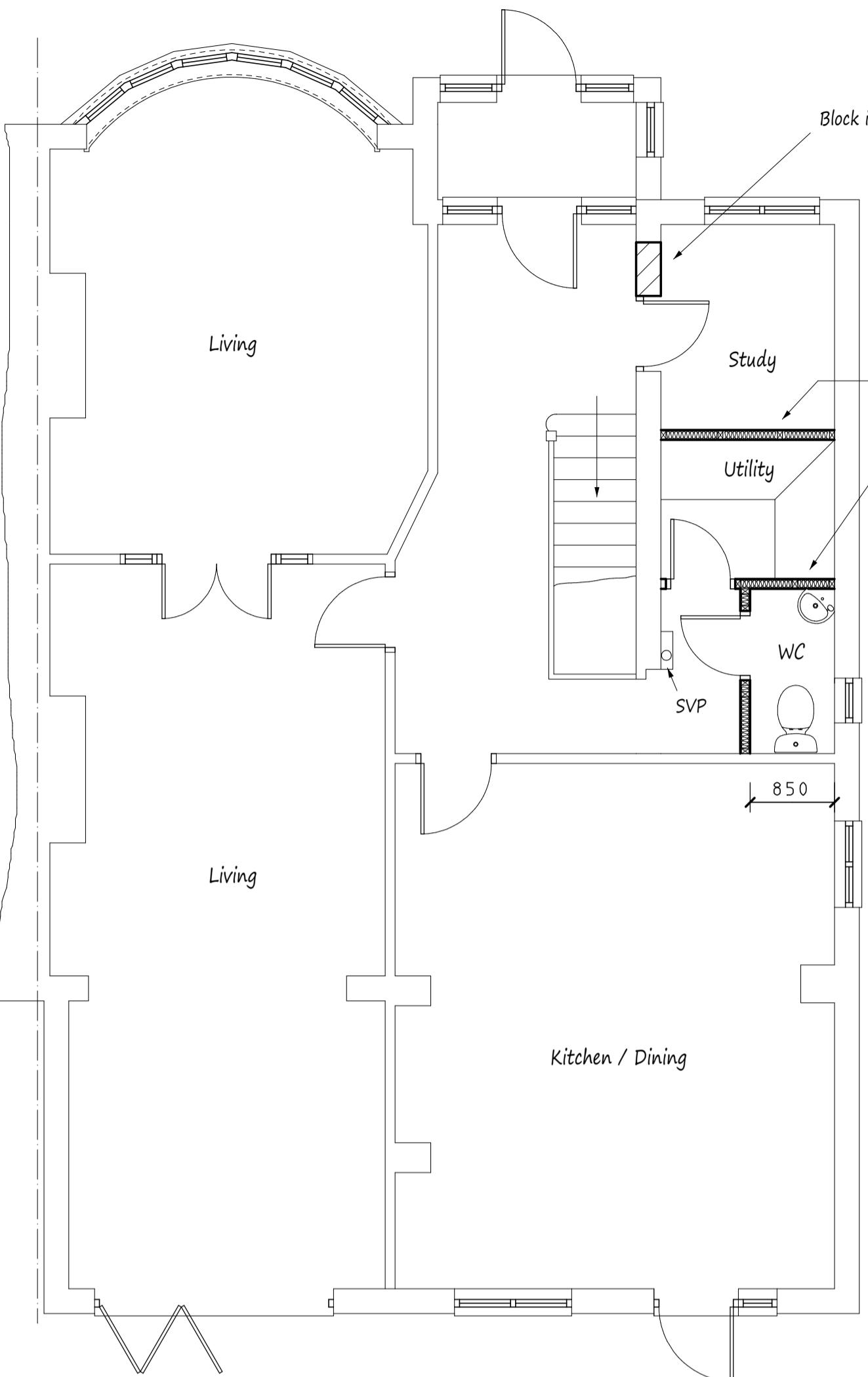


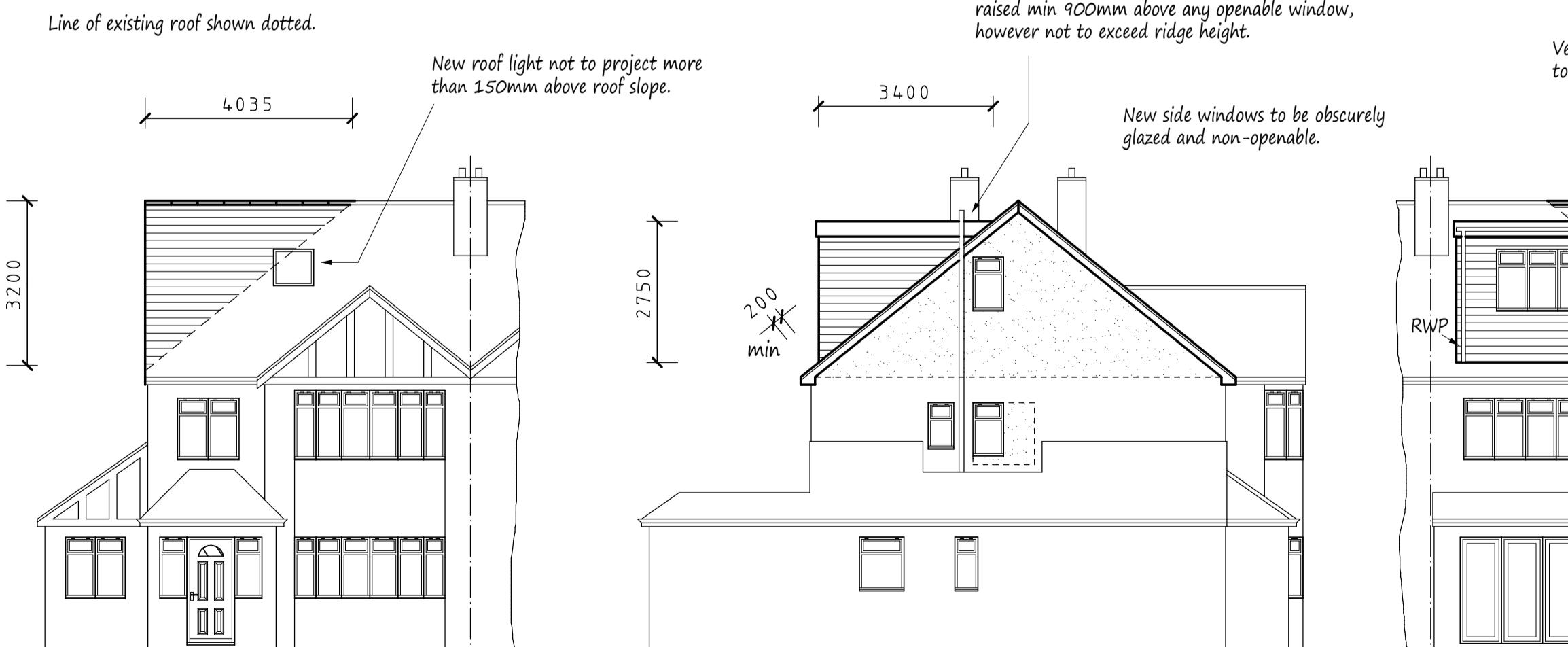
Contractor to expose existing foundations prior to commencement to confirm adequacy to the satisfaction of the Local Authority.



Proposed Ground Floor Plan

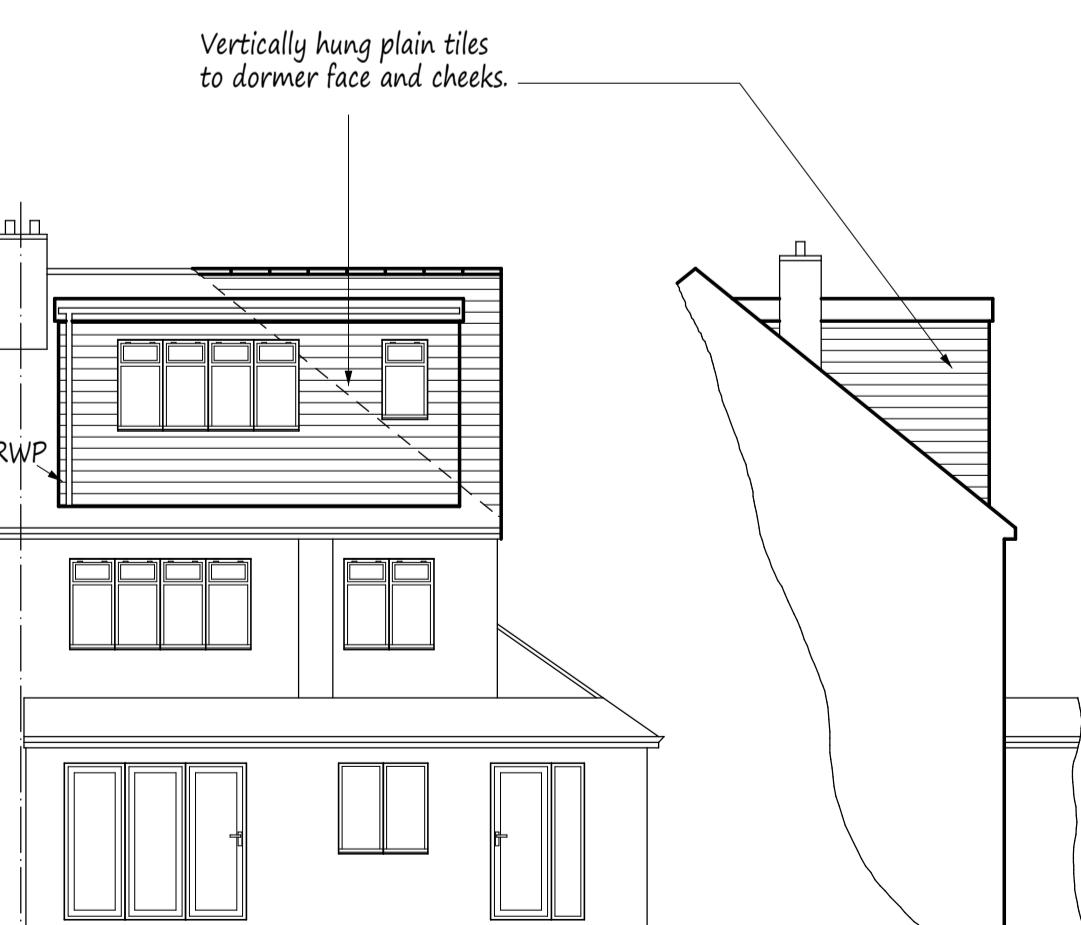
This drawing to be read in conjunction with Drg No 4409/01

Proposed Elevations - All Materials to Match Existing



Front Elevation

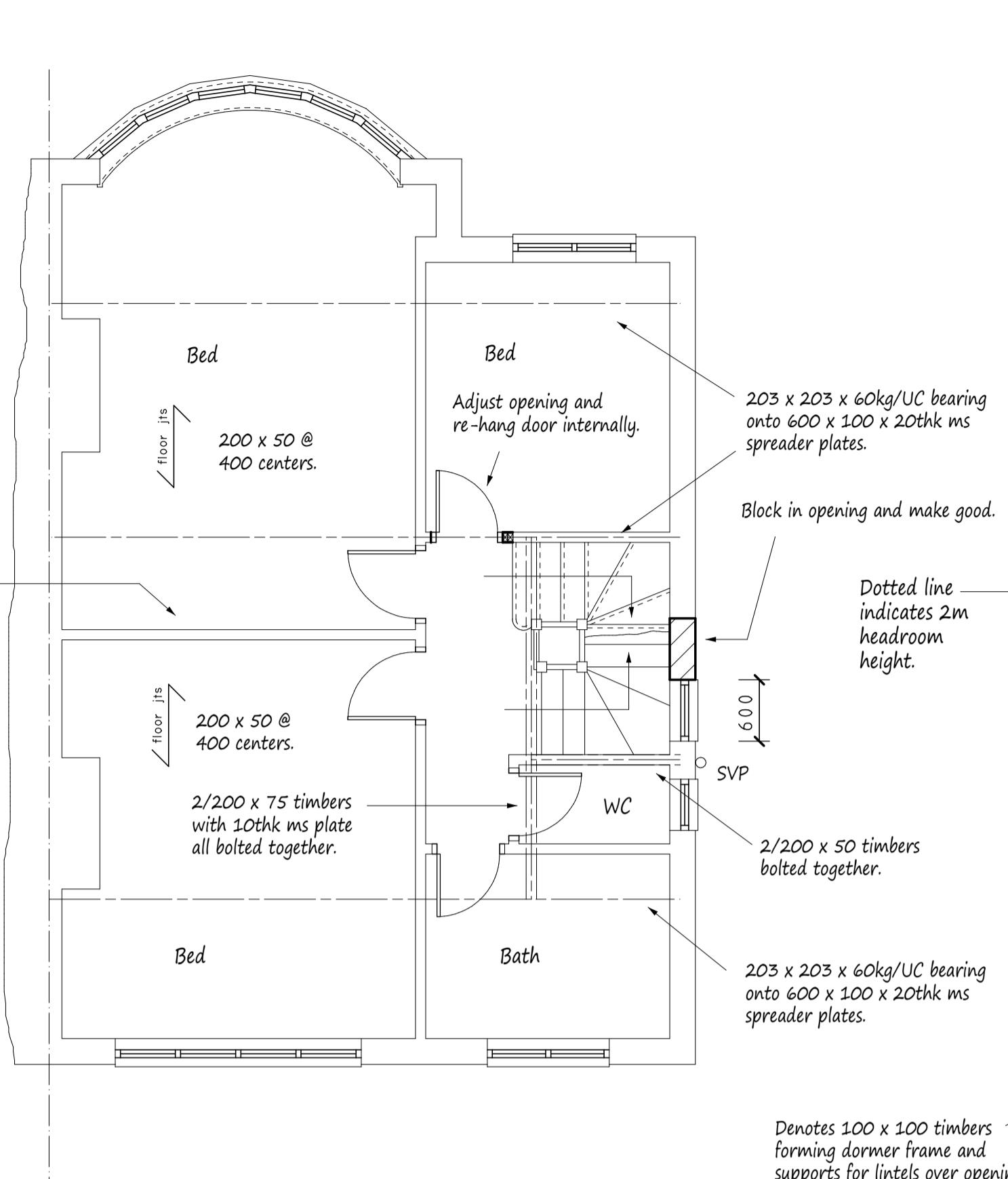
Side Elevation



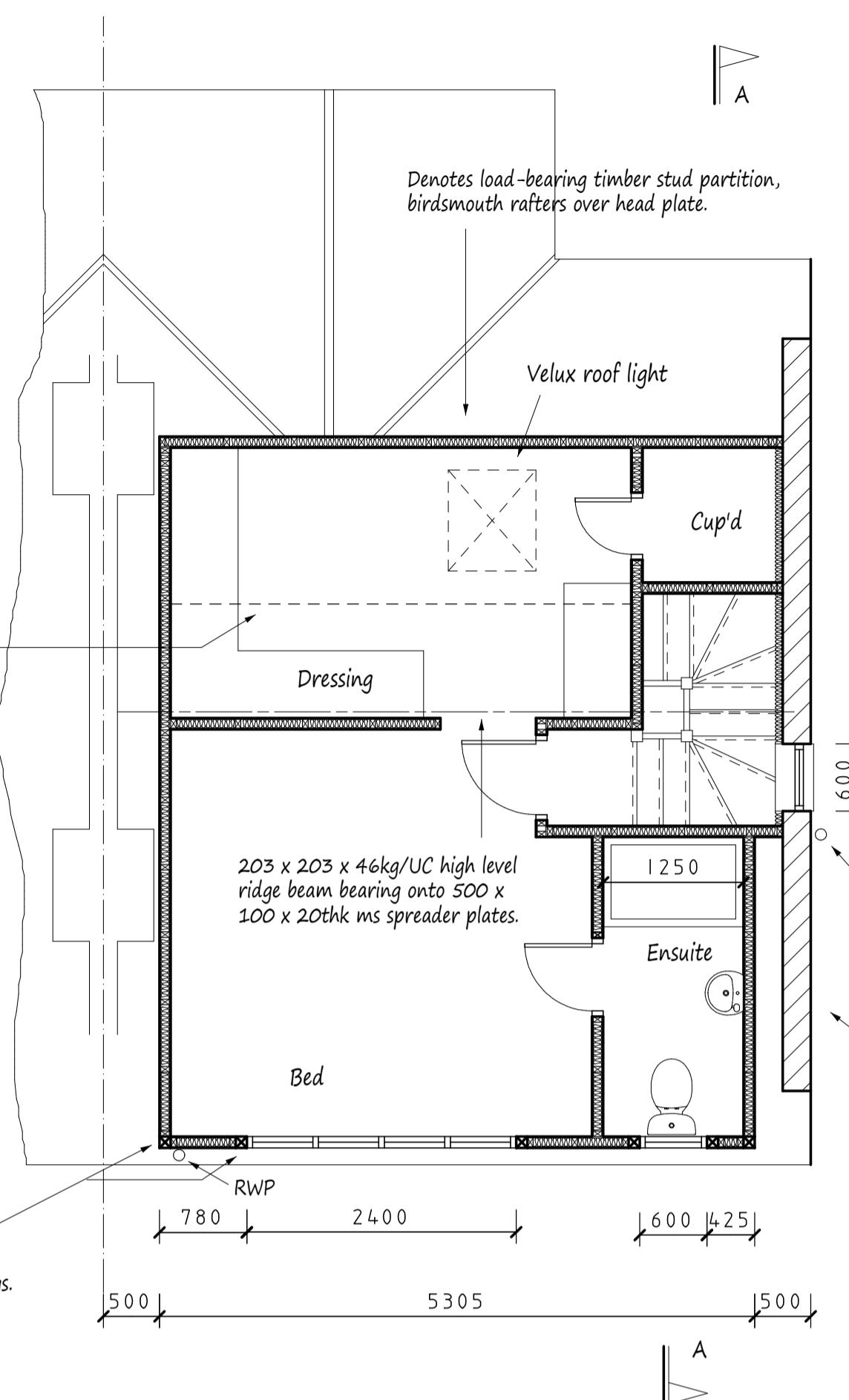
Rear Elevation

Side Elevation

Contractor to expose existing lintels over 1st floor rear windows to confirm adequacy, if found to be inadequate then provide 152 x 89 x 16kg/UB to inner leaf.



Proposed First Floor Plan



Proposed Rooms in Roof Space

Provide mains operated inter-connected smoke alarms to circulating areas at ground, 1st and 2nd floor ceiling levels, all with battery back up. Provide heat detector to kitchen linked with smoke alarms.

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

New ensuite, wc and utility room to have mechanical ventilation to open air, min 30L/s.

New roof lights to be A-A fire rated and installed to manufacturers requirements. Double up and bolt together rafters each side of roof light with M12 bolts @ 500 centers.

Surface water to be taken back to existing outlets.

All doors off staircase enclosure at ground, 1st and 2nd floors to be half hour fire resistant to 25 x 35 glued and screwed stops. All walls enclosing staircase to be half hour fire resistant and all doors to have 3No fire hinges. Underlying areas of staircase to be half hour fire protected.

Raise SVP to suit new works, taking waste from new ensuite back into existing system.

New gable wall to be constructed as existing wall below, assumed to be 215thk therefore provide 'Turbo' blockwork and 65mm thermalboard internally on dabs and skim to finish to achieve minimum U-Value requirements. Render externally to match.

**NOTES:**  
All dimensions must be checked on site and not scaled from this drawing.

- All dimensions are in millimetres.
- Vertical dimensions are 1/20th floor levels (mm).
- Lintels to have a 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 100 timbers infilled 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 centers.
- 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 @ 191mm Max 42 degree pitch, min 200mm 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. All waste to have 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 work 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.

Gable = 17.4 cubic meters  
Dormer = 24.8 cubic meters  
Total = 42.2 cubic meters

A	Date	Revisions
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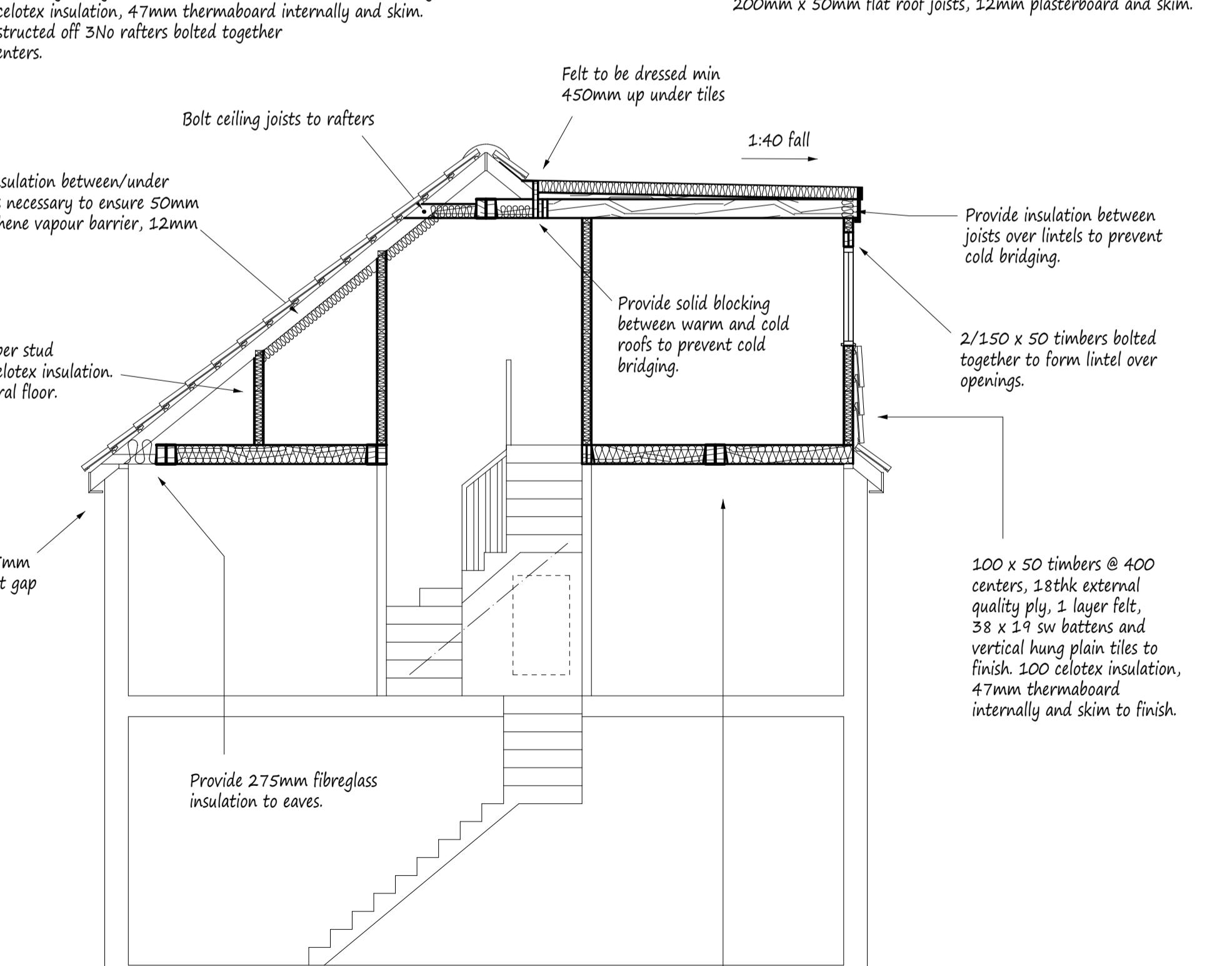
Drawing Title  
Proposed Loft Conversion and Internal Alterations

Scale  
1:50. 100

Date  
July 2020

Drawn by  
MDP

Drg No.  
4409/02



Section A-A

New structural floor with 21thk T & G boarding over, infill with rockwool mineral wool quilt supported on chicken wire stapled to joists. Ensure min 12mm gap to top of existing ceiling, temporarily prop existing ceiling joists when cutting in for new structural floor / beams.