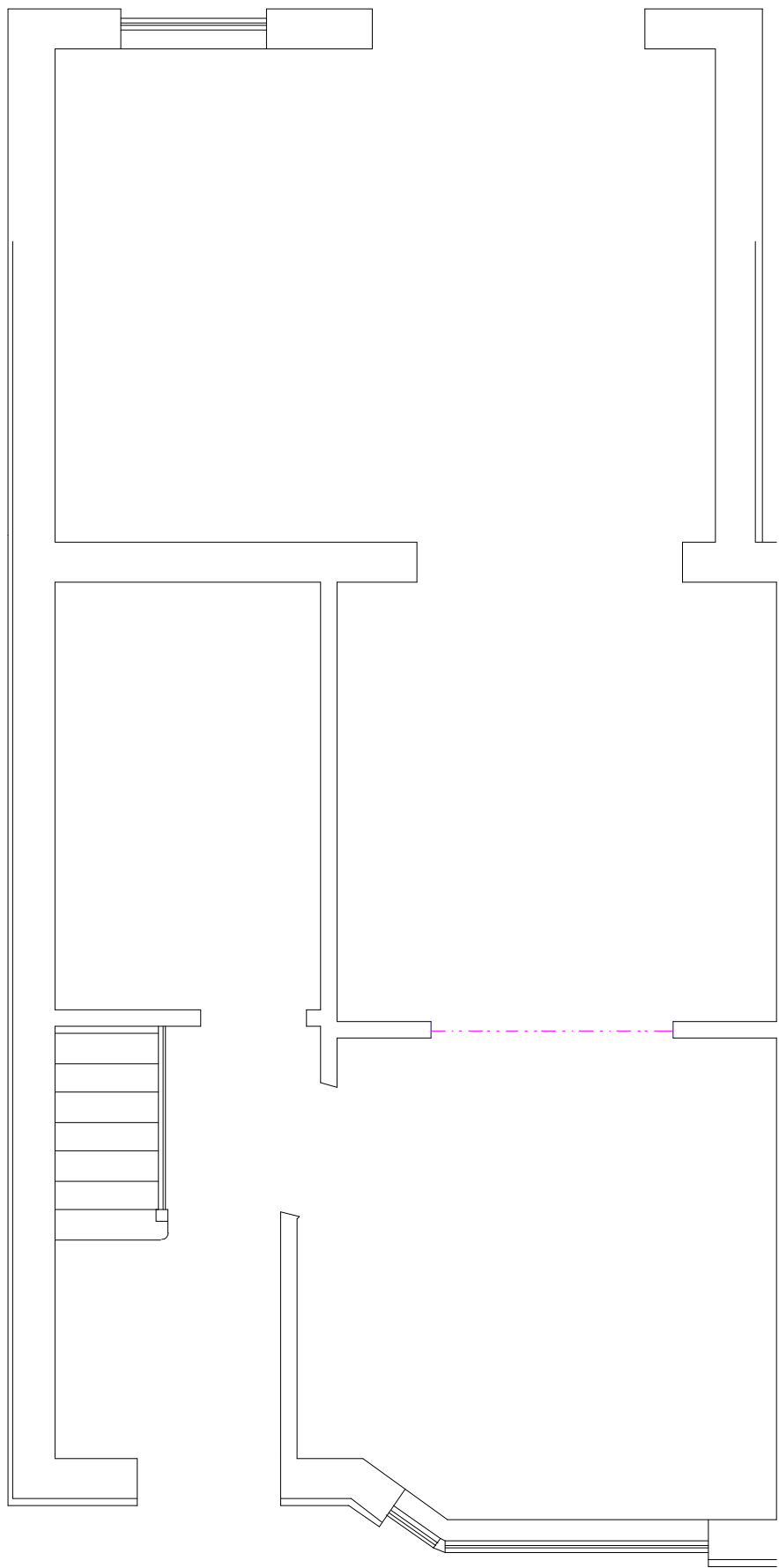
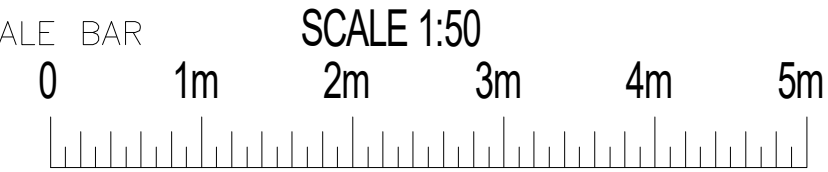
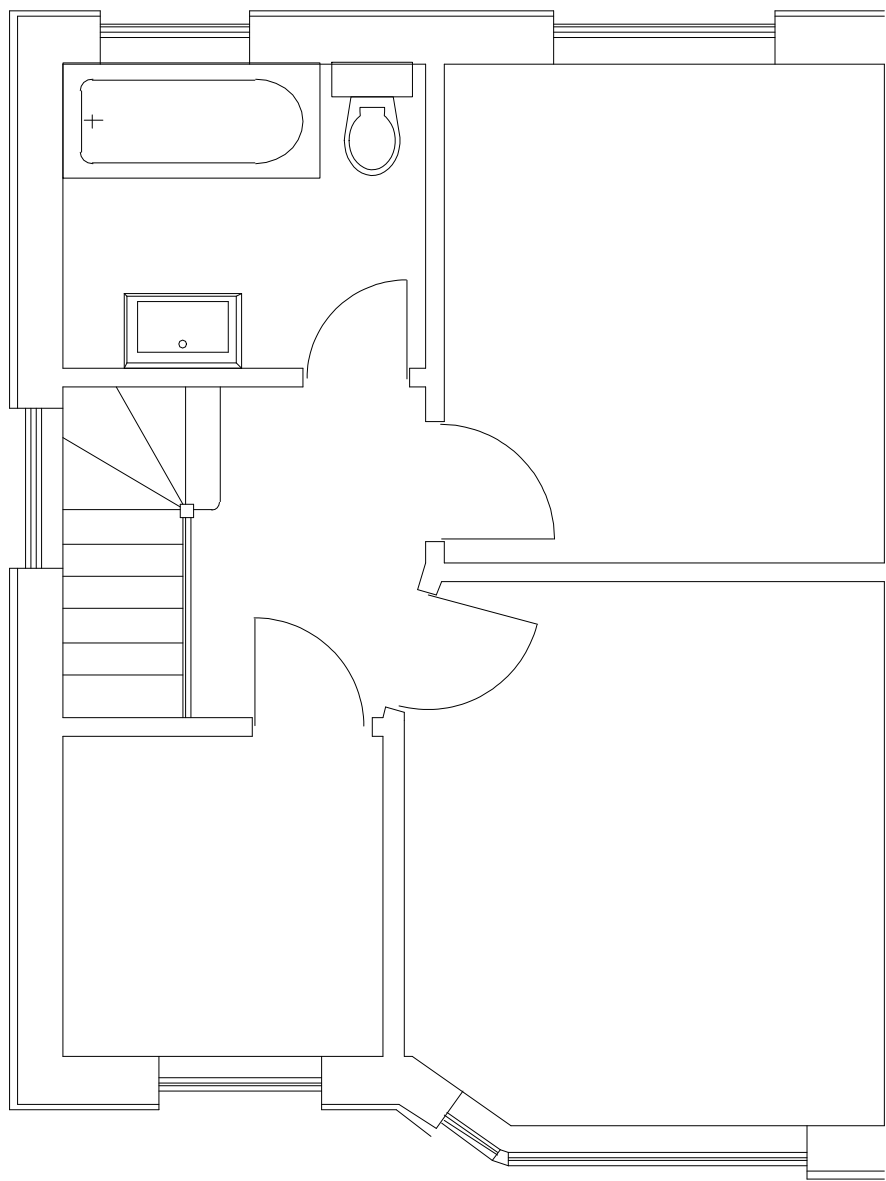


ROOF LIGHTS NOT TO PROTRUDE FROM ROOFLINE MORE THAN 150mm

ALL MATERIALS ARE TO MATCH EXISTING



EXISTING GROUND FLOOR



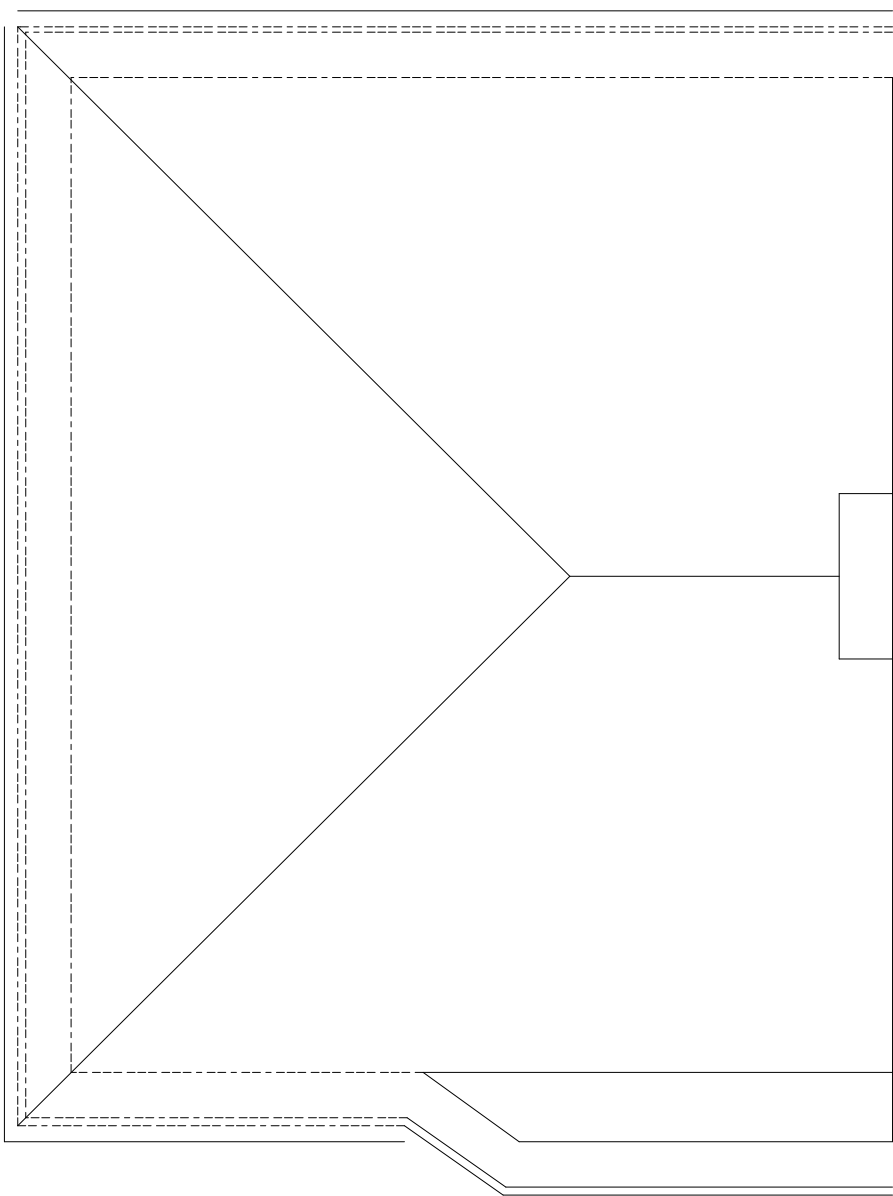
EXISTING FIRST FLOOR

NEW FLOOR
18mm t&g chipboard flooring P5 grade on 195 x 50 c24 grade joists at 600mm centres
new joists to be hung from new steel beam, with min 25mm space between bottom of
new joist and existing ceiling.
100mm mineral wool suspended on chicken wire to filled new floor void

EXISTING CEILING TO FIRST FLOOR
Additional layer of 12.5mm plasterboard and skim to be fixed to underside of existing ceiling

WASTES
32mm basin, 40mm bath and 100mm WC waste to connect to extended SVP.
SVP to extend to 900mm above any window within 3m.

SMOKE DETECTION
Mains wired, interlinked smoke detection to be provide in circulation space on all levels



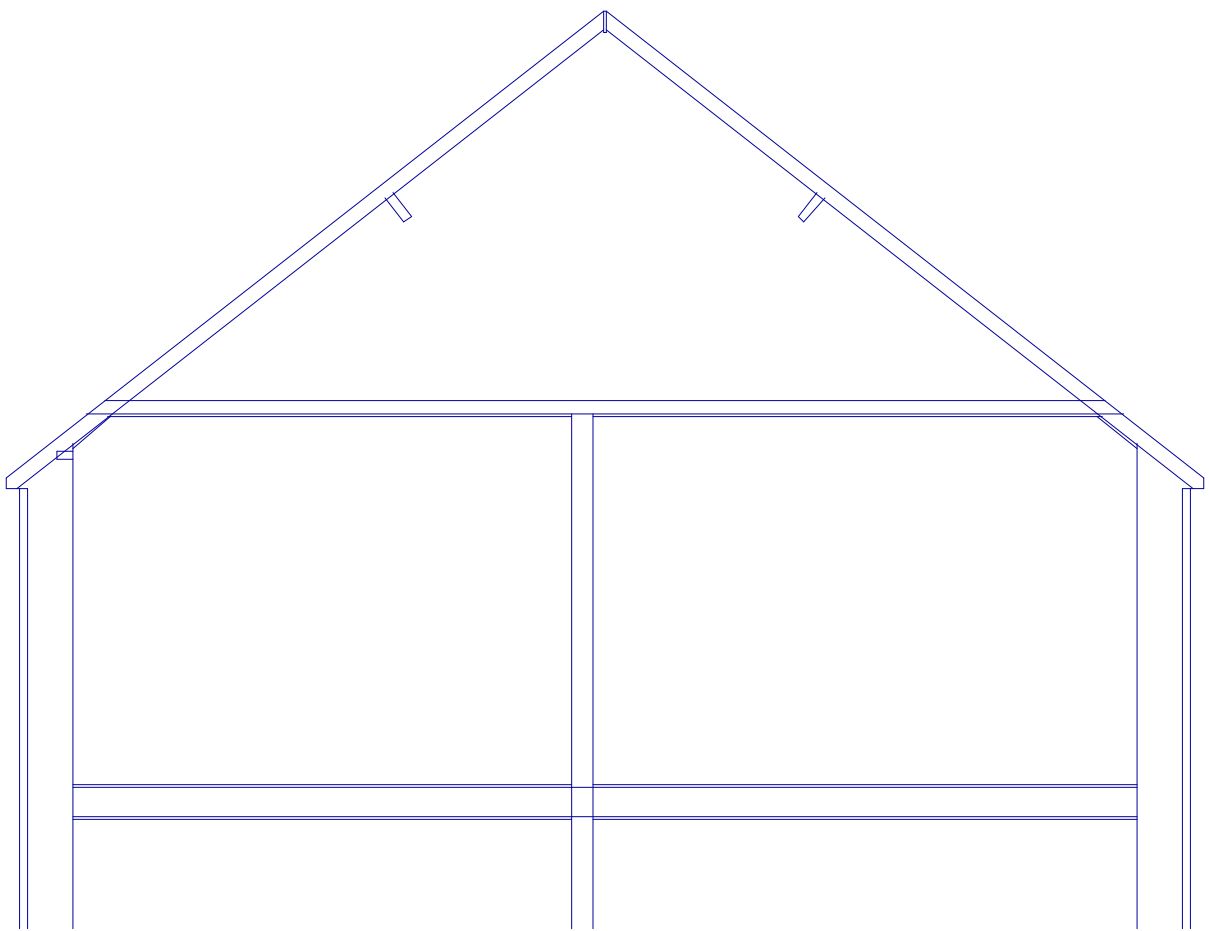
EXISTING ROOF PLAN

INTERNAL STUD PARTITIONS
12.5mm plasterboard and skim to both sides, 75x50mm studs, with void filled with min 50mm
Isowool APR1200 sound deadening insulation

MECHANICAL VENTILATION
New shower room to have an extract rated at 15l/s, ducted to external air

ELECTRICAL WORKS
All electrical works to be undertaken by a qualified electrician, and works signed off in accordance
with Approved Document P

FLAT ROOFING
3 layer felt roofing, on 125mm Kingspan PIR insulation on 18mm WPB Plywood on firrings to
provide 1 in 40 fall on 125 x 50mm C24 grade joists at 400mm centres



EXISTING SECTION

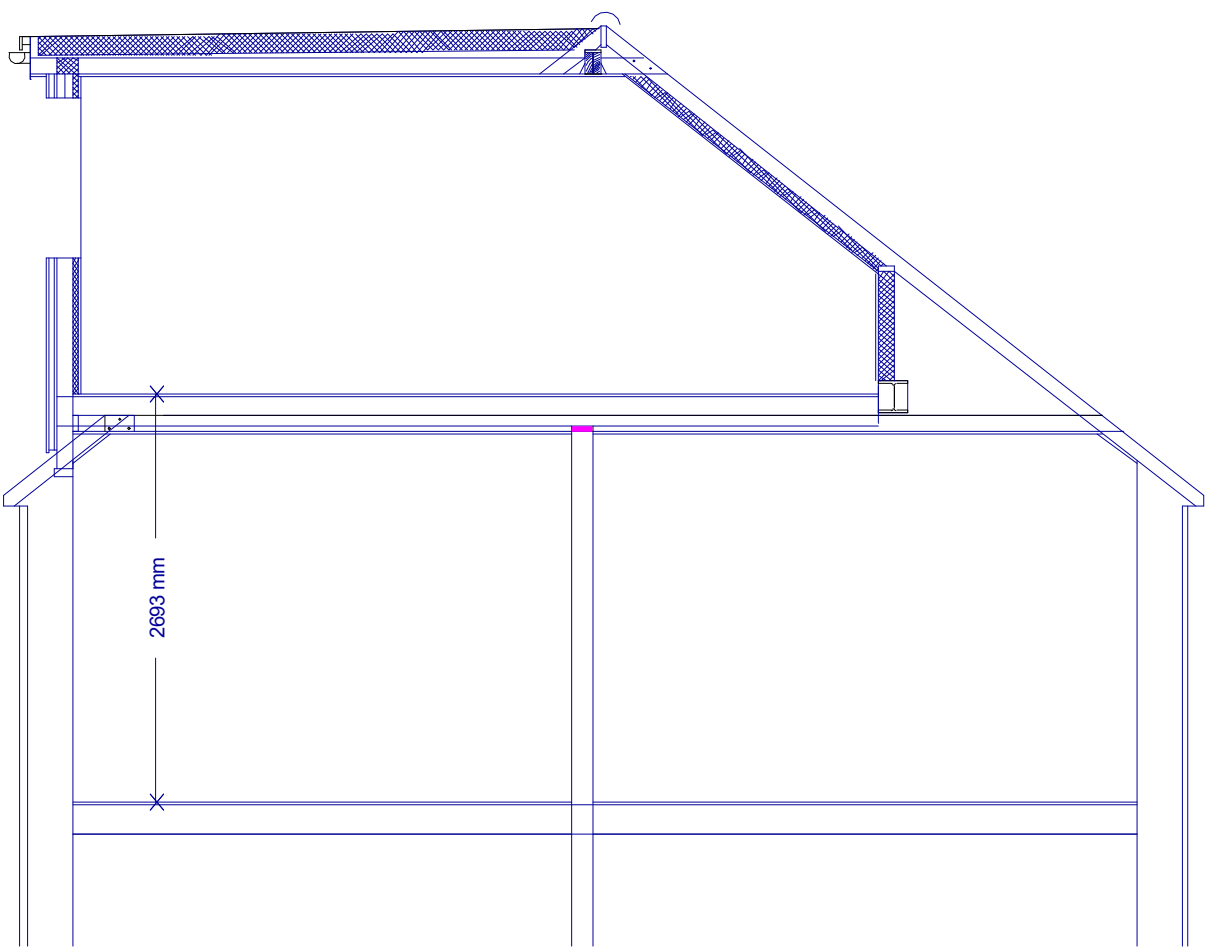
RAINWATER GOODS
100mm half round gutters and 68mm downpipe to discharge onto existing roof

GABLE END WALL
Wall constructed in two leave of 100mm Celcon blockwork, cavity filled with 50mm rockwool
external wall to be finished with an insulated render to match walls below

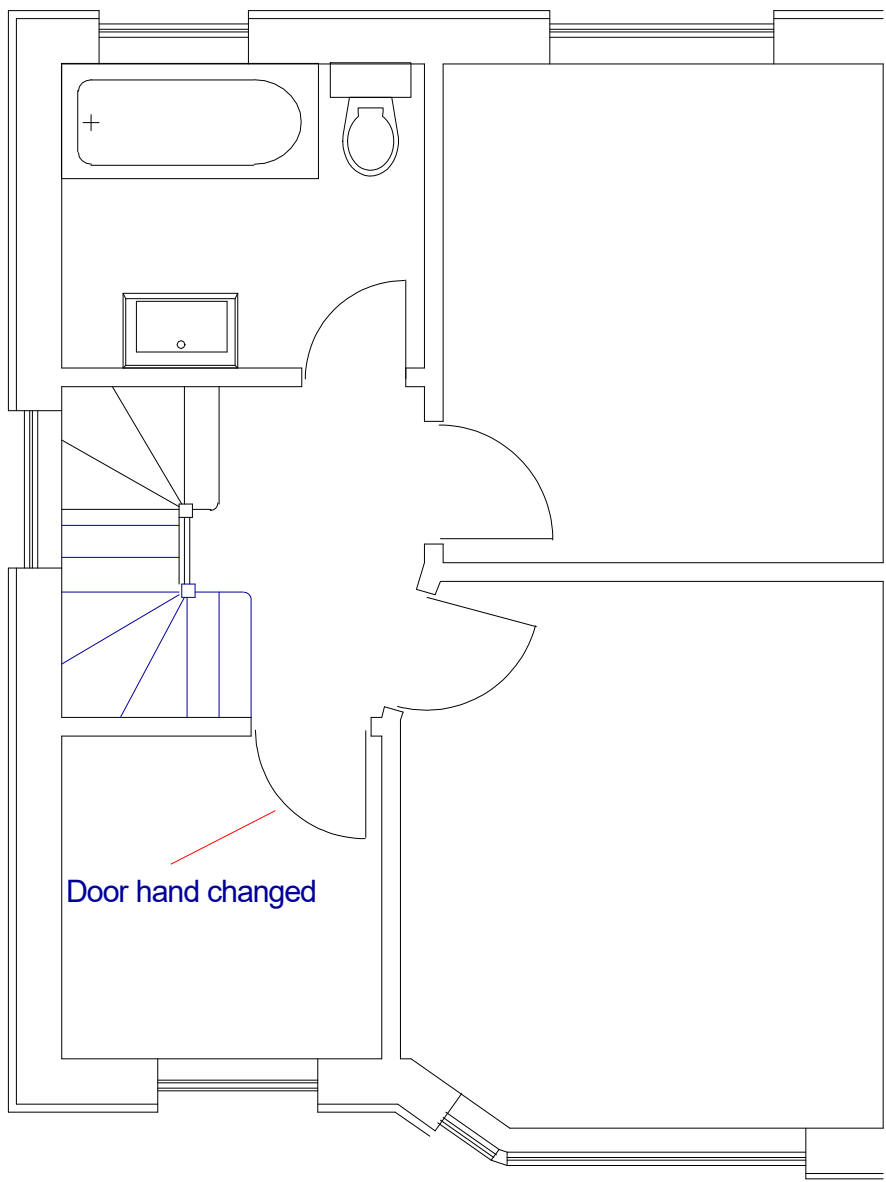
STAIRS
New stairs to leave a minimum of 2m headroom over existing flight below
New stairs to have a minimum of 2m headroom over
Stair pitch not to exceed 42 degrees, handrail on one side at 900mm above pitch
Stirs supported on doubled up timber joists/trimmers

NEW DORMER
Dormer to be erected of doubles up rafters on party wall side and off new gable wall
Dormer face and cheeks constructed in 100x50 timbers, clad externally with 18mm
WBP Plywood, Tyvek breathable felt membrane, 38x25mm battens and tiles to match
existing
Dormer insulated with 90mm Kingspan PIR insualtion between studs and 72.5mm
Kingspan insulated plasterboard internatly, with a 3mm plaster skim

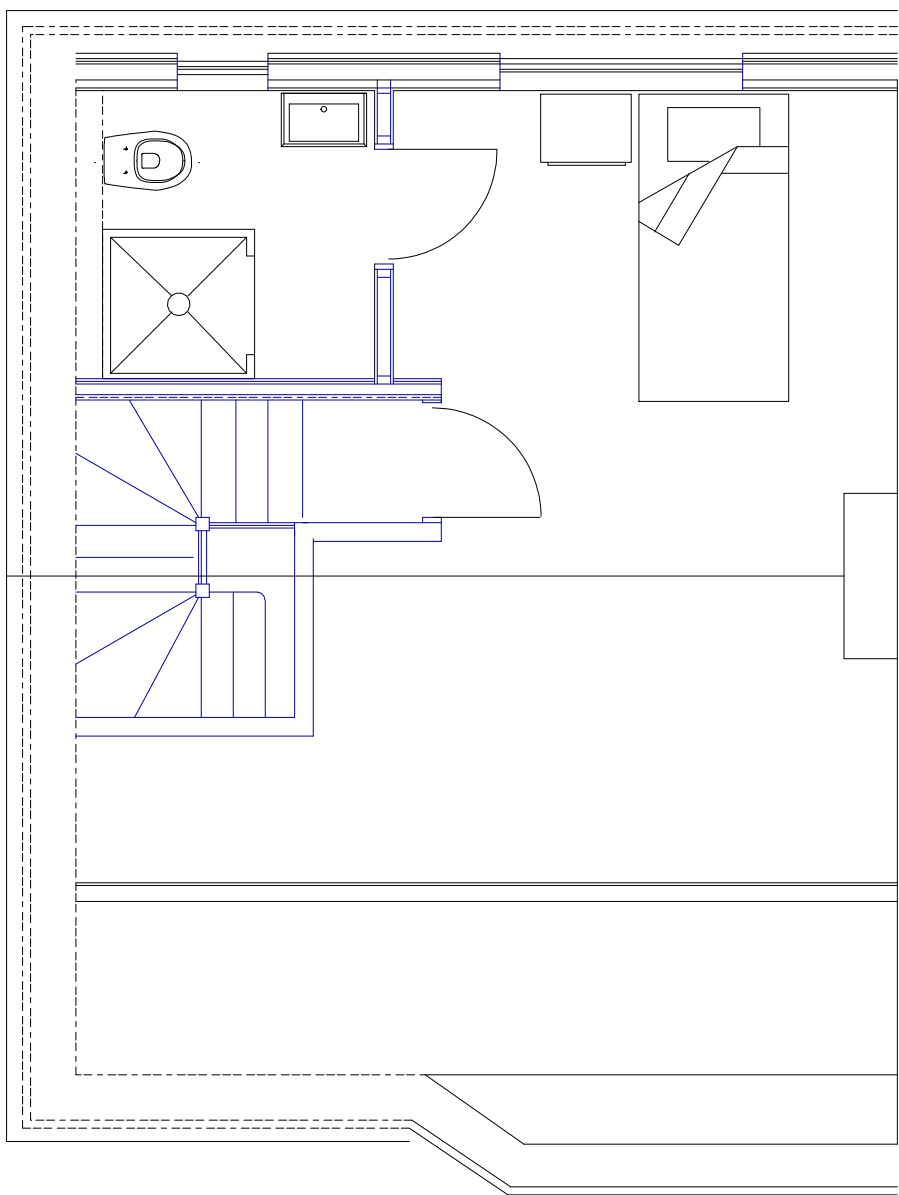
NEW WINDOWS
Double glazed UPVC windows with Argon filled with low E glass to 1.6 W/m2k
openable area to be equivalent to 1/20th of floor area, and background ventilation
equivalent to 10,000mm2 per room



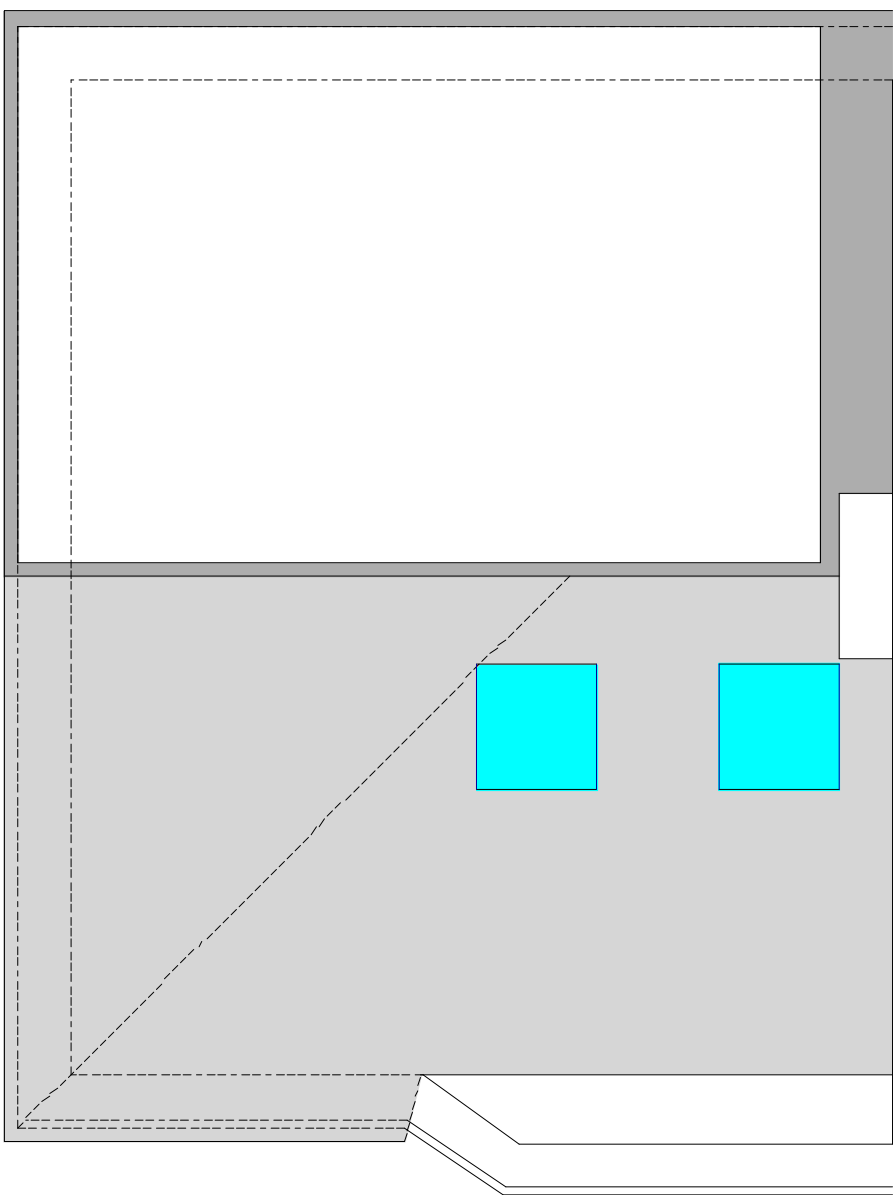
PROPOSED SECTION



PROPOSED FIRST FLOOR



PROPOSED LOFT FLOOR



PRPOSED ROOF PLAN

48 DELLFIELD CRESCENT COWLEY					PLAN	Plans and details	DWG No 01 Rev: - a	Date: April 2021 Project: 48 Dellfield Crescent, Cowley Scale 1:50 @ A1 Checked: AW Drawing Title: Plans/Section/Specification Status: Planning Job No: 326	Highford Design and Build Limited 27 Bellamy Close, Ickenham, Middlessex UB10 8SJ email: info@highforddesign.co.uk - web: www.highforddesign.co.uk telephone: 01845 622575 - mobile: 07557 340205
					PROJECT	Loft Conversion			