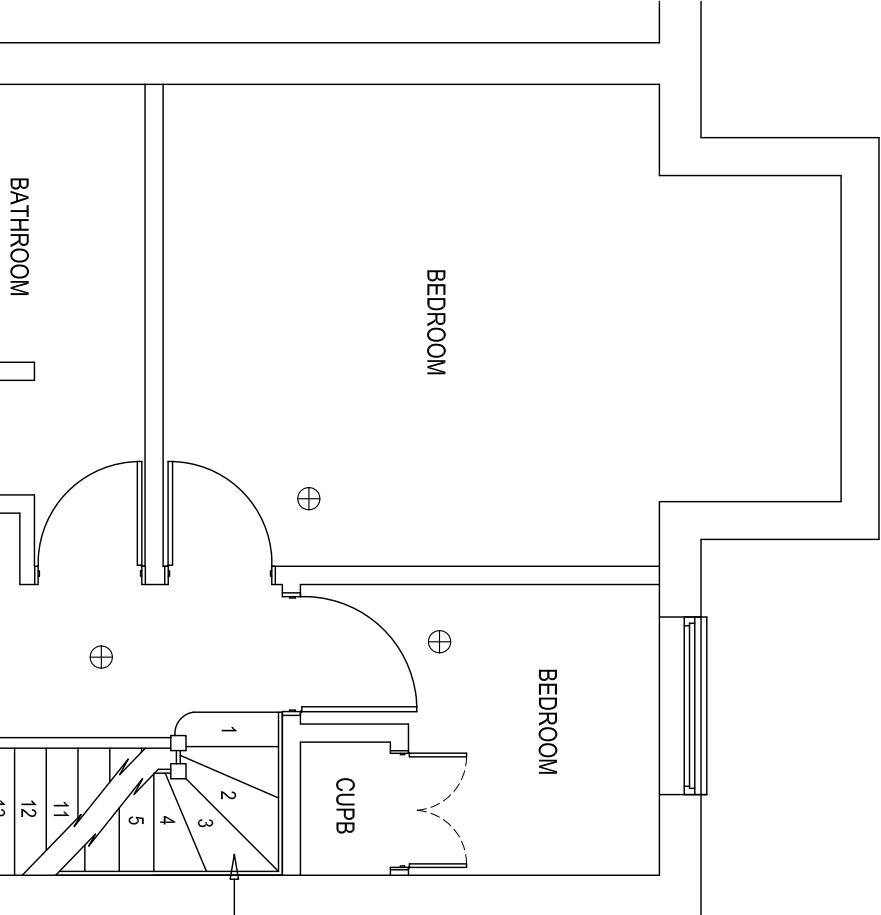
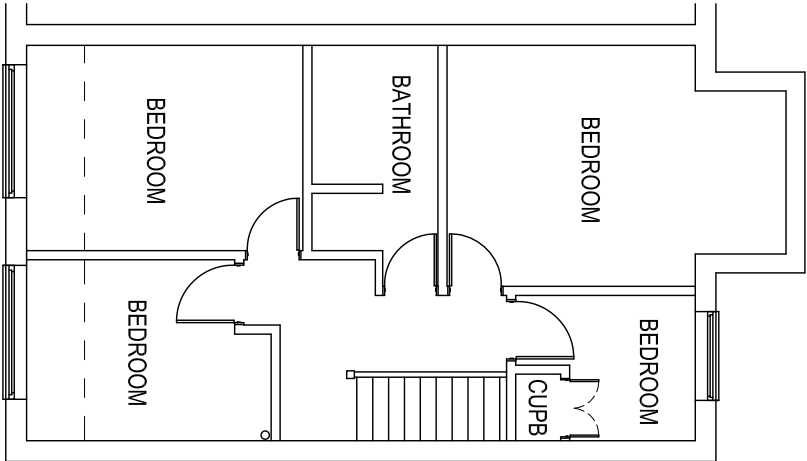
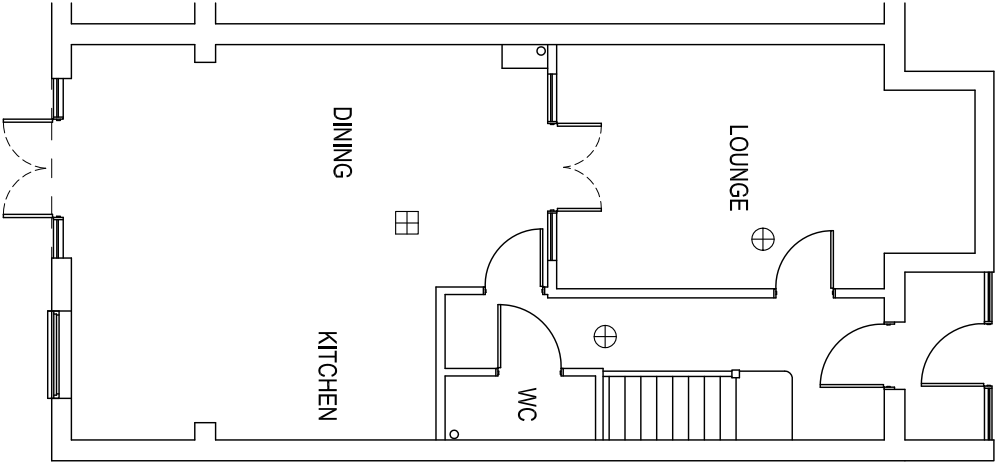




POSITION OF NEW STAIRCASE

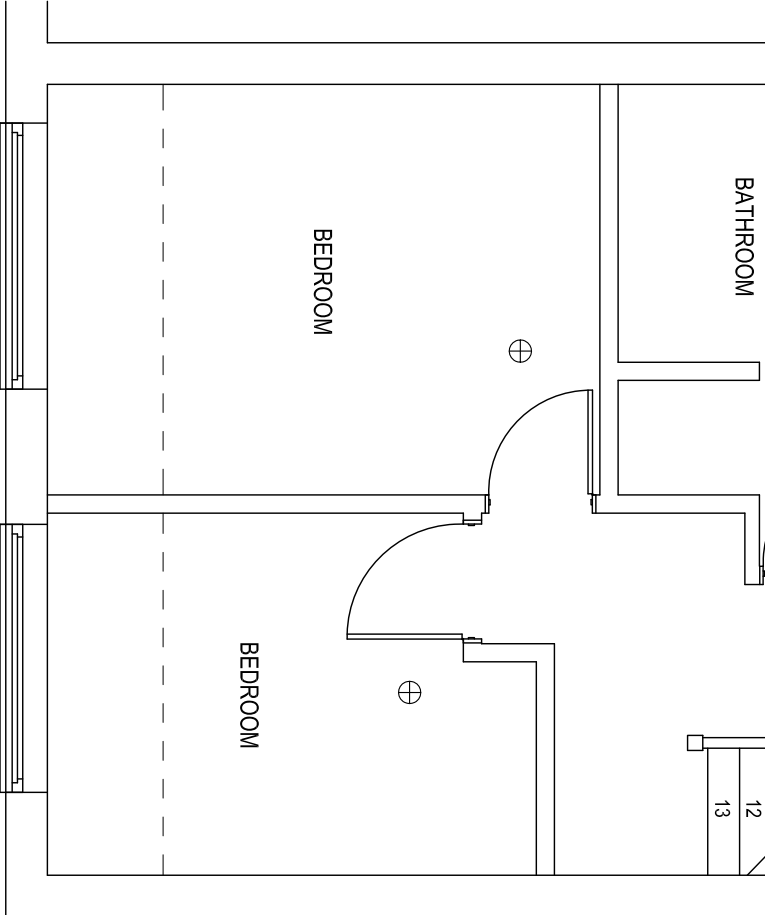


EXISTING FIRST FLOOR (1:100)



EXISTING GROUND FLOOR (1:100)

FIRE PRECAUTIONS:
SELF CONTAINED MAINS OPERATED INTERLINKED SMOKE ALARMS (BS5446) AND FITTED WITH BATTERY BACKUP TO BE PROVIDED TO ALL HABITABLE ROOMS, LANDINGS AND HALL. CEILINGS SHOWN THUS ⊕ AND HEAT DETECTOR TO KITCHEN SHOWN THUS ⊞. HABITABLE ROOMS IN THE NEW STOREY TO HAVE AN ESCAPE WINDOW 0.33m² CLEAR OPENING AND AT LEAST 450mm WIDE OR HIGH (450x750). NO GLAZED DOORS ALLOWED. ANY DOORS FOUND UNSUITABLE TO BE REPLACED WITH NEW FD20 DOORS.

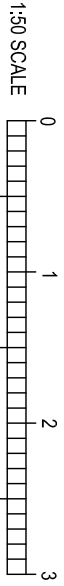


PROPOSED FIRST FLOOR (1:50)

PROJECT:
HIP TO GABLE ROOF CONVERSION

CLIENT:
MR AND MRS AYRES
49b CORNWALL ROAD
RUISLIP
MIDDLESEX
HA4 6AJ

REV.



DRAWING NO
3054

DATE
JULY 2019

SCALE
1:50 1:100 @ A3

SHEET NO
1 OF 6

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FLOOR: TO BE MADE WITH JOIST AUTHORITY
22mm T&G CHIPBOARD (V313 TYPE) ON GRADE FLOOR JOISTS AS SHOWN AT 400c/c FIXED TO TRIMMERS & BEAMS USING SIMPSON STRONG-TIE JH450 HANGERS. JOISTS AND BEAMS TO BE 20mm CLEAR OF EXISTING CEILING CONSTRUCTION AND 40mm CLEAR OF CHIMNEY FLUES. ALL MULTIPLE MEMBER TIMBER BEAMS TO BE BOLTED AT 800 STAGGERED CENTRES USING M12 BOLTS. ALL STRUCTURAL STEEL WORK TO BE ENCASED IN TWO LAYERS OF 12.5mm PLASTERBOARD (JOINTS STAGGERED) AND WIRED AT 150mm c/c.

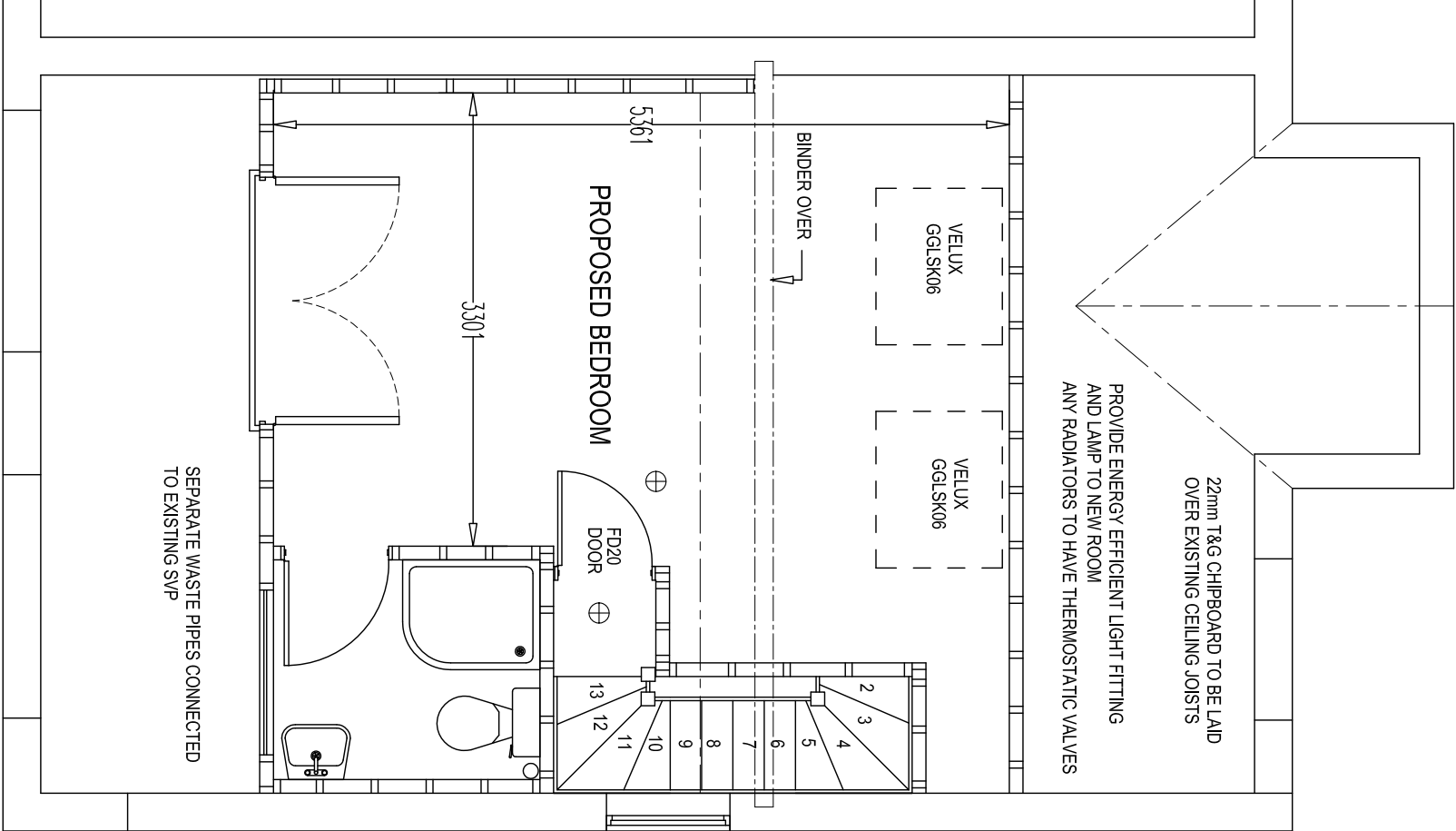
PROPOSED STAIRCASE:
ESTIMATED FLOOR-TO-FLOOR = 2870. WIDTH= 700 AT 42° PITCH GIVES 14 EQUAL RISERS OF 205mm AND EQUAL STRAIGHT TREAD GOING OF 228mm. CONSECUTIVE TAPERED TREADS TO HAVE EQUAL GOING AND AT LEAST THE GOING OF THE STRAIGHT TREADS. MINIMUM GOING OF TAPERED TREADS TO BE 50mm. HANDRAIL PROVIDED TO RISK SIDE OF STAIRCASE SET 900mm ABOVE PITCH LINE WITH VERTICAL SPINDLES SET AT 99mm SPACINGS. BALUSTRADE SET AS HANDRAIL. 2 mtrs MINIMUM VERTICAL HEADROOM

VELUX WINDOWS:
ALL WINDOWS TO BE DOUBLE GLAZED WITH LOW E GLASS (4:164 MIN) AND FITTED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. TRIMMED BOTH SIDES WITH DOUBLE RAFTERS WITH TRIMMERS ABOVE AND BELOW.

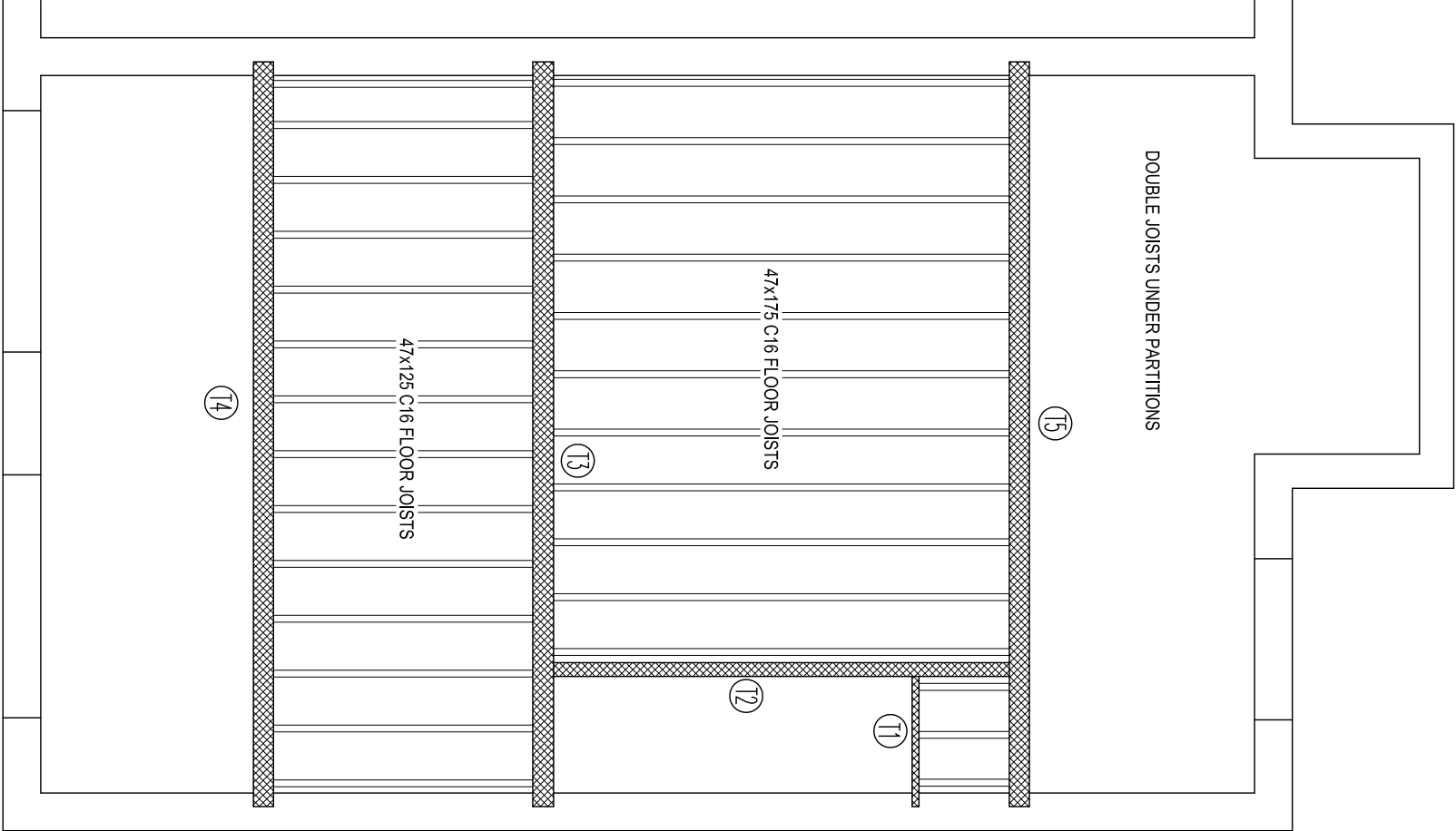
WINDOWS & VENTILATION:
ALL NEW WINDOWS TO BE DOUBLE GLAZED (4:164 MINIMUM) USING LOW E GLAZING. MIN U VALUE 1.6. (WER C OR BETTER) WITH SILL HEIGHT SET 800mm MINIMUM ABOVE FLOOR LEVEL. HABITABLE ROOMS TO BE PROVIDED WITH RAPID VENTILATION 1/20th OF ROOM AREA AND 8000mm² BACKGROUND VENTILATION. SHOWER TO HAVE BACKGROUND VENTILATION OF 4000mm² AND FITTED WITH A MECHANICAL EXTRACTOR TO ACHIEVE 30 L/S EXTRACTION.
EXISTING ROOF TO BE PROVIDED WITH PROPRIETARY VENTILATORS TO ACHIEVE THE EQUIVALENT CONTINUOUS VENTILATION OF 25mm (EAVES) AND 5mm (RIDGE)

PLUMBING:
SHOWER AND BASIN WASTE PIPES TO BE 40mm DIAMETER. RUNS OVER 4 METRES TO BE 50mm DIAMETER ALL CONNECTED SEPARATELY VIA 75mm DEEP SEAL TRAPS TO EXISTING S.V.P. OR NEW 110mm COMMON BRANCH PIPE (1:40 FALL). CLEANING ACCESS TO BE PROVIDED AT CHANGE OF PIPE DIRECTION. CONNECTIONS TO S.V.P. TO BE AT LEAST 200mm FROM W.C. BRANCH. EXISTING VENT PIPE WITHIN 3 METRES OF OPENABLE WINDOWS TO EXTENDED 900mm ABOVE OPENINGS AND PROVIDED WITH VENTILATING COVER.

ELECTRICAL WORKS:
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
A BS 7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED RELATING TO THE WORKS BY A COMPETENT PERSON.



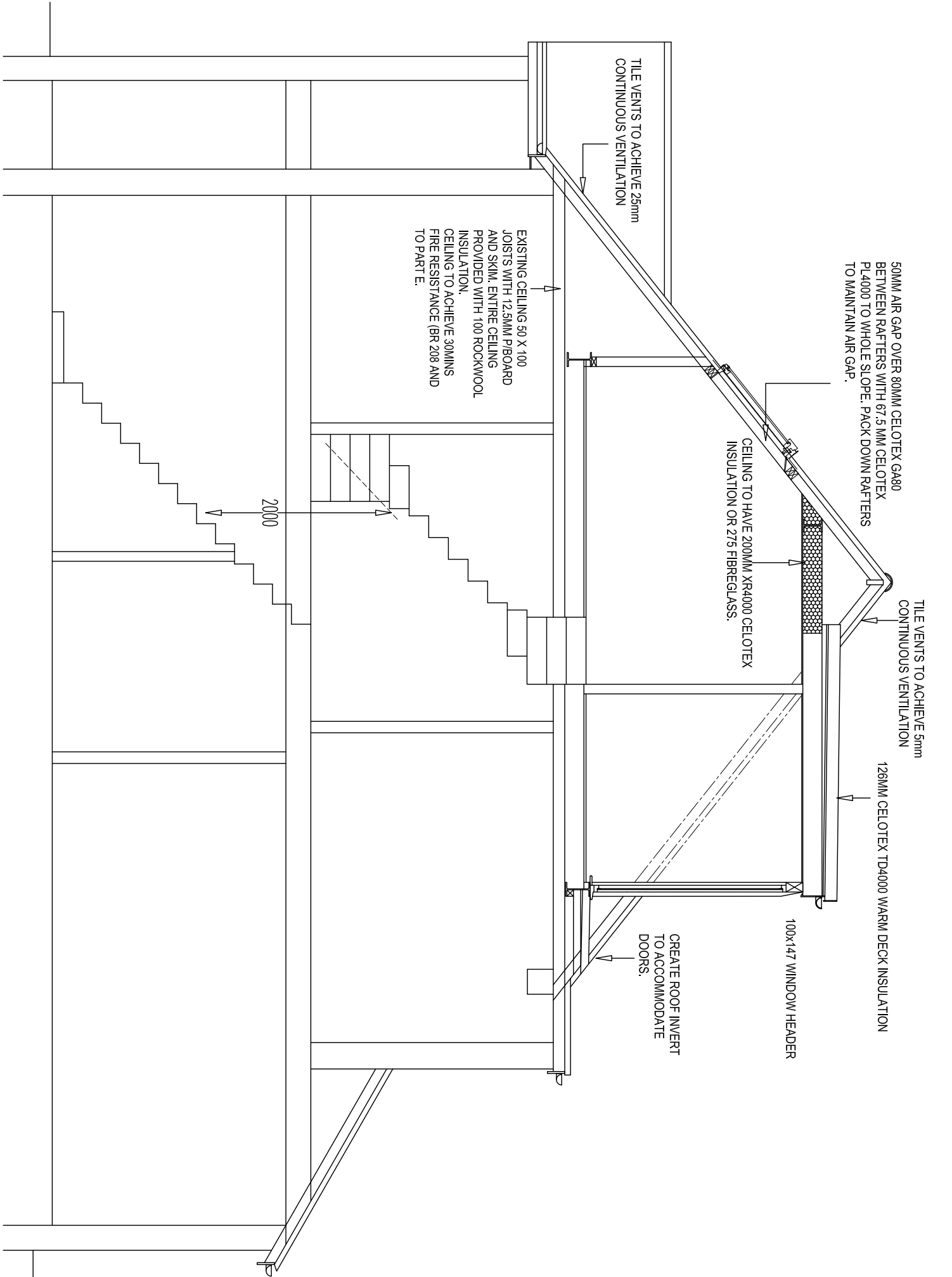
PROPOSED LOFT ROOM PLAN 1:50



LOFT FLOOR STRUCTURE PLAN 1:50

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. NO STRUCTURAL CHANGES TO BE MADE WITHOUT AUTHORITY.

3 No 30x5x1200 LONG RESTRAINT STRAPS FIXED TO END THREE ROOF JOISTS AND BLOCKWORK



SECTION (1:50)

DORMER WALLS (TILE HUNG)
VERTICAL TILES ON 19x38 TREATED TILE BATTEN ON TYPE 1F FELT (BS747) ON 9.5 EXTERIOR PLYWOOD WELL NAILED TO 47x100 VERTICAL STUDS AT 400c/c. 100MM CELOTEX GA4000 INSULATION TO ALL CAVITIES WITH POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION. FINISHED INTERNALLY WITH 9.5mm PLASTERBOARD AND SKIM COAT PLASTER. WALLS WITHIN ONE METRE OF BOUNDARY TO HAVE 12.5mm PLASTERBOARD INTERNALLY AND 6mm MASTERBOARD EXTERNALLY (DRY SIDE OF FELT) TO ACHIEVE FULL HALF HOUR FIRE RESISTANCE (30/30)

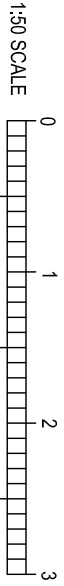
FLAT ROOF:
GRP ROOFING SYSTEM ON 126MM CELOTEX TD4000 INSULATION ON POLYTHENE VAPOUR BARRIER ON 18MM EXTERIOR PLYWOOD. TAPERED FININGS WITH 1:40 FALL ON 47 X 175 C16 ROOF JOISTS AT 400 C/C. FINISHED INTERNALLY WITH 9.5mm PLASTERBOARD AND SKIM COAT PLASTER.

STUD WALLS AND ROOF SLOPE:
PERIMETER AND PURLIN WALLS TO BE 47x100 VERTICAL STUDS AT 400c/c ON 47x100 HEAD & BASE PLATES ALL CAVITIES TO BE FILLED WITH 100MM CELOTEX GA4000 INSULATION FACED IN 12.5mm PLASTERBOARD AND SKIM.
INTERNAL PARTITIONS TO BE 47x75 VERTICAL STUDS AT 400c/c WITH CROSS NOGINS ON 47x75 PLATES FACED IN 12.5mm PLASTERBOARD AND SKIM. STUD CAVITIES FILLED 100 ROCKWOOL INSULATION TO COMPLY WITH PART E. STAIR ENCLOSURE TO HAVE 12.5mm PLASTERBOARD BOTH SIDES TO ACHIEVE HALF HOUR FIRE RESISTANCE.
NEW ROOF SLOPES WITHIN THE CONVERSION TO HAVE 80mm CELOTEX GA80 TO ALL RAFTER CAVITIES WITH BATTENS FIXED TO THE UNDERSIDE OF RAFTERS TO MAINTAIN 50mm AIR GAP ABOVE INSULATION AND 67.5mm CELOTEX PL4000 INSULATION TO WHOLE OF SLOPING AREA (TO ACHIEVE 0.18WM2/KI, POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION WITH 9.5mm PLASTERBOARD AND SKIM INTERNALLY.

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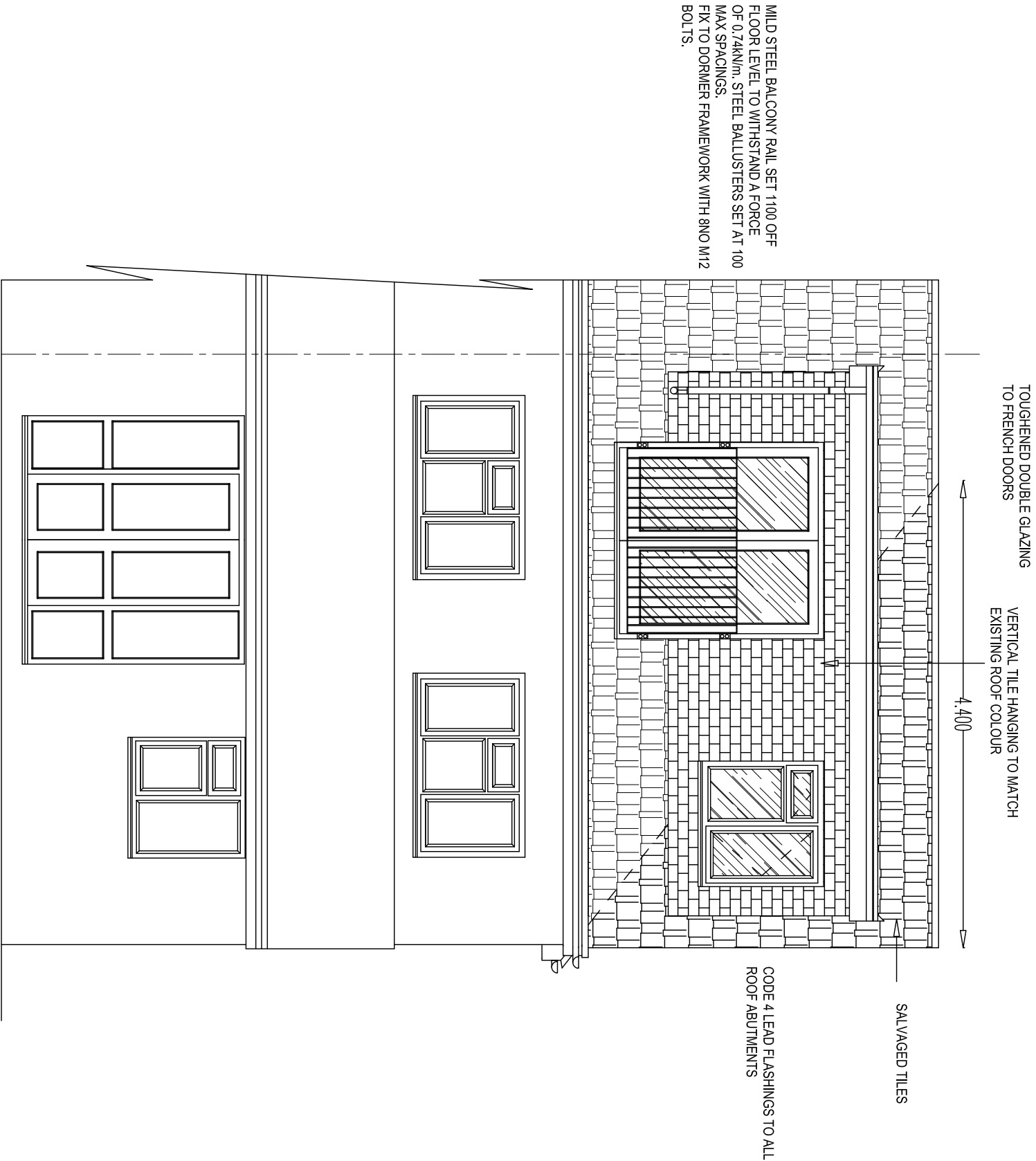
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1:50 1:100 @ A3

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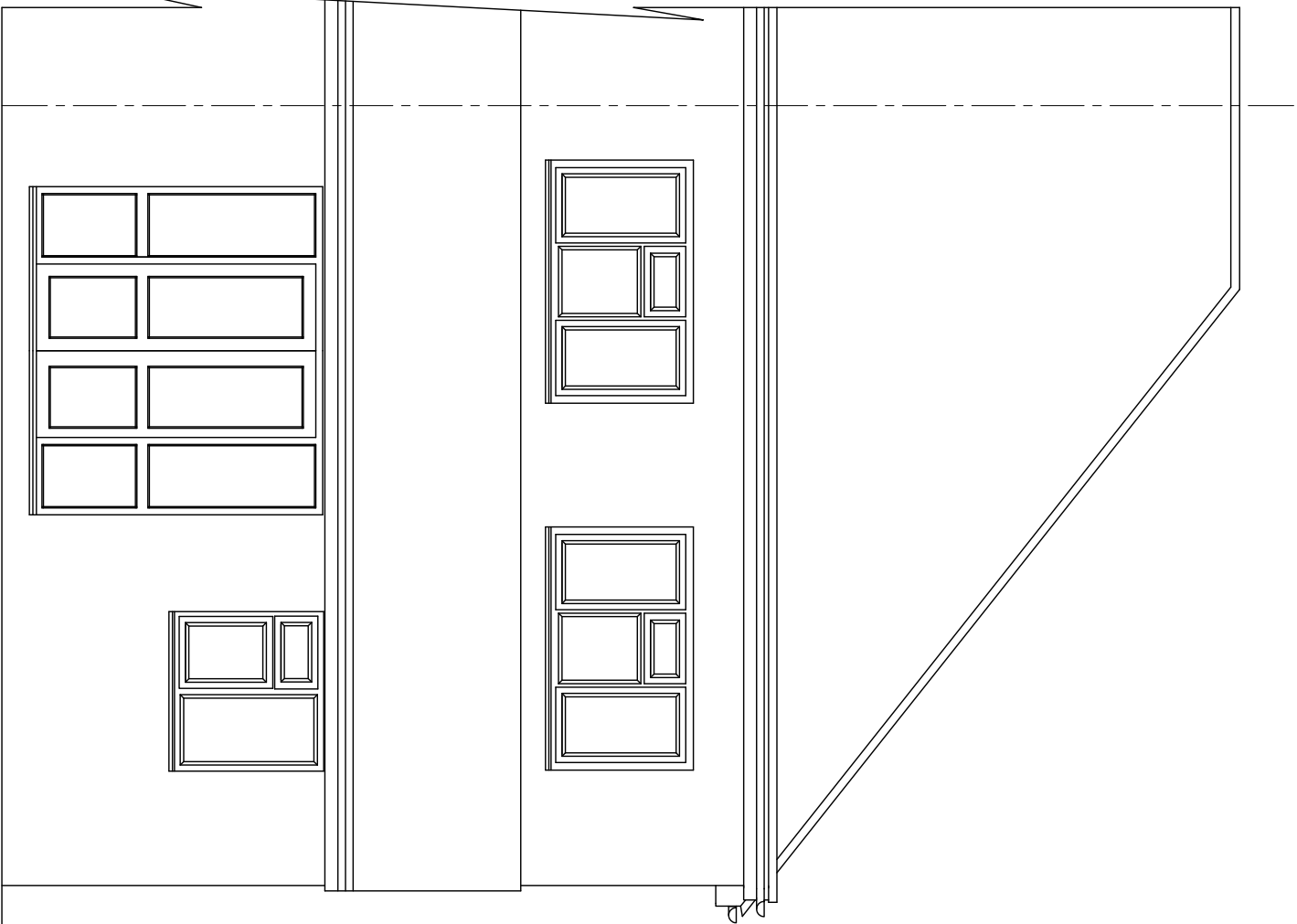
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MATERIALS USED IN THE EXTERIOR WORKS TO BE OF A SIMILAR APPEARANCE TO THOSE USED IN THE CONSTRUCTION OF THE EXISTING DWELLING HOUSE.

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PROPOSED REAR ELEVATION 1:50

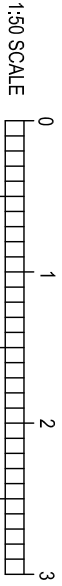


EXISTING REAR ELEVATION 1:50

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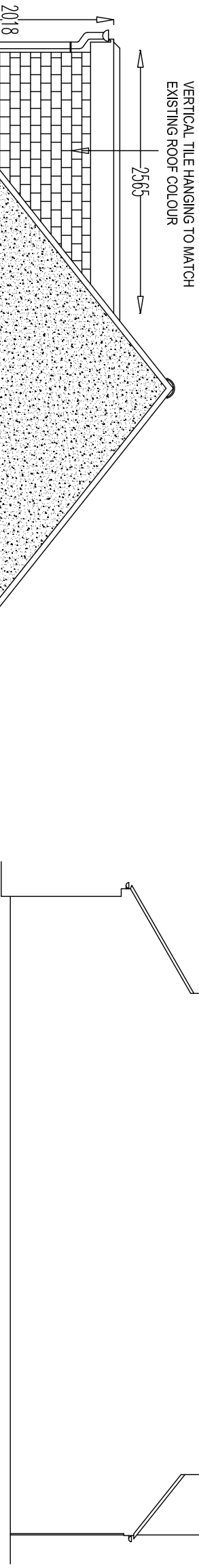
DATE
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1:50 1:100 @ A3

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VOLUME INCREASE

GABLE 9.0 X 3.55 X 4.4/6 = 23.5 CM
DORMER 5.2 X 2.6 X 2.1/2 = 14.2 CM
TOTAL 23.5 + 14.2 = 37.7 CUBIC METRES
ALLOWABLE ON ETH 40 CM
∴ PERMITTED DEVELOPMENT.

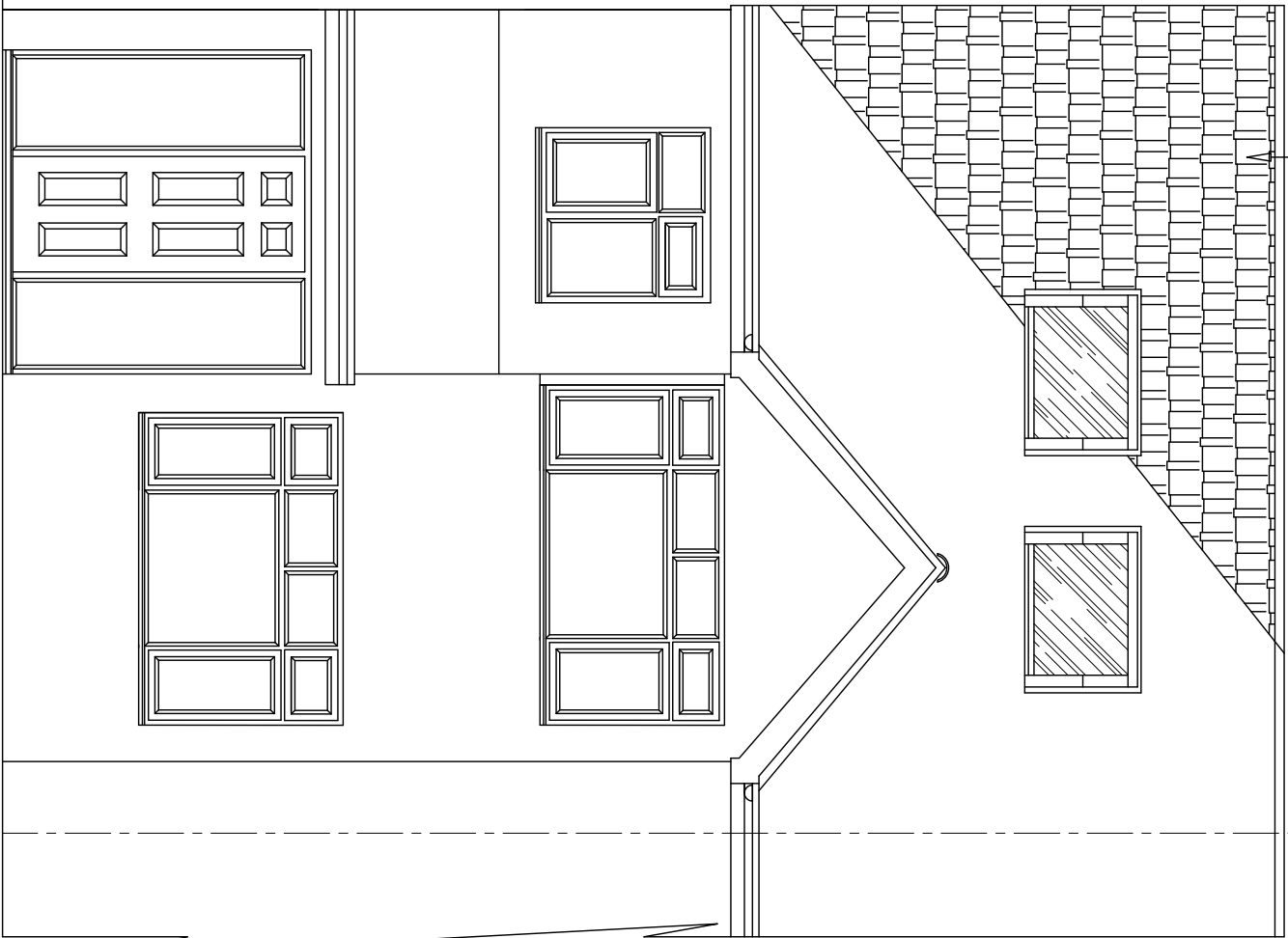
PROPOSED SIDE ELEVATION 1:50

REV.	DRAWING NO	DATE	SCALE	SHEET NO	DRAWN CMM TEL 01283 845270
	3054	JULY 2019	1:50 1:100 @ A3	5 OF 6	
1:50 SCALE					

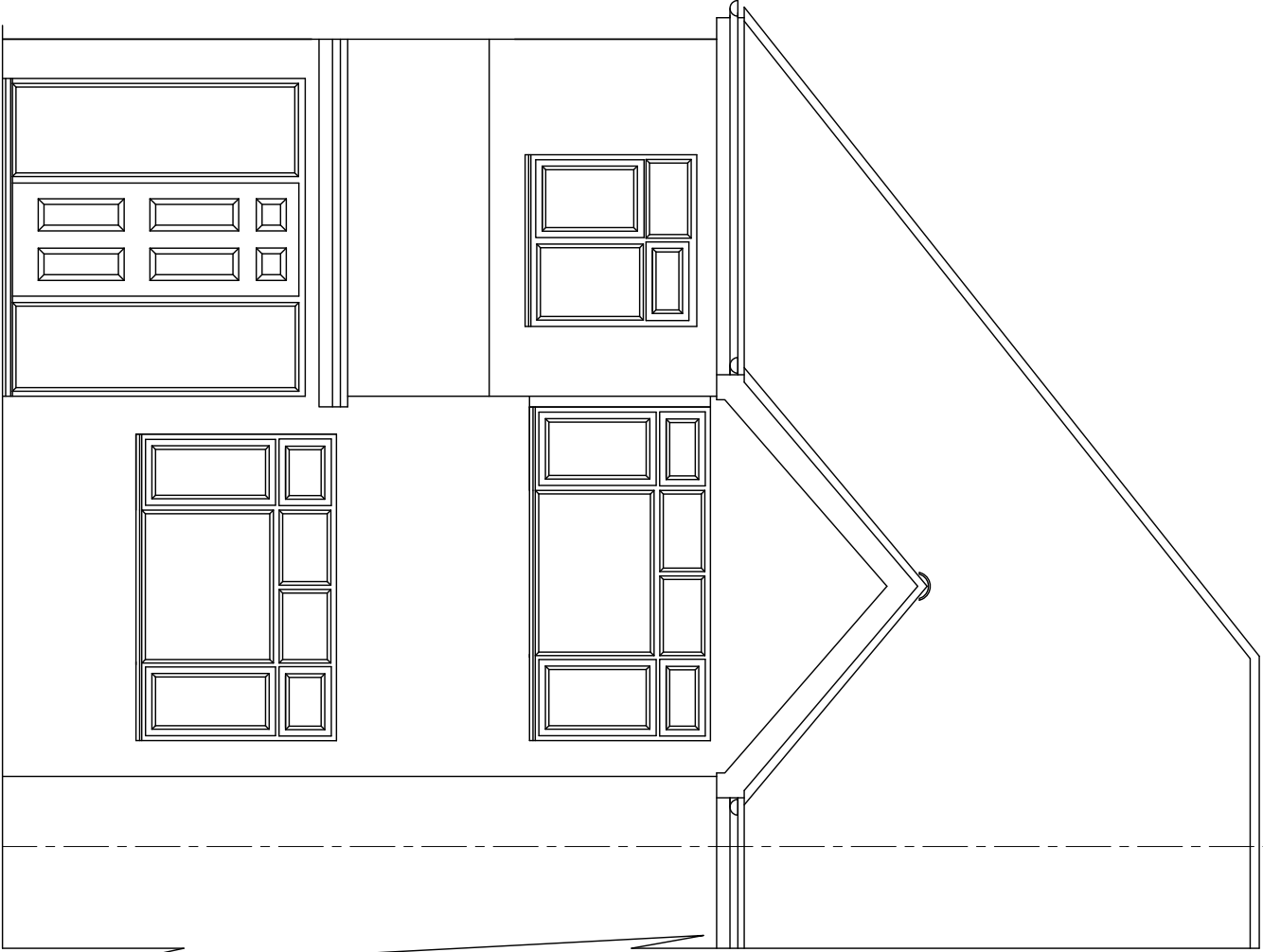
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ROOF LIGHTS DO NOT PROTRUDE MORE THAN 150mm ABOVE THE PLANE OF THE ORIGINAL ROOF SLOPE

SALVAGED TILES TO NEW PITCHED ROOF



PROPOSED FRONT ELEVATION 1:50



EXISTING FRONT ELEVATION 1:50

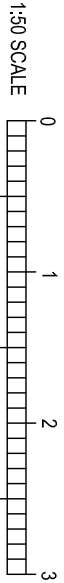
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