



DORMER WALL/CHEEKS
Tile hanging to match existing on 38x25mm battens
on Tyvek breathable felt on 18mm WBP plywood
Dormer framed in 100x100 posts
Dormer cheeks on double up rafters bolted at 600mm centres
Dormer lined internally with 6mm Supalux and 32.5mm
insulated plasterboard with skim finish.

FLAT ROOFS

3 Layer felt roofing system on 120mm Celotex flat roof insulation on 18mm WPB plywood deck
Firings to provide min 1 in 40 fall on 170 x 47 C24 flat roof joists. Ceiling formed with 12.5mm plasterboard with skim finish

FLOOR JOISTS

Min 47x170 C16 at 400mm centres, P5 grade 18mm T&G chipboard, 100mm rockwool between joists,

TILED ROOF

Tile to match existing on 38x25mm battens on tyvek or similar breathable felt on 100x50mm c24 grade rafetrs at max 400mm centres

ROOF LIGHTS

Double glazed rooflight to be trimmed around using doubled up roof timbers bolted with M10 bolts

GABLE END WALL (SUBEJCT TO CHECKING EXISTING WALL WIDTH)

20mm sand/cement render on 100mm Celcon Solar external leaf, 10mm residual cavity, 90mm Kingspan K106 cavity insulation
Celcon Standard inner leaf. Walls tied together with stainless steell wall ties at 5 per m2
Walls finished with a Bond and set plaster finish

STUD PARTITIONS

min 70mm studs, void filled with IsoWool 1200 sounddeadening and clad with fireline plasterboard and skim

EXISTING 1ST FLOOR CEILING

Additional layer of 12.5mm plasterboard to be added to ceiling to modify fire resistance

PURLIN STUD WALL

125 x 50MM C24 GRADE TIMBERS (INC HEAD AND SOLE PLATE) VOIDS FILLED WITH KINGSPAN INSULATION, 72.5MM KINSpan ON REAR SIDE OF WALL

WINDOWS

DOUBLE GLAZED LOW E GLASS WITH ARGON FILL FRAMED TO BE UPVC TO MATCH EXISTING.MIN OPENABLE AREA TO BE 1/20TH OF THE ROOM THE WINDOW
OPENS INTO.BACKGROUND VENTILATION TO BE EQUIVLANT TO 10,000MM2WINDOW TO BEDROOMS TO BE APPROPRIATLEY SIZED FOR MEANS OF ESCAPE WITH ESCAPE HINGES

DRAINAGE/WASTES

38MM SINK, 32MM BASIN, 40MM SHOWER/BATH AND 40MM KITCHEN WASTES AND ASSOCIATED DEEP SEAL TRAPS

MECHANICAL VENTILATION

BATHROOMS I5L/S EXTRACT DUCTED TO EXTERNAL

SMOKE AND HEAT DETECTION

MAINS POWERED INTERLINKED SMOKE DETECTORS TO BE PLACED ON CEILINGS OF CIRCULATION SPACE AT ALL LEVELS WITH LINKED HEAT DETECTOR IN KITCHEN

STAIRS

NEW STAIRS TO HAVE MINIMUM GOING 50MM, MAX 220MM AND RAISE MAX 200MM WITH A PITCH NOT EXCEEDING 42 DEGREES.HANDRAIL TO BE PROVIDED ON ONE
SIDE OF STAIR 900MM ABOVE STAIR PITCH. MINIMUM HEADROOM OVER STAIR TO BE MINIMUM 2M
STAIR OPENINGS IN NEW FLOOR FORMED USING DOUBLED UP JOISTS/TRIMMERS

STEELWORK

NEW STEEL BEAMS THAT SUPPORT ANY WALLS OR FLOORS ARE TO BE PROVIDED WITH MINIMUM OF HALF HOUR FIRE PROTECTION BY ENCASING INTWO LAYERS OF 12.5M
PLASTERBOARD, WITH STAGGERED JOINTS AND SKIM PLASTER FINISH

9 Tavistock Road,
Ickenham



PLAN

PROJECT

PLANS, SECTIONS AND ELEVATIONS

LOFT CONVERSION

General Notes:
1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highest design
2. All drawings are indicative of architect's usual requirements only and show design intent only
3. This is a conceptual design stage of drawing and any construction shall be in accordance with the design
4. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highest design
5. This drawing should not be used to calculate areas for the purpose of valuations. All dimensions to be checked
on site by contractor and each dimension to be their responsibility

DWG No

01

Rev: -

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