Paper			