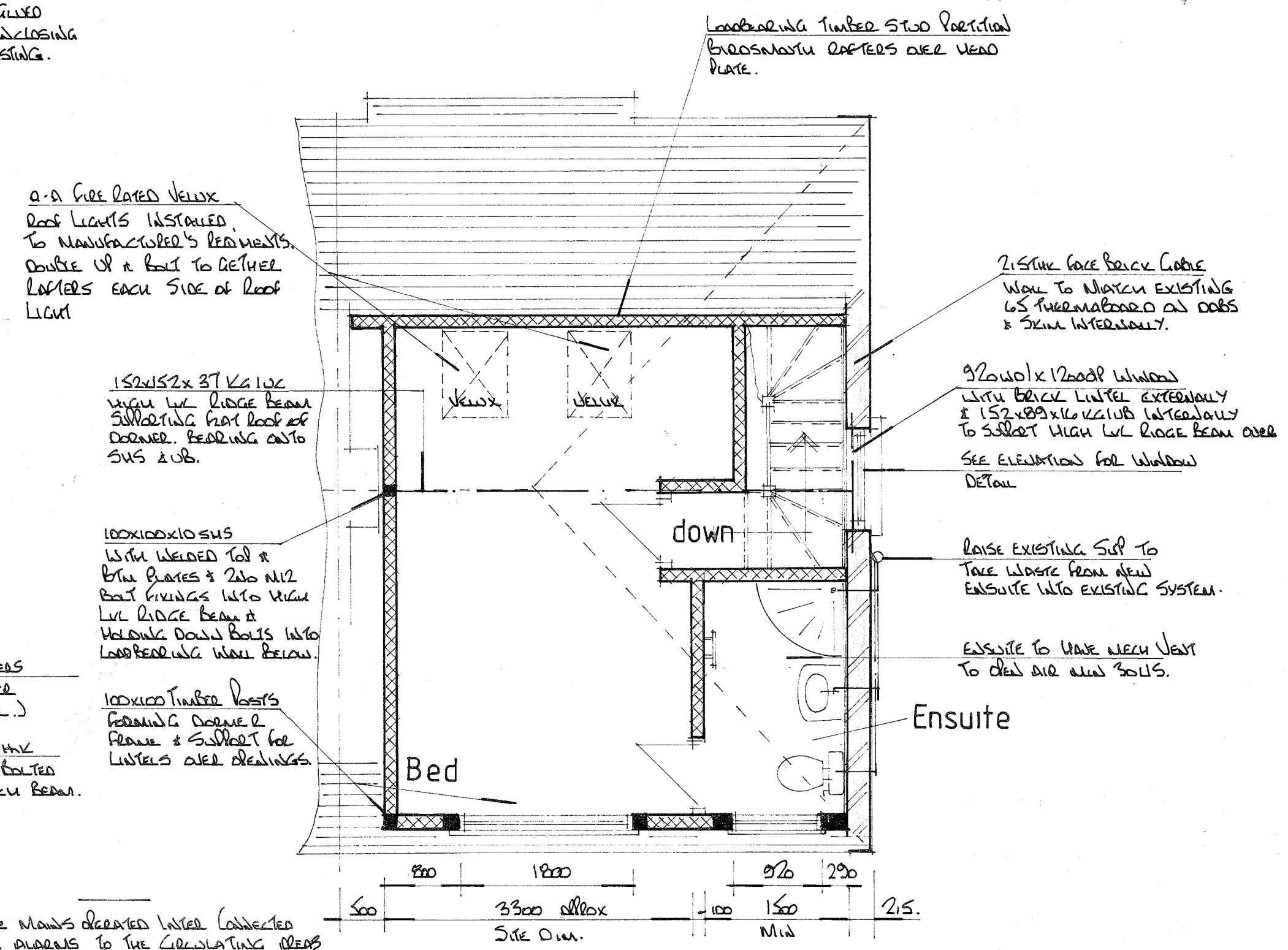
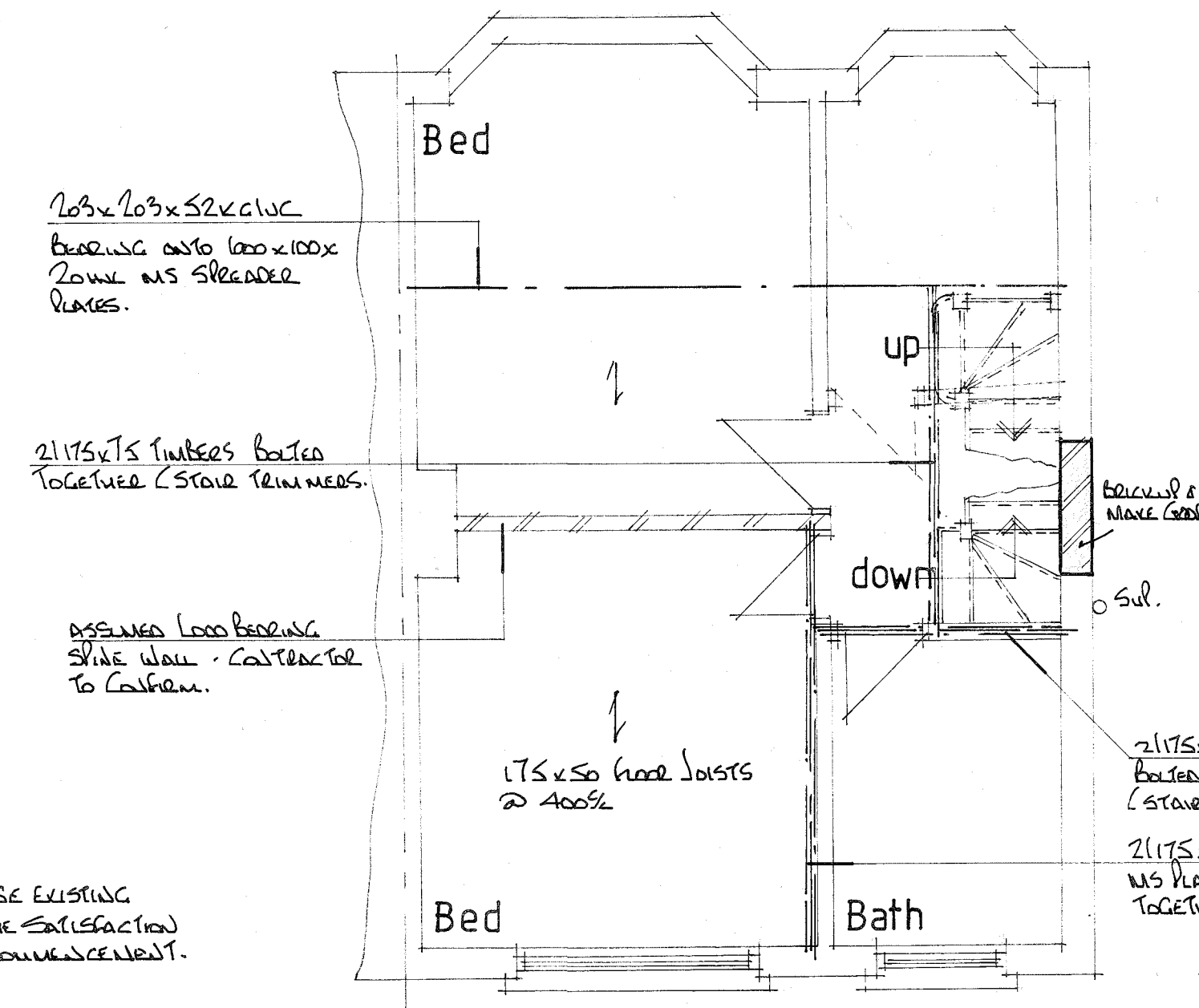
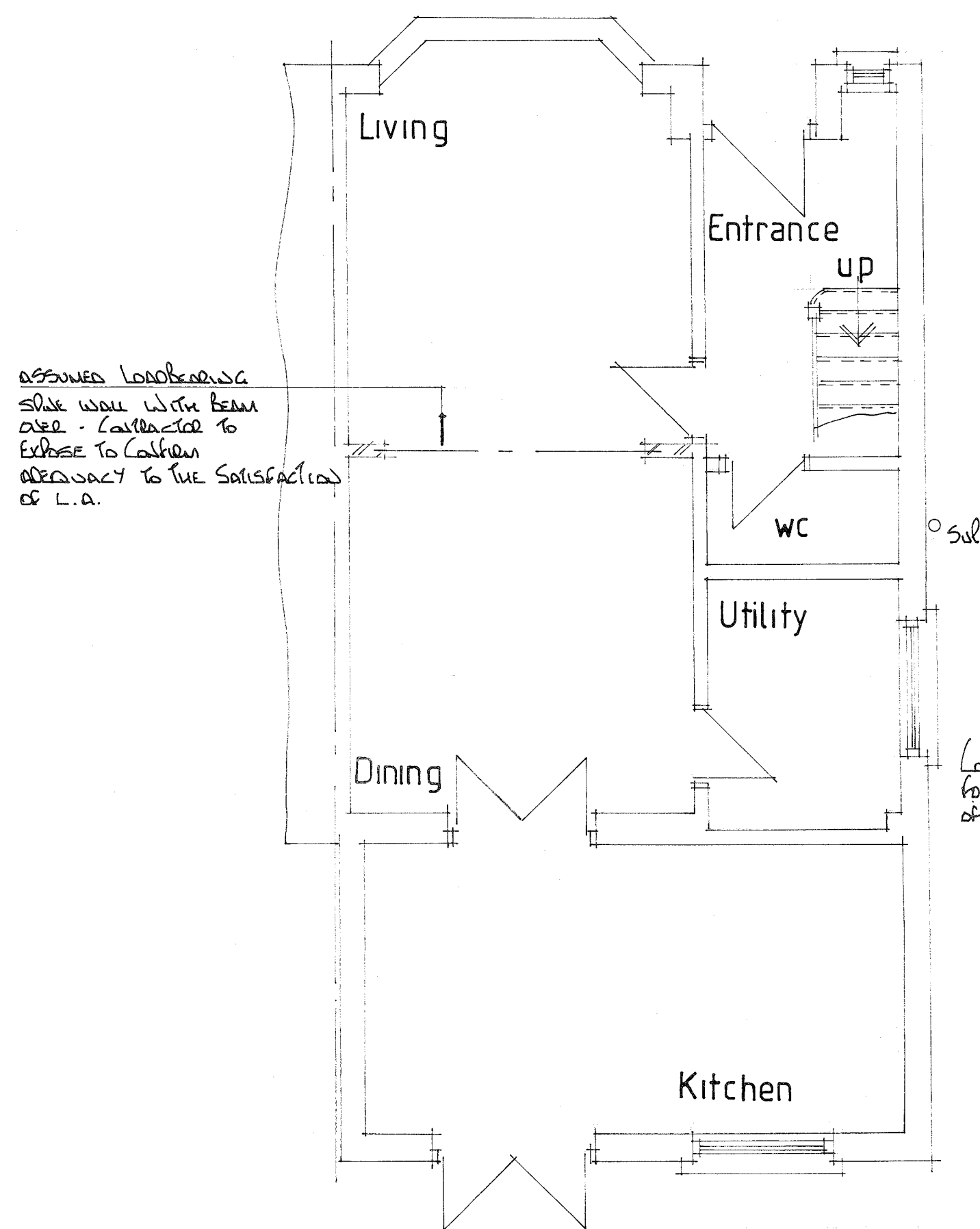


NEW STEEL BEAMS TO BE ENCASED IN 212mm GUTS PLASTERBOARD & SKIM OR FIRE RESISTANT PAINT TO ACHIEVE NECESSARY FIRE PROTECTION.

ALL DOORS OFF STAIRCASE ENCLOSURE AT GROUND LVL & 2ND FLOOR TO BE 1/2 HR FIRE RESISTING WITH 300 FIRE WOODS CLOSING ONTO 35x75 GUMED & SCREENED STOPS. ALL WINDOWS ENCLOSING STAIRCASE TO BE 1/2 HR FIRE RESISTING.

Roofing.
Revised VR1 Gable Roof = 13.85m³
Revised Rear Gable = 22.75m³
TOTAL = 36.60m³ *
50m³ ∴ Roofing Not Required
REQUIRED DEVELOPMENT.

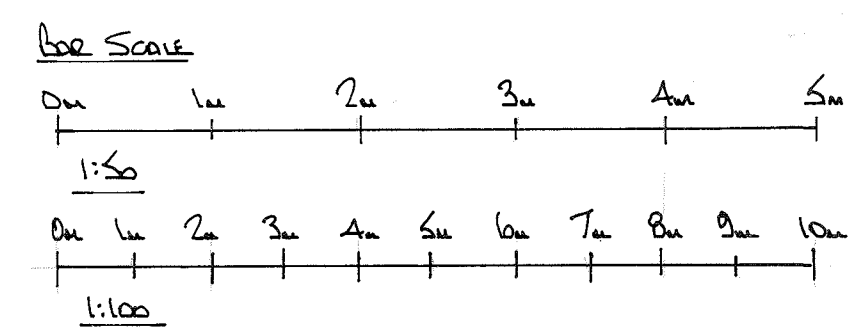


- NOTES:
- All dimensions must be checked on site and not scaled from this drawing.
 - All dimensions are in millimetres.
 - Ventilation to be 1/20 of room area (min).
 - Lintels to have min of 150 end bearings.
 - New habitable rooms to have background ventilation of at least 8000mm² i.e. Trickle vent or air brick.
 - New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal nogging. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be of 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. 16mm spacer with low E glass to inner pane.
 - Staircase: 13 No. equal risers @ 102mm. No. equal treads @ 135mm.
- Max 42° pitch, min 2000mm clear headroom height
Min 900mm finished floor level to handrail/stairnosing.
Max 100 centres balustrading. Min 50mm treads to winder box.
Staircase manufacturer to visit site and confirm the above.
- Provide code 4 lead flashing and soakers to dormer at junction of main roof.
 - Plumbing: Waste pipe sizes: sink 38 diameter, bath - 38 diameter, shower - 38 diameter, wash hand basin 32 diameter. All with 75 deep seal traps. All plumbing to be BS 5572:1978.
 - 75% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
 - 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-certification scheme authorised by the secretary of state. (BRE, BSI, ELECSA, NAPIT or NICEIC)

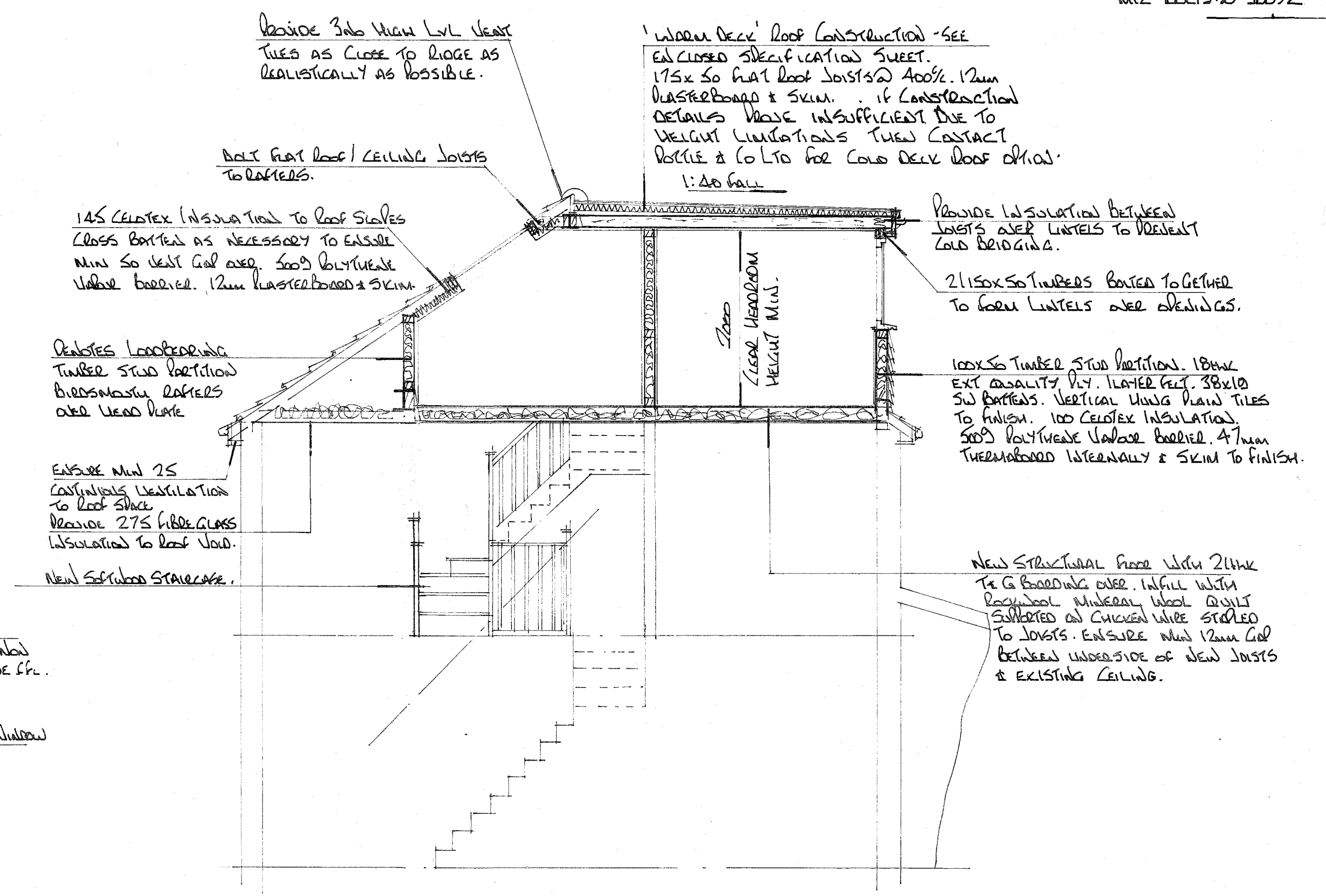
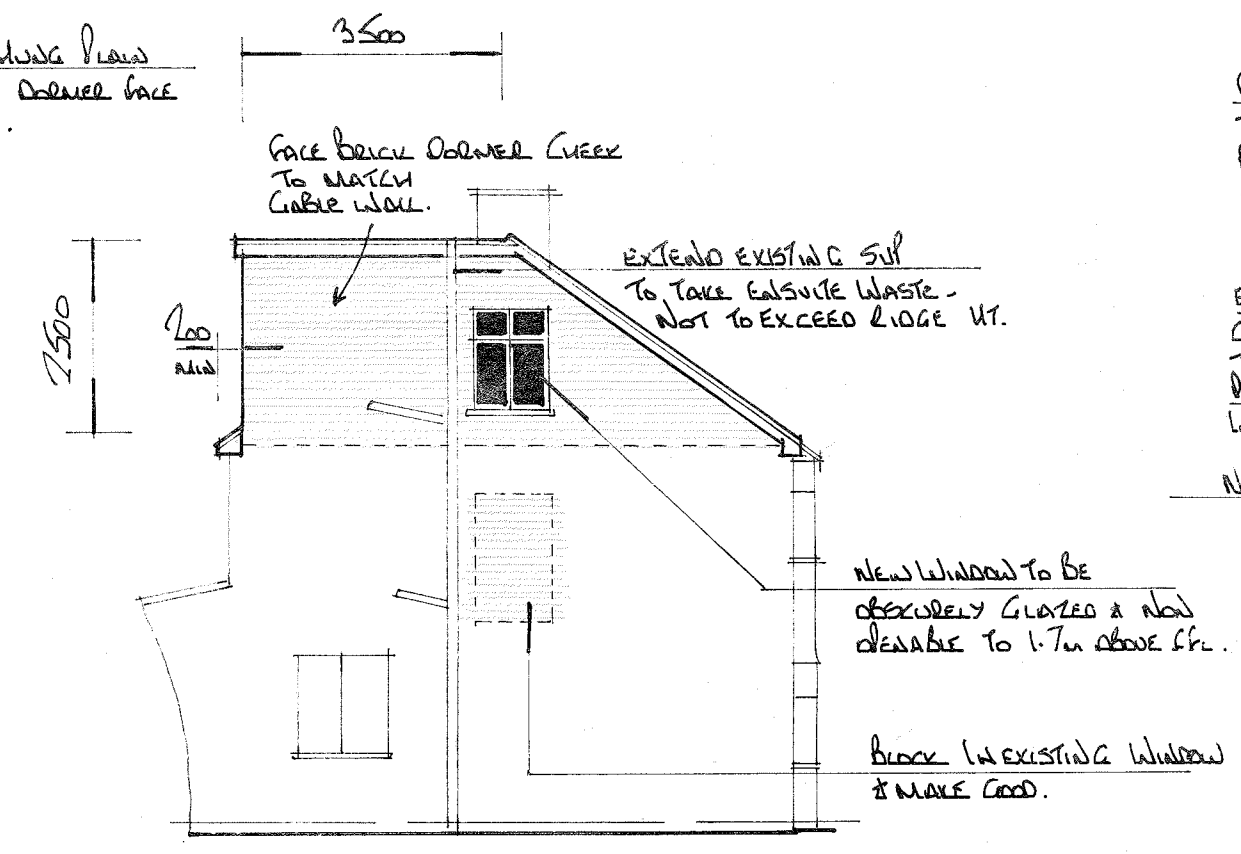
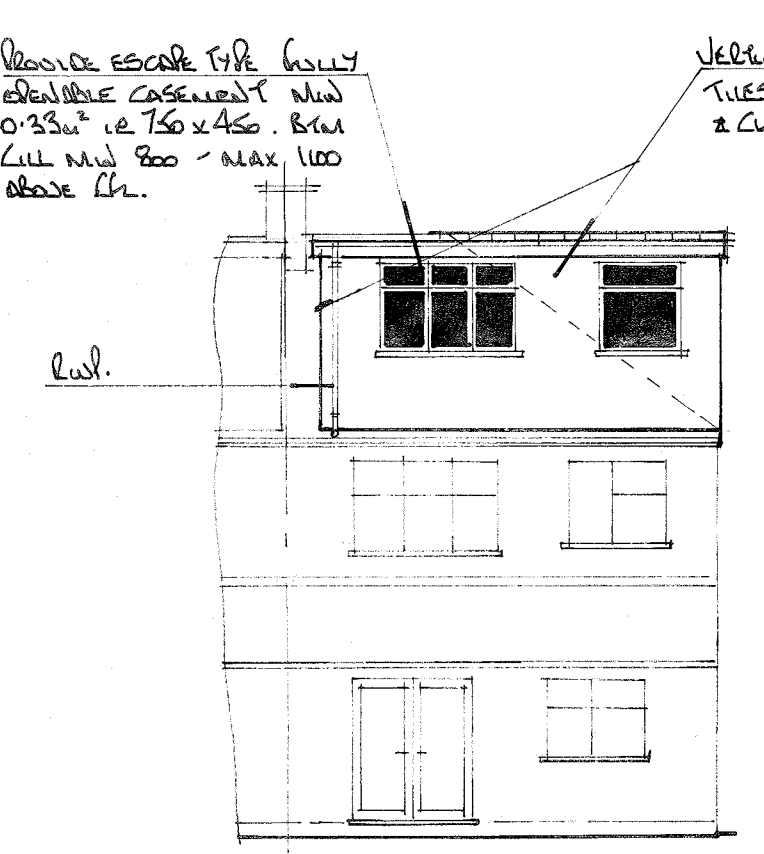
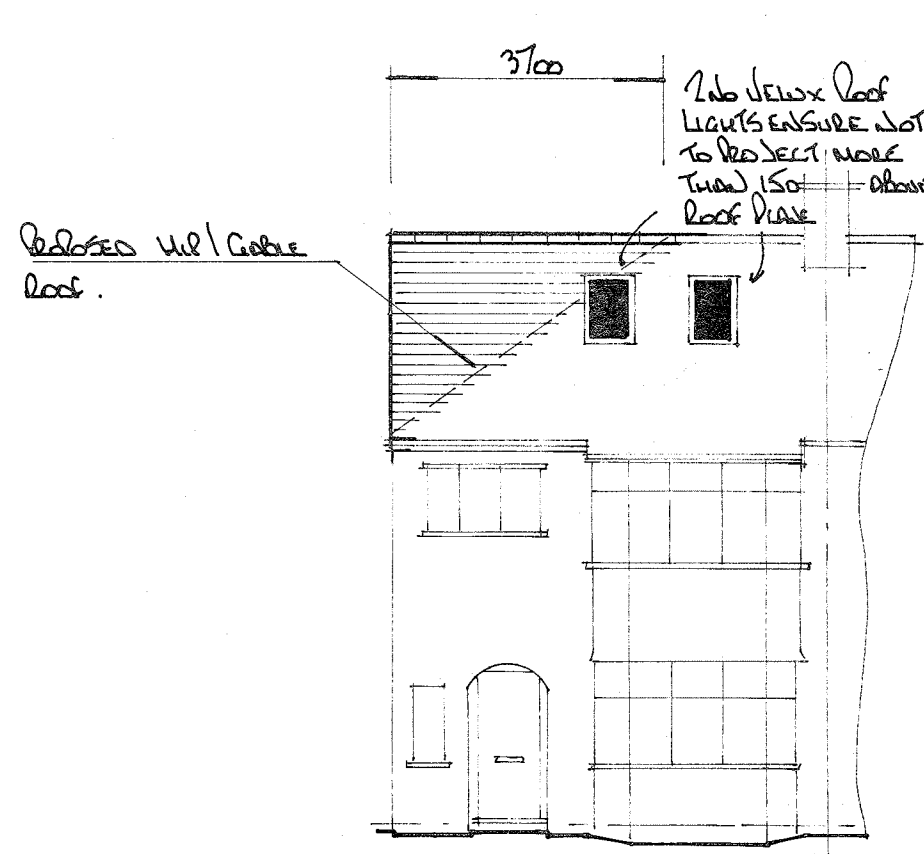
FIRST FLOOR PLAN - showing proposed alterations

PROPOSED ROOMS IN ROOF SPACE

GROUND FLOOR PLAN



ALL MATERIALS TO MATCH EXISTING



FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

CROSS SECTION

A	
Date	Revisions
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Tel: 01895 622800 www.pottle.uk.com	
Client MR KEEN/Miss WILLOUGHBY	
Job Title 56 SEDGWICK AVENUE HILLINGDON MIDD	
Drawing Title ALTERATIONS TO MAIN ROOF FOR LOFT CONVERSION	
Scale 1:50 1/10	
Date June 2019	Drawn by GEL
Dwg No. 4258 /01	Rev.