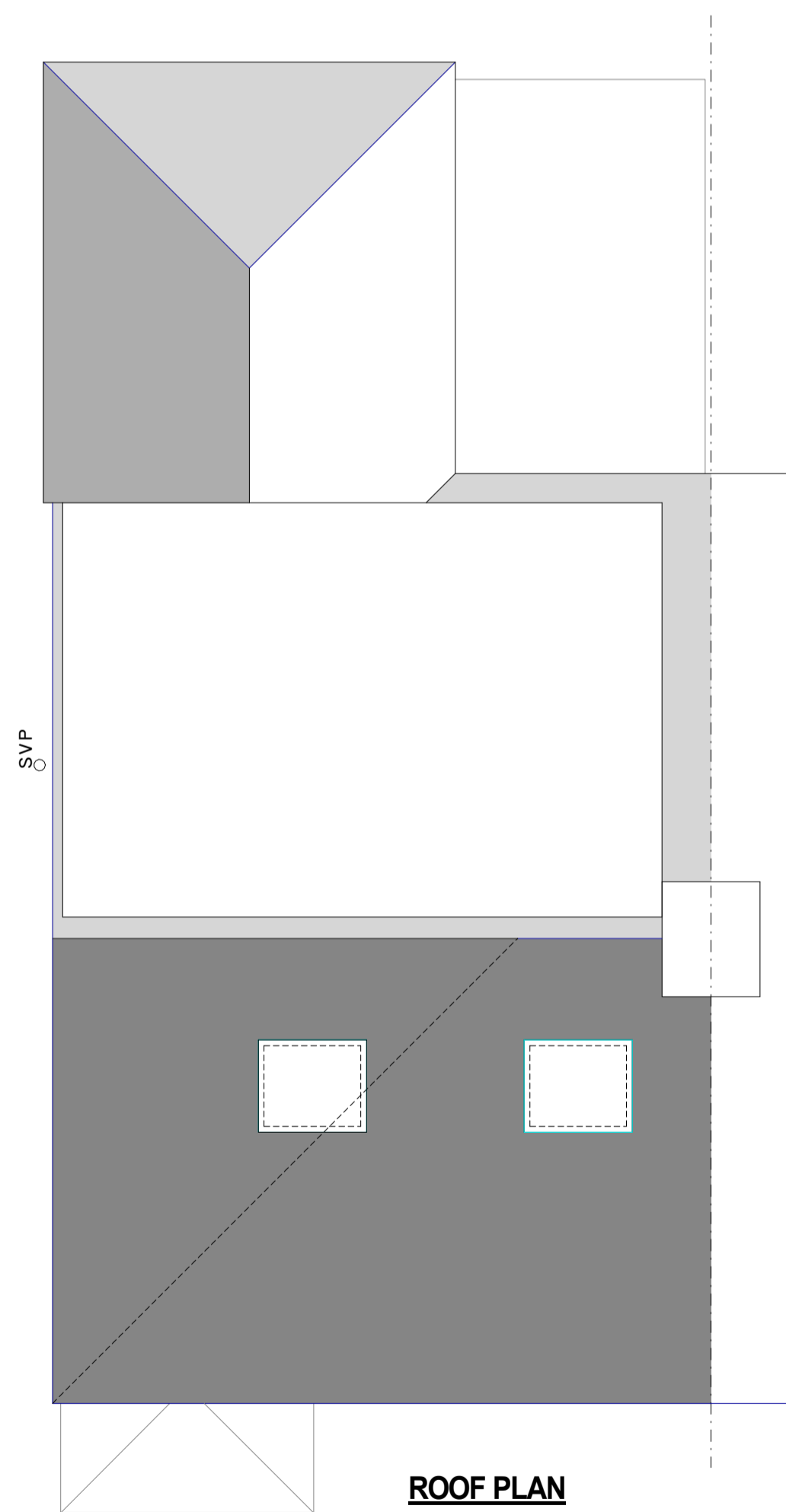


SECTION



ROOF PLAN

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 PIR Insulation 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
Noggins installed at mid span and under partitions
Joists to be doubled up under partitions
Trimming around staircase to be doubled up joists, bolted at 600mm centres
with 100mm rockwool insulation suspended in chickenwire
ceiling 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

STEEL BEAMS/COLUMNS

All new steelwork to be coated with intumescent paint to provide a minimum of 1/2hr fire resistance

DOORS

All doors to habitable rooms on staircase are to be 1/2hr fire resisting, with intumescent strips

STUD PARTITIONS

Stud walls around stair core to be lined to 1/2hr fire resistance with 2 layers 12.5mm plasterboard
Stud wall formed with 70/100 x 50mm CLS timbers
Stud void to be filled with APR1200 insulation

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 equivalent 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

20mm sand/cement render on 100mm blockwork 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 (Contractor is responsible to check to ensure headroom requirements are met before stair is ordered)
Underside of stair to be lined with two layers of plasterboard and voids filled with mineral wool

MECHANICAL VENTILATION

Bathrooms to have 30l/s fan
All fans to discharge to external 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 on boundary side cheek to provide 1/2hr fire resistance, Tyvek breathable membrane, 25x38mm treated battens, tile hanging.
Studwork filled with 100mm Kingspan insulation and lined internally with 62.5mm kingspan insulated plasterboard
Boundary side cheek to be provided with 12mm Supalux firecheck board,

PURLIN STUD WALL

125 x 50mm C24 timbers at 400mm centres, with 125mm sole and head plates
Void to be filled with 120mm PIR insulation, and lined with 60mm PIR in eaves space

PROJECT
48 Burnham Avenue
Ickenham

PROPOSAL
Conversion of
roofspace to habitable

SCALE: 1-50 @ A1

DRAWN: Andy Wilcock

DATE: 23rd February 2026

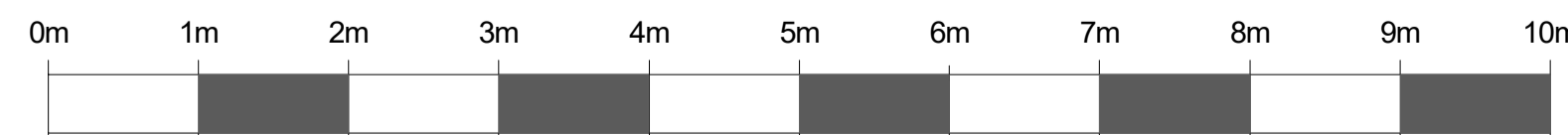
DRAWING NUMBER
542-3

REV

**PROPOSED SECTION
ROOF PLAN AND
SPECIFICATION**

REV	DESCRIPTION	DATE

Drawings are not to be scaled from
Any discrepancies are to be report at the earliest opportunity
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