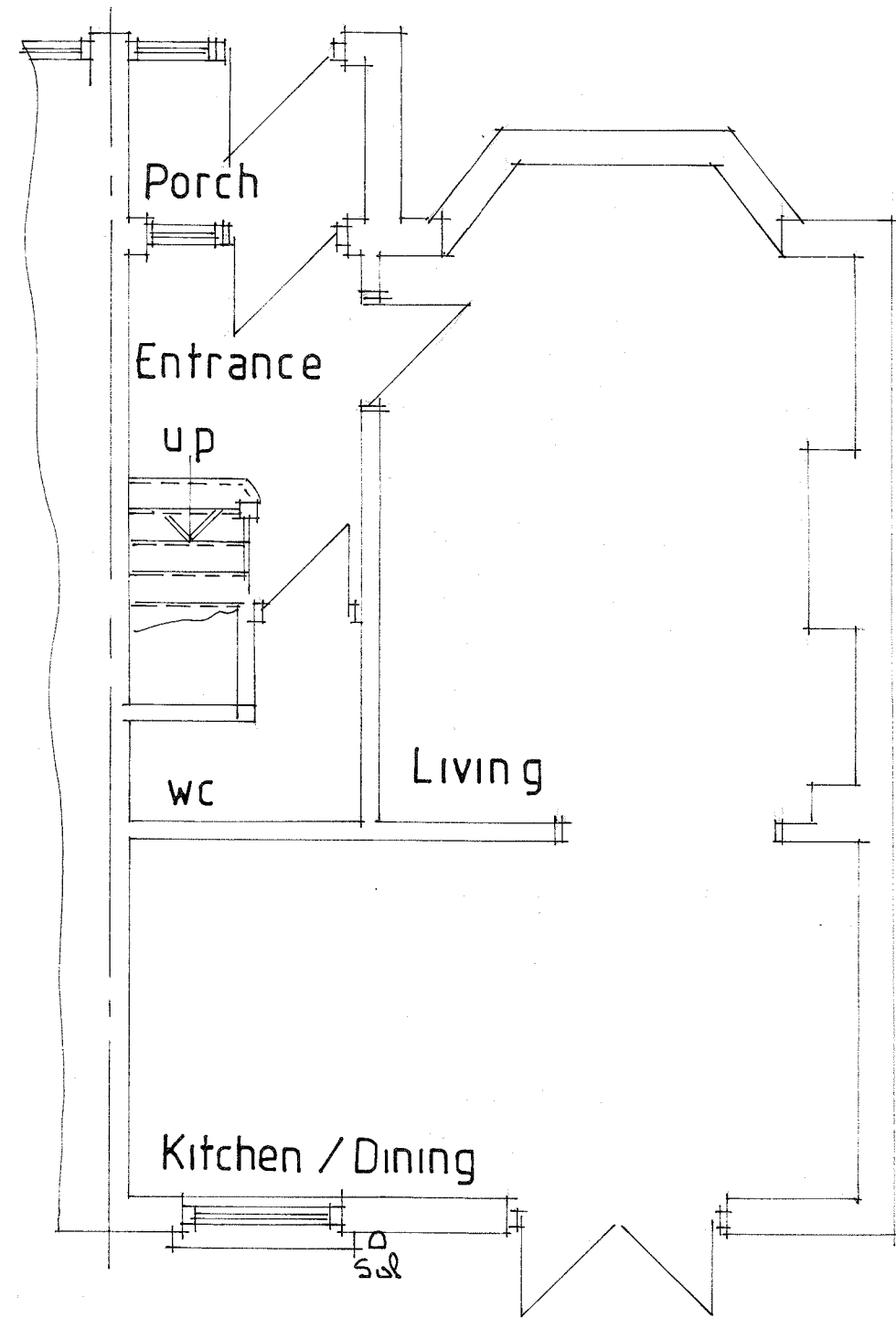
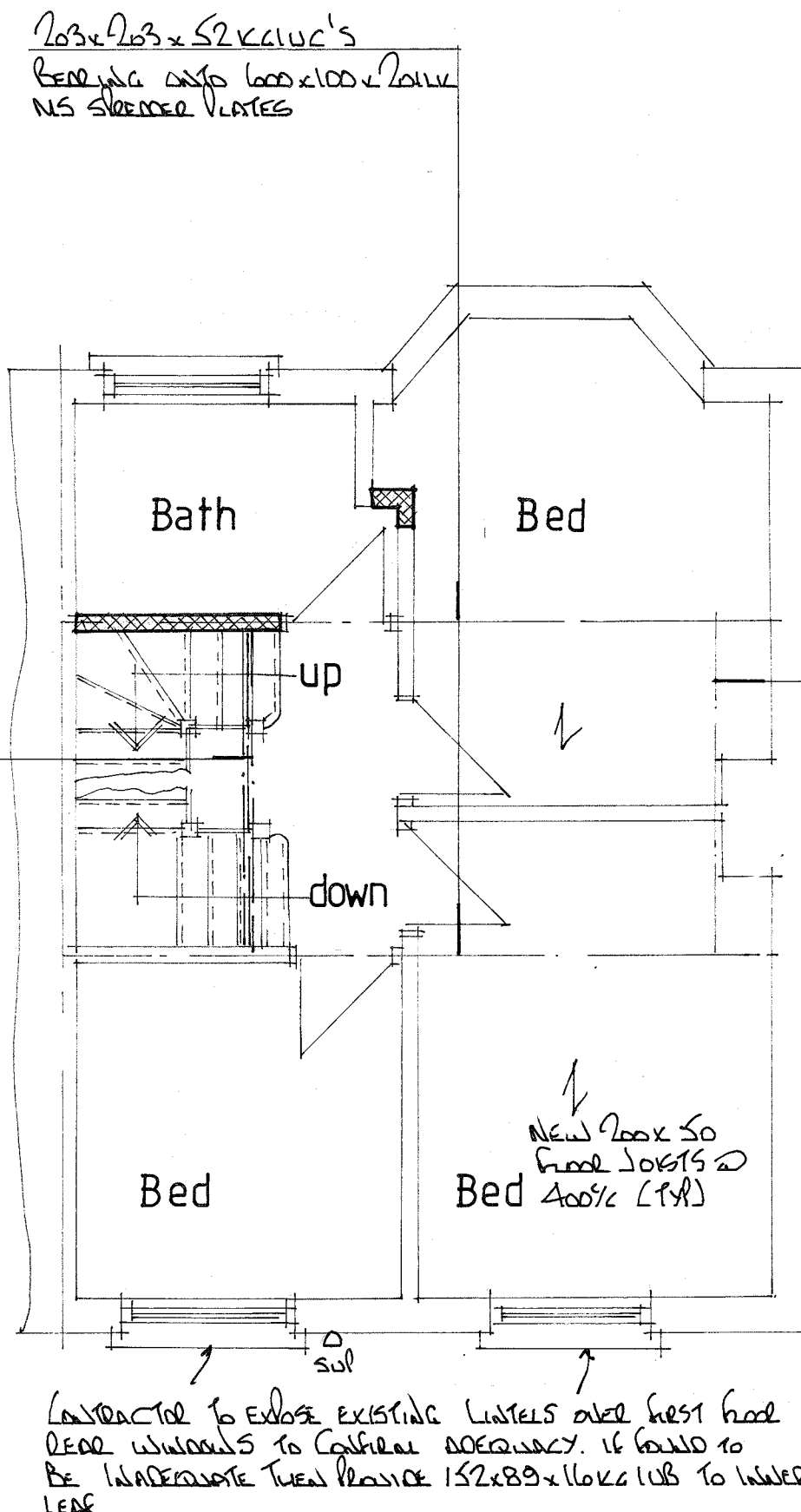
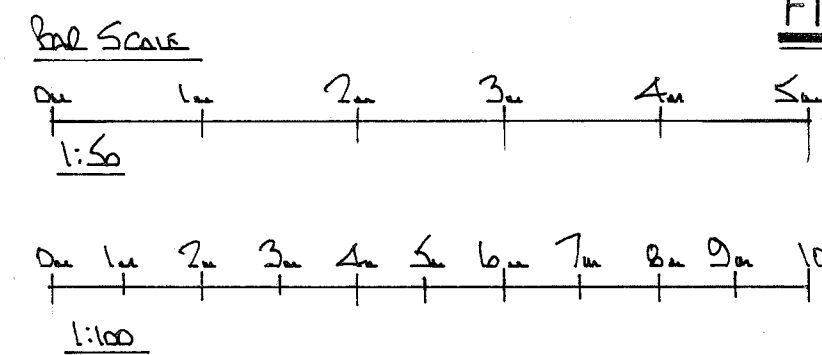


New steel beams to be encased in 212mm SWS plasterboard & skim or fire retardant paint to achieve necessary fire protection.



GROUND FLOOR PLAN



FIRST FLOOR PLAN - showing proposed alterations

Provide main doors with connected smoke alarms to the circulating areas at ground 1st & 2nd floor ceilings. All with battery back up.

Provide 1/2 hr fire resistant doors off staircases enclosure at ground 1st & 2nd floor (closing onto 35x75 glued & screwed studs & sub joists).

Provide 1/2 hr fire resistant walls enclosing staircase (including light panels over doors & underlying areas of staircase).

120x203x52 K11C's
bearing onto 100x100x20mm NS slender plates

Provide 150x100x100 timber stud partition, batten, plaster & skim over head plate.

Provide 150x100x100 timber stud partition, batten, plaster & skim over head plate.

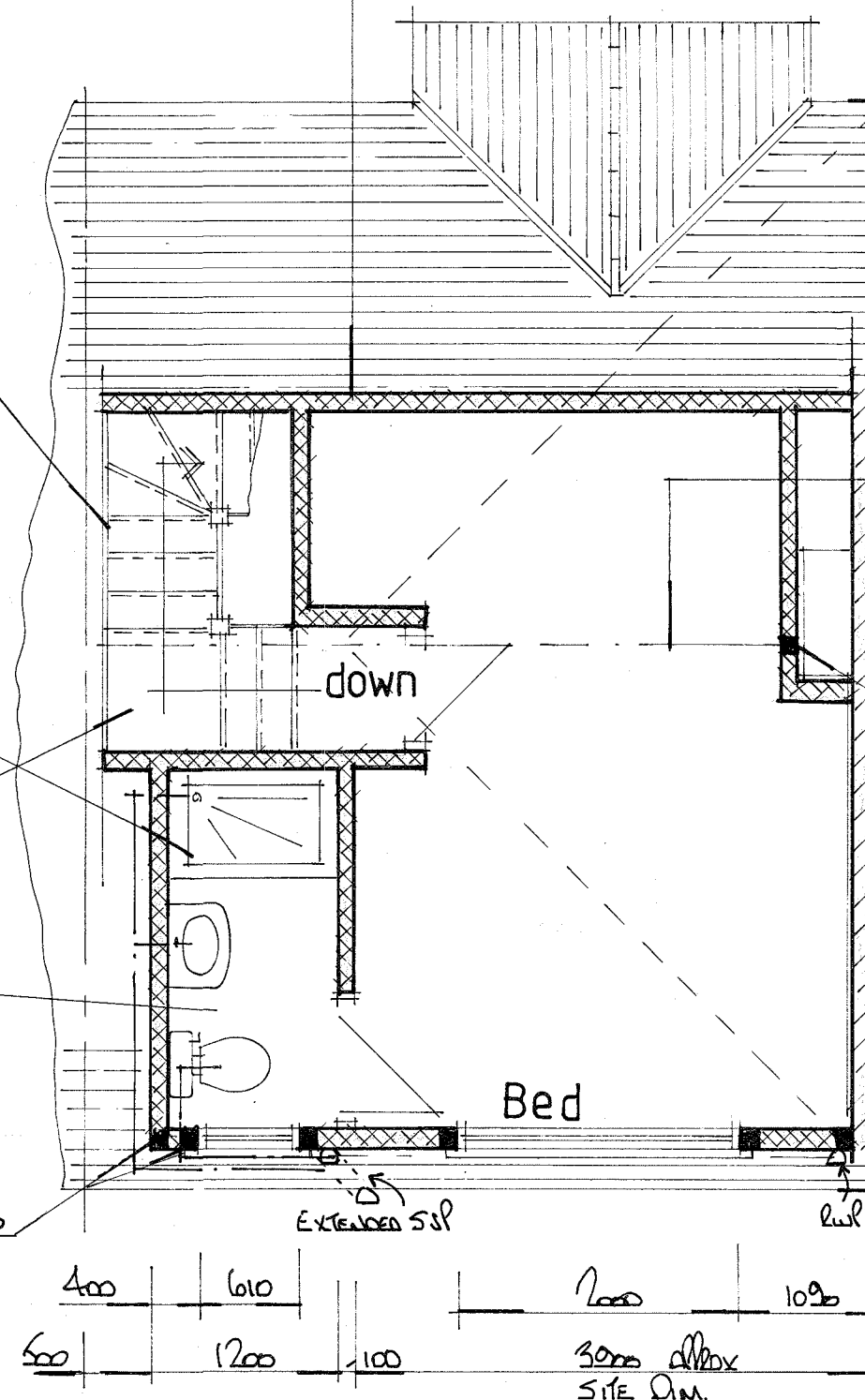
120x102x23 K11C's
bearing onto 100x100x20mm NS slender plates

Provide 150x100x100 timber stud partition, batten, plaster & skim over head plate.

Provide 150x100x100 timber stud partition, batten, plaster & skim over head plate.

Provide 150x100x100 timber stud partition, batten, plaster & skim over head plate.

Provide 100x100x100 timber stud partition, batten, plaster & skim over head plate.



PROPOSED ROOMS IN ROOF SPACE

Roofing

Roofed up 1st floor roof : 13.50 m²
Roofed up 2nd floor : 13.00 m²
Total : 26.50 m² ±
400% : 106.00 m² ±
Roofed up 2nd floor

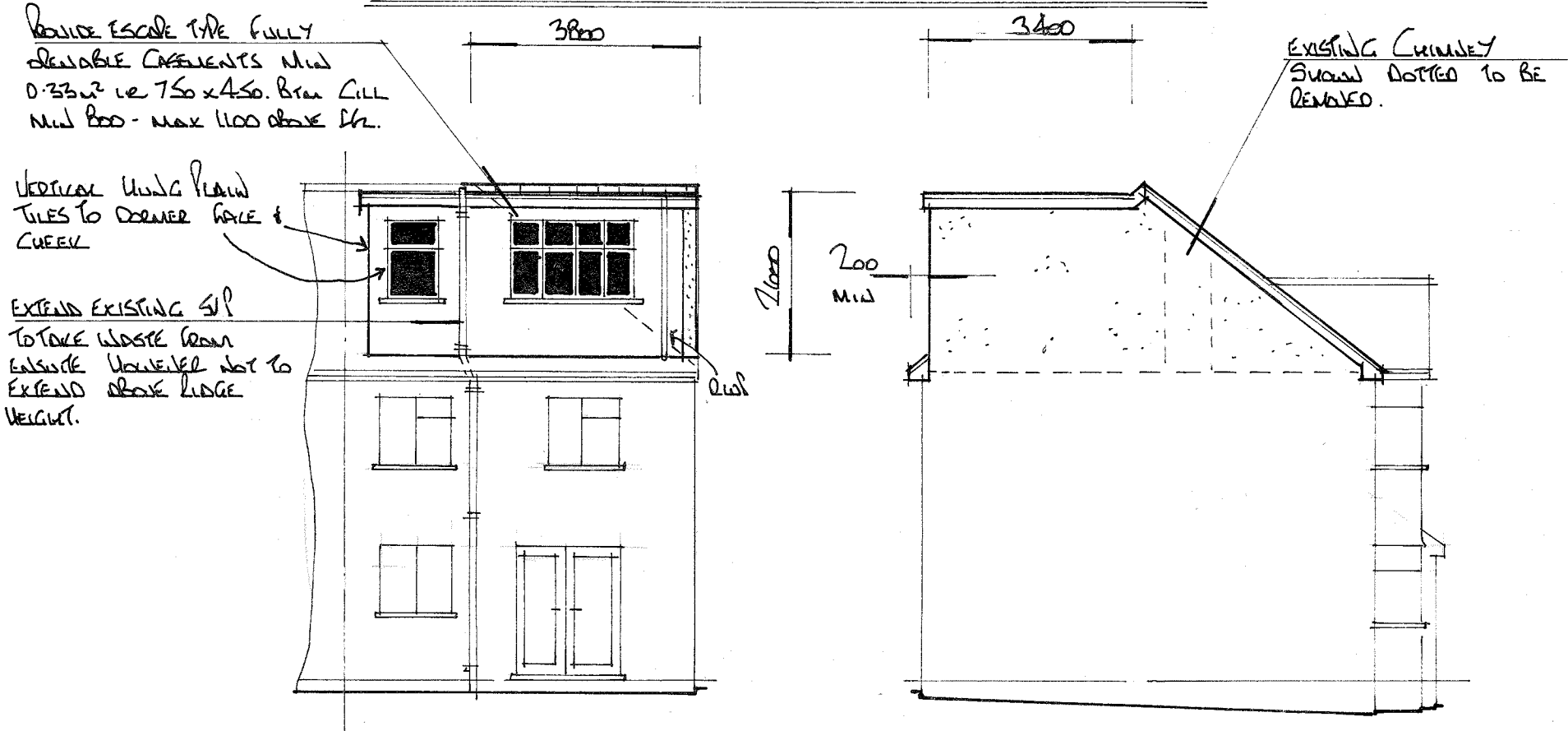
152x152x31 K11C's
bearing onto 100x100x20mm NS slender plates

100x100x100 timber stud partition, batten, plaster & skim over head plate.

Provide 150x100x100 timber stud partition, batten, plaster & skim over head plate.

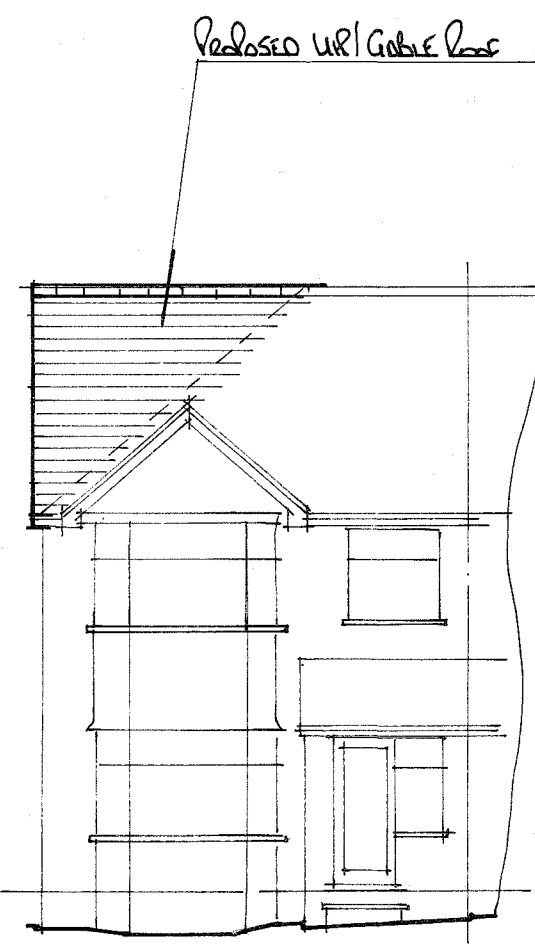
Provide 100x100x100 timber stud partition, batten, plaster & skim over head plate.

ALL MATERIALS TO MATCH EXISTING

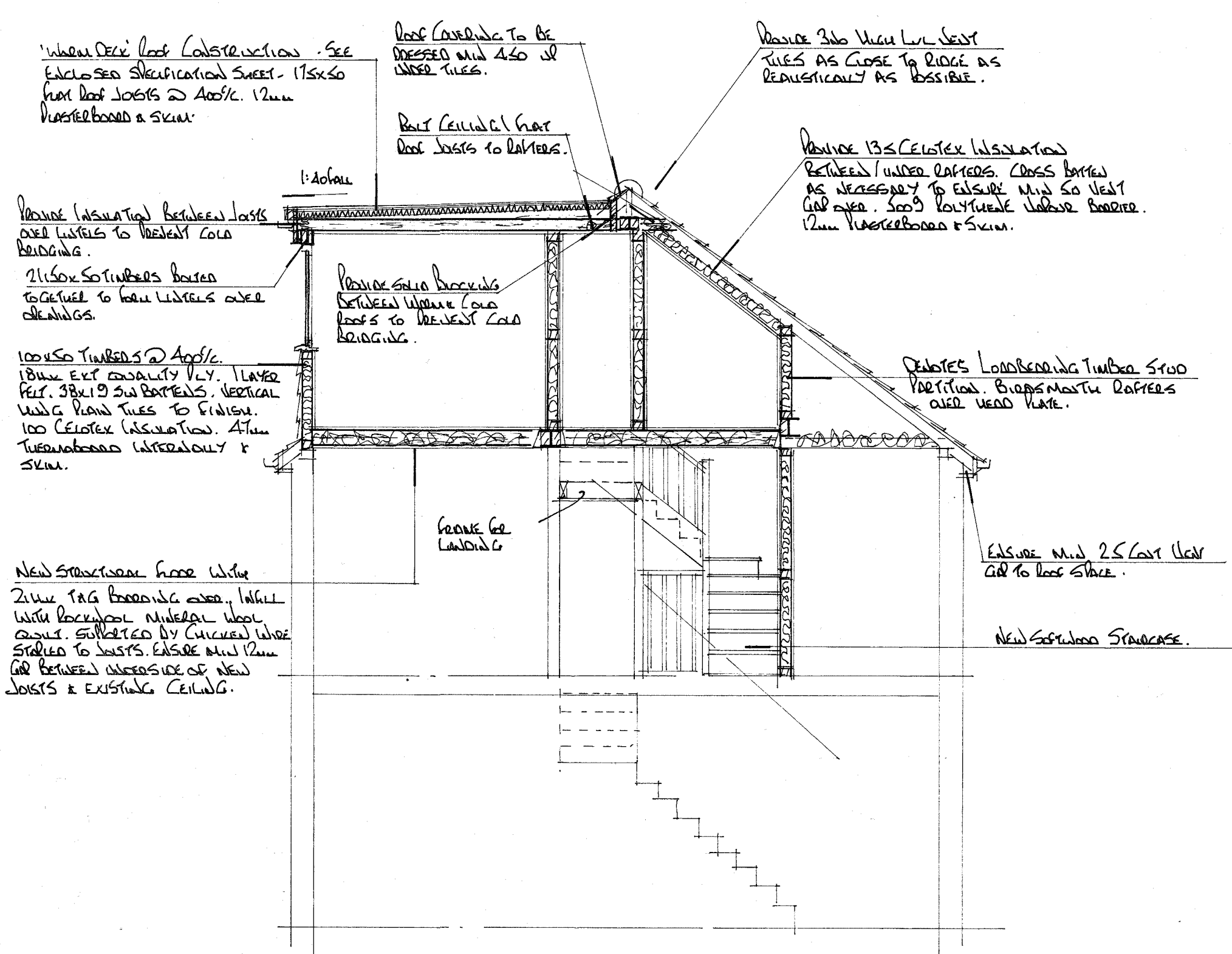


REAR ELEVATION

SIDE ELEVATION



FRONT ELEVATION



SECTION A-A

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)
- Untils to have min of 150 end bearings.
- New habitable rooms to have background ventilation of at least 8000mm² i.e. Trickle vent or air brick.
- New stud partitions to be constructed of 100x50 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.
- 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.
- Staircase: 15 No. equal risers @ 208 No. equal treads @ 235 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.

- Provide code 4 lead flashing and soakers to dormer at junction of main roof.
- 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, BSI, ELECSA, NAPIT or NICEIC)

Date	Revisions

©copyright

Pottle & Co Ltd
Planning & Building Consultants

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

Tel: 01895 622800
www.pottle.co.uk

Client
MR CROSBY / MISS LEWIS

Job Title
21 STAFFORD ROAD
RUISLIP
MIDDY

Drawing Title
ALTERATIONS TO MAIN
ROOF FOR LOFT
CONVERSION

Scale 1:50

Date July 2018 Drawn by Gel

Drg No. 4111 / 01 Rev.