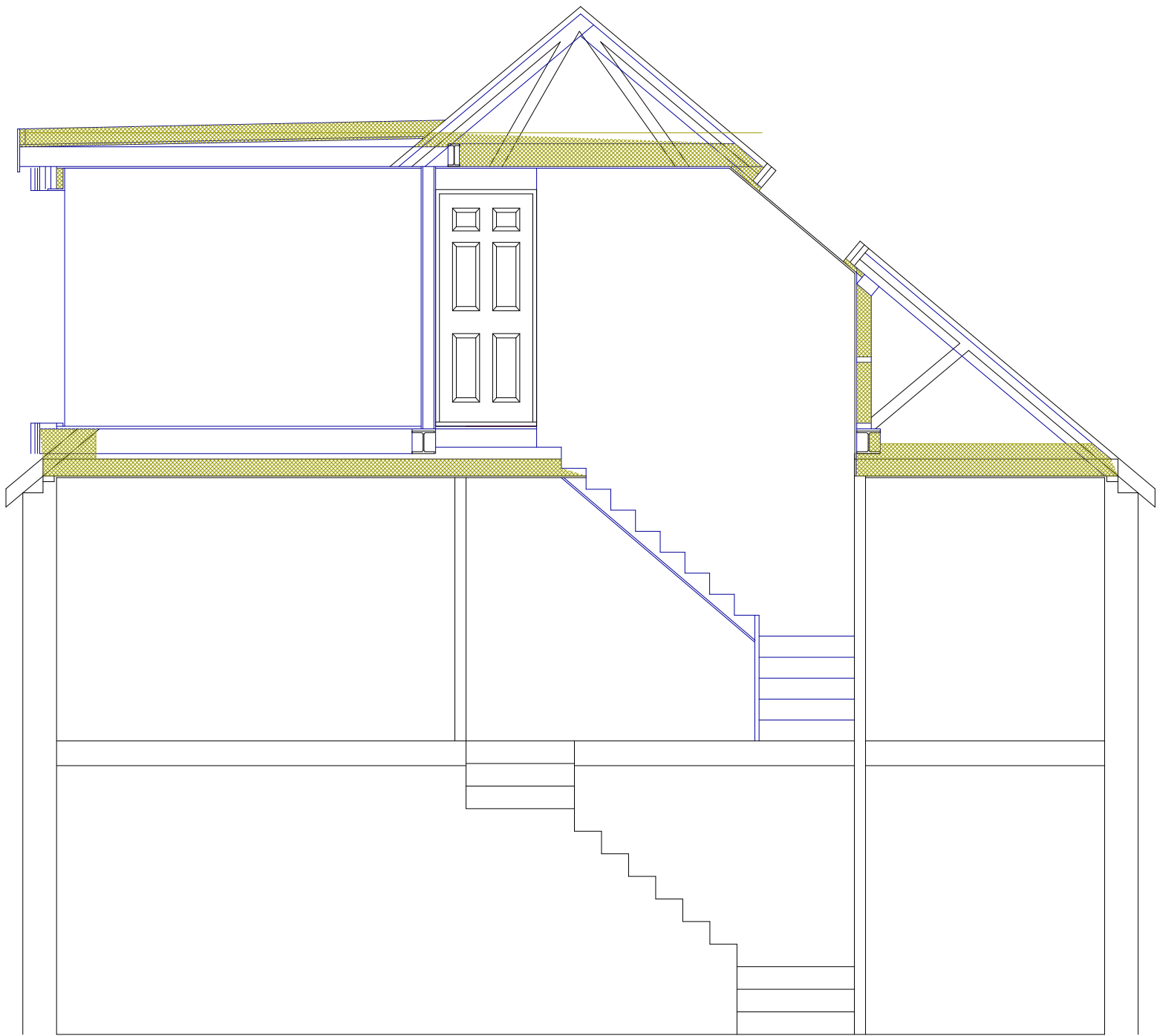


EXISTING SECTION



PROPOSED SECTION

- FLAT ROOFS
- 3 Layer felt roofingsystem on 120mm Celotex flat roof insulation on 18mm WVPB plywood deck
- Firrings 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,
- ROOF LIGHTS
- Double glazed rooflight to be trimmed around using doubled up roof timbers bolted with M10 bolts
- STUD PARTITIONS
- min 70mm studs, void filled with IsoWool 1200 sounddeadening 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 KINSpan ON REAR SIDE OF WALL
- WINDOWS/DOORS
- 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
- KITCHEN 30L/S EXTRACT OVER COOKER DUCTED TO EXTERNAL, WC 15L/S HUMIDISTAT EXTRACT DUCTED TO EXTERNAL
- 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

57 EVERGREEN DRIVE
WEST DRAYTON



PLAN

PROJECT

Sections

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 drawings are subject to site conditions. Please refer to the site visit report for details of any discrepancies.
3. As this is a conceptual drawing, scale of drawings can vary on printing (check on site for walling-out).
Copyright: Highford Design 2014
This drawing should not be used to calculate areas for the purpose of valuations. All dimensions to be checked on site by contractor and each dimension to be their responsibility. Do not scale drawing.

DWG No

03
Rev: -

Date: May 2024

Project:57 Evergreen Drive

Scale 1:50 @ A2

Checked: AW

Drawing Stage: Planning

Job No: 438

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