

Do not scale from this drawing  
 Report any errors or discrepancies  
 Check all measurements  
 before commencing  
 All materials,  
 components & workmanship  
 to comply with all current  
 regulations, codes of practice  
 & manufacturers installation instructions  
 This drawing and all design  
 is the property of Holdsworth Designs

**Proposed Additions/ modifications**

**EXTERNAL**  
 Connect new loft shower room waste  
 to existing soil stack

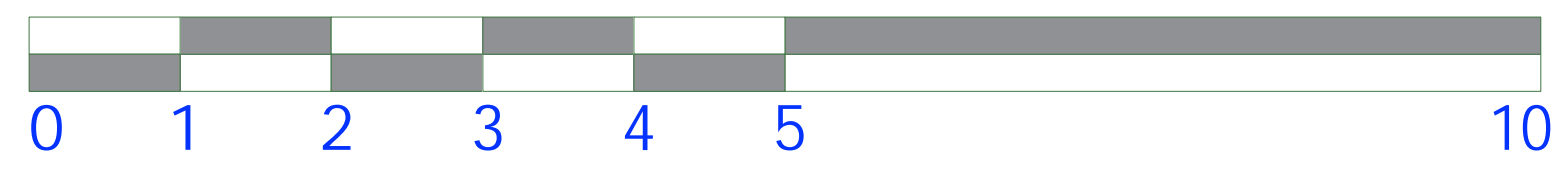
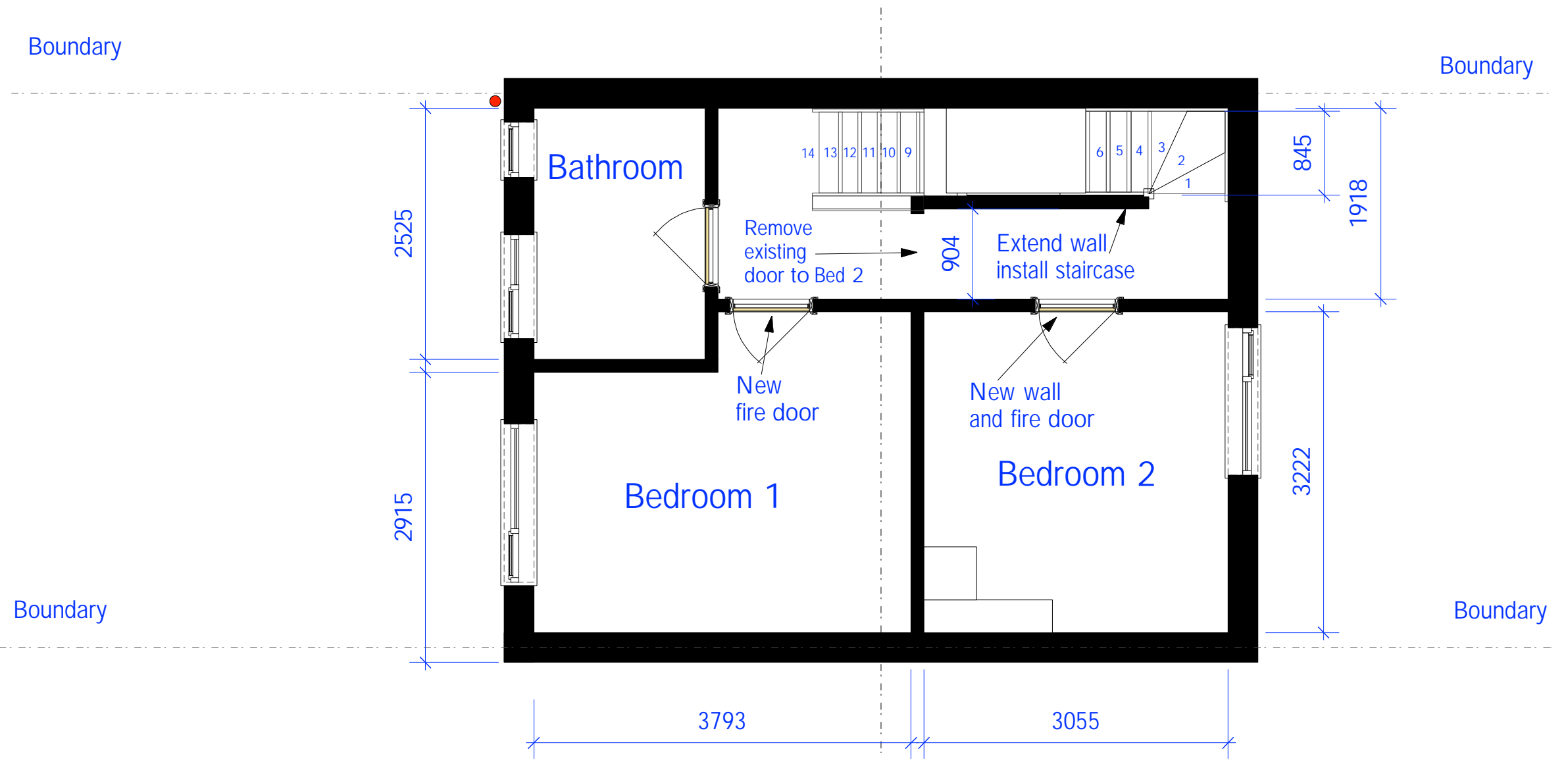
**INTERNAL**  
**Bedroom two**  
 Remove existing doorway  
 Create new lobby to new Loft staircase  
 New Fire door to bedroom two  
 Plasterboard, skim, skirtings & architraves  
 New Fire door

**Bedroom one**  
 Install New Fire door to Bedroom one

**Loft room**  
 Create loft room  
 New floor joists suspended from  
 2 no. 'flitch beams' cut into Party walls  
 Create new support wall under rafters  
 Create new ceiling with max .2.126  
 between rafter support  
 Install 2 no.  
 Velux windows FK08 1180mm x550mm  
 2x 75mm solid Kingspan Insulation  
 to walls and skceiling  
 Add 50mm Solid Kingspan to party walls  
 between & under rafters  
 Foil tape all joints  
 Plasterboard & skim

**Stairwell**  
 Create stair well with Landing and staircase  
 Fire door at Loft room access  
 Install Velux CK01 window over stairs  
 Plasteboard and skim  
 Second fix, skirtings and architraves

**Loft Shower room**  
 Create sound insulated partition wall with door  
 Install high powered ventilation system  
 Second fix Skitings and architraves  
 Build storage cupboard (show as extra)  
 Install new Shower shower tray & screen  
 New WC & Basin



Scale 1 : 50 New First floor plan



Holdsworth Designs  
 12 Greentrees Avenue, Tonbridge, Kent, TN10 4ND

Client	Laura Milkente	Address	4 Sherwood Way	Scale	1 : 50	Drawing Title	New first floor plan	Drawing Number	24.41.11
	Loft conversion		Tunbridge Wells			Date	21.03.2024		
Project	4 Serwood Way Ton Wells		Kent TN2 3LL	Drawn by	MGH				