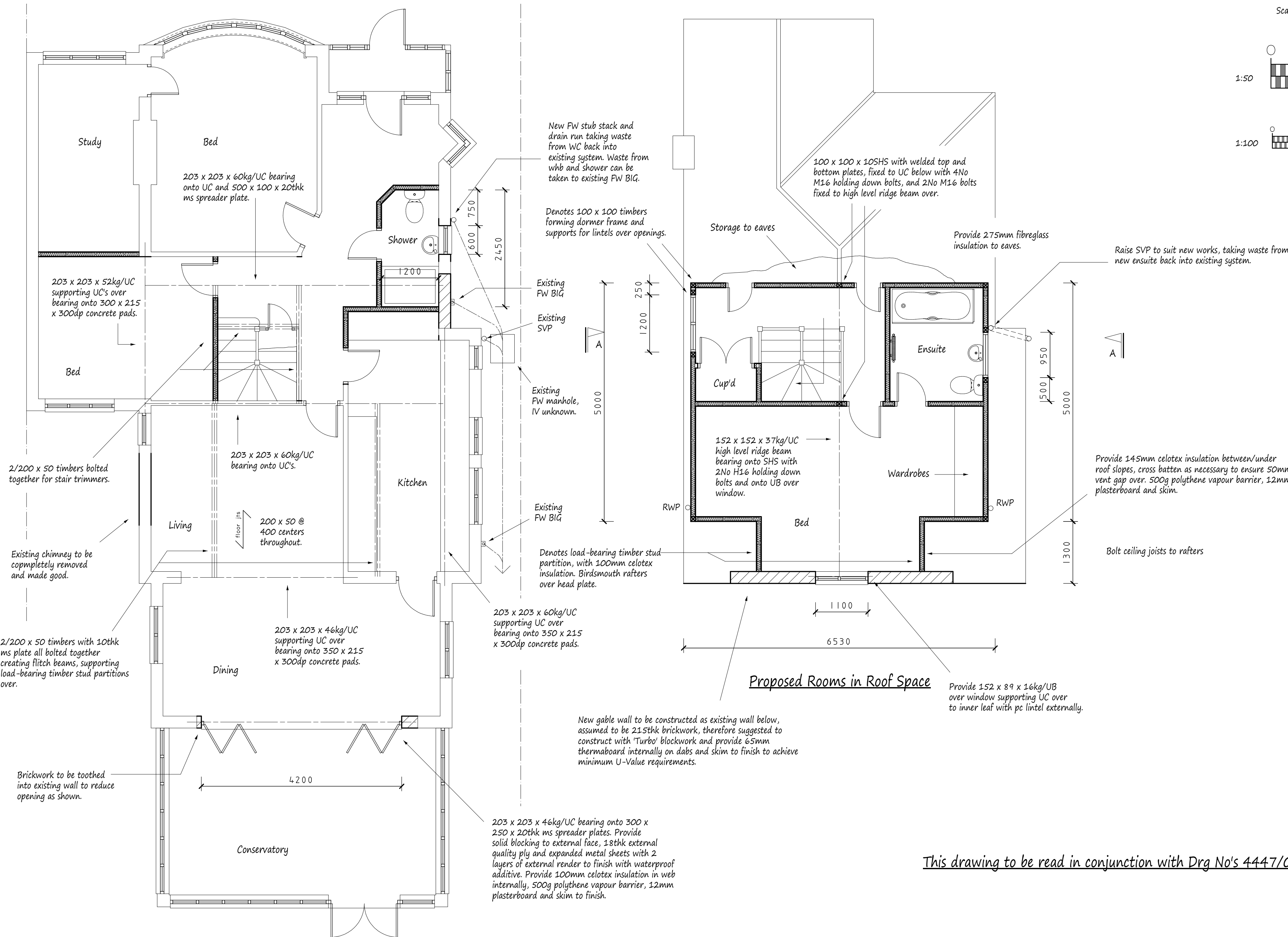
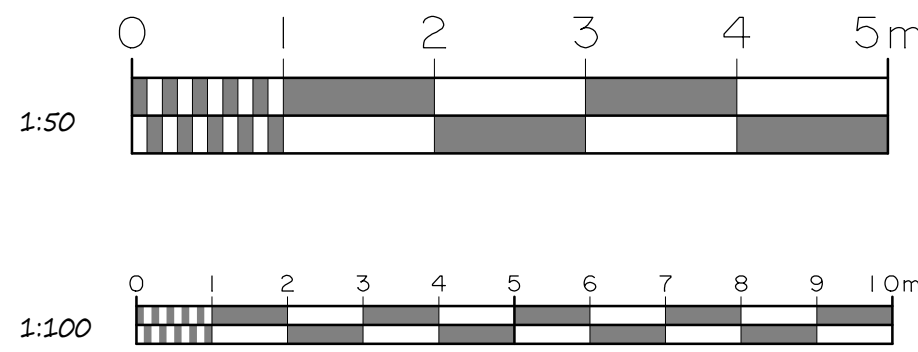


Temporarily prop existing ceiling joists and cut out for installation of new UC's where necessary. Once installed, ensure existing ceiling joists adequately supported and make good.



Scale Bars



Steel beams to be encased in 2/12mm sheets of plasterboard and skim or use fire resistant paint to achieve necessary fire protection.

Kitchen to have mechanical ventilation to open air, min 60l/s or 30l/s if incorporated within a cooker hood.

Surface water to be taken back to existing outlets.

Provide mains operated inter-connected smoke alarms to circulating areas at ground and 1st floor ceiling levels, all with battery back up. Provide heat detector to kitchen linked with smoke alarms.

New shower room and ensuite to have mechanical ventilation to open air, min 30l/s.

Proposed rear gable = 9.75 cubic meters
Proposed dormers = 37.74 cubic meters
Roof to side extension = 2 cubic meters
Total Development = 49.49 cubic meters.

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 floor area (min)
- Lintels to have minimum of 150mm 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 constructed off 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 of Equal Risers @ 202mm Max 42 degree pitch, min 2000mm clear headroom height. Min 900mm finished floor level to handrail/stair nosing. Max 100mm centres balustrading. Min 50mm tread to winder box. Staircase manufacturer to visit site to confirm the above.
- Provide code 4 lead flashing and soakers to dormer at junction of main roof.
- Plumbing: Waste pipe sizes: Sink - 38mm diameter, Bath - 38mm diameter, Wash hand basin - 32mm diameter. All with 75mm deep seal traps. All plumbing to be to 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)
- Thermostatic rad valves to be provided to the extension of existing heating, extend existing hot and cold water supplies to new works with thermostatic mixing valves.

A	Date	Revisions

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Pottle & Co Ltd
Building Design &
Management Services

Suite A
128 Manor Way
Ruislip
Middlesex
HA4 8HR

Tel: 01895 622800
www.pottle.uk.com

Client
Mr & Mrs Day

Job Title

18 Ellesmere Close
Ruislip
Middlesex

Drawing Title

Proposed Loft Conversion and
Internal Alterations

Scale

1:50, 100

Date

September 2020

Drawn by

MDP

Drg No.

4447/02

Proposed Ground Floor Plan

Proposed Elevations - All Materials to Match Existing

