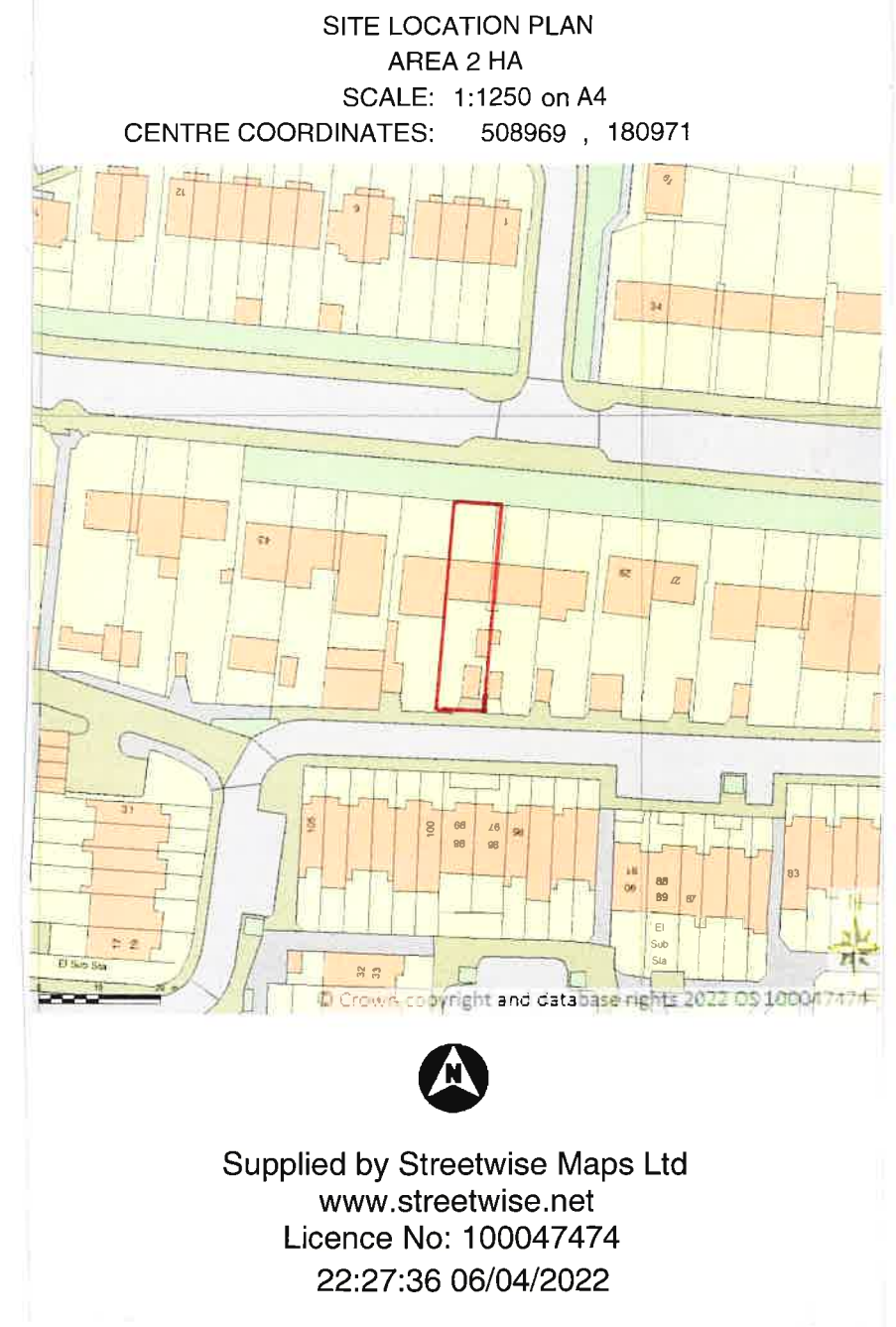


SITE PLAN  
SCALE= 1:200

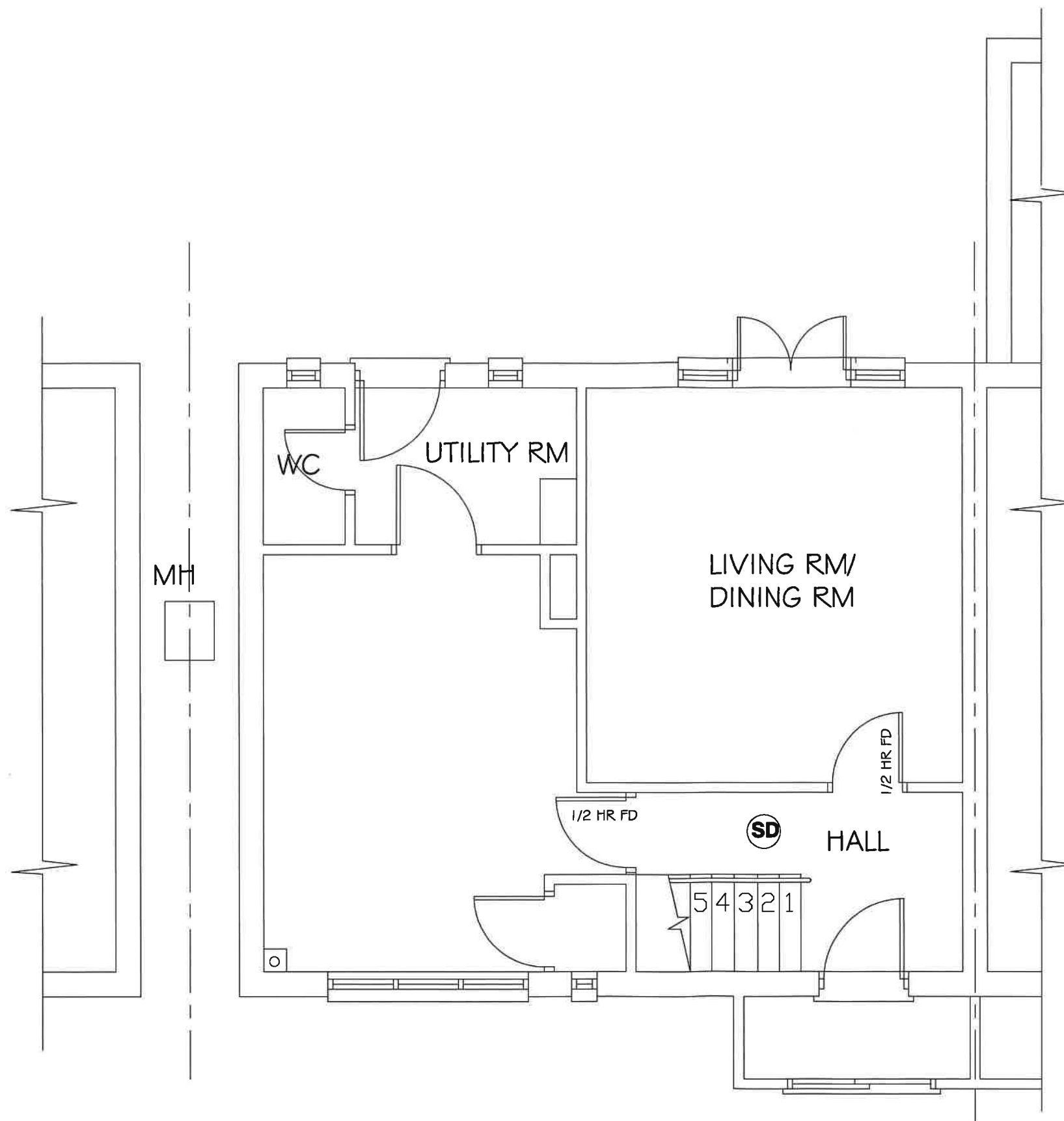
0 5m 10m  
SCALE BAR



LOCATION PLAN  
SCALE= 1:1250

0 50m  
SCALE BAR

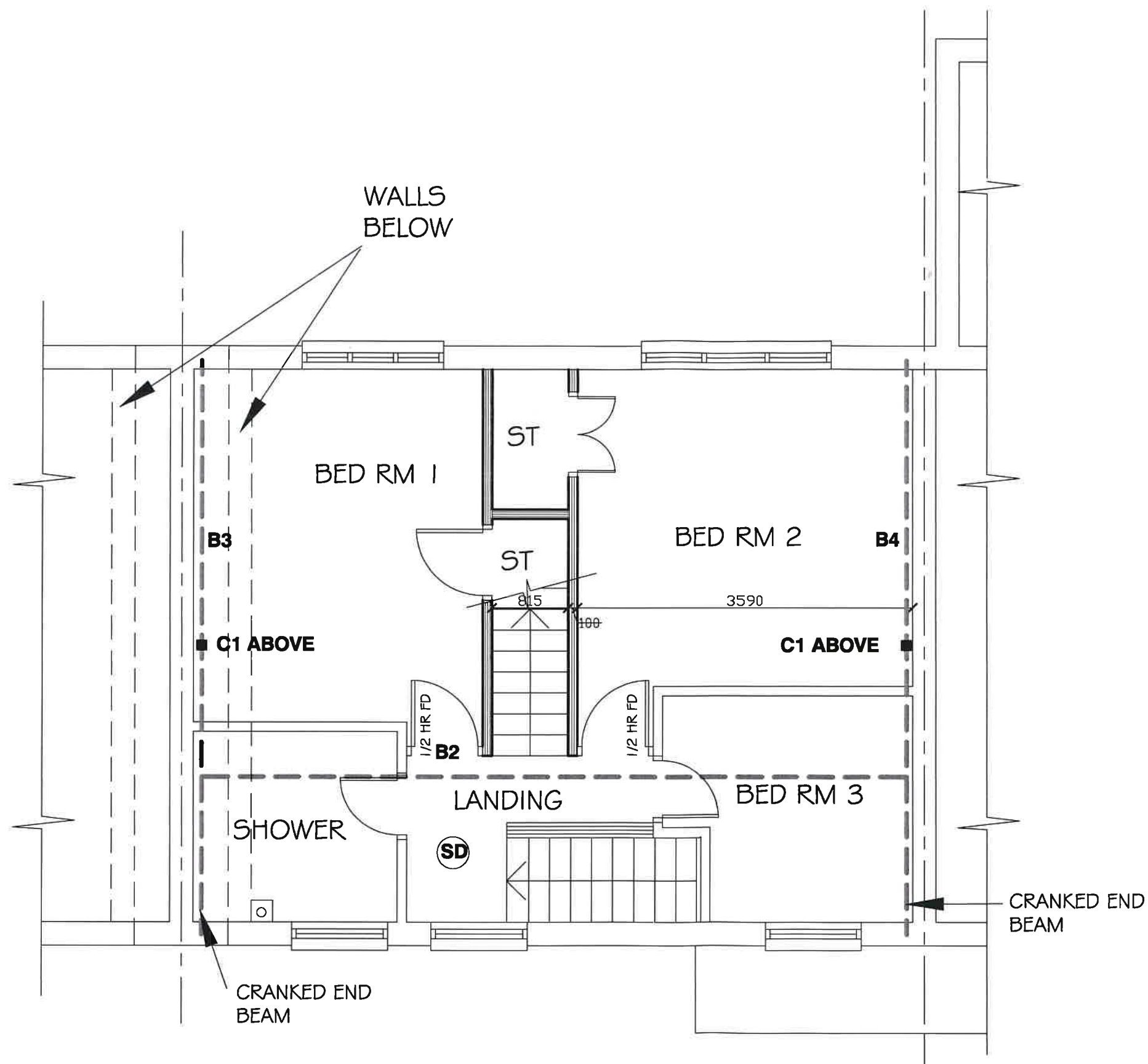
| K A ARCHITECTURAL DRAWING SERVICES<br>141 LANGLEY ROAD, SLOUGH SL3 7DZ<br>TEL/FAX 01753 541 824, MOBILE 07939213221 |                                             |          |               |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------|---------------|
| Job                                                                                                                 | 35 Judge Heath Lane Hays<br>Loft Conversion |          | Date          |
| Client                                                                                                              | BEAM                                        |          | Revisions     |
| Drawing                                                                                                             | Site and Location Plans                     |          |               |
| Date                                                                                                                | April 2022                                  | Scale    | As Shown (A3) |
|                                                                                                                     |                                             | Dep. No. | 1930/1        |



# PROPOSED GROUND FLOOR PLAN

SCALE= 1:100

| K A ARCHITECTURAL DRAWING SERVICES<br>141 LANGLEY ROAD, SLOUGH SL3 7DZ<br>TEL/FAX 01753 541 824, MOBILE 07939213221 |                                             |          |                |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------|----------------|
| Job                                                                                                                 | 35 Judge Heath Lane Hays<br>Loft Conversion |          | Date Revisions |
| Client                                                                                                              | BEAM                                        |          |                |
| Drawing                                                                                                             | Proposed Ground Floor Plan                  |          |                |
| Date                                                                                                                | June 2022                                   | Scale    | As Shown (A3)  |
|                                                                                                                     |                                             | Dep. No. | 1930/2         |

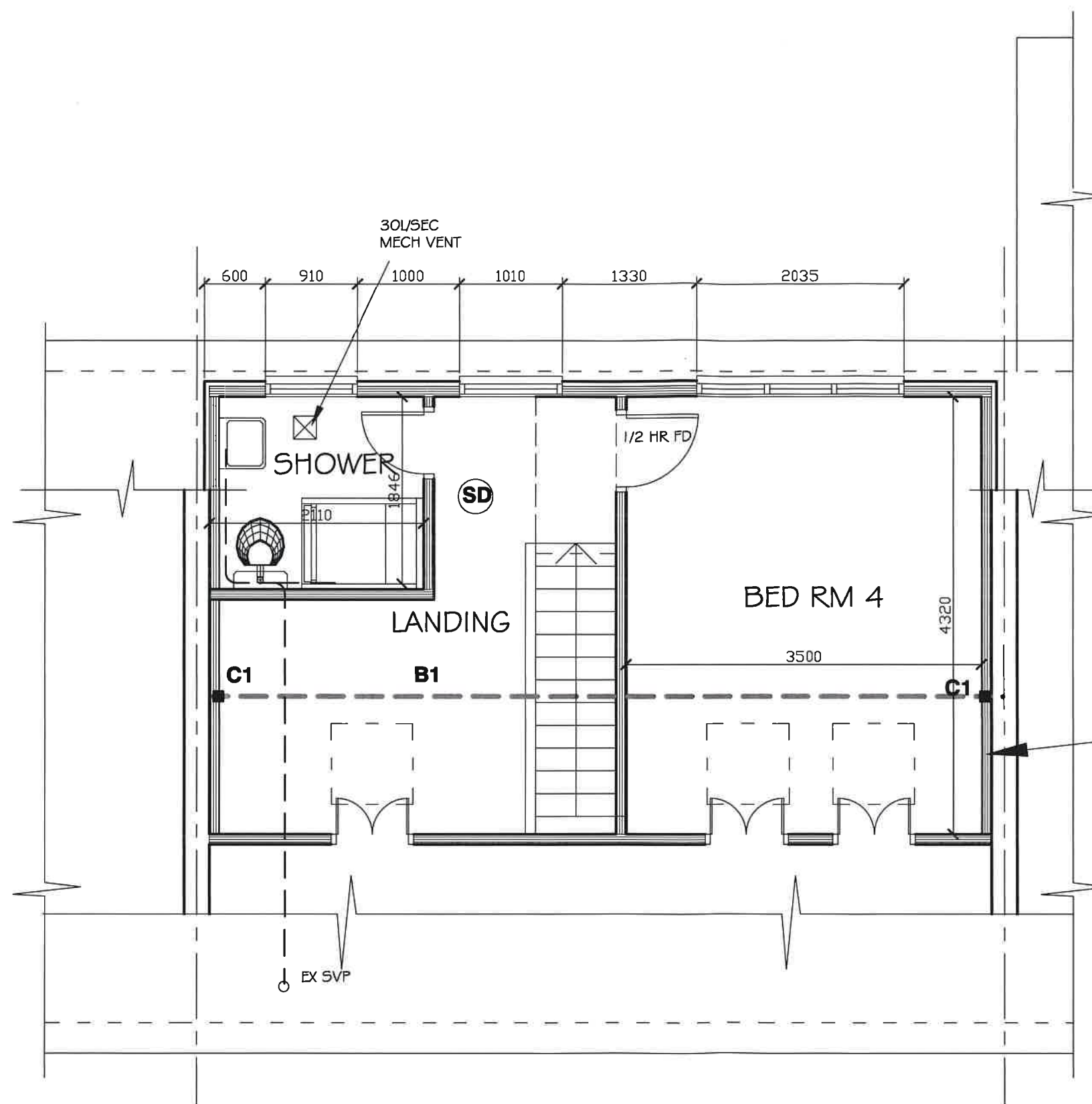


THIS DRAWING TO BE  
READ IN CONJUNCTION  
WITH ENGINEERS  
CALCULATIONS

## PROPOSED FIRST FLOOR PLAN

SCALE= 1:100

| K A ARCHITECTURAL DRAWING SERVICES        |                                  |          |               |
|-------------------------------------------|----------------------------------|----------|---------------|
| 141 LANGLEY ROAD, SLOUGH SL3 7DZ          |                                  |          |               |
| TEL/FAX 01753 541 824, MOBILE 07939213221 |                                  |          |               |
| Job                                       | <b>35 Judge Heath Lane Hays</b>  |          | Date          |
|                                           | <b>Loft Conversion</b>           |          | 11/7/22       |
| Client                                    | <b>BEAM</b>                      |          | Revisions     |
| Drawing                                   | <b>Proposed First Floor Plan</b> |          | A             |
| Date                                      | June 2022                        | Scale    | As Shown (A3) |
|                                           |                                  | Sup. No. | 1930/3A       |



HOT WATER PIPES MUST BE INSULATED TO CONSERVE HEAT IN UNHEATED SPACES WITH MATERIAL HAVING A THERMAL CONDUCTIVITY AT 40°C NOT EXCEEDING 0.035W/m<sup>2</sup>K, HAVING A THICKNESS EQUAL TO THE DIAMETER OF THE PIPE UP TO A MAX OF 40mm (AD L1, SECTION 1.52

ENSURE THAT  
VAPOUR CONTROL  
LAYER IS RETURNED  
INTO REVEALS AND  
SEALANT TO FRONT  
AND BACK OF  
FRAMES

50x75mm STUDS @600mm CTRS  
WITH 50mm CELOTEX RR BETWEEN  
WITH 12.5mm PLASTERBOARD

THIS DRAWING TO BE  
READ IN CONJUNCTION  
WITH ENGINEERS  
CALCULATIONS

|                                                                                                                                          |                                      |                                         |  |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------|--|
| <b>K A ARCHITECTURAL DRAWING SERVICES</b><br><b>141 LANGLEY ROAD, SLOUGH SL3 7DZ</b><br><b>TEL/FAX 01753 541 824, MOBILE 07939213221</b> |                                      |                                         |  |
| <b>Job</b><br><b>35 Judge Heath Lane Hays</b><br><b>Loft Conversion</b>                                                                  | <b>Date</b><br><b>11/7/22</b>        | <b>Revisions</b><br><b>DRG RE VISED</b> |  |
| <b>Client</b><br><b>BEAM</b>                                                                                                             |                                      |                                         |  |
| <b>Drawing</b><br><b>Proposed First Floor Plan</b>                                                                                       |                                      |                                         |  |
| <b>Date</b><br><b>June 2022</b>                                                                                                          | <b>Scale</b><br><b>As Shown (A3)</b> | <b>Dep. No.</b><br><b>1930/4</b>        |  |

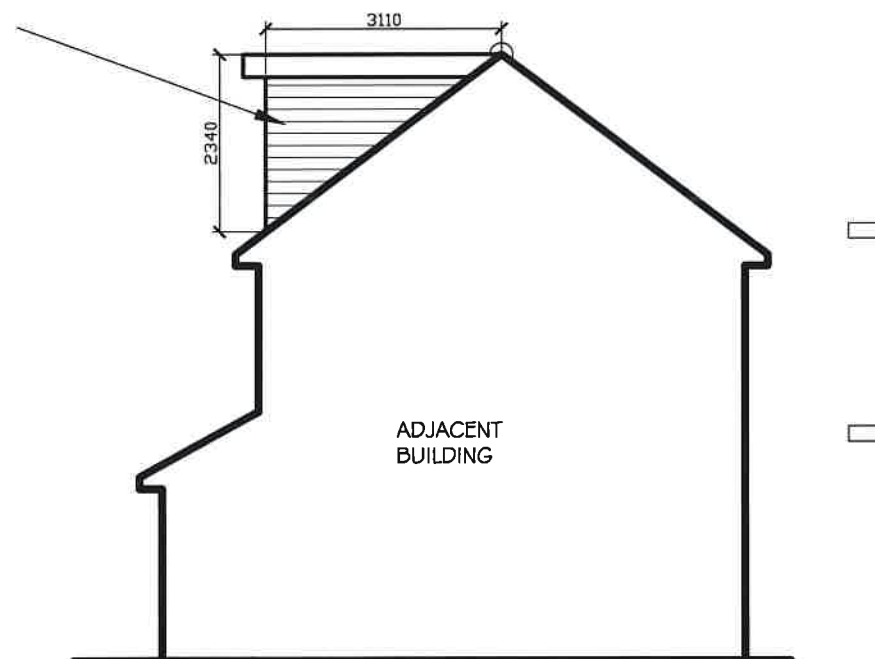


PROPOSED FRONT ELEVATION  
SCALE= 1:100

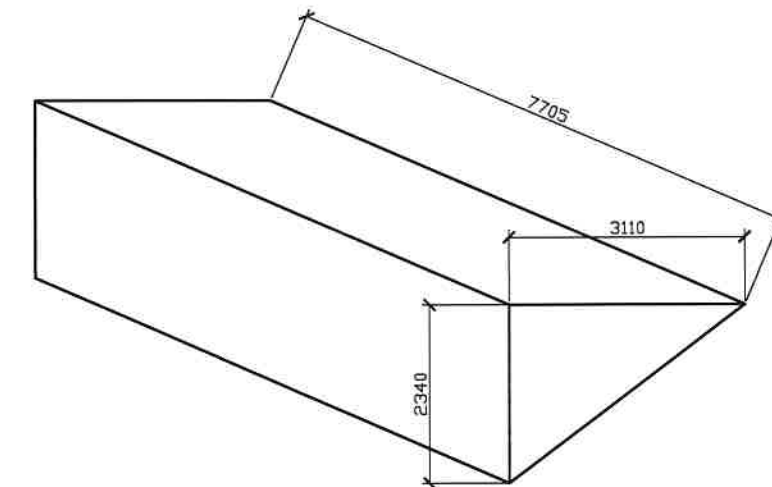


PROPOSED REAR ELEVATION  
SCALE= 1:100

This dormer cheeks constructed of tile hanging on battens on one hour fire board (Master board or Supalux) on felt of breather/moisture type on 12 mm thick W.B.P. plywood on 100 x 50 mm s.w. studding with 12.5 mm plasterboard internal finish on polythene vapor barrier.



PROPOSED SIDE ELEVATION  
SCALE= 1:100



#### DORMER VOLUME CALCULATIONS

$$(3.110 \times 2.34 \times 7.705) \div 2 = \underline{28.4m^3}$$



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|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------|----------------|
| Job                                                                                                                 | <b>35 Judge Heath Lane Hays<br/>Loft Conversion</b> |          | Date Revisions |
| Client                                                                                                              | <b>BEAM</b>                                         |          |                |
| Drawing                                                                                                             | <b>Proposed Elevations</b>                          |          |                |
| Date                                                                                                                | June 2022                                           | Scale    | As Shown (A3)  |
|                                                                                                                     |                                                     | Dep. No. | <b>1930/5</b>  |



#### PARTITION

75 x 50 mm s.w. timbers with 12.5 mm plasterboard to each side of studwork frame. Skim coat plaster finish. 100 mm insulation quilt in studwork between rooms and around bathrooms and en-suites.

#### VENTILATION

Opening lights of windows and rooflights to have a minimum area of 1/20th floor area of rooms they serve - natural ventilation. All habitable rooms to have background ventilation of 8000 mm<sup>2</sup> by trickle vents. Velux windows to manufacture specifications. Bathroom to have mechanical ventilation of 30 l/sec.

#### STAIRCASE

Minimum 800 mm wide between handrail and wall with max 200 mm risers and 225 mm goings, with 2000 mm minimum headroom and 850 mm clear at top and bottom to stair flight. Provide handrails minimum 900 mm high above pitch line and with vertical balusters maximum 100 mm apart. Provide handrails to landings 900 mm high. The min dimension at the narrow end of a tread should not be less than 50mm. Max pitch not more than 42°.

#### LOFT FLOOR

21 mm tongue and grooved (floor grade) chipboard on new joists. Hemmingbone strutting in between joists at mid-span. No structural timber within 50 mm of chimney. Double joists beneath partitions where partitions run parallel to joists. 12.5 mm plasterboard and Artex finish to underside of joists. If floorboards used to first floor landing then 6mm hardboard over boarding required to entire landing.

#### DRAINAGE

##### FOUL DRAINS

Foul drains to be 100 mm diameter Osma or similar plastic underground drain. Pipe laid to falls as indicated on minimum 150 mm thick bed of pea gravel and back-filled with selected back fill. Drains under buildings to be encased in minimum 150 mm thick pea gravel. Provide concrete lintels in foundation walls over where drains pass through. Provide foul manholes where indicated of 225 mm Class B engineering brick on 150 mm concrete base to CP. 301 with galvanised M.S. cover and frame. Provide half round channel with haunching up either side or Osma universal inspection chambers. All drains within 1 m of foundations to be encased in 150 mm thick concrete up to underside of foundations.

##### Rainwater goods/ Surface water

100mm Marley deep flow or similar UPVC gutter to match existing with 68mm down pipes connected to rainwater shoes. Down pipes to have minimum off 3No: location clips all connected to a new soakaway.

##### Plumbing

##### Internal goods

40mm diameter waste to sink and baths

32mm diameter to basins

100mm diameter to W.C pans.

All with self resealing traps.

#### DOORS AND WINDOWS

All windows to be double glazed.

All glazing below 1.0 m to be laminated.

Bathroom and cloaks windows to have obscure glass.

Provide safety glass to all glazing below 1500 mm above finished floor level to doors and windows within 300 mm to either side of doors.

Glass to comply with B.S. 6206:1981 Clause 5.3.

New bedroom to be provided with a window suitable for egress in the event of a fire. Windows should have a min opening area of 0.33m<sup>2</sup> and a min clear dimension of 450mm (vertical and horizontal) with sill located between 800mm and 1000mm above floor.

Dormer window to be located 1700mm max. measured on the roof surface from the eaves to the vertical plane of the dormer.

Velux windows to manufacture specifications.

Windows and roof lights should achieve a U-value of 1.6W/m<sup>2</sup>k.

#### DORMER ROOFS

Flat roof with 12.5mm granite chipping bedded in hot bitumen on 3 No layers of bituminous felt on 126mm Celotex insulation, on firing pieces to fall 1 in 40.

Dormer cheeks constructed of s. w. shiplap boarding on battens on felt of breather/moisture type on 12 mm thick W.B.P. plywood on 100 x 50 mm s.w. studding with 12.5 mm plasterboard internal finish on polythene vapor barrier.

Dormer cheeks built off 2 No. rafters bolted together.

Dormer cheeks insulated with 100 mm thick Celotex RR insulation between studs and 50mm at internal surface.

#### FIRE PROTECTION

All exposed structural steelworks protected by 12.5 mm plasterboard and skim plaster. Provide smoke detection alarms at least one to each storey.

Smoke alarms to be permanently wired to a separately fused circuit at the distribution board. Self contained smoke alarms \* all to be interconnected, all to B.S. 5446: Part 1. The landing should achieve 30min fire resistance.

#### HEATING

Existing system to be extended and thermostatic radiator valves to be fitted to new radiators.

#### General:

Make good all disturbed surfaces including landscaping.

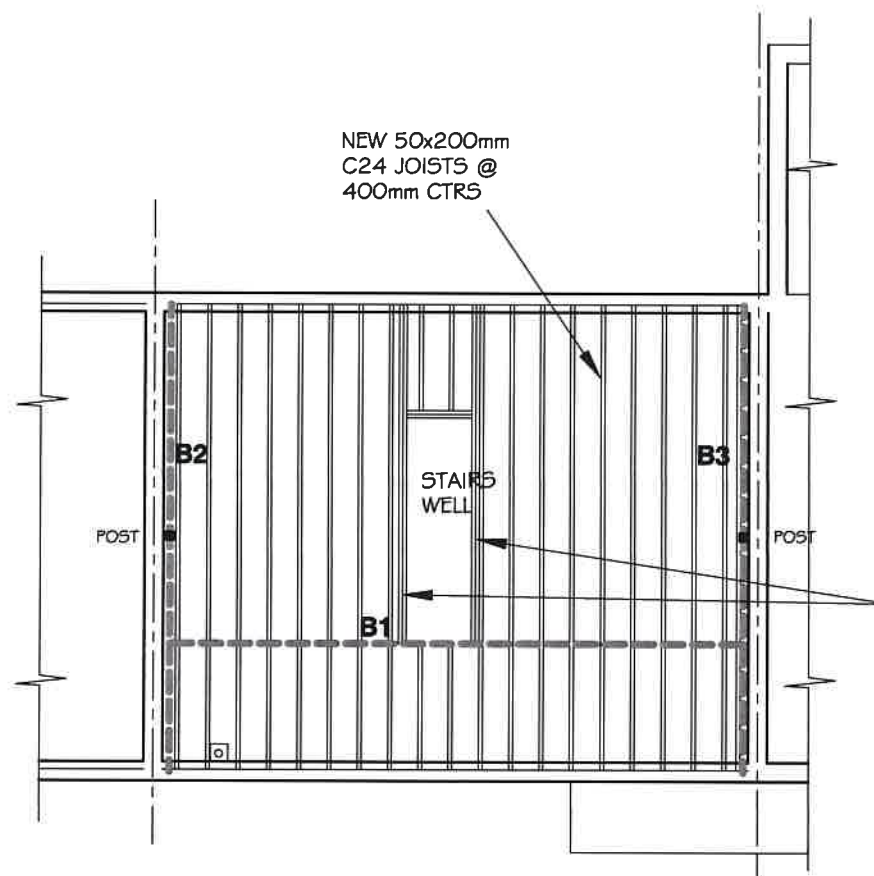
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

Plumbing and heating circuits for new fittings by Gas save engineer, extended from existing, and linked with new balance flue.

All windows to provide a twentieth of the floor area as ventilation, be double glazed, of trickle vents 8000mm<sup>2</sup> for habitable and 4000mm<sup>2</sup> for bath, kitchen etc. and anything less than 1.5m from the floor in doors and sidelights, 800mm in windows, be safety glazed, all rooms to have one window with clear opening of 850mm high and 500mm wide, all windows, doors loft hatches etc. to be draft excluded. pipes in floor and roof lagged. All fittings and fixtures to clients requirements. It is recommended that all roof timbers be Tanalised.

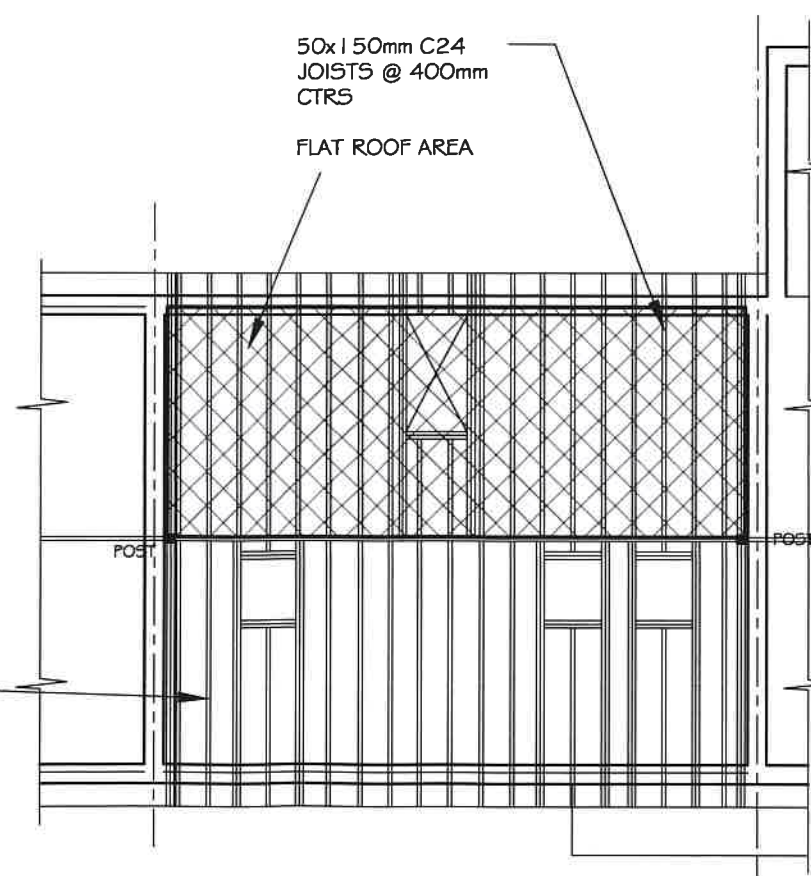
All exposed structural steelwork protected by 12.5mm plasterboard and skim plaster.

All switches and sockets to be installed between the zones of 450 and 1200mm. Three out four light fittings to be energy efficient. Regulation L1B.



PROPOSED FIRST FLOOR PLAN

SCALE= 1:100

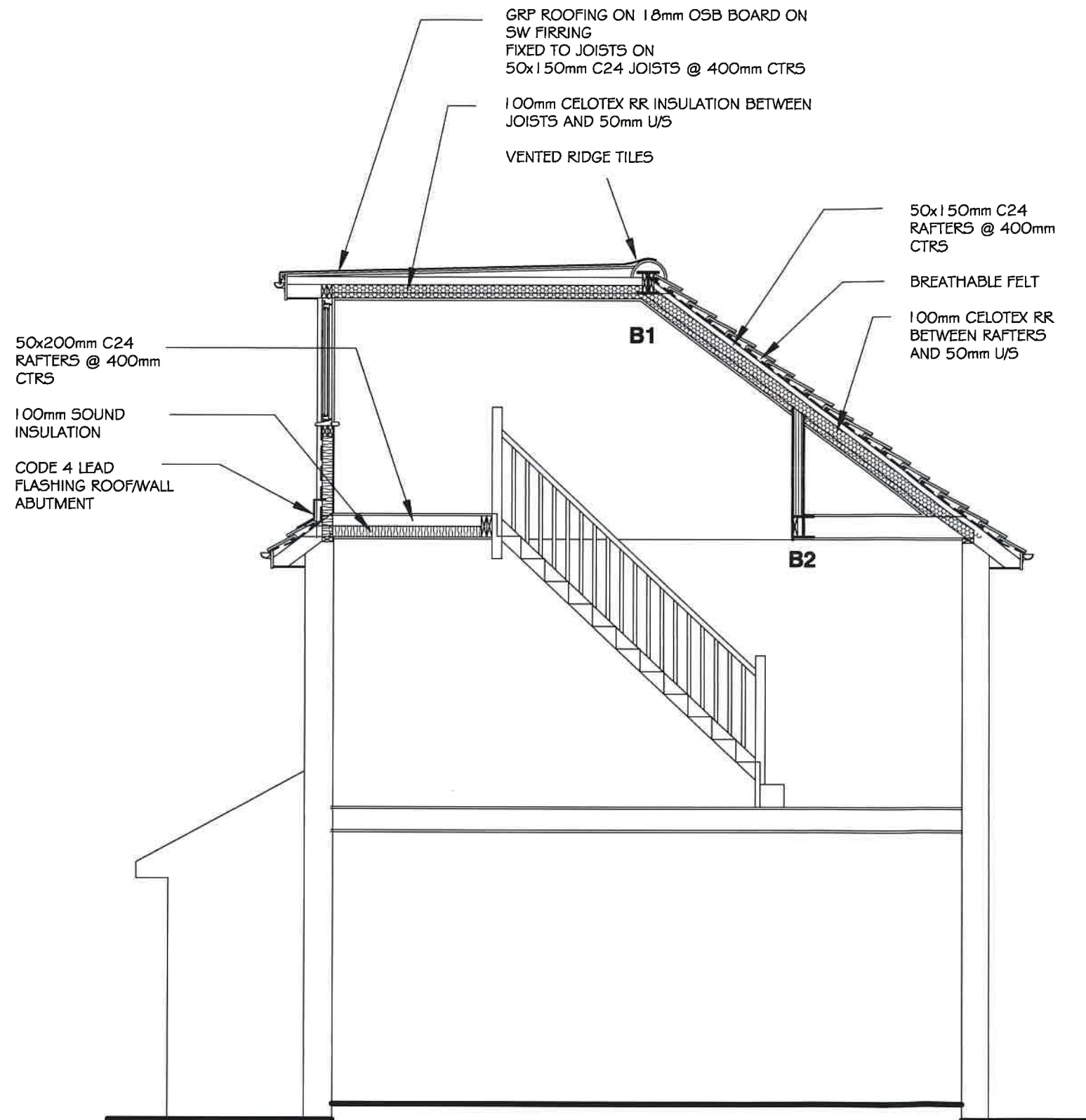


PROPOSED FIRST FLOOR PLAN

SCALE= 1:100

THIS DRAWING  
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WITH  
ENGINEERS  
CALCULATIONS

| K A ARCHITECTURAL DRAWING SERVICES        |                                             |       |                          |
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| TEL/FAX 01753 541 824, MOBILE 07939213221 |                                             |       |                          |
| Job                                       | 35 Judge Heath Lane Hays<br>Loft Conversion |       | Date<br>11/7/22          |
| Client                                    | BEAM                                        |       | Revisions<br>DRG REVISED |
| Drawing                                   | Joists and Roof Layouts                     |       |                          |
| Date                                      | June 2022                                   | Scale | As Shown (A3)            |
| Draw No.                                  | 1930/6                                      |       |                          |



## SECTION A-A

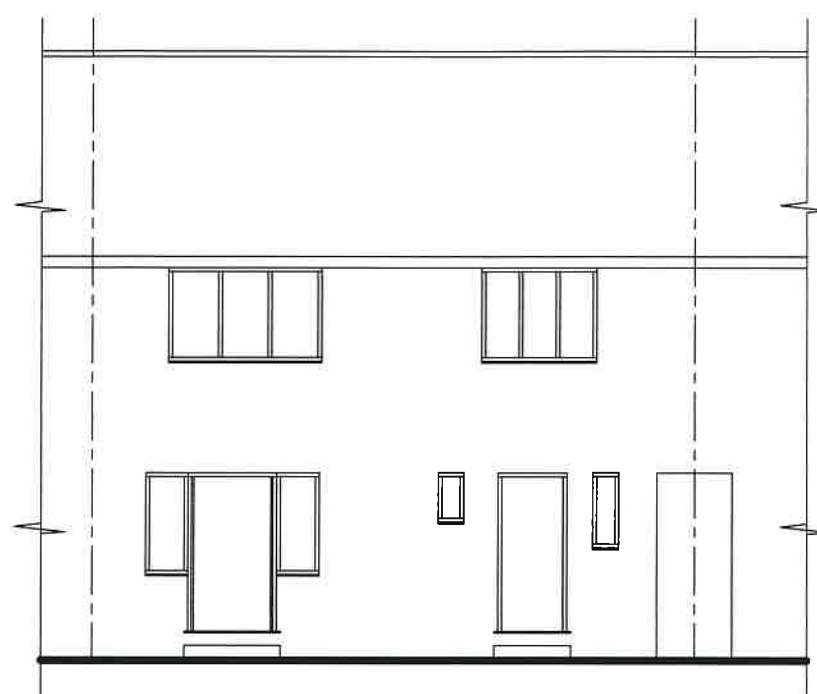
SCALE= 1:50

THIS DRAWING TO BE  
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CONJUNCTION WITH  
ENGINEERS  
CALCULATIONS

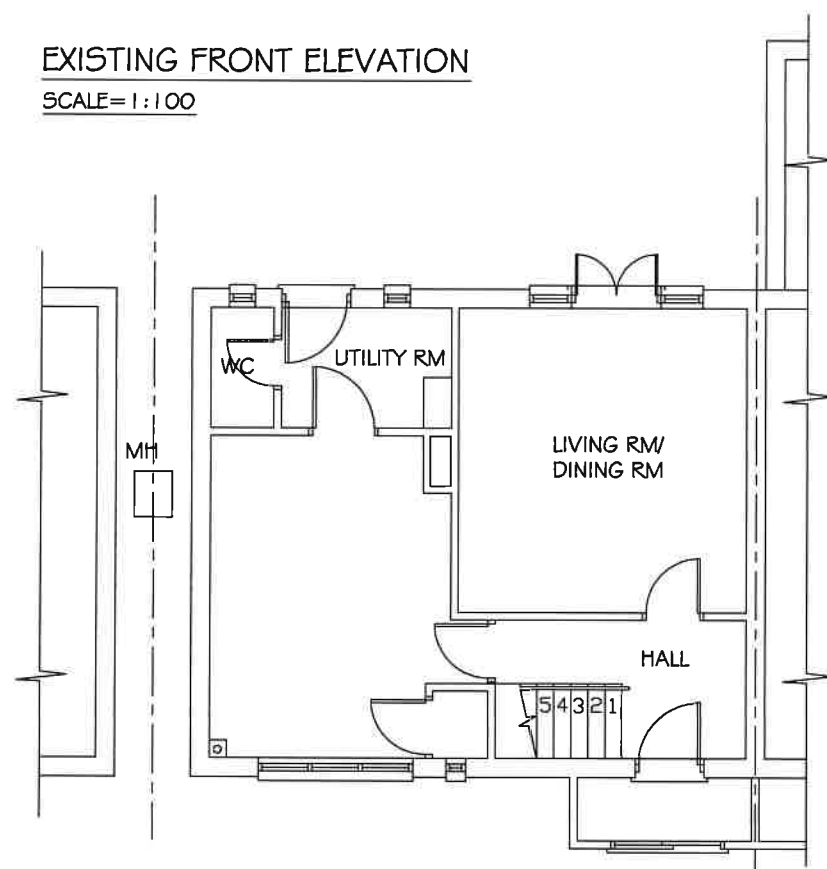
| K A ARCHITECTURAL DRAWING SERVICES<br>141 LANGLEY ROAD, SLOUGH SL3 7DZ<br>TEL/FAX 01753 541 824, MOBILE 07939213221 |                                                     |       |                                         |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------|-----------------------------------------|
| Job                                                                                                                 | <b>35 Judge Heath Lane Hays<br/>Loft Conversion</b> |       | Date Revisions<br>A 11/7/22 DRG REVISED |
| Client                                                                                                              | <b>BEAM</b>                                         |       |                                         |
| Drawing                                                                                                             | <b>Section A-A</b>                                  |       |                                         |
| Date                                                                                                                | June 2022                                           | Scale | As Shown (A3)                           |
| Drawn By                                                                                                            | <b>1930/7A</b>                                      |       |                                         |



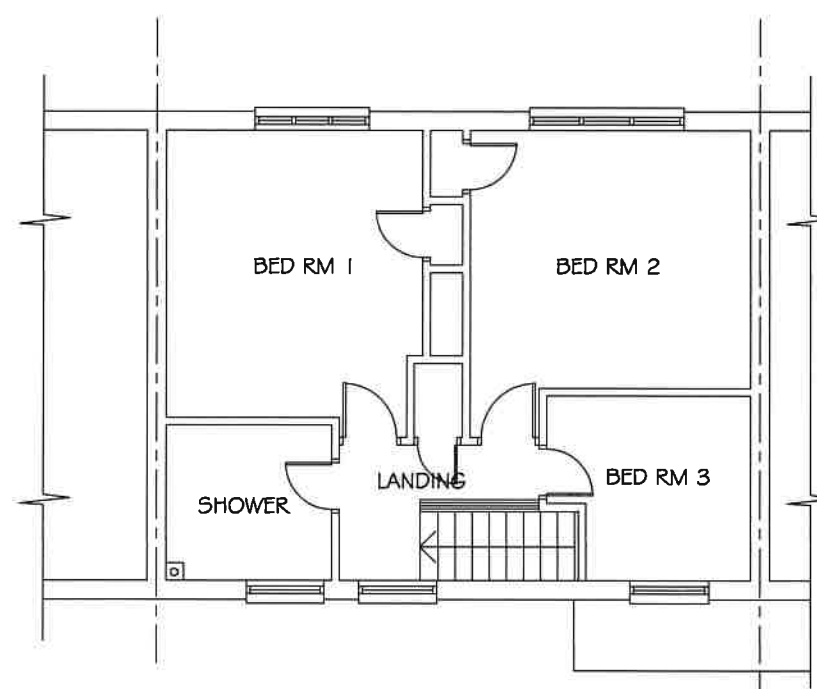
EXISTING FRONT ELEVATION  
SCALE=1:100



EXISTING REAR ELEVATION  
SCALE=1:100



EXISTING GROUND FLOOR PLAN  
SCALE=1:100



EXISTING FIRST FLOOR PLAN  
SCALE=1:100



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|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------|----------------|
| Job                                                                                                                 | 35 Judge Heath Lane Hays<br>Loft Conversion |          | Date Revisions |
| Client                                                                                                              | BEAM                                        |          |                |
| Drawing                                                                                                             | Existing Plans and Elevations               |          |                |
| Date                                                                                                                | April 2022                                  | Scale    | As Shown (A3)  |
|                                                                                                                     |                                             | Dep. No. | 1930/8         |