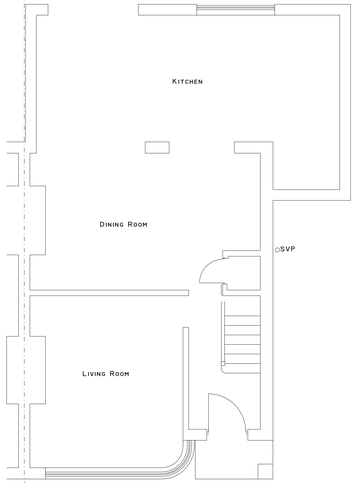
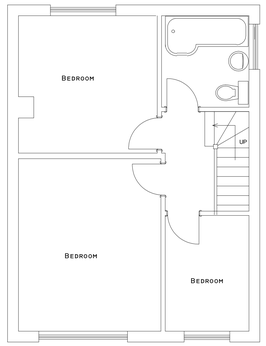
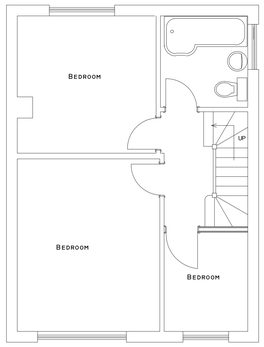


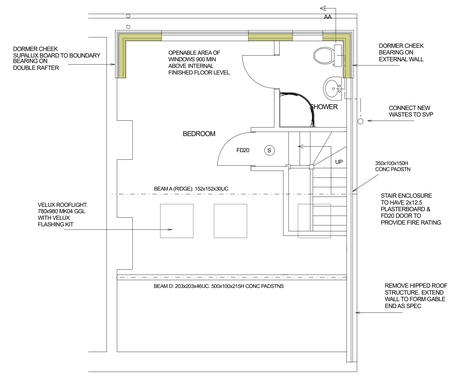
GROUND FLOOR PLAN



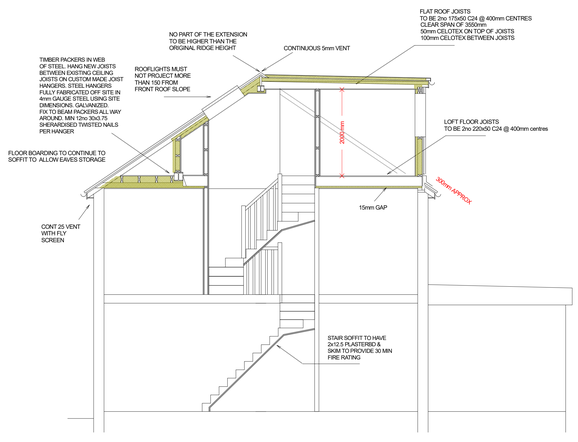
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



SECTION AA

FLAT ROOF
3 layer felt roof system on 120mm of
Kingspan flat roof insulation on 18mm
WPB plywood on firrings to provide 1 in40
fall. New joists to be 150 x 50 treated
C16 timber at 400mm centres
Ceiling formed using 12.5mm foil backed
plasterboard with 3mm skim finish

PITCHED ROOF
Interlocking concrete tiles on 50 x 38 tanalised battens
on Tyvek breathable felt on 100x50 c16 rafters at 400mm c/s
pitched roof to be vented at eaves and ridge
minimum 50mm ventilation space over insulation
50mm Kingspan insulation between rafters
and 72mm composite board fixed beneath

ELECTRICS
Electrical works to be undertaken
by qualified electrician and
in accordance with Approved
Document P

LOFT FLOOR
22mm T&G P5 grade chipboard on
195 x 50 C16 at 400mm centres
with 100mm rockwool insulation
suspended in chickenwire
celing formed with 12.5mm fireline
plasterboard and skim finish

SMOKE AND HEAT DETECTION
Mains wired, interlinked smoke detectors to be placed
in each circulation space, with a heat detector in the
kitchen

NEW WINDOWS
New UPVC windows with double glazed units to min 1.6W/m2k
Windows provided with 10,000mm2 background ventilation
Windows adjacent to doors to be toughened glass
Windows to have openable area equivilant to 1/20th of rooms floor area

WASTES
32mm basin, 40mm bath shower and sink
combined wastes to be 50mm
All wastes to have deep seal traps

GABLE END EXTERNAL WALLS
105mm brickwork 90mm Kingspan K106 with 10mm residual cavity, cavity
tied with 5No wall ties/m2 (doubled at openings)
100mm Celcon Solar inner leaf, finished internally with 12mm
bonding plaster with set finish

STAIRS
Stair to have a maximum pitch of 42 degrees, and a handrail fixed at 900mm above tread
Minimum headroom above the stair to be 2m

MECHANICAL VENTILATION
Bathrooms to have 30l/s fan
All fans to discharge to extenal air via appropriate size duct
Bathrooms to have humidistat control

DORMER CONSTRUCTION
100x50 C24 grate timbers, clad with 18mm WPB plwood, 6mm fire rated cement board,
Tyvek breathable membrane, 25x38mm treated battens, tile hanging.
Studwork filled with 100mm Kingspan insulation and lined internally with 62.5mm kingspan
insulated plasterboard

32 Sussex Road
Ickenham

SCALE BAR SCALE 1:50
0 1m 2m 3m 4m 5m

PLAN Existing and Proposed Floor Plans
PROJECT Loft Conversion

DWG No 01 Rev: -

Date: July 2025
Project: 32 Sussex Road, Ickenham
Scale 1:50 @ A0
Checked: AW
Drawing Title: Existing & Proposed Floor Plans
Status: Planning
Job No: 513

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