

Planning - Loft Conversion

Proposed Vel/Gable Roof = 20.15m²
Proposed Rear Extension = 16.22m²
Total = 46.37m²

Planning not required - Permitted Development

Replaces Longspanning Timber Stud
Partitions, Broomdown Rafters over
Head Plate

3/4 Velux Roof Lights
Installed to match rafters
Requirements. Double
JL & Bait together rafters
each side of roof light.

203x203x46x6102
New Level Ridge Beam
Supporting Hat Roof of
Rear Extension onto 500x
100x20mm NS Spaced
Plates.

New Gable Wall '1/2' full
Timber Broomdown. Rendered
externally to match.
6mm Timberboard internally
& skinned to finish.

- NOTES:
- All dimensions must be checked on site and not scaled from this drawing.
 - All dimensions are in millimetres.
 - Ventilation to be 1/20 of room area (min).
 - Lintels to have min of 150 and bearings.
 - Walls: 103 face brickwork / 100 concrete blockwork externally and pebbledash / rendered to finish. 100 cavity filled with drytherm 34 insulation. Min 100 celcon solar blockwork or similar approved plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
 - Cavity walls to have stainless steel ties @ 450 centres and staggered 900 horizontally.
 - DPC's to be provided up sides and over heads of new external windows and doors, also where the cavity is closed. Provide insulated cavity closers at reveals.
 - If proposed extension covers air bricks then air brick to be removed and 100 diameter pvc piping provided from existing to new air brick in external wall.
 - New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or air brick.
 - New steel beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve necessary fire protection.
 - New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal nogging. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be constructed off doubled up floor joists bolted together with M12 bolts @ 500 centres.
 - New structural timber to be SC3 grade and tanalised.
 - New windows and doors to be double glazed and achieve a U value of 1.6w/m² i.e. 16mm spacer with low E glass to inner pane. Glazing to doors and sidelights to be toughened.
 - Drainage: 100 diameter pvc piping (flexible) totally encased in 100mm peashingle (10mm). Provide pre-cast concrete lintels where drains pass through walls. New manholes to be constructed in 215 thick class B semi engineering brickwork on 150 thick concrete slab and medium duty cover.
 - 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.
 - 75% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
 - 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, BS, ELECSA, NAPIT or NICEIC)
 - If proposed works involves the installation of a new boiler, then the boiler is to be a condensing type with a SEDBUK rating not less than 88%. Boiler to be installed by an approved contractor and certified radiators to have thermostatic valves.

A		Date	Revisions

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Client
MR MRS THOMAS

Job Title
34 LEYBOURNE ROAD
UXBRIDGE
MIDD

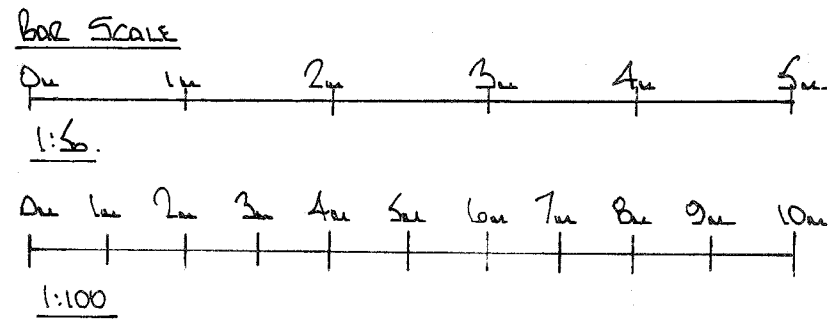
Drawing Title
PROPOSED SINGLE STOREY
REAR EXTENSION AND
LOFT CONVERSION

Scale
1:50, 100

Date
December 2020

Drawn by
AEL

Drg No.
4482/02



All doors off staircase enclosure at ground, 1st & 2nd floors to be 1/2 hr fire resisting closing onto 25x35 glued & screwed stops & 3/4 hinges. All walls enclosing the staircase to be 1/2 hr fire resisting including underlying area of staircase.

203x203x60x6102's BEARING
ONTO 600x100x20 H.V. NS
SPACED PLATES.

2120x50 TIMBERS BORED
TOGETHER FORMING
STAIR TUNNELS.

Provide 6mm
Timberboard to
exposed party wall
& skinned to finish.

NEW SHOWER ROOM TO
HAVE MECHANICAL
VENTILATION TO OUTSIDE
AIR. UNIL 3015.

RESISTED SUR TAKING
WASTE FROM NEW
SHOWER ROOM INTO
EXISTING SYSTEM

Replaces 100x100 Timber
Posts forming Hat Roof
Rear Extension. Use new
Rafters & supports to lintels
over drawings.

Connector to expose lintels over 1st floor
Rear Bedroom & Bathroom windows to
confirm adequacy. If found to be
inadequate provide 152x89x16 K11UB
to lower level

Provide main's elevated later connected
smoke alarms to the circulating
areas to ground, 1st & 2nd floor ceilings
all with battery back up.
Provide heat detector in kitchen
linked to smoke alarms.

DRIVER CREEK TO BE CONSTRUCTED OF
100x50 TIMBERS @ 400c/c. 10mm
EXTERIOR QUALITY PLY & 2mm
SHIMX BOARDING (OR SIMILAR) BOTH
INTERIALLY & EXTERIALLY.
1 layer felt, 38x19mm rafters. Vertical
using plain tiles to finish.
100 CELDEX INSULATION. 47mm
TIMBERBOARD & SKIN INTERIALLY.
DRIVER CREEK TO BE CONSTRUCTED OFF
3/4 RAFTERS BORED TOGETHER WITH
M12 BOLTS @ 500c/c.

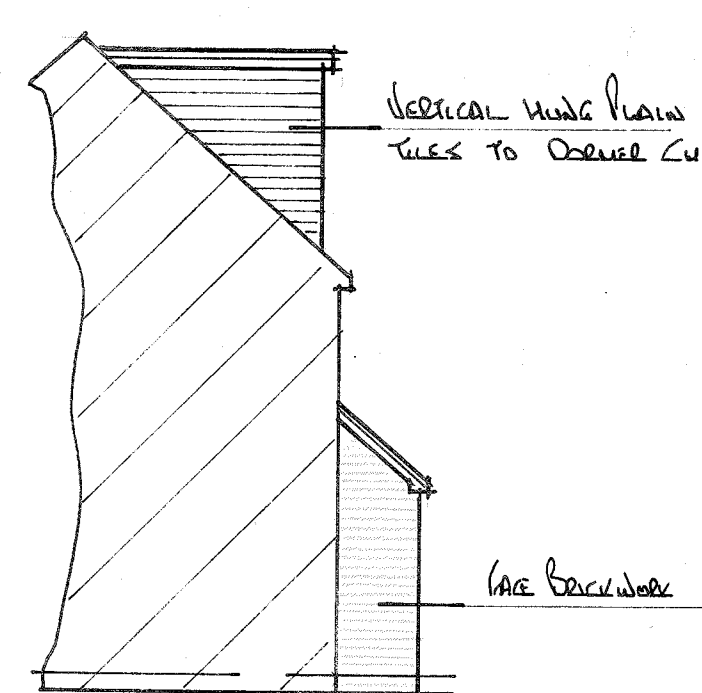
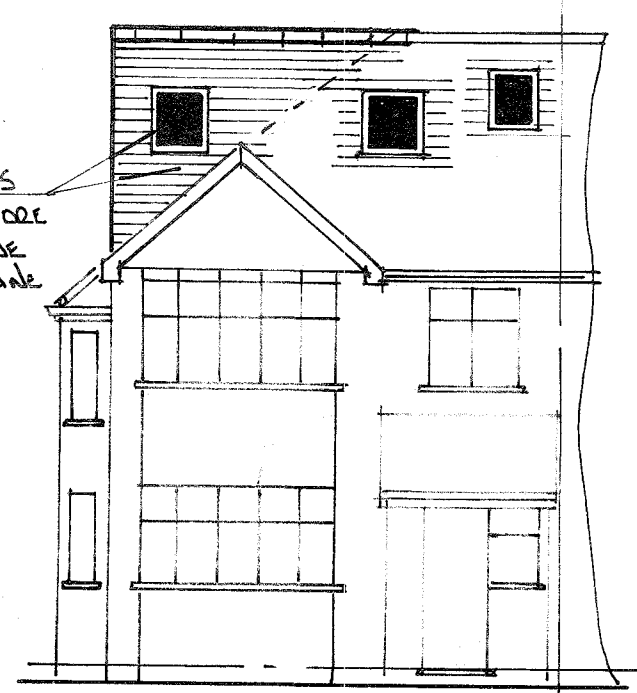
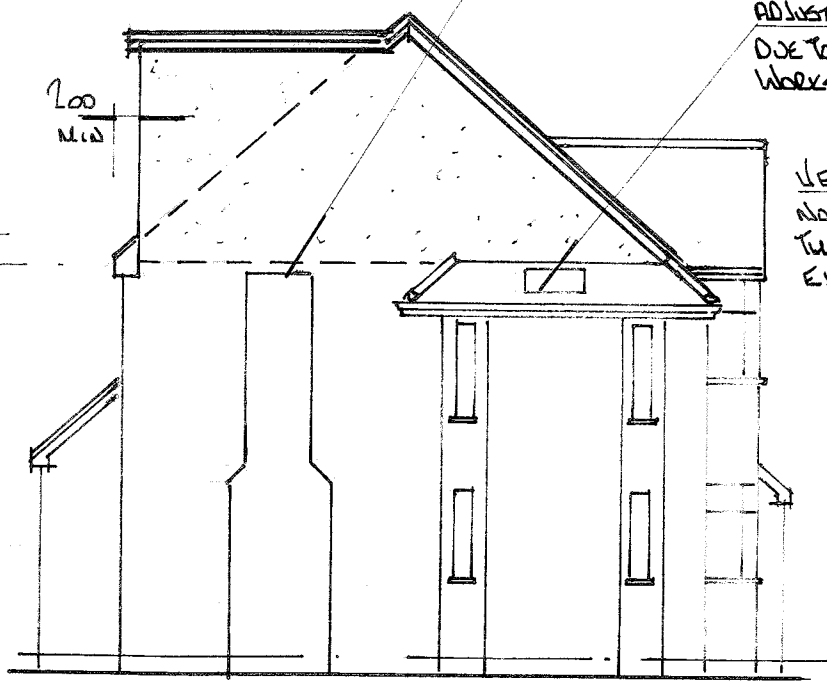
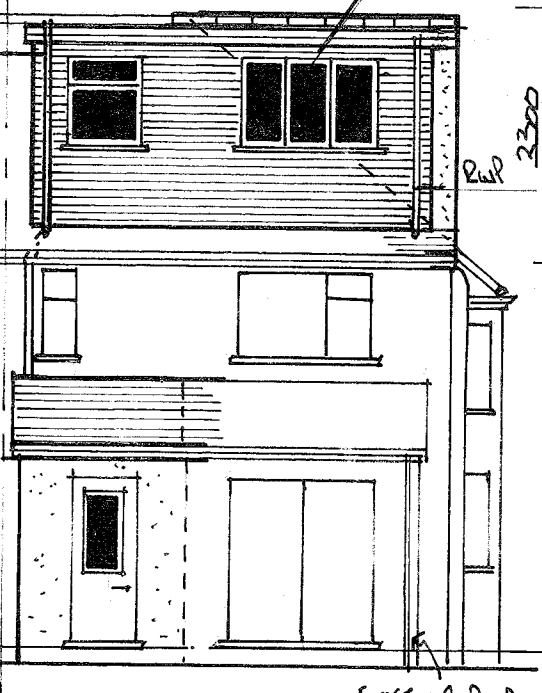
THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 4482/01 & 03

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED ROOMS IN ROOF SPACE

ALL MATERIALS TO MATCH EXISTING



REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

ASSUMPTIONS HAVE HAD
TO BE MADE REGARDING
THIS DRAINAGE
CONNECTION TO
EXISTING & CUSHION
ON SITE.

DOMINATED FROM NEW ENLARGED ROOF TO
BE TOWNED BACK TO EXISTING OUTLET

Lintels and new external door to be
1/2 hr fire & similar approved

FOUNDATIONS TO PROPOSED SINGLE STOREY REAR
EXTENSION TO BE REINFORCED CONCRETE PILE &
SLAB CONSTRUCTION. DESIGNED & INSTALLED BY
SPECIALIST CONTRACTOR. GRABED ON SIMILAR.
PILING CONTRACTOR TO SUPPLY & SEAL APPROVED FROM
L.A. THEIR DESIGNER TO COMMENCEMENT

RESTORED SUR. EXTENDED TO
TAKE WASTE FROM NEW SHOWER ROOM. NOT TO EXCEED
RIDGE HEIGHT.

Leaf Height to
MATCH EXISTING
NOT TO EXCEED
4' 0"

Q10 LVL

NEW ENLARGED KITCHEN TO HAVE
MECHANICAL VENTILATION TO
OUTSIDE AIR AND BOILS OR IF
INCORPORATED WITHIN A COOLER
WOOD BURN BOILS.

ESCAPE FIRE ROUTE
CHANGING CASEMENT
MIN 0.33m² 18750x450
BPM GUE NEW ROOM MAX
1100 ABOVE FFL.

ENSURE ADEQUATELY
LAPPED OFF AFTER REMOVAL
OF PLY OR 1/2 GUTTER.

ADJUST AS NECESSARY
DUE TO PROPOSED
WORKS.

VELUX ROOF LIGHTS
NOT TO PROJECT MORE
THAN 150mm ABOVE
EXISTING ROOF PLANE.

NEW 1/2 HR FIRE
RESISTING NEW
LONGSPANING TIMBER
STUD PARTITION

NEW STRUCTURAL
BOX FRAME SEE
SKETCH ATTACHED
FOR DETAILS

EXISTING FIRE BIG
WALL ON BOUNDARY
TO REMAIN

150 offset
TO CLEAR
EXISTING FIRE
GUTTER

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