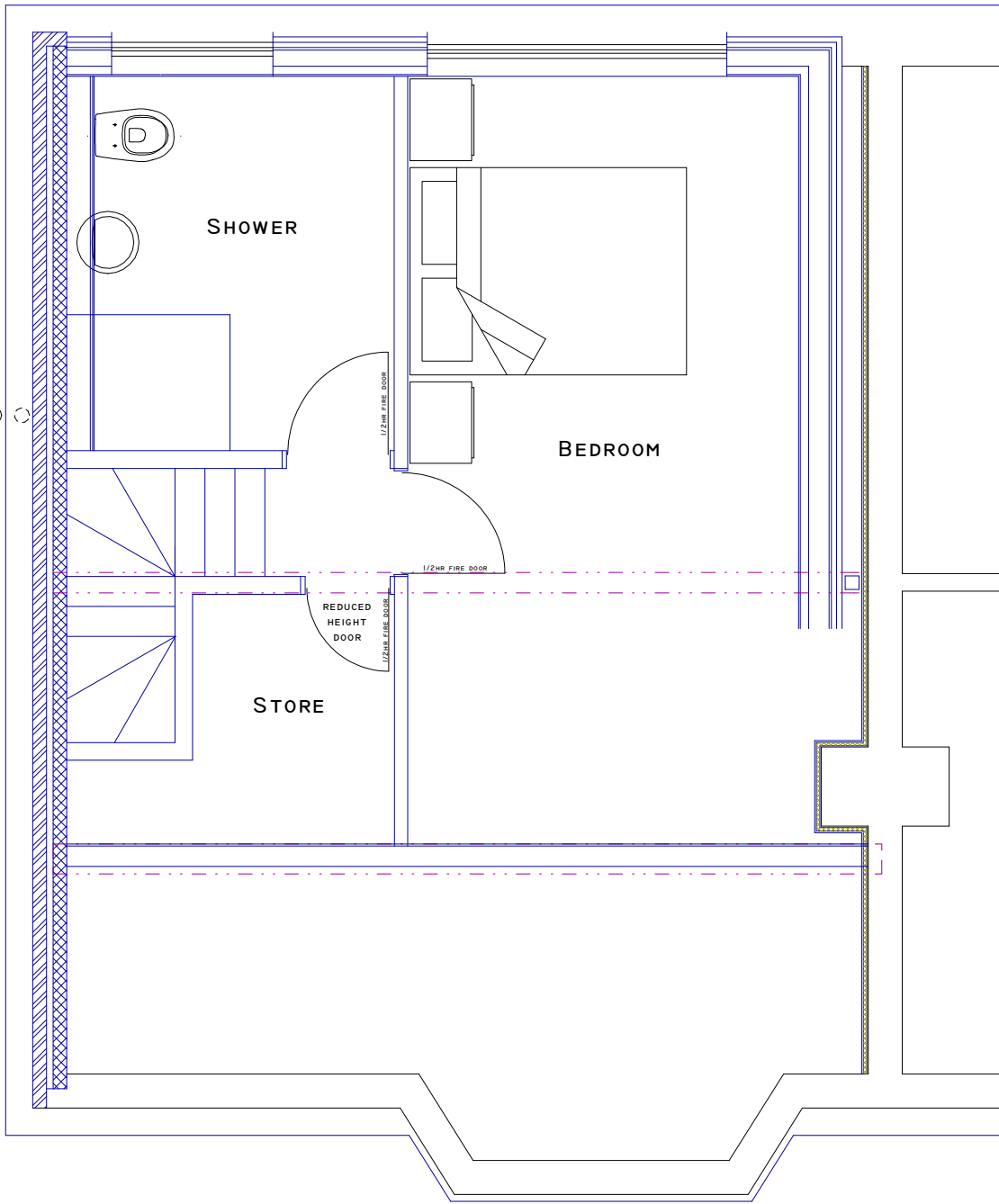
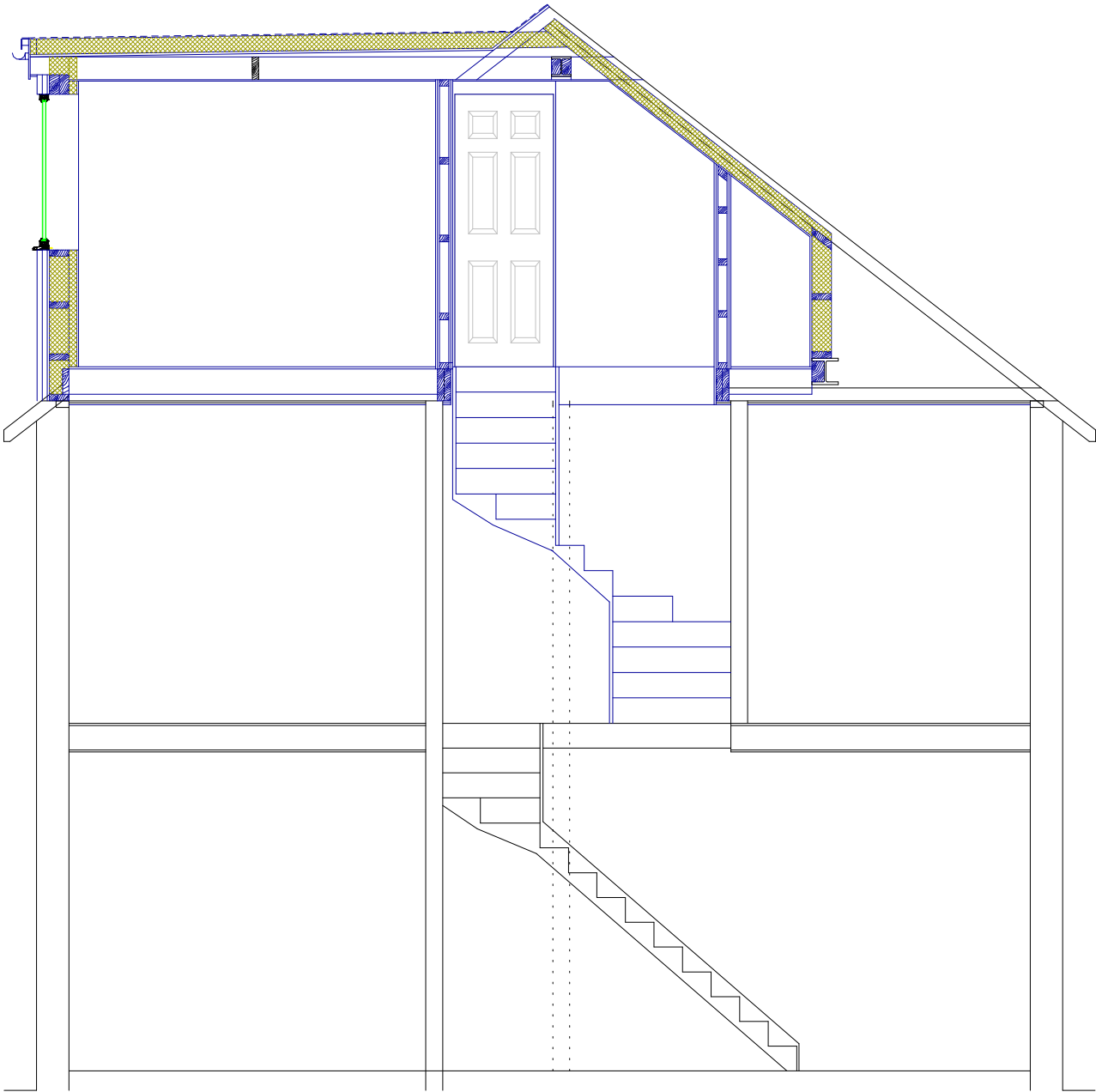


EXISTING FIRST FLOOR



EXISTING FIRST FLOOR



PROPOSED SECTION

FLAT ROOFS

3 Layer felt roofingsystem on 120mm Celotex flat roof insulation on 18mm WPB plywood deck
Firings 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 rafetrs 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 steell wall ties at 5 per m2
Walls finished with a Bond and set plaster finish

STUD PARTITIONS

min 70mm studs, void filled with IsoWool 1200 soundeading 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 KINSKAN 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 EQUIVILANT TO 10,000MM2WINDOW TO BEDROOMS TO BE APPROPRIATLEY 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 DETECTORIN KITCHEN

STAIRS

NEW STAIRS TO HAVE MINIMUM GOING 50MM, MAX 220MM AND RAISE MAX 200MM WITH A PITCH NOTEXCEEDING 42 DEGREES.HANDRAIL TO BE PROVIDED ON ONE
SIDE OF STAIR 900MM ABOVE STAIR PITCH. MINIMUM HEADROOM OVER STAIR TO BE MINIMUM 2MSTAIR 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 INTWO LAYERS OF 12.5M
PLASTERBOARD, WITH STAGGERED JOINTS AND SKIM PLASTER FINISH

22 CLOVELLY CLOSE
ICKENHAM



PLAN

Proposed Plans and Section

PROJECT

Loft Conversion

General Notes:
1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highford design
2. All dimensions are indicated on drawings. Please note that dimensions are given in millimeters and are not to be scaled.
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10. All dimensions are given in millimeters and are not to be scaled.

DWG No

02
Rev: -

Date: October 2023

Project: 22 Clovelly Close

Scale: 1:50 @ A2

Checked: AW

Drawing Title: Loft Conversion

Job No: 418

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