

#### FLAT ROOFS

3 Layer felt roofing system on 120mm Celotex flat roof insulation on 18mm WPB plywood deck  
Firrings 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 rafters 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 (SUBJECT 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 steel wall ties at 5 per m<sup>2</sup>  
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 Kingspan 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 equivalent to 10,000mm<sup>2</sup> window to bedrooms to be appropriately 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 15L/s extract ducted to external

#### SMOKE AND HEAT DETECTION

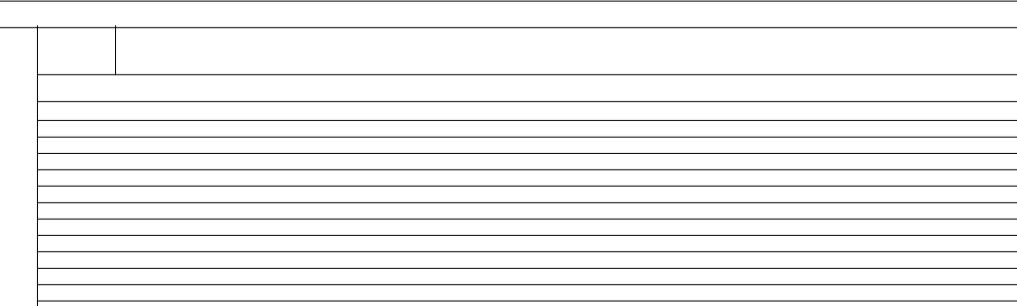
Mains powered interlinked smoke detectors to be placed on ceilings of circulation space at all levels with linked heat detector in kitchen

#### 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 in two layers of 12.5mm plasterboard, with staggered joints and skim plaster finish



0 1m 2m 3m 4m 5m  
SCALE 1:50

9 Tavistock Road,  
Ickenham

PLAN	PLANS, SECTIONS AND ELEVATIONS
PROJECT	LOFT CONVERSION

DWG No  
01  
Rev: -

General Note:  
All dimensions to be checked on site prior to construction any discrepancies should be reported to the highford design  
All dimensions are in mm  
As this is a computer drawing scale of drawings can vary on printing check on site for setting out  
Copies of this drawing should not be used to calculate areas for the purpose of valuations. All dimensions to be checked  
on site by contractor and such dimensions to be their responsibility

Date: December 2024  
Project: 9 Tavistock Road, Ickenham  
Scale: 1:50 @ A1  
Checked: AW  
Drawing Title: Plans, Section and Specification  
Status: Planning  
Job No: 455

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