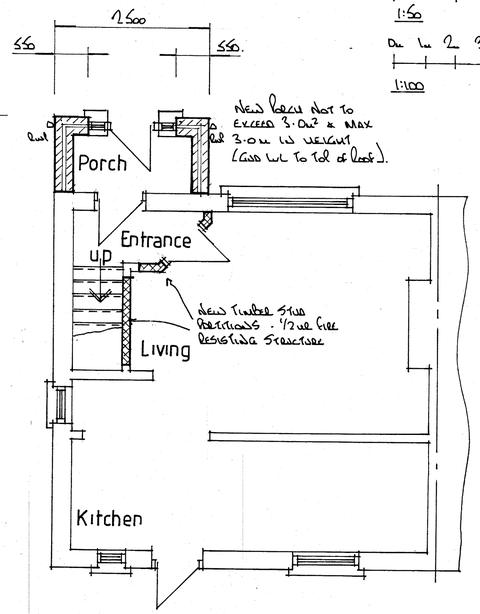


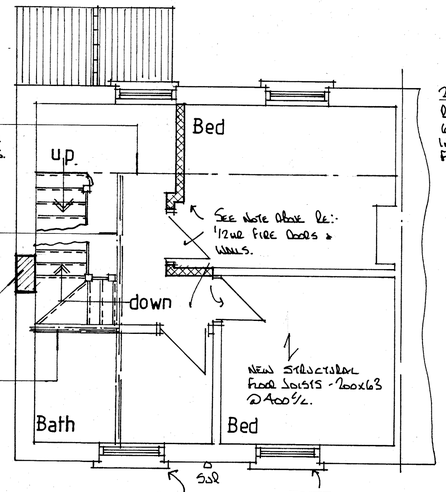
GROUND FLOOR PLAN showing proposed alterations

Bar Scale

1:50 — 0m 1m 2m 3m 4m 5m

1:100 — 0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

New steel beams to be encased in 2x12mm Sims plasterboard & skim or fire retardent paint to achieve required fire protection.



203x203x60kg/m bearing onto 600x100x20mm ms spreader plates.

2/200x75 timbers bolted together - stair trimmer

Block up & make good.

2/200x50 timbers bolted together - stair trimmers.

Provide mains operated later connected smoke alarms to the circulating areas at Gnd, 1st & 2nd floor ceilings all with battery backup. Provide heat detector in kitchen linked to smoke alarms.

Contractor to expose lintels over 1st floor rear bedroom & bath to confirm adequacy - if found to be inadequate provide 152x89x16kg/m to lower leaf - to satisfaction of local authority.

FIRST FLOOR PLAN showing proposed alteration

All doors off staircase enclosure at ground, 1st & 2nd floors to be 1/2hr fire resisting and 25x35 glued + screwed stops & 3no hinges. All walls enclosing staircase to be 1/2hr fire resisting including underlying areas of staircase.

Planning.

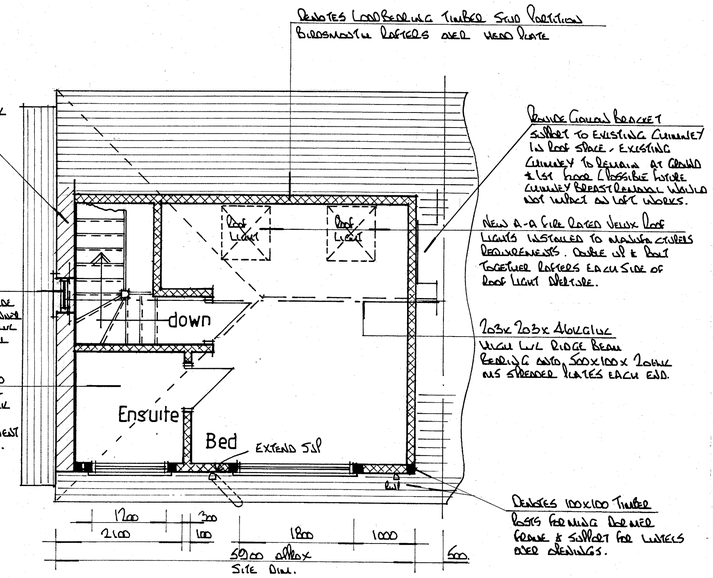
Proposed hip / gable roof = 11.41m³

Proposed rear dormer = 21.50m³

Total = 32.91m³ *

50m³ ∴ Planning not req'd

Permitted development



Denotes load bearing timber stud partition

Brandmouth rafters over head plate

215hr 'Twin' brickwork rendered externally 65mm thermabond internally & skim to finish.

610x900h double glazed window. Provide 152x89x16kg/m to lower leaf supporting new lvl ridge beam - PC lintel externally

Soundproof layout to clients requirements - waste pipes taken back to existing sill. Ensure to have mech vent to ded air min 30lts.

Provide gauge bracket support to existing chimney in roof space. Existing chimney to remain at ground & 1st floor. If possible inside chimney breast removal would not impact on loft works.

New A-A fire rated velux roof lights installed to manufacturers requirements. Double up & bolt together rafters each side of roof light aperture.

203x203x46kg/m mch lvl ridge beam bearing onto 500x100x20mm ms spreader plates each end.

Denotes 100x100 timber posts forming dormer frame & support for lintels over openings.

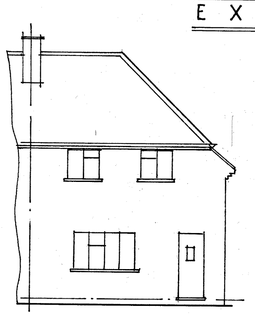
PROPOSED ROOMS IN ROOF SPACE

Dormer check

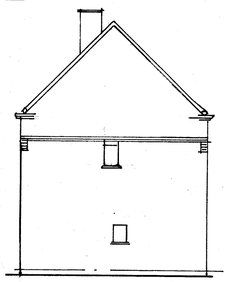
100x50 timbers @ 400c/c. 10mm ext quality ply & 9mm sundeala boarding internally & externally, layer felt. 38x19 sw battens. Vertical hung plain tiles to finish - 100 celotex insulation 47mm thermaboard internally skim to finish. Dormer cheek to be considered of 3no rafters bolted together with M12 bolts @ 500c/c.

Provide high level vent tiles (3no) as close to ridge as practically as possible.

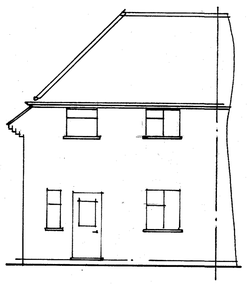
EXISTING



FRONT ELEVATION



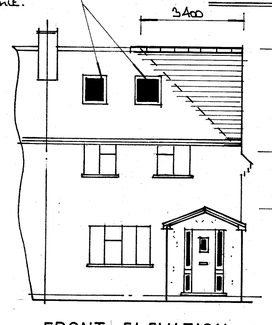
SIDE ELEVATION



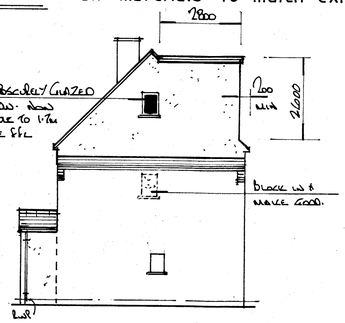
REAR ELEVATION

PROPOSED all materials to match existing

New roof lights not to project more than 150mm above existing roof profile.

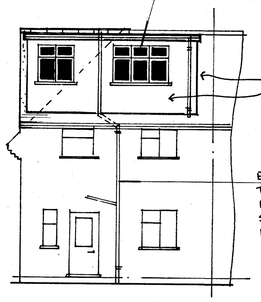


FRONT ELEVATION



New obscurely glazed windows - sills raised to 1.7m above flr.

SIDE ELEVATION

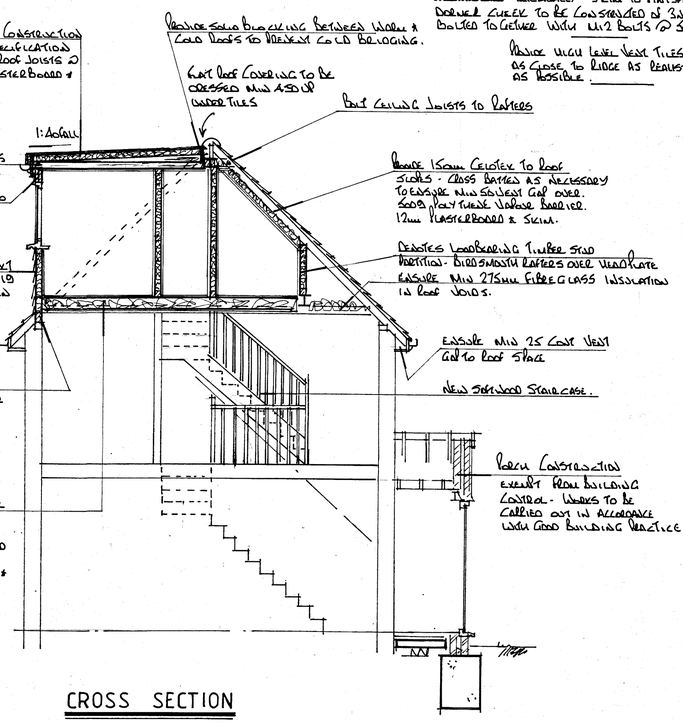


REAR ELEVATION

Provide escape type fully openable casement min 0.33m² 1050 x 450. Btm sill min 800mm - max 1100mm above flr.

Vertical hung plain tile to dormer face & cheek.

Extend existing sill to take waste from new ensuite into existing system. New sill not to extend above ridge height.



'Warm Deck' roof construction see enclosed specification set. 150x50 flat roof joists @ 400 c/c. 12mm plasterboard + skim.

Provide solid blocking between warm & cold roofs to prevent cold bridging.

Flat roof covering to be dressed min 450h under tiles

Ceiling joists to rafters

Provide insulation between joists over lintels to prevent cold bridging. 2/150x50 timbers bolted together to form lintels over openings.

Provide 150mm celotex to roof slopes - cross battens as necessary to ensure min 50mm void over. 500g polythene vapour barrier. 12mm plasterboard & skim.

100x50 timbers @ 400c/c. 10mm ext quality ply. 1 layer felt. 38x19 sw battens. Vertical hung plain tiles to finish. 100 celotex insulation. 47mm thermaboard internally & skim to finish.

Denotes load bearing timber stud partition - brandmouth rafters over head plate

Ensure min 270mm fibreglass insulation in roof voids.

Provide solid timber blocking to support new structural floor

Ensure min 25 cover vent out to roof space

New softwood staircase.

New structural floor with 21mm T&G boarding over. Infill with rockwool mineral wool quilt supported by chicken wire stapled to joists. Ensure min 12mm void between underside of new joists & existing ceiling.

Porch construction exempt from building control - works to be carried out in accordance with good building practice

CROSS SECTION

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

1. All dimensions are in millimetres.
2. Ventilation to be 1/20 of room area (min)
3. Lintels to have min of 150 end bearings.
4. New habitable rooms to have background ventilation of at least 8000mm2 i.e. Trickle vent or air brick.
5. New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal noggins. 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.
6. 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.
7. Staircase: 13 No. equal risers @ 204mm
   - No. equal treads @ 235mm

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.

8. Provide code 4 lead flashing and soakers to dormer at junction of main roof.
9. 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
10. 75% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
11. 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)

	Date	Revisions
A		

©copyright

Pottle & Co Ltd
Planning & Building Consultants

Suite A, 128 Manor Way
Ruislip, Middlesex, HA4 8HR

Tel: 01895 622800
www.pottle.uk.com

Client
MR MRS SOLIS

Job Title
19 BREAKSPEAR ROAD
RUISLIP
MIDDX

Drawing Title
Alterations to main roof for loft conversion and front porch

Scale 1:50.100.

Date MAY 2021 | Drawn by GED.

Drg No. 4565 /01 | Rev.

A PRODUCT OF THE UNO RANGE-ARCHITECT CAT. No 7311

594 x 841mm A1