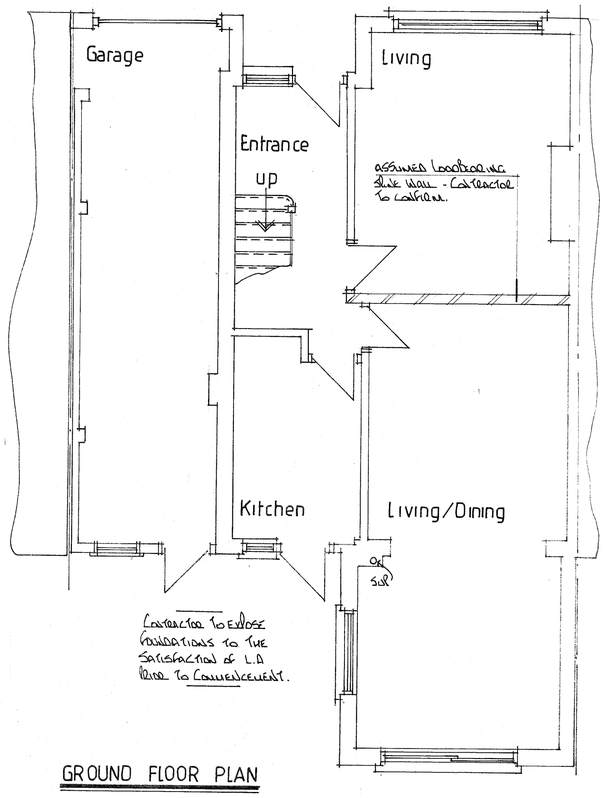
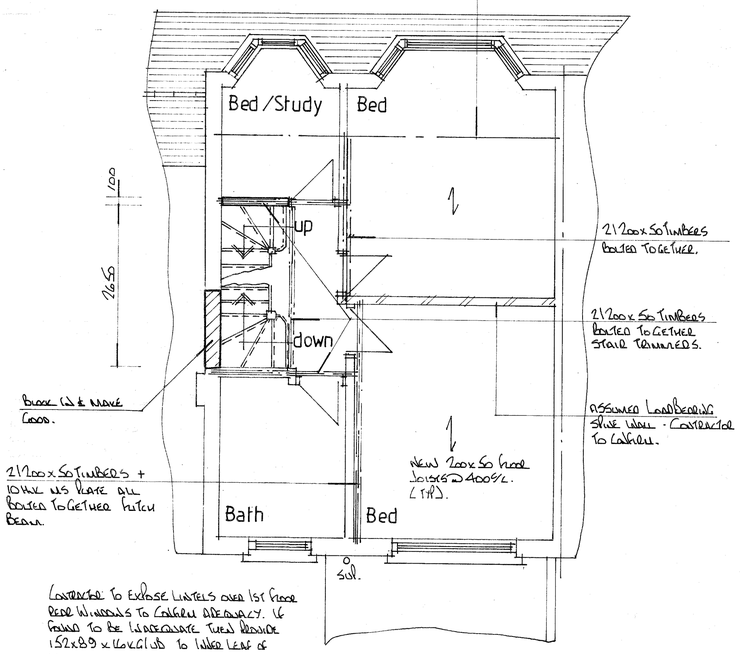
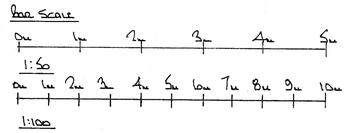


GROUND FLOOR PLAN



FIRST FLOOR PLAN showing proposed alterations



ALL NEW STRUCTURAL STEEL BEAMS TO BE ENCASED IN 2/12mm SKIM PLASTERBOARD & SKIM OR FIRE RETARDANT PAINT TO ACHIEVE NECESSARY FIRE PROTECTION

203x203x60 KG/UC BEARING ONTO 600x100x20HK NS SPREADER PLATES.

ALL DOORS OF STAIRCASE ENCLOSURE AT GROUND, 1ST & 2ND FLOORS TO BE 1/2 HR FIRE RESISTING CLOSING ONTO 25x35 GLUED & SCREWED STOPS & 3No HINGES. ALL WALLS ENCLOSING STAIRCASE TO BE 1/2 HR FIRE RESISTING INCLUDING UNDERLYING AREAS OF STAIRCASE.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG No 4601/01

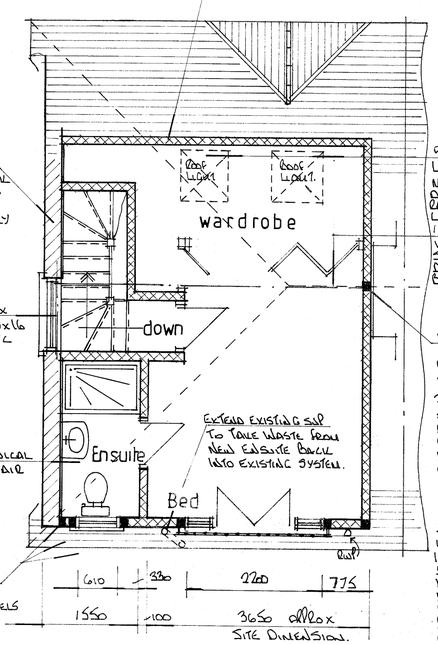
PROVIDE MAINS OPERATED INTER CONNECTED SMOKE ALARMS TO THE CIRCULATING AREAS AT GROUND, 1ST & 2ND FLOOR CEILINGS - ALL WITH BATTERY BACK UP. PROVIDE HEAT DETECTOR TO KITCHEN LINKED TO SMOKE ALARMS.

PLANNING.

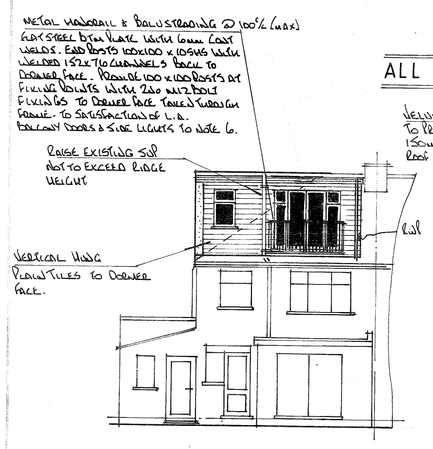
PROPOSED HIP/GABLE ROOF = 116.6m³
PROPOSED REAR DORMER = 26.2m³
TOTAL = 142.8m³

LESS THAN ALLOWABLE 50m³ ∴ PLANNING NOT REQUIRED.

PERMITTED DEVELOPMENT

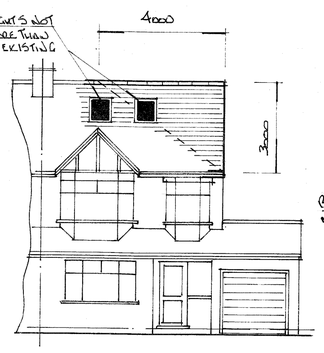


PROPOSED ROOMS IN ROOF SPACE

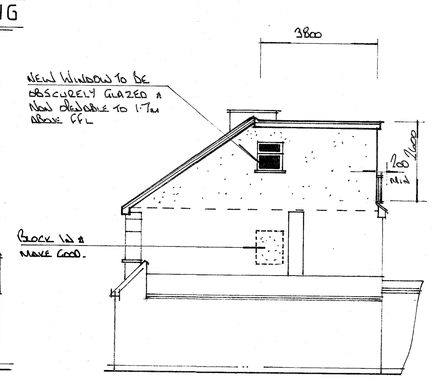


REAR ELEVATION

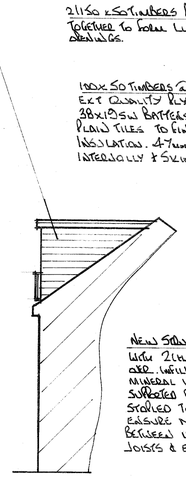
ALL MATERIALS TO MATCH EXISTING



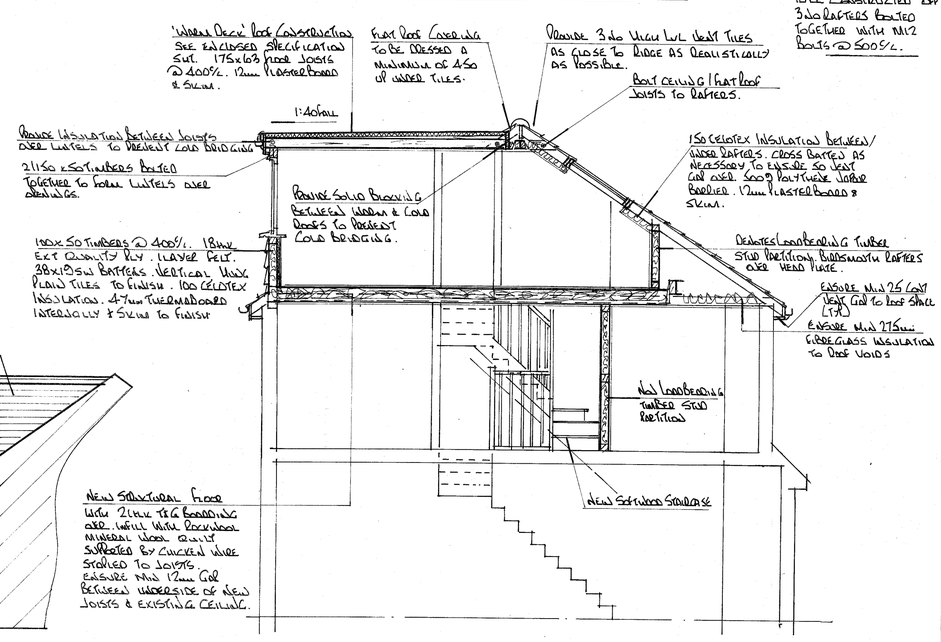
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



CROSS SECTION

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

1. All dimensions are in millimetres.
2. Ventilation to be 1/20 of room area (min)
3. Lintels to have min of 150 end bearings.
4. New habitable rooms to have background ventilation of at least 8000mm2 i.e. Trickle vent or air brick.
5. New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal noggins. 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.
6. 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.
7. Staircase: 13 No. equal risers @ 202mm
   - No. equal treads @ 235mm
Max 42° pitch, min 2000mm clear headroom height
Min 900mm finished floor level to handrail/stairnosing.
Max 100 centres balustrading. Min 50mm treads to winder box.
Staircase manufacturer to visit site and confirm the above.
8. Provide code 4 lead flashing and soakers to dormer at junction of main roof.
9. 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
10. 75% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
11. 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)

A	Date	Revisions

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Client
MR MRS GIBSON

Job Title
7 COURTFIELD GARDENS
RUISLIP
MIDDX

Drawing Title
ALTERATIONS TO MAIN ROOF FOR LOFT CONVERSION

Scale 1:50. 100.

Date August 2021 | Drawn by GP.

Drg No. 4601/03 | Rev.

594 x 841mm A1