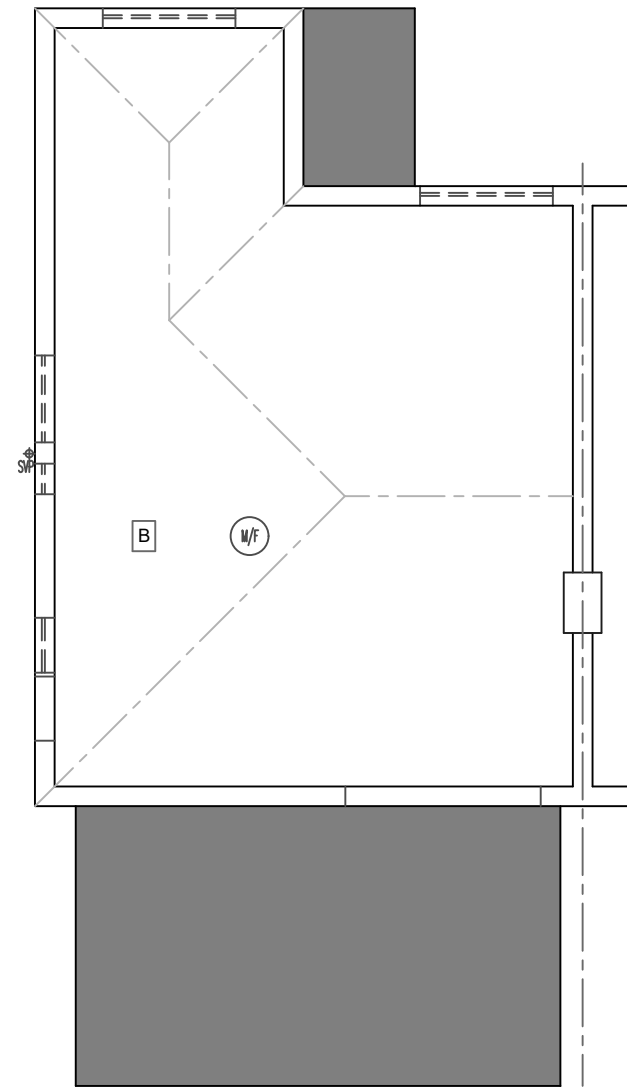


GROUND FLOOR PLAN (EXTG)  
SCALE 1:100



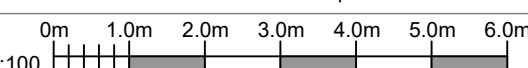


LOFT FLOOR PLAN (EXTG)  
SCALE 1:100

**General Notes:**

1. All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering of materials or construction. Any discrepancies to be brought to the attention of the designer or structural engineer.
2. Dimensions critical to existing building works must be checked before work commences, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building. It has not been possible to make a detailed examination of the floor and/or roof construction because material damage would have been caused in gaining access.
3. Contractor to ensure that no part of elements of the building works encroach in the land of the neighbouring property. Any elements which overhang over the neighbouring/land boundary, shall require consent of the adjoining owner prior to commencement of the works. The Client shall obtain all such permissions including PARTY WALL AGREEMENT where necessary.
4. All internal walls, floors, ceiling, external building works to the building and ground works to be made good to match existing where disturbed by new works.
5. The client should be aware that planning permission may be required in addition to building regulation approval and the designer cannot be held responsible if work commences on site without the consent of the local authority

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Client	JAMIE CLARKE		
Project	7 FOXLAKE ROAD KT14 7PW		
Job Title	LOFT CONVERSION		
Drawing Title	FLOORS (EXTG)		
Date	APRIL 2024	Drawing No.	2024/336/01
Revision:			
Date:			
		<b>Reveal Design and Build</b> 41 The Fieldings Surrey GU21 3RU Office: 07817 573577 email: info@revealdab.uk web: www.revealdab.uk	
1:50 		Scale Bar to A3 Paper	
1:100 		Scale Bar to A3 Paper	

**Electrical Installations (Part P Regs.)**

Where electrical installation is to be carried out, compliance is necessary within the Electricity at Work Regulations 1989. Electrical installations should be enclosed and separated by appropriate distances to provide mechanical and thermal protection so that they incorporate measures that afford protection for persons against the risk of electric shock, burn or fire injuries. Electrical installations should be inspected and tested during, and at the end of installation, before they are taken into service to verify that they are reasonably safe; that is to say that they comply with BS7671:2001.

Provide energy efficient lighting in all living areas and kitchen in accordance with Part L1 B. Ensure that new fittings to habitable rooms have fittings that accept only lamps with a luminous greater than 40 lamp lumens per circuit-watt. Provide minimum 75% energy efficient lighting in all locations.

All light switches, plug sockets and electrical switches to be set between 450mm and 1200mm above finished floor level and comply with Part M of the Building Regs. All internal downlights and recessed spotlights are to be enclosed with minimum half hour fire resisting hoods, to comply with Part L of the Building Regs and the Domestic Building Services Compliance Guide.

**RESISTANCE TO THE PASSAGE OF SOUND:**

Existing ceilings lath and plaster or 12.5mm plasterboard in good condition, add 100mm absorbent layer of Rockwool (min.density 10kg/m3) to be laid over new floor joists on chicken wire to give good sound resistance. Insulation to continue throughout entire area including storage voids. Provide 50mm Gyproc Super thermal board to party walls.

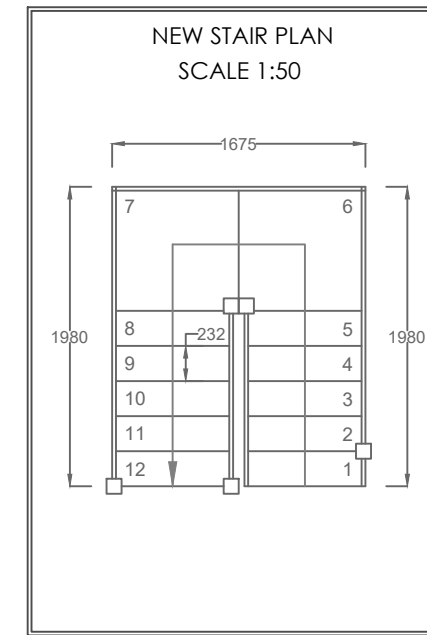
Internal walls between a bedroom or a room containing a water closet and other rooms (reg.E2) timber frame with 12.5mm plasterboard linings on each side of frame; add 100mm absorbent layer of Rockwool linings (min.density 10kg/m3 fixed to frame with a minimum distance between linings 75mm and absorbent layer of unfaced mineral wool batts of quilt which may be wire reinforced, suspended in the cavity. All joints to be well sealed.

**GLAZING & VENTILATION**

Glazing in all doors to be fitted with safety toughened or laminated glass except fire doors. All external windows and doors to have double glazed units with a 16mm air gap and low-E glass on the inner pane. All new windows to achieve a minimum 'U' value of 1.4W/m<sup>2</sup> and 1.4W/m<sup>2</sup> k for all new doors with more than 50% glazing.

Habitable rooms to have a minimum opening of 1/20 of the internal floor area of the room with some part of that being at least 1750mm above finished floor level. Background ventilation is to be provided by trickle ventilators within the window to give a minimum free area of 8000mm<sup>2</sup>.

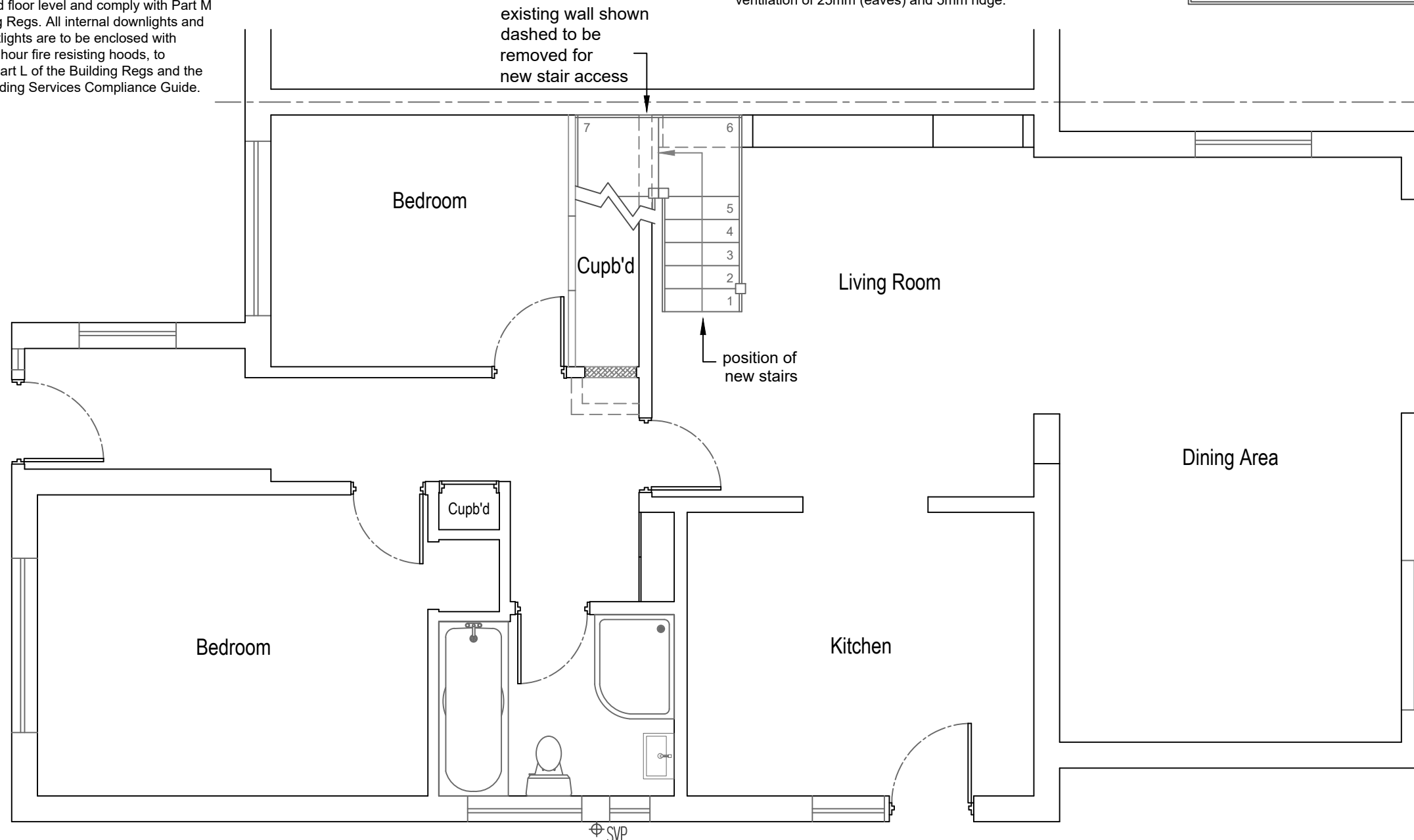
Safety glass to be used when lower than 800mm above the first floor level, all upper floor windows must be designed with means of escape. Shower/bathroom to have background ventilation of 4000mm<sup>2</sup> and fitted with a mechanical extractor vented to outside air to achieve 15L/S extraction. Existing roof to be provided with proprietary ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) and 5mm ridge.




**NEW STAIRCASE:**

Staircase Construction: Staircase to comply Part K of the Building Regulations.  
Treads: 25mm softwood.  
Strings: 32mm softwood.  
Risers: 12.5mm softwood.  
Top nosing: 25 x75mm softwood. (Subject to Client's choice).  
Nosing to be clear of face of risers by 12mm.  
Newel post to be hardwood or to Client's choice a minimum of 90mm square.  
Balusters to be hardwood or to Client's choice, with a maximum 99mm gap between all uprights.  
Continuous hardwood handrail 900mm above pitch line and 950mm above landing.

Minimum going of each tread to be 220mm.  
Minimum going at newel post to be 50mm.  
Tread / risers / strings and newel post to be securely fixed together using glued blocks, wedges and dowels.  
Clear headroom above staircase to be 2000mm above pitch line.  
Install double trimmer floor joists, bolted together around new staircase well.



**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:50

Client	JAMIE CLARKE		
Project	7 FOXLAKE ROAD KT14 7PW		
Job Title	LOFT CONVERSION		
Drawing Title	GROUND FLOOR (PROP)		
Date	APRIL 2024	Drawing No.	2024/336/02
Revision:			
Date:			
		<b>Reveal Design and Build</b> 41 The Fieldings Surrey GU21 3RU Office: 07817 573577 email: info@revealdab.uk web: www.revealdab.uk	
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			

INSULATION TABLE	
ELEMENT	U-value Wm <sup>2</sup> K
Walls	0.18
Floors	0.18
Flat roof or roof with integral insulation	0.15
Pitched roof (insulation at ceiling level)	0.15
Pitched roof (insulation at between rafters)	0.15
Windows, roof windows and roof lights	1.4 or C
Doors all external solid or glazed	1.40
Doors ( Fire )	1.80

**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/m<sup>2</sup>K. 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/m<sup>2</sup>K 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/m<sup>2</sup>K. The 'U' values for the pitched roof where the insulation follows the rafters should not exceed 0.15 W/m<sup>2</sup>K.

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

**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:-

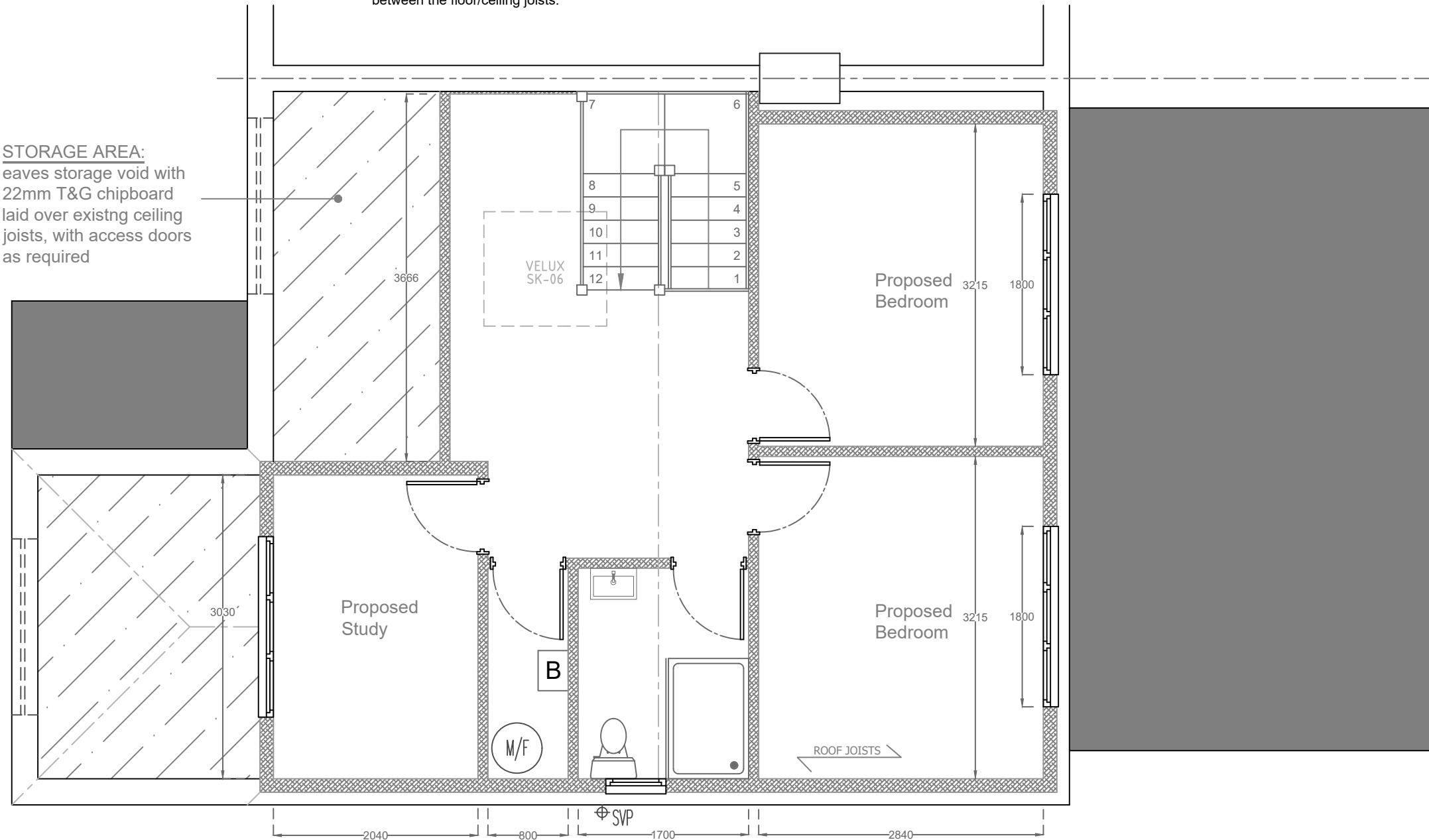
- fitted with 3no. separate thermal safety cut out and pressure relief devices discharging to a safe place.
- fitted with an information plate that clearly gives the name and contact details of the installer
- is positioned over a stable platform that extends a minimum 150mm beyond the cylinder in all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

**BATHROOM 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 British Gypsum or similar.

**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 for 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,

**STORAGE AREA:**  
 eaves storage void with 22mm T&G chipboard laid over existing ceiling joists, with access doors as required



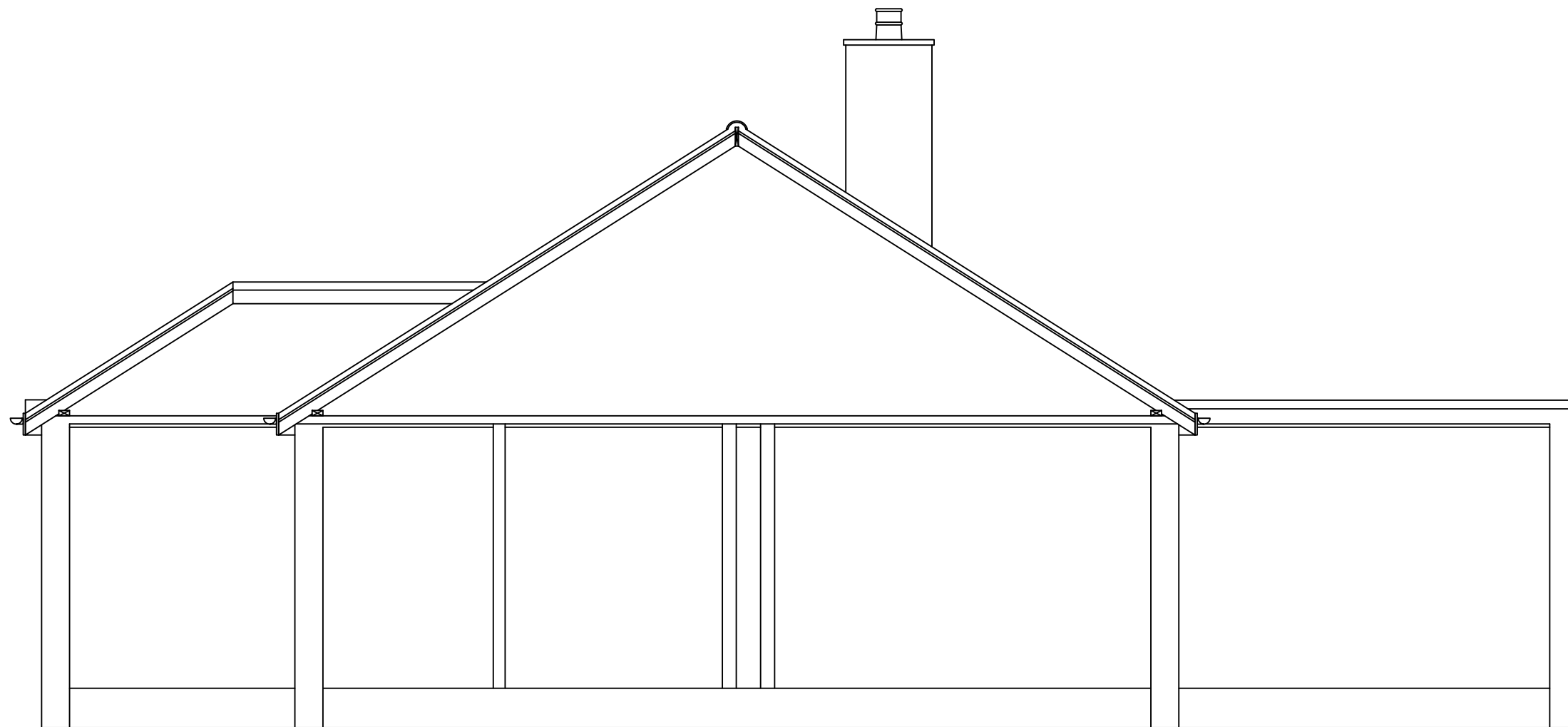
**PROPOSED LOFT FLOOR PLAN**  
 SCALE 1:50

Client	JAMIE CLARKE
Project	7 FOXLAKE ROAD KT14 7PW
Job Title	LOFT CONVERSION
Drawing Title	LOFT ROOM PLAN
Date	APRIL 2024
Drawing No.	2024/336/03
Revision:	
Date:	

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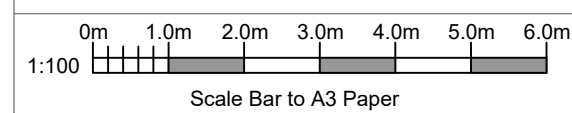
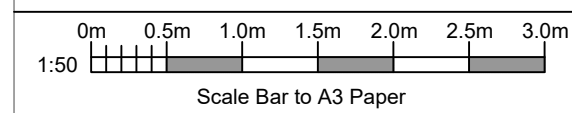
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 1:50 Scale Bar to A3 Paper

0m 1.0m 2.0m 3.0m 4.0m 5.0m 6.0m  
 1:100 Scale Bar to A3 Paper



EXISTING CROSS SECTION: AA  
SCALE 1:50

Client	JAMIE CLARKE		
Project	7 FOXLAKE ROAD KT14 7PW		
Job Title	LOFT CONVERSION		
Drawing Title	SECTION (EXTG)		
Date	APRIL 2024	Drawing No.	2024/336/04
Revision:			
Date:			
	<b>Reveal Design and Build</b> 41 The Fieldings Surrey GU21 3RU Office: 07817 573577 email: info@revealdab.uk web: www.revealdab.uk		



**EXTERNAL DORMER WALLS:** Marley Eternit fibre cement or clay / slate tile hung, installed to manufacturer's specification on 25x50 battens providing 25mm ventilated airspace on breather membrane on 18,, ply on 100x50 timber studs @400c/c. Celotex GA4000 90mm between studs, leave 40mm low emmissivety cavity, then line over with Celotex PL4050 (50 + 12.5mm) insulated plasterboard internally. Achieve the minimum "U" value of 0.18W/mk .

Walls within one metre of the boundary to have 9mm Master-board under slaters felt and 12.5mm plater-board internally to achieve half hour fire resistance. Fascia board to the dormer cheeks to be in non-combustible material.

**DORMER VENTILATION:** Suitable vertical battens should be fitted beneath horizontal tiling/counter battens to the proposed dormer construction in order to provide a drained and ventilated cavity.

**ROOF CONSTRUCTION:** (warm deck) Roof to achieve U-value of maximum 0.15W/m<sup>2</sup>K Warm deck flat roof construction to be asphalt roof finish with solar reflective paint or stone chippings on 18mm ply deck, on 150mm Celotex Crown-up or similar insulation over joists as per engineer's details and calculations. Finish to underside to be 12.5mm insulated plaster board with integral vapour control layer and skim finish. Flat roof and pitched roof to have minimum 50mm gap from eaves ventilation to ridge ventilation, both equal to 25mm continuous gap.

**ROOF WINDOWS:** Windows to be double glazed with low E glass (4:16.4min) and fitted in accordance with the manufacturers instructions, trimmed both sides with double rafters and trimmers above and below ('U' Value 1.4 W/m<sup>2</sup>k )

120mm Celotex warm deck insulation on continuous vapour barrier finished internally with 12.5mm plasterboard and skim finish

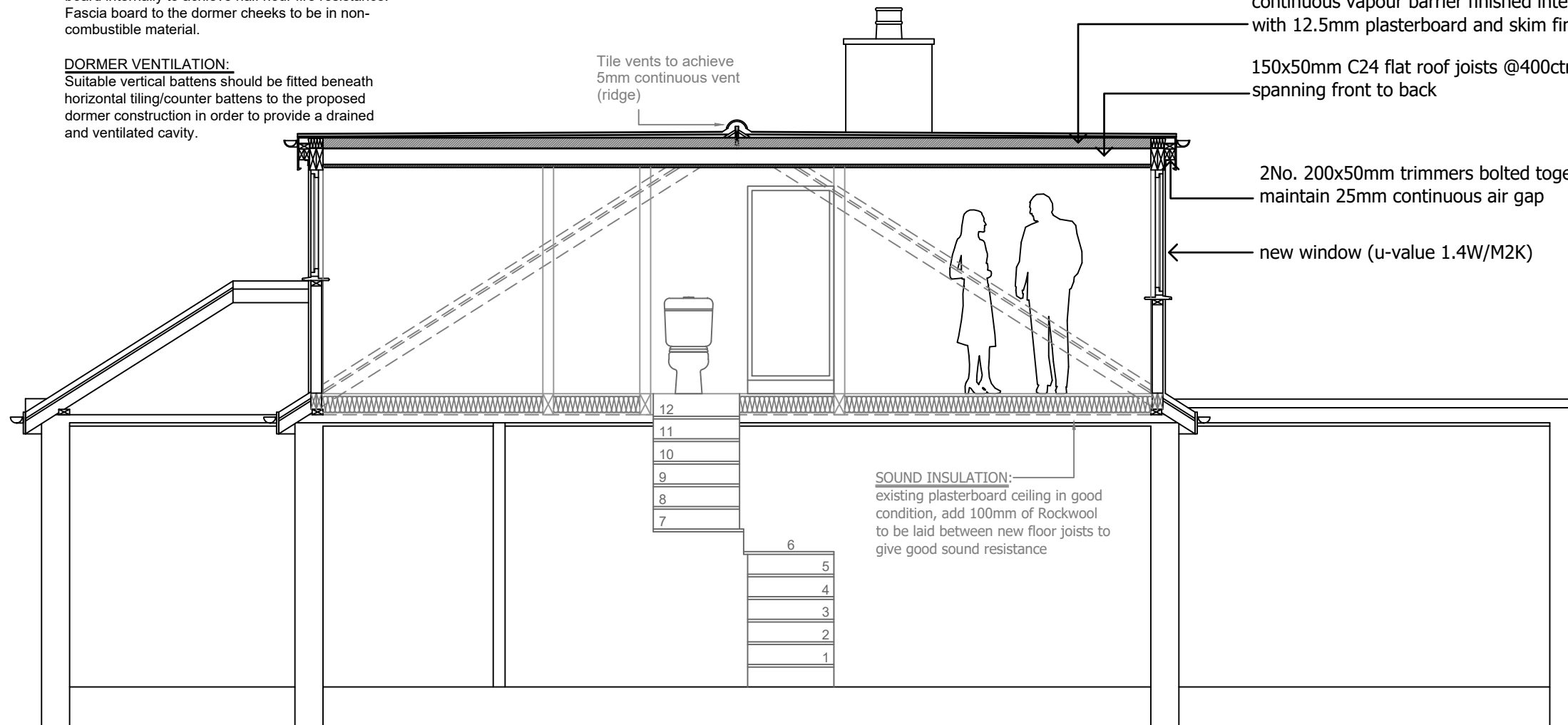
150x50mm C24 flat roof joists @400ctrs spanning front to back

2No. 200x50mm trimmers bolted together, maintain 25mm continuous air gap

new window (u-value 1.4W/M2K)

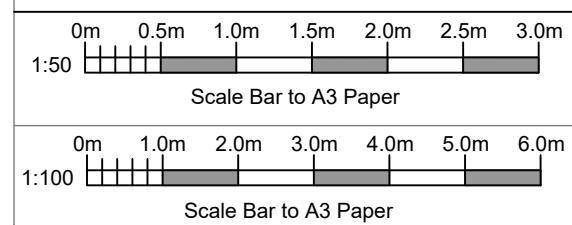
Tile vents to achieve 5mm continuous vent (ridge)

**SOUND INSULATION:** existing plasterboard ceiling in good condition, add 100mm of Rockwool to be laid between new floor joists to give good sound resistance



PROPOSED CROSS SECTION: AA  
SCALE 1:50

Client	JAMIE CLARKE
Project	7 FOXLAKE ROAD KT14 7PW
Job Title	LOFT CONVERSION
Drawing Title	SECTION (PROP)
Date	APRIL 2024
Drawing No.	2024/336/05
Revision:	
Date:	
 <b>Reveal Design and Build</b> 41 The Fieldings Surrey GU21 3RU Office: 07817 573577 email: info@revealdab.uk web: www.revealdab.uk	





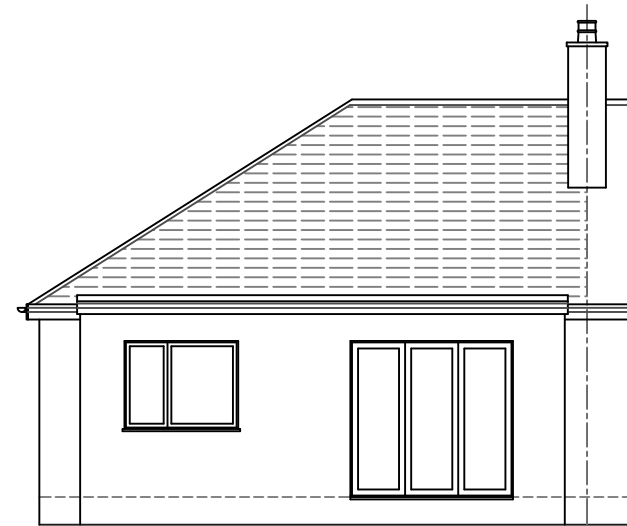
SIDE ELEVATION (PROPOSED)  
SCALE 1:100



REAR ELEVATION (PROPOSED)  
SCALE 1:100


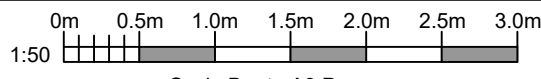
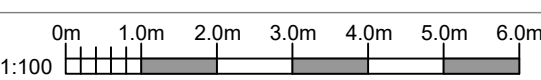


SIDE ELEVATION (EXISTING)  
SCALE 1:100

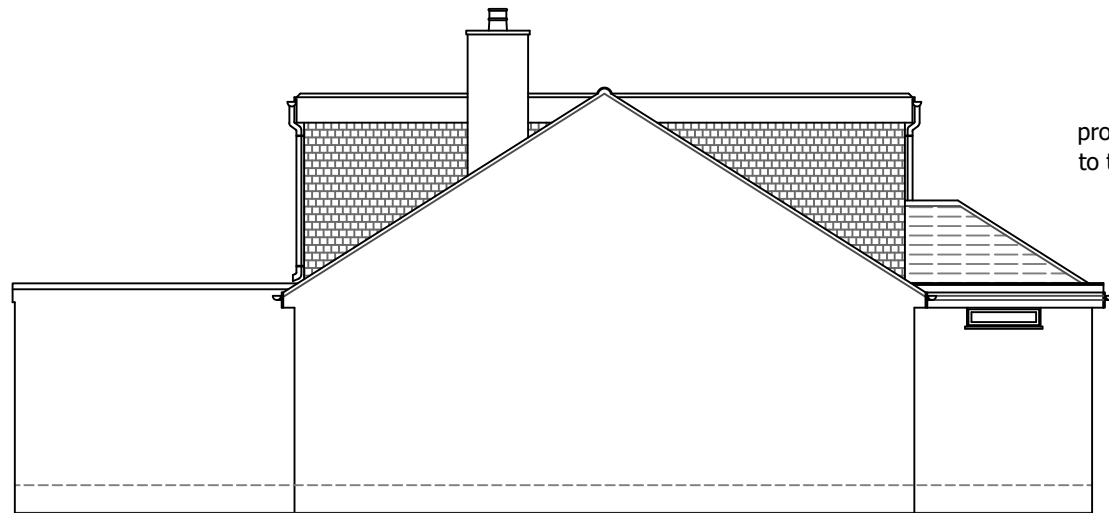


REAR ELEVATION (EXISTING)  
SCALE 1:100

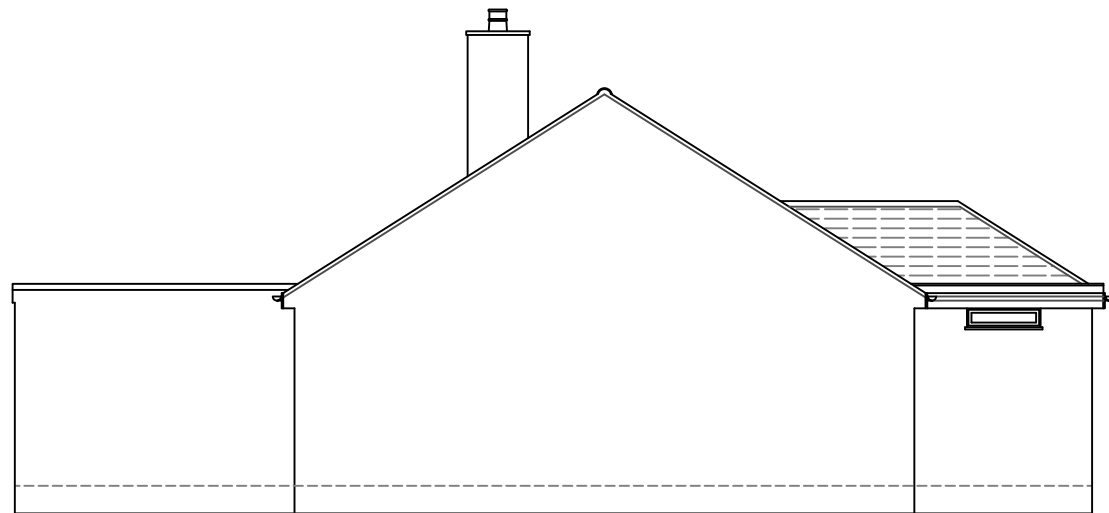
1. External appearance of the building to preserve the visual amenity of the surrounding area
2. All external works and finishes shall match the existing with regards to methods used and to materials, colour, texture and profile

Client	JAMIE CLARKE		
Project	7 FOXLAKE ROAD KT14 7PW		
Job Title	LOFT CONVERSION		
Drawing Title	REAR & SIDE ELEVATIONS		
Date	APRIL 2024	Drawing No.	2024/336/06
Revision:			
Date:			
		<b>Reveal Design and Build</b> 41 The Fieldings Surrey GU21 3RU Office: 07817 573577 email: info@revealdab.uk web: www.revealdab.uk	
			
			



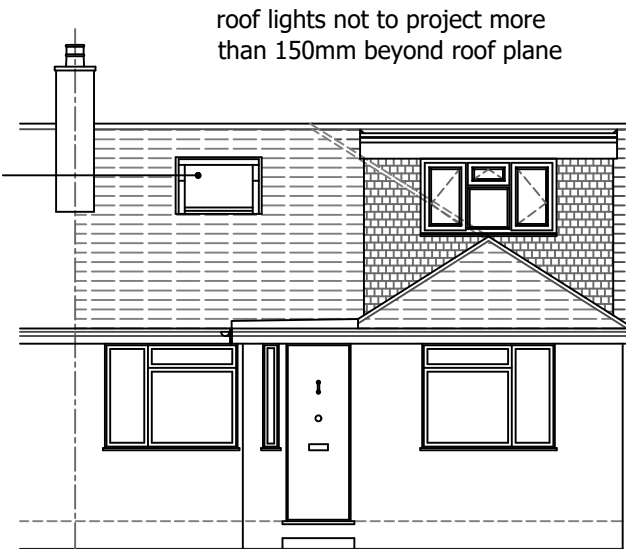


SIDE ELEVATION (PROPOSED)  
SCALE 1:100

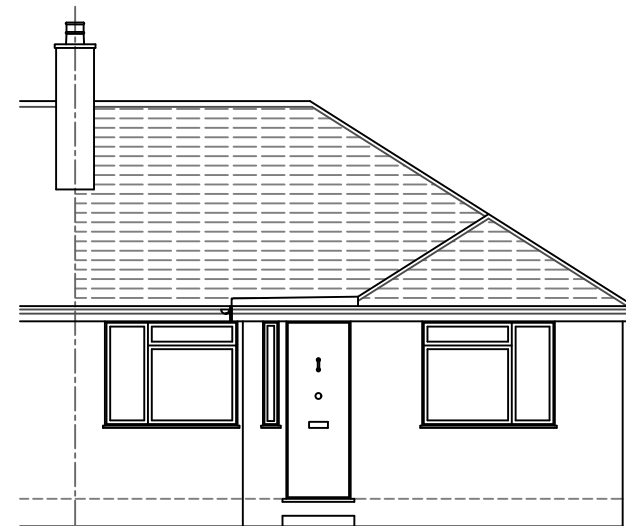


SIDE ELEVATION (EXISTING)  
SCALE 1:100

proposed 1no. Velux window  
to the front roof slope.




FRONT ELEVATION (PROPOSED)  
SCALE 1:100

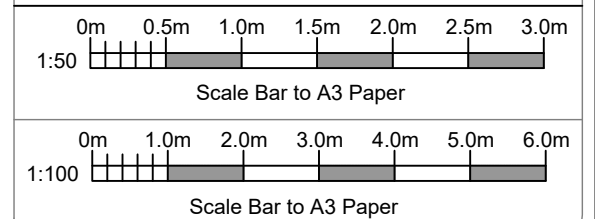


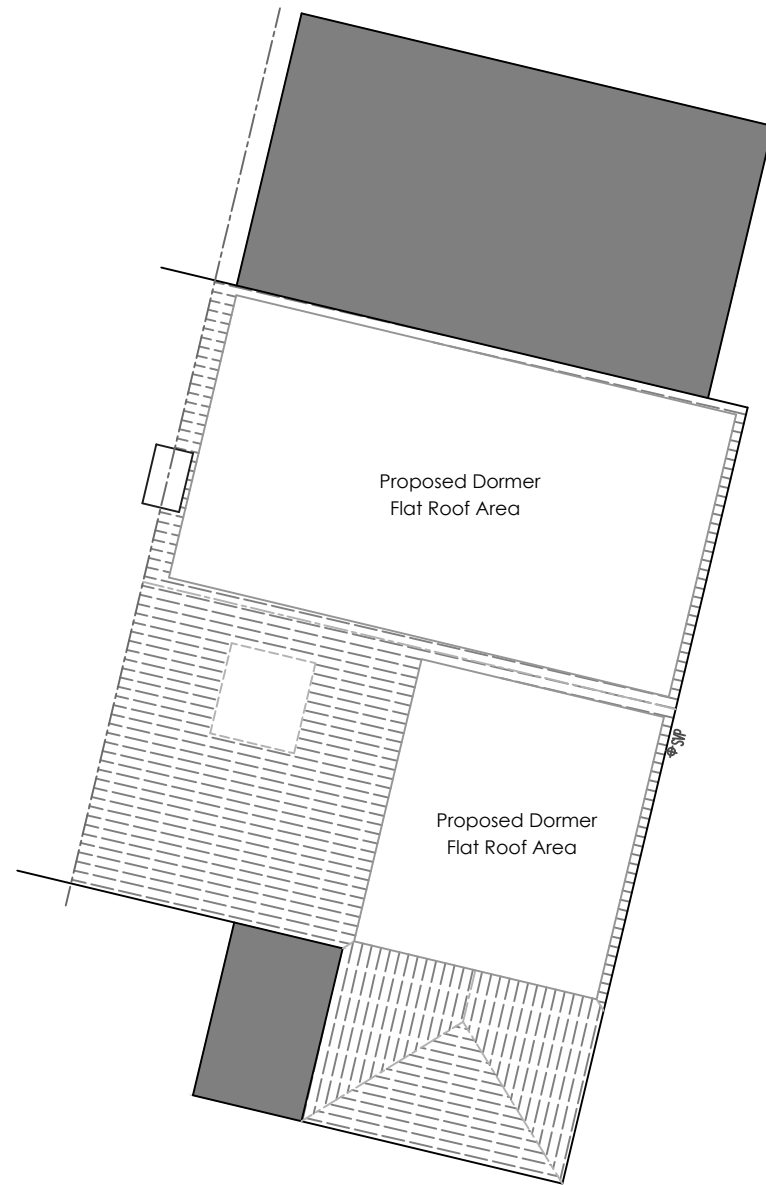
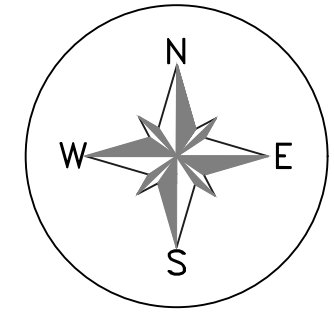
FRONT ELEVATION (EXISTING)  
SCALE 1:100

roof lights not to project more  
than 150mm beyond roof plane

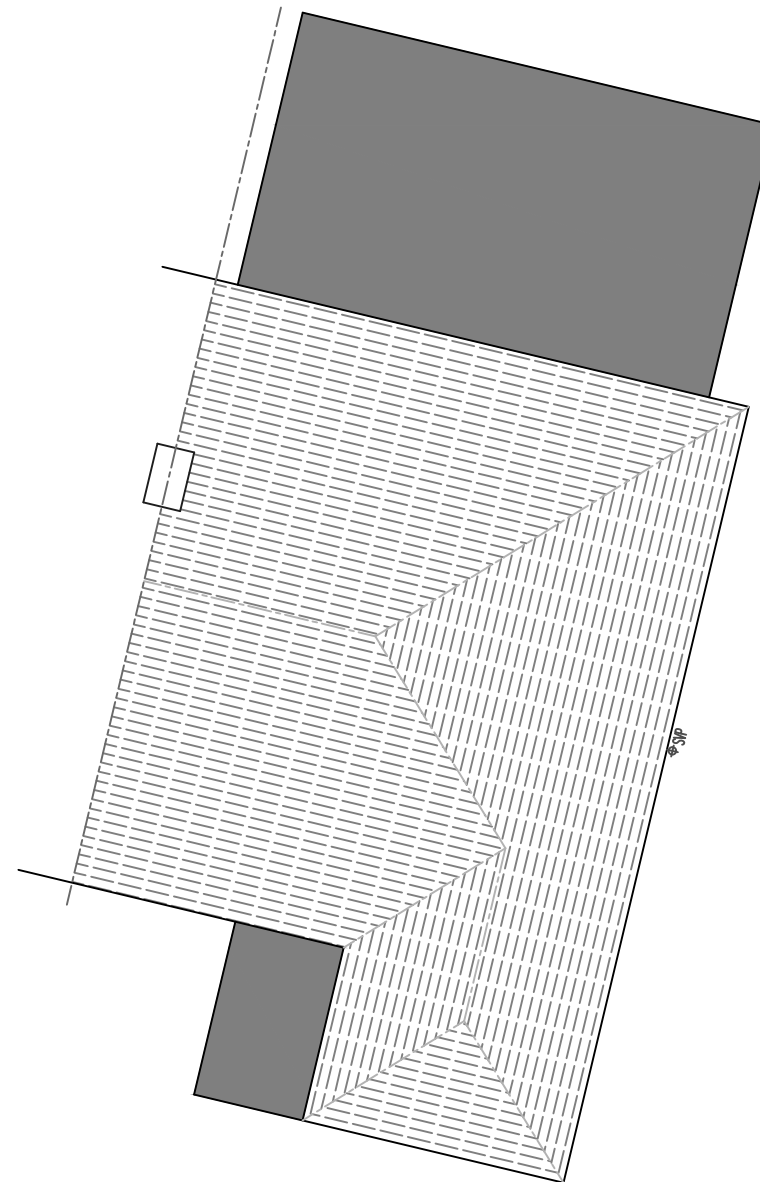
Convert hip end to gable by removing existing hip boards and installing new 125x50 rafters @400c/c over converted area; 30x5 restraint straps to gable end and rafters @1800c/c. New tiles to match existing roof; re-use hip tiles for infills to side slopes.

Client	JAMIE CLARKE
Project	7 FOXLAKE ROAD KT14 7PW
Job Title	LOFT CONVERSION
Drawing Title	FRONT & SIDE ELEVATIONS
Date	APRIL 2024
Drawing No.	2024/336/07
Revision:	
Date:	
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ROOF PLAN (PROPOSED)  
SCALE 1:100



ROOF PLAN (EXISTING)  
SCALE 1:100

Client	JAMIE CLARKE	
Project	7 FOXLAKE ROAD KT14 7PW	
Job Title	LOFT CONVERSION	
Drawing Title	ROOF PLANS	
Date	APRIL 2024	Drawing No. 2024/336/08
Revision:		
Date:		



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