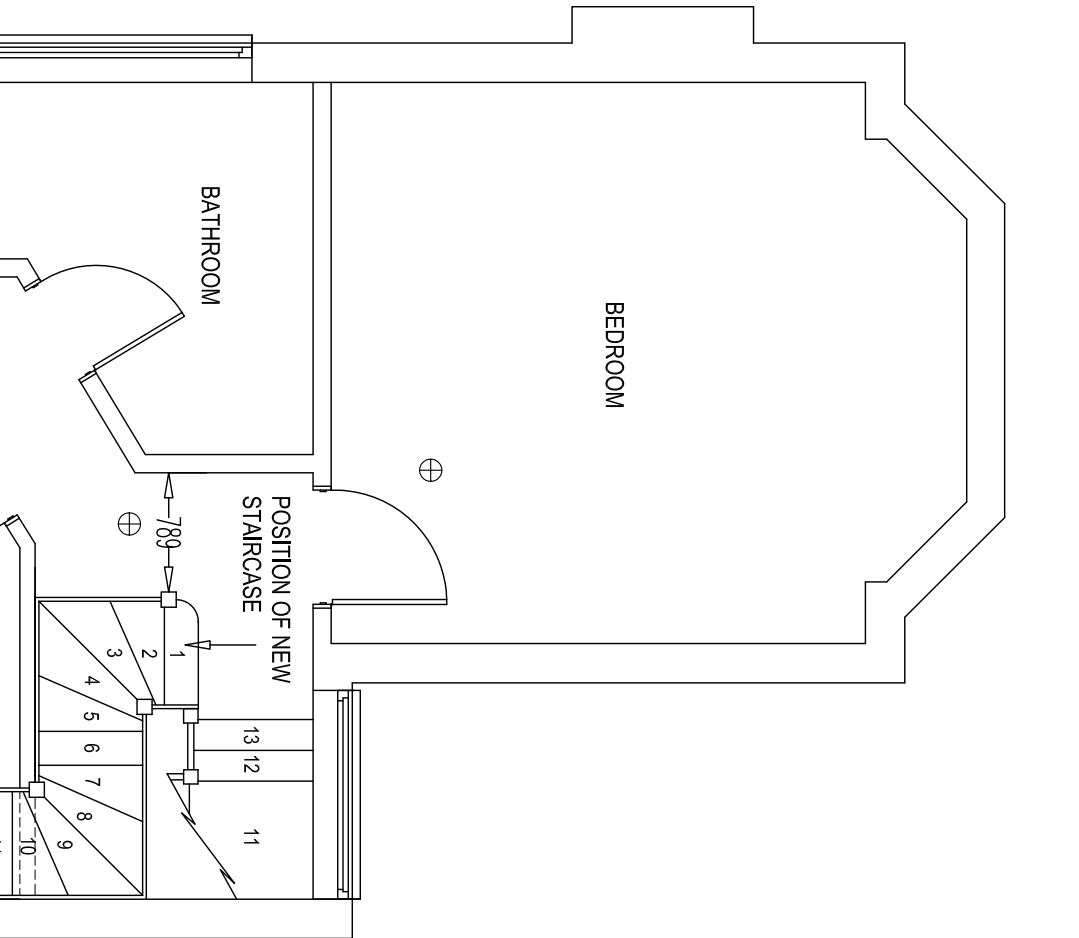
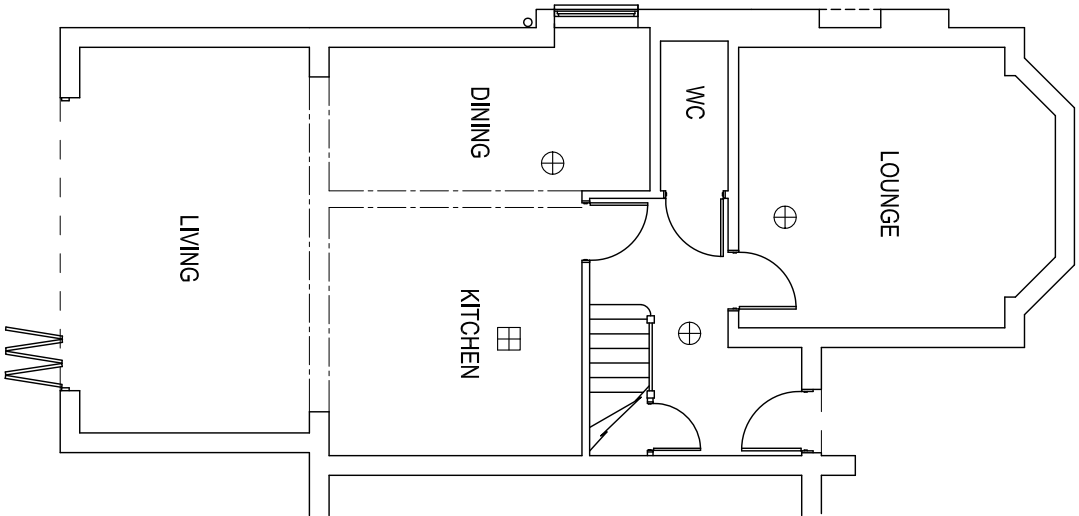
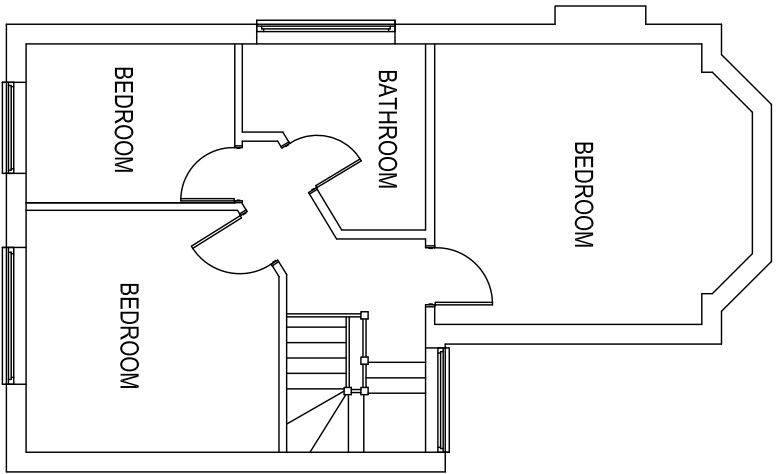




PROPOSED FIRST FLOOR (1:50)

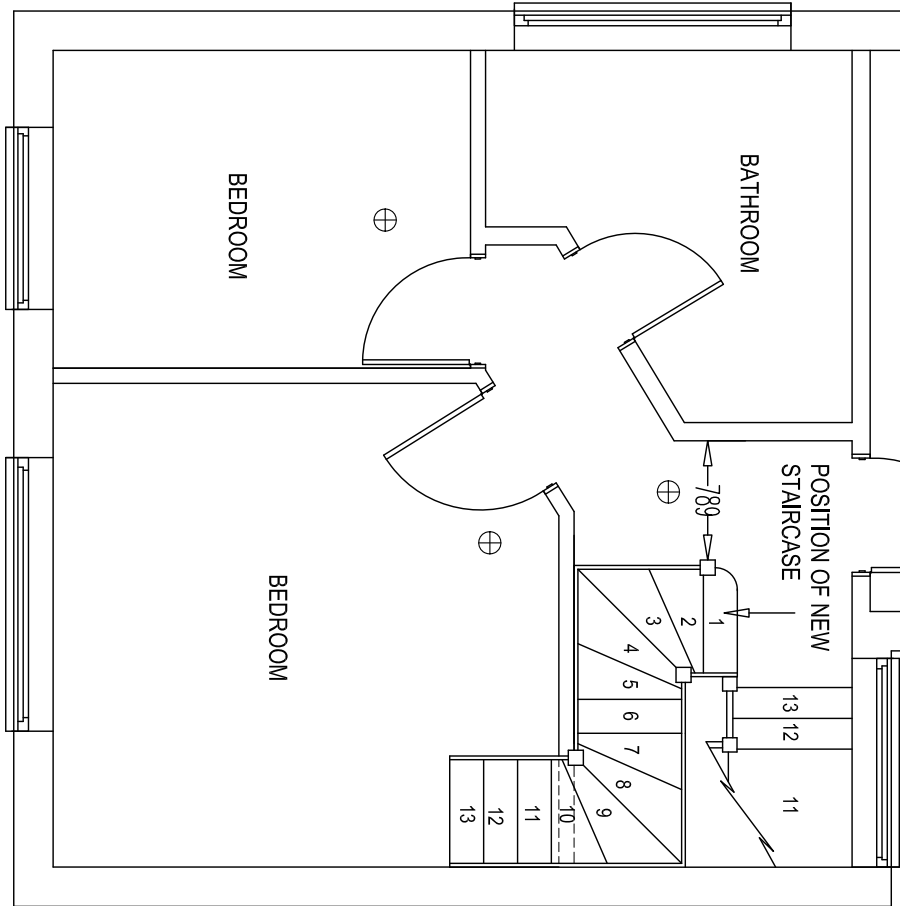


EXISTING GROUND FLOOR (1:100)



EXISTING FIRST FLOOR (1:100)

**FIRE PRECAUTIONS:**  
SELF CONTAINED MAINS OPERATED INTERLINKED SMOKE ALARMS (BS5446) AND FITTED WITH BATTERY BACKUP TO BE PROVIDED TO ALL HABITABLE ROOMS, LANDINGS AND HALL CEILINGS SHOWN THUS ⊕ AND HEAT DETECTOR TO KITCHEN SHOWN THUS ⊞ HABITABLE ROOMS IN THE NEW STOREY TO HAVE AN ESCAPE WINDOW 0.33m<sup>2</sup> CLEAR OPENING AND AT LEAST 450mm WIDE OR HIGH (450x750) . NO GLAZED DOORS ALLOWED, ANY DOORS FOUND UNSUITABLE TO BE REPLACED WITH NEW/ FD20 DOORS.

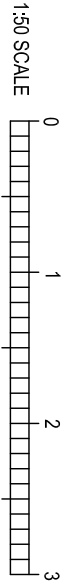


PROPOSED FIRST FLOOR (1:50)

PROJECT:  
HIP TO GABLE ROOF CONVERSION

CLIENT:  
AARON AND COLLEEN MITCHELL  
26 MIDDLETON DRIVE  
PINNER  
MIDDLESEX  
HA5 2PG

REV.



DRAWING No  
3146 A2

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FEB 2021

SCALE  
1:50 1:100 @ A3

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ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. NO STRUCTURAL CHANGES TO BE MADE WITHOUT AUTHORITY.

**FLOOR:**  
22mm T&G CHIPBOARD (V313 TYPE ) ON GRADE C16 FLOOR JOISTS AS SHOWN AT 400c/c FIXED TO TRIMMERS & BEAMS USING SIMPSON STRONG-TIE JH4450 HANGERS. JOISTS AND BEAMS TO BE 20mm CLEAR OF EXISTING CEILING CONSTRUCTION AND 40mm CLEAR OF CHIMNEY FLUES. ALL MULTIPLE MEMBER TIMBER BEAMS TO BE BOLTED AT 800 STAGGERED CENTRES USING M12 BOLTS. ALL STRUCTURAL STEEL WORK TO BE ENCASED IN TWO LAYERS OF 12.5mm PLASTERBOARD (JOINTS STAGGERED) AND WIRED AT 150mm c/c.

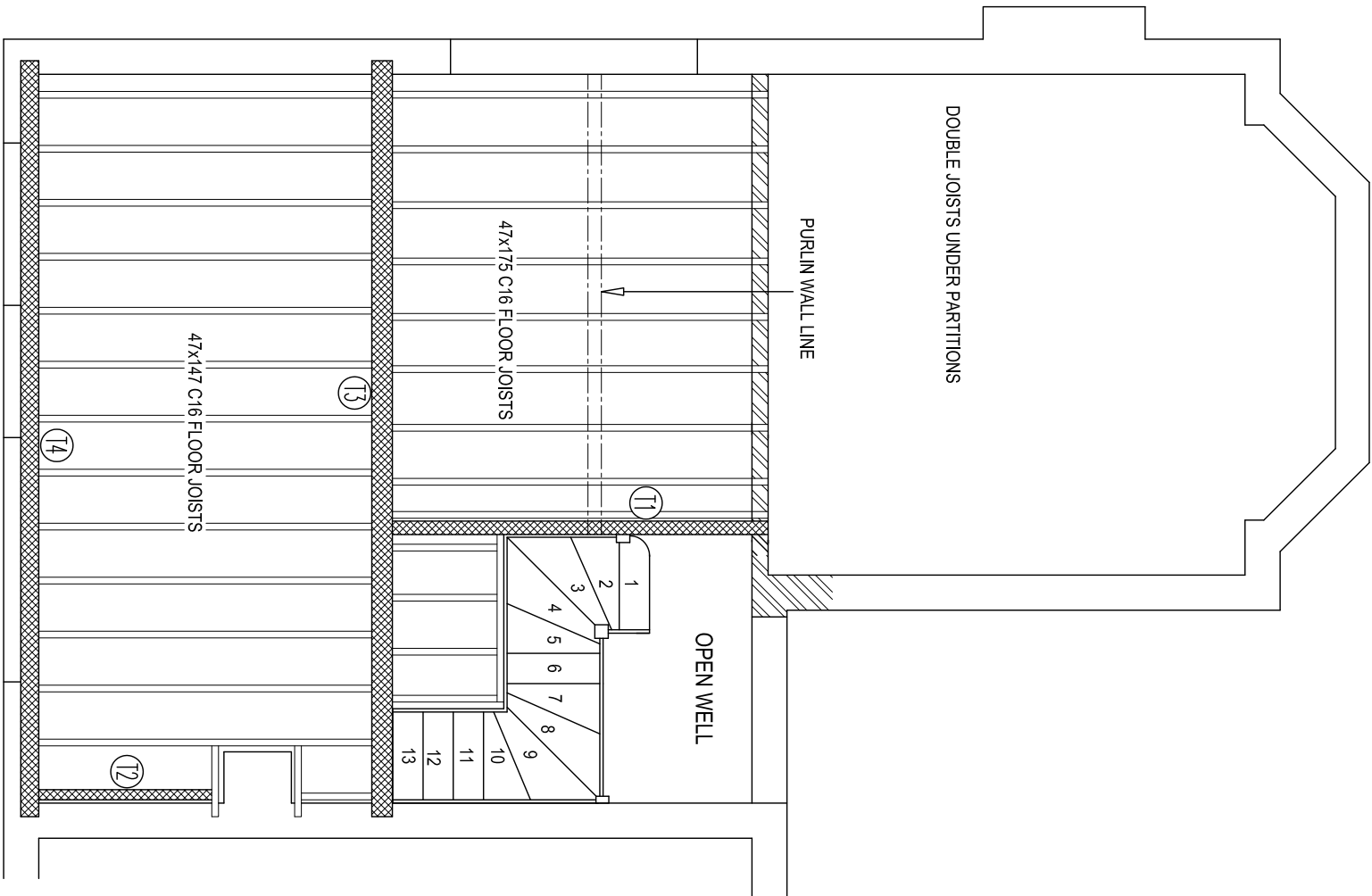
**PROPOSED STAIRCASE:**  
ESTIMATED FLOOR-TO-FLOOR = 2827. WIDTH= 700 AT 42° PITCH GIVES 14 EQUAL RISERS OF 202mm AND EQUAL STRAIGHT TREAD GOING OF 224mm. CONSECUTIVE TAPERED TREADS TO HAVE EQUAL GOING AND AT LEAST THE GOING OF THE STRAIGHT TREADS. MINIMUM GOING OF TAPERED TREADS TO BE 50mm. HANDRAIL PROVIDED TO RISK SIDE OF STAIRCASE SET 900mm ABOVE PITCH LINE TOUGHENED GLASS PANELS AS BALLUSTRADE AS EXISTING. 2 mtrs MINIMUM VERTICAL HEADROOM.

**VELUX WINDOWS:**  
ALL WINDOWS TO BE DOUBLE GLAZED WITH LOW E GLASS (4:16:4 MIN ) AND FITTED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. TRIMMED BOTH SIDES WITH DOUBLE RAFTERS WITH TRIMMERS ABOVE AND BELOW.

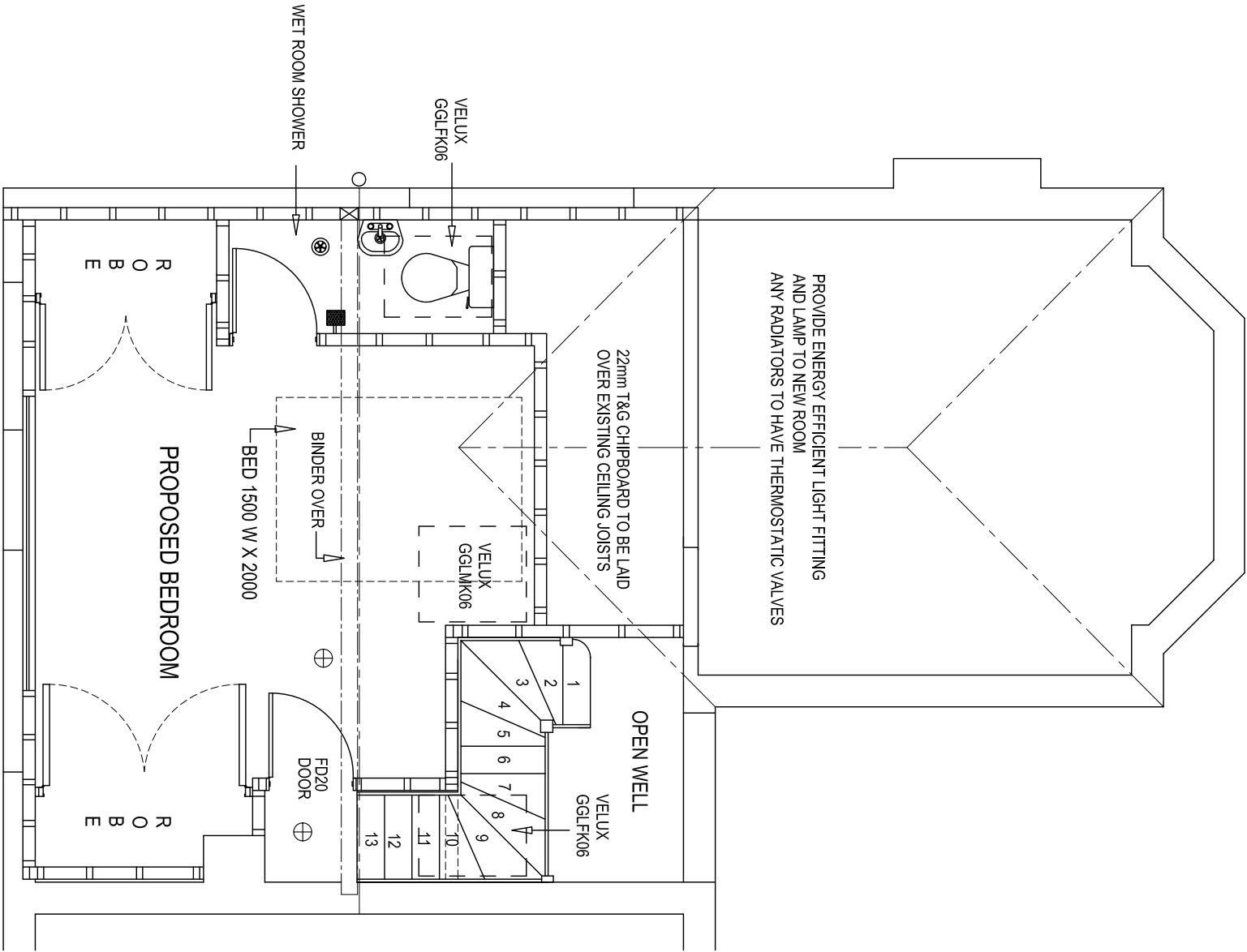
**WINDOWS & VENTILATION:**  
ALL NEW WINDOWS TO BE DOUBLE GLAZED (4:16:4 MINIMUM) USING LOW E GLAZING. MIN U VALUE 1.6. (WER C OR BETTER) WITH SILL HEIGHT SET 800mm MINIMUM ABOVE FLOOR LEVEL. HABITABLE ROOMS TO BE PROVIDED WITH RAPID VENTILATION 1/20th OF ROOM AREA AND 8000mm<sup>2</sup> BACKGROUND VENTILATION. SHOWER TO HAVE BACKGROUND VENTILATION OF 4000mm<sup>2</sup> AND FITTED WITH A MECHANICAL EXTRACTOR TO ACHIEVE 20 US EXTRACTION TAKEN TO OUTSIDE AIR. EXISTING ROOF TO BE PROVIDED WITH PROPRIETARY VENTILATORS TO ACHIEVE THE EQUIVALENT CONTINUOUS VENTILATION OF 25mm (EAVES) AND 5mm (RIDGE)

**PLUMBING:**  
SHOWER AND BASIN WASTE PIPES TO BE 40mm DIAMETER. RUNS OVER 4 METRES TO BE 50mm DIAMETER ALL CONNECTED SEPARATELY VIA 75mm DEEP SEAL TRAPS TO EXISTING S.V.P. OR NEW 110mm COMMON BRANCH PIPE (1:40 FALL). CLEANING ACCESS TO BE PROVIDED AT CHANGE OF PIPE DIRECTION. CONNECTIONS TO S.V.P. TO BE AT LEAST 200mm FROM W.C. BRANCH.

**ELECTRICAL WORKS:**  
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. A BS 7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED RELATING TO THE WORKS BY A COMPETENT PERSON.



LOFT FLOOR STRUCTURE PLAN 1:50

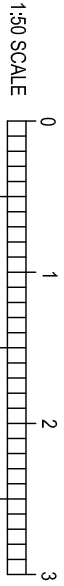


PROPOSED LOFT ROOM PLAN 1:50

PROJECT:  
HIP TO GABLE ROOF CONVERSION

CLIENT:  
AARON AND COLLEEN MITCHELL  
26 MIDDLETON DRIVE  
PINNER  
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HA5 2PG

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ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. NO STRUCTURAL CHANGES TO BE MADE WITHOUT AUTHORITY.

3 No 30x5x1200 LONG RESTRAINT STRAPS FIXED TO END THREE ROOF JOISTS AND STUDWORK

TILE VENTS TO ACHIEVE 5mm  
CONTINUOUS VENTILATION

126MM CELOTEX TD4000 WARM DECK INSULATION

50MM AIR GAP OVER 80MM CELOTEX GA80  
BETWEEN RAFTERS WITH 67.5MM CELOTEX  
PL4000 TO WHOLE SLOPE. PACK DOWN RAFTERS  
TO MAINTAIN AIR GAP.

TILE VENTS TO ACHIEVE 25mm  
CONTINUOUS VENTILATION

100x147 WINDOW HEADER

2036

EXISTING CEILING 50 X 100  
JOISTS WITH 12.5MM P/BBOARD  
AND SKIM. ENTIRE CEILING  
PROVIDED WITH 100 ROCKWOOL  
INSULATION.  
CEILING TO ACHIEVE 30MINS  
FIRE RESISTANCE (BR 208 AND  
TO PART E.)

WARDROBE DOOR LINE  
IN BEDROOM

SECTION (1:50)

DORMER WALLS (TILE HUNG)

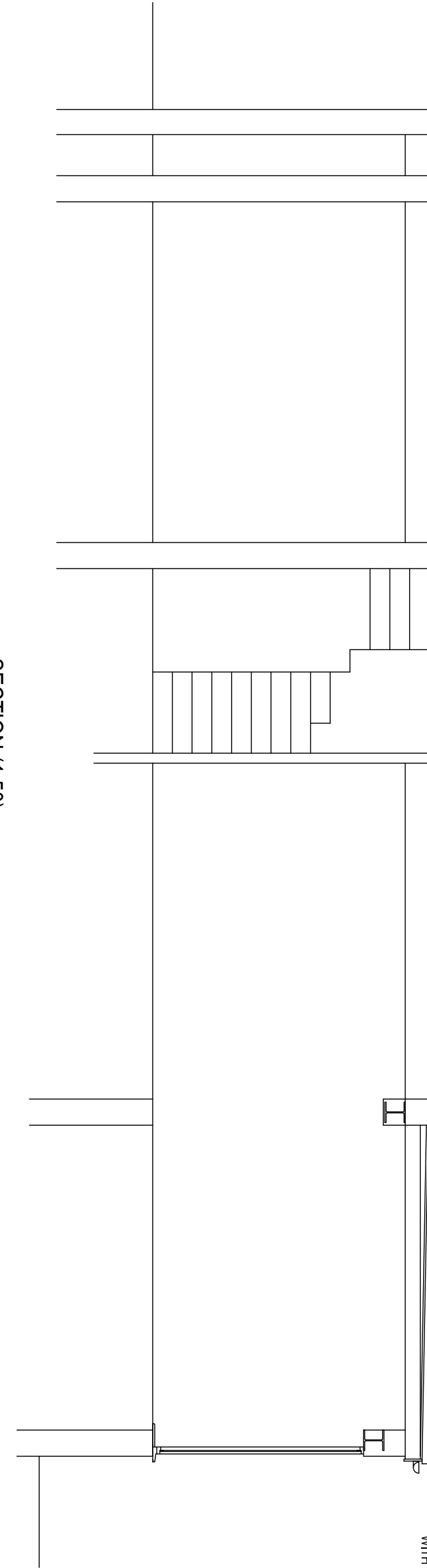
VERTICAL TILES ON 19x38 TREATED TILE BATTEN ON TYPE 1F FELT (BS747) ON 9.5 EXTERIOR PLYWOOD WELL NAILED TO 47x100 VERTICAL STUDS AT 400cc. 100MM CELOTEX GA4000 INSULATION TO ALL CAVITIES WITH POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION. FINISHED INTERNALLY WITH 9.5mm PLASTERBOARD AND SKIM COAT PLASTER. WALLS WITHIN ONE METRE OF BOUNDARY TO HAVE 12.5mm PLASTERBOARD INTERNALLY AND 6mm MASTERBOARD EXTERNALLY (DRY SIDE OF FELT) TO ACHIEVE FULL HALF HOUR FIRE RESISTANCE (30/30)

FLAT ROOF:

GRP ROOFING SYSTEM ON 126MM CELOTEX TD4000 INSULATION ON POLYTHENE VAPOUR BARRIER ON 18MM EXTERIOR PLYWOOD. TAPERED FIRINGS WITH 1:40 FALL ON 47 X 125 C16 ROOF JOISTS AT 300 C/C. FINISHED INTERNALLY WITH 9.5mm PLASTERBOARD AND SKIM COAT PLASTER.

STUD WALLS AND ROOF SLOPE:

PERIMETER AND PURLIN WALLS TO BE 47x100 VERTICAL STUDS AT 400cc ON 47x100 HEAD & BASE PLATES. ALL CAVITIES TO BE FILLED WITH 100MM CELOTEX GA4000 INSULATION FACED IN 12.5mm PLASTERBOARD AND SKIM. INTERNAL PARTITIONS TO BE 47x75 VERTICAL STUDS AT 400cc WITH CROSS NOGGINs ON 47x75 PLATES FACED IN 12.5mm PLASTERBOARD AND SKIM. STUD CAVITIES FILLED 100 ROCKWOOL. INSULATION TO COMPLY WITH PART E. STAIR ENCLOSURE TO TO HAVE 12.5mm PLASTERBOARD BOTH SIDES TO ACHIEVE HALF HOUR FIRE RESISTANCE. NEW ROOF SLOPES WITHIN THE CONVERSION TO HAVE 80mm CELOTEX GA80 TO ALL RAFTER CAVITIES WITH BATTENS FIXED TO THE UNDERSIDE OF RAFTERS TO MAINTAIN 50mm AIR GAP ABOVE INSULATION AND 67.5mm CELOTEX PL4000 INSULATION TO WHOLE OF SLOPING AREA ( TO ACHIEVE 0.18W/M2/K). POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION WITH 9.5mm PLASTERBOARD AND SKIM INTERNALLY.



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PROJECT:  
HIP TO GABLE ROOF CONVERSION

CLIENT:

AARON AND COLLEEN MITCHELL  
26 MIDDLETON DRIVE  
PINNER  
MIDDLESEX  
HA5 2PG

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CODE 4 LEAD FLASHINGS AND SOAKERS  
TO ALL ROOF ABUTMENTS

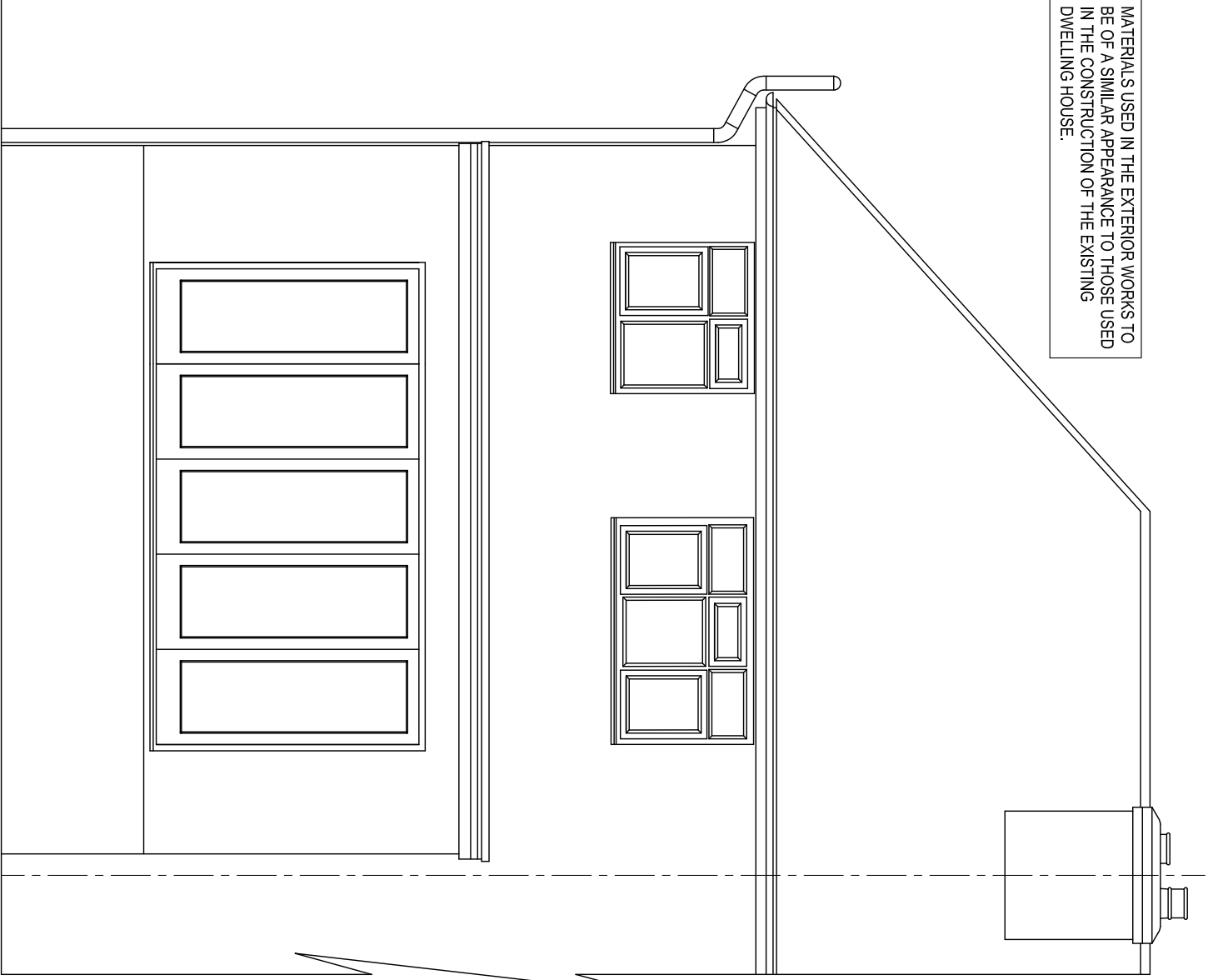
2827

VERTICAL TILE HANGING TO MATCH  
EXISTING ROOF COLOUR



PROPOSED REAR ELEVATION 1:50

MATERIALS USED IN THE EXTERIOR WORKS TO BE OF A SIMILAR APPEARANCE TO THOSE USED IN THE CONSTRUCTION OF THE EXISTING DWELLING HOUSE.

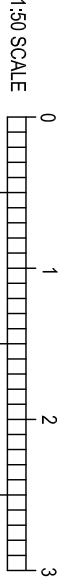


EXISTING REAR ELEVATION 1:50

PROJECT:  
HIP TO GABLE ROOF CONVERSION

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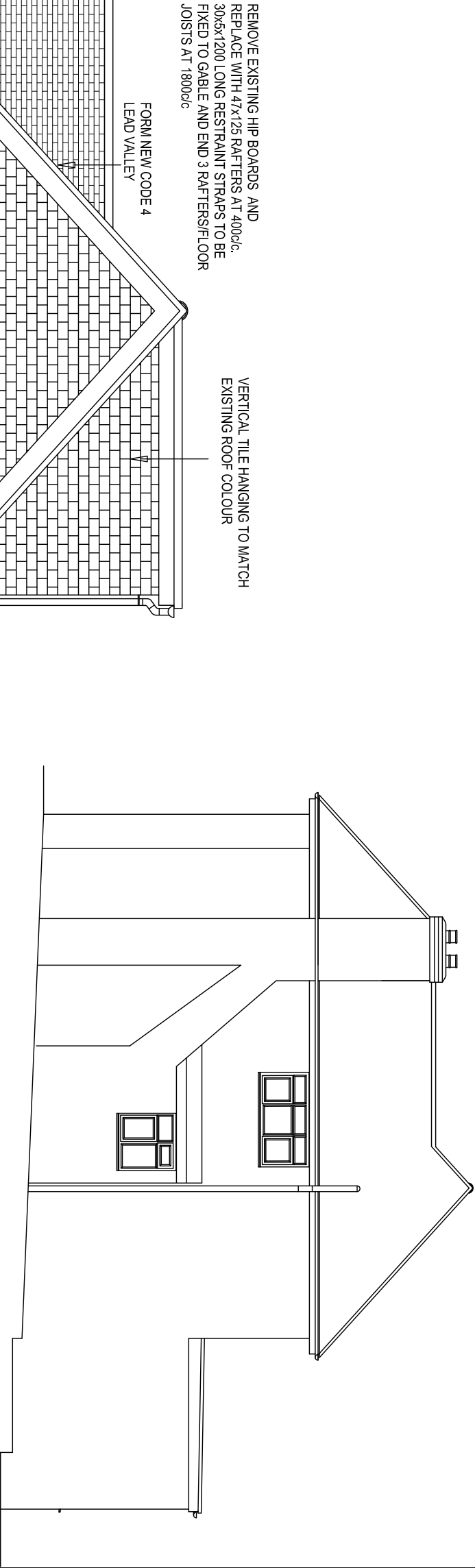
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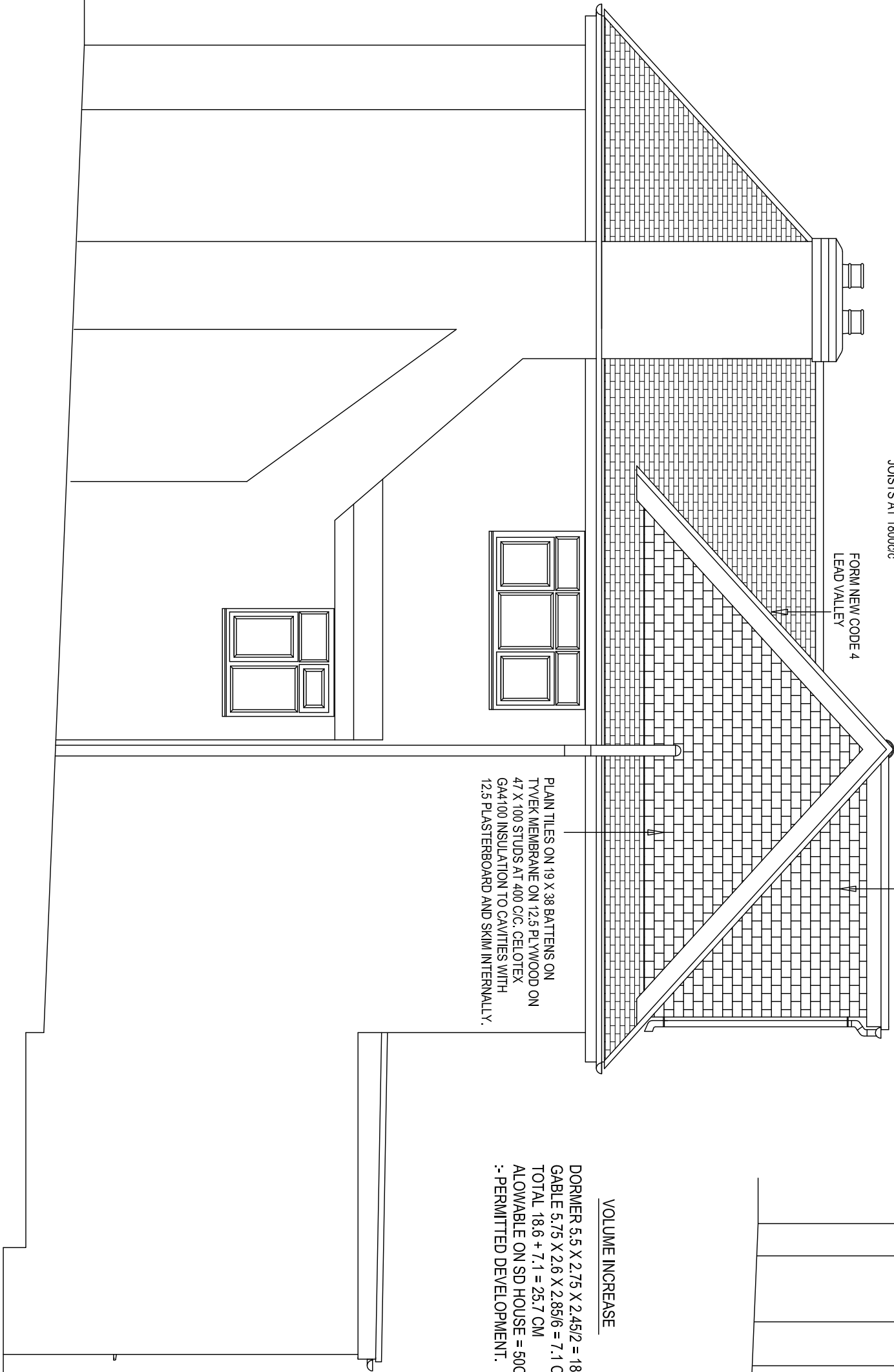
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EXISTING SIDE ELEVATION 1:100

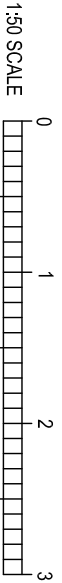
VOLUME INCREASE

DORMER 5.5 X 2.75 X 2.45/2 = 18.6 CM  
GABLE 5.75 X 2.6 X 2.85/6 = 7.1 CM  
TOTAL 18.6 + 7.1 = 25.7 CM  
ALLOWABLE ON SD HOUSE = 50CM  
:- PERMITTED DEVELOPMENT.



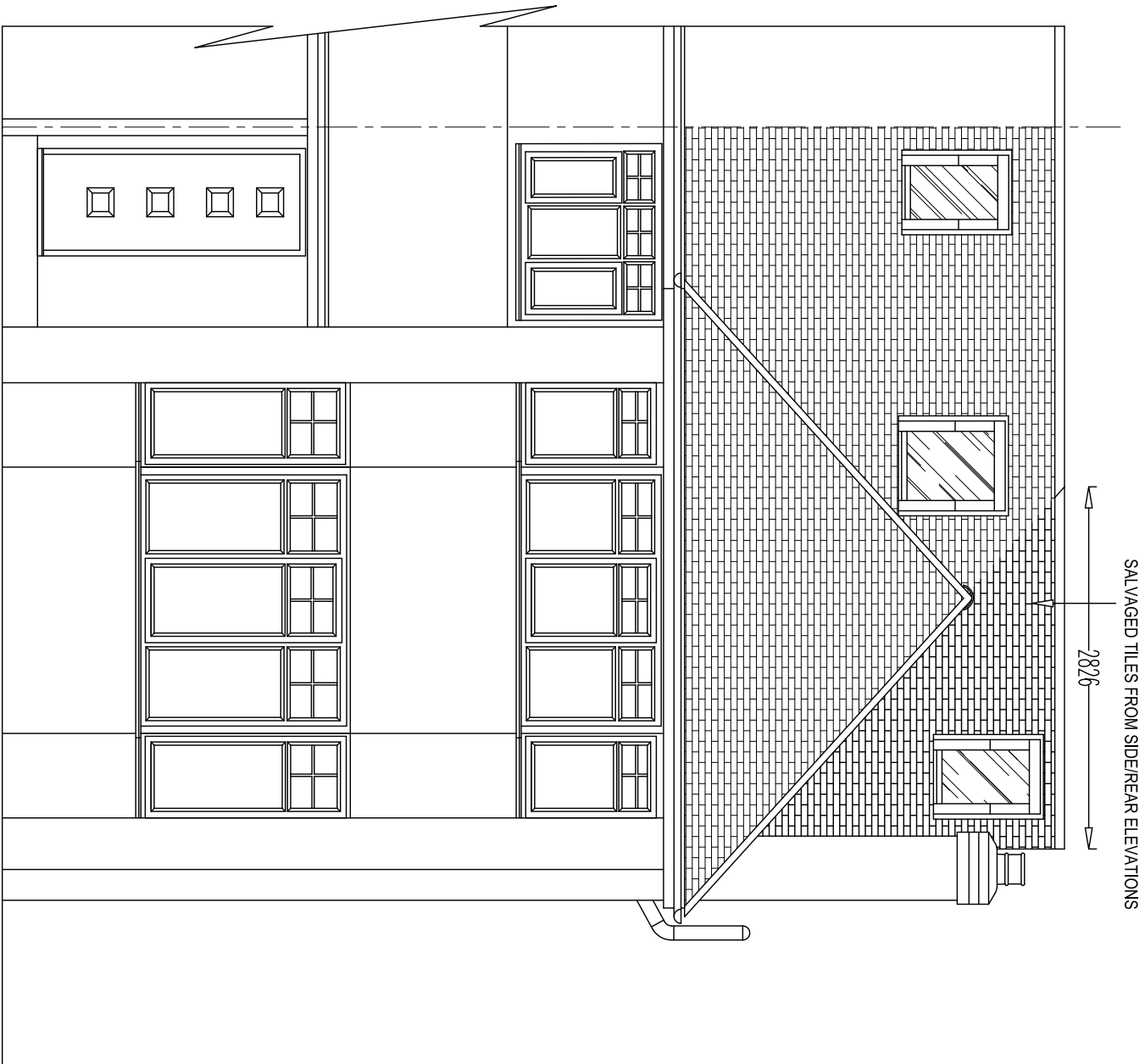
PROPOSED SIDE ELEVATION 1:50

|      |            |          |                 |          |                              |
|------|------------|----------|-----------------|----------|------------------------------|
| REV. | DRAWING No | DATE     | SCALE           | SHEET No | PROJECT:                     |
|      | 3146 A2    | FEB 2021 | 1:50 1:100 @ A3 | 5 OF 6   | HIP TO GABLE ROOF CONVERSION |
|      |            |          |                 |          | CLIENT:                      |
|      |            |          |                 |          | AARON AND COLLEEN MITCHELL   |
|      |            |          |                 |          | 26 MIDDLETON DRIVE           |
|      |            |          |                 |          | PINNER                       |
|      |            |          |                 |          | NIDDLESEX                    |
|      |            |          |                 |          | HA5 2PG                      |
|      |            |          |                 |          | DRAWN CMM TEL 01283 845270   |

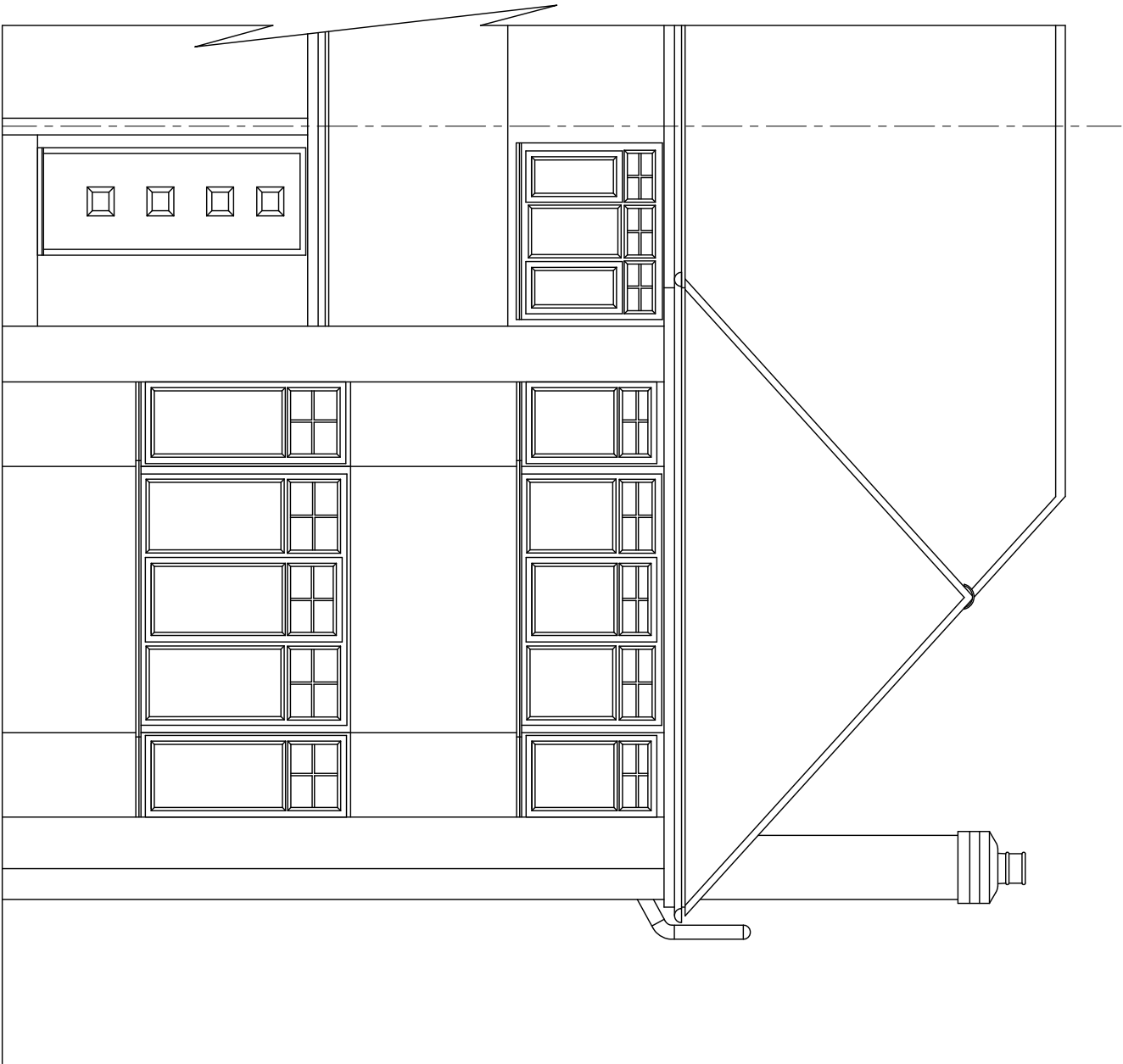


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ROOF LIGHTS DO NOT PROTRUDE MORE THAN 150mm ABOVE THE PLANE OF THE ORIGINAL ROOF SLOPE



PROPOSED FRONT ELEVATION 1:50



EXISTING FRONT ELEVATION 1:50

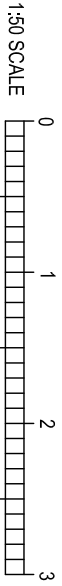
PROJECT:

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