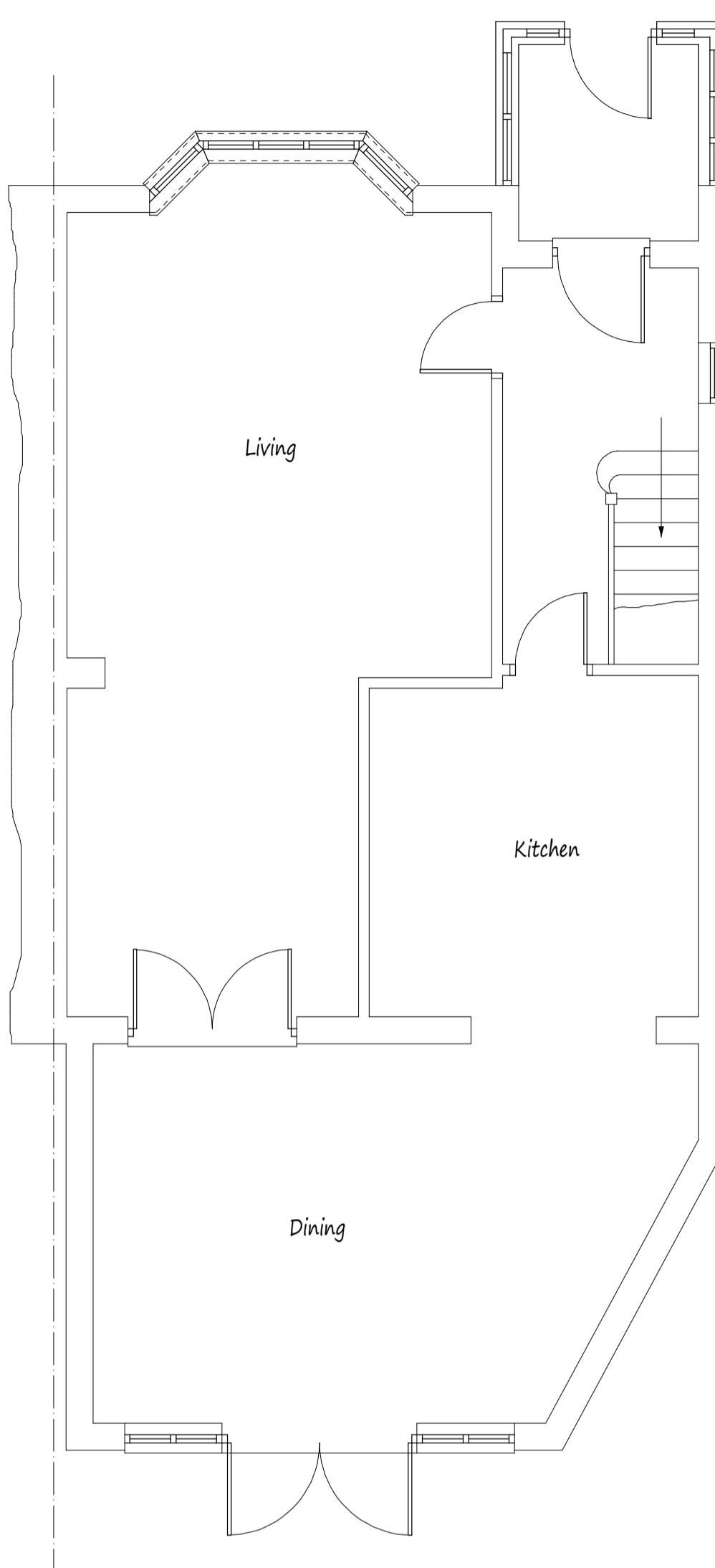
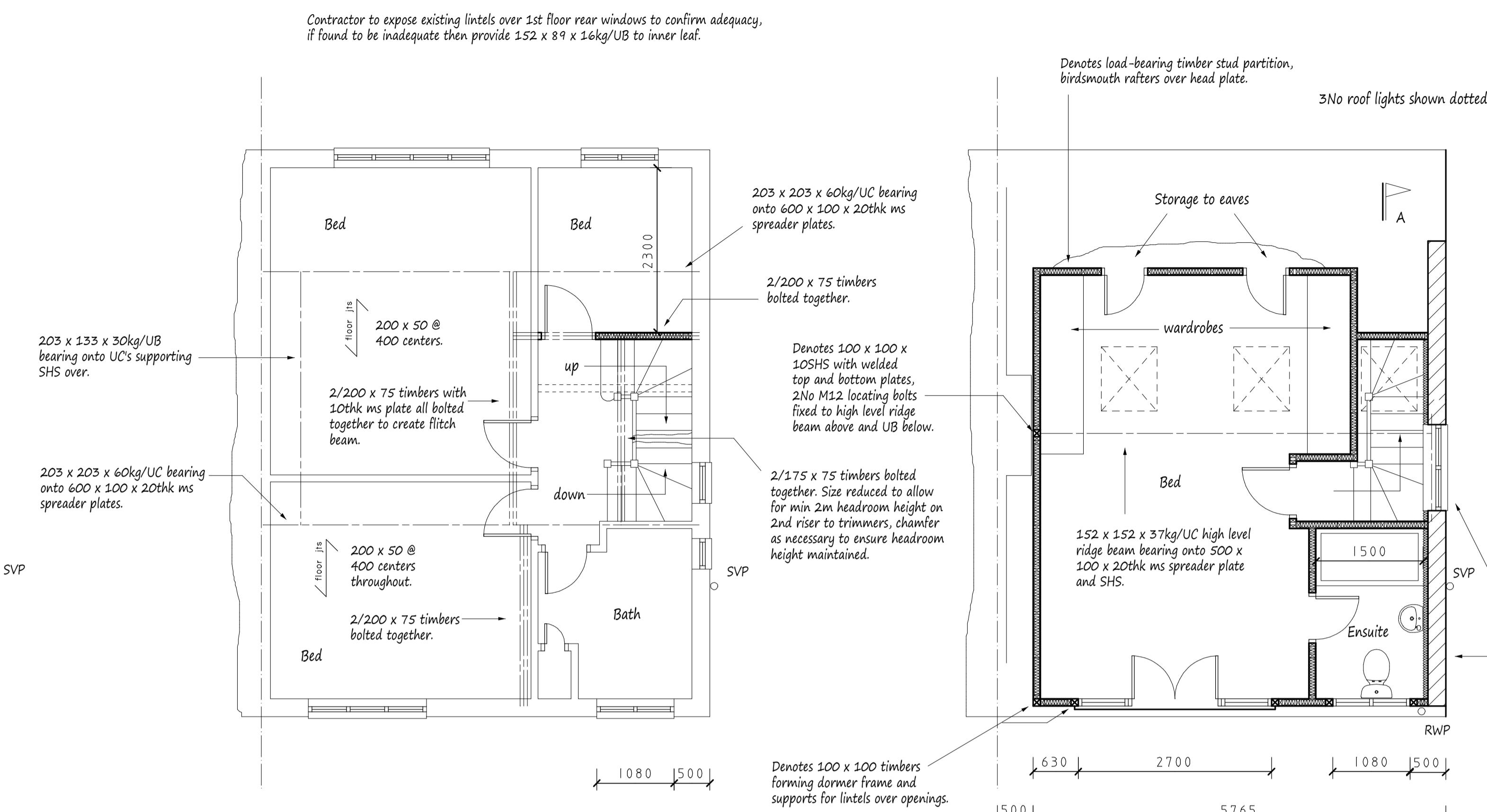


Contractor to expose existing foundations prior to commencement to confirm adequacy to the satisfaction of the Local Authority.

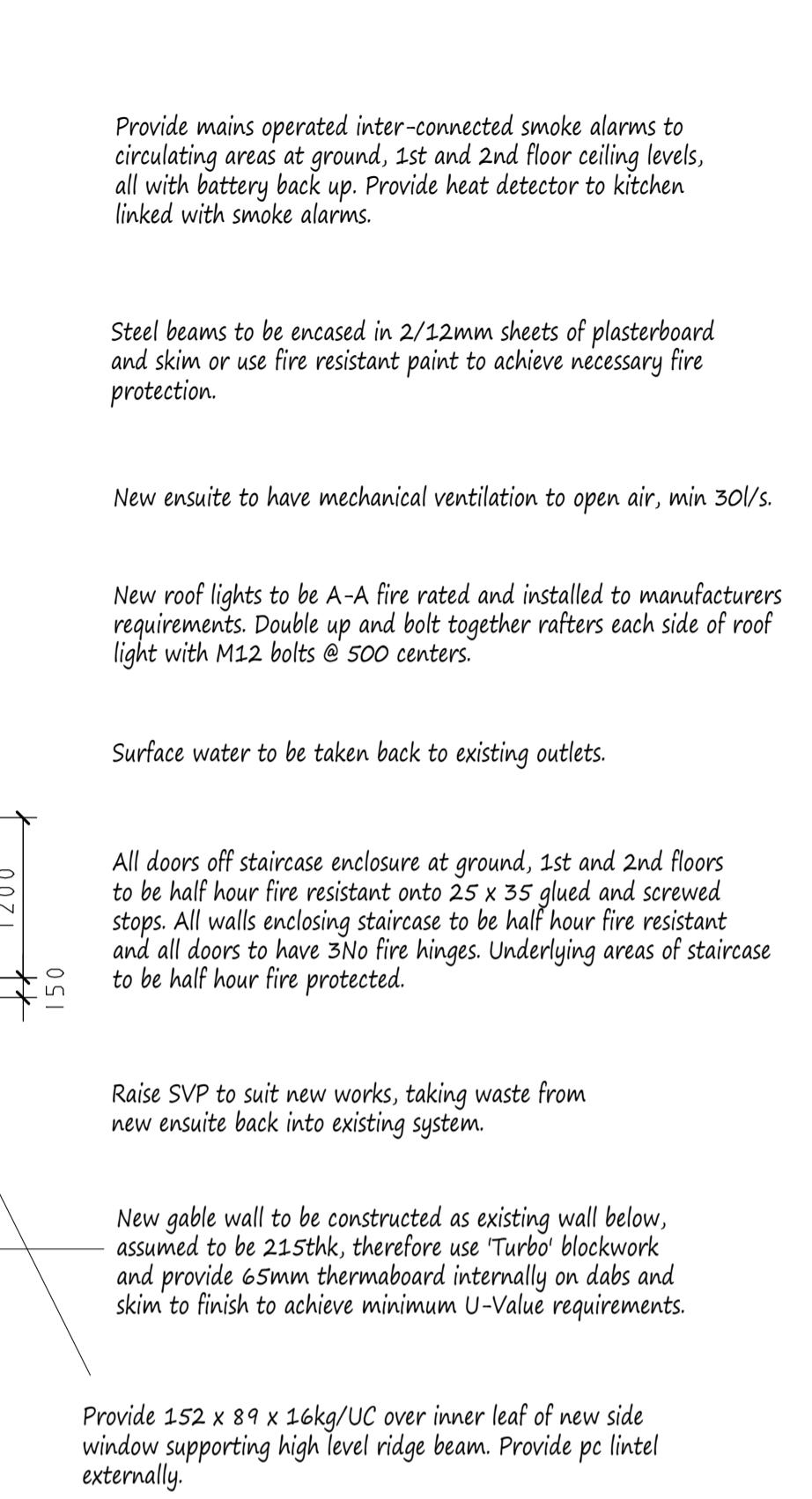


Existing Ground Floor Plan

Existing First Floor Plan  
(showing proposed alterations)



Proposed Rooms in Roof Space



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

- All dimensions are in millimetres.
- Ventilation to be 1.20 m² per room (min).
- Rooms to have minimum of 120mm end bearings.
- New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or brick.
- New stud partitions to be constructed of 100 x 50 timber nosings. Infill 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 centres.
- New windows to be double glazed and achieve a 'U' value of 1.6W/m²K i.e. 10mm spacer with low E glass to inner pane.
- Staircase: 14 No of Equal Risers @ 196mm Max 42 degree pitch, min 200mm clear headroom height. Min 900mm finished floor level to handrail/stair nosing. Max 100mm centre balustrading. Min 50mm tread to winder box. 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, Wash hand basin - 38mm diameter. All with 10mm seal traps. All plumbing to be double glazed and have a luminous efficiency greater than 40 lumens.
- 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 certifying scheme authorised by the Secretary of State.
- 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.

Proposed Gable: 16.1 cubic meters  
Proposed Dormer: 29.4 cubic meters  
Total: 45.5 cubic meters

A	Date	Revisions
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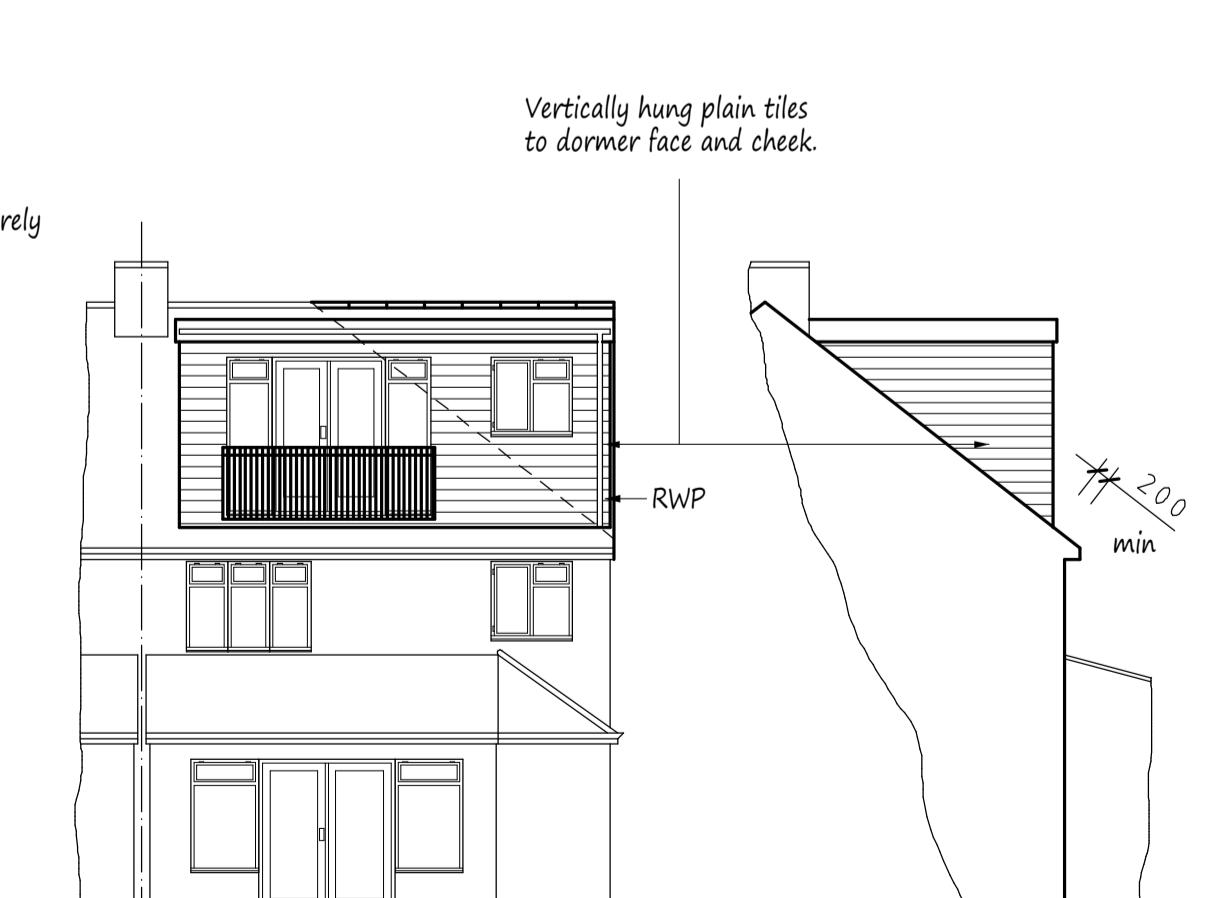
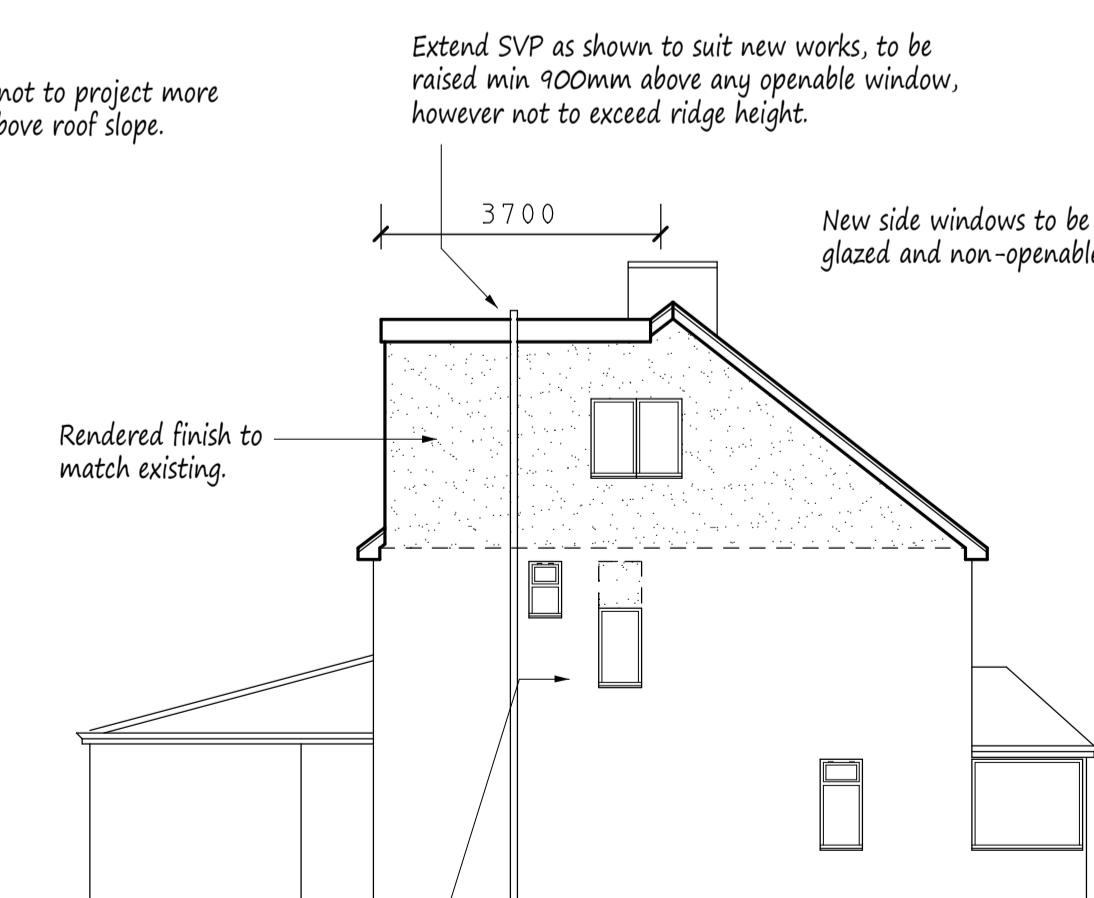
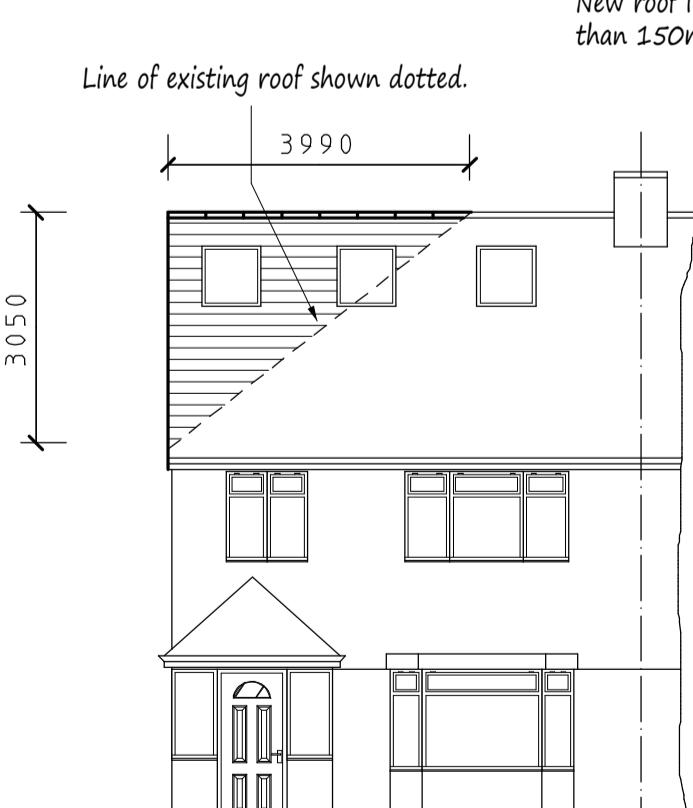
Drawing Title  
Proposed Loft Conversion

Scale  
1:50, 100

Date  
December 2019  
Drawn by  
MDP

Drg No.  
4342/01

Proposed Elevations - All Materials to Match Existing

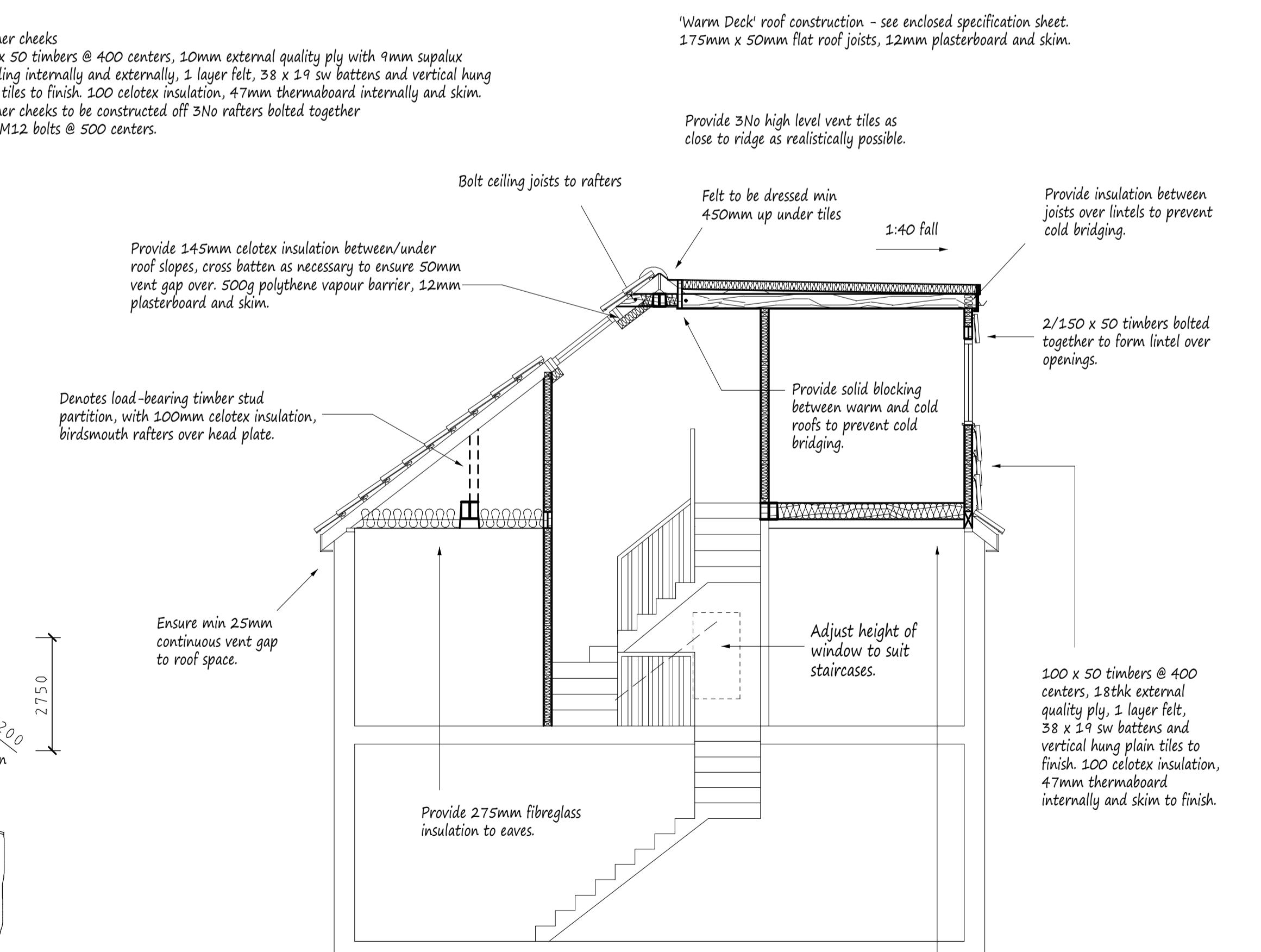


Front Elevation

Side Elevation

Rear Elevation

Side Elevation



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.