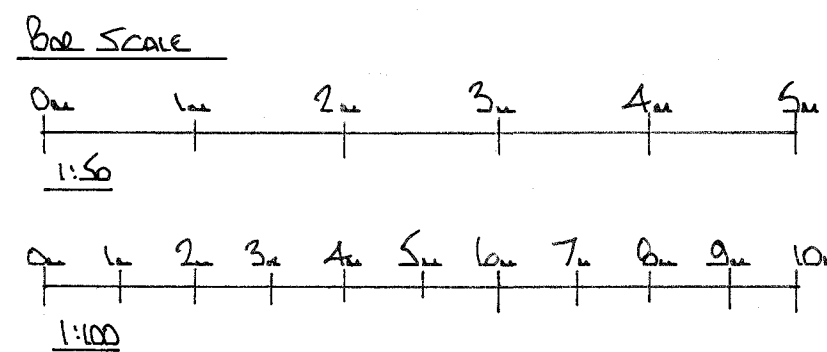


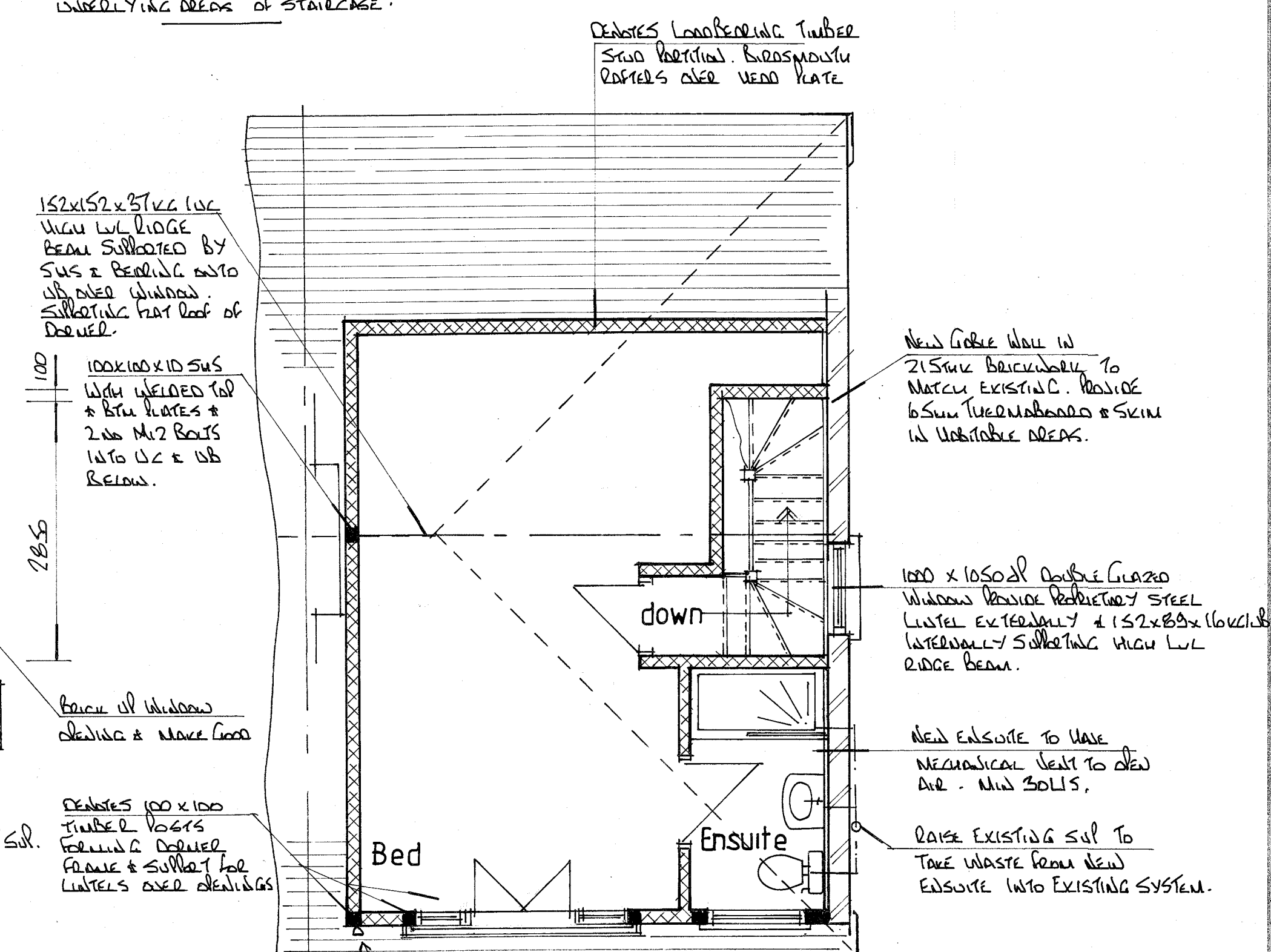
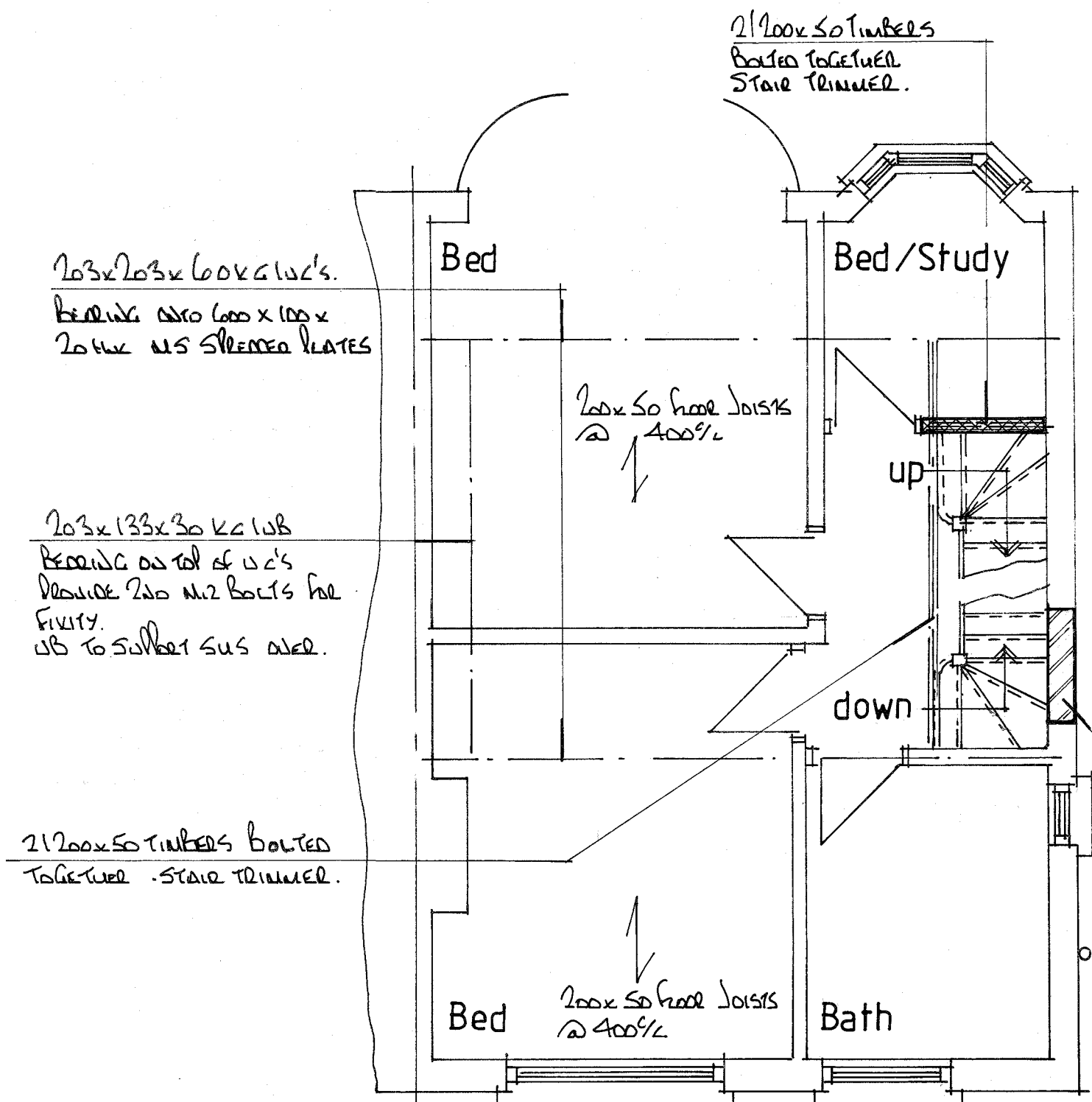
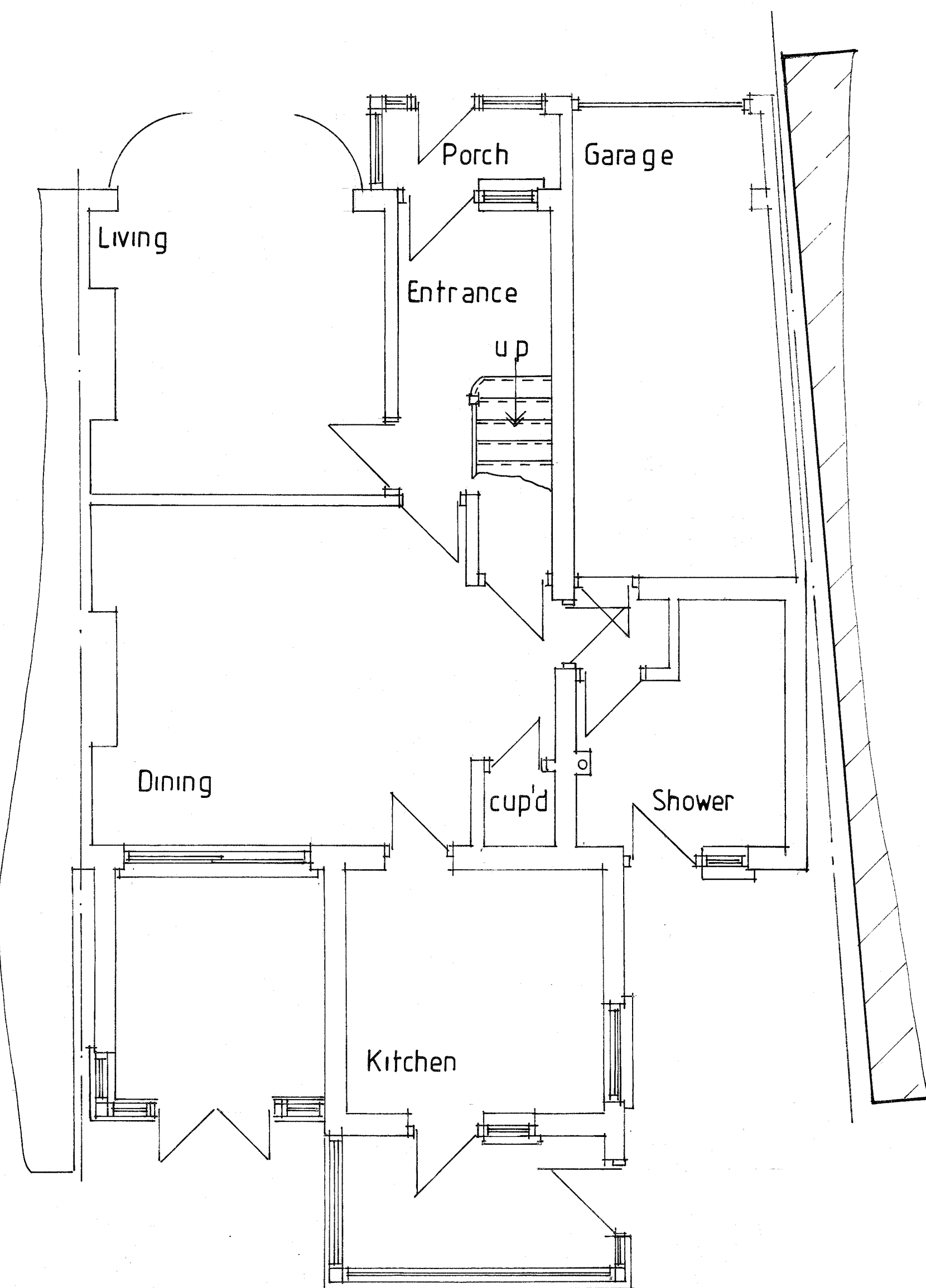


ALL STRUCTURAL STEELWORK TO BE ENCASED IN 2112mm SWS PLASTERBOARD & SKIN OR FIRE RETARDANT PAINT TO ACHIEVE NECESSARY FIRE PROTECTION.

ALL DOORS OF STAIRCASE ENCLOSURE AT GROUND, 1st & 2nd FLOORS TO BE 1/2 hr FIRE RESISTING CLOSING ONTO 35 x 75 GUTTER & SCREENED STAIRS & 300mm WALLS ENCLOSING STAIRCASE TO BE 1/2 hr FIRE RESISTING TO INCLUDE UNDERLYING DECK OF STAIRCASE.

Planning
Proposed Will Garage Roof = 21.05 m²
Proposed Rear Deck = 27.88 m²
Total = 48.93 m²
+ 50 m² ∴ Planning Not Required
Permitted Development

- NOTES:
- All dimensions must be checked on site and not scaled from this drawing.
- All dimensions are in millimetres.
 - Ventilation to be 1/20 of room area (min)
 - Lintels to have min of 150 end bearings.
 - New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or air brick.
 - New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal noggin. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be of doubled up floor joists bolted together with M12 bolts at 500 centres.
 - New windows to be double glazed and achieve a U value of 1.6w/m²k i.e. 16mm spacer with low E glass to inner pane.
 - Staircase: 14 No. equal risers @ 125mm. Max 42° pitch, min 2000mm clear headroom height. Min 900mm finished floor level to handrail/stair nosing. Max 100 centres balustrading. Min 50mm treads to winder box. Staircase manufacturer to visit site and confirm the above.
 - Provide code 4 lead flashing and soakers to dormer at junction of main roof.
 - Plumbing: Waste pipe sizes: sink 38 diameter, bath - 38 diameter, shower - 38 diameter, wash hand basin 32 diameter. All with 75 deep seal traps. All plumbing to be BS 5572:1978.
 - 75% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
 - All electrical works to be designed and installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and building regulation part P (electrical safety) by a competent person with a self-certification scheme authorised by the secretary of state. (BRE, BSI, ELECSA, NAPIT or NICEIC)

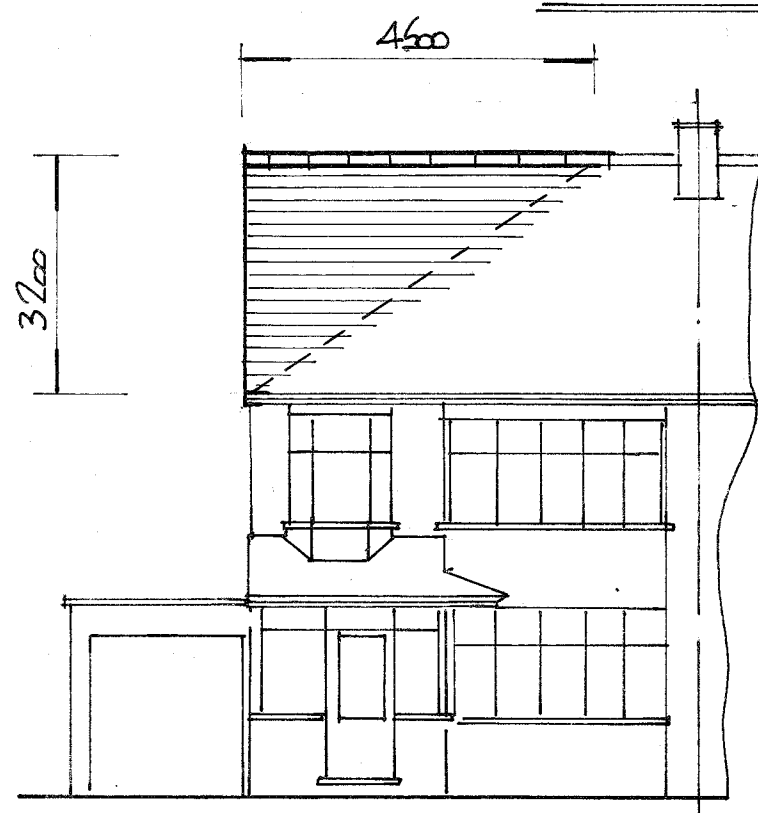


FIRST FLOOR PLAN

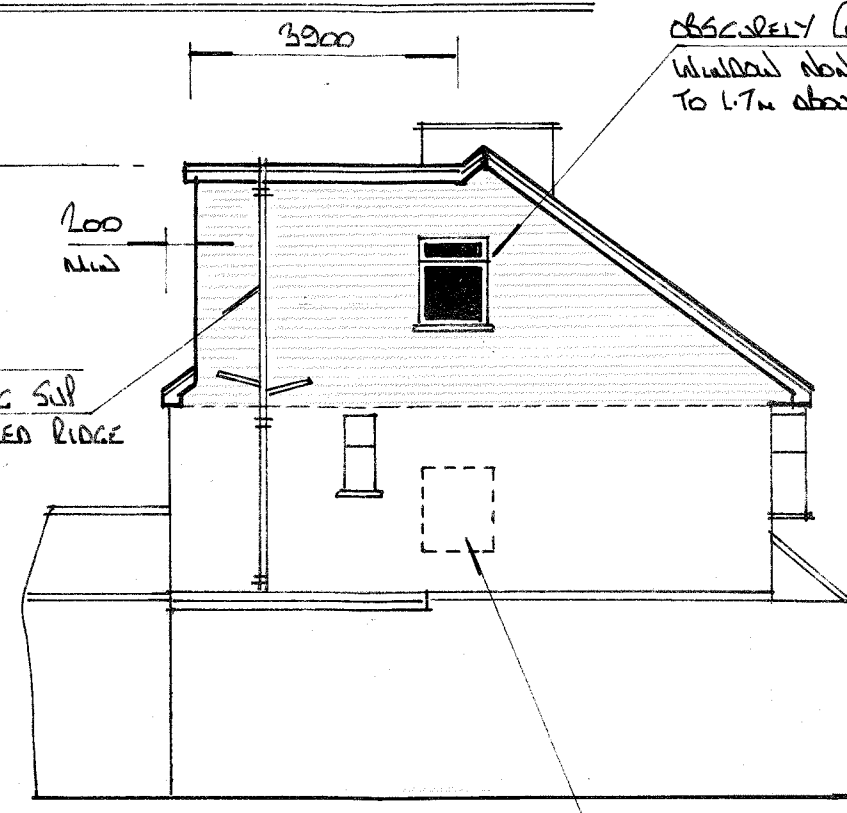
PROPOSED ROOMS IN ROOF SPACE

GROUND FLOOR PLAN

ALL MATERIALS TO MATCH EXISTING



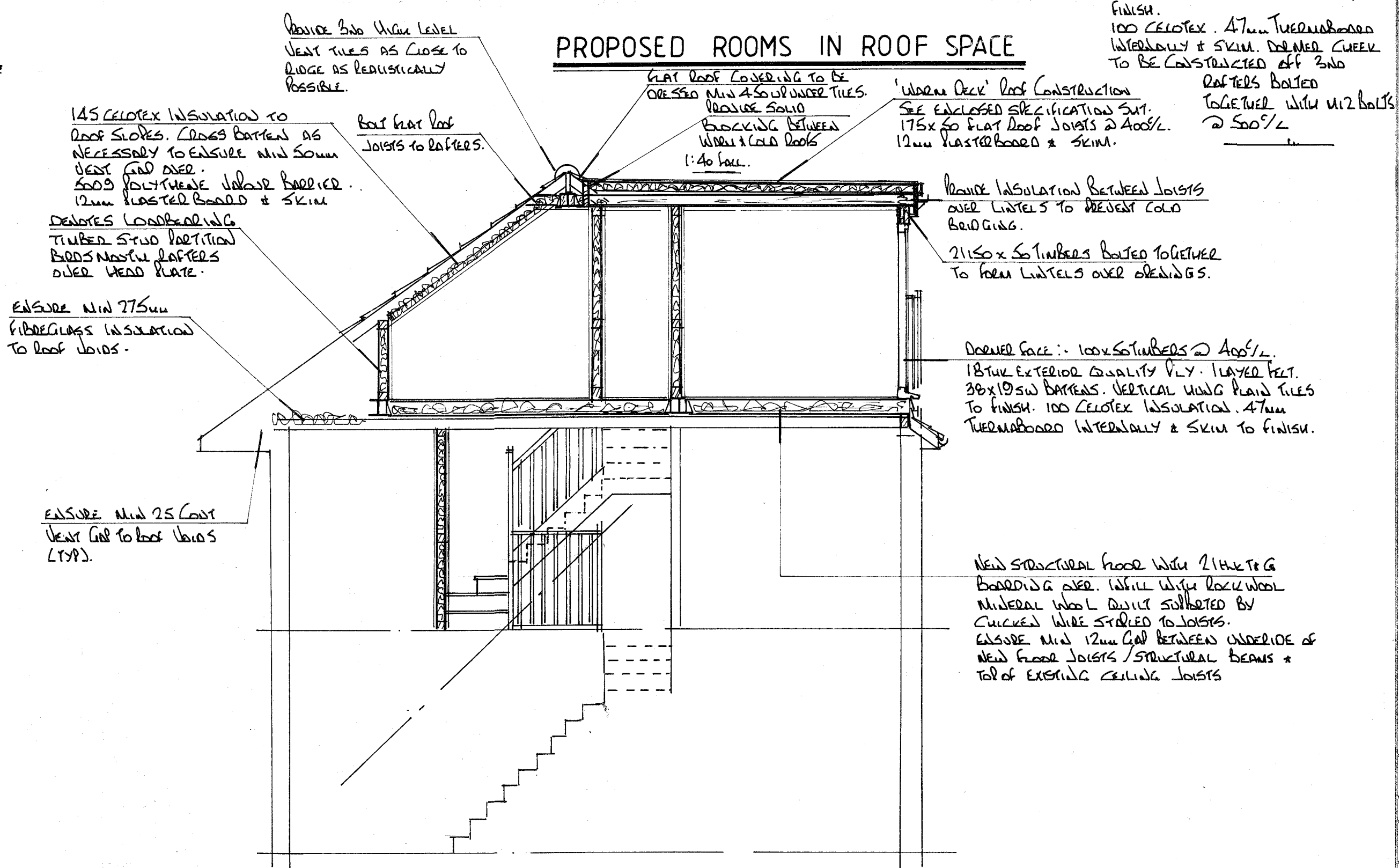
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



CROSS SECTION

Date	Revisions

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Client
MR MRS KANE
Job Title
**28 EVERSLEY CRESCENT
RUISLIP
MIDD**

Drawing Title
**ALTERATION TO MAIN
ROOF FOR LOFT
CONVERSION**

Scale	1:50, 100.		
Date	March 2021	Drawn by	GEP.
Org No.		4527 / 01	
		Rev.	