

EXISTING GROUND FLOOR

NEW WINDOWS
New UPVC windows with double glazed units to min 1.5W/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
Openable windows to be a minimum of 900mm from finish floor level

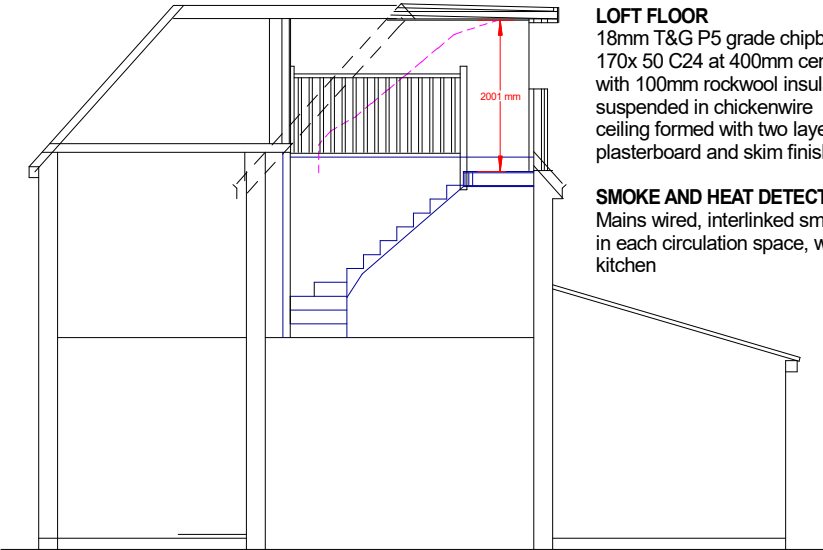
FLAT ROOF
3 layer felt roof system on 50mm of Kingspan flat roof insulation on top of 18mm WPB plywood on firings to provide 1 in 40 fall. New joists to be 150 x 50 treated C16 timber at 400mm centres with 100mm of Kingspan insulation fitted between joists and tight to underside of plywood deck.
Ceiling 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 board fixed beneath

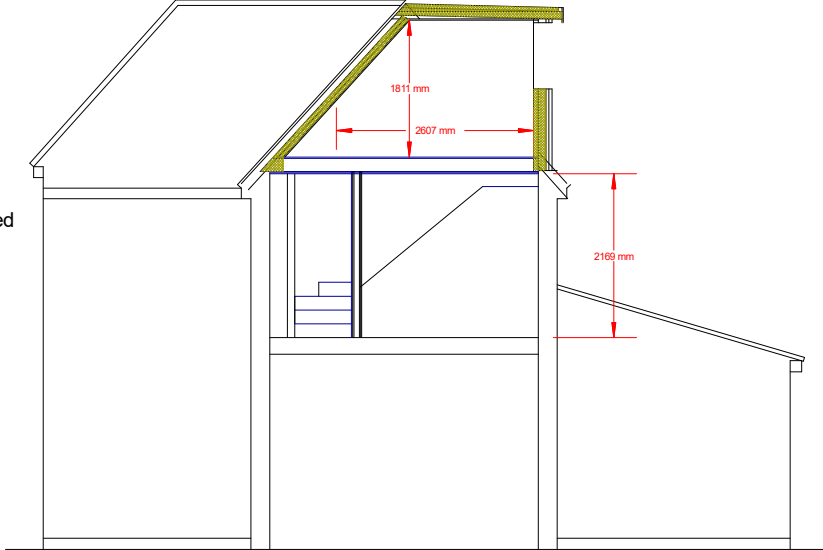
ELECTRICS
Electrical works to be undertaken by qualified electrician and in accordance with Approved Document P

LOFT FLOOR
18mm T&G P5 grade chipboard on 170x50 C24 at 400mm centres with 100mm rockwool insulation suspended in chickenwire ceiling formed with two layers 12.5mm fireline plasterboard and skim finish

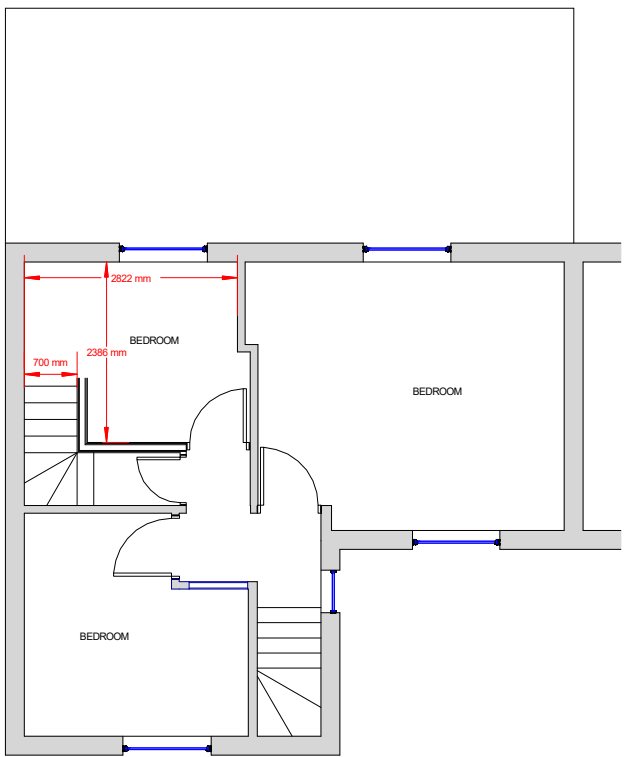
SMOKE AND HEAT DETECTION
Mains wired, interlinked smoke detectors to be placed in each circulation space, with a heat detector in the kitchen



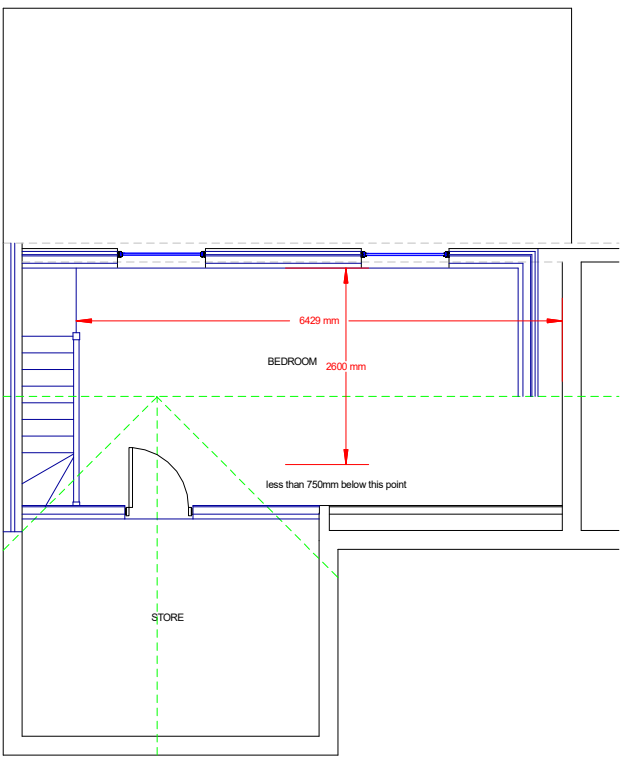
PROPOSED SECTION AA



PROPOSED SECTION BB



PROPOSED FIRST FLOOR

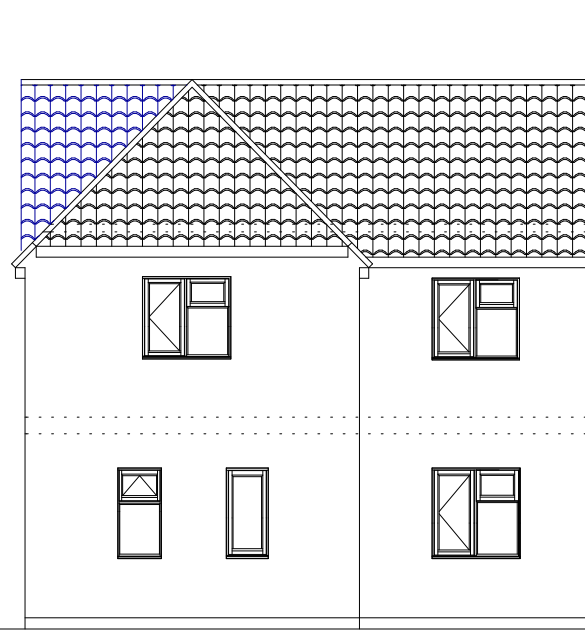


PROPOSED LOFT FLOOR

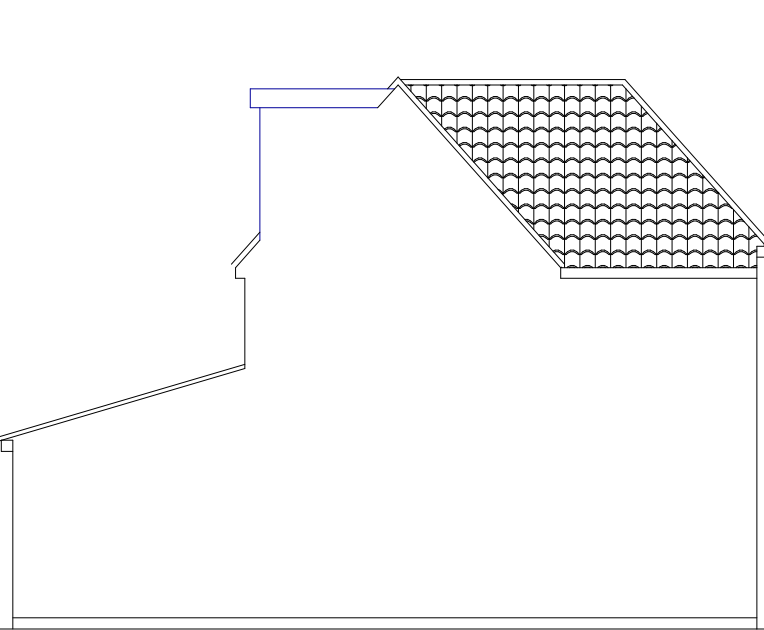
GABLE END EXTERNAL WALLS
105mm brickwork 90mm Kingspan K106 with 10mm residual cavity, cavity tied with 5No wall ties/m² (doubled at openings)
100mm Celcon Solar inner leaf, finished internally with 12mm bonding plaster with set finish

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
Underside of stair to be clad with two layers of fireline plasterboard and voids filled with rockwool insulation
Stud partition either side of stair to be two layers of fireline board on each side on 70mm CLS stud walling, with voids filled with APR1200 sound deadening quilt.

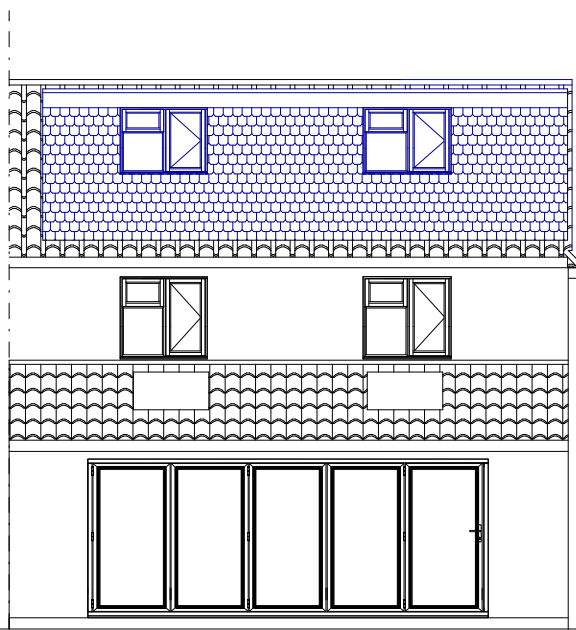
DORMER CONSTRUCTION
100x50 C24 gable timbers, clad with 18mm WPB plwood, 6mm fire rated cement board,
Tyvek breathable membrane, 25x38mm treated battens, tile hanging.
Studwork filled with 100mm Kingspan insulation and lined internally with 62.5mm kingspan insulated plasterboard



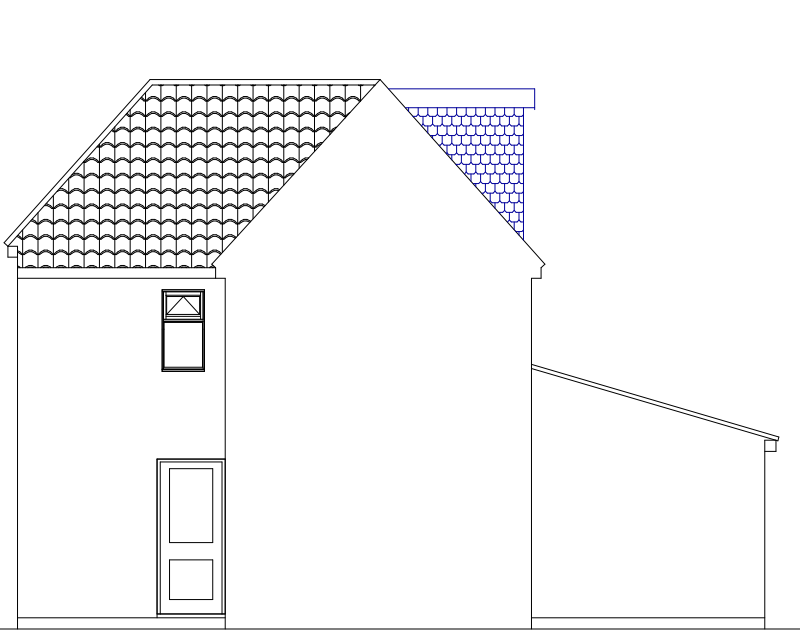
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

PROJECT 7 Nursery Way, Uxbridge	SCALE: 1-100 @A2		PROPOSED PLANS SECTIONS & ELEVATIONS		
	DRAWN: Andy Wilcock				
PROPOSAL Conversion of roofspace to habitable	DATE: 1st November 2025		REV	DESCRIPTION	DATE
	DRAWING NUMBER 529 - 2				

